



**ABE**  
CONSULTING

## Accessibility Design Review Report

**Project Title:** Greenwich Hospital Redevelopment  
River Road, Greenwich

**Job Number:** 20495

**Date:** 11 August 2022

**Prepared For:** TSA Management

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Report Status	Revision	Date	Details
Draft	1.0	01 April 2022	For review and comment
Final	<del>1.1</del>	<del>08 April 2022</del>	<del>For development application</del>
Final	1.2	06 May 2022	For development application
Final	1.3	11 August 2022	For resubmission

# ACCESSIBILITY DESIGN REVIEW

**PROJECT:** Greenwich Hospital Redevelopment

**LOCATION:** River Road, Greenwich

## 1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed works Greenwich Hospital, located on River Rd, Greenwich.

This Accessibility Design Review is submitted to the Department of Planning, Industry and Environment (DPIE) in support of a State Significant Development Application (SSD-13619238) for the redevelopment of Greenwich Hospital into an integrated hospital and seniors living facility on land identified as 97-115 River Road, Greenwich (the site). The extent of the site is shown below.



 The Site

 NOT TO SCALE

The subject proposal is for the detailed design and construction of the facility following its concept approval under SSD-8699. Specifically, SSD-13619238 seeks approval for the following:

- Demolition of the existing hospital building and associated facilities at the site;
- Construction of a new hospital facility and integrated healthcare campus comprising of hospital, residential aged care, seniors housing, overnight respite, across:
  - A new main hospital building up to RL 80.0;
  - Two new seniors living buildings, Northern building up to RL 56.36, and Southern building up to RL 60.65;

- A new respite care building up to RL 56.9;
- Construction of associated site facilities and services, including pedestrian and vehicular access and basement parking;
- Site landscaping and infrastructure works; and
- Preservation of Pallister House which will continue to host dementia care and administrative functions.

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), the Secretary’s Environmental Assessment Requirements (SEARs) for SSD-13619238 were issued on 24 February 2021. This report has been prepared to respond to the following SEARs:

SEARs	Report section
<p><b>Key issues</b></p> <p><i>The EIS must address the following specific matters:</i></p> <p><i>Statutory Context, Strategic Context and Policies Address the statutory provisions contained in all relevant legislated and draft environmental planning instruments, including but not limited to:</i></p> <p><i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.</i></p>	Section 3.0
<p><b>Plans and Documents</b></p> <p><i>In addition to the plans and documents required in the General Requirements and Key Issues sections above, the EIS must include the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Accessibility Report, including addressing how the proposal would satisfy clause 26 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.</i></li> </ul>	Section 3.0

## 1.1 Project Information & Classification

It is understood the following Building Code of Australia 2019 building classification(s) apply to the subject building (to be confirmed by the BCA Consultant / PCA) –

Building/Level/Part	Building Classification	Use
Carparks	Class 7a	Parking
Seniors Living North & South	Class 9c	Residential SOUs
Health & Care Building	Class 9a/9c	Health care facilities
Respite Building	Class 9a/9c	Respite care

## 1.2 Purpose of the Report

**TSA Management** engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for SSDA submission.

## 1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- Part D3, Clause F2.4 and Clause E3.6 ‘deemed-to-satisfy’ (DtS) requirements of the Building Code of Australia 2019 (BCA)
- The Disability (Access to Premises - Buildings) Standards 2010;
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 -
  - Chapter 3, Part 2 – Clause 26
  - Schedule 3 - Standards concerning accessibility and usability for hostels and self-contained dwellings.

This Accessibility Design Review is based on –

- Architectural design documentation prepared by Bickerton Masters, Project No. 01605, as follows –

Dwg#	Title	Date - Rev
DD-HST-0100	H&C - OVERALL PLAN - L1	01.04.2022 - P18
DD-HST-0101	H&C - OVERALL PLAN - L2	01.04.2022 - P17
DD-HST-0102	H&C - OVERALL PLAN - L3	01.04.2022 - P20
DD-HST-0103	H&C - OVERALL PLAN - L4	01.04.2022 - P17
DD-HST-0104	H&C - OVERALL PLAN - L5	04.08.2022 – P24
DD-HST-0105	H&C - OVERALL PLAN - L6	04.08.2022 – P23
DD-HST-0106	H&C - OVERALL PLAN - L7	04.08.2022 – P22
DD-HST-0107	H&C - OVERALL PLAN - L8	01.04.2022 - P15
DD-HST-0108	H&C - OVERALL PLAN - L9	01.04.2022 - P15
DD-HST-0109	H&C - OVERALL PLAN - L10	01.04.2022 - P15
DD-RS-0200	RS -GENERAL ARRANGEMENT PLAN -L1	01.04.2022 - P2
DD-RS-0201	RS -GENERAL ARRANGEMENT PLAN -L2	01.04.2022 - P2
DD-RS-0202	RS -GENERAL ARRANGEMENT PLAN -L3	01.04.2022 - P2
DD-SL-0100	SL - OVERALL PLAN - L1	01.04.2022 - P8
DD-SL-0101	SL - OVERALL PLAN - L2	01.04.2022 - P8
DD-SL-0102	SL - OVERALL PLAN - L3	01.04.2022 - P8
DD-SL-0103	SL - OVERALL PLAN - L4	01.04.2022 - P8
DD-SL-0104	SL - OVERALL PLAN - L5	01.04.2022 - P8
DD-SL-0105	SL - OVERALL PLAN - L6	01.04.2022 - P8
DD-SW-0100	EXISTING SITE PLAN	01.04.2022 - P14
DD-SW-0101	PROPOSED SITE PLAN	01.04.2022 - P15

- The Building Code of Australia 2019 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019, prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS1428.4.1:2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment - Tactile ground surface indicators.
- Australian Standards AS2890.6-2009 – Off-street parking for people with disabilities.
- Australian Standards AS4299-1995 - Adaptable housing.



- Australian Standards AS 2890.1-1993 Parking facilities, Part 1: Off street parking.
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 -
  - Chapter 3, Part 2 – Clause 26
  - Schedule 3 - Standards concerning accessibility and usability for hostels and self-contained dwellings.

