



Access Review

Uniting Wesley Gardens Belrose
2B Morgan Road, Belrose
Report Issue 3
01/10/25



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Introduction

Background

This review of the design documents for SSDA addresses the requirements for access by people with a disability or who are older, to the proposed residential aged care facility, independent living units (ILUs), and communal facilities for residents, visitors and staff. It addresses the following SEARs requirement:

Item	SEARS Requirement	Relevant Section of Report
4	Assess how the development complies with the relevant accessibility requirements.	Accessibility Assessment page 11 Detailed requirements in Table on page 19

This report accompanies a detailed State Significant Development Application that seeks approval for the redevelopment of the existing Uniting Wesley Gardens Belrose.

The project site comprises Lot 1 in DP 1037395. It has an area of approximately 4.83Ha.

The site is identified as a 'Deferred Matter' under the Warringah Local Environmental Plan 2011. Accordingly, the Warringah Local Environmental Plan 2000 (WLEP 2000) is the guiding statutory instrument for the site and therefore development consent is sought under this instrument.

Section 80 (1)(a) of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) (which would ordinarily apply to seniors housing development) notes land identified within the B2 Locality (Oxford Falls Valley) (the site) under the WLEP 2000 does not apply.

The SSDA seeks approval for redevelopment of the residential care facility, including:

- Site preparation and excavation works;
 - Construction of a residential care facility and independent living units across six (6) buildings encompassing:
 - 147 Independent living units, and;
 - 120 Residential care beds;
- Ancillary services including recreational spaces, wellness spaces, cafe, salon, swimming pool, multipurpose spaces and men's shed;
- Seniors gym for use by Uniting Belrose residents and the broader public; and
- Landscaping and associated public domain works.

For a detailed project description refer to the Environmental Impact Statement prepared by Ethos Urban.



Introduction

Background

The proposed development at Uniting Wesley Gardens Belrose (“Uniting Belrose”), 2B Morgan Road, Belrose, is being undertaken by Uniting and consists of Buildings A, B, C, D, E & F.

Building A is proposed to include a residential aged care facility, independent living units and community facilities on the ground floor. Buildings B-F are proposed to include independent living units. Building D has communal club facilities on Level 02.

The development is reviewed for compliance with the Disability (Access to Premises - Buildings) Standards 2010, relevant sections of the National Construction Code (NCC), Australian Standards on Access and Mobility and Schedule 16 of the Warringah Local Environmental Plan 2000 (WLEP 2000) – Principles and standards for housing for older people or people with disabilities.

To ensure the accessibility needs of residents are appropriately met, the design has also incorporated the equivalent updated provisions of Housing SEPP 2021 Schedule 4 - Standards concerning access and useability for independent living units, which references more up to date access standards.

The designs have been assessed for the provision of equitable and dignified access for people with disabilities and older people. In carrying out an accessibility assessment, the main objective is to ensure access is provided through the provision of accessible facilities and continuous paths of travel to and within resident areas, public visitor areas and staff areas.

The National Construction Code 2022 (NCC) in conjunction with the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards) apply to new buildings and existing buildings that undergo refurbishment.

The Premises Standards apply to any new part, and any affected part, of an existing building. A part of a building is a new part of the building if it is an extension to the building or a modified part of the building about which an application for approval for the building work is submitted to the competent authority in the State or Territory where the building is located. The definition of ‘affected part’ of a building is limited to the path of travel between (and including) the principal pedestrian entrance and the new work.

Under the Premises Standards, access must be provided, to the degree necessary, to enable people to approach the building from the road boundary and from any accessible carparking spaces associated with the building; approach the building from any accessible associated building; access work and public spaces, accommodation, and facilities for personal hygiene; and to enable identification of access ways at appropriate locations which are easy to find.



Introduction

Accessibility Requirements

The proposed development includes, in Building A, parking spaces, a residential aged care facility (RAC) (Levels 2-4), Independent Living Units (Level 2) and common facilities on Level 1. All other buildings contain ILUs and parking spaces. In Building D, in addition to ILUs, a club facility is proposed on Level 02.

Under the NCC 2022 Amendment 2 classification of buildings, the development includes the following classes.

Building A:

Class 7a (parking); Class 9b (common areas) Class 9c (residential aged care facility), Class 2 (independent living units)

Buildings B-F:

Class 7a (parking); Class 9b (communal facilities), Class 2 (independent living units).

To meet the NCC part D4D2 for a new **Class 9c** development, access is required:

- From an accessible pedestrian entrance via the proposed lift to all floors containing sole occupancy units and to the entrance doorway of each unit.
- To and within one of each type of common area
- To and within accessible sole occupancy units (six required)

To meet the NCC part D4D2 for a new **Class 2** development access is required:

- From an accessible pedestrian entrance via the proposed lift to all floors containing sole occupancy units and to the entrance doorway of each unit.
- To and within one of each type of common area including garbage bins, letterboxes, intercom, and landscaped areas.
- Note - all ILUs are proposed to meet the State Environmental Planning Policy (Housing) 2021 Schedule 4 - Standards concerning access and useability.

To meet the NCC part D4D2 for a new **Class 9b** development (common areas) access is required:

- To and within all areas normally used by the occupants

To meet the NCC part D4D2 for a new **Class 7a** development access is required:

- To and within any level containing accessible carparking spaces

To ensure the accessibility needs of residents are appropriately met, the design has also incorporated the equivalent updated provisions of Housing SEPP 2021 Schedule 4 - Standards concerning access and useability for independent living units, which references more up to date access standards.



Introduction

Accessibility Requirements – Enabling Works

Early works are proposed in the existing accounts area, North wing and Rowell wing. The proposed work includes the following:

North Wing

- Demolition of existing offices, WC, kitchen and conservatory
- Provision of new main entry, reception, café, courtyard, unisex accessible toilet, quiet space and staff breakout area

Rowell Wing

- Provision of new entry
- Provision of new raised bridge entry path

To meet NCC D4D3, the proposed principal pedestrian entrances are indicated to include a clear opening and circulation space that can meet the requirements of AS1428.1 (2021). The raised bridge entry is indicated to have features that comply with AS1428.1 including pathway width and gradient.

To meet NCC F4 and the Disability (Access to Premises - Buildings) Standards 2010, the North Wing is proposed to include a new unisex accessible sanitary facility.

