

ACCESS LINK CONSULTING

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ACCESSIBILITY COMPLIANCE REPORT

For State Significant
Development Application -
SSDA

Project Address: 40 Stewart St, Ermington NSW

Prepared For: Wesley Mission

Issue No: D

Issue Date: 02/04/2026

Report No: SSDA-26014

Report Register:

The following report register documents the development and issue of this report as undertaken by Access Link Consulting Pty Ltd

Report No.	Issue No.	Issue Date	Report Details
SSDA-26014	A	27/03/2026	DRAFT SSDA Issue
SSDA-26014	B	28/03/2026	DRAFT SSDA Issue
SSDA-26014	C	02/04/2026	SSDA Issue
SSDA-26014	D	02/04/2026	SSDA Issue

1.0 - Report Purpose:

This report has been prepared to accompany a State Significant Development Application (SSDA) for the redevelopment of Lottie Stewart Hospital for senior housing for the site located at **40 Stewart St, Ermington NSW**.

This report has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARS) Ref. No. **SSD-89584717**

The subject project meets the spatial requirements for providing access for people with disability under the relevant standards and codes, Housing SEPP Schedule 4 parts 1 & 2. It is required that a detailed assessment be undertaken covering, but not limited to, internal fit-out, details for stairs, ramps, finishes, amenities and other features to occur at CC "Construction Certificate" stage.

By adopting the recommendations set in this report, compliance with the report basis will be achieved, and equitable and dignified access for all users of the building/facility will be provided.

2.0 – Project Description and Use:

This Accessibility Report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of Wesley Mission (the Applicant), to support a State Significant Development Application (SSDA) for the redevelopment of the former Lottie Stewart Hospital, for the purpose of a seniors housing development at 40 Stewart Street, Ermington.

Under State Significant Development Declaration Order (No 11) 2025, dated 23 July 2025, the following development is declared to be State Significant Development:

- (j) Development specified in EOI application 255387 dated 10 April 2025 including development for the purpose of retention of heritage items and seniors housing and provision of affordable housing at 40 Stewart Street, Ermington being Lot A/DP29480, Lot D/DP29480, Lot F/DP29480, Lot 2/DP574056.

Specifically, the proposed works include the following:

- Site preparation and early works, including demolition of existing structures;
- Torrens title lot amalgamation of the existing four (4) lots to create one (1) lot;
- Retention of the heritage building, part of the hospital building and other character elements;
- Construction and adaptive reuse of existing buildings for 6 x independent living unit buildings and a range of low-rise detached villas and duplex villas, delivering 218 seniors living dwellings;
- Adaptive reuse of the heritage item (Tebbutt Lodge) including conservation works and curtilage improvements with sympathetic new additions to facilitate the provision of communal facilities, communal and private outdoor open space, and wellness facilities;
- Removal of existing hardscape areas, retention of significant higher value soft landscaping, new landscaping (including tree removal) and public domain works; and
- Augmentation of physical infrastructure and utilities, as required.

For a detailed description of the proposed development, refer to the Environmental Impact Statement (EIS) prepared by Beam Planning, and the Architectural Drawings prepared by Integrated Design Group.

A mix of units is provided as follows;

- One Bedroom Units – 13 Units
- Two Bedroom Units – 60 Units
- Two Bedroom Units plus Study – 28 Units
- Three Bedroom Units – 78 Units
- Three Bedroom Villa – 39 villas

3.0 – Project Classification:

This accessibility compliance report for a proposed building with classification as set below:

- Class 2
- Class 7a
- Class 9b

Note: The classification/s above is our understating of the relevant BCA classification/s. BCA consultant/certifier must confirm and determine the BCA classifications.

4.0 – Report Basis:

This report is based in the context of:

- National Construction Code 2022 Amd. 2, Volume One – Building Code of Australia (BCA).
 - D1P1, D1P2, D1P8, D1P9
 - E3P4
 - F4P1
 - Parts of D1, D4, E3 and F4
- AS 1428.1 – 2021
- AS 1428.4.1 – 2009
- AS 2890.6 – 2009
- AS 1735.12 – 1999
- Disability (Access to Premises-Building) Amended Standards 2010
- Australian Human Rights Commission’s Guidelines on application of APS version 2.
- Housing SEPP – Schedule 4, part 1 and Part 2

5.0 – Assessed Drawings:

Drawing No.	Drawing Title	Issue	Issue Date
0300	BASEMENT 2 (LEVEL-4)	A	27/03/2026
0301	BASEMENT 1 (LEVEL-3)	A	27/03/2026
0302	LOWER GROUND (LEVEL-2)	A	27/03/2026
0303	GROUND FLOOR (LEVEL-1)	A	27/03/2026
0304	UPPER GROUND – STEWART ST (LEVEL 0)	A	27/03/2026
0305	LEVEL 1	A	27/03/2026
0306	LEVEL 2	A	27/03/2026
0307	LEVEL 3	A	27/03/2026
0308	LEVEL 4	A	27/03/2026
0309	LEVEL 5	A	27/03/2026
1101	PRECINCT 1 - BASEMENT 1	A	27/03/2026
1102	PRECINCT 1 - LOWER GROUND	A	27/03/2026
1103	PRECINCT 1 - GROUND FLOOR	A	27/03/2026
1104	PRECINCT 1 - UPPER GROUND	A	27/03/2026
1105	PRECINCT 1 - LEVEL 1	A	27/03/2026
1106	PRECINCT 1 - LEVEL 2	A	27/03/2026
1107	PRECINCT 1 - LEVEL 3	A	27/03/2026
1108	PRECINCT 1 - LEVEL 4	A	27/03/2026
1109	PRECINCT 1 - LEVEL 5	A	27/03/2026
1200	PRECINCT 2 - LOWER GROUND	A	27/03/2026
1201	PRECINCT 2 - GROUND	A	27/03/2026
1202	PRECINCT 2 - ROOF	A	27/03/2026
1300	PRECINCT 3 - GROUND	A	27/03/2026
1302	PRECINCT 3 - ROOF	A	27/03/2026
1400	PRECINCT 4 - GROUND	A	27/03/2026
1402	PRECINCT 4 - ROOF	A	27/03/2026
1500	PRECINCT 5 - BASEMENT 2	A	27/03/2026
1501	PRECINCT 5 - BASEMENT 1	A	27/03/2026
1502	PRECINCT 5 - LOWER GROUND	A	27/03/2026

1503	PRECINCT 5 - GROUND	A	27/03/2026
1504	PRECINCT 5 - UPPER GROUND	A	27/03/2026
1505	PRECINCT 5 - LEVEL 1	A	27/03/2026
1506	PRECINCT 5 - LEVEL 2	A	27/03/2026
1507	PRECINCT 5 - LEVEL 3	A	27/03/2026
1508	PRECINCT 5 - LEVEL 4	A	27/03/2026

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- 7.3 The client acknowledges the following:
 - 7.3.1 This report is solely for the purpose of reviewing, identifying and advising on Access issues/Access related provisions of the BCA.
 - 7.3.2 This report does not identify or cover any information, compliance matters or issues that are related to other services associated to this project.
The client is aware that it is the architect's responsibility to coordinate and check all services against the information and requirements provided in this report to ensure that compliance has been met and achieved.
 - 7.3.3 This report does not identify or cover any information, compliance matters or issues in relation to the construction stage of this project.
The client is aware that it is the builder's responsibility to coordinate and check that all the information and requirements provided in this report are met and achieved during the construction stage of this project.
 - 7.3.4 This report does not identify or cover checks for:
 - a) Slip resistance in surfaces such as set areas, parking areas, common spaces or stairs; and/or,
 - b) Wall reinforcement once the walls have already been constructed.*The client is aware that it is the builder's responsibility to ensure that the requirements are met as per AS 1428.1, AS 4299, AS 2890, AS 3661, AS 4586 and any other relevant codes that may arise.*
 - 7.3.5 Our Report does not assess compliance matters related to the following:
 - a. Work, Health and Safety;
 - b. Structural design;
 - c. Service Design; and/or,
 - d. Parts of the Disability Discrimination Act other than those that relate to the APS, Parts of BCA or Parts of AS other than those directly referenced in our Report.
 - 7.3.6 Access Link Consulting Pty Ltd does not guarantee or warrant that our Report is correct or complete and will not be liable for any losses arising from the reliance upon or use of our Report.
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- 7.4 Access Link Consulting Pty Ltd is therefore not liable for any other services that are associated to this project.
- 7.5 Except as required by law, Access Link Consulting Pty Ltd is not liable for any inaccurate or incorrect information in this report supplied by SAI Global Ltd.

7.6 This document/report is based on the classification of this project and the drawings set out in Clause 6.0 of this report. In the event that changes are made to the classification or drawings, this report will be deemed invalid and will be required to be updated accordingly.

Yours Sincerely,

Assessed by

A handwritten signature in black ink, appearing to read 'Rami Shakour', written over a horizontal line.