## 1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is a Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D3, Clause F2.4 and Clause E3.6 of the Building Code of Australia 2019 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advise be sought from an independent specialist slip safety consultant.

## 1.5 The Disability (Access to Premises – Building) Standards 2010

The Disability (Access to Premises - Buildings) Standards 2010 provides the prescriptive requirements set out regarding the upgrade of an existing building where works are being undertaken.

The Premises Standards apply to:

- a new building
- a new part of an existing building
- the *affected part* of an existing building.

The new parts of a building and any subsequent affected part are outlined as per the below extracts of The Disability (Access to Premises - Buildings) Standards 2010 –

### **New Part:**

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, on or after 1 May 2011, to the competent authority in the state or territory where the building is located; or*
- *All of the following apply:*
  - The building work is carried out for or on behalf of the Crown;*
  - The building work commences on or after 1 May 2011;*
  - No application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the state or Territory where the building is located.*

### **Affected Part:**

- *the principal pedestrian entrance of an existing building that contains a new part and*
- *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.*

Furthermore, Part 4 of The Disability (Access to Premises - Buildings) Standards 2010 sets out applicable exceptions and concessions. In this instance the following lessee concession is provided –

### **Lessees:**

If the lessee of a *new part* of a building submits an application for approval for the building work, the following people do not have to ensure that the *affected part* of the building complies with these Standards:

- The building Certifier.
- The building developer.
- The building manager.

**It is understood that the proposed works are being undertaken by the building owner/operator. New works and any associated ‘affected part’ are required to comply with the current accessibility provisions of the BCA and Access Code provided with the above Disability Standard.**

## 2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into Six (6) main categories, as follows –

**Capable of Complying (CoC)** – Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.

**Compliance Departure (CD)** – A compliance departure with the DtS provisions of the BCA.

**Design Detail (DD)** – A detail commentary/specification is offered within the report.

**Performance Solution (PSR)** – A Performance Solution Report is being pursued to justify the compliance departures

**Not Applicable (N/A)** – Not applicable or not relevant to the project. Commentary provided.

**Informational (Info)** – Provided for informational purposes

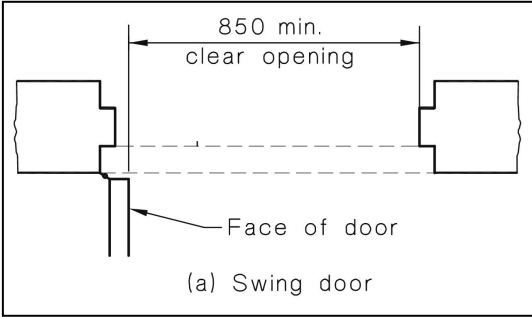
**Interpretation Note(s)** –

- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report as it is not considered to form part of the building as addressed by the BCA.



## BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES

### Cl. D3.1: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4. Table D3.1 requires that access is provided –</p> <p><b><u>Class 7a –</u></b></p> <ul style="list-style-type: none"> <li>To and within any level containing accessible carparking spaces.</li> </ul> <p><b><u>Class 9a –</u></b></p> <ul style="list-style-type: none"> <li>To and within all other areas normally used by the occupants.</li> </ul> <p><b><u>Class 9c –</u></b></p> <ul style="list-style-type: none"> <li>To and within all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.</li> <li>From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</li> <li>To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</li> <li>Where a ramp complying with AS 1428.1 or a passenger lift is installed— <ul style="list-style-type: none"> <li>(a) to the entrance doorway of each sole-occupancy unit; and</li> <li>(b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp</li> </ul> </li> <li>Sole-occupancy units</li> </ul> <p>If the building or group of buildings contain-</p>	<p>Access is generally proposed throughout the required portions of the building as prescribed by Cl. D3.1 of the BCA.</p> <p><i>Refer to mark-ups for areas to be addressed at the detailed design stage.</i></p> <p>Compliance is readily achievable with minor design development and/or specification to BCA &amp; AS1428.1-2009 at the Detailed Design Stage.</p> <p><b><u>Accessible SOUs:</u></b></p> <p>The buildings containing the Independent Living SOUs are considered Class 9c, requiring a ratio of accessible SOUs be provided (in addition to all units complying with SEPP housing requirements).</p> <p>An accessible SOU requires AS1428.1 circulation space to all rooms/areas.</p> <p><b><u>Performance Solution:</u></b></p> <p>A Performance Solution will be provided with the construction cert. documentation to address the omission of Accessible SOUs.</p> <p><b><u>Doorways</u></b></p> <p>All doorways along an accessway are required to have a clear door opening width no less than 850mm clear (to the active leaf) and be provided with door circulation spaces as prescribed by AS1428.1-2009.</p>  <p>Ensure hardware clearance of <b>60mm either side</b> is provided to sliding doorways in the open/closed position.</p>	CoC

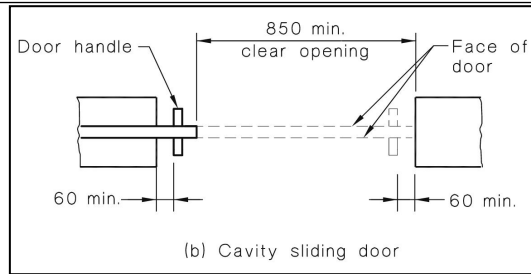
- 1 to 10 Class 3 SOUs require access to and within 1x accessible SOUs.
- 11 to 40 Class 3 SOUs require access to and within 2x accessible SOUs.
- 41 to 60 Class 3 SOUs require access to and within 3x accessible SOUs.
- 61 to 80 Class 3 SOUs require access to and within 4x accessible SOUs.
- 81 to 100 Class 3 SOUs require access to and within 5x accessible SOUs.
- 101 to 200 Class 3 SOUs require access to and within 5x accessible SOUs plus 1x additional accessible SOU for every 25 units or part thereof in excess to 100.

Not more than 2 required accessible sole-occupancy units may be located adjacent to each other.

Where more than 2 accessible sole occupancy units are required, they must be representative of the range of rooms available.