The staff breakout area and office in the North Wing admin area are areas that will meet the requirements of the Disability (Access to Premises - Buildings) Standards and the Building Code of Australia part D4D5 as areas that are not required to be accessible, as they are areas where access would be inappropriate because of the particular purpose for which they are used. These areas will be accessed by nursing night staff who will be required to undertake manual handling, bending and reaching, and so stair access to this area is considered appropriate. The new stairs to the staff breakout area are proposed to comply with AS1428.1.



Context for Planning & Design

Legislation & Standards

The new work is subject to access provisions in the following documents:

- Disability (Access to Premises - Buildings) Standards 2010
- National Construction Code (2022) Amendment 2, Parts D4, E3 & F4
- AS1428.1 (2021) Design for access and mobility Part 1: General requirements for access – New building work.
- AS1428.2 (1992) Design for access and mobility Part 2: Enhanced and Additional requirements - Buildings and facilities
- AS1428.4 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment -tactile ground surface indicators
- Housing SEPP 2021 - Standards concerning access and useability
- AS2890.6 (2009) Parking Facilities - Off-street parking for people with disabilities
- AS2890.6 (2022) Parking Facilities - Off-street parking for people with disabilities
- AS3745 (2009) Planning for Emergencies in Facilities (referenced)
- AS1428.5 (2010) Design for access and mobility Part 5: Communications for people who are deaf or hearing impaired (referenced)
- Australian Human Rights Commission Guideline on the Application of the Premises Standards (2013)
- Commonwealth Disability Discrimination Act (DDA) (1992)



Context for Planning & Design

Legislation & Standards

DDA

The objectives of the Disability Discrimination Act 1992 (DDA) – section 23, focus on the provision of equitable, independent and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities. The DDA covers existing premises, including heritage buildings, those under construction and future premises. It extends beyond the building itself to include outdoor spaces and within, to address furniture, fittings and practices.

Premises Standards

Disability (Access to Premises - Buildings) Standards (Premises Standards) 2010 which commenced on 01 May 2011, has been incorporated into the NCC (2022) Amendment 2, to ensure that access provisions for people with disabilities more fully meet the intent of the DDA. Meeting the Premises Standards ensures fulfilment of obligations under the Disability Discrimination Act in relation to physical access within the buildings. Schedule 1 of the Premises Standards contains the Access Code for Buildings and is equivalent to the NCC provisions for access.

NCC

The National Construction Code (NCC)(2022) applies to new buildings and existing buildings that undergo refurbishment. In this report the description of the level of accessibility throughout the new work is generally measured against the Deemed-to-Satisfy Provisions of the NCC, in particular, Parts D4, E3 and F4.

AS1428 – Standards for Access

The Australian Standards design for access and mobility are a suite of standards relating to the inclusion of features in the built environment that improve access and mobility for people with a disability.

AS1428.1 (2021) sets out minimum requirements for design of buildings and facilities, while AS1428.2 includes enhanced and additional requirements that are not covered in AS1428.1, such as street furniture and reach ranges.

AS1428.4.1 (2009) Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment primarily details the requirements for the application of tactile ground surface indicators (TGSI).

Warringah Local Environmental Plan 2000 (WLEP 2000)

Schedule 16 of the Warringah Local Environmental Plan 2000 (WLEP 2000) – Principles and standards for housing for older people or people with disabilities applies to this development.

To ensure the accessibility needs of residents are appropriately met, the design has also incorporated the equivalent updated provisions of Housing SEPP 2021 Schedule 4 - Standards concerning access and useability for independent living units, which references more up to date access standards.



Context for Planning & Design

Documentation

This assessment is based on discussion with the design team and review of the following architectural documentation prepared by Plus Architecture (Revision B).

