

*1955 Pittwater Road, Bayview
Proposed Residential Development,
Seniors Living*

Access Report on DA Drawings

Accessible Public Domain

15.2.19

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Item	Feature	Description	Compliance Required
1.00	Consultation		
1.01	Australian Standards and other criteria consulted in the preparation of this Access Report	<ul style="list-style-type: none"> • Pittwater 21 DCP 2014 • Building Code of Australia 2016 • Disability (Access to Premises – Buildings) Standards, 2010 • Commonwealth Disability Discrimination Act, 1992 • Australian Standard AS4299, Adaptable Housing • SEPP Seniors Living (2004) 	
1.02	Proposal	<p>Construction of a four storey Seniors Housing Development with Basement parking for (6) vehicles; (1) Apartment on the Lower Ground Floor; (2) Apartments on the Ground Floor; and (1) Apartment on the First Floor; with Lift access from the Sub-Basement Lift Lobby to all Floors.</p> <p>Apartment 1 has (2) Bedrooms; Apartments 2, 3, and 4 each have (3) Bedrooms. Apartments 1, 2 and 3 each have a Courtyard and Terrace; Apartment 4 has a Terrace.</p>	

<p>2.03</p>	<p>Main Entry</p>	<p>Pedestrian access is provided to the building from a secure entry at the top of the 1:14 gradient ramp; then through a tunnel to the Lift Lobby.</p> <p>The secure entrance doorway is proposed to comply with AS1428.1 (2009), and provide the following features:</p> <ul style="list-style-type: none"> • Clear width of 850 mm, when the door is fully open. • External latch-side clearance of 510 mm. • Internal latch-side clearance is 510 mm. • Internal hinge-side clearance is 110 mm. <p>The door, or door surrounds, will have a colour that provides a 30% luminance contrast with the adjoining walls, on the inside and outside.</p> <p>Door hardware will comply with AS1428.1 (2009), Clause 13.5.</p> <p>If a closer is fitted it will allow the door to be easily opened and held open, with a maximum force of 20 Newtons.</p> <p>The security entry or intercom key pad with speaker will be located between 900 mm and 1100 mm above the pavement, and at least 500 mm from an internal corner.</p>	<p>Complies</p> <p>Complies</p>
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2.05	Pathway Lighting	<p>(a) Pathway lighting will be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and</p> <p>(b) will provide at least 20 lux at ground level</p>	Complies
2.06	Letterboxes	<p>Letterboxes will be lockable; and will be located on an accessible path of travel; and on a level, hard-stand surface, with a circulation space in front of at least 1500 mm X 1500 mm.</p>	Complies
2.07	Parking	<p>One Accessible parking space is provided for each Apartment, with adjacent Shared Areas; with two visitor spaces.</p> <p>Vertical clearance to the Carparking Level will be at least 2200 mm. Vertical clearance within the parking bays is at least 2500 mm, free of any underhanging beams or services.</p>	Complies
2.08	Accessible Dwelling Entry	<p>Entry doorways will provide a minimum clear opening of 850 mm, when the door is fully open.</p>	Complies
2.09	Interior Dwelling Circulation	<ul style="list-style-type: none"> • All internal doorways provide a minimum clear opening of 850 mm, when the door is fully open • Internal corridors have a minimum width of 1000 mm 	<p>Complies</p> <p>Complies for all 4 Apartments</p>

<p>2.10</p>	<p>Door Circulation</p>	<p>All doorways on an accessible path of travel, including doors to the Lift Lobby, have the following circulation clearances –</p> <p>Doors that swing away from the approach side:</p> <ul style="list-style-type: none"> • Latch-side = 510 mm • Hinge-side = zero • Length in front of door = 1450 mm <p>Doors that swing towards the approach side:</p> <ul style="list-style-type: none"> • Latch-side = 530 mm • Hinge-side = 110 mm • Length in front of door = 1450 mm 	<p>Complies</p>
<p>2.11</p>	<p>Bedrooms</p>	<p>At least one Bedroom is to have dimensions to allow the inclusion of a queen-sized bed, with 1000 mm clearance on each side, and a clearance of 1200 mm at the foot of the bed; exclusive of a wardrobe.</p> <p>The minimum Bedroom dimensions required are: 3500 mm X 3230 mm.</p> <p>Wardrobe space is provided in each Apartment.</p>	<p>Complies. All four Apartments have a Bedroom with dimensions that exceed the minimum required.</p>
<p>2.12</p>	<p>Visitable Toilet</p>	<p>A toilet with a clear space of at least 900 mm in width and 1250mm in length, in front of the pan.</p>	<p>Complies</p>

