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Michael Moutrie	-	Original for DA	14-06-2023
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report

**Statement of Compliance
Access for People with a Disability**

Pathways Cremorne

50-88 Parraween St & 59-67 Gerard St Cremorne
NSW 2090

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Report

Report Type: Statement of Compliance - BCA Access Provisions
Development: 50-88 Parraween St & 59-67 Gerard St Cremorne NSW 2090

Introduction:

This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by CHROFI & Morrison Design Partnership:

DA 10.01	Basement Plan
DA 10.02	Lower Ground Floor Plan
DA 10.03	Ground Floor Plan
DA 10.04	Level 1 Plan
DA 10.05	Level 2 Plan
DA 10.06	Level 3 Plan
DA 10.07	Level 4 Plan
DA 10.08	Level 5 Plan
DA 10.09	Level 6 Plan
DA 10.10	Removed
DA 10.11	Roof Plan

Limitations and Copyright information:

This report is not to be used for any other purpose than its original intention. The assessment is based on the provided drawings and compliance relies upon the implementation of all the recommendations listed in this report and the works constructed in accordance with AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on the classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

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A report issued for DA (development application) is not suitable for use for CC (construction certificate application).

Assessment:

Assessment Criteria DA

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

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

Compliance is required with the following:

- The Access provisions of the BCA 2022
- The Access To Premises Standard
- AS1428 suite of Standards
- AS2890.6 for car parking
- AS1735.12 for lifts
- SEPP Housing 2021 Chapter 3 Part 5
- Council’s DCP relating to Access for People with a Disability

Assessment

The building work comprises of residential aged care facility and independent living units for seniors and associated car parking.

Under the BCA the building is classified as follows,

- Class 2 (building containing more than 2 SOUs i.e. sole-occupancy units)
- Class 7a (car park)
- Class 9c (aged care building)

Where the building is existing, the new work and the affected part must comply with the BCA. The affected part will be assessed in detail at the CC stage.

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

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

<i>Requirement</i>	Class 2
<i>Compliance</i>	<ul style="list-style-type: none"> • From a required accessible pedestrian entrance to at least 1 floor with SOUs and to the entry of doors of each SOU on that level. • To and within 1 of each type of room or space in common use. • Where floor or part of a floor is accessed by an AS1428.1 ramp or lift, all SOUs on that level to the entry door and to and within all common use areas on that level.
<i>Comments</i>	Complies.
<i>Comments</i>	<p>Access has been provided from the main pedestrian entry to the entry doors of all SOUs on all levels by means of a lift.</p> <p>Access has been provided to communal open space on Ground Level.</p> <p>Details to be verified at CC stage of works.</p>
<i>Requirement</i>	Class 7a
<i>Compliance</i>	To and within any level containing accessible carparking spaces.
<i>Comments</i>	Complies.
<i>Comments</i>	<p>Access has been provided to the basement level containing the accessible car parking spaces by means of a lift.</p> <p>Details to be verified at CC stage of works.</p>
<i>Requirement</i>	Class 9b- Assembly building not being a schools and early childhood centres
<i>Compliance</i>	To wheelchair seating spaces (numbers assessed further on in the report) To all areas except tiers that do not contain wheelchair seating spaces.
<i>Comments</i>	Complies.
<i>Comments</i>	Applied to communal facilities. Details to be verified at CC stage of works.
<i>Requirement</i>	Class 9c
<i>Compliance</i>	<p>From pedestrian entrance to 1 level with SOUs, to the entry of doors of those SOUs.</p> <p>To and within 1 of each type of room or space in common use.</p> <p>Where floor is accessed by an AS1428.1 compliant ramp or lift, to the entry door of all SOUs on that level and to and within all common use areas on that level.</p> <p>SOU requirements</p> <p>Not more than 2 SOUs adjacent to each other.</p> <p>SOUs to represent a range of available rooms.</p> <ul style="list-style-type: none"> • 1 to 10 SOUs - 1 accessible SOU • 11 to 40 SOUs - 2 accessible SOUs • 41 to 60 SOUs - 3 accessible SOUs • 61 to 80 SOUs - 4 accessible SOUs • 81 to 100 SOUs - 5 accessible SOUs • 101 to 200 SOUs - 5 accessible SOUs + 1 per 25 (in excess of 100) • 201 to 500 SOUs - 9 accessible SOUs + 1 per 30 (in excess of 200) • More than 500 SOUs- 19 accessible SOUs + 1 per 50 (in excess of 500)
<i>Comments</i>	Complies.
<i>Comments</i>	<p>Total number of SOUs in the development = 41</p> <p>Total number of required Accessible SOUs= 3</p> <p>Total number of provided Accessible SOUs= 0</p> <p>Details to be verified at CC stage of works.</p> <p>A performance solution may be used to address the design of the accessible SOUs.</p>

