



# ACCESS REPORT

## Project

Stage 2 - 5 Skyline Place, Frenchs Forest NSW  
Mixed-use Development

## Design Phase

S4.55 Application Phase

**Date** - 6 December 2023



**For** - Platino

**Ref** - 21026 - R1.3

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### Amendment Schedule

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		Version	Date
		R1.0	17/02/2021
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R1.3	06/12/2023		

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## 1.0 INTRODUCTION

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### 1.1 General

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This Access Report has been prepared at the request of *Platino* for the purpose of completing an assessment of the DA architectural design documentation for the proposed development at Stage 2 - 5 Skyline Place, Frenchs Forest NSW.

### 1.2 Purpose

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The purpose of this report is to identify the compliance status of the architectural design documentation against the following –

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of NCC 2022 Volume 1 – Building Code of Australia Class 2 to 9 Buildings (BCA). These provisions are generally contained within Part D4 and Clause(s) E3D7, E3D8, F4D5, F4D6, F4D7 & F4D12 of the code.
- Accessibility related Australian Standards as referenced by BCA 2022, as relevant to this project and as directly nominated in the report.
- The Disability (Access to Premises – Building) Standards 2010 (*Premises Standards*).
- SEPP (Housing for Seniors or People with a Disability) 2004 – Schedule 3.

### 1.3 Documentation Relied Upon

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Architectural plans prepared by PA Studio, Rev G (s4.55) dated 31.10.23 as follows –

D. No.	NAME	REV	DATE
DA101	SITE PLAN	G	31.10.23
DA201	LOWER BASEMENT CARPARK	G	31.10.23
DA202	BASEMENT CARPARK	G	31.10.23
DA203	GROUND FLOOR PLAN	G	31.10.23
DA204	LEVEL 1 FLOOR PLAN	G	31.10.23
DA205	LEVEL 2 FLOOR PLAN	G	31.10.23
DA206	LEVEL 3 FLOOR PLAN	G	31.10.23
DA207	LEVEL 4 FLOOR PLAN	G	31.10.23
DA208	LEVEL 5 FLOOR PLAN	G	31.10.23
DA209	LEVEL 6 FLOOR PLAN	G	31.10.23
DA210	LEVEL 7 FLOOR PLAN	G	31.10.23

### 1.4 Exclusions

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The content of this report relates only to the matters directly nominated in this report and does not assess / include the following –

- Any parts of the BCA / standards not directly referenced in this report.
- Disability Discrimination Act 1992 (*DDA focuses on results. Does not offer prescriptive compliance options*).
- Work Health & Safety considerations.
- Services / equipment operating capacity / design.
- Local planning policies and/or guidelines, other than those directly identified.

- Does not constitute construction approval or give consideration to the application of the Building Act 1993.

## 1.5 BCA Assessment Data

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Listed below are our understanding of relevant BCA classification(s) in relation to the subject building / part. BCA Consultant / Building Surveyor shall have the final call in determining classifications.

BCA Building Classification(s):

- Class 2 - Residential Units – Seniors Living
- Class 6 - Commercial
- Class 7a - Carpark

## 2.0 TECHNICAL ASSESSMENT & COMMENTARY

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### 2.1 General

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The following summarises the compliance status of the architectural design in terms of the DTS accessibility provisions of BCA 2022, as are principally contained within Part D4 and Clause(s) E3D7, E3D8, F4D5, F4D6, F4D7 & F4D12 of the code.

Alongside each clause heading; one of four compliance categories is provided, as follows –

- Complies – BCA design compliance is achieved.
- Does not comply – A BCA DTS compliance departure is noted. Resolution options are provided.
- N/A – Not Applicable or not directly relevant. Detail offered for application if/as relevant.
- Design Detail – Compliance commentary is provided. Such should not be considered deficiencies, but matters for consideration by the design team / assessment authority at relevant / nominated stages of design.

BCA Interpretation Note(s) –

- i. Readily moveable furniture has been treated as indicative. The person/s responsible for furnishing the building (parts) should ensure their furnishing layout/s do not cause AS1428.1 circulation deficiencies.
- ii. *Slip-resistant floor surface/s* - BCA 2022 does not directly specify slip-resistance classification(s) for all accessible paths of travel; however, we highlight the need under AS1428.1-2009 for all accessible paths of travel to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.

### 2.2 SECTION D – ACCESS & EGRESS

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#### Part D4 – Access For People With Disabilities

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##### BCA Clause D4D2 - General building access requirements

Buildings and parts of buildings must be accessible as required by Table D4D2 and as summarised below:

##### Class 2 – Residential Apartments

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—

- (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.

##### Class 6 – Commercial

To and within all areas normally used by the occupants.

##### Class 7a - Carpark

To and within any level containing accessible carparking spaces.

<b>Design Detail</b>	Access is required to and throughout all areas of the Employment Generating tenancies and Common Areas at Ground floor in accordance with AS 1428.1-2009 (except where exempted under clause D4D5).
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Access is provided to and within not less than 1 type of each room or space for use in common by residents including; common rooms, laundry, communal open space.

