

ACCESSIBILITY APPRAISAL REPORT

PROPOSED SENIORS LIVING DEVELOPMENT AT

LOT 1 DP 1128633
&
Lot 84 DP 792945
52 BELLE O'CONNOR STREET,
SOUTH WEST ROCKS



***DAVID PENSINI – BUILDING CERTIFICATION AND
ENVIRONMENTAL SERVICES***

DECEMBER 2016

This report has been prepared by David Pensini – Building Certification and Environmental Services with all reasonable skill, care and diligence for Saltwater Links Group.

The information contained in this report has been gathered from discussions with representatives of Saltwater Links Group, a review of the plans provided on behalf of Saltwater Links Group and experience.

No inspection or assessment has been undertaken on other aspects of the proposed development outside the scope of this report.

This report does not imply, nor should it be implied, that the proposed development will comply fully with relevant legislation.

The report shall not be construed as relieving any other party of their responsibilities or obligations.

David Pensini – Building Certification and Environmental Services disclaims any responsibility Saltwater Links Group and others in respect of any matters outside the scope of this report.

The report is confidential and the writer accepts no responsibility of whatsoever nature, to third parties who use this report, or part thereof is made known. Any such party relies on this report at their own risk.

For and on behalf of David Pensini –Building Certification and Environmental Services.

Prepared by: David Pensini

Signed:



Dated: 10th December 2016

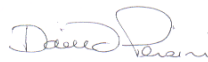
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		Name	David Pensini		David Pensini
		Signature			

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PREFACE

The land which comprises the subject site is currently known as Lot 1 DP 1128633 and Lot 84 DP 792945, 52 Belle O'Connor Street, South West Rocks.

It is proposed to develop portion of the subject site as a seniors living development pursuant to State Environmental Planning Policy – Housing for Seniors or People with a Disability, 2004.

The development concept provides for two hundred and thirty five (235) separate dwelling sites, open space areas, clubhouse, amenities building, tennis court, bowling green, swimming pool and caravan storage. The development concept also provides for internal access roads, stormwater management infrastructure and the provision of utility services.

The purpose of this report is to provide a practical guide to complying with the various accessibility and adaptability design and construction issues which will be relevant to the proposed development.

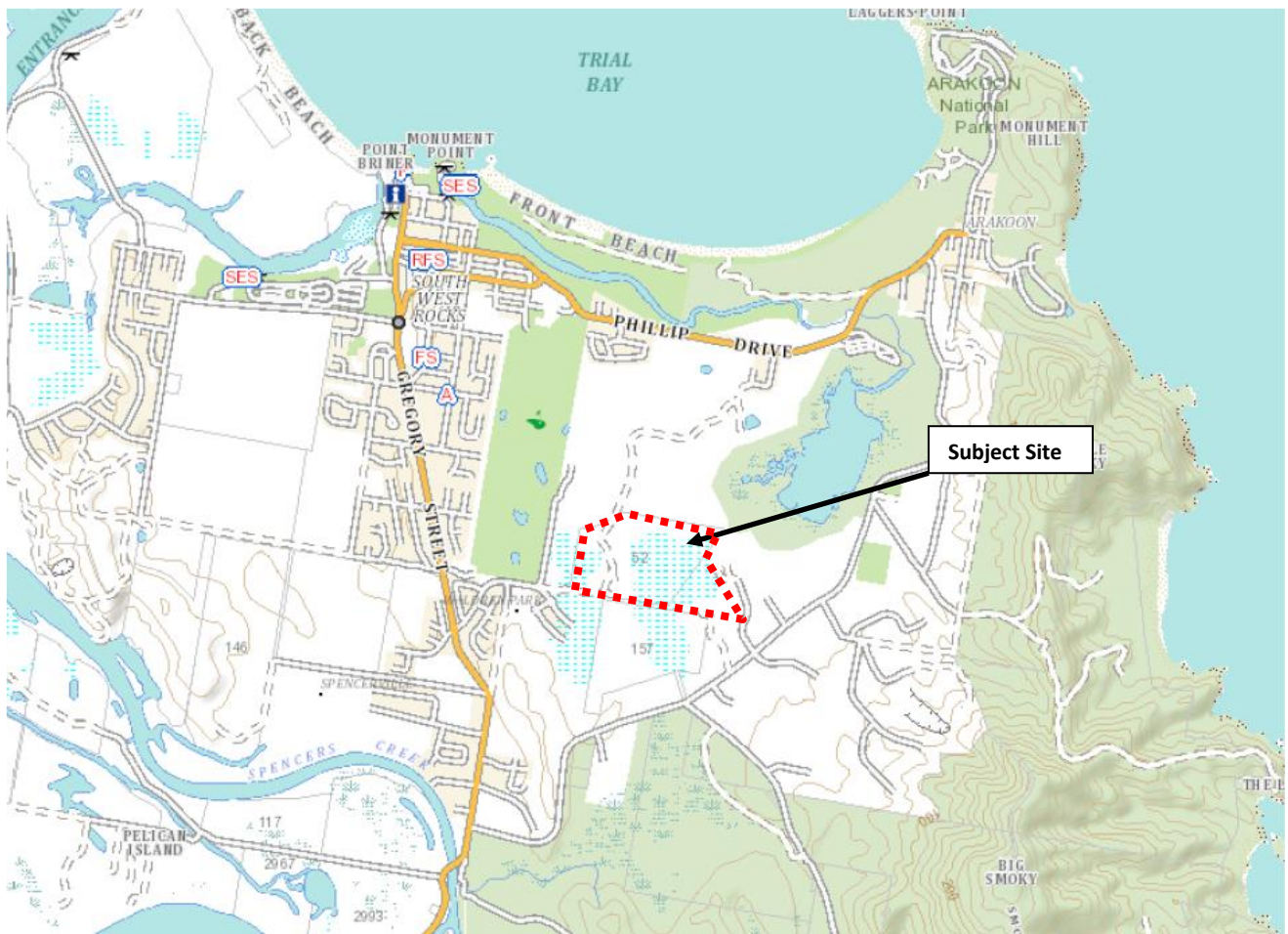
This report outlines the access and facility standards and requirements which are relevant to the design, construction and operation of the proposed seniors living development.

