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Michael Moutrie	-	Original for SSDA	28-03-2025
Reviewed:		Revised Design	30-10-2025

report

Statement of Compliance
Access for People with a Disability

Proposed Residential Development

21-27 Roseville Ave & 16-24 Lord St Roseville

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Report

Report Type: Statement of Compliance - BCA Access Provisions
Development: 21-27 Roseville Ave & 16-24 Lord St Roseville

Introduction:
This report has been prepared to accompany a SSDA and has been based on the following drawings prepared by Fender Katsalidis:

SSDA 096	Basement 3 Plan
SSDA 097	Basement 2 Plan
SSDA 098	Basement 1 Plan
SSDA 099	Lower Ground Floor Plan
SSDA 100	Ground Floor Plan
SSDA 101	Level 1 Plan
SSDA 102	Level 2 Plan
SSDA 103	Level 3 Plan
SSDA 104	Level 4 Plan
SSDA 105	Level 5 Plan
SSDA 106	Level 6 Plan
SSDA 107	Level 7 Plan
SSDA 108	Level 8 Plan
SSDA 109	Roof Plan
SSDA 500-501	Platinum Unit Layouts

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The project has been updated as follows:

Project Element	Summary
Project Summary	The project includes demolition of existing buildings and structures on the site and construction of **252 residential apartments** with affordable housing and basement parking. Specifically, the SSDA seeks development consent for: ▪ Demolition of existing buildings and structures and removal of selected trees. ▪ Excavation & construction of a 3-level basement. ▪ Construction of a residential flat building up to 9-storeys in height (**RL120.45m**) to provide **252 apartments** including affordable housing, residential amenities and services. ▪ Provision of car parking spaces at basement level and bicycle parking. ▪ Provision of hard and soft landscaping. ▪ Associated works for the provision of infrastructure and servicing.
Site/Project Area	The site has a total area of 9,370.9m^2. The majority of the site will be physically disturbed by the project.
Proposed uses	Residential flat building
Apartments and Mix	The proposal will deliver **252 dwellings** in the following mix: ▪ **1 bedroom: 29 (12%)** ▪ **2 bedrooms: 112 (44%)** ▪ **3 bedrooms: 101 (40%)** ▪ **4 bedrooms: 10 (4%)** ▪ **197** of these apartments will be market housing and **55** apartments will be affordable housing (17% of overall GFA). All affordable housing units will be located in Building D.
Gross Floor Area (GFA)	**30,247.6m^2**
Floor Space Ratio (FSR)	**3.23:1**
Maximum height	**30.1m** above existing ground level (EGL) 9 storeys
Parking	344 car parking spaces: ▪ 267 residential including 35 platinum standard accessible spaces. ▪ 32 spaces allocated for the affordable housing apartments including 3 platinum standard accessible spaces (Basement Level 3 with access to the Level D lift). ▪ 42 visitor spaces including 3 accessible spaces ▪ 3 car share spaces. ▪ 8 motorcycle parking spaces ▪ 4 car wash bays ▪ 1 SRV loading bay
Bicycle Parking	Minimum 252 spaces within the basement levels provided within a shared storage cage and individual storage cages ▪ 25 visitor spaces within a central bike store at lower ground level
Communal Open Space	2353.8m^2 (25.12% of site area)

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Project Element	Summary
Deep Soil Area	3130.3m^2 (33% of site area)

The key design changes are described as follows:

- **Removal of subterranean apartments fronting Roseville Avenue**: The ground level of Building A, positioned at the junction of Roseville Avenue and Martin Lane, has been raised to align with the adjoining street level.
- **Reduction in podium height adjacent to the heritage listed Scout Hall**: The podium height of Building A has been reduced to four storeys.
- **Overall reduction in building height of Building A**: The adjustments identified above have resulted in an overall reduction in the height of Building A from 9 to 8 storeys.
- **Relocation of residential amenities**: The lower ground level of Building A, positioned below street level, has been redesigned to accommodate residential amenities including an enclosed swimming pool and gym.
- **Building height reduction across all buildings to remain below maximum height plane**: The development has been modified to ensure that the building form sits beneath the permissible height plane. Some roof elements (lift overruns) project above the height plane.
- **Western façade Level 5 building setback**: The balconies have been pulled back to increase the building to boundary setback to 9m. All elements beneath are positioned 6m to the boundary.
- **Roseville Avenue entry**: The entry has been redesigned to allow for improved amenity and to minimise impacts on trees including opportunities for seating and additional planting.
- **Flood wall**: The flood wall has been removed.
- **Material selection**: A darker palette has been selected for the base of the building to add definition to the buildings' base and upper forms. Balcony materials have also been reviewed and now include brick elements and textured sandstone elements have been introduced to penthouses.
- **Refinement and improved coordination of landscape and stormwater management strategies**: Review of civil infrastructure and landscaping elements to respond to tree root mapping.