The doors throughout these buildings shall comply with AS 1428.1 and as follows:

- i. Nil change in level shall occur across doorway thresholds or otherwise must accord with AS 1428.1.
- ii. All doors required to be accessible shall achieve a clear opening of not less than 850mm (i.e. min. 920mm door leaf). Where double doors are to be provided, these must incorporate at least one door leaf with a clear door width of at least 850mm.
- iii. Door hardware must be located between 900-1100mm from the floor and be of lever type with a clearance between the handle and the door face at the centre of the handle being not less than 35mm and not more than 45mm in accordance with Clause 13 of AS 1428.1-2009.

Door handles and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.

- iv. Doors shall have a minimum luminance contrast of 30% between –
  - door leaf and door jamb; or
  - door leaf and adjacent wall; or
  - architrave and wall; or
  - door leaf and architrave; or
  - door jamb and adjacent wall.

**The design is readily capable of compliance during Construction Certificate phase.**

A summary of AS 1428.1-2009 requirements for accessways is provided at **Appendix 1** to assist the project team during construction.

### BCA Clause D4D3 – Access to Buildings

An accessway must be provided to a building required to be accessible:

- 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.

An accessway must be provided through the principal pedestrian entrance, and:

- through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- in a building with a floor area more than 500m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

Doors on an accessway having multiple leaves must have a clear opening width of not less than 850mm for a single leaf.

#### **Design Detail**

Accessible building entries are provided in number, nature & location to satisfy the requirements of this clause, as follows –

- Pedestrian entry from Skyline Place,
- Adjacent accessible buildings (Stage 1),
- Accessible carparking spaces.

Continuous accessible paths of travel from the allotment boundary are to accord with AS1428.1-2009.

**Compliance is readily achievable during the Construction Certificate design phase.**

### BCA Clause D4D4 – Parts of Buildings to be Accessible

In a building required to be accessible:

- every ramp & walkway (*except fire-isolated*) must comply with Clause 10 of AS1428.1-2009;

- every stairway (except fire-isolated) must comply with Clause 11 of AS1428.1-2009;
- All fire-isolated stairways are required to comply with Clause 11.1(f) and (g) and Clause 12 of AS 1428.1-2009.
- accessways must have passing spaces complying with AS1428.1 at max 20m intervals where a direct line of sight is not available; and
- turning spaces complying with AS1428.1 within 2m of the end of accessways where it is not possible to continue travelling along the accessway, and at max. 20m intervals along the accessway.
- Carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shall be 11mm, 4mm & 15mm respectively.

**Design Detail**

A number of ramps, walkways, stairs and passing/turning spaces are proposed with locations and general spatial allowance to enable compliance at CC design phase.

- Every ramp & walkway is to be provided with accessible features in accordance with Clause 10 of AS1428.1-2009;
- Every common stairway (except fire-isolated) is to be provided with accessible features in accordance with Clause 11/12 of AS1428.1-2009;
- Every fire-isolated stairway is to be provided with accessible features in accordance with Clause 11.1(f) & (g) and Clause 12 of AS1428.1-2009;
- Wheelchair turning spaces are to be provided within 2m of the ends of dead end corridors in accordance with AS1428.1-2009 Clause 6.

**Compliance is readily achievable during the Construction Certificate design phase.**

A summary of AS 1428.1-2009 requirements for accessways is provided at **Appendix 1** to assist the project team during construction.

**BCA Clause D4D5 – Exemptions**

An area where access would be inappropriate because of the particular purpose for which the area is used, or would pose a health or safety risk for people with a disability; is not required to be fully accessible.

**Note**

Exemptions under Clause D4D5 are considered on a case-by-case basis.

**BCA Clause D4D6 – Accessible Carparking**

Accessible carparking spaces complying with AS2890.6-2009 must be provided.

**Design Detail**

Accessible spaces are provided in accordance with AS2890.6-2009 to satisfy the requirements of this clause.

Accessible carparking spaces are to be provided in accordance with AS2890.6-2009.

**Compliance is readily achievable during the Construction Certificate design phase.**

*Note: BCA Clause D4D6 does not compel the provision of accessible carparking space to a Class 2 building – refer to Section 3 below for further detail regarding accessible carparking to satisfy SEPP Seniors requirements.*

**BCA Clause D4D7 – Signage**

Accessible buildings must have signage to comply with AS1428.1-2009 and as follows –

- braille and tactile signage incorporating the international symbol of access or deafness, must identify each sanitary facility and space with hearing augmentation system; and
- identify each door required by Clause E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor number;
- signage incorporating the international symbol of access or deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location of receivers;

- signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify left or right handed use;
- signage to ambulant accessible facility must be 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.

<b>Design Detail</b>	<p>Signage shall be installed in this project as necessary, but shall include as a minimum:</p> <ul style="list-style-type: none"> <li>▪ identify each door required by Clause E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor number, as includes braille and tactile signage.</li> <li>▪ signage in accordance with AS1428.1 must be provided for Accessible sanitary facilities to identify left or right handed use.</li> <li>▪ signage in accordance with AS1428.1 must be provided for Ambulant sanitary facilities.</li> </ul> <p>All signage is to comply with the relevant requirements of Specification 15.</p> <p><b>Compliance is readily achievable during the Construction Certificate design phase.</b></p>
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BCA Clause D4D8 – Hearing Augmentation

Hearing augmentation system must be provided where an inbuilt amplification system (other than emergency warning) is installed.

