

Principal Author:	Issue.	Revision	Date
Michael Moutrie	-	Original for SSDA	28-03-2025
Reviewed:			



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

**Proposed Residential  
Development**

**16-24 Lord Street & 21-27 Roseville Avenue  
Roseville NSW 2069**

**Accessible Building Solutions**

**124 Upper Washington Drive  
Bonnet Bay NSW 2226**

P (Michael) 0450 334 995  
P (Admin) 0415 255 163  
E [michael@absaccess.com.au](mailto:michael@absaccess.com.au)



# Report

---

**Report Type:** Statement of Compliance - BCA Access Provisions  
**Development:** 16-24 Lord Street & 21-27 Roseville Avenue, Roseville NSW 2069

## Introduction:

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

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

## 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.

This report and the drawings in this report are a copyright of Accessible Building Solutions and can only be used for the purposes of this particular project and can only be modified by Accessible Building Solutions. This document may also contain Standards Australia Ltd copyrighted material which may not be reproduced.

This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of Australian Standards other than those directly referenced in this report.

ABS gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We are not to be held responsible if LHA comes to a different conclusion about compliance with the Livable Housing Guidelines. At this point of time only LHA is able to confirm whether a project has met all the requirements needed to be awarded a particular Quality Mark.

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

## Executive Summary

This access report has been prepared by Michael Moutrie of Accessible Building Solutions to accompany a detailed State Significant Development Application (SSDA) for a residential development including infill affordable housing at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville. The site consists of 9 detached dwellings and has been consolidated into an area of approximately 0.94ha. The legal description of the site is outlined in Table 1.

Table 1 Legal Description

Property Address	Title Description
16-24 Lord Street & 21-27 Roseville Avenue, Roseville, NSW 2069	<ul style="list-style-type: none"><li>▪ 21 Roseville Avenue – Lot 9 DP1046734</li><li>▪ 23 Roseville Avenue – Lot 66 Section B DP3277</li><li>▪ 25 Roseville Avenue – Lot 65 Section B DP3277</li><li>▪ 27 Roseville Avenue – Lot 64 Section B DP3277</li><li>▪ 16 Lord Street – Lot 14 Section B DP3277</li><li>▪ 18 Lord Street – Lot 15 Section B DP3277</li><li>▪ 20 Lord Street – Lot 16 Section B DP3277</li><li>▪ 22 Lord Street – Lot 17 Section B DP3277 &amp; Lot 1 DP104781</li><li>▪ 24 Lord Street – Lot 18 DP1173328.</li></ul>
Project Site Area	0.94ha

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-78996460).

This report concludes that the proposed development is suitable and warrants approval subject to the implementation of the following mitigation measures:

- Finer design details to be provided at CC stage

Following the implementation of the above mitigation measures, the remaining impacts are appropriate.

## Introduction

The application seeks consent for the demolition of existing buildings and structures on the site and development of 259 residential apartments with affordable housing and basement parking. Specifically, the SSDA seeks development consent for:

- Demolition of existing buildings and structures and removal of selected trees.
- Excavation & construction of a 3-level basement.
- Construction of a residential flat building up to 9-storeys in height (RL121.5m) to provide 259 apartments including affordable housing, residential amenities and services.
- Provision of car parking spaces at basement level and bicycle parking.
- Provision of hard and soft landscaping.
- Associated works for the provision of infrastructure and servicing.

## Brief Description

The proposal is for the construction of an in-fill affordable housing residential development within 200m of Roseville train station.

## Detailed Description

- Construction of 259 residential apartments in buildings up to 9-storeys in height.
- Provision of 30,391.5m<sup>2</sup> GFA
- Provision of:
  - 28 no. 1-bedroom apartments
  - 117 no. 2-bedroom apartments
  - 104 no. 3-bedroom apartments
  - 10 no. 4-bedroom apartments
- Provision of 344 basement car parking spaces and bicycle parking.
- Provision of 17% affordable housing in a mix of units (5,191.8m<sup>2</sup>).
- Provision of residential amenities and services on site, including swimming pool, gym, media and games rooms and kids' club.
- Retention of existing significant trees and provision of landscape planting.
- Provision of central courtyard.