In the context of the BCA - Schedule 3 - definitions (& The Disability (Access to Premises – Building) Standards 2010):

**Accessible** means having features to enable use by people with a disability.



Design Detail:

Ensure the prescribed doorway latch-side clearance is provided to the active leaf of all common area doorways used by the occupants in accordance with AS1428.1-2009.

This must be achieved from the inside edge of the opening, regardless of the opening width.

Design Detail:

Where sliding doorways are power operated, the latch-side clearance may be reduced to 0mm for a front on approach.

Ensure control buttons and card readers are located  $\geq 500\text{mm}$  from an internal corner, over a level surface/landing and installed at a height between 900mm - 1250mm.

Design Detail:

Ensure level transitions or compliant ramps with landings are provided between internal and external areas (refer to mark-up options).

Design Detail:

Ensure minimum 30% luminance contrast between doorways and surrounding surfaces is provided.

*Note the minimum width for the luminance contrast is to be 50mm when the architrave/frame is intended to provide this.*

Verification of 30% luminance contrast between doorways and surrounding surfaces should be provided prior to OC sign off. This can be estimated by obtaining the luminance reflectance value (LRV) of the paint colour or

product from the manufacturer, laboratory testing or on site testing prior to completion.

The actual contrast may vary when applied.

Performance Solution:

A Performance Solution will be provided with the construction cert. documentation to address the omission of luminance contrast to select staff areas.

**Access between areas**

Access is required to and within all areas normally used by the occupants (excluding areas that are unsafe or unsuitable for everyday access, refer D3.4 exemptions).

Design Detail:

Ensure level transitions or compliant ramps with landings are provided for access between new and refurbished/ internal and external areas (*refer to example below or attached mark-up*).

**Paths of travel**

All pathways require a minimum unobstructed width of 1000mm. Pathways shall not include impediments such as steps or turnstiles without an accessible alternative provided.

Circulation spaces prescribed by AS1428.1-2009 are required at changes in direction and other circumstances may require a greater width than 1000mm.

Design Detail:

Verification of slip resistant surface finishes on all accessways should be provided prior to OC sign off. It is recommended to refer to HB-198 for area ratings and test in accordance with AS4586-2013.

Design Detail:

Ensure any tracks/grooves (including for water shedding or sliding doors) and grate slots/holes are no greater than 13mm wide (depending on orientation) and are recessed to maintain flush/level pathways.

**7.5 Grates**

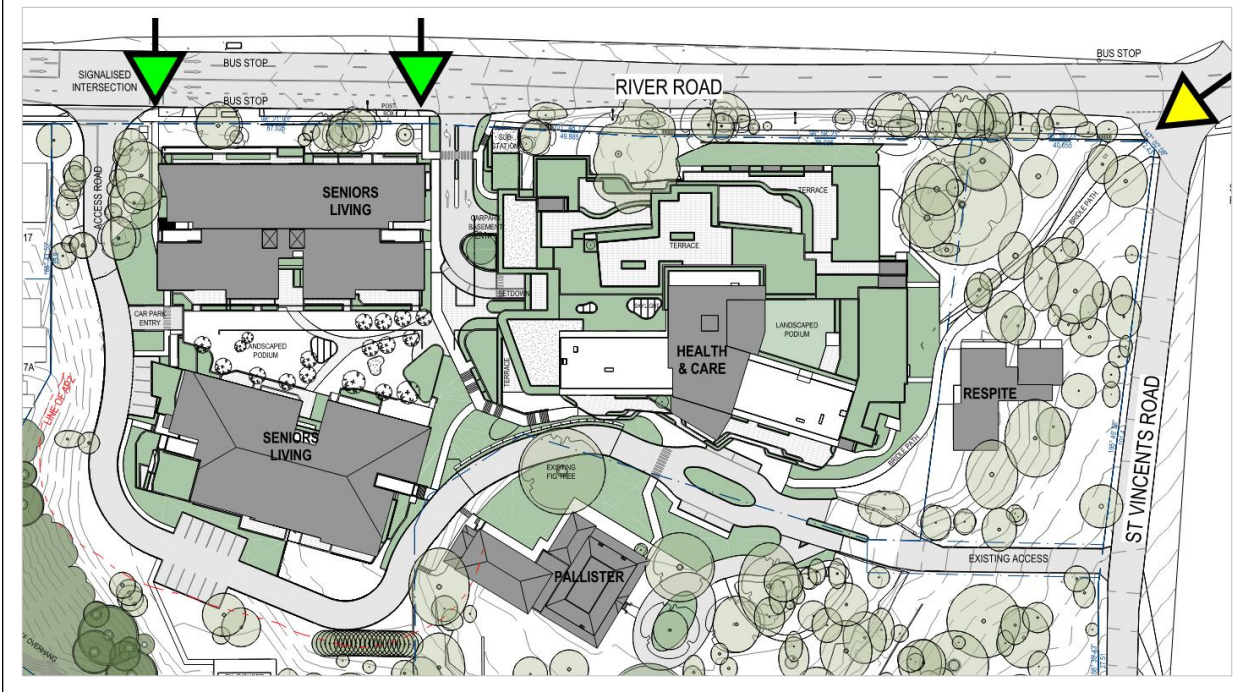
	<p><i>Grates shall comply with the following:</i></p> <p><i>(a) Circular openings shall be not greater than 13 mm in diameter.</i></p> <p><i>(b) Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.</i></p> <p><i>NOTE: Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.</i></p>	
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### **Cl. D3.2: Access to Buildings**

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>An accessway must be provided to a building required to be accessible –</p> <ul style="list-style-type: none"> <li>• from the main points of pedestrian entry at the allotment boundary; and</li> <li>• from another accessible building connected by a pedestrian link; and</li> <li>• from any required accessible carparking space on the allotment.</li> </ul> <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> <li>• through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</li> <li>• in a building with a floor area more than 500m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.</li> </ul> <p>except for pedestrian entrances serving only areas exempted by D3.4.</p>	<p>Access to new buildings is required from the main points of pedestrian entry at the allotment boundary, from associated accessible carparking spaces, and from another accessible building connected by a pedestrian link.</p> <p><b>Allotment Boundary</b></p> <p>There are 2x new (green arrows) and 1x existing pedestrian entry (yellow arrow) at the allotment boundary. Ensure step free access is provided to each building from the new/refurbished entries.</p> <p>The existing entry marked yellow is no longer in use as a site entry.</p> <p>Any walkway/ramp landings proposed on council footpath must have a gradient of 1:40 in all directions.</p> <p><b>Accessible parking</b></p> <p>Accessible parking is proposed in the Health &amp; Care building, accessed via passenger lifts.</p> <p><b>Other accessible buildings</b></p> <p>Ensure the pathways proposed between buildings are step free.</p> <p>It is interpreted that only the new portion of pathways connecting to existing pathways is required to comply, though it is still recommended to upgrade access between all connected facilities.</p>	CoC

Access to the Respite building is proposed via the H&C building.

Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.

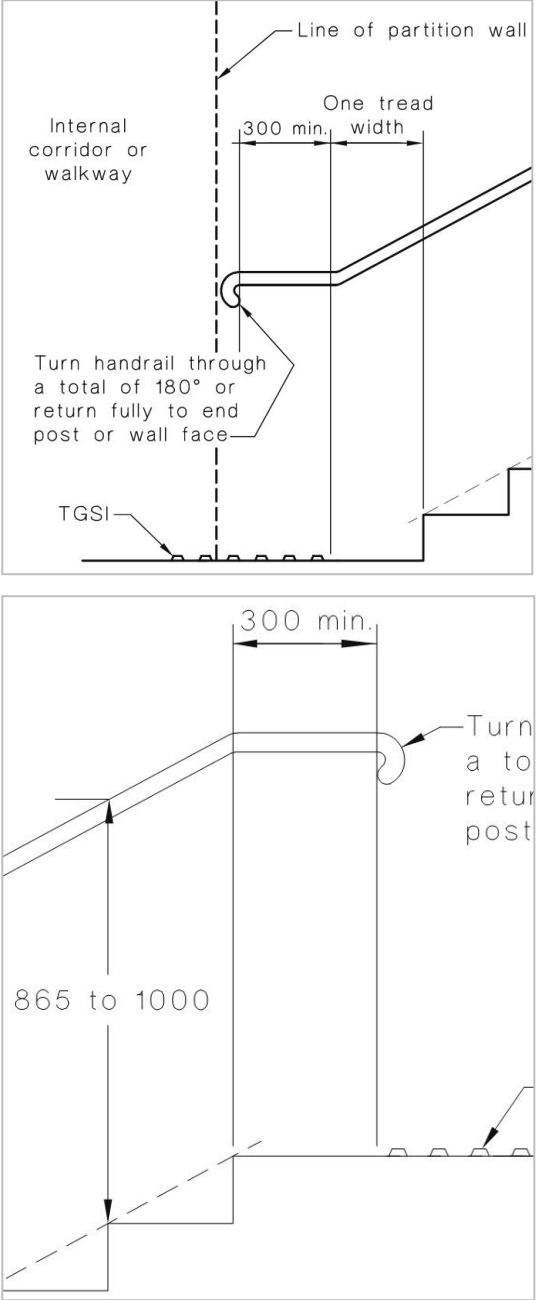


**Cl. D3.3: Parts of buildings to be accessible**

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –</p>		
<ul style="list-style-type: none"> <li>for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</li> </ul>	<p>All non-fire-isolated ramps are required to comply with AS1428.1-2009.</p> <p><i>Refer to mark-ups for areas to be addressed at the detailed design stage.</i></p> <p>Ensure all walkways (regardless of gradient) and ramps are provided with the associated accessible features such as handrails and TGSIs in accordance with AS1428.1 &amp; AS1428.4.</p> <p><u>Design Detail:</u></p> <p>Ensure a level landing is provided at changes in direction, prescribed intervals and doorways along walkways and ramps in accordance with AS1428.1-2009.</p>	<p>CoC/ DD</p>

	<p><u>Design Detail:</u></p> <p>Ensure one of the following forms of abutment from AS1428.1-2009 will be provided to either side of all walkways (1:20 or shallower).</p> <ul style="list-style-type: none"> <li>• The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600mm;</li> <li>• Kerb in accordance with Figure 18 (AS1428.1);</li> <li>• Kerb rail and handrail in accordance with Figure 19; or</li> <li>• A wall not less than 450 mm in height.</li> </ul> <p>Compliance is readily achievable with minor design development and/or specification to BCA &amp; AS1428.1-2009 at the Detailed Design Stage.</p>	
<ul style="list-style-type: none"> <li>• for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</li> </ul>	<p>All non-fire-isolated stairways are required to comply with AS1428.1-2009.</p> <p>Ensure all non fire-isolated stairways are provided with the associated accessible features such as handrails and TGSIs in accordance with AS1428.1 &amp; AS1428.4.</p> <p><u>Design Detail:</u></p> <p>Ensure handrail extensions are provided at top and bottom landings of common area stairways and setback/protected by a wall or similar in accordance with AS1428.1-2009.</p>	CoC



	 <p>Line of partition wall</p> <p>Internal corridor or walkway</p> <p>300 min. width</p> <p>One tread width</p> <p>Turn handrail through a total of 180° or return fully to end post or wall face</p> <p>TGSI</p> <p>300 min.</p> <p>865 to 1000</p> <p>Turn a to return post</p> <p>Compliance is readily achievable with minor design development and/or specification to BCA &amp; AS1428.1-2009 at the Detailed Design Stage.</p>	
<ul style="list-style-type: none"> <li>for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</li> </ul>	<p>Compliance is readily achievable with specification to BCA &amp; AS1428.1-2009 at the Detailed Design Stage.</p> <p><i>N.B. – Cl. D2.17(a)(vi) of the BCA is generally assessed by the PCA / BCA Consultant.</i></p> <p><i>Where assessment of this Clause is required</i></p>	CoC