DRAWING SCHEDULE - OVERALL	
DRAWING No.	DRAWING NAME
PLA-DA-0000 PRELIMINARIES	
PLA-DA-0000	COVER SHEET
PLA-DA-0001	DRAWING SCHEDULE
PLA-DA-0100	SITE SURVEY (EXISTING SITE PLAN)
PLA-DA-0200	NATURAL GROUND LINE ANALYSIS
PLA-DA-0300	DEMOLITION PLAN
PLA-DA-0310	PROPOSED SITE PLAN
PLA-DA-0400	OVERALL STAGING SITE PLAN
PLA-DA-0401	STAGE 1 SITE PLAN
PLA-DA-0402	STAGE 2 SITE PLAN
PLA-DA-0410 STAGE 1A EARLY WORKS	
PLA-DA-0410	STAGE 1A EARLY WORKS - EXISTING BASEMENT LEVEL DEMOLITION
PLA-DA-0411	STAGE 1A EARLY WORKS - EXISTING LOWER GROUND LEVEL DEMOLITION
PLA-DA-0412	STAGE 1A EARLY WORKS - EXISTING GROUND LEVEL DEMOLITION
PLA-DA-0413	STAGE 1A EARLY WORKS - EXISTING LEVEL 01 DEMOLITION
PLA-DA-0414	STAGE 1A EARLY WORKS - EXISTING ROOF LEVEL DEMOLITION
PLA-DA-0415	STAGE 1A EARLY WORKS - PROPOSED BASEMENT LEVEL
PLA-DA-0416	STAGE 1A EARLY WORKS - PROPOSED LOWER GROUND LEVEL
PLA-DA-0417	STAGE 1A EARLY WORKS - PROPOSED GROUND LEVEL
PLA-DA-0418	STAGE 1A EARLY WORKS - PROPOSED LEVEL 01
PLA-DA-0419	STAGE 1A EARLY WORKS - PROPOSED ROOF LEVEL
PLA-DA-0420	STAGE 1A EARLY WORKS - ENLARGED PLANS - ACCOUNTS & NORTH WING
PLA-DA-0421	STAGE 1A EARLY WORKS - ENLARGED PLANS - ACCOUNTS NORTH ELEVATIONS & SECTIONS
PLA-DA-0422	STAGE 1A EARLY WORKS - ENLARGED PLANS - ROWELL WING ENTRY PLANS
PLA-DA-0423	STAGE 1A EARLY WORKS - ENLARGED PLANS - ROWELL WING ENTRY ELEVATIONS
PLA-DA-1000 SITE OVERALL PLANS	
PLA-DA-1000	SITE OVERVIEW PLAN - AHD 158300
PLA-DA-1001	SITE OVERVIEW PLAN - AHD 161500
PLA-DA-1002	SITE OVERVIEW PLAN - AHD 164700
PLA-DA-1003	SITE OVERVIEW PLAN - AHD 167900
PLA-DA-1004	SITE OVERVIEW PLAN - AHD 171100
PLA-DA-1005	SITE OVERVIEW PLAN - AHD 174300
PLA-DA-1006	SITE OVERVIEW PLAN - AHD 177500
PLA-DA-1007	SITE OVERVIEW PLAN - AHD 180700
PLA-DA-1008	SITE OVERVIEW PLAN - AHD 183900
PLA-DA-2000 SITE ELEVATIONS	
PLA-DA-2000	OVERALL SITE ELEVATIONS
PLA-DA-2001	OVERALL SITE ELEVATIONS
PLA-DA-3000 SITE SECTIONS	
PLA-DA-3000	OVERALL SITE SECTIONS - SHEET 01
PLA-DA-3001	OVERALL SITE SECTIONS - SHEET 02
PLA-DA-4100 SITE SUN EYE ANALYSIS	
PLA-DA-4100	SUN EYE VIEW - SHEET 01
PLA-DA-4101	SUN EYE VIEW - SHEET 02
PLA-DA-4200 SITE SHADOW DIAGRAMS	
PLA-DA-4200	SHADOW DIAGRAMS - EXISTING
PLA-DA-4201	SHADOW DIAGRAMS - PROPOSED
PLA-DA-4300 SITE SOLAR ACCESS DIAGRAMS	
PLA-DA-4300	SOLAR AMENITY DIAGRAMS - SHEET 01
PLA-DA-4301	SOLAR AMENITY DIAGRAMS - SHEET 02
PLA-DA-4400 SITE CROSS VENTILATION DIAGRAM	
PLA-DA-4400	CROSS VENTILATION DIAGRAM - SHEET 01
PLA-DA-4401	CROSS VENTILATION DIAGRAM - SHEET 02
PLA-DA-4500 SITE GFA DIAGRAM	
PLA-DA-4500	GFA DIAGRAM - SHEET 01
PLA-DA-4501	GFA DIAGRAM - SHEET 02
PLA-DA-4530 SITE OPEN SPACE DIAGRAM	
PLA-DA-4530	EXISTING OPEN SPACE DIAGRAM - AHD 187100
PLA-DA-4531	OPEN SPACE DIAGRAM - AHD 187100
PLA-DA-8000 PERSPECTIVES	
PLA-DA-8000	PERSPECTIVE - SHEET 01 - PROPOSED
PLA-DA-8001	PERSPECTIVE - SHEET 02 - PROPOSED W/HEIGHT PLANE
PLA-DA-8002	PERSPECTIVE - SHEET 03 - EXISTING
PLA-DA-8003	PERSPECTIVE - SHEET 04 - EXISTING W/HEIGHT PLANE
PLA-DA-9000 SCHEDULES	
PLA-DA-9000	OVERALL DEVELOPMENT SCHEDULE
PLA-DA-9001	STAGED DEVELOPMENT SCHEDULE
PLA-DA-9002	EXTERNAL FINISHES SCHEDULE

Context for Planning & Design

Documentation

DRAWING SCHEDULE - BUILDING A	
DRAWING No.	DRAWING NAME
PLA-DA-A000 BUILDING A	
PLA-DA-A100	FLOOR PLAN - LEVEL 01
PLA-DA-A101	FLOOR PLAN - LEVEL 02
PLA-DA-A102	FLOOR PLAN - LEVEL 03
PLA-DA-A103	FLOOR PLAN - LEVEL 04
PLA-DA-A104	FLOOR PLAN - ROOF LEVEL
PLA-DA-A200	ELEVATIONS - BUILDING A
PLA-DA-A201	ELEVATIONS COURTYARD- BUILDING A
PLA-DA-A300	SECTIONS - BUILDING A
PLA-DA-A301	SECTIONS - BUILDING A
PLA-DA-A900	BUILDING A DEVELOPMENT SCHEDULE

DRAWING SCHEDULE - BUILDING B	
DRAWING No.	DRAWING NAME
PLA-DA-B000 BUILDING B	
PLA-DA-B100	FLOOR PLAN - LEVEL 01
PLA-DA-B101	FLOOR PLAN - LEVEL 02
PLA-DA-B102	FLOOR PLAN - LEVEL 03
PLA-DA-B103	FLOOR PLAN - LEVEL 04
PLA-DA-B104	FLOOR PLAN - ROOF LEVEL
PLA-DA-B200	ELEVATIONS - BUILDING B
PLA-DA-B300	SECTIONS - BUILDING B
PLA-DA-B900	BUILDING B DEVELOPMENT SCHEDULE

DRAWING SCHEDULE - BUILDING C	
DRAWING No.	DRAWING NAME
PLA-DA-C000 BUILDING C	
PLA-DA-C100	FLOOR PLAN - LEVEL 01
PLA-DA-C101	FLOOR PLAN - LEVEL 02
PLA-DA-C102	FLOOR PLAN - LEVEL 03
PLA-DA-C103	FLOOR PLAN - LEVEL 04
PLA-DA-C104	FLOOR PLAN - ROOF LEVEL
PLA-DA-C200	ELEVATIONS - BUILDING C
PLA-DA-C300	SECTIONS - BUILDING C
PLA-DA-C900	BUILDING C DEVELOPMENT SCHEDULE

DRAWING SCHEDULE - BUILDING D	
LAYOUT NUMBER	DRAWING NAME
PLA-DA-D000 BUILDING D	
PLA-DA-D100	FLOOR PLAN - LEVEL 01
PLA-DA-D101	FLOOR PLAN - LEVEL 02
PLA-DA-D102	FLOOR PLAN - LEVEL 03
PLA-DA-D103	FLOOR PLAN - LEVEL 04
PLA-DA-D104	FLOOR PLAN - LEVEL 05
PLA-DA-D105	FLOOR PLAN - ROOF LEVEL
PLA-DA-D200	ELEVATIONS - BUILDING D
PLA-DA-D300	SECTIONS - BUILDING D
PLA-DA-D900	BUILDING D DEVELOPMENT SCHEDULE