<b>N/A</b>	No hearing augmentation provision has been nominated and does not appear to apply to this project.
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BCA Clause D4D9 – Tactile Ground Surface Indicators (TGSi)

Accessible buildings must have TGSi's complying with Sections 1 & 2 of AS/NZS1428.4.1-2009 to warn blind or vision impaired people of approaching stairways (other than fire-isolated), escalators, ramps (other than fire-isolated, step or kerb ramp), any overhead obstruction less than 2m above floor level and an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.

<b>Design Detail</b>	<p>TGSi's complying with AS/NZS1428.4.1-2009 shall be installed in this project as necessary and shall include areas as follows –</p> <ul style="list-style-type: none"> <li>○ non-fire-isolated stairways.</li> <li>○ ramps.</li> <li>○ any overhead obstruction less than 2m above floor level.</li> </ul> <p><b>The design is readily capable of compliance during Construction Certificate design phase.</b></p>
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BCA Clause D4D10 – Wheelchair seating spaces in Class 9b assembly buildings

Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with this clause.

<b>N/A</b>	N/A – no Class 9b parts with seating proposed.
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BCA Clause D4D11 – Swimming Pools

Not less than one means of accessible water entry/exit in accordance with Specification 16 for each swimming pool required to be accessible (Refer to Table D4D2 'Class 3' requirements).

An accessible entry/exit must be by means of –

- a fixed or movable ramp and an aquatic wheelchair; or
- a zero-depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or
- platform swimming pool lift and an aquatic wheelchair; or



- a sling-style swimming pool lift.

Latching devices on gates and doors forming part of a swimming pool safety barriers need not comply with AS 1428.1

<b>Design Detail</b>	<p>The Level 2 swimming pool is to be provided with an accessible means of entry in accordance with this clause.</p> <p><b>Compliance is readily achievable during the Construction Certificate design phase.</b></p> <p>A summary of AS 1428.1-2009 requirements for accessways is provided at <b>Appendix 1</b> to assist the project team during construction.</p>
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### BCA Clause D4D12 – Ramps

On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.

<b>Design Detail</b>	<p>Ramps do not have a combined vertical rise that exceeds 3.6m and no landing crossovers occur.</p> <p><b>Compliance is readily achievable during the Construction Certificate design phase.</b></p>
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### BCA Clause D4D13 – Glazing on an Accessway

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line.

The contrasting line shall be not less than 75mm wide and shall extend across the full width the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level.

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.

<b>Design Detail</b>	<p>Any such glazing on an accessway must be clearly marked in accordance with AS 1428.1-2009.</p> <p><b>Compliance is readily achievable during the Construction Certificate design phase.</b></p>
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## 2.3 SECTION E – SERVICES & EQUIPMENT

### Part E3 – Lift Installations

#### BCA Clause E3D7 – Passenger Lifts

Every passenger lift must:

- be one of the types identified in this clause, subject to the limitations on use specified; and
- have accessible features in accordance with Table E3D8; and
- not rely on a constant pressure device for its operation if the lift car is fully enclosed.

<b>Design Detail</b>	<p>The following detail is required as the design progresses:</p> <ul style="list-style-type: none"> <li>▪ The proposed passenger lifts shall have the following features– <ul style="list-style-type: none"> <li>- Handrail complying with the mandatory handrail provisions of AS1735.12,</li> <li>- Lift floor dimensions not less than 1,400mm (wide) x 1,600mm (deep) if the lifts vertical travel is greater than 12m,</li> <li>- Minimum 900mm clear door opening complying with AS1735.12,</li> </ul> </li> </ul>
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- 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 information within the lift car to indicate the level each time the lift car stops;
  - audible and visual indication at each lift landing to indicate the arrival of the lift car;
  - audible information and audible indication is to be provided in a range of between 20-80dB(A) at a maximum frequency of 1500Hz;
  - 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.
- The lifts shall be detail designed to ensure compliance with the above and AS1428.1-2009.
  - Ensure lift landing control panels are installed at least 500mm away from an internal corner.
  - A design compliance certificate should be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.

**Compliance is readily achievable during the Construction Certificate design phase.**

## 2.4 SECTION F – HEALTH & AMENITY

### Part F4 – Sanitary & Other Facilities

#### BCA Clause F4D5 – Accessible Sanitary Facilities

In a building required to be accessible:

- Accessible unisex sanitary compartments must be provided as per Table F2.4(a),
- Accessible unisex showers must be provided as per 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.
- 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.
- 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.
- An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex.

#### **Design Detail**

Accessible & Ambulant toilets are provided to Ground & L2 in number, nature & location to satisfy the requirements of this clause.

Accessible/ambulant sanitary facilities are to be provided with fixtures and fittings in accordance with AS1428.1-2009 Clause 15/16/17.

**Compliance is readily achievable during the Construction Certificate design phase.**

### 3.0 TECHNICAL REVIEW SUMMARY- SENIORS SEPP 2004 SCHEDULE 3

The below schedule of features covers all the essential features required for determining compliance with the SEPP (Housing for seniors or People with a Disability) 2004 – Schedule 3 – Standards concerning accessibility and useability for hostels and self-contained dwellings.