	<i>by this office please confirm and provide detail.</i>	
<p>Accessways must have—</p> <ul style="list-style-type: none"> <li>• passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available</li> <li>• turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway.</li> </ul>	<p><u>Design Detail:</u></p> <p>Ensure 180° turning (2070mm x 1540mm) space and is provided within 2m of a termination or at maximum 20m intervals along any new or altered accessways (e.g., bin rooms).</p> <p>Ensure passing (2000mm x 1800mm) space and is provided at maximum 20m intervals along any accessways where there are obstructed lines of sight along any new or altered accessways.</p> <p>Compliance is readily achievable with minor design development and/or specification to BCA &amp; AS1428.1-2009 at the Detailed Design Stage.</p>	CoC

### **Cl. D3.4: Exemptions**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>The following areas are not required to be accessible –</p> <ul style="list-style-type: none"> <li>• An area where access would be inappropriate because of the particular purpose for which the area is used.</li> <li>• An area that would pose a health or safety risk for people with a disability.</li> <li>• Any path of travel providing access only to an area exempted by (a) or (b).</li> </ul>	<p>Exemptions are to be reviewed on a case-by-case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) –</p> <ul style="list-style-type: none"> <li>• Storage rooms</li> <li>• Plant rooms</li> <li>• Caretaker/Cleaner only areas</li> <li>• Laundry (staff only)</li> <li>• Kitchens for food prep (staff only)</li> <li>• Nurses' stations</li> </ul>	Info

### **Cl. D3.5: Accessible carparking**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>Accessible carparking spaces are to be provided in accordance with Table D3.5 of the BCA in a Class 7a building and a carparking area on the same allotment as a building required to be accessible.</p> <p>Accessible carparking spaces –</p> <ul style="list-style-type: none"> <li>• are to comply with AS2890.6-2009.</li> <li>• need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any</li> </ul>	<p><b>5x</b> accessible parking spaces are proposed within the Health &amp; Care building.</p> <p>Confirm the total number of parking space, including staff parking, within the H &amp; C building for assessment.</p> <p>Confirm if any outpatient parking is proposed as greater accessible parking is required.</p>	CoC/ DD

<p>of the carparking spaces is not available to the public</p> <p><b><u>Class 9a</u></b></p> <p>(a) Hospital (non-outpatient area)</p> <ul style="list-style-type: none"> <li>• 1x space for every 100 carparking spaces or part thereof.</li> </ul> <p>(b) Hospital (outpatient area) up to 1000 carparking spaces;</p> <ul style="list-style-type: none"> <li>• 1x space for every 50 carparking spaces or part thereof.</li> <li>• + 1 space for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces.</li> </ul> <p>(c) Nursing home</p> <ul style="list-style-type: none"> <li>• 1x space for every 100 carparking spaces or part thereof.</li> </ul> <p>(d) Clinic or day surgery not forming part of a hospital.</p> <ul style="list-style-type: none"> <li>• 1x space for every 50 carparking spaces or part thereof.</li> </ul> <p><b><u>Class 9c</u></b></p> <ul style="list-style-type: none"> <li>• 1x space for every 100 carparking spaces or part thereof.</li> </ul>	<p><b><u>Design Detail:</u></b></p> <p>Accessible parking has not been indicated within the residential parking areas.</p> <p>Ensure 1x accessible parking space with adjacent shared zone is provided.</p> <p><b><u>Design Detail:</u></b></p> <p>Ensure accessible parking spaces and shared zones are 5400mm long and provided on a gradient of 1:40 or shallower in all directions.</p> <p>A similar 2.4m x 2.4m, 1:40 zone is also required behind the accessible spaces.</p> <p>Ensure a head height of 2.2m is provided leading to all accessible parking, with 2.5m provided directly above all accessible parking/shared zones.</p> <p>Compliance is readily achievable with minor design development and/or specification to BCA &amp; AS2890.6-2009 at the Detailed Design Stage.</p> <p>Refer to Section 3.0 of this report for residential carparking spaces requirements.</p>	
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### **Cl. D3.6: Signage**

<b>DtS Provision</b>	<b>Status</b>
<p>In a building required to be accessible signage complying with Spec. D3.6, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows —</p> <ul style="list-style-type: none"> <li>• braille and tactile signage must identify each sanitary facility and space with hearing augmentation;</li> <li>• braille and tactile signage must identify each door required by E4.5 to be provided with an exit sign and state “<b>Exit</b>” and “<b>Level</b>” followed by the floor level number;</li> <li>• signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained;</li> <li>• signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use;</li> <li>• signage to identify an ambulant accessible sanitary facility must be located on the door of the facility;</li> <li>• directional signage where a pedestrian entrance is not accessible.</li> </ul>	DD

<ul style="list-style-type: none"> <li>directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility.</li> </ul> <p>A design compliance certificate should be obtained from the signage designer/contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	
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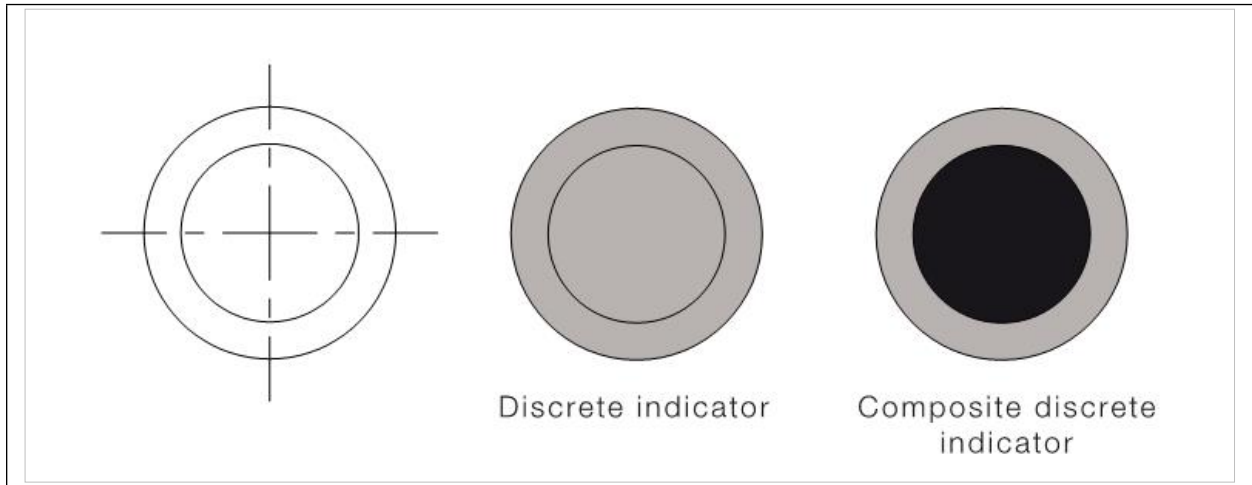
### **Cl. D3.7: Hearing augmentation**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed –</p> <ul style="list-style-type: none"> <li>in a room in a Class 9b building;</li> <li>in an auditorium, conference room, meeting room or room for judicatory purposes;</li> <li>at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</li> </ul>	<p>If an inbuilt amplification system (other than one used solely for emergency warning) is provided within the building, suitable hearing augmentation systems are to be provided in these areas and a design and installation certificate are to be obtained from the relevant consultant to Cl. D3.7.</p>	DD