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Assessment:

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

Note: At design/drawing stage there is not enough information provided to ensure full compliance as a lot of access requirements depend on fittings and finishes. In this report "complies" means that, based on the drawings reviewed, the design is capable of compliance provided that dimensions, fittings and finishes are completed to the relevant standard.

Compliance is required with the following:
- The Access provisions of the BCA 2022
- The Access To Premises Standard
- AS1428 suite of Standards
- AS2890.6 for car parking
- AS1735.12 for lifts
- AS4299 Adaptable Housing
- SEPP Housing 2021 Chapter 4
- Council's DCP relating to Access for People with a Disability

Assessment
The building work comprises of residential units over basement carparking

Under the BCA the building is classified as follows,
- Class 2 (building containing more than 2 SOUs i.e. sole-occupancy units)
- Class 7a (car park)

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

BCA Assessment

BCA Part D4 Access for People with a Disability
BCA D4D2 Requirements for Access for people with a disability
SOU refers to Sole Occupancy Unit

Requirement	**Class 2** • From a required accessible pedestrian entrance to at least 1 floor with SOUs and to the entry of doors of each SOU on that level. • To and within 1 of each type of room or space in common use. • Where floor or part of a floor is accessed by an AS1428.1 ramp or lift, all SOUs on that level to the entry door and to and within all common use areas on that level.
Compliance	Complies.
Comments	Access has been provided from the main pedestrian entry to the entry doors of all SOUs on all levels by means of a lift. Access has been provided to communal open space on Lower Ground and Ground Level. Details to be verified at CC stage of works.
Requirement	**Class 7a** To and within any level containing accessible carparking spaces.
Compliance	Complies.
Comments	Access has been provided to the basement level containing the accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.
Requirement	**Class 10b** Swimming pool associated with Class 1b, 2, 3, 5, 6, 7, 8 or 9 (except for a pool for the exclusive use of a SOU) with perimeter more than 40M.
Compliance	N/A
Comments	Perimeter of the proposed swimming pool is 38m Details to be verified at CC stage of works.
Requirement	**<u>In areas required to be accessible</u>, the following is to be provided:** • Width of accessways shall be min 1M clear, and to be increased for door circulation, turning areas and passing areas as required by AS 1428.1 • Doors shall provide a clear opening of 850mm with a step free threshold and the required circulation spaces, hardware and luminance contrast as required by AS 1428.1 • The separation of doors in airlocks shall comply with AS 1428.1 • Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1 • In accessible sole occupancy units, the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.
Compliance	Capable of compliance.
Comments	All of the above listed requirements are achievable and to be assessed for compliance at verified at CC stage of works.

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BCA Part D4D3 Access to buildings

Requirement

Accessway is required from;

- Main pedestrian entry at the site boundary for new buildings
- Main pedestrian entry door for existing buildings
- Any other accessible building connected by a pedestrian link
- Accessible car parking spaces

Compliance Complies.

Comments

Access has been provided from the main pedestrian entry at the site boundary by means of a pathway / ramp.

Access has been provided from accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.

Requirement

Accessway is required through:

- Main entry and
- Not less than 50% of all pedestrian entrances and in building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart.

Compliance Capable of compliance.

Comments

Each main entry has been designed to be accessible.
Details to be verified at CC stage of works.

Requirement

Where **Accessible pedestrian entry** has multiple doorways

- At least 1 to be accessible if 3 provided
- At least 50% to be accessible, if more than 3 provided

Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).

Compliance Capable of compliance.

Comments

Where multiple leaf doorways have been used, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. Where single hinged doors have been used, the door leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1.

This is achievable and the door selections are to be verified at CC stage of works.

BCA Part D4D4 Parts of buildings required to be accessible

Requirement

Every **Ramp** (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D3D15

Compliance Capable of compliance.

Comments

Detailed features of the ramp will be assessed with the requirements of AS1428.1 at the CC stage of works.