1. INTRODUCTION

1.1 Background

This access appraisal report has been prepared to accompany a development application which seeks approval for a seniors living development pursuant to State Environmental Planning Policy – Housing for Seniors or People with a Disability, 2004, on land known as Lot 1 DP 1128633 and Lot 84 DP 792945, 52 Belle O'Connor Street, South West Rocks, refer to **Figure 1** below.

Figure 1 – Site Location



It is noted that due to the nature of the proposed development the proposed facilities and infrastructure are required to be accessible and adaptable in accordance with requirements of;

- Building Code of Australia;
- Disability (Access to Premises) Standards 2011; and
- State Environmental Planning Policy – Housing for Seniors or People with a Disability, 2004.

This report therefore provides information regarding the various accessibility and adaptability design and construction compliance issues which are relevant to the proposed development.

1.2 Development Proposal

The proposed seniors living development involves:

- Approximately 235 dwelling lots of varying size ranging between approximately 219m² and 371m²;
- Extensive open space areas;
- Community infrastructure including clubhouse, tennis court, bowling green, swimming pool, amenities building and caravan storage.
- Associated services (water, electricity, sewer) and stormwater drainage infrastructure;
- Internal roads;
- Some vegetation clearing and cut/fill earthworks to accommodate the development; and
- Extension of Belle O'Conner Drive within crown road reserve to the south of the subject site (new road to be known as Burrawong Drive).

The development concept for the proposed seniors living development is provided in **Attachment 1**.

1.3 Application of Accessibility Standards

It is noted that due to the level of detail which is available in relation to the design and construction of the proposed development the determination of the level of compliance of the proposed development with the relevant accessibility and adaptability standards is limited to the identification of compliance requirements and where possible an indication of any compliance issues which may need to be addressed in the detailed design phase of the proposed development.

In this regard the level of information which is available has dictated the level of compliance assessment which is able to be undertaken at this stage of the development approvals process.

2. SUBJECT SITE

2.1 Site Description

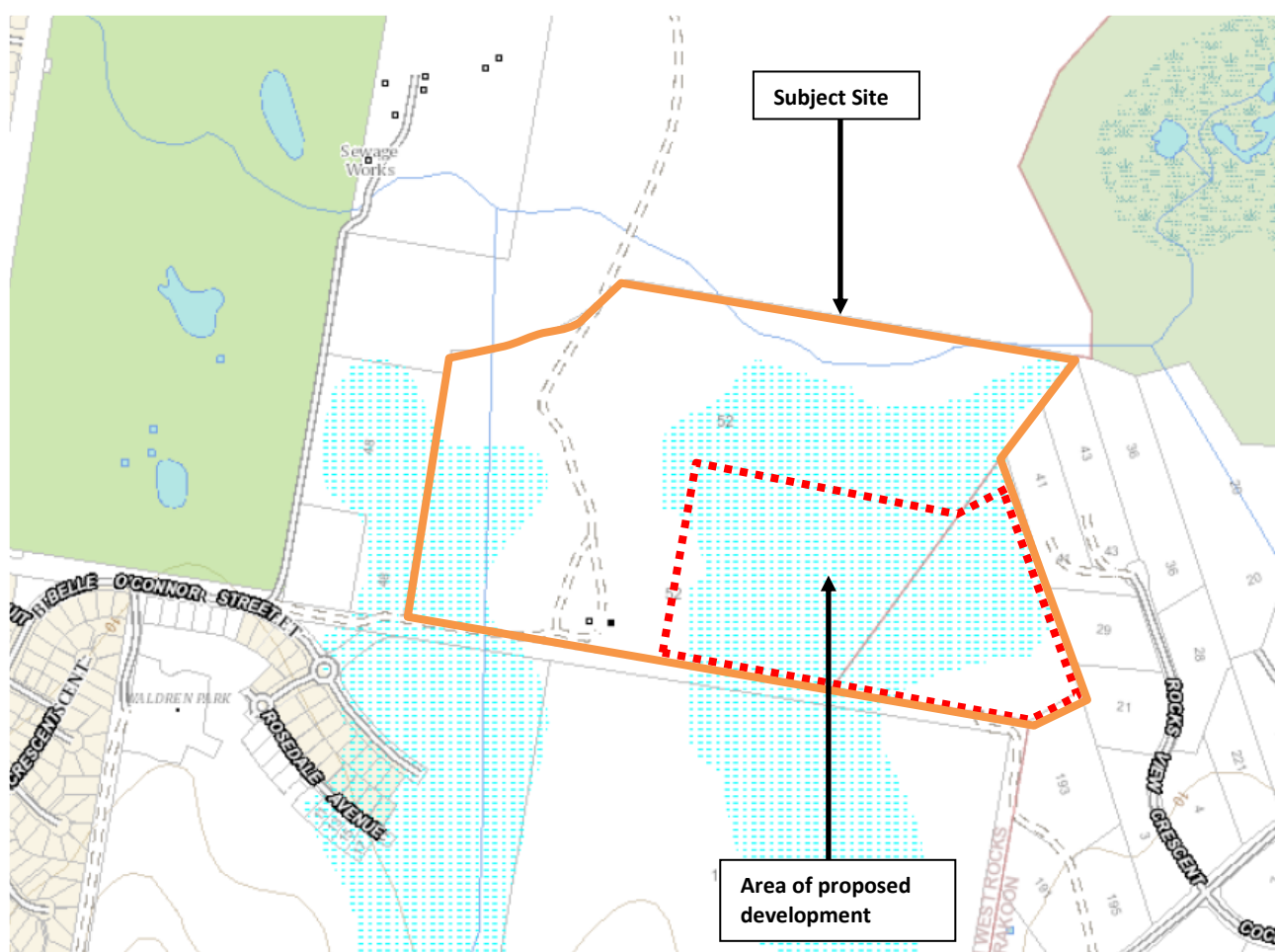
Located at the base of local foothills, the subject site is bounded in the south vacant land which will form part of the Seascape Grove Residential Estate, (to the southwest of the subject site), which is progressively being developed for urban residential uses. The land to the north of the subject site was the subject of a rezoning to an environmental conservation landuse zone as part of Amendment No.55 to KLEP, which was gazetted on 14 August 2009. To the west of the subject site is a recently commenced residential subdivision which occupies the western portion of the subject site before a transition to the South West Rocks golf course. To the east of the subject site are existing large lot residential properties. Further to the north and east of the subject site is the Hat Head National Park and the Pacific Ocean.