Requirement **Class 10b**
Swimming pool associated with Class 1b, 2, 3, 5, 6, 7, 8 or 9 (except for a pool for the exclusive use of a SOU) with perimeter more than 40M.

Compliance Complies.

Comments Perimeter of the proposed swimming pool is 42m.
Details to be verified at CC stage of works.

Requirement **In areas required to be accessible, the following is to be provided:**

- Width of accessways shall be min 1M clear, and to be increased for door circulation, turning areas and passing areas as required by AS 1428.1
- Doors shall provide a clear opening of 850mm with a step free threshold and the required circulation spaces, hardware and luminance contrast as required by AS 1428.1
- The separation of doors in airlocks shall comply with AS 1428.1
- Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1
- In accessible sole occupancy units, the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.

Compliance Capable of compliance.

Comments All of the above listed requirements are achievable and to be assessed for compliance at verified at CC stage of works.

Requirement **BCA Part D4D3 Access to buildings**
Accessway is required from;

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

Compliance Complies.

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

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

Requirement **Accessway is required through:**

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

Compliance Capable of compliance.

Comments All entry points have been designed to be accessible.
Details to be verified at CC stage of works.

<i>Requirement</i>	Where Accessible pedestrian entry has multiple doorways <ul style="list-style-type: none"> • At least 1 to be accessible if 3 provided • At least 50% to be accessible, if more than 3 provided Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where multiple leaf doorways have been used, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. Where single hinged doors have been used, the door leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. This is achievable and the door selections are to be verified at CC stage of works.
BCA Part D4D4 Parts of buildings required to be accessible	
<i>Requirement</i>	Every Ramp (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D3D15
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Detailed features of the ramps will be assessed with the requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	Every Walkway to be compliant with AS1428.1
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Detailed features of the walkways will be assessed with the requirements of AS1428.1 at the CC stage of works. Note: all walkways shall have a barrier or continue for a further 600mm in a different material on each side of the walkway.
<i>Requirement</i>	Step / Kerb ramp if provided is to be compliant with AS1428.1 and Slip resistance of ramp and landings compliant with BCA Table D3D15
<i>Compliance</i>	N/A
<i>Comments</i>	No step / kerb ramps have been identified in the development.
<i>Requirement</i>	Every Stairway (excluding fire-isolated stairway) is to be compliant with AS1428.1 and slip resistance of treads, landings and nosing strips compliant with BCA Table D3D15
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	Every Fire-isolated Stairway is to be compliant with the relevant sections of AS1428.1 & slip resistance of treads, landings and nosing strips compliant with BCA Table D3D15
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where fire-isolated stairways have been provided, the features of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.