Requirement

Every **Walkway** to be compliant with AS1428.1

Compliance Capable of compliance.

Comments

Detailed features of the walkways will be assessed with the requirements of AS1428.1 at the CC stage of works.

Note: all walkways shall have a barrier or continue for a further 600mm in a different material on each side of the walkway.

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Requirement	**Step / Kerb ramp** if provided is to be compliant with AS1428.1 and Slip resistance of ramp and landings compliant with BCA Table D3D15
Compliance	N/A
Comments	No step / kerb ramps have been identified in the development.
Requirement	Every **Stairway** (excluding fire-isolated stairway) is to be compliant with AS1428.1 and slip resistance of treads, landings and nosing strips compliant with BCA Table D3D15
Compliance	Capable of compliance.
Comments	Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1 at the CC stage of works.
Requirement	Every **Fire-isolated Stairway** is to be compliant with the relevant sections of AS1428.1 & slip resistance of treads, landings and nosing strips compliant with BCA Table D3D15
Compliance	Capable of compliance.
Comments	Where fire-isolated stairways have been provided, the features of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.
Requirement	**Passing spaces requirement** It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
Compliance	N/A
Comments	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
Requirement	**Turning spaces requirement** It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mm x 2070mm (in the direction of travel).
Compliance	Complies.
Comments	Adequate turning spaces have been provided. Details to be verified at CC stage of works.
Requirement	**Carpet specifications** Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
Compliance	Capable of compliance
Comments	Only applies to carpets provided in the common use areas. Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance and these selection details are to be verified at CC stage of works.

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BCA Part D4D5 Exemptions

Requirement

Access is not required to be provided in the following areas :

- where access would be inappropriate because of the use of the area
- where area would pose a health and safety risk
- any path which exclusively provides access to an exempted area

Compliance

For information only.

Comments

Areas such as lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns.

BCA Part D4D6 Accessible Carparking

Requirement

Parking Service

Accessible carparking space need not be provided when a parking service is provided and direct access to any of the carparking spaces is not available to the public.

Compliance

N/A

Comments

Requirement

Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6.

Compliance

Complies.

Comments

Note: the pavement marking shall have the appropriate slip resistance for the location.

Requirement

In situations where not more than 5 carparking spaces have been provided

The car parking space need not be designated, so as to restrict the use of the carparking space only for people with a disability.

Compliance

N/A

Comments

Requirement

Class 2

There are no carparking requirements for a Class 2 under the BCA. If adaptable housing has been mandated by the Council, carparking spaces will be required under the requirements of AS4299- Adaptable housing

Compliance

N/A

Comments

The parking for the adaptable units is assessed later in this report.

BCA Part D4D7 Signage

Requirement

Braille and Tactile signage is required to identify Accessible & Ambulant Sanitary facilities, Fire Exits, areas with Hearing Augmentation and the location of Accessible entrances and toilets

Compliance

Capable of compliance.

Comments

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BCA Part D4D9 Tactile indicators (TGSIs)

Requirement

TGSIs are required when approaching;

- Stairways other than fire-isolated stairways and stairways within a SOU of a Class 2 building or a non-accessible SOU of a Class 3 building
- Escalators / passenger conveyor / moving walk
- Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps)
- Under an overhead obstruction of <2M if no barrier is provided
- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location)

Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.
TGSIs are not required in areas not required to be accessible

Compliance

Capable of compliance.

Comments

In the proposal, TGSIs are required in the following locations:

- At top and bottom landings of stairways and 1:14 ramps, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard
- At mid landings of stairway and 1:14 ramp, 300-400mm depth or min 6 discrete cones are required only where handrails are not continuous or landing is more than 3M
- Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard.
- Under the stairway to warn of overhead obstruction, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard

Details to be verified at CC stage of works.

BCA Part D4D11 Swimming pools

Requirement

Access to a pool with a perimeter >40M to be by one of the following means;

- fixed or movable ramp and an aquatic wheelchair
- zero depth entry with 1:14 grade and an aquatic wheelchair
- platform swimming pool lift and an aquatic wheelchair
- a sling style pool lift

Compliance

N/A

Comments

Requirement

Latching devices on gates and doors of the swimming pool safety barrier are not required to comply with AS1428.1.

Compliance

Capable of compliance.

Comments

Details to be verified at CC stage of works.