DRAWING SCHEDULE - BUILDING E	
DRAWING No.	DRAWING NAME
PLA-DA-E000 BUILDING E	
PLA-DA-E100	FLOOR PLAN - LEVEL 01
PLA-DA-E101	FLOOR PLAN - LEVEL 02
PLA-DA-E102	FLOOR PLAN - LEVEL 03
PLA-DA-E103	FLOOR PLAN - LEVEL 04
PLA-DA-E104	FLOOR PLAN - LEVEL 05
PLA-DA-E105	FLOOR PLAN - ROOF LEVEL
PLA-DA-E200	ELEVATIONS - BUILDING E
PLA-DA-E300	SECTIONS - BUILDING E
PLA-DA-E900	BUILDING E DEVELOPMENT SCHEDULE

DRAWING SCHEDULE - BUILDING F	
DRAWING No.	DRAWING NAME
PLA-DA-F000 BUILDING F	
PLA-DA-F100	FLOOR PLAN - BASEMENT LEVEL
PLA-DA-F101	FLOOR PLAN - LEVEL 01
PLA-DA-F102	FLOOR PLAN - LEVEL 02
PLA-DA-F103	FLOOR PLAN - LEVEL 03
PLA-DA-F104	FLOOR PLAN - ROOF LEVEL
PLA-DA-F200	ELEVATIONS - BUILDING F
PLA-DA-F300	SECTIONS - BUILDING F



Context for Planning & Design

Documentation

The following landscape architecture documentation prepared by Group GSA was reviewed:

L-2000 GA Overall

L-2001 GA

L-3000 Material Schedule

GA Plan – Rooftop L-2101



Design Review

Accessibility Assessment

Accessible Paths of Travel

To meet the requirements set out in the **Warringah LEP (clause 40)** - Housing for older people or people with disabilities for location and access to facilities and support services, accessible external paths of travel are proposed via ramp connection to the existing bus stop located adjacent to the site on Forest Way. Accessible services are available to and from Forestway Shopping Centre, City, Warringah Mall and Chatswood, during daylight hours at least once per day from Monday to Friday (both days inclusive). Support services required by the LEP are available at all these locations ie:

- (a) shops, banks and other retail and commercial services that residents may reasonably require,
- (b) community services and recreation facilities, and
- (c) the practice of a general medical practitioner.

To meet the requirements of the Warringah LEP relating to wheelchair access, the Access to Premises Standards and the NCC, landscaped paths of travel are proposed to provide wheelchair access via a series of connected pathways and ramps, with gradients and cross falls that comply with AS1428.1 to and between all buildings on the site and therefore to 100% of the dwellings.

To meet the requirements of the Warringah LEP relating to common areas, access is proposed to be provided so that a person using a wheelchair can use common areas and common facilities associated with the development.

To meet the requirements of the Warringah LEP relating to adaptability, all residential care facility beds and independent living units are capable of being modified so that they have wheelchair access by a continuous path of travel (within the meaning of AS 1428) to all essential areas and facilities including a toilet, bathroom, bedroom and a living area.

To meet the requirements of the Warringah LEP relating to adaptability 69 Accessibility—premises available to the public; the siting, design and construction of premises available to the public are proposed to provide an accessible continuous path of travel, so that all people can enter and use the premises. The access is proposed to comply with the requirements of the Disability Discrimination Act 1992 and the Disability (Access to Premises - Buildings) Standards.

In this clause (69), Warringah LEP calls for compliance with with Australian Standard AS 1428.2—1992, Design for access and mobility—Enhanced and additional requirements—Buildings and facilities. However due to the age of this standard and subsequent updates of AS1428.1 that generally supersede the requirements in AS1428.2, it is recommended that compliance with the NCC and the standards referenced in it are more appropriate and will be more suitable in meeting the accessibility needs of the residents, visitors and staff.

To meet provisions for access and the requirements of the Access to Premises Standards and NCC Part D4D3 and D4D6, parking and external accessible links proposed to meet AS1428.1 design requirements are proposed to include the following:

- Pathway links from the principal entry of all buildings to the property boundary and footpath on Morgan Road and Forest Way
- Accessible links to common outdoor areas
- Accessible links from accessible parking to buildings
- Accessible paths of travel to and within buildings
- Provision of accessible facilities such as toilets, lifts and hearing augmentation



Design Review

Accessibility Assessment

Parking

Each building has resident parking with lift access into the building from the carpark levels. Visitor parking is also provided either in building carparks or externally, near the buildings. Building A will provide staff parking. The precise number and allocation of accessible visitor, staff and resident parking within the buildings is to be confirmed in ongoing design development.

The Warringah LEP 2000 requires the following provision for private car accommodation:

“each car parking space must be not less than 6 metres 3.2 metres or the design of the development must be such as to enable the size of the car parking space to be increased to an area of not less than 6 metres long x 3.2 metres wide”

The Housing SEPP 2021 Schedule 4 - Standards concerning access and useability parking requirements for residents are as follows:

- (c) for a group of 8 or more parking spaces—
 - (i) at least 15% of the parking spaces must comply with AS/NZS 2890.6, and
 - (ii) at least 50% of the parking spaces must comply with AS/NZS 2890.6 or be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction.

Provision of all resident parking spaces at 3.2m wide as per Warringah LEP within the building parking areas is not considered to be an efficient use of space and resources. Nor is the SEPP 2021 resident accessible parking requirement considered achievable – comprising 15% of spaces complying with AS2890.6 (2.4m space + 2.4m shared space) and 50% of spaces 3.2m wide, which results in the provision of 97 accessible parking spaces (comprised of 22 spaces that comply with AS2890.6 and 75 that are 3.2m wide).

An alternative approach is proposed by providing approximately 15% accessible (“DDA”) parking spaces in each building that comply with AS2890.6 (at least 2 per building, with the majority of buildings providing at least 4); and some spaces that are 3.2m wide. To manage the need for accessible parking spaces, the allocation of parking spaces to residents will be managed by Uniting and accessible parking spaces allocated according to residents’ needs as required. This flexible approach is based on Uniting’s previous experience of the likely resident need for accessible parking spaces and mobility characteristics of residents – a small proportion who may have an ambulant disability and benefit from the additional space offered by a parking space that is 3.2m wide; and a smaller proportion who may be using a mobility aid such as a wheelchair or walker and need the extra space provided by an accessible space with an adjacent shared space.