<i>Requirement</i>	Passing spaces requirement It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
<i>Compliance</i>	N/A
<i>Comments</i>	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
<i>Requirement</i>	Turning spaces requirement It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mm x 2070mm (in the direction of travel).
<i>Compliance</i>	Complies.
<i>Comments</i>	Adequate turning spaces have been provided. Details to be verified at CC stage of works.
<i>Requirement</i>	Carpet specifications Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Only applies to carpets provided in the common use areas. Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
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<i>Requirement</i>	BCA Part D4D5 Exemptions Access is not required to be provided in the following areas : <ul style="list-style-type: none"> • where access would be inappropriate because of the use of the area • where area would pose a health and safety risk • any path which exclusively provides access to an exempted area
<i>Compliance</i>	For information only.
<i>Comments</i>	Areas such as lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns. Where exclusive staff only use areas have been nominated in an aged care facility, then the staff only use amenities can be excluded from providing access based on the provisions in this clause.
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<i>Requirement</i>	BCA Part D4D6 Accessible Carparking Parking Service Accessible carparking space need not be provided when a parking service is provided and direct access to any of the carparking spaces is not available to the public.
<i>Compliance</i>	N/A.
<i>Comments</i>	

<i>Requirement</i>	Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6.
<i>Compliance</i>	Complies.
<i>Comments</i>	Note: the pavement marking shall have the appropriate slip resistance for the location.
<i>Requirement</i>	In situations where not more than 5 carparking spaces have been provided The car parking space need not be designated, so as to restrict the use of the carparking space only for people with a disability.
<i>Compliance</i>	N/A.
<i>Comments</i>	
<i>Requirement</i>	Class 2 There are no carparking requirements for a Class 2 under the BCA. If adaptable housing has been mandated by the Council, carparking spaces will be required under the requirements of AS4299- Adaptable housing
<i>Compliance</i>	N/A
<i>Comments</i>	The parking for the residential units is assessed later in this report.
<i>Requirement</i>	Class 5, 7, 8 or 9c - 1 space per 100 carparking spaces -
<i>Compliance</i>	Complies.
<i>Comments</i>	Total number of spaces provided = 11 Total number of Accessible car parking spaces required= 1 Total number of Accessible car parking spaces provided= 4 Car parking spaces are to comply with the requirements of AS2890.6. This is to be verified at the CC stage of works. Notte: the Class 6 accessible space need not be marked as accessible
<i>Requirement</i>	BCA Part D4D7 Signage Braille and Tactile signage is required to identify Accessible & Ambulant Sanitary facilities, Fire Exits, areas with Hearing Augmentation and the location of Accessible entrances and toilets
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	
<i>Requirement</i>	BCA Part D4D8 Hearing Augmentation Hearing Augmentation is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or an reception area where a screen is used.
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.

<i>Requirement</i>	<p>BCA Part D4D9 Tactile indicators (TGSIs)</p> <p>TGSIs are required when approaching;</p> <ul style="list-style-type: none"> - Stairways other than fire-isolated stairways and stairways within a SOU of a Class 2 building or a non-accessible SOU of a Class 3 building - Escalators / passenger conveyor / moving walk - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps) - Under an overhead obstruction of <2M if no barrier is provided - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location) <p>Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.</p> <p>TGSIs are not required in areas not required to be accessible</p>
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	<p>In the proposal, TGSIs are required in the following locations, except where excluded under the following section:</p> <ul style="list-style-type: none"> • Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard. • Under the stairway to warn of overhead obstruction, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard <p>Details to be verified at CC stage of works.</p>
<i>Requirement</i>	<p>Concession from providing TGSIs in certain buildings</p> <p>In a Class 3 (accommodation for aged), Class 9a (health care), Class 9c (aged care), TGSIs are not required at stairway and ramps, if handrails are provided with a dome button on the top of the handrail, 150+/-10mm from the end of the handrail and of size 4-5mm in height, 10-12mm in diameter.</p>
<i>Compliance</i>	For information only.
<i>Comments</i>	<p>Under the provisions of this Clause, TGSIs are not required to be provided in this development except at the entry where it is adjacent to a vehicle accessway.</p> <p>Details to be verified at CC stage of works.</p>
<i>Requirement</i>	<p>BCA Part D4D11 Swimming pools</p> <p>Access to a pool with a perimeter >40M to be by one of the following means;</p> <ul style="list-style-type: none"> • fixed or movable ramp and an aquatic wheelchair • zero depth entry with 1:14 grade and an aquatic wheelchair • platform swimming pool lift and an aquatic wheelchair • a sling style pool lift
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Details to be verified at CC stage of works.
<i>Requirement</i>	<p>Latching devices on gates and doors of the swimming pool safety barrier are not required to comply with AS1428.1.</p>
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Details to be verified at CC stage of works.