Currently the subject site is vacant land. Much of the northern and far eastern portions of the site are covered by thick Coastal Heath vegetation. The southern and western portions

of the subject site are largely cleared. The subject site has largely been utilised for agricultural and grazing purposes in the past. Existing dwellings area located on each of the two lots which comprise the subject site. Both dwellings are located in the southern portion of each of the lots. It is however noted that the western portion of Lot 1 DP 1128633 which is currently being developed as residential allotments in accordance with the development approval which has already been granted for the development of the subject site.

The proposed seniors living development occupies the southern and central eastern portions of the area of land which comprises the subject site. According the development site extends to the north from the unformed crown road reserve which adjoins the subject site to the south to the buffer zone to Saltwater Creek and to the east from the western portion of Lot 1 DP 1128633 which is currently being developed as residential allotments. The eastern boundary of the development site is adjoined by existing large lot residential development on the northern end of Rocks View Crescent. Undeveloped but residentially zoned land extends to the south of the development site, refer to **Figure 2**.

Figure 2 – Land Use Context



As can be seen in **Figure 2** above surrounding land uses include:

- East - land zoned Large Lot Residential (R5)). Most adjoining lots support the presence of a dwellings.
- South (Southwest) - the 'Seascape Grove' residential estate..

- South (South/southeast) – vacant residentially zoned land.
- West – residential subdivision currently under construction. Beyond the subdivision is a right-of-way easement road providing access to the South West Rocks Sewerage Treatment Plant and then the South West Rocks golf course.
- North – environmental conservation land. Saltwater Creek and Lagoon are located to the north-east with an area categorised as a SEPP 14 Wetland.

The land within the development site forms the lower slopes of the ridgeline that rises to the south, falling to the north towards Saltwater Creek at <2 degrees. The existing dwelling within the subject site is located on a low spur than also falls to the north at 1 – 2 degrees whilst falling to the east and west at 1 – 2 degrees to the overland flow path that extends to the north from the adjoining properties to the south of Belle O'Connor Street. The topography of adjoining and adjacent land is similar to that of the subject site with the predominance of gentle northerly down slopes towards Saltwater Creek and Saltwater Lagoon which are present to the north and northeast of the site respectively.

3. ACCESSIBILITY AND ADAPTABILITY STANDARDS

3.1 Building Classifications

It is noted that the application of a number of accessibility and adaptability requirements to the proposed development requires the determination of the classification of the various buildings which comprise the development. The classification process has regard to the nature of use of a building. In this regard the following building classifications, (BCA and Premises Standard), have been determined as being relevant to the proposed seniors living development;

- Seniors Living Dwellings - *Class 1a: a single dwelling being—
(i) a detached house;*
- Club-house Building – *Class 9b: an **assembly building**, including a trade workshop, laboratory or the like in a primary or secondary school, but excluding any other parts of the building that are of another Class;*
- Amenities building – *Class 10a: a non-habitable building or structure being a non-habitable building being a private garage, carport, shed, or the like;*
- Tennis Court, swimming pool and bowling green – *Class 10b structures.*

3.2 Building Code of Australia

It is noted that the relevant provisions of Part D3 of the BCA applies to the proposed development. In this regard due to the nature of the proposed development and the use classifications which are relevant to the building infrastructure the BCA provisions are only relevant to the proposed Club-house building, the Amenities building and the associated swimming pool, (based on perimeter of the pool being >40m).