The purpose of the project is to deliver high quality market and affordable housing within convenient walking distance of Roseville Station.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (**SEARs**) dated 14 January 2025 and issued for the SSDA (SSD- 78996460). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Item	Description of Requirement	Section Reference (this Report)
<b>23. Public Space</b>	<ul style="list-style-type: none"><li>▪ If public space is proposed as part of the development, demonstrate how the development:<ul style="list-style-type: none"><li>▪ maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.</li><li>▪ provides accessible public space.</li><li>▪ maximises permeability and connectivity.</li><li>▪ maximises the amenity of public spaces in line with their intended use,</li></ul></li></ul>	Page 8

## The Site

The site is located at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville within the Ku-ring-gai Local Government Area. The site has a site area of 0.94ha and is legally described as:

- Lot 9 DP1046734
- Lot 66 Section B DP3277
- Lot 65 Section B DP3277
- Lot 64 Section B DP3277
- Lot 14 Section B DP3277
- Lot 15 Section B DP3277
- Lot 16 Section B DP3277
- Lot 17 Section B DP3277 & Lot 1 DP104781
- Lot 18 DP1173328.

The urban context surrounding the site is characterised by low-density residential development and Roseville Centre. The surrounding locality is described as:

- To the north the site is bounded by Roseville Avenue. Existing development consists of low-density residential uses, beyond which is Roseville Park and the suburb of Lindfield.
- To the east the site is bounded by Martin Lane which separates the site from low density residential development consisting of detached single and two storey dwellings beyond which is the Roseville Presbyterian Church.
- To the south the site is bounded by Lord Street. Development consists of low-density residential uses, beyond which is Roseville College, Bancroft Park and Roseville Lawn Tennis Club. Boundary Street is situated approximately 450 m to the south.
- To the west of the site are low and medium residential uses including three storey walk up flat buildings, beyond which is Roseville Local Centre (Hill Street Precinct) which accommodates a mixture of local scale commercial, retail and health care facilities as well as Roseville train station.

The site is situated within convenient walk distance of Roseville Railway Station (200m), with existing pedestrian access to the station available from Roseville Avenue and Lord Street. Regular, train services are available to North Sydney, Chatswood and Sydney CBD to the south, and Hornsby to the north with a direct connection to the Sydney Metro available at Chatswood Station. Bus services are also available on Pacific Highway providing services to Chatswood and Sydney CBDs and the wider Kur-ring gai locality.

The existing development consists of 9 detached residential dwellings. There are several large trees and vegetation located throughout the site.

Figure 1 Site Aerial



Source: Urbis, 2025  
Figure 2 Local Context



Source: Urbis, 2025

## **Assessment:**

### Assessment Criteria DA

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

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

Compliance is required with the following:

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

### Assessment

The building work comprises of residential units over basement carparking

Under the BCA the building is classified as follows,

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

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>	<b>Class 2</b>
	<ul style="list-style-type: none"> <li>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.</li> <li>To and within 1 of each type of room or space in common use.</li> <li>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.</li> </ul>
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided from the main pedestrian entry to the entry doors of all SOUs on all levels by means of a lift. Access has been provided to communal open space on Lower Ground and Ground Level. Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Class 7a</b>
	To and within any level containing accessible carparking spaces.
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided to the basement level containing the accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Class 10b</b>
	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.
<i>Compliance</i>	N/A
<i>Comments</i>	Perimeter of the proposed swimming pool is 38m Details to be verified at CC stage of works.
<i>Requirement</i>	<b>In areas required to be accessible, the following is to be provided:</b>
	<ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>The separation of doors in airlocks shall comply with AS 1428.1</li> <li>Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1</li> <li>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.</li> </ul>
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	All of the above listed requirements are achievable and to be assessed for compliance at verified at CC stage of works.