	BCA Part D4D12 Limitations on Ramps
<i>Requirement</i>	<ul style="list-style-type: none"> • A series of connecting ramps cannot have a vertical height of 3.6M • A landing for a step ramp cannot overlap a landing for another ramp
<i>Compliance</i>	Complies
<i>Comments</i>	
	BCA Part D4D13 Glazing on Accessways
<i>Requirement</i>	Glazing requirements- Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip as per requirements of AS1428.1
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Applies to full length glazing used in common use areas such as lift lobbies and common passageways. Glazing strip selections are to be verified at CC stage of works.

BCA Part F Accessible Sanitary Facilities
BCA F4D5 Accessible sanitary facilities

<i>Requirement</i>	Accessible unisex toilet is to be provided in accessible part of building such that; <ul style="list-style-type: none"> • It can be entered without crossing an area reserved for 1 sex only • Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations • Even distribution of LH and RH facilities If no lift is required to be provided to a level, then accessible facility is not required on that level.
<i>Compliance</i>	Complies.
<i>Comments</i>	Common use unisex accessible toilet facilities have been provided in the development. Details to be verified at CC stage of works.
<i>Requirement</i>	Accessible unisex toilets are to be designed in accordance with AS1428.1
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	The width and length requirements depend on selected fixtures. Minimum size of an accessible toilet is required to be 1.9M x 2.7M after tiling works. To be verified at CC stage of works.
<i>Requirement</i>	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided.
<i>Compliance</i>	N/A.
<i>Comments</i>	No sanitary facilities in addition to the accessible toilet have been provided in the development.
<i>Requirement</i>	Ambulant use toilets are to be designed in accordance with AS1428.1.
<i>Compliance</i>	Complies with the width and length requirements
<i>Comments</i>	Minimum size of an accessible toilet is required to be 900mm to 920mm width x 1.62M (dependent on WC pan and location of door to the cubicle) To be verified at CC stage of works.
<i>Requirement</i>	BCA F4D6 Accessible unisex sanitary compartments Class 2 At least 1 when sanitary compartments are provided in common areas.
<i>Compliance</i>	Complies.
<i>Comments</i>	To be verified at CC stage of works.
<i>Requirement</i>	Class 3 / Class 9c aged care 1 within every accessible SOU provided with sanitary compartments. At least 1 when sanitary compartments are provided in common areas.
<i>Compliance</i>	Complies.
<i>Comments</i>	To be verified at CC stage of works. Accessible SOU ensuite may be designed under a performance solution

Requirement **BCA F4D7 Requirements for Accessible unisex showers as per AS1428.1-2009**
Class 2

Compliance At least 1 when showers are provided in common areas.

Comments N/A

Comments No common use shower facilities have been proposed in the development.

Requirement **Class 3 / Class 9c aged care**
1 within every accessible SOU provided with showers and
At least 1 for every 10 showers provided in common areas.

Compliance Complies

Comments Accessible shower provided in accessible room ensuite. Accessible SOU ensuite may be designed under a performance solution.
No common use shower facilities have been proposed in the development.