<p>2.13</p>	<p>Bathroom</p>	<p>All Bathrooms have:</p> <ul style="list-style-type: none"> • Minimum room dimensions of 2300 mm X 2650 mm, to comply with AS1428.1 (2009) • Fittings to comply with AS1428.1 (2009), with the operable parts located between 900 mm and 1100 mm above the finished floor surface • Non-slip floor surface • A shower that complies with AS1428.1, (2009), with minimum dimensions of 1100 mm X 1600 mm • An illuminated wall cabinet (To allow labels to be read) • A double GPO adjacent to the mirror • The mirror is to be fixed vertically • The shower recess is not to contain a hob • Walls around the toilet and shower are to be reinforced to support a load of 1100 Newtons applied to grabrails. • The colour of the toilet seat is to provide a luminance contrast of at least 30% to the colour of the floor • The colour of the door or door surrounds is to provide a luminance contrast of at least 30% to the colour of the adjacent walls • Lever or capstan tap sets 	<p>Complies</p> <p>All fittings and other requirements will comply</p>
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<p>2.14</p>	<p>Power and Telephone Outlets</p>	<p>The following outlets will be provided:</p> <ul style="list-style-type: none"> • 2 double GPOs on the wall where the head of the bed is likely to be located • At least one GPO on the opposite wall • A telephone outlet and GPO next to the bed, on the Bedroom door side • The potential for illumination of at least 300 lux 	<p>Complies</p>
<p>2.15</p>	<p>Door Hardware</p>	<p>Door hardware will comply with AS1428.1 (2009), Clause 13.5, with D-shaped handles</p> <p>If a closer is fitted it will allow the door to be easily opened and held open, with a maximum force of 20 Newtons.</p>	<p>Complies</p>
<p>2.16</p>	<p>Switches and Power Points</p>	<p>Light switches will be located between 900 mm and 1100 mm above finished floor level.</p> <p>GPOs will be located between 600 mm and 1000 mm above finished floor level.</p>	<p>Complies</p>
<p>2.17</p>	<p>Living Room</p>	<p>Circulation space clear of furniture and fittings is at least 2250 mm diameter.</p> <p>A telephone outlet will be located adjacent to a GPO.</p>	<p>Complies</p>

2.18	Kitchen	<p>Circulation space of at least 1500 mm is required between all fittings and appliances.</p> <p>A work surface at least 800 mm long, which can be fixed or adjustable, will provide clearance below between 750 mm to 850 mm.</p> <p>The following features will be provided:</p> <ul style="list-style-type: none"> • Lever or capstan tap sets • Cooktop with isolating switch • D-pull or spring-loaded cupboard handles • An oven with a door that opens away from an adjacent work bench, so hot or heavy items can be transferred quickly and safely • A double GPO within 300 mm from the front of a work bench • A GPO for the refrigerator that is located so that it can be accessed without having to move the refrigerator 	Complies
2.19	Surface Finishes	Courtyards and Terraces will have non-slip surfaces.	Complies
2.20	Laundry	Circulation space of at least 1300 mm is required in front of the appliances.	Complies
2.21	Linen Cupboard	A cupboard with a maximum depth of 600 mm is required in an accessible location.	Complies

3.00	Other Issues	Description	Compliance Required
3.01	Lift	<p>The Lift will comply with BCA 2016, Clause E3.6, and AS1735.12, with minimum floor dimensions of 1750 mm X 1800 mm.</p> <p>The Lift will also have the following features:</p> <ul style="list-style-type: none"> • Circulation in front of lifts is at least 1550 mm. • Minimum door opening is 900 mm • Lift controls on all Floors will be located between 900 mm and 1100 mm above the floor surface, and at least 500 mm from an internal corner. • Audible information will be provided within the Lift. 	Complies
3.02	Courtyards and Terraces	<p>Finished floor levels of the Private Open Spaces will be 35 mm below the finished floor levels of the Apartments..</p> <p>Threshold Ramps will be constructed, with the following features:</p> <ul style="list-style-type: none"> • Maximum gradient of 1:8 • Maximum height of 35 mm • Maximum length of 280 mm – to comply with AS1428.1 (2009) 	Complies

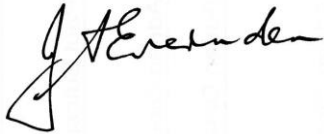
3.03	Sliding Doors	The tracks of sliding doors will be recessed into the floor slab, so as to prevent a trip hazard.	Complies
3.04	Colour Contrast	<p>The colour of walls will provide a luminance contrast of at least 30% with the colour of floors and floor coverings, with the colour change occurring where the walls meet the floor.</p> <p>That is, any coving or border tile will be the same colour as the walls, for the benefit of persons who have vision impairment.</p>	Complies
3.05	Stairway	<p>The stairway between all Floors will comply with AS1428.1 (2009), Clause 11, with the following features:</p> <ul style="list-style-type: none"> • Handrails on both sides • A clear width of at least 1000 mm between handrails • Handrails of 30-50 mm diameter • Clearance behind handrails at least 50 mm • Colour of the handrails to provide a 30% luminance contrast with their surroundings • Equal height risers • Opaque risers • Contrast nosings for the full width of the stairs 	Complies

3.06	Garbage Storage	Garbage bin storage will be located adjacent to an accessible path of travel, with circulation space of at least 1550 mm in front of the bins.	Complies
3.07	Drainage Grates	Any drainage grate within a pedestrian path of travel will have slots laid perpendicular to the path of travel. Slots will have a maximum width 13 mm; or circular openings of maximum 13 mm diameter	Complies

Conclusion:

It is my professional opinion that, compliance with the drawings listed in **Item 1.04**, and with this Access Audit Report, will ensure that the development meets the criteria listed in **Item 1.01**.

Signed,



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