Rami Shakour
Director
ACA No. 488

Checklist Assessment

Related to the Requirements Set in the BCA & State Environmental Planning Policy (Housing) 2021 – Schedule 4

The extract clauses from the NCC 2022 Amd. 2, Volume 1 – BCA below to be read in full format as set in the National Construction Code 2022 Amd. 2, Volume 1 – Building Code of Australia.

Part D4 – Access For People With Disability

D4D2 General Building Access Requirements

ADR

N/A

C

Buildings and parts of buildings must be accessible:

Class 2

- I. From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units.
- II. To the entrance doorway of each sole-occupancy unit located on that level.
- III. To and within each type of room or space for use in common by the residents.
- IV. Where a floor is accessed via an AS 1428.1 Ramp or passenger lift, all entrance doors to sole occupancy units and common spaces used by residents located on the levels served by the lift or ramp.

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Notes: can be compliant at the CC stage

The main entry is accessible by means of connected walkways and ramps from the boundary and within the site. The entrance doorway to units located on the Ground Level is also accessible. Furthermore, all common areas that are accessible by the residences are accessible along with the entry doorway to the units located at the levels services via a lift.

Class 7a

- To and within any level containing accessible car parking spaces.

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Notes: can be compliant at the CC stage

D4D3 Access To Buildings

ADR

N/A

C

(a) Access way must be provided to a building;

- I. From the main points of a pedestrian entry at the allotment boundary
- II. From another accessible building connected by a pedestrian link
- III. From any required accessible car parking space on the allotment

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Reference: Figure 16, Figure 18, Figure 18(A) Figure 19**Notes: can be compliant at the CC stage**

Access way is provided from the allotment boundary by means of connected walkways and ramps from the boundary and within the site.

(b) In a building required to be accessible,

- I. an accessway must be provided through the principal pedestrian entrance,
- II. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- III. in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance.

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Notes: can be compliant at the CC stage

Access way is provided through the main principal pedestrian entrance via means of a step-free continuous accessible path of travel using walkways and ramps.

(c) Where a pedestrian entrance required to be accessible has multiple doorways—

- I. if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible;
- II. if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible

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☐**Notes: can be compliant at the CC stage**

(d) Access way must have a clear opening of 850mm in accordance with 1428.1

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Reference: Figure 29, Figure 29(A), Figure 29(B)**Notes: can be compliant at the CC stage**

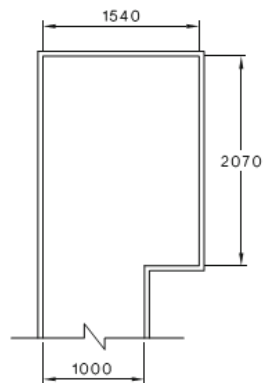
D4D4 Access To Buildings	ADR	N/A	C															
(a) every ramp and stairway must comply with; I. For a ramp, clause 7 of AS 1428.1 II. For a stairway, clause 8 of AS 1428.1 III. For a fire isolated stair, clause 8.1 (f) and (g) of AS 1428.1 Reference: Figure 06, Figure 07, Figure 08, Figures 11 to 21 Notes: can be compliant at the CC stage	☐ ☐ ☐	☐ ☐ ☐	☒ ☒ ☒															
(b) every passenger lift must comply with E3D7 and E3D8 Notes: Can be compliant at the CC stage – This has been assessed in further detail in Part E3, further in this report	☐	☐	☒															
(c) access ways must have; I. Passing spaces complying with AS 1428.1 II. Turning spaces complying with AS 1428.1 i. Within 2m of the end of access ways where it is not possible to continue. ii. at maximum 20m intervals along the access way Reference: Figure 01, Figure 02, Figure 03 Notes: can be compliant at the CC stage	☐ ☐ ☐	☐ ☐ ☐	☒ ☒ ☒															
(d) an intersection of access way satisfies the spatial requirements for a passing and turning space Reference: Figure 01 Notes: See Att. 01 – can be compliant at the CC stage	☐	☐	☒															
(e) a passing space may serve as a turning space Reference: Figure 01 Notes: can be compliant at the CC stage	☐	☐	☒															
(f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in class 5, 6, 7b or 8 I. Containing not more than 3 storeys and II. With a floor area for each storey, excluding the entrance storey, of not more than 200m²	☐	☒	☐															
Slip Resistance Requirements as per the BCA BCA table D3D15 has the following slip resistance requirements/classification when tested in accordance with AS4586 Table D3D15: Slip-resistance classification <table><tr><th>Application</th><th>Dry surface conditions</th><th>Wet surface conditions</th></tr><tr><td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr><tr><td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr></table> Notes: Can be compliant at the CC stage – the builder must provide a certificate stating that the slip resistance of all surfaces complies with the above table D3D15 when tested in accordance with AS4586	Application	Dry surface conditions	Wet surface conditions	Ramp steeper than 1:14	P4 or R11	P5 or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11	Tread or landing surface	P3 or R10	P4 or R11	Nosing or landing edge strip	P3	P4	☐	☐	☒
Application	Dry surface conditions	Wet surface conditions																
Ramp steeper than 1:14	P4 or R11	P5 or R12																
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11																
Tread or landing surface	P3 or R10	P4 or R11																
Nosing or landing edge strip	P3	P4																
Carpet pile height and thickness The carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension are shown in Figure 04 Reference: Figure 04 Notes: See Att. 01 – can be compliant at the CC stage	☐	☐	☒															