	<b>BCA Part D4D3 Access to buildings</b>
<i>Requirement</i>	<b>Accessway is required from;</b> <ul style="list-style-type: none"> <li>• Main pedestrian entry at the site boundary for new buildings</li> <li>• Main pedestrian entry door for existing buildings</li> <li>• Any other accessible building connected by a pedestrian link</li> <li>• Accessible car parking spaces</li> </ul>
<i>Compliance</i>	Complies.
<i>Comments</i>	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.
<i>Requirement</i>	<b>Accessway is required through:</b> <ul style="list-style-type: none"> <li>• Main entry and</li> <li>• Not less than 50% of all pedestrian entrances and in building with floor area over 500m<sup>2</sup>, non-accessible entry and accessible entry to be not more than 50M apart.</li> </ul>
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Each main entry has been designed to be accessible. Details to be verified at CC stage of works.
<i>Requirement</i>	Where <b>Accessible pedestrian entry</b> has multiple doorways <ul style="list-style-type: none"> <li>• At least 1 to be accessible if 3 provided</li> <li>• At least 50% to be accessible, if more than 3 provided</li> </ul> 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.
	<b>BCA Part D4D4 Parts of buildings required to be accessible</b>
<i>Requirement</i>	Every <b>Ramp</b> (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 ramp will be assessed with the requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	Every <b>Walkway</b> 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>	<b>Step / Kerb ramp</b> 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 <b>Stairway</b> (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 <b>Fire-isolated Stairway</b> 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>	<b>Passing spaces requirement</b> 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>	<b>Turning spaces requirement</b> 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>	<b>Carpet specifications</b> 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.

	<b>BCA Part D4D5 Exemptions</b>
<i>Requirement</i>	<b>Access is not required to be provided in the following areas :</b> <ul style="list-style-type: none"> <li>• where access would be inappropriate because of the use of the area</li> <li>• where area would pose a health and safety risk</li> <li>• any path which exclusively provides access to an exempted area</li> </ul>
<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.

	<b>BCA Part D4D6 Accessible Carparking</b>
<i>Requirement</i>	<b>Parking Service</b> 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>	<b>Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6.</b>
<i>Compliance</i>	Complies.
<i>Comments</i>	Note: the pavement marking shall have the appropriate slip resistance for the location.

<i>Requirement</i>	<b>In situations where not more than 5 carparking spaces have been provided</b> 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>	<b>Class 2</b> 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 adaptable units is assessed later in this report.

<i>Requirement</i>	<b>BCA Part D4D7 Signage</b> 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>	

	<b>BCA Part D4D9 Tactile indicators (TGSIs)</b>
<i>Requirement</i>	<p>TGSIs are required when approaching;</p> <ul style="list-style-type: none"> <li>- 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</li> <li>- Escalators / passenger conveyor / moving walk</li> <li>- Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps)</li> <li>- Under an overhead obstruction of &lt;2M if no barrier is provided</li> <li>- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location)</li> </ul> <p>Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs. TGSIs are not required in areas not required to be accessible</p>
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	<p>In the proposal, TGSIs are required in the following locations:</p> <ul style="list-style-type: none"> <li>• At <u>top and bottom landings</u> of stairways and 1:14 ramps, <u>600-800mm</u> depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard</li> <li>• At <u>mid landings</u> of stairway and 1:14 ramp, <u>300-400mm</u> depth or min 6 discrete cones are required <u>only where handrails are not continuous</u> or landing is more than 3M</li> <li>• Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard.</li> <li>• 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</li> </ul> <p>Details to be verified at CC stage of works.</p>
	<b>BCA Part D4D11 Swimming pools</b>
<i>Requirement</i>	<p>Access to a pool with a perimeter &gt;40M to be by one of the following means;</p> <ul style="list-style-type: none"> <li>• fixed or movable ramp and an aquatic wheelchair</li> <li>• zero depth entry with 1:14 grade and an aquatic wheelchair</li> <li>• platform swimming pool lift and an aquatic wheelchair</li> <li>• a sling style pool lift</li> </ul>
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	<b>Latching devices</b> on gates and doors of the swimming pool safety barrier are not required to comply with AS1428.1.
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Details to be verified at CC stage of works.
	<b>BCA Part D4D12 Limitations on Ramps</b>
<i>Requirement</i>	<ul style="list-style-type: none"> <li>• A series of connecting ramps cannot have a vertical height of 3.6M</li> <li>• A landing for a step ramp cannot overlap a landing for another ramp</li> </ul>
<i>Compliance</i>	Complies
<i>Comments</i>	The series of connecting ramps do not exceed a vertical height of 3.6M Details to be verified at CC stage of works.