As a social housing provider, Uniting must provide 1 parking space for every five dwellings, which for 147 dwellings is 30 spaces. The development proposes to provide 148 resident parking spaces, in basement carparks across all buildings. Each building generally provides less than one parking space per dwelling, reflecting the trend that many seniors, particularly those who have transitioned into more supportive housing environments, may no longer drive, may rely on alternative transport options, or may share vehicles with family members. Accessible public transport services (bus) are conveniently situated directly adjacent to the development on Forest Way.



Design Review

Accessibility Assessment

Parking

According to the Australian Bureau of Statistics, seniors living in urban areas are increasingly using public transport. As more people opt for mobility aids such as motorised scooters or public transport, the demand for dedicated accessible parking spaces in these communities is often lower than anticipated.

The proposed approach provides flexibility and allows space and resources to be allocated for more functional purposes, such as green areas, communal spaces, or additional visitor parking, while still maintaining enough accessible spaces for those residents who need them.

The following is proposed to be adopted in ongoing design development, to achieve the proposed number and distribution of accessible spaces in each building and by utilising spaces at the end of aisles to provide spaces that are 3.2m wide, easier access parking spaces.

RACF / Building A – 46 parking spaces

- 15 visitor (12 for RACF, 3 for Building B)
- 6 ILUS residents (including 1 DDA AS2890.6 layout)
- 25 staff (including 1 DDA AS2890.6 layout), 2 car share spaces, 2 EV spaces, + 1 contractors parking)

Building B – 36 parking spaces

- 4 visitors (outside)
- 32 residents (including 4 DDA AS2890.6 layout)

Building C – 33 parking spaces

- 6 visitors
- 27 residents (including 5 DDA AS2890.6 layout)

Building D – 34 parking spaces

- 5 visitors (outside) (including 1 wider 3.2m space)
- 29 residents (including 4 DDA AS2890.6 layout)

Building E – 35 parking spaces

- 6 visitors (including 1 wider space 3.2m)
- 29 residents (including 2 DDA AS2890.6 layout, 2 wider 3.2m wide spaces)

Building F – 30 parking spaces

- 5 visitors (including 1 wider 3.2m space),
- 25 residents (including 4 DDA AS2890.6 layout)

Onsite Carpark “Paddock” – 40 parking spaces

- 40 staff
- 2 bus bays



Design Review

Accessibility Assessment

Principal Entrances & Internal Areas

Principal Entrances

To meet NCC D4D3, the proposed principal pedestrian entrance to the residential aged care facility is indicated to include a clear opening and circulation space to meet the requirements of AS1428.1 (2021).

The principal pedestrian entrances to Buildings B-F are indicated to include a clear opening (minimum 850mm at one active leaf) and circulation space to meet the requirements of AS1428.1 (2021).

Internal Areas

To meet the NCC D2D8, Part D4D3 and the Disability (Access to Premises - Buildings) Standards 2010, the **RAC design** is indicated to include the following:

- Lift access linking all levels of the building
- Corridor dimensions of minimum 1.5m and 1.8m for the full width of a doorway providing access into a sole-occupancy unit or communal bathroom
- Doorway openings of 1070mm where the doorway opens from a public corridor to a sole-occupancy unit; 870mm in other resident use areas; and 800mm in non-resident use areas.
- Door circulation space at ground floor common areas meeting the requirements of AS1428.1, in addition to clear door openings of 870mm
- A performance solution is proposed to meet D3D22 3(b); seating is proposed to be provided along corridors in lieu of handrails
- Back of house areas are proposed to be exempt areas under NCC D4D5 as they are areas where access would be inappropriate because of the particular purpose for which the area is used. These areas include: back of house areas on level 1, 2 and 3, store, plant areas, dirty utility, dirty linen, clean store, clinical room, staff WC, bulk store.
- The ground floor common facilities are indicated to include circulation space to and within areas used by the occupants to meet AS1428.1 and the access requirements of the Access to premises Standards and NCC part D4D3 for a class 9c facility.
- Provision for access into the pool via a pool platform lift and aquatic wheelchair

Club in Building D

To meet the NCC Part D4D3 and the Disability (Access to Premises - Buildings) Standards 2010, the Club is indicated to include circulation space at doors to meet the requirements of AS1428.1 clause 13.

Men's Shed

To meet the NCC Part D4D3 and the Disability (Access to Premises - Buildings) Standards 2010, an accessible path of travel is provided to the Men's Shed via Building A and the area is indicated to include circulation space at doors to meet the requirements of AS1428.1 clause 13.



Design Review

Accessibility Assessment

Lifts & Sanitary Facilities

Lifts

Passenger lifts link all levels of all buildings. The dimensions of the lifts are proposed to be sufficient to accommodate a stretcher in accordance with NCC E3D3.

Common Sanitary Facilities

To meet NCC F4 and the Disability (Access to Premises - Buildings) Standards 2010, the design is indicated to include the following:

- Building A:
 - Level 1 - Male, female and unisex accessible sanitary facilities near the lobby and gym; unisex accessible sanitary facilities adjacent to the pool
 - Level 2 – resident WCs near each dining area; staff WC's in back of house areas
- Building D Level 4 (Club):
 - Male, female and unisex accessible sanitary facilities

Accessible Bedrooms (sole occupancy units)

To meet NCC D4D2b and the Disability (Access to Premises - Buildings) Standards 2010, six accessible bedrooms with accessible ensuites are required. A performance solution is proposed as accessible rooms and ensuites providing fixtures and fittings in accordance with AS1428.1 are not proposed to be provided in the residential aged care facility. As this is an assisted care setting in which ageing in place is to be accommodated, residents will receive a high level of care and assistance from staff at all times and accessible rooms / ensuites that meet the requirements of AS1428.1 are not considered appropriate to meet the needs of the residents.

Areas that are Exempt from Accessibility Requirements

The areas listed below are areas that will meet the requirements of the Disability (Access to Premises - Buildings) Standards and the Building Code of Australia part D4D5 as areas that are not required to be accessible, as they are areas where access would be inappropriate because of the particular purpose for which they are used. These areas will be accessed by staff who will be required to undertake manual handling, bending and reaching. Exempt areas include: back of house areas including staff WCs on Levels 2, 3 and 4, laundries, store, plant areas, dirty utility, dirty linen, clean store, single WC in contractor's lunch room.