### **Cl. D3.8: Tactile indicators**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS1428.4.1-2009 must be provided to warn people who are blind or have a vision impairment that they are approaching –</p> <ul style="list-style-type: none"> <li>a stairway, other than a fire-isolated stairway;</li> <li>an escalator/moving walk;</li> <li>a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp;</li> <li>in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.</li> </ul>	<p>Ensure TGSIs are provided to common area stairways, ramps and overhead hazards under 2m (unless suitably barricaded).</p> <p>TGSIs are not required in fire-isolated stairways or on elements leading solely to D3.4 exempt areas.</p> <p><u>Performance Solution:</u></p> <p>A Performance Solution will be provided with the construction cert. documentation to address the omission of TGSIs at the H&amp;C building entry/drop off area.</p> <p><u>Design Detail:</u></p> <p>Ensure TGSIs are provided where a building entry meets a carriage way in accordance with AS1428.4.1-2009 if there is no kerb or kerb ramp at that point.</p> <p><u>Design Detail:</u></p> <p>TGSIs need only be a depth of 300mm - 400mm in locations where the next hazard/building element is <math>\leq</math> 3000mm away.</p>	CoC/ DD

	<p>TGSIs shall be 600mm - 800mm deep when the hazard is <math>\geq 3000</math>mm away.</p> <p><u>Design Detail:</u></p> <p>TGSIs are required at every stairway/ ramp landing where either 1 or both handrails are not continuous. Either provide continuous handrails or TGSIs at all landings with a discontinuous handrail.</p> <p><u>Design Detail:</u></p> <p>Confirm where any overhead obstruction is provided below 2m as these areas are required to be treated with either a barrier or TGSIs.</p> <p><u>Design Detail:</u></p> <p>Ensure all integrated TGSIs (tiles) have a minimum 30% luminance contrast to the ground surface they are fixed to.</p> <p><u>Design Detail:</u></p> <p>Ensure all individual discrete TGSIs have a minimum 45% luminance contrast to the ground surface they are fixed to.</p> <p><u>Design Detail:</u></p> <p>Ensure all individual discrete composite TGSIs have a minimum 60% luminance contrast to the ground surface they are fixed to.</p> <p>LC can be estimated by obtaining the luminance reflectance value (LRV) of the paint colour or product from the manufacturer, laboratory testing or on site testing prior to completion.</p> <p><u>Compliance Notes:</u></p> <p>TGSIs shall be specified and installed to comply with AS1428.4.1-2009 including size, spacing, width, depth and luminance contrasting as follows –</p> <ul style="list-style-type: none"> <li>• 30% - Integrated TGSIs</li> <li>• 45% - Discrete TGSIs</li> </ul> <p>60% - Composite Discrete TGSIs</p>	
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**Cl. D3.9: Wheelchair seating spaces in Class 9b assembly buildings**

N/A - Fixed seating areas are not proposed.

**Cl. D3.10: Swimming pools**

DtS Provision	Comment(s)/Recommendation(s)	Status
<ul style="list-style-type: none"> <li>• 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.</li> <li>• An accessible entry/exit must be by means of—               <ul style="list-style-type: none"> <li>○ a fixed or movable ramp and an aquatic wheelchair; or</li> <li>○ a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or</li> <li>○ a platform swimming pool lift and an aquatic wheelchair; or</li> <li>○ a sling-style swimming pool lift.</li> </ul> </li> <li>• 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).</li> <li>• Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.</li> </ul>	<p>The main pool perimeter is &gt;40m but &lt;70m; therefore, one of the following accessible pool entrances is required –</p> <ul style="list-style-type: none"> <li>• a fixed or movable ramp and an aquatic wheelchair; or</li> <li>• a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or</li> <li>• a platform swimming pool lift and an aquatic wheelchair.</li> <li>• A sling-style swimming pool lift.</li> </ul>	DD



### Cl. D3.11: Ramps

DtS Provision	Comment(s)/Recommendation(s)	Status
On an accessway, a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Compliance is readily achievable with minor design development and/or specification to AS1428.1-2009.	CoC

### Cl. D3.12: Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
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 AS 1428.1.		DD
<p><b><u>Summary of AS1428.1-2009 Requirements for Visual Indicators on Glazing –</u></b></p> <ul style="list-style-type: none"> <li>• Shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.</li> <li>• Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.</li> </ul>		

## BCA Part E3 – LIFT INSTALLATIONS

### Cl. E3.6: Passenger lifts

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Every passenger lift must –</p> <ul style="list-style-type: none"> <li>• be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and</li> <li>• have accessible features in accordance with Table E3.6b; and</li> <li>• not rely on a constant pressure device for its operation if the lift car is fully enclosed.</li> </ul>	<p>The proposed passenger lifts shall have the following features –</p> <ul style="list-style-type: none"> <li>• Handrail complying with the mandatory handrail provisions of AS1735.12,</li> <li>• Lift floor dimensions not less than 1,100mm x 1,400mm where the lift vertical travel is less than 12m,</li> <li>• Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is more than 12m,</li> <li>• Minimum clear door opening complying with AS1735.12,</li> <li>• Passenger protection system complying with AS1735.12,</li> <li>• Lift landing doors at the upper landing,</li> <li>• Lift car and landing control buttons complying with AS1735.12,</li> <li>• Lighting in accordance with AS1735.12,</li> </ul>	CoC