BCA Part E3 Lift Installations
BCA E3D7 Lift Types & Limitations

<i>Requirement</i>	The following limitations apply to the use of lifts: <ul style="list-style-type: none"> • Stairway platform lifts must not serve a space accommodating more than 100 persons ; used in high traffic areas such as theatres, auditoriums, traffic interchange, shopping centre; used where another type of lift can be installed; connect more than 2 storeys; when folded not encroach on the required width of the stair • A low-rise platform lift must not travel more than 1m • A low-rise constant pressure lift must not travel more than 2m if unenclosed or 4m if enclosed or be used in high traffic areas such as theatres, auditoriums, traffic interchange, shopping centre • A small sized, low speed automatic lift must not travel more than 12m • If the lift car is fully enclosed the lift must not rely on a constant pressure device for its operation
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Details to be verified at CC stage of works.
BCA E3D8 Lift Installations	
<i>Requirement</i>	In an accessible building, every passenger lift must comply with Clause E3D8
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Lift floor dimensions (excluding stairway platform lift) are listed below. <ul style="list-style-type: none"> • Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep • Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep Details to be verified at CC stage of works.
<i>Requirement</i>	If the effective height of the building is over 12M, at least one of the lifts is required to be a stretcher lift, which is to accommodate a raised stretcher with clear space of not less than 600 x 2000mm long x 1400mm high above FFL.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Details to be verified at CC stage of works.

SEPP Housing 2021 Chapter 3 Part 5

Compliance assessment with Schedule 4 of SEPP Housing 2021 for Independent Living Units

<p><i>Application</i></p> <p><i>Siting</i></p>	<p><i>Requirement</i></p> <p><i>Compliance Comment</i></p> <p><i>Requirement</i></p> <p><i>Compliance Comment</i></p>	<p>Development is Seniors housing that consists of hostels or self-contained dwellings Complies. The development consists of self- contained dwellings.</p> <p>Wheelchair Access To a site with gradient of < 1:10: - ALL dwellings linked by an AS1428.1 compliant accessible path to an adjoining public road.</p> <p>Wheelchair Access To a site with gradient of > 1:10: - The % of dwellings that must have wheelchair access (accessible) must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and - Accessible dwellings are to be linked by an AS1428.1 compliant accessible path to an adjoining public road or an internal road or a driveway that is accessible to all residents.</p> <p>Common areas Access must be provided as per AS1428.1 to and within common areas / facilities within the development. Complies. Access has been provided to all dwellings by pathway from adjoining street. Access has been provided to the common areas. Details to be verified at CC stage of works.</p>
<p><i>Letterboxes</i></p>	<p><i>Requirement</i></p> <p><i>Compliance Comment</i></p>	<p>Letterboxes must be: - Situated on a hard standing area and have wheelchair circulation and linked via an accessible path as per AS1428.1, - Lockable on the hardstand side and - located in a prominent position, where multiple letterboxes are provided together - must be located so that >20% are between 600mm and 1200mm above finished ground level</p> <p>Capable of compliance Details to be verified at CC stage of works.</p>

Private car accommodation	Requirement	<p>Car parking spaces (not being car parking for employees) must be:</p> <ul style="list-style-type: none"> • For spaces associated with a single Class1 dwelling <ul style="list-style-type: none"> - At least 3.2m wide and 2.5m high - Floor to be < 1:40 in any direction - Capable of being widened to 3.8m without structural modifications - Provide power-operated door to garage, or power point and an area for motor or control rods to enable a power-operated door to be installed at a later date. • For spaces (less than 8) grouped in a common area <ul style="list-style-type: none"> - At least 1 space AS2890.6 compliant plus 50% of the spaces are to be AS2890.6 or 3.2m wide. - Floor gradient to be <1:40 in any direction • For spaces (more than 8) grouped in a common area <ul style="list-style-type: none"> - At least 15% of the spaces are to be AS2890.6 compliant plus 50% of the spaces are to be AS2890.6 or 3.2m wide. - Floor to be < 1:40 in any direction - The access point to grouped parking must be secured by a power operated door, gate or other barrier • Visitor parking spaces <ul style="list-style-type: none"> - At least 5% of the visitor parking spaces are to be AS2890.6 compliant
	Compliance Comment	<p>Capable of compliance Details to be verified at CC stage of works. Note: The international symbol for access is not required on parking spaces other than the visitor parking</p>
Accessible entry	Requirement	<p>The main entry to the dwelling must: Provide a clear opening of 850mm and the door circulation requirements of AS 1428.1</p>
	Compliance Comment	<p>Capable of compliance Details to be verified at CC stage of works. Note: this does not apply to entry doors to be used by employee only</p>
Interior: general	Requirement	<p>Internal doorways must have:</p> <ul style="list-style-type: none"> - 850mm a minimum clear opening space, - AS 1428.1 compliant door circulation space to at least one kitchen, laundry, bathroom, toilet, bedroom, living area and main external POS <p>Internal corridors must have a minimum 1M width</p>
	Compliance Comment	<p>Capable of compliance Details to be verified at CC stage of works.</p>