	<b>BCA Part D4D13 Glazing on Accessways</b>
<i>Requirement</i>	<b>Glazing requirements-</b> 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 and in all commercial use areas. Glazing strip selections are to be verified at CC stage of works.

BCA Part F Accessible Sanitary Facilities

**BCA F4D5 Accessible sanitary facilities**

<i>Requirement</i>	<b>Accessible unisex toilet</b> is to be provided in accessible part of building such that; <ul style="list-style-type: none"> <li>• It can be entered without crossing an area reserved for 1 sex only</li> <li>• Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations</li> <li>• Even distribution of LH and RH facilities</li> </ul> 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>	Capable of compliance
<i>Compliance</i>	The width and length requirements depend on selected fixtures.
<i>Comments</i>	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>	Capable of Compliance
<i>Compliance</i>	Separate Male & Female Ambulant facilities are required in the resident amenity area

**BCA F4D6 Accessible unisex sanitary compartments**

<i>Requirement</i>	Complies.
<i>Compliance</i>	To be verified at CC stage of works.

<i>Requirement</i>	<b>BCA F4D7 Requirements for Accessible unisex showers as per AS1428.1-2009</b> <b>Class 2</b>
<i>Compliance</i>	At least 1 when showers are provided in common areas.
<i>Comments</i>	N/A
	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"> <li>• 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</li> <li>• A low-rise platform lift must not travel more than 1m</li> <li>• 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</li> <li>• A small sized, low speed automatic lift must not travel more than 12m</li> <li>• If the lift car is fully enclosed the lift must not rely on a constant pressure device for its operation</li> </ul>
<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>	Capable of compliance
<i>Comments</i>	Lift floor dimensions (excluding stairway platform lift) are listed below. <ul style="list-style-type: none"> <li>• Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep</li> <li>• Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep</li> </ul> Details to be verified at CC stage of works.

<i>Requirement</i>	Capable of compliance
<i>Comments</i>	Details to be verified at CC stage of works.

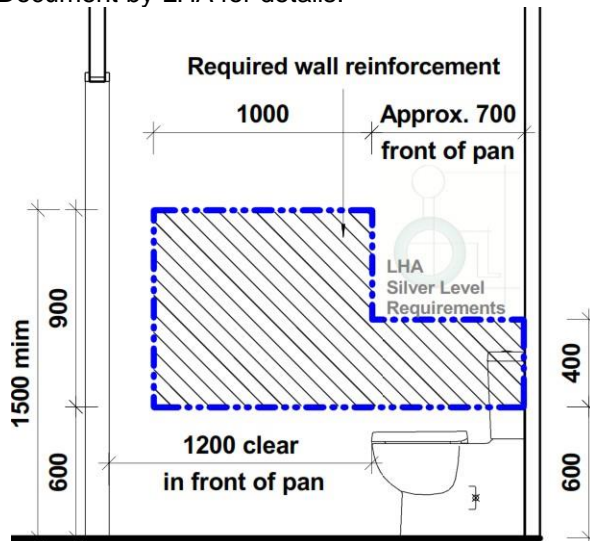
## DCP Requirements

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

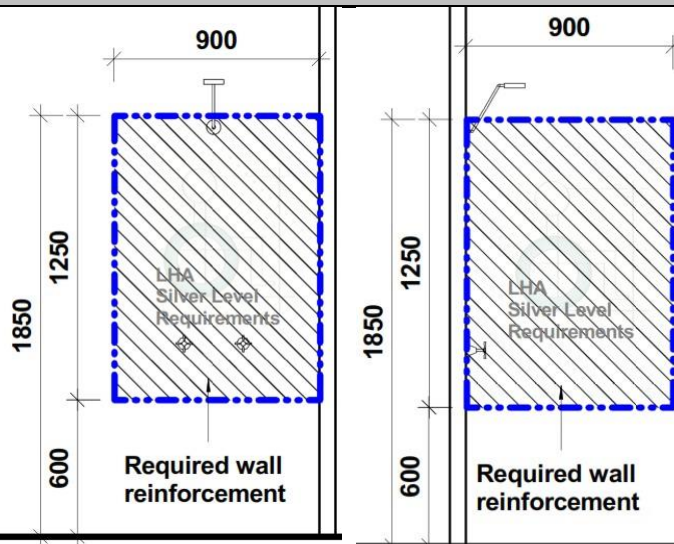
Platinum Units		
Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments
<b>1</b> Dwelling Access	(a) Provide a safe and continuous pathway from: (i) front site boundary AND (ii) associated carparking space, if provided,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