The table identifies compliance assessment outcomes into one of four (4) categories, as follows –

- Complies** – Design compliance is achieved.
- Satisfied** – Compliance is achieved through compliance with requirements detailed in Section 2.0 of this assessment report (BCA requirements).
- Does not comply** – A compliance departure requires rectification. Resolution options are provided.
- Complies subject to** – Commentary is provided. Such should not be considered deficiencies, but matters for compliance at relevant design &/or construction stage.

**Note/s:**

1. Rather than repeating Access criteria in the below summary; where cross-over occurs between the Access requirements of the BCA and the SEPP, then a simple comment is made ... *Satisfied by Access Report.*

Requirement	Commentary
<b>PART 1 – STANDARDS APPLYING TO HOSTELS AND SELF-CONTAINED DWELLINGS</b>	
<b>1. APPLICATION</b>	
The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.	Noted.
<b>2. SITTING STANDARDS</b>	
<p><b>Wheelchair access</b></p> <p>(1) 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.</p> <p>(2) If the whole of the site does not have a gradient of less than 1:10:</p> <p>(a) 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</p> <p>(b) 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.</p> <p><b>Common areas</b></p> <p>(3) 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.</p>	<p><b>Compliance is readily achievable subject to compliance with Part 2.0 of this report.</b></p>

Requirement	Commentary
<b>3. SECURITY</b>	
<p>Pathway lighting:</p> <p>(a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and</p> <p>(b) must provide at least 20 lux at ground level.</p>	<p><u>Complies; subject to:</u></p> <ul style="list-style-type: none"> <li>Further detail required to determine compliance as the design progresses.</li> </ul> <p><b>Compliance is readily achievable during the Construction Certificate design phase.</b></p>
<b>4. LETTERBOXES</b>	
<p>Letterboxes:</p> <p>(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</p> <p>(b) must be lockable, and</p> <p>(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.</p>	<p><u>Complies; subject to:</u></p> <ul style="list-style-type: none"> <li>Further detail required to determine compliance as the design progresses.</li> </ul> <p><b>Compliance is readily achievable during the Construction Certificate design phase.</b></p>
<b>5. PRIVATE CAR ACCOMMODATION</b>	
<p>If car parking (not being car parking for employees) is provided:</p> <p>(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and</p> <p>(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</p> <p>(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.</p>	<p>172x residential carparking spaces are provided in accordance with the requirements for parking for persons with a disability set out in AS 2890.</p> <p>16x residential carparking spaces are provided with a width of 3.8m.</p> <p><u>Complies; subject to:</u></p> <ul style="list-style-type: none"> <li>Further detail required to determine compliance as the design progresses.</li> </ul> <p><b>Compliance is readily achievable during the Construction Certificate design phase.</b></p>
<b>6. ACCESSIBLE ENTRY</b>	
<p>Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.</p>	<p><u>Complies; subject to:</u></p> <ul style="list-style-type: none"> <li>Entrance doors are to be provided with circulation space to accord with AS4299 Clause 4.3.1 – minor adjustment required as the design progresses.</li> <li>Further detail required to determine compliance as the design progresses.</li> </ul> <p><b>Compliance is readily achievable during the Construction Certificate design phase.</b></p>
<b>7. INTERIOR: GENERAL</b>	
<p>(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p>	<p><u>Complies; subject to:</u></p> <ul style="list-style-type: none"> <li>Internal doors are to be provided with circulation space and a clear opening width to accord with 1428.1 – minor</li> </ul>

Requirement	Commentary
(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.	adjustment required as the design progresses. <ul style="list-style-type: none"> <li>▪ Further detail required to determine compliance as the design progresses.</li> </ul> <b>Compliance is readily achievable during the Construction Certificate design phase.</b>
<b>8. BEDROOM</b>	
At least one bedroom within each dwelling must have: <ul style="list-style-type: none"> <li>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:               <ul style="list-style-type: none"> <li>(i) in the case of a dwelling in a hostel—a single-size bed,</li> <li>(ii) in the case of a self-contained dwelling—a queen-size (see <i>dimensions below</i>) bed, and</li> </ul> </li> <li>(b) a clear area for the bed of at least:               <ul style="list-style-type: none"> <li>(i) 1,200 millimetres wide at the foot of the bed, and</li> <li>(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and</li> </ul> </li> <li>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</li> <li>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</li> <li>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and</li> <li>(f) wiring to allow a potential illumination level of at least 300 lux.</li> </ul> N.B. – Queen size bed dimensions: <ul style="list-style-type: none"> <li>▪ Width 1.53m x Length 2.03m</li> </ul>	Units are provided with at least one bedroom with dimensions to satisfy the requirements of this clause. <p><u>Complies; subject to:</u></p> <ul style="list-style-type: none"> <li>▪ Minor adjustments required as the design progresses.</li> <li>▪ Further detail required to determine compliance as the design progresses.</li> </ul> <b>Compliance is readily achievable during the Construction Certificate design phase.</b>
<b>9. BATHROOM</b>	
(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: <ul style="list-style-type: none"> <li>(a) a slip-resistant floor surface,</li> <li>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</li> <li>(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"> <li>(i) a grab rail,</li> <li>(ii) portable shower head,</li> <li>(iii) folding seat,</li> </ul> </li> </ul>	Units are provided with at least one bathroom with dimensions to satisfy the requirements of this clause. <p><u>Complies; subject to:</u></p> <ul style="list-style-type: none"> <li>▪ A common accessible unisex sanitary facility/shower is to be provided in the northern dwelling of the Project Independence component.</li> <li>▪ Minor adjustments required as the design progresses.</li> <li>▪ Further detail required to determine compliance as the design progresses</li> </ul> <b>Compliance is readily achievable during the Construction Certificate design phase.</b>