<p>Bedroom</p>		<p>At least 1 Bedroom within each dwelling must have, Wardrobe and bed sized as follows:</p> <ul style="list-style-type: none"> - <i>In the case of a dwelling in a hostel—a single-size bed, and</i> - <i>In the case of a self-contained dwelling—a queen-size bed.</i> <p>Bedroom must contain a clear area for the bed of at least:</p> <ul style="list-style-type: none"> - <i>1,200mm wide at the foot of the bed, and</i> - <i>1,000mm wide beside the bed between it and the wall, wardrobe or any other obstruction.</i> <p>Bedroom must have, 2 double general power outlets on the wall where the head of the bed is likely to be and at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.</p> <p>-</p> <p><i>Compliance Comment</i> Capable of compliance Details to be verified at CC stage of works.</p>
<p>Bathroom</p>	<p><i>Requirement</i></p>	<p>At least one bathroom must be provided on the entry floor or on a floor served by an internal private lift. The bathroom must have:</p> <ul style="list-style-type: none"> - <i>Floor with a slip resistance of P3</i> - <i>A basin with tapware capable of complying with AS1428.1</i> - <i>A hobless/step free shower with the circulation space required by AS1428.1 including mixer location</i> - <i>The shower shall be located in a corner with provision in the walls for the fixing of grabrails & shower seat in accordance with AS1428.1</i> - <i>A wall cabinet with shelving illuminated to 300lux min</i> - <i>A double GPO located in accordance with AS1428.1</i> <p><i>Compliance Comment</i> Capable of compliance Details to be verified at CC stage of works.</p>
<p>Toilet</p>	<p><i>Requirement</i></p>	<p>At least one toilet must be provided on the entry floor or on a floor served by an internal private lift. The toilet room must:</p> <ul style="list-style-type: none"> - <i>The pan located in the corner with the centreline located in accordance with AS 1428.1 from the side wall</i> - <i>Have a clear circulation space in front of the pan of 900mm wide and 1200mm long. The only allowable encroachments into this space are the toilet paper holder and any grabrails.</i> - <i>The toilet circulation space required by AS1428.1 must be achievable by removing any installed shower screen</i> - <i>Provision in the walls around the toilet for the fixing of future grabrails and/or backrest in accordance with AS1428.1.</i> - <i>Floor with slip resistance of P3.</i> <p><i>Compliance Comment</i> Capable of compliance Details to be verified at CC stage of works.</p>
<p>Surface finishes</p>	<p><i>Requirement</i></p>	<ul style="list-style-type: none"> - Balconies and external paved areas must have slip-resistant surfaces. <p><i>Compliance Comment</i> Capable of compliance Details to be verified at CC stage of works.</p>

Door hardware	Requirement	Door handles and hardware for all doors must be provided in accordance with AS 1428.1 <ul style="list-style-type: none"> - Single hand operation, lever style, - Operation located between 900-100mm above FFL
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.
Switches and power points	Requirement	Switches and power points must be provided in accordance with AS1428.1 or capable of complying thorough future adaption <ul style="list-style-type: none"> - Switches located between 900-1000mm and in line with door handles, - Rocker action / toggle / push pad switches with 35mm width are preferred - GPOs to be at least 600mm above FFL (1000mm preferred) and not less than 500mm horizontally from internal corners. - This requirement does not apply to remote controls or power points serving appliances which are not regularly moved or turned off.
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.
Private Passenger Lifts	Requirement	A Private Lift within a dwellings must: <ul style="list-style-type: none"> - Have a floor spec of at least 1100mm wide and 1400mm long - Have a landing at each floor of 1540 x 2070 - Have controls complying with AS1735.12:2020 - Must not be a stairway platform lift
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.