Details of the relevant BCA compliance requirements as they pertain to disabled access and facilities in relation to the proposed Club-house and Amenities buildings and associated swimming pool are provided in **Attachment 2**.

Importantly the BCA provides that disabled access and facilities must be designed and constructed so as to comply with the relevant provisions of AS1428.1 – 2009.

3.3 Disability (Access to Premises) Standards 2011

3.3.1 Background

The purpose of the Disability (Access to Premises) Standards 2011 is to both:

- provide for equitable and dignified access to new buildings and those areas of existing buildings that undergo renovation or upgrade that requires a building approval, and
- provide greater certainty to those involved in the design, construction, certification and management of buildings in relation to the level of access required in the buildings covered by the Premises Standards.

One of the main objectives behind developing the Premises Standards was to develop a single set of design and construction requirements covering access to new buildings and an extension to, or modification of, an existing building.

The Building Code of Australia (BCA) was also amended on 1 May 2011 to achieve consistency with the Premises Standards (Access Code) for buildings (Schedule 1 of the Premises Standards). Relevant state and territory building laws and regulations have also been amended to ensure administrative provisions, including certain exemptions and concessions of the Premises Standards, are also consistent, as far as possible.

3.3.2 Key Concepts of the Premises Standards

(i) Application of Standards

Clause 2.1 of the Standards provides the circumstances whereby the Standards apply being;

(1) Subject to subsection (2), these Standards apply to the following:

(a) a new building, to the extent that the building is:

- (i) a specified Class 1b building; or*
- (ii) a Class 2 building that has accommodation available for short-term rent; or*
- (iii) a Class 3, 5, 6, 7, 8, 9 or 10 building;*

(b) a new part, and any affected part, of a building, if the building is:

- (i) a specified Class 1b building; or*
- (ii) a Class 2 building that:*
 - (A) is a new building; and*
 - (B) has accommodation available for short-term rent; or*
- (iii) a Class 3, 5, 6, 7, 8, 9 or 10 building;*

(c) an existing public transport building that is still in use on the target date mentioned in an item in the table in section 3.1.

Having regard to the above it is considered that the relevant provisions of the Standards apply to the proposed development by virtue of (1)(a)(iii). In this regard due to the nature of the proposed development and the use classifications which are relevant to the building infrastructure the Standards provisions are only relevant to the proposed Club-house and Amenities buildings.

(ii) Affected Part

The Standards provide that an affected part is:

*(a) the principal pedestrian entrance of an existing building that contains a new part; and
(b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.*

The affected part provisions of the Standard are not specifically relevant in the circumstances as compliance with the standard is required as the proposed development provides for the construction of new building infrastructure.

Therefore the provisions of the Standard (and Access Code) apply to the entire Club-house building.

(iii) Principal Pedestrian Entrance

The Explanatory Statement for the Premises Standards describes the principal pedestrian entrance as being required to be accessible in all cases because it would be the most commonly used entrance by **all** building users.

In the case of a building where a rear entrance from a car park is normally used by a majority of persons attending the building by car, the front entrance would be considered the principal pedestrian entrance as not all persons will travel by car and the use of the rear entrance would discriminate against those persons who do not use this mode of transport.

The principal pedestrian entrance is not confined to the doorway. It also includes any external steps, ramps, porticos, turnstiles or the like which are associated with the entrance and which form part of the building.

Having regard to the above it is considered that the requirements of the Standards (Access Code) will be applicable to the principal pedestrian entrance of the proposed Club-house and Amenities buildings.

(iv) Concessions

The Premises Standards include a number of specific exceptions and concessions.

While the Premises Standards (and associated Access Code) includes a number of limitations to the levels of access required, inevitably there will be exceptional situations, particularly in relation to upgrading existing buildings, where requiring full compliance with the Performance Requirements through adoption of the 'Deemed-to-Satisfy' Provisions would

be too onerous or where a suitable alternative approach (Alternative Solution) was not available. For this reason the general DDA provision for unjustifiable hardship is retained in the Premises Standards as an exception.

An exemption is also provided to preserve Section 47 of the DDA, which provides an exemption for acts done under statutory authority.

Concessions are provided to recognise cases where it has been decided that it would be unreasonable to require full compliance with the 'Deemed-to-Satisfy' Provisions of the Premises Standard (Access Code). These relate to:

- lessees
- existing accessible lifts
- existing accessible toilets

Having regard to the nature of the proposed development it is unlikely that the aforementioned concessions will be applicable in the circumstances.

3.3.3 Application of Standard to Subject Development

Having regards to the above, the Premise Standard (Access Code) will apply to the proposed development however its application will be limited to the proposed Club-house and Amenities buildings.

Details of the relevant Access Code requirements as they pertain to disabled access and facilities in relation to the proposed Club-house and Amenities buildings is provided in **Attachment 3**.