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

Some sheeting requirements have been shown below. Noggings can also be provided instead of sheeting. Additional sheeting requirements also apply to bathtubs if required. Refer to reinforcement diagrams as demonstrated in the Livable Housing Guidelines Document by LHA for details.



Note: Additional sheeting will be required at the rear of the WC pan in a bathroom style setting.



## 8 Internal Stairways

- (a) Where an internal stair rises more than 1M,
- (i) a continuous handrail must be provided on 1 side.
  - (ii) a minimum clear width of 1000mm;
  - (iii) be straight in design; and
  - (iv) be positioned adjoining a load bearing wall.
  - (v) closed risers;
  - (vi) continuous handrails on both sides of the stairway; and
  - (vii) minimum landing areas of 1200mm x 1200mm at the top and base of the stairway.

N/A  
No internal stairway in units.

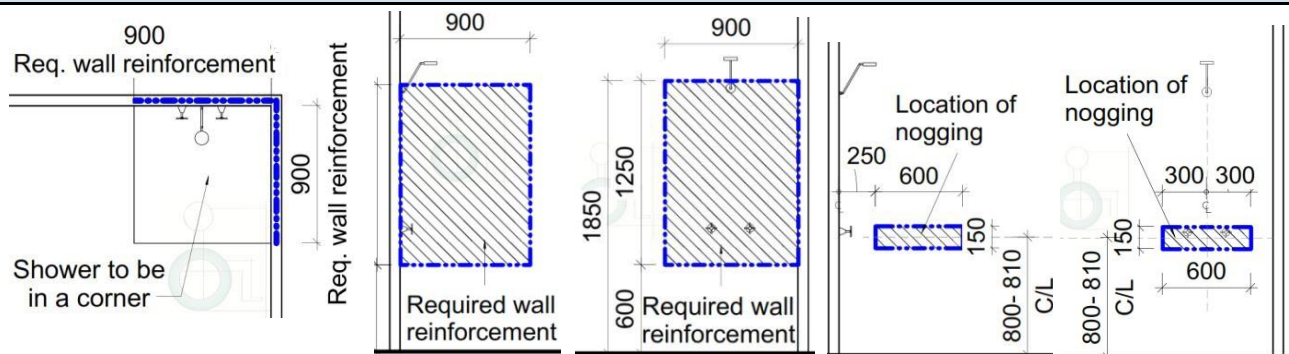
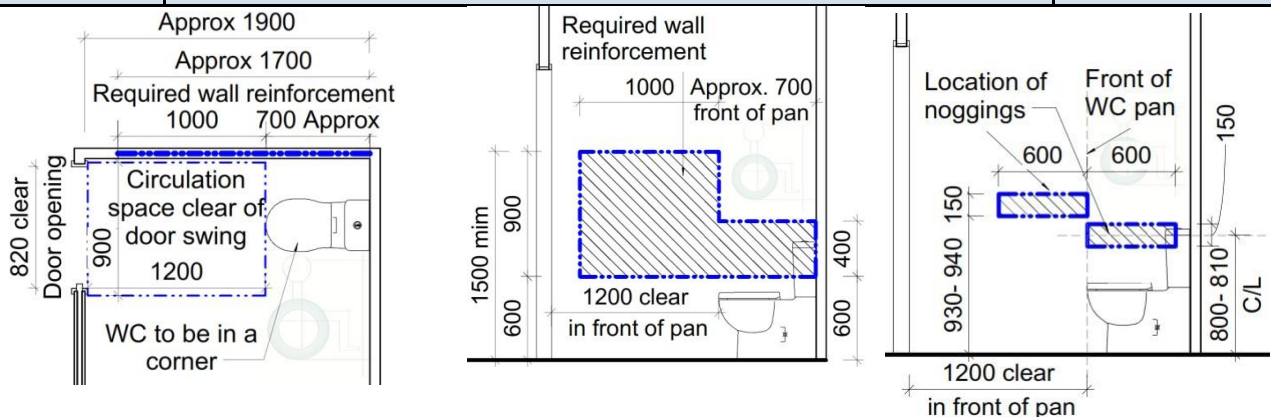
<b>9</b> <b>Kitchen space</b>	<p>(a) The kitchen space should be designed to support ease of movement and adaptation with:</p> <ul style="list-style-type: none"> <li>(i) at least 1550mm clearance provided in front of fixed benches and appliances; and</li> <li>(ii) slip resistant flooring.</li> <li>(iii) task lighting installed above workspaces.</li> </ul>	Capable of compliance. Verify at CC
	<p>(b) Where practicable, floor finishes should extend under kitchen cabinetry to enable cupboards to be removed without affecting the flooring. (Not required for flooring under fixture such as floor oven)</p>	
<b>10</b> <b>Laundry space</b>	<p>(a) The laundry space should be designed to support ease of movement and adaptation with:</p> <ul style="list-style-type: none"> <li>(i) at least 1550mm clearance provided in front of fixed benches and appliances; and</li> <li>(ii) slip resistant flooring.</li> <li>(iii) task lighting installed above workspaces.</li> </ul>	Capable of compliance. Verify at CC
	<p>(b) Where practicable, floor finishes should extend under laundry cabinetry to enable cupboards to be removed without affecting the flooring.</p>	