(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying— I. The type of hearing augmentation. II. The area covered within the room. If receivers are being used and where the receivers can be obtained.	☐	✓	☐
(c) Signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left (LH) or right (RH) handed use. Reference: Figure 23 Notes: 'LH' and 'RH' accessible WC's have been provided and can be compliant at the CC stage.	☐	☐	✓
(d) Signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility. Reference: Figure 23 Notes: 1x Male and 1x Female ambulant toilets have been provided and can be compliant at the CC stage	☐	☐	✓
(e) where a pedestrian entrance is not accessible, directional signage in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance.	☐	✓	☐
(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.	☐	✓	☐
g) in a building subject to F4D12, directional signage complying with Specification D4D7 must be provided at the location of each— i. bank of sanitary facilities; and ii. accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.	☐ ☐	✓ ✓	☐ ☐
All braille and tactile signage must comply with Specification D4D7 braille and tactile signs Reference: Figure 25 Notes: Notes on plans	☐	☐	✓
D4D8 Hearing augmentation	ADR	N/A	C
(a) a hearing augmentation system must be provided where an inbuilt amplification system other than the one used only for emergency warning, is installed; I. In a room in a Class 9b building II. In an auditorium, conference room, meeting room or room for judicatory purposes III. At any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider	☐ ☐ ☐	✓ ✓ ✓	☐ ☐ ☐

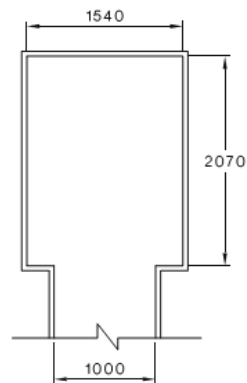
D4D9 Tactile indicators	ADR	N/A	C
(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— I. A stairway, other than a fire-isolated stairway. II. An escalator. III. A passenger conveyor or moving walk. IV. A ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp. V. Under an overhead obstruction less than 2 m above floor level, other than a doorway if no barrier is present. VI. Or when an access way meets a vehicular way adjacent to any pedestrian entrance to a building, if there is no kerb or kerb ramp present. Reference: Figure 05, Figure 06, Figure 08, Figure 10 Notes: can be compliant at the CC stage	☐ ☐ ☐ ☐ ☐ ☐	☐ ☒ ☒ ☐ ☒ ☒	☒ ☐ ☐ ☒ ☐ ☐
(b) Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1. Reference: Figure 05 Notes: can be compliant at CC stage	☐	☐	☒
(c) A hostel for the aged, nursing home for the aged, a residential aged care building Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c building need not comply with (a)(i) and (iv) if handrails incorporating a raised dome button in accordance with the requirements for stairway handrails in AS 1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.	☐	☒	☐
D4D10 Wheelchair seating spaces in Class 9b assembly buildings	ADR	N/A	C
Only applicable for class 9b building	☐	☒	☐
D4D11 Swimming pools	ADR	N/A	C
Only applicable where swimming pool is provided Notes: can be compliant at the CC stage	☐	☐	☒
D4D12 Ramps	ADR	N/A	C
(a) a series of connected ramps must not have a combined vertical rise of more than 3.6m (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp Notes: can be compliant at the CC stage	☐ ☐	☐ ☒	☒ ☐
D4D13 Glazing on an access way	ADR	N/A	C
On an access way 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 Reference: Figure 22 Notes: Compliance can be achieved at the CC stage – selecting glazing strips as specified in this section will ensure compliance at the construction stage. This is to be confirmed at the CC stage.	☐	☐	☒

Part D4 – References

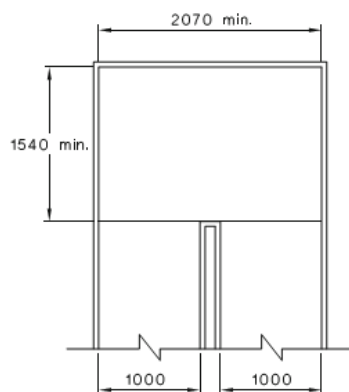
The references below to be read as set and referenced in each section of part D4