Design Review

Accessibility Assessment

Recommendations

In ongoing design, to comply with the Disability (Access to Premises - Buildings) Standards 2010 and NCC, include the following:

- i. Accessible parking spaces and related walking and wheelchair unloading areas comprise a slip-resistant, firm plane surface with a fall not exceeding 1:40 in any direction or 1:33 if the surface is a bituminous seal.
- ii. Provision of floor to ceiling height of 2.5m over the accessible parking spaces that are designed to meet AS2890.6 and 2.2m on the path of travel to the spaces.
- iii. Spaces that are designed to 2890.6 must have overhead clearance of 2.5m over the parking space and shared space whereas overhead clearance is not specified for the 3.2m wide accessible spaces.
- iv. Slip resistant surfaces on accessways that are traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- v. All doorways for public and staff areas (excluding any exempt areas meeting the NCC part D4D5) are to include a clear opening at the active leaf and circulation spaces or an automatic door opener, to meet the requirements of AS1428.1 clause 10.3.1.
- vi. To meet the NCC D4D13, unframed glazed doors and walls are to be provided with visual indicators to fully comply with AS1428.1.
- vii. Doors to provide luminance contrast to meet AS1428.1 clause 10.1.
- viii. All door handles and related hardware shall allow the door to be unlocked and opened with one hand and be such that a hand of a person who cannot grip will not slip from the handle during the operation of the latch as per AS1428.1 clause 10.4.
- ix. Provide pathways compliant with AS1428.1 linking to each type of outdoor area, including flush door thresholds or the inclusion of threshold ramps that meet AS1428.1 clause 7.5 – maximum 1:8 gradient and 280mm length.
- x. Abutment of surfaces to have a smooth transition with construction tolerance of 5mm, with a bevelled or rounded edge, to meet AS1428.1 clause 4.2.
- xi. Intercom/swipe card provided for after-hours access is to be located at a height to meet AS1428.1 clause 11.1 (900-1100mm) AFFL.
- xii. The reception counter at the main entry to Building A to include a section of counter with dimensions compliant with AS1428.2 to facilitate access by a person using a wheelchair.



Design Review

Accessibility Assessment

Recommendations

- xiii. In ongoing design, to comply with NCC D4D3 and E3 the lifts are to include the following features in accordance with AS1735.12:
 - A handrail complying with the provisions for a mandatory handrail in AS 1735.12 clause 5.3
 - Minimum clear door opening of 900mm as in AS 1735.12 section 2
 - Passenger protection system complying with AS 1735.12 clause 4.2
 - Lift car and landing control buttons complying with AS 1735.12 section 7 for Braille, tactile and luminance contrast
 - Lighting complying with AS 1735.12 section 10
- xiv. To meet NCC D4D3 and AS1428.1 clause 8.1, ensure in ongoing design that new external stairs include handrails on both sides that include a 300mm horizontal extension at the top and bottom set back by a minimum of 600mm so that the handrail does not protrude into the transverse path of travel.
- xv. All stairways are required to have nosing profiles which include 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing that includes a minimum luminance contrast of 30% with the tread and opaque risers to comply with AS1428.1 clause 8.1.
- xvi. At fire stairs, handrails are required to be continuous and comply with Clause 8.2 of AS1428.1 including an offset riser so that the height of the handrail is consistent throughout the stairway and landing; and handrail endings in accordance with AS1428.1 clause 8.2.
- xvii. If an inbuilt amplification system is to be installed in the multipurpose room, cinema and ILU club, NCC D4D8 requires a hearing augmentation system to be provided where an inbuilt amplification system, other than one used for emergency warning is installed. If an induction loop, it must be provided to not less than 80% of the floor area of the room.
- xviii. Ensure in ongoing design that new unisex accessible sanitary facilities in communal areas include a layout, circulation space (door, WC pan, basin) and fittings to meet the requirements of AS1428.1 clause 12.2.
- xix. Unisex accessible sanitary facilities in Building A should provide LH and RH layouts as evenly as possible to comply with NCC F4D5.
- xx. Ensure that in ongoing design cubicles for people with ambulant disabilities are provided on the G floor of Building A and include features complying with AS1428.1 clause 13.1 (signage, entry airlock and cubicle door circulation, WC pan height, grabrails, toilet paper dispenser, clothes hook).



Design Review

Accessibility Assessment

Independent Living Units (ILUs)

Housing State Environmental Planning Policy (2021)

To ensure the accessibility needs of residents are appropriately met, the design has incorporated the equivalent updated provisions of Schedule 16 in the Warrinagh LEP - Housing SEPP 2021 Schedule 4 - Standards concerning access and useability for independent living units, which references more up to date access standards.

To meet the State Environmental Planning Policy (Housing) 2021- standards concerning access and useability, all ILU types are proposed to include:

- Entrance doorways with 850mm clear width doors with suitable latch side clearances in accordance with AS1428.1
- A minimum 1000mm clear width path of travel throughout the apartments
- Accessible paths of travel and door approaches compliant with AS1428.1 to the master bedroom, kitchen, living room, study and balcony
- The accessible ensuite with suitable clearances including 1900mm x 2300mm clearance around the pan, located 450-460mm from the side wall, in accordance with AS1428.1
- Shower with minimum 2350mm x 1600mm clearance including the shower recess and circulation area (with accessible basin installed).
- The basin is indicated to be located outside these circulation areas and offset a minimum 425mm (to centre line) from the internal corner.
- Circulation space in front of wardrobe
- Adequate circulation space around the bed in the master bedroom

The following table sets out the requirements that must be included in ongoing detailed design to comply with the Housing SEPP 2021.