<b>11</b> <b>Ground floor (or entry level) bedroom</b>	<p>(a) The dwelling should feature a space (or room) on the ground (or entry) level that:</p> <ul style="list-style-type: none"> <li>(i) is of at least 10m<sup>2</sup> with one wall a minimum length of 3m;</li> <li>(ii) provides for a minimum path of travel of at least 1000mm on at least one side of the bed.</li> <li>(iii) provides a space of at least 1540mm (width) x 2070mm (in the direction of travel) on the side on the bed that is closest to the door approach; and</li> <li>(iv) provides for a minimum path of travel of 1000mm on the remaining sides of the bed.</li> </ul>	Capable of compliance. Verify at CC
	<p>(b) For Platinum level, It should be assumed that a bed with dimensions 1500mm x 2000mm is present. This will mean that the minimum clear dimensions of a room would need to be 3000mm x 4040mm to meet the Platinum level requirements.</p>	
<b>12</b> <b>Switches and powerpoints</b>	<p>(a) Light switches should be positioned in a consistent location:</p> <ul style="list-style-type: none"> <li>(i) between 900mm – 1100mm above the finished floor level; and</li> <li>(ii) horizontally aligned with the door handle at the entrance to a room.</li> </ul>	Capable of compliance. Verify at CC
	<p>(b) Powerpoints should be installed not lower than 300mm above the finished floor level.</p> <p>(c) Light and powerpoint switches should be rocker action, toggle or push pad in design with a recommended width of 35mm.</p>	
<b>13</b> <b>Door and tap hardware</b>	<p>(a) Doorways should feature door hardware installed at between 900mm – 1100mm above the finished floor.</p> <p>(b) Doorways should feature lever or D-pull style door hardware as per AS1428.1; and</p>	Capable of compliance. Verify at CC
	<p>(c) Basins, sinks and tubs should feature lever or capstan style tap hardware with a central spout.</p>	
<b>14</b> <b>Family and Living room space</b>	<p>(a) The family/living room should accommodate a free space, minimum 2250mm in diameter, to enable ease of movement clear of furniture.</p>	Capable of compliance. Verify at CC

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

### Silver Units

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

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



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

### **Statement of Compliance**

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



### **Michael Moutrie**

ACAA Accredited Access Consultant No 581

## 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, RAlA Network Seminars, Building Designers Association Seminars.