Requirement	Commentary
(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. (2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.	
<b>10. TOILET</b>	
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.	Units are provided with at least one bathroom with dimensions to satisfy the requirements of this clause. <u>Complies; subject to:</u> Further detail required to determine compliance as the design progresses. <b>Compliance is readily achievable during the Construction Certificate design phase.</b>
<b>11. SURFACE FINISHES</b>	
Balconies and external paved areas must have slip-resistant surfaces.	<u>Complies; subject to:</u> <ul style="list-style-type: none"> <li>▪ Further detail required to determine compliance as the design progresses.</li> </ul> <b>Compliance is readily achievable during the Construction Certificate design phase.</b>
<b>12. DOOR HARDWARE</b>	
Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	<u>Complies; subject to:</u> <ul style="list-style-type: none"> <li>▪ Further detail required to determine compliance as the design progresses.</li> </ul> <b>Compliance is readily achievable during the Construction Certificate design phase.</b>
<b>13. ANCILLARY ITEMS</b>	
Switches and power points must be provided in accordance with AS 4299.	<u>Complies; subject to:</u> <ul style="list-style-type: none"> <li>▪ Further detail required to determine compliance as the design progresses.</li> </ul> <b>Compliance is readily achievable during the Construction Certificate design phase.</b>
<b>PART 2 – ADDITIONAL STANDARDS FOR SELF-CONTAINED DWELLINGS</b>	
<b>14. APPLICATION OF STANDARDS IN THIS PART</b>	
The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of self-contained dwellings.	Noted.
<b>15. LIVING ROOM AND DINING ROOM</b>	
(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	Units are provided with a living room with dimensions to satisfy the requirements of this clause.

Requirement	Commentary
<p>(b) telephone adjacent to a general power outlet.</p> <p>(2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.</p>	<p><u>Complies; subject to:</u></p> <ul style="list-style-type: none"> <li>Further detail required to determine compliance as the design progresses.</li> </ul> <p><b>Compliance is readily achievable during the Construction Certificate design phase.</b></p>
<b>16. KITCHEN</b>	
<p>A kitchen in a self-contained dwelling must have:</p> <p>(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and</p> <p>(b) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299:</p> <ul style="list-style-type: none"> <li>(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a),</li> <li>(ii) a tap set (see clause 4.5.6),</li> <li>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</li> <li>(iv) an oven (see clause 4.5.8), and</li> </ul> <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> <ul style="list-style-type: none"> <li>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</li> <li>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</li> </ul>	<p><u>Complies; subject to:</u></p> <ul style="list-style-type: none"> <li>Further detail required to determine compliance as the design progresses.</li> </ul> <p><b>Compliance is readily achievable during the Construction Certificate design phase.</b></p>
<b>17. ACCESS TO KITCHEN, MAIN BEDROOM, BATHROOM AND TOILET</b>	
<p>In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.</p>	<p>N/A</p>
<b>18. LIFTS IN MULTI-STOREY BUILDINGS</b>	
<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 BCA Clause E3.6.</p>	<p>Compliance is readily achievable subject to compliance with Part 2.0 of this report</p>
<b>19. LAUNDRY</b>	
<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>Units are provided with a laundry with dimensions to satisfy the requirements of this clause.</p> <p><u>Complies; subject to:</u></p> <ul style="list-style-type: none"> <li>Further detail required to determine compliance as the design progresses.</li> </ul> <p><b>Compliance is readily achievable during the Construction Certificate design phase.</b></p>



Requirement	Commentary
(e) an accessible path of travel to any clothes line provided in relation to the dwelling.	
<b>20. STORAGE FOR LINEN</b>	
A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.	<p><u>Complies; subject to:</u></p> <ul style="list-style-type: none"> <li>▪ Further detail required to determine compliance as the design progresses.</li> </ul> <p><b>Compliance is readily achievable during the Construction Certificate design phase.</b></p>
<b>21. GARBAGE</b>	
A garbage storage area must be provided in an accessible location.	Compliance is readily achievable subject to compliance with Part 2.0 of this report



## 4.0 CONCLUSION

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This report identifies the compliance status of the design with the following:

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of NCC 2022 Volume 1 – Building Code of Australia Class 2 to 9 Buildings (BCA). These provisions are generally contained within Part D4 and Clause(s) E3D7, E3D8, F4D5, F4D6, F4D7 & F4D12 of the code.
- Accessibility related Australian Standards as referenced by BCA 2022, as relevant to this project and as directly nominated in the report.
- The Disability (Access to Premises – Building) Standards 2010 (*Premises Standards*).
- SEPP (Housing for Seniors or People with a Disability) 2004 – Schedule 3.