Addition requirements for any seniors housing consisting of self-contained dwellings are listed below

Bedroom	Requirement	In an ILU a bedroom required to comply with this schedule must be provided on the entry floor or on a floor served by an internal private lift.
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.
Living room	Requirement	A Living room must be provided on the entry floor or on a floor served by an internal private lift.and have: <ul style="list-style-type: none"> - Circulation space of 2250mm diameter clear of all fixtures - Telecommunications or data outlet adjacent to a general power outlet. -
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works. Movable furniture is permitted in the circulation space
Private Open Space	Requirement	The main area of private open space must be provided on the entry floor or on a floor served by an internal private lift
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.

Kitchen	Requirement	<p>A kitchen must be provided on the entry floor or on a floor served by an internal private lift and must have:</p> <ul style="list-style-type: none"> - <i>Min 1200mm between benchtop, cupboards and appliances which can be capable of being increased to 1550mm without relocating the sink, moving a loadbearing wall or breaching any other circulation requirement</i> - <i>At least 1 work surface, 800mm long, clear of obstructions and not in a corner of the room</i> - <i>A lever tap where the lever and water source are within 300mm of the front of the bench</i> - <i>A cooktop next to the work surface</i> - <i>An oven, located next to a work surface which has its controls located between 450mm and 1250mm above the floor level</i> - <i>At least 1 double GPO within 300mm of the front of the work surface</i> <p>Cupboards must not be entirely located in a corner of the bench or room. The ability to fit D handles at the top of the door of below bench cupboards and the bottom of the door of overhead cupboards must be provided. The kitchen cupboards shall be constructed so that below bench cupboards can be easily removed to allow wheelchair access to the bench.</p>
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.
Laundry	Requirement	<p>A Laundry must be provided on the entry floor or on a floor served by an internal private lift and must have:</p> <p>Circulation space at door as per AS1428.1,</p> <ul style="list-style-type: none"> - <i>Provision for the installation of an automatic washing machine and a clothes dryer,</i> - <i>A clear space in front of appliances of at least 1550mm (the door swing may encroach into this space)</i> - <i>A slip-resistant floor surface rating of P3</i> - <i>And an accessible path to clothes line (if provided).</i> - <i>The ability to fit D handles at the top of the door of below bench cupboards and the bottom of the door of overhead cupboards must be provided.</i>
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.
Linen Storage	Requirement	A floor to ceiling linen storage must be provided with 600mm minimum width and adjustable shelving
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.
Lifts in multi-storey buildings	Requirement	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 BCA
	Compliance Comment	N/A Capable of compliance

SEPP Housing 2021 - Location and Access To Facilities Clause 93 & 94

93 Location and access to facilities and services—independent living units

(1) Development consent must not be granted for development for the purposes of an independent living unit unless the consent authority has considered whether residents will have adequate access to facilities and services—

- (a) by a transport service that complies with subsection (2), or
- (b) on-site.

(2) The transport service must—

- (a) take the residents to a place that has adequate access to facilities and services, and
- (b) for development on land within the Greater Sydney region—
 - (i) not be an on-demand booking service for the transport of passengers for a fare, and
 - (ii) be available both to and from the site at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day, and
- (c) for development on land that is not within the Greater Sydney region—be available both to and from the site during daylight hours at least once each weekday.