In addition some of the key access and adaptability requirements of the Premises Standard are provided as **Attachment 4**.

3.4 State Environmental Planning Policy – Housing for Seniors or People with a Disability, 2004.

3.4.1 Back ground

Given the nature of the use of the proposed development the requirements of SEPP - Housing for Seniors or People with a Disability, 2004 are specifically relevant to the design and construction of the proposed seniors living development.

The following provisions of the SEPP are specifically relevant to the determination of the relevant accessibility and adaptability requirements as they will apply to the proposed development;

Seniors housing

*In this Policy, **seniors housing** is residential accommodation that is, or is intended to be, used permanently for seniors or people with a disability consisting of:*

- (a) a residential care facility, or*
- (b) a hostel, or*
- (c) a group of self-contained dwellings, or*

*(d) a combination of these,
but does not include a hospital.*

General term: “self-contained dwelling”

*In this Policy, a **self-contained dwelling** is a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.*

It is noted that the proposed development incorporates self-contained dwellings which will be occupied by seniors and accordingly the development standards provided for by the SEPP are relevant to the proposed development. Accordingly the SEPP provides that a consent authority must not consent to a development application made pursuant to The SEPP unless the consent authority is satisfied that the proposed development demonstrates that adequate regard has been given to the accessibility principles set out in Division 2 of the SEPP.

The relevant accessibility design principles which are relevant to the proposed development are;

Division 2 Design principles

38 Accessibility

The proposed development should:

- (a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and*
- (b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.*

It is noted that Clause 41 of the SEPP provides the development standards which are relevant to for hostels and self-contained dwellings, as follows;

(1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of a hostel or self-contained dwelling unless the proposed development complies with the standards specified in Schedule 3 for such development.

(2) Despite the provisions of clauses 2, 7, 8, 9, 10, 11, 12, 13 and 15–20 of Schedule 3, a self-contained dwelling, or part of such a dwelling, that is located above the ground floor in a multi-storey building does not have to comply with the requirements of those provisions if the development application is made by, or by a person jointly with, a social housing provider.

3.4.2 Application of SEPP to Subject Development

Having regards to the above, the accessibility and adaptability requirements of the SEPP are relevant to the proposed development on the basis that the development provides for self-contained dwellings which provide accommodation for seniors. In accordance with Clause 41

of the SEPP the proposed development must comply with the standards provided for by Schedule 3 of the SEPP. It is also noted that Clause 2(3) of Schedule 3 requires that;

Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use all common areas and common facilities associated with the development.

In accordance with the above all areas of the proposed development must comply with the access requirements of AS1428.1.

Details of the relevant Schedule 3 requirements as they pertain to the proposed development is provided in **Attachment 5**.

ATTACHMENT 1 – PROPOSED DEVELOPMENT



ATTACHMENT 2 – BCA DISABLED ACCESS & FACILITIES REQUIREMENTS **(Proposed Club House Building)**

BCA CLAUSE	DESCRIPTION	COMMENT
Part D3	Access for People with Disabilities	
D3.1	Application of Part	Applies – Compliance to be demonstrated Club House - To and within all areas normally used by the occupants. Amenities Building - To and within: (a) an accessible sanitary facility; and (b) a change room facility; and (c) a public shelter or the like. Swimming pool - To and into swimming pools with a total perimeter greater than 40 m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible
D3.2	Access to buildings	Applies to Club-house and Amenities Buildings and associated swimming pool — Compliance to be demonstrated. An accessway must be provided to a building required to be accessible— (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment An accessway must be provided through the principal pedestrian entrance
D3.3	Parts of building to be accessible	Applies – Compliance to be demonstrated.
D3.4	Concessions	Not applicable

D3.5	Car parking	Applies – Compliance to be demonstrated. Disabled carparking is required to be provided adjacent to the Club House building - 1 space for every 50 carparking spaces or part thereof
D3.6	Signage - Identification of accessible facilities services and features	Applies - Compliance to be demonstrated.
D3.7	Hearing augmentation	Not Applicable
D3.8	Tactile indicators	Applies - Compliance to be demonstrated
D3.9	Wheelchair seating spaces in Class 9b assembly buildings	Not Applicable
D3.10	Swimming Pools	Applies - Compliance to be demonstrated. Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible. An accessible entry/exit must be by means of— (i) a fixed or movable ramp and an aquatic wheelchair; or (ii) a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or (iii) a platform swimming pool lift and an aquatic wheelchair; or (iv) a sling-style swimming pool lift. Where a swimming pool has a perimeter of more than 70 m in length, at least one accessible water entry/exit must be provided by a means specified in (b)(i), (ii) or (iii) above. Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.
D3.11	Ramps	Potentially applicable – dependent upon design Compliance to be demonstrated

D3.12	Glazing on an accessway	Potentially applicable – dependent upon design. Compliance to be demonstrated
Spec. D3.6	Braille and tactile signs	Applies - Compliance to be demonstrated
Spec. D3.10	Accessible Water Entry/Exit for Swimming Pools	Applies - Compliance to be demonstrated.