**The outcome of the report highlights that the current design is readily capable of compliance with the accessibility related provisions of the BCA and the requirements of SEPP (Housing for seniors or people with a disability) 2004 – Schedule 3 at Construction Certificate design phase.**

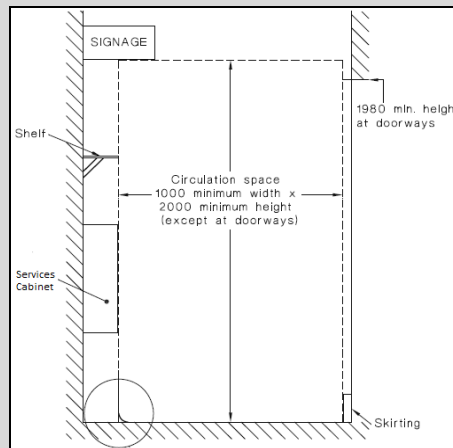
## Appendix 1 – Technical Specification(s)

### BCA Clause D4D2 –

#### Summary of AS1428.1-2009 Requirements for accessways

##### Continuous accessible path of travel –

All paths of travel shall achieve unobstructed heights and widths in accordance with cl. 6 of AS 1428.1 – see diagram below for detail.

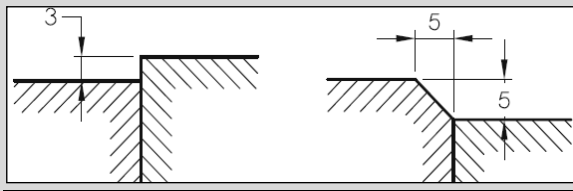


##### Doorways / Doors –

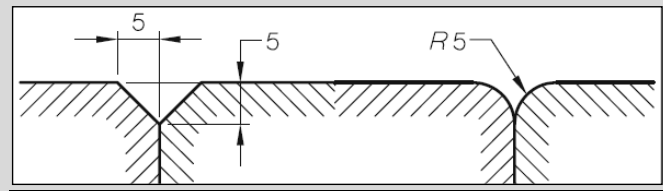
- (i) All doorways shall have a minimum luminance contrast of 30% between –
  - door leaf and door jamb;
  - door leaf and adjacent wall;
  - architrave and wall;
  - door leaf and architrave;
  - door jamb and adjacent wall.
- (ii) The minimum width of the area of luminance contrast shall be 50mm,
- (iii) Door hardware should be generally located between 900-1100mm from the floor and be of lever type with a clearance between the handle and the door face at the centre of the handle being not less than 35mm and not more than 45mm in accordance with AS1428.1-2009,
- (iv) Doors shall have a clear opening width of 850mm.
- (v) Door handles and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.
- (vi) 'D' type handles shall be provided on sliding doors.
- (vii) Any snibs shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.
- (viii) For doors (other than fire doors and smoke doors) where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the 20N,
- (ix) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door,
- (x) The location of controls for doors and gates above a level surface shall be provided as per Clause 13.5.3.
- (xi) Manual controls for power-operated doors shall be located no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.
- (xii) Push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the door before the button becomes level with the surrounding surface.

Floor or ground surfaces on continuous accessible paths of travel and circulation spaces –

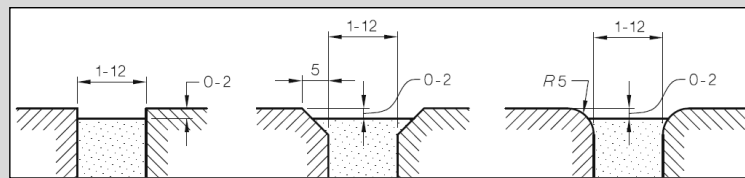
- (i) A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability.
- (ii) Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows –
  - $0 \pm 3\text{mm}$  vertical change in level – see Figure 1
  - $0 \pm 5\text{mm}$  change in level provided the edges have a beveled or rounded edge to reduce the likelihood of tripping – see Figure 2
  - Various tolerances for raked joint pavers – see Figure/s 3a - level surfaces, 3b - irregular surfaces & 3c - domed surfaces.



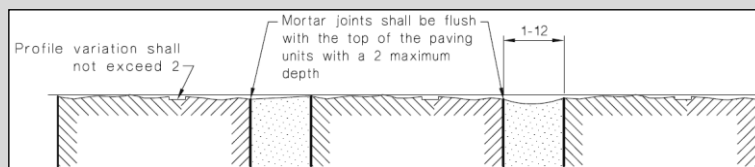
**Figure 1**



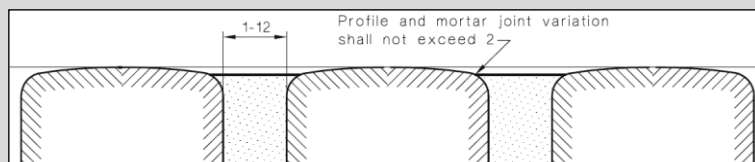
**Figure 2**



**Figure 3a – For continuous paving units – level surfaces**



**Figure 3b – For continuous paving units – irregular surfaces**



**Figure 3c – For continuous paving units – domed surfaces**

- (iii) Where carpets or any soft flexible materials are used on the ground or floor surface –
  - The pile height or pile thickness, shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm,
  - Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge,
  - At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded beveled edge no higher than 5mm or above that height a gradient of 1:8 up to a total maximum height of 10mm.
- (iv) Matting recessed within an accessible path of travel –
  - Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or bevelled, above or below the surrounding surface; and

- Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or bevelled.