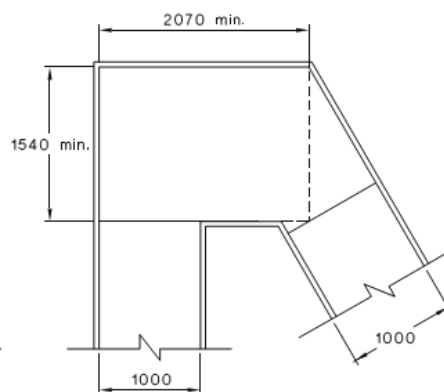
(a) Space required in corridor



(b) Space required in corridor



(c) Space required at ramp landing



(d) Space required at ramp landing

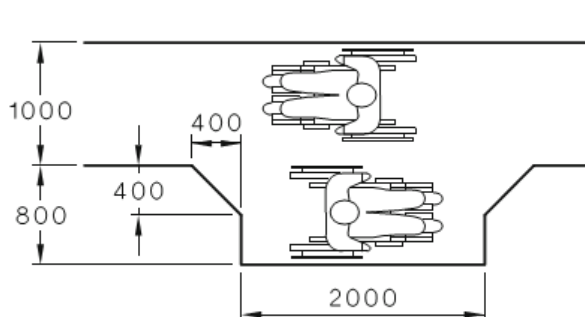
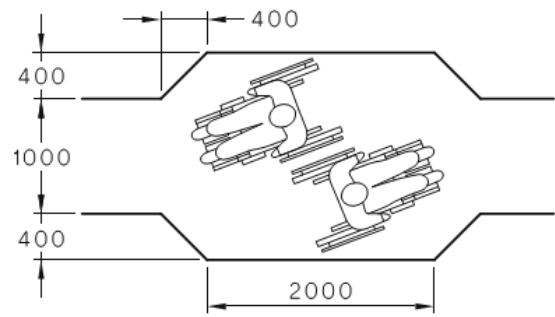


Figure 01



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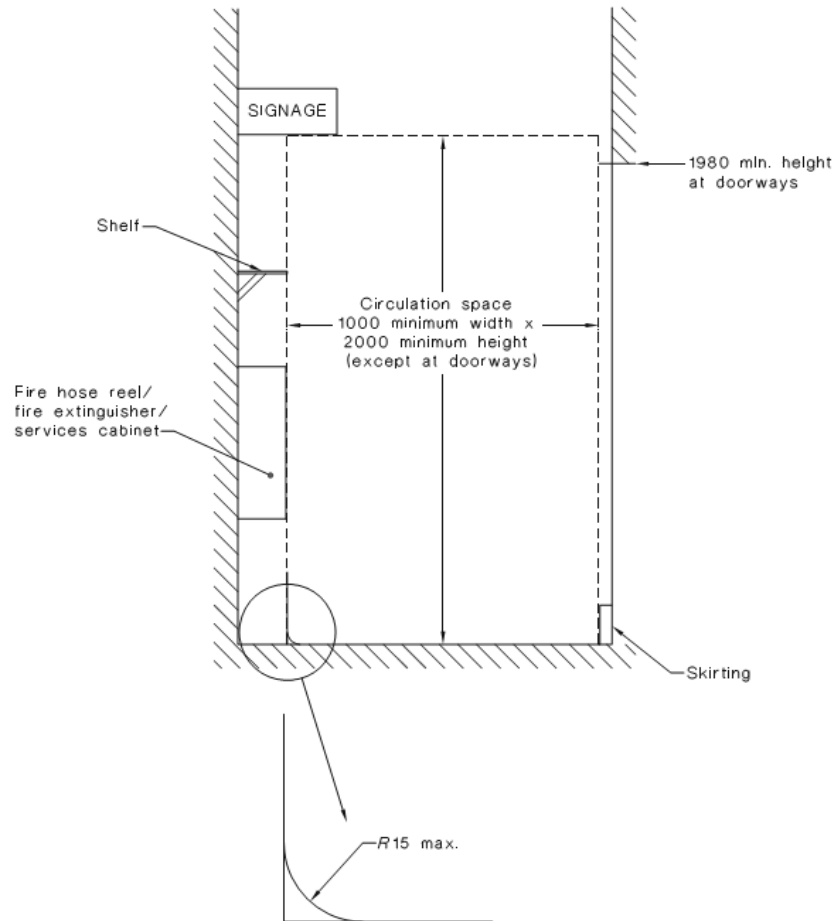


Figure 02