BCA Part D4D12 Limitations on Ramps

Requirement

- A series of connecting ramps cannot have a vertical height of 3.6M
- A landing for a step ramp cannot overlap a landing for another ramp

Compliance

Complies

Comments

The series of connecting ramps do not exceed a vertical height of 3.6M
Details to be verified at CC stage of works.

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	BCA Part D4D13 Glazing on Accessways
Requirement	**Glazing requirements**- Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip as per requirements of AS1428.1
Compliance	Capable of compliance
Comments	Applies to full length glazing used in common use areas such as lift lobbies and common passageways and in all commercial use areas. Glazing strip selections are to be verified at CC stage of works.

BCA Part F Accessible Sanitary Facilities

	BCA F4D5 Accessible sanitary facilities
Requirement	**Accessible unisex toilet** is to be provided in accessible part of building such that; • It can be entered without crossing an area reserved for 1 sex only • Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations • Even distribution of LH and RH facilities If no lift is required to be provided to a level, then accessible facility is not required on that level.
Compliance	Complies.
Comments	Common use unisex accessible toilet facilities have been provided in the development. Details to be verified at CC stage of works.
Requirement	Accessible unisex toilets are to be designed in accordance with AS1428.1
Compliance	Capable of compliance
Comments	The width and length requirements depend on selected fixtures. Minimum size of an accessible toilet is required to be 1.9M x 2.7M after tiling works. To be verified at CC stage of works.
Requirement	**Ambulant use male / female toilets** are to be provided if an additional toilet to the Accessible unisex toilet is provided.
Compliance	Capable of Compliance
Comments	Separate Male & Female Ambulant facilities are required in the resident amenity area
	BCA F4D6 Accessible unisex sanitary compartments
Requirement	**Class 2** At least 1 when sanitary compartments are provided in common areas.
Compliance	Complies.
Comments	To be verified at CC stage of works.

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BCA F4D7 Requirements for Accessible unisex showers as per AS1428.1-2021

Requirement	**Class 2** At least 1 when showers are provided in common areas.
Compliance	N/A
Comments	No common use shower facilities have been proposed in the development.

BCA Part E3 Lift Installations

BCA E3D7 Lift Types & Limitations

Requirement	The following limitations apply to the use of lifts: • Stairway platform lifts must not serve a space accommodating more than 100 persons ; used in high traffic areas such as theatres, auditoriums, traffic interchange, shopping centre; used where another type of lift can be installed; connect more than 2 storeys; when folded not encroach on the required width of the stair • A low-rise platform lift must not travel more than 1m • A low-rise constant pressure lift must not travel more than 2m if unenclosed or 4m if enclosed or be used in high traffic areas such as theatres, auditoriums, traffic interchange, shopping centre • A small sized, low speed automatic lift must not travel more than 12m • If the lift car is fully enclosed the lift must not rely on a constant pressure device for its operation
Compliance	Capable of compliance
Comments	Details to be verified at CC stage of works.

BCA E3D8 Lift Installations

Requirement	In an accessible building, every passenger lift must comply with Clause E3D8
Compliance	Capable of compliance
Comments	Lift floor dimensions (excluding stairway platform lift) are listed below. • Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep • Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep Details to be verified at CC stage of works.
Requirement	If the effective height of the building is over 12M, at least one of the lifts is required to be a stretcher lift, which is to accommodate a raised stretcher with clear space of not less than 600 x 2000mm long x 1400mm high above FFL.
Compliance	Capable of compliance
Comments	Details to be verified at CC stage of works.

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DCP Requirements

As this development is lodged as a SSDA, the DCP requirements for adaptable/livable housing do not apply, although are used as a guideline. The DCP calls for 15% platinum units and the remainder to be silver. The 15% platinum requirement has been used with an additional 40% of units that can comply with silver level. This is still a much greater access requirement than most NSW councils and the ADG requirements.