	<ul style="list-style-type: none"> <li>• Automatic audible/visual information within the lift car and at the landings as prescribed,</li> <li>• Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.</li> </ul> <p>A design compliance certificate is be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p> <p><u>Design Detail –</u></p> <p>Ensure lift landing controls are provided no less than 500mm from an internal corner.</p> <p>There are several locations that appear unable to achieve this (refer to mark-ups).</p>	
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## BCA Part F2 – SANITARY AND OTHER FACILITIES

### Cl. F2.4: Accessible sanitary facilities

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible:</p> <ul style="list-style-type: none"> <li>• Accessible unisex sanitary compartments must be provided as in accordance with Table F2.4(a),</li> <li>• Accessible unisex showers must be provided in accordance with Table F2.4(b),</li> <li>• At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females.</li> <li>• An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels.</li> <li>• Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1.</li> <li>• An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</li> </ul>	<p><b><u>Accessible sanitary compartments</u></b></p> <p>Several accessible sanitary compartments are proposed throughout the H &amp; C building.</p> <p>Standard sanitary facilities may be considered in D3.4 exempt areas (abled bodied staff?) at the detailed design stage.</p> <p><u>Performance Solution:</u></p> <p>A Performance Solution will be provided with the construction cert. documentation to address the omission of Acc. SOUs &amp; associated accessible sanitary facilities within.</p> <p><u>Design Detail:</u></p> <p>Alternate LH/RH transfer for the common area accessible unisex sanitary compartments on levels 7-10 of the H &amp; C building.</p> <p><u>Design Detail:</u></p> <p>Common areas &amp; Class 9a areas provided with showers will need to be reviewed prior</p>	<p>CoC/ DD</p>

<ul style="list-style-type: none"> <li>Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.</li> </ul>	<p>to CC to determine the appropriate number of accessible showers required.</p> <p>Ensure FF&amp;E is installed as per clause 15 of AS1428.1-2009.</p> <p><b><u>Ambulant sanitary compartments</u></b></p> <p>Ambulant sanitary facilities are proposed at every bank of facilities in addition to 1x or more accessible unisex sanitary compartments.</p> <p>Ensure FF&amp;E is located as per clause 16 of AS1428.1-2009.</p> <p><u>Design Detail:</u></p> <p>900mm x 900mm doorway circulation space is not achieved in either prescribed location to the entry door of either bank f toilets within the Rehab. Gym airlock.</p> <p>Compliance is otherwise readily achievable with minor design development and/or specification to BCA &amp; AS1428.1-2009 at the Detailed Design Stage.</p>	
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### 3.0 SEPP HSPD 2004 REQUIREMENTS

#### State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The following is a summary and check list of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, specifically assessing the development against the requirements of Chapter 3, Part 2 and Schedule 3.

Chapter 3, Part 2 – Site-related requirements - Clause 26 Location and access to facilities		
Provisions	Comment	Status
<p><b>“(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:</b></p> <p>(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and</p> <p>(b) community services and recreation facilities, and</p> <p>(c) the practice of a general medical practitioner.”</p>	<p>The development relies upon the provisions of clause 26(2) (a) &amp; (b) regarding access to an appropriate range of services and shops or public transport within walking distance (400m).</p> <p>Safe passage is proposed via the existing council footpaths and crossings.</p> <p><i>(4) For the purposes of subclause (2):</i></p> <p>a) <i>a suitable access pathway is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, ...</i></p>	CoC/ DD
<p><b>(2) Access complies with this clause if:</b></p> <p>“(a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable:</p> <p>(i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,</p> <p>(ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,</p> <p>(iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or</p> <p>(b) in the case of a proposed development on land in a local government area that is within the Sydney Statistical Division—there</p>	<p><u>Design Detail:</u></p> <p>Rectification works will be required to the footpath to achieve the prescribed average gradients.</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage</p>	

<p>is a transport service available to the residents who will occupy the proposed development:</p> <p>(i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and</p> <p>(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and</p> <p>(iii) that is available both to and from the proposed development during daylight hours at least once each day between 12pm and 6pm each day from Monday to Friday (both days inclusive),</p> <p>and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).</p>		
<p><b>“(3) For the purposes of subclause (2) (b) and (c), the overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable:</b></p> <p>(i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,</p> <p>(ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,</p> <p>(iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.”</p>		
<p><b>Schedule 3 - Standards concerning accessibility and use-ability for hostels and self-contained dwellings.</b></p>		
<p><b>Part 1 Standards applying to hostels and self-contained dwellings</b></p>		
<p><b>1 Application of standards in this Part</b></p>		

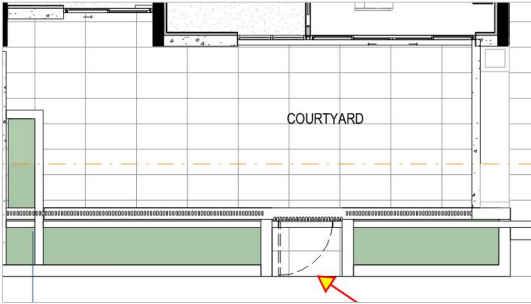
The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.

*Superseded. N.B.* 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.