Design Review

Accessibility Assessment – Housing SEPP 2021

Clause	Access Requirements	Comment
Schedule 4 SEPP 2021 – Standards Concerning accessibility and usability		
Clause 2 Siting Standards	<p>(i) Wheelchair access 100% if site has gradient of less than 1:10</p> <p>(ii) 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>	100% of the dwellings are wheelchair accessible
Common areas	(iii) 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.	Indicated on plans
Clause 3 Letterboxes	<p>(a) must be situated on a hard standing area and</p> <p>(b) must have wheelchair access and circulation by a continuous accessible path of travel from the letterbox to the relevant dwelling</p> <p>(c) must be lockable by a lock that faces a wheelchair accessible path.</p> <p>(2) If a structure contains multiple letterboxes, the structure must be in a prominent location.</p> <p>(3) At least 20% of the letterboxes on the site must be more than 600mm and less than 1,200mm above ground level (finished).</p>	Indicated on plans
Clause 4 Car Parking	<p>(2) If parking spaces associated with a class 1, 2 or 3 building under the <i>Building Code of Australia</i> are provided in a common area for use by occupants who are seniors or people with a disability, the following applies—</p> <p>(c) for a group of 8 or more parking spaces—</p> <p>(i) at least 15% of the parking spaces must comply with AS/NZS 2890.6, and</p> <p>(ii) at least 50% of the parking spaces must—</p> <p>(A) comply with AS/NZS 2890.6, or</p> <p>(B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction.</p> <p>(4) At least 5% of any visitor parking spaces must comply with AS/NZS 2890.6</p>	Proposed parking strategy outlined on page 13.



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Accessibility Assessment – Housing SEPP 2021

Clause	Access Requirements	Comment
Clause 5 Accessible Entry	<p>(1) The main entrance to a dwelling must have—</p> <p>(a) a clear opening that complies with AS 1428.1, and</p> <p>(b) a circulation space in front of the door and behind the door that complies with AS 1428.1.</p> <p>(2) This section does not apply to an entry for employees.</p>	Indicated on plans
Clause 6 Interiors	<p>(1) An internal doorway must have an unobstructed opening that complies with AS 1428.1.</p> <p>(2) An internal corridor must have an unobstructed width of at least 1,000mm.</p> <p>(3) The circulation spaces in front of and behind an internal doorway in the following areas must comply with AS 1428.1—</p> <p>(a) a kitchen,</p> <p>(b) a laundry,</p> <p>(c) a bathroom,</p> <p>(d) a toilet,</p> <p>(e) a bedroom,</p> <p>(f) a living area,</p> <p>(g) the main area of private open space.</p> <p>(4) To avoid doubt, subsection (3)(b) does not apply to laundry facilities in a cupboard.</p>	Indicated on plans
Clause 7 Bedroom	<p>At least one bedroom in a dwelling must have the following—</p> <p>(a) a clear area, not including a circulation space, sufficient to accommodate—</p> <p>(i) for a hostel—a wardrobe and a single-size bed, or</p> <p>(ii) for an independent living unit—a wardrobe and a queen-size bed,</p> <p>(b) a clear area around the area for the bed of at least—</p> <p>(i) 1,200mm at the foot of the bed, and</p> <p>(ii) 1,000mm on each side of the bed,</p> <p>(c) at least 2 double general power outlets on the wall where the head of the bed is likely to be,</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.</p>	Indicated on plans. Details of GPOs to be provided in detailed design.



Design Review

Accessibility Assessment – Housing SEPP 2021

Clause	Access Requirements	Comment
Clause 8 Bathroom	<p>(1) At least one bathroom in a dwelling must be located on—</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The bathroom must have the following—</p> <p>(a) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,</p> <p>(b) a washbasin with tap ware capable of complying with AS 1428.1, including by future adaptation if the washbasin and tap ware continue to use existing hydraulic lines,</p> <p>(c) a shower that—</p> <p>(i) is accessible without a shower-hob or step, and</p> <p>(ii) complies with the requirements of AS 1428.1 for the entry, circulation space, floor gradient to the wastewater outlet and location of the mixer tap, and</p> <p>(iii) is in the corner of a room, and</p> <p>(iv) has a wall capable of accommodating the installation of a grab rail, portable shower head with supporting grab rail and shower seat, in accordance with AS 1428.1,</p> <p>(d) a wall cabinet with shelving illuminated by an illumination level of at least 300 lux,</p> <p>(e) a double general power outlet in an accessible location, in accordance with AS 1428.1.</p> <p>(3) Subsection (2)(c) does not prevent the installation of a shower screen that can easily be removed to enable compliance with that paragraph.</p>	<p>Indicated on plans; details of slip resistance, taps, illumination and GPOs to be provided in ongoing detailed design.</p>
Clause 9 Toilet	<p>(1) At least one toilet in a dwelling must be located on—</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The toilet must have the following—</p> <p>(a) a water closet pan—</p> <p>(i) in the corner of the room, and</p> <p>(ii) with a centreline set-out in accordance with AS 1428.1,</p> <p>(b) a circulation space in front of the water closet pan that is—</p> <p>(i) at least 1,200mm long and at least 900mm wide, and</p> <p>(ii) clear of door swings and fixtures, other than a toilet paper dispenser or grab rails,</p> <p>(c) a circulation space around the water closet pan that complies with AS 1428.1,</p> <p>(d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,</p> <p>(e) a wall capable of accommodating the installation of a back rest and grab rail that will comply with AS 1428.1.</p> <p>(3) A removable shower screen may be located in the circulation space specified in subsection (2)(c).</p>	<p>Indicated on plans; details of slip resistance, accommodation of grab rails to be provided in ongoing detailed design.</p>



Design Review

Accessibility Assessment – Housing SEPP 2021

Clause	Access Requirements	Comment
Clause 10 Surface finishes	Balconies and external paved areas must have surfaces that are slip resistant and comply with— (a) the <i>Building Code of Australia</i> , or (b) the Standards Australia Handbook SA HB 198:2014, <i>Guide to the specification and testing of slip resistance of pedestrian surfaces</i> , published on 16 June 2014.	Tbc, capable of complying
Clause 11 Door Hardware	(1) Door handles and hardware for all doors, including entry doors and external doors, must comply with AS 1428.1. (2) To avoid doubt, subsection (1) does not apply to cabinetry.	Tbc, capable of complying
Clause 12 Switches & Powerpoints	(1) Switches and power points must— (a) comply with AS 1428.1, or (b) be capable of complying with AS 1428.1 through future adaptation. (2) Subsection (1) does not apply to— (a) remote controls, or (b) power points likely to serve appliances that are not regularly moved or turned off.	Tbc, capable of complying
Private Passenger Lifts	(1) This section applies to a private passenger lift that is required by this schedule to be accessible only from inside a particular dwelling. (2) The private passenger lift must— (a) be at least 1,100mm wide and at least 1,400mm long, measured from the lift car floor, and (b) have a clear indoor landing on all floors serviced by the lift, other than the floor on which the main area of private open space is located, at least 1,540mm long and at least 2,070mm wide, and (c) have controls that comply with— (i) AS 1735.12:2020, Lifts, escalators and moving walks, Part 12: Facilities for persons with disabilities, published on 26 June 2020, or (ii) AS 1735.15:2021, Lifts, escalators and moving walks, Part 15: Safety rules for the construction and installation of lifts — Special lifts for the transport of persons and goods — Vertical lifting platforms intended for use by persons with impaired mobility, published on 23 July 2021. (3) The width of the door opening of the private passenger lift must be at least 900mm. (4) The private passenger lift must not be a stairway platform lift.	n/a