#### Switches and Controls –

- (i) All new switches and controls, other than power points, shall be located not less than 900mm nor more than 1100mm above the finished floor and not less than 500mm from internal corners.
- (ii) Rocker action and toggle switches shall be provided in accordance with Clause 14.2 in accessible residential sole-occupancy units.

#### BCA Clause D4D4 –

##### Summary of AS1428.1-2009; Clause 10 & 11 Requirements (Ramps & Stairs)

##### Clause 10.2 – Walkways

Walkways shall comply with the following:

- The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:
  - Kerb in accordance with Figure 18.
  - Kerb rail and handrail in accordance with Figure 19.
  - A wall not less than 450 mm in height.
- Landings at top and bottom and at:
  - 25m intervals or less for 1:33,
  - 15m intervals or less for 1:20,
- For walkways shallower than 1 in 33, no landings are required.

##### Clause 10.5 - Threshold ramps

- Threshold ramps at doorways to have a max. rise of 35mm, max length of 280mm, max gradient of 1:8 and be located within 20mm of the door leaf.
- Edges of the threshold ramp shall be tapered or splayed at max 45° if not abutting a wall.

##### Clause 10.6 - Step ramps

- Step ramps shall have max. rise of 190mm, max. length of 1.9m, max. gradient of 1:10.
- Edges of the step ramp to have 45° splay where there is pedestrian traffic or otherwise be protected by suitable barrier such as a min. 450mm wall or kerb / kerb rail with open balustrade.
- Step ramps to have slip-resistant surfaces.

##### Clause 10.8 - Landings

Landings for walkways (up to 1:33) and ramps shall comply with one of the following:

- min. 1.2m if no change in direction as per Figure 25(A),
- min. 1.5m where change in direction not exceeding 90° internal corner to be truncated for min. 500mm in both directions as per Figure 25(B),
- 180° turn, landing as per Figure 25(C).
- Landings for step ramps shall be min. 1.2m in length as per Figure 22(A) and (B). Where a change in direction, the length of the step ramp landing to be min. 1.5m as per Figure 22(A). At doorways, landings as per Clause 13.3 for circulation spaces at doorways shown in Figure 25(D).
- Landings at kerb ramps shall be min. 1.2m in length, or 1.5m X 2.0m at 'T' junctions. Where a single change in direction is required, landings to be min. 1.5m X 1.5m.

##### Clause 11.1 - Stair construction

Stairs to be constructed as follows:

- Set back min. 0.9m from boundary,

- Where intersection is at an internal corridor, the stair to be set back as per Figure 26(A),
- Have opaque risers,
- Nosings shall not project beyond the face of the riser and the riser may be vertical of 25mm backwards splay,
- Nosing profiles to have a sharp intersection, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm,
- 50mm – 75mm strip to full length of nosing, set back a max. 15mm from the front of the nosing, with a 30% min. luminance contrast. If not set back, luminance contrast to extend down the riser by max 10mm.
- TGSIs installed as per AS1428.4.1.

#### Clause 11.2 - Stairway handrails

Handrails to be continuous throughout the stair flight and around landings and have no obstructions 0.6m above, and as follows:

- Design & construction as per Clause 12,
- Installed both sides,
- No vertical sections and shall follow angle of the stairway nosings,
- Extend at bottom of stairs one stair tread depth and min. 300mm horizontally, (300mm extension not required if handrail is continuous),
- Dimensions of heights of handrails taken vertically from the nosing or landing to the top of the handrail.

#### Clause 12 - Handrails

Design and construction to comply with:

- Handrails and balustrades shall not encroach into required circulation,
- Circular or elliptical cross-section, not less than 30mm or more than 50mm for more than 270°. Elliptical handrails to have greater horizontal dimensions,
- Exposed edges or corners have min. radius of 5mm,
- Top of handrail to be between 865mm and 1.0m above nosing or landing,
- Height to be constant throughout,
- If balustrade is required at a height greater than the handrail, both shall be provided,
- Handrails to be securely fixed and rigid with ends turned through a total of 180°, or to the ground, or returned fully to end post or wall face (Figures 26 C and D),
- Min. 50mm clearance to adjacent wall or other obstruction, for a height of 600mm,
- Handrails to have no obstructions to the passage of a hand along the rail,
- Inside handrail at landings to always be continuous as per Figure 28(a).

#### BCA Clause F4D5 –

##### Summary of AS1428.1-2009 requirements for Accessible & Ambulant Sanitary Facilities

##### Water Taps – Must have:

- Taps shall have lever handles, sensor plates or other similar control,
- Lever handles to be min. 50mm clear from adjacent surface,
- Where hot water is provided, the water to be delivered through the mixing spout.

##### WC pan clearances

- WC pan clearance including set-out, seat height and seat width as per Figure 38 of AS1428.1.

##### Seat – As follows:

- full round type with minimal contours,
- be securely fixed when in use,
- seat fixings that create lateral stability,

- load rated to 150kgs,
- min. luminance contrast of 30%.

#### Backrest – As follows:

- be capable of withstanding 1100 N,
- height to the lower edge of backrest to the top of the WC pan of 120mm to 150mm,
- vertical height of 150mm-200mm and a width of 350mm and 400mm,
- front edge of the centre of the backrest to be at an angle of 95° to 100°.