BCA CLAUSE	DESCRIPTION	COMMENT
Part F2	Sanitary and Other Facilities	
F2.1	Facilities in residential buildings	Not Applicable
F2.2	Calculation of number of occupants and fixtures	Not Applicable
F2.3	Facilities in Class 3 to 9 buildings.	Applies to Club House building - Compliance to be demonstrated
F2.4	Facilities for people with disabilities	Applies to Club House building - Compliance to be demonstrated
F2.5	Construction of sanitary compartments	Applies to Club House building - Compliance to be demonstrated
F2.6	Interpretation: Urinals and washbasins	Applies to Club House building - Compliance to be demonstrated
F2.7	Microbial control (Legionella)	Applies to Club House building - Compliance to be demonstrated
F2.8	Waste Management	Not Applicable

ATTACHMENT 3 – PREMISES STANDARD (ACCESS CODE) DISABLED ACCESS & FACILITIES REQUIREMENTS (Proposed Community Building)

PREMISES STANDARD CLAUSE	DESCRIPTION	COMMENT
Part A1	Interpretation	
A1.1	Definitions	Applies
Part A2	Adoption of Standards etc	Applies
A2.1	Adoption of Standards and other references	Applies
A2.2	Referenced Standards etc	Applies
A2.3	Differences between referenced documents and the Access Code	Applies
A2.4	Fire safety	Applies
Part A3	Access Code — documents adopted by reference	Applies
A3.1	Documents adopted by reference	Applies
Part A4	Building classifications	Applies Class 1 — one or more buildings which in association constitute: (a) Class 1a — a single dwelling being: (i) a detached house; Class 9 — a building of a public nature: (b) Class 9b — an <i>assembly building</i>, including a trade workshop, laboratory or the like in a primary or secondary <i>school</i>, but excluding any other parts of the building that are of another Class; Class 10 — a non-habitable building or structure: (a) Class 10a — a non-habitable building being a <i>private garage</i>, carport, shed, or the like; or (b) Class 10b — a structure being a fence, mast, antenna, retaining or free-standing wall, <i>swimming pool</i>, or the like.

Part D	Access and egress	
Part D3	Access for People with Disabilities	
D3.0	Deemed-to-satisfy provisions	Applies
D3.1	General building access requirements	Applies to Club house and amenities buildings and swimming pool Class 9b (Club House) - to and within all other areas normally used by the occupants, Class 10a (Amenities Building) - to and within: (b) an <i>accessible</i> sanitary facility; and (b) a change room facility; and (c) a public shelter or the like Class 10b (Swimming Pool) - to and into swimming pools with a total perimeter greater than 40m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible,
D3.2	Access to buildings	Applies – Compliance to be demonstrated. An accessway to any building is required to be accessible as follows: 1. From the main points of a pedestrian entry at the allotment 2. From any required accessible carparking space on the allotment 3. To and through the principal pedestrian entrance, and through not less than 50% of the total number of all pedestrian entrances, including the principal pedestrian entrance, where there are multiple

		pedestrian entrances.
D3.3	Parts of building to be accessible	Applies - Compliance to be demonstrated. AS 1428.1 forms part of the Deemed-to-Satisfy provisions necessary to enable use by people with disability
D3.4	Exemptions	Not applicable
D3.5	Car parking	Applies - Compliance to be demonstrated. 1 space for every 50 carparking spaces or part thereof. The specifications for accessible carparking spaces are contained in AS/NZS 2890.6.
D3.6	Signage	Applies
D3.7	Hearing augmentation	Not Applicable
D3.8	Tactile indicators	Applies
D3.9	Wheelchair seating spaces in Class 9b assembly buildings	Not Applicable
D3.10	Swimming Pools	Applies - Compliance to be demonstrated. Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible. An accessible entry/exit must be by means of— (i) a fixed or movable ramp and an aquatic wheelchair; or (ii) a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or (iii) a platform swimming pool lift and

		an aquatic wheelchair; or (iv) a sling-style swimming pool lift. Where a swimming pool has a perimeter of more than 70 m in length, at least one accessible water entry/exit must be provided by a means specified in (b)(i), (ii) or (iii) above. Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.
D3.11	Ramps	Potentially applicable – dependent upon design. Compliance to be demonstrated
D3.12	Glazing on an accessway	Potentially applicable – dependent upon design. Compliance to be demonstrated
Part D4	Braille and tactile signs	
D4.1	Scope	Applies - Compliance to be demonstrated
D4.2	Location of braille and tactile signs	Applies - Compliance to be demonstrated
D4.3	Braille and tactile sign specification	Applies - Compliance to be demonstrated
D4.4	Luminance contrast	Applies - Compliance to be demonstrated
D4.5	Lighting	Applies - Compliance to be demonstrated
D4.6	Braille	Applies - Compliance to be demonstrated
Part D5	Accessible water entry/exit for swimming pools	
D5.1	Scope	Applies - Compliance to be demonstrated
D5.2	Fixed or moveable ramp	Applies - Compliance to be demonstrated
D5.3	Zero depth entry	Applies - Compliance to be demonstrated
D5.4	Platform swimming pool lift	Potentially applicable – dependent upon design. Compliance to be demonstrated
D5.5	Sling-style swimming pool lift	Potentially applicable – dependent upon design. Compliance to be demonstrated
D5.6	Aquatic wheelchair	Potentially applicable – dependent upon design.