Design Review

Accessibility Assessment – Housing SEPP 2021

Clause	Access Requirements	Comment
Part 2 Additional Standards for independent living units		
Clause 15 Bedroom	At least one bedroom in an independent living unit that complies with this schedule, section 7 must be located on— (a) the same floor as the entry to the unit, or (b) a floor serviced by a private passenger lift accessible only from inside the unit.	Indicated on plans
Clause 16 Living Room	(1) A living room in an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. (2) The living room must have— (a) a circulation space that— (i) is clear of all fixtures, and (ii) has a diameter of at least 2,250mm, and (b) a telecommunications or data outlet adjacent to a general power outlet.	Indicated on plans
Clause 17 Main area of private open space	The main area of private open space for an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling.	Indicated on plans
Clause 18 Kitchen	(1) A kitchen in an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. (2) The kitchen must have a circulation space with a diameter of at least 1,200mm between each bench top, cupboard or large appliance and each other bench top, cupboard or large appliance. (3) Each circulation space specified in subsection (2) must be capable of being increased to a diameter of 1,550mm without— (a) relocating the sink, or (b) moving a load-bearing wall, or (c) breaching another circulation requirement.	Indicated on plans



Design Review

Accessibility Assessment – Housing SEPP 2021

Clause	Access Requirements	Comment
Clause 18 Kitchen (contd)	<p>(4) The kitchen must have the following fittings—</p> <p>(a) a bench that includes at least one work surface that is—</p> <p>(i) at least 800mm long, and</p> <p>(ii) clear of obstructions, and</p> <p>(iii) not in the corner of the room,</p> <p>(b) a lever tap set with the lever and water source that is within 300mm of the front of the bench,</p> <p>(c) a cooktop next to the work surface,</p> <p>(d) an isolating switch for the cooktop,</p> <p>(e) an oven that—</p> <p>(i) has operative elements between 450mm and 1,250mm above the finished floor level, and</p> <p>(ii) is next to the work surface,</p> <p>(f) at least one double general power outlet located within 300mm of the front of a work surface.</p> <p>(5) The cupboards must—</p> <p>(a) not be entirely located in the corner of the bench or the corner of the room, and</p> <p>(b) face where the user of the fixture is likely to be.</p> <p>(6) An overhead cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the bottom of the cupboard.</p> <p>(7) A below-bench cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the top of the cupboard.</p> <p>(8) The lever tap set, cooktop, isolating switch, oven and double general power outlet must—</p> <p>(a) not be in the corner of the bench or the corner of the room, and</p> <p>(b) face where the user of the fixture is likely to be.</p> <p>(9) Cabinetry below a work surface must be able to be easily removed to allow wheelchair access to the work surface.</p>	<p>Capable of complying</p> <p>Some items are proposed to be provided as required and if kitchen is adapted to suit individual needs.</p> <p>Details to be provided in ongoing detailed design.</p>



Design Review

Accessibility Assessment – Housing SEPP 2021

Clause	Access Requirements	Comment
Clause 19 Laundry	<p>(1) A laundry in an independent living unit must be located on—</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The laundry must have the following—</p> <p>(a) a circulation space that complies with AS 1428.1 at the approach to any external doors,</p> <p>(b) an appropriate space for an automatic washing machine and a clothes dryer,</p> <p>(c) a clear space in front of each appliance of at least 1,550mm,</p> <p>(d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,</p> <p>(e) a continuous accessible path of travel to the main area of private open space or any clothes line provided for the dwelling.</p> <p>(3) The space specified in subsection (2)(c) may overlap with a door swing or the circulation space for a door.</p> <p>(4) For laundry facilities in a cupboard, the cupboard must be capable of being fitted with “D” pull cupboard handles in the following locations—</p> <p>(a) for below-bench cupboards—towards the top,</p> <p>(b) for overhead cupboards—towards the bottom,</p> <p>(c) for floor-to-ceiling doors—between 900mm and 1,100mm above the finished floor level.</p> <p>(5) In this section—</p> <p>laundry includes laundry facilities in a cupboard.</p>	Indicated on plans. Details of slip resistance and D-pull handles to be provided in detailed design.
Clause 20 Linen Storage	<p>An independent living unit must have a floor-to-ceiling linen storage cupboard that—</p> <p>(a) is at least 600mm wide, and</p> <p>(b) has adjustable shelving.</p>	Indicated on plans
Clause 21 Lift Access	<p>An independent living unit on a storey above the ground storey must be accessible by a lift that complies with the Building Code of Australia, Volume 1, Part E3.</p>	Indicated on plans
Clause 22 Garbage & Recycling	<p>A garbage storage area and a recycling storage area provided for an independent living unit must be accessible by a continuous accessible path of travel from the dwelling entrance.</p>	Indicated on plans



Conclusion

Conclusion

This review addresses the requirements for access by people with a disability or who are older, to the proposed new buildings for residents, staff and visitors and is reviewed for compliance with the Disability (Access to Premises - Buildings) Standards 2010, relevant sections of the National Construction Code (NCC) 2022, Australian Standards on Access and Mobility, and Warringah Local Environmental Plan 2000 (WLEP 2000) accessibility requirements.

Provided the accessible features and recommendations are demonstrated during detailed design, it is our opinion that the proposed development at 2B Morgan Road, Belrose, can comply with the accessibility requirements listed above.

I certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the work being certified and I hold appropriate current insurance policies.

Jen Barling | Access + Inclusion Consultant

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