#### Flushing control

- Flushing controls shall be user activated, either hand operated or automatic. Hand-operated controls to comply with Figure 40, or on the centre-line of the toilet within the vertical limit zone. Controls within this zone shall not be within the area required for grabrails.
- Controls shall be proud of the surface and activate the flush before being level with the surrounding surface.

#### Toilet paper dispenser

- Toilet paper dispenser to be located within zone specified in Figure 41. Dispenser shall not encroach on required grabrail clearances.

#### Grabrails

- Concealed, high level cisterns or flush valves require a continuous grabrail across the rear wall and the side wall closest to the pan as per Figure 42.
- Low-level non-concealed cistern or flush valves require the grabrail to terminate each side of the cistern as per Figure 42.

#### Circulation space – Shall be as per Figure 43 of AS1428.1-2009, except for the following intrusions:

- Toilet paper dispenser,
- Grabrails,
- Washbasins with 100mm intrusion,
- Hand dryers and towel dispensers,
- Soap dispensers,
- Shelves,
- Wall cabinets with 150mm intrusion, mounted between 0.9m and 1.25m,
- Clothes hanging devices,
- Portable sanitary disposal units (Figure 43),
- Other wall mounted fixtures with 150mm intrusion, mounted between 0.9m and 1.25m.
- The overlapping of circulation space shall be in accordance with Clause 15.6.

#### Baby change tables

- Where installed, baby change tables shall not encroach into the required circulation space when in the folded position and have a max height of 820mm with clearance underneath of min. 720mm when open.

#### WC doors

- To be either hinged or sliding,
- Outward-opening doors shall have a mechanism to hold in the closed position without the use of a latch,
- Doors provided with an in-use indicator and a bolt or catch. If fitted with a snib, the snib handle is to be min. length of 45mm from the centre of the spindle.
- Latch mechanism are to be openable from the outside in the case of an emergency.
- Force required as per Clause 13.5.2(e),
- Door handles and hardware as per Clause 13.5.

#### Washbasins for unisex accessible sanitary facilities

- A hand-washing facility shall be provided inside the toilet cubicle

#### Washbasins – As follows:

- Shall be located inside the cubicle,
- Washbasin outside pan circulation,
- Water taps as per Clause 15.2.1,
- Exposed hot water supply pipes to be insulated or located so as not a hazard,
- Projection of washbasins from wall and taps, bowl and drain outlet as per Figures 44 (A) and (B),
- Water supply pipes and waste outlets not to encroach on required clear space under basin.
- Each washbasin fixture to have unobstructed circulation space as per Figure 46, or Figure 45 for SOU's.

#### Mirrors

- Mirror to be located above or adjacent to washbasin.
- Where provided, a vertical mirror with a reflective surface not less than 350mm wide to extend from a height not less than 0.6m to not more than 1.85m.
- In an accessible residential unit, the mirror to be centred over the washbasin.

#### Shelves – To be provided adjacent to washbasin, as follows:

- A vanity top at a height of 800mm-830mm and min. width of 1200mm and depth of 300mm-400mm without encroaching circulation space,
- A separate fixture, within any circulation spaces at a height of 0.9m-1.0m, and external to all circulation space 0.79m-1.0m.

#### Soap dispensers, towel dispenser and similar fittings

- Soap and towel dispensers and hand dryers shall be operable by one hand and installed so the operative component or outlet between 0.9m and 1.1m and no closer than 0.5m from an internal corner.

#### Clothes-hanging devices

- A clothes-hanging device shall be installed 1.2m to 1.35m high and not less than 0.5m from an internal corner.

#### Sanitary disposal unit

- Where provided, sanitary disposal units to be as per Figure 43 for portable units or 0.5m from the pan for recessed units.

#### Switches and general purpose outlets

- Where provided near the washbasin, switches and GPOs to be located as per Clause 14 and as close to the shelf as possible.

#### Showers

- Shower recesses and circulation space to a height not less than 0.9m as per Figure 47. Grabrails, shower hose fittings, taps, soap holder, shelf and seat are the only fixtures permitted in these spaces.

#### Circulation spaces in accessible sanitary facilities

- Circulation spaces in accessible sanitary facilities shall be in accordance with Clause 15.2.8 and Figures 43-47 and 50.
- Circulation spaces, including door circulation space, may be overlapped.
- Fixtures shall not encroach circulation space except:
  - a. Washbasin in WC circulation as per Figure 43,
  - b. Washbasin in shower circulation as per Figure 50,

c. Washbasin in door circulation as per Figure 51(A) and 51(B).

- Clearances beneath washbasin as per Clause 15.3.

### Summary of AS1428.1-2009 requirements for Ambulant Sanitary Facilities

#### General

- Ambulant sanitary facilities shall be in accordance with Figures 53(A) and 53(B).

#### Grabrails

- Grabrails shall be installed in accordance with Clause 17 and Figure 53(A).

#### Doors

- Doors to sanitary compartments for people with ambulant disabilities shall have openings with a minimum clear width of 700 mm, and shall comply with Figure 53(B).
- Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside.

#### Coat hook

- A coat hook shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the floor.