Platinum Units

Design Element	**Requirements** (All dimensions noted are required to be clear of finishes as required under AS1428.1)	**Compliance / Comments**
1 **Dwelling Access**	**(a)** Provide a safe and continuous pathway from: (i) front site boundary AND (ii) associated carparking space, if provided, which may include the driveway on the site, to a step-free entrance (not applicable to sites steeper than 1:14)	Capable of compliance. Verify at CC
	(b) The path to be 1.2M clear, step-free, even, firm, slip-resistant with a crossfall of not more than 1:40. Landings of 1.2M to be every 9M for 1:14 and every 15M for 1:20	Complies. Verify at CC
	(c) Step ramp can be provided for max height of 190mm, max grade of 1:10, min width of 1M and max length of 1900mm.	N/A
	Note: Level landings of 1200mm required exclusive of the swing of the door or gate and to be provided at the head and foot of the ramp.	N/A
2 **Dwelling entry**	**(a)** Dwelling Entry should provide an entrance door with (i) min **clear** opening width of door to be 900mm (ii) Step free threshold of max 5mm with rounded or bevelled lip (iii) Sheltered	Capable of compliance. Verify at CC
	(b) Level landing of 1500x1500mm at step-free entrance door	Complies Verify at CC
	(c) Max permissible threshold is 56mm where provided with a threshold ramp.	N/A
	(d) Entrance to be connected to a pathway (specified under Element 1) **Note:** The entrance to incorporate waterproofing and termite management requirements as specified in the NCC	Complies
3 **Car parking**	**(a)** Where the parking forms part of the dwelling access, the space to be For Class 1a: at least 3800mm (width) x 6000mm (length) For Class 2: b. parking spaces compliant with AS2890.6 (2009), should be provided as follows: (i) where individual parking spaces form part of the individual unit's title, at least one accessible parking space should be provided for each unit; and (ii) if visitor parking is provided, then at least 1 space per 100 units (or part thereof) should be an accessible parking space. Allocated space to be (i) even, firm and a slip resistant surface and (ii) level with 1:40 max gradient (1:33 for bitumen) (iii) a vertical clearance over the parking space of at least 2500mm; and (iv) a covered parking space to ensure protection from the weather.	N/A Parking space is not a part of the dwelling access.
	Note: Does not apply to Class 2 buildings.	

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4 **Internal doors and corridors**	**(a)** Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and bathroom to be (i) 900mm clear opening and (ii) provided with a level threshold of max 5mm between abutting surfaces with rounded or bevelled lip	Capable of compliance. Verify at CC
	(b) Internal corridors and passageways to doorway to be min 1.2M clear (measured from skirting to skirting)	Capable of compliance. Verify at CC
5 **Toilet**	**(a)** Toilet to be provided on the ground or entry level with (i) Min 1200mm between walls if located in separate room (ii) Min 1200mm clear space in front of the WC pan exclusive of door swing. (iii) iii. a toilet pan positioned between 450mm – 460mm from the nearest wall as measured from the centre line of the toilet; (iv) 600mm minimum clearance forward of the cistern measured from the front of the cistern to the front of the toilet pan. 800mm (+/-10mm) clearance is required if the cistern is recessed; and (v) a height for the pan of between 460mm - 480mm above the finished floor level.	Capable of compliance. Verify at CC
	(b) If toilet is located in bathroom, toilet pan should be located in corner of the room to enable installation of grabrails.	Complies. Verify at CC
6 **Shower**	**(a)** One bathroom to have a slip resistant hobless shower. Shower screens are permitted as long as they can be easily removed at a later date.	Capable of compliance. Verify at CC
	(b) Shower to be located in the corner of the room **(c)** The hobless (step-free) shower recess described in (a) should: (i) be located in a bathroom on the ground (or entry) level; (ii) provide minimum dimensions of 1160mm (width) x 1100mm (length)provide a clear space of at least 1200mm (width) x 1200mm (length) forward of the shower recess entry (iii) at least 1600mm(width) x 1400mm (length) forward of the shower recess	Capable of compliance. Verify at CC
7 **Reinforcement of toilet & bathroom walls**	**(a)** Bathroom walls shall be constructed of masonry or provided with wall reinforcement to allow the later fixing of grabrails around the shower, bath (if provided) and toilet.	Capable of compliance. Verify at CC
	(b) The fastenings, wall reinforcement and grabrails combined must be able to withstand at least 1100N of force applied in any position and in any direction. Builder to photograph the wall before the sheeting	Capable of compliance. Verify at CC
	(c), (d) and (e) The walls around toilet / bath and shower to be via: (i) Noggins with a thickness of at least 25mm (ii) Sheeting with a thickness of at least 12mm	Capable of compliance. Verify at CC