(3) For the purposes of subsections (1) and (2), access is adequate if—

- (a) the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and
- (b) the distance is accessible by means of a suitable access pathway, and
- (c) the gradient along the pathway complies with subsection (4)(c).

(4) In subsection (3)—

- (a) 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, and
- (b) the distance is to be measured by reference to the length of the pathway, and
- (c) the overall average gradient must be not more than 1:14 and the gradients along the pathway must be not more than—
 - (i) 1:12 for a maximum length of 15m at a time,
 - (ii) 1:10 for a maximum length of 5m at a time, or
 - (iii) 1:8 for a maximum length of 1.5m at a time.

(5) In this section—

facilities and services means—

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

provide a booking service has the same meaning as in the Point to Point Transport (Taxis and Hire Vehicles) Act 2016, section 7. Note— Provide a booking service is defined as carrying on a business taking bookings for taxis or hire vehicles to provide passenger services, whether immediately or at a later time, and communicating the bookings to drivers for passenger services or providers of passenger services.

94 Location and access to facilities and services—residential care facilities

(1) Development consent must not be granted for development for the purposes of a residential care facility unless the consent authority is satisfied that residents of the facility will have access to facilities and services—

- (a) on-site, or
- (b) by a transport service other than a passenger service.

Assessment

The site is located at 50 to 88 Parraween St, Cremorne. Facilities are available within 400m on Military Rd Cremorne and to a limited extent in Parraween Rd, opposite the site. The site is served by a number of bus routes which provide access to a greater range of facilities. The bus routes serving the area surrounding the site are indicated below.



The site

Bus stops are located within 250m of the site, travelling in either direction- shown on aerial photo below.



Dashed yellow lines show access to Military Rd

All these routes provide regular services running to a timetable of approximately every 30minutes during the time window required under the SEPP, which only requires at least 1 service in either direction is available in the morning and afternoon between 8am and 6pm.

The facilities on Military Rd within the 400m travel distance are within an average travel gradient no more than 1:14, based on our investigation using a Bosch Inclinometer. The travel distance to the bus stops, is less than 250m with the average gradient no more than 1:14, typically level being 1:40 or less. The crossing at the Spofforth St intersection uses kerb ramps, traffic lights and provides good visibility in all directions. It is considered it that this provides a safe access route in accordance with Clause 38. Refer to photo below.



The SEPP requires access to the following facilities:

- Shops, banks and retail and commercial services normally required
- Community and recreation facilities
- A general medical practitioner

The site is served, in accordance with the SEPP, by a number of service centres. The facilities available at Military Rd, and within 400m, include:

-
- Medical centre
- Cinema
- Beauty salon
- Fitness centre/gym
- General retail
- Furniture
- Restaurants
- Hairdresser
- Takeaway food
- ATM (Additional ATMs and banks are available within 4500m or via bus.)

Where access to the services is by bus, the SEPP requires that the services be available within 400m of the bus stop at that centre. The Military Rd commercial precinct is long and served by regular bus services. All required services are available with 400m of a bus stop with essentially level access. It is noted that although Mosman Library is accessible via bus, they also provide an online catalogue and home delivery service.

In addition to the above and of particular relevance to the RACF is that the following facilities are also available on site:

- Dining facilities
- Gym
- Hair salon
- Pool
- Theatre
- Medical services

Conclusion:

On the basis of the above assessment, I am satisfied that accessible paths to facilities, and to transport which provides access to facilities, are located on site or within 400m of the site and have an average gradient of 1:14 or less in accordance with the requirements of Clause 93 of SEPP Housing.

Statement of Compliance

On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA ,the Access to Premises Standard and Housing SEPP 2021.



Michael Moutrie

ACAA Accredited Access Consultant No 581

Statement of experience

Michael Moutrie Director, Accessible Building Solutions



Qualifications:

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

Michael is a member of Camden Council's Access Committee

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

Michael is experienced in the following areas:

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

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

Howard Moutrie Consultant



Qualifications:

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

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

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

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