		Compliance to be demonstrated
Part E3	Lift installations	
E3.0	Deemed-to-Satisfy Provisions	Not applicable
E3.6	Passenger lifts	Not applicable
Part F2	Sanitary and other facilities	
F2.0	Deemed-to-Satisfy Provisions	Applies - Compliance to be demonstrated
F2.2	Calculation of number of occupants and fixtures	Applies - Compliance to be demonstrated
F2.4	Accessible sanitary facilities	Applies - Compliance to be demonstrated
Part H2	Public transport buildings	
H2.1	Application of Part	Not applicable
H2.2	Accessways	Not applicable
H2.3	Ramps	Not applicable
H2.4	Handrails and grabrails	Not applicable
H2.5	Doorways and doors	Not applicable
H2.6	Lifts	Not applicable
H2.7	Stairways	Not applicable
H2.8	Unisex accessible toilet	Not applicable
H2.9	Location of accessible toilets	Not applicable
H2.10	Symbols and signs	Not applicable
H2.11	Tactile Ground Surface Indicators	Not applicable
H2.12	Lighting	Not applicable
H2.13	Hearing augmentation	Not applicable
H2.14	Emergency warning systems	Not applicable
H2.15	Controls	Not applicable

ATTACHMENT 4 – SUMMARY OF ACCESS & FACILITIES REQUIREMENTS (PREMISES STANDARD)

a) Signage must be provided to identify;

- Sanitary Facilities
- Left of right handed facilities
- Where a pedestrian access is not available, directional signage incorporating the international symbol of access, in accordance with AS1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance.

b) Tactile indicators are to be provided to warn people who are blind or have a vision impairment that they are approaching:

- (i) A stairway, other than a fire isolated stairway; and
- (ii) An escalator; and
- (iii) A passenger conveyor or moving walk; and
- (iv) A ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and
- (v) In the absence of a suitable barrier –
 - (A) An overhead obstruction less than 2m above the floor level, other than a doorway; and
 - (B) An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at this point.

c) Principal Pedestrian Entrance

- 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 must be clearly marked in accordance with AS1428.1 (2009).
- Have a clear opening of 850mm
- Circulation spaces will depend on approach to the entrance. This will need to be finalised prior to Construction Certificate.
- Luminance contrast of 30% (minimum width 50mm wide) is to be provided between door leaf and door jamb, door leaf and adjacent wall, architrave and wall, door leaf and architrave or door jamb and adjacent wall.
- The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The clearance between the handle and the back plate or door face at the centre grip section of the handle shall not be less than 35mm and not more than 45mm. Door controls that need to be grasped or turned, shall be not less than 900mm and not more than 1100mm above the plane of the finished floor. Controls that need to be pushed, such as panic bars on egress routes, shall be not less than 90mm, and not greater than 1200mm above the plane of the finished floor.

d) Internal doors

- Have a clear opening of 850mm.

- Circulation space to comply with AS 1428.1². Circulation space for access to Storeroom to be checked.
- The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The clearance between the handle and the back plate or door face at the centre grip section of the handle shall not be less than 35mm and not more than 45mm. Door controls that need to be grasped or turned, shall be not less than 900mm and not more than 1100mm above the plane of the finished floor. Controls that need to be pushed, such as panic bars on egress routes, shall be not less than 90mm, and not greater than 1200mm above the plane of the finished floor. Handles on sliding doors shall be not less than 60mm from the door jamb or doorstop when in the open or closed position.

e) Walkways (General)

- Minimum of 1m wide
- A continuous accessible path of travel and any circulation spaces shall have a slip resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with an ambulant or sensory disability
- Abutment of surfaces shall have a smooth transition. Design transition shall be 0°. Construction tolerances are 3mm vertical and 5mm provided the edges are bevelled or have a rounded edge.
- Where carpets or any soft flexible materials are used
 - The pile height or pile thickness shall not exceed 6mm and the carpet backing thickness shall not exceed 4mm;
 - Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge; and
 - At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded bevelled edge no higher than 5mm or above that height a gradient of 1 in 8 up to a total maximum height of 10mm.

f) Sanitary Facilities

- Water taps and WC pan clearances are to comply with AS 1428.1.
- A toilet seat shall be provided on accessible toilets. The toilet seat shall:
 - Be of the full round type, and with minimal contours to the top surface;
 - Be securely fixed in position when in use;
 - Have seat fixings that create lateral stability for the seat when in use;
 - Be load rated to 150kg; and
 - Have a minimum luminance contrast of 30% with the background (e.g. pan, wall or floor against which it is viewed).
- The toilet paper dispenser, grabrails, circulation space, entry door, shelf, clothes hanging device are to be provided in accordance with the AS 1428.1
- A backrest shall be provided on accessible toilets. The backrest shall:
 - Be capable of withstanding a force in any direction of 1100N;
 - Have a height at the lower edge of backrest to the top of the WC seat, of 120mm to 150mm
 - Have a vertical height of 150-200mm and a width of 350-400mm; and
 - The front edge of the centre of the backrest be positioned to achieve an angle of between 95° to 100° back from the seat hinge.