Provisions	Comment	Status
<p><b>2 Siting standards</b></p> <p><b>(1) Wheelchair access</b> If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road.</p> <p><b>(2) If the whole of the site does not have a gradient of less than 1:10:</b></p> <p>(a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and</p> <p>(b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.</p> <p><b>Note.</b> For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subclause. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.</p> <p><b>(3) Common areas</b> Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.</p>	<p>Compliance is readily achievable</p>	<p>CoC</p>



<p><b>3 Security</b></p> <p>Pathway lighting:</p> <p>(a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and</p> <p>(b) must provide at least 20 lux at ground level.</p>	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage</p>	<p>CoC</p>
<p><b>4 Letterboxes</b></p> <p>Letterboxes:</p> <p>(a) must be situated on a hard-standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and</p> <p>(b) must be lockable, and</p> <p>(c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.</p>	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage</p>	<p>CoC</p>
<p><b>5 Private car accommodation</b></p> <p>If car parking (not being car parking for employees) is provided:</p> <p>(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS2890, and</p> <p>(b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and</p> <p>(c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.</p>	<p>Compliance is readily achievable.</p> <p><i>This clause originally referred to AS 2890, Parking facilities, Part 1: Off street parking.</i></p> <p><i>The minimum clear width of car parking spaces was required to be 3.2m which is currently proposed on plan.</i></p> <p><i>5% of the proposed spaces are capable of accommodating 3.8m width.</i></p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage</p>	<p>CoC</p>
<p><b>6 Accessible entry</b></p> <p>Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.</p>	<p><u>Design Detail:</u></p> <p>Ensure circulation space is provided to the courtyard entry gates.</p>	<p>CoC</p>

	 <p><b>Design Detail:</b></p> <ul style="list-style-type: none"> <li>• An 850mm clear opening with appropriate latch side clearance.</li> <li>• Lighting complying with AS1680.2 and achieving a minimum 150 lux.</li> <li>• Call buttons at entrances shall be located between 900-1100mm from the floor and not less than 500mm from internal corners.</li> <li>• D shaped lever latch set located between 900-1100mm from the floor.</li> </ul> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage</p>	
<p><b>7 Interior: general</b></p> <p>(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p> <p>(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.</p>	<p>Compliance is readily achievable.</p>	<p>CoC</p>
<p><b>8 Bedroom</b></p> <p>At least one bedroom within each dwelling must have:</p> <p>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:</p> <p>(i) in the case of a dwelling in a hostel—a single-size bed,</p> <p>(ii) in the case of a self-contained dwelling—a queen-size bed, and</p> <p>(b) a clear area for the bed of at least:</p>	<p>Ensure the adjacent design elements are incorporated at detailed design stage.</p>	<p>CoC</p>

<ul style="list-style-type: none"> <li>(i) 1,200 millimetres wide at the foot of the bed, and</li> <li>(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and</li> <li>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</li> <li>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</li> <li>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and</li> <li>(f) wiring to allow a potential illumination level of at least 300 lux.</li> </ul>		
<p><b>9 Bathroom</b></p> <p>(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:</p> <ul style="list-style-type: none"> <li>(a) a slip-resistant floor surface,</li> <li>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</li> <li>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future: <ul style="list-style-type: none"> <li>(i) a grab rail,</li> <li>(ii) portable shower head,</li> <li>(iii) folding seat,</li> </ul> </li> <li>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</li> <li>(e) a double general power outlet beside the mirror.</li> </ul>	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	<p>CoC</p>

(2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.		
<b>10 Toilet</b> A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.	The main bathroom config. appears to accommodate the visitable toilet circulation space (1250mm x 900mm).	CoC
<b>11 Surface finishes</b> Balconies and external paved areas must have slip-resistant surfaces. <b>Note.</b> Advise regarding finishes may be obtained from AS 1428.1.	Slip resistivity to be nominated at detailed design stage.	CoC
<b>12 Door hardware</b> Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Door hardware to be nominated at detailed design stage.	CoC
<b>13 Ancillary items</b> Switches and power points must be provided in accordance with AS 4299.	Location of GPOs to be nominated at detailed design stage.	CoC
<b>14 Application of standards in this Part</b> The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of self-contained dwellings.		
<b>15 Living room and dining room</b> (1) A living room in a self-contained dwelling must have: (a) a circulation space in accordance with clause 4.7.1 of AS 4299, and (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.	Location of telephone and illumination level to be nominated at detailed design stage.	CoC
<b>16 Kitchen</b> A kitchen in a self-contained dwelling must have:	Configuration of kitchen to be confirmed at detailed design stage.	CoC

<p>(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and</p> <p>(b) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299:</p> <p>(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a),</p> <p>(ii) a tap set (see clause 4.5.6),</p> <p>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</p> <p>(iv) an oven (see clause 4.5.8), and</p> <p>(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p> <p>(e) general power outlets:</p> <p>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</p> <p>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</p>		
<p><b>17 Access to kitchen, main bedroom, bathroom and toilet</b></p> <p>In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.</p>	Compliance is readily achievable.	CoC
<p><b>18 Lifts in multi-storey buildings</b></p> <p>In a multi-storey building containing separate self-contained dwellings on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the <i>Building Code of Australia</i>.</p>	Compliance is readily achievable	CoC
<p><b>19 Laundry</b></p> <p>A self-contained dwelling must have a laundry that has:</p>	Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage	CoC

<p>(a) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(b) provision for the installation of an automatic washing machine and a clothes dryer, and</p> <p>(c) a clear space in front of appliances of at least 1,300 millimetres, and</p> <p>(d) a slip-resistant floor surface, and</p> <p>(e) an accessible path of travel to any clothes line provided in relation to the dwelling.</p>		
<p><b>20 Storage for linen</b></p> <p>A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.</p>	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage</p>	<p>CoC</p>
<p><b>21 Garbage</b></p> <p>A garbage storage area must be provided in an accessible location.</p>	<p>Ensure bin rooms etc... are provided with doorway &amp; turning circulation space within (2070mm x 1670mm minimum).</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	<p>CoC</p>

## 4.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the referenced project design documentation to determine the compliance status of the proposed development against Part D3, Cl. F2.4 & Cl. E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2019 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and related Australian Standards.

This review has also provided review of the compliance statuses of the design with SEPP (Housing for Seniors or People with a Disability) 2004 Clause 26 & Schedule 3.

Following this review and with the adoption of the recommendations/Performance Solutions proposed, ABE Consulting are able to confirm that at the SSDA stage, the development can readily achieve compliance with the aforementioned provisions.

## 5.0 REVIEW PROVIDED BY


Prepared by:



**Sam Freeman**

Accessibility Consultant

Reviewed by:



**Abe Strbik**

Director

Member - Association of Consultants in Access  
Australia # 405

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