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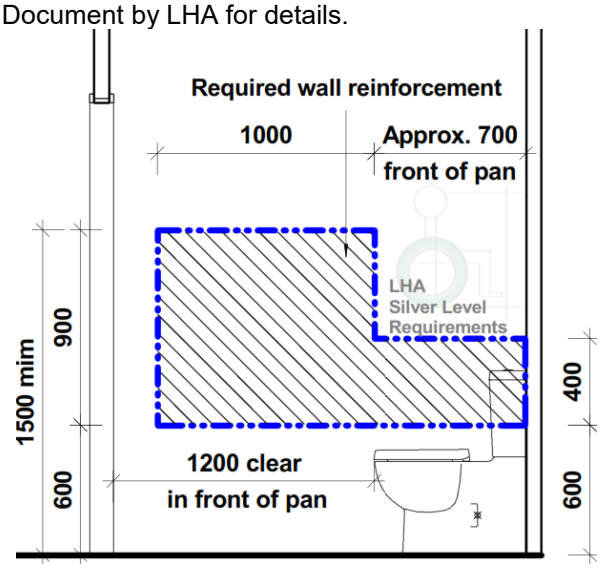
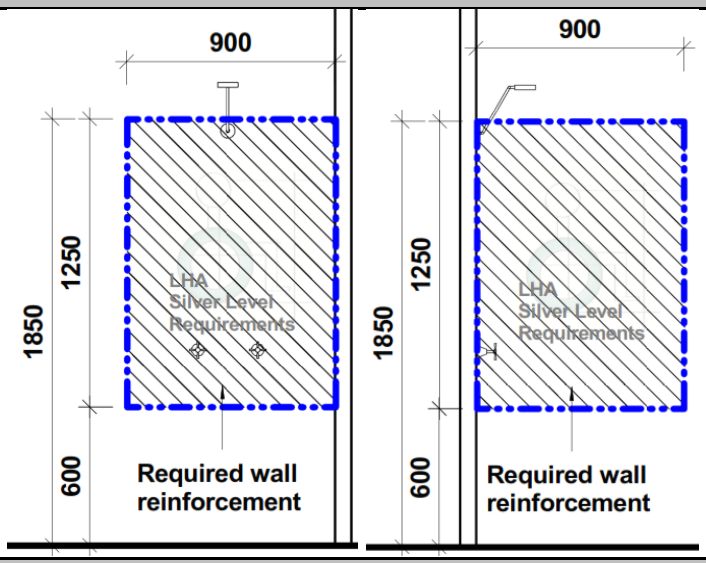
	Some sheeting requirements have been shown below. Noggings can also be provided instead of sheeting. Additional sheeting requirements also apply to bathtubs if required. Refer to reinforcement diagrams as demonstrated in the Livable Housing Guidelines Document by LHA for details.  Note: Additional sheeting will be required at the rear of the WC pan in a bathroom style setting.	
	 	
8 **Internal Stairways**	(a) Where an internal stair rises more than 1M, (i) a continuous handrail must be provided on 1 side. (ii) a minimum clear width of 1000mm; (iii) be straight in design; and (iv) be positioned adjoining a load bearing wall. (v) closed risers; (vi) continuous handrails on both sides of the stairway; and (vii) minimum landing areas of 1200mm x 1200mm at the top and base of the stairway.	N/A No internal stairway in units.

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9 **Kitchen space**	**(a)** The kitchen space should be designed to support ease of movement and adaptation with: (i) at least 1550mm clearance provided in front of fixed benches and appliances; and (ii) slip resistant flooring. (iii) task lighting installed above workspaces.	Capable of compliance. Verify at CC
	(b) Where practicable, floor finishes should extend under kitchen cabinetry to enable cupboards to be removed without affecting the flooring. (Not required for flooring under fixture such as floor oven)	
10 **Laundry space**	**(a)** The laundry space should be designed to support ease of movement and adaptation with: (i) at least 1550mm clearance provided in front of fixed benches and appliances; and (ii) slip resistant flooring. (iii) task lighting installed above workspaces.	Capable of compliance. Verify at CC
	(b) Where practicable, floor finishes should extend under laundry cabinetry to enable cupboards to be removed without affecting the flooring.	
11 **Ground floor (or entry level) bedroom**	**(a)** The dwelling should feature a space (or room) on the ground (or entry) level that: (i) is of at least 10m² with one wall a minimum length of 3m; (ii) provides for a minimum path of travel of at least 1000mm on at least one side of the bed. (iii) provides a space of at least 1540mm (width) x 2070mm (in the direction of travel) on the side on the bed that is closest to the door approach; and (iv) provides for a minimum path of travel of 1000mm on the remaining sides of the bed.	Capable of compliance. Verify at CC
	(b) For Platinum level, It should be assumed that a bed with dimensions 1500mm x 2000mm is present. This will mean that the minimum clear dimensions of a room would need to be 3000mm x 4040mm to meet the Platinum level requirements.	
12 **Switches and powerpoints**	**(a)** Light switches should be positioned in a consistent location: (i) between 900mm – 1100mm above the finished floor level; and (ii) horizontally aligned with the door handle at the entrance to a room.	Capable of compliance. Verify at CC
	(b) Powerpoints should be installed not lower than 300mm above the finished floor level. **(c)** Light and powerpoint switches should be rocker action, toggle or push pad in design with a recommended width of 35mm.	
13 **Door and tap hardware**	**(a)** Doorways should feature door hardware installed at between 900mm – 1100mm above the finished floor. **(b)** Doorways should feature lever or D-pull style door hardware as per AS1428.1; and	Capable of compliance. Verify at CC
	(c) Basins, sinks and tubs should feature lever or capstan style tap hardware with a central spout.	
14 **Family and Living room space**	**(a)** The family/living room should accommodate a free space, minimum 2250mm in diameter, to enable ease of movement clear of furniture.	Capable of compliance. Verify at CC

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15 **Window sills**	(a) Window sills on the ground (or entry) level in living areas and bedroom spaces should be positioned no higher than 1000mm above the finished floor level to enable enjoyment of the outlook. (b) Window controls should be able to be easy to operate with one hand and located within easy reach from either a seated or standing position.	Capable of compliance. Verify at CC
	Note A concession from (a) is reasonable in kitchen, bathroom and utility spaces.	
16 **Flooring**	(a) All floor coverings should: (i) be firm and even, slip resistant and (ii) feature a level transition between abutting surfaces (a maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).	Capable of compliance. Verify at CC

Silver Units

Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments
1 **Dwelling Access**	(a) Provide a safe and continuous 1M clear width pathway from front site boundary to an entry door to the dwelling. (b) Path including any ramps and walkways to have no steps, even firm, slip-resistant surface, max 1:40 crossfall, max slope of 1:14 with landings of 1.2M every 9M and landings every 15M for 1:20 walkways. 1.2M clear width of ramps are required.	Complies. Verify at CC
	(c) Pathway may be provided via an associated car parking in which case the car parking space to be - 3200 (width) x5400 (length), - even, firm and slip resistant, level surface of 1:40 max grade and 1:33 max grade for bitumen	Complies. Verify at CC
	(d) Step ramp may be provided at an entrance doorway. The step ramp to be max 190mm height, max 1:10 grade, max 1900mm length.	N/A
	(e) Level landings of 1200mm are required exclusive of the swing of the door or gate and to be provided at the head and foot of the ramp.	N/A
2 **Dwelling entry**	(e) Dwelling Entry should provide an entrance door with (i) min **clear** opening width of door to be 820mm (ii) Step free threshold of max 5mm with rounded or bevelled lip (iii) reasonable shelter from the weather	Capable of compliance. Verify at CC
	(f) Level landing of 1200x1200mm at step-free entrance door on the arrival / external side of the entrance door.	Complies Verify at CC
	(g) Max permissible threshold is less than 56mm where provided with a 1:8 grade threshold ramp.	N/A
	(h) Entrance to be connected to a pathway (specified under Element 1) Note: The entrance to incorporate waterproofing and termite management requirements as specified in the NCC	Complies
3 **Internal doors and corridors**	(a) Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartments to be (i) 820mm clear opening and (ii) provided with a level threshold of max 5mm between abutting surfaces with rounded or bevelled lip	Capable of compliance. Verify at CC
	(b) Internal corridors and passageways to doorway to be min 1M clear (measured from skirting to skirting)	Capable of compliance. Verify at CC

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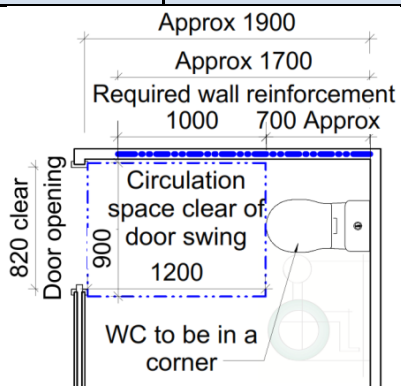
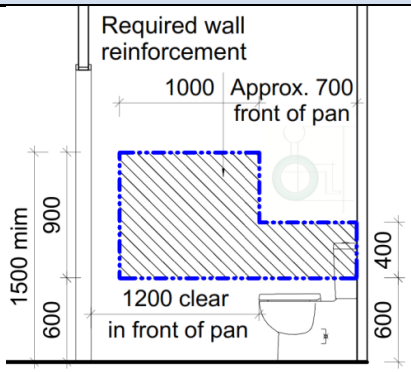
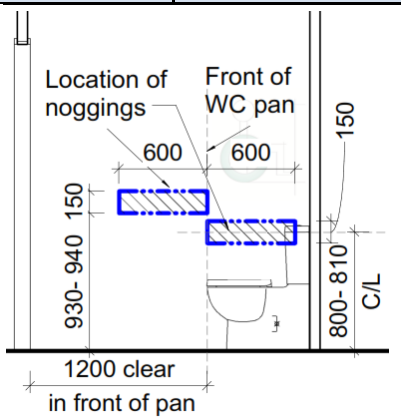
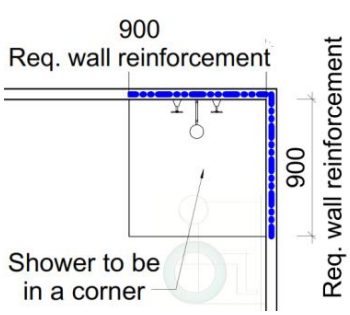
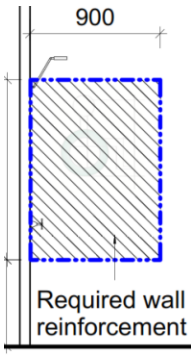
4 **Toilet**	(a) Toilet to be provided on the ground or entry level that provides, (i) Min 900mm between walls if located in separate room (ii) Min 1200mm clear space in forward of the WC pan exclusive of door swing. (iii) The toilet pan to be positioned in the corner of a room to enable handrails	Complies. Verify at CC
5 **Shower**	(a) One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date. (b) The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	Capable of compliance. Verify at CC
	For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6	
6 **Reinforcement of bathroom & toilet walls**	(a) Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.	Capable of compliance. Verify at CC
	(b), (c) and (d) the walls around toilet, bath and shower to be via: (i) Noggins with a thickness of at least 25mm (ii) Sheeting with a thickness of at least 12mm Refer to diagrams provided in the Livable Housing Guideline document.	Capable of compliance. Verify at CC

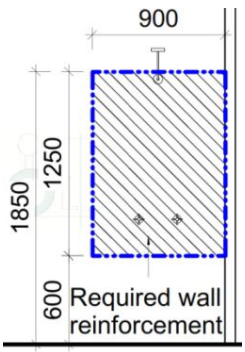


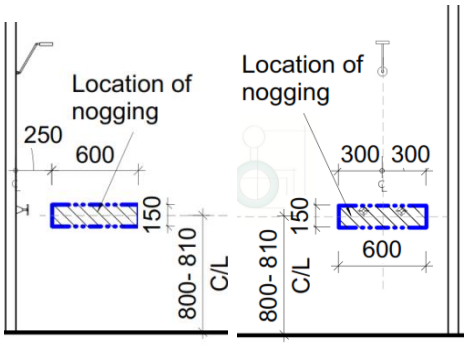












7 **Internal Stairways**	Stairways in dwellings must feature: (i) a continuous handrail on one side of the stairway where there is a rise of more than 1m	N/A No internal stairway in units.

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Statement of Compliance
On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA and the Access to Premises Standard.

Michael Moutrie
ACAA Accredited Access Consultant No 581

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Statement of experience

Michael Moutrie Director, Accessible Building Solutions

Qualifications:

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

Michael is a member of Camden Council's Access Committee

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

Michael is experienced in the following areas:

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

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

Howard Moutrie Consultant

Qualifications:

- B. Arch (Hons) Registered Architect ARB Reg. No 4550
- ACAA Accredited Access Consultant Reg. No. 177
- Registered Assessor of Livable Housing Australia (License no 10054)
- Registered Changing Places assessor (No 007)

Howard has been or is a member of the following:
Standards Australia ME/64 Committee (Access Standards)
Sutherland Council Design Review Panel & Access Committee
City of Sydney Access Panel 2010
Building Professionals Board Access Advisory Panel
ACAA Management Committee

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

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

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