- Flushing controls shall be user activated either hand operated or automatic. Where hand operated flushing controls are used, they shall be located within the zone or centred on the centreline of the toilet, wholly within the vertical limits of that zone. The position of the flushing control within this zone shall not be within the area required for any grabrails or backrest. The flushing control shall be proud of the surface and shall activate the flush before the bottom becomes level with the surrounding surface.

g) Switches and General Purpose Outlets

All switches and controls on an accessible, other than general purpose outlets, shall be located not less than 900mm nor more than 1100mm above the plane of the finished floor and not less than 500mm from internal corners except where on the architrave on the latch side.

In accessible sole occupancy units and accessible sanitary facilities, rocker action and toggle switches shall be provided and have a minimum dimension of 30mm x 30mm. Push pad switches shall have a minimum dimension of 25mm in diameter.

General purpose outlets shall be located not less than 600mm nor more than 1100mm above the plane of the finished floor and not less than 500mm from the internal corners.

h) Hearing Augmentation

A hearing augmentation system must be provided where an inbuilt amplification system (other than one for emergency warning) is installed

**ATTACHMENT 5 – SEPP HOUSING FOR SENIORS OR PEOPLE WITH A
DISABILITY (2004) DISABLED ACCESS & FACILITIES REQUIREMENTS AS
PER SCHEDULE 3**

SEPP CLAUSE	DESCRIPTION	COMMENT
Part 1 Standards applying to hostels and self-contained dwellings		
1	Application of standards in this Part	Applies to self-contained dwellings and all common areas and common facilities associated with the development.
2	Siting standards	Applies - Compliance to be demonstrated. 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road (based on the whole of the site has a gradient of less than 1:10).
	Wheelchair access	If the whole of the site does not have a gradient of less than 1:10: (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 (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.
	Common areas	Applies - Compliance to be demonstrated. Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use all common areas and common facilities associated with the development.
3	Security	Applies - Compliance to be demonstrated Pathway lighting: (a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and (b) must provide at least 20 lux at ground level.
4	Letterboxes	Applies - Compliance to be demonstrated Letterboxes: (a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and (b) must be lockable, and (c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.

5	Private car accommodation	Applies - Compliance to be demonstrated If car parking (not being car parking for employees) is provided: (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and (b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and (c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.
6	Accessible entry	Applies - Compliance to be demonstrated Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.
7	Interior: general	Applies - Compliance to be demonstrated (1) Internal doorways must have a minimum clear opening that complies with AS 1428.1. (2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres. (3) Circulation space at approaches to internal doorways must comply with AS 1428.1.
8	Bedroom	Applies - Compliance to be demonstrated At least one bedroom within each dwelling must have: (a) an area sufficient to accommodate a wardrobe and a bed sized as follows: (i) in the case of a dwelling in a hostel—a single-size bed, (ii) in the case of a self-contained dwelling—a queen-size bed, and (b) a clear area for the bed of at least: (i) 1,200 millimetres wide at the foot of the bed, and (ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and (c) 2 double general power outlets on the wall where the head of the bed is likely to be, and (d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and (e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and (f) wiring to allow a potential illumination level of at least 300 lux.
9	Bathroom	Applies - Compliance to be demonstrated (1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1: (a) a slip-resistant floor surface, (b) a washbasin with plumbing that would allow, either

		immediately or in the future, clearances that comply with AS 1428.1, (c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future: (i) a grab rail, (ii) portable shower head, (iii) folding seat, (d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, (e) a double general power outlet beside the mirror. (2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.
10	Toilet	Applies - Compliance to be demonstrated A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.
11	Surface finishes	Applies - Compliance to be demonstrated Balconies and external paved areas must have slip-resistant surfaces.
12	Door hardware	Applies - Compliance to be demonstrated Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.
13	Ancillary items	Applies - Compliance to be demonstrated Switches and power points must be provided in accordance with AS 4299.
Part 2 Additional standards for self-contained dwellings		
14	Application of standards in this Part	Applies to self-contained dwellings
15	Living room and dining room	Applies - Compliance to be demonstrated (1) A living room in a self-contained dwelling must have: (a) a circulation space in accordance with clause 4.7.1 of AS 4299, and (b) a telephone adjacent to a general power outlet. (2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.
16	Kitchen	Applies - Compliance to be demonstrated A kitchen in a self-contained dwelling must have: (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and (b) a circulation space at door approaches that complies with AS 1428.1, and (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299: (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a), (ii) a tap set (see clause 4.5.6),

		(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included, (iv) an oven (see clause 4.5.8), and (d) "D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and (e) general power outlets: (i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.
17	Access to kitchen, main bedroom, bathroom and toilet	Does not apply on the basis that the proposed development provides for single storey construction
18	Lifts in multi-storey buildings	Does not apply on the basis that the proposed development provides for single storey construction
19	Laundry	Applies - Compliance to be demonstrated A self-contained dwelling must have a laundry that has: (a) a circulation space at door approaches that complies with AS 1428.1, and (b) provision for the installation of an automatic washing machine and a clothes dryer, and (c) a clear space in front of appliances of at least 1,300 millimetres, and (d) a slip-resistant floor surface, and (e) an accessible path of travel to any clothes line provided in relation to the dwelling.
20	Storage for linen	Applies - Compliance to be demonstrated A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.
21	Garbage	Applies - Compliance to be demonstrated A garbage storage area must be provided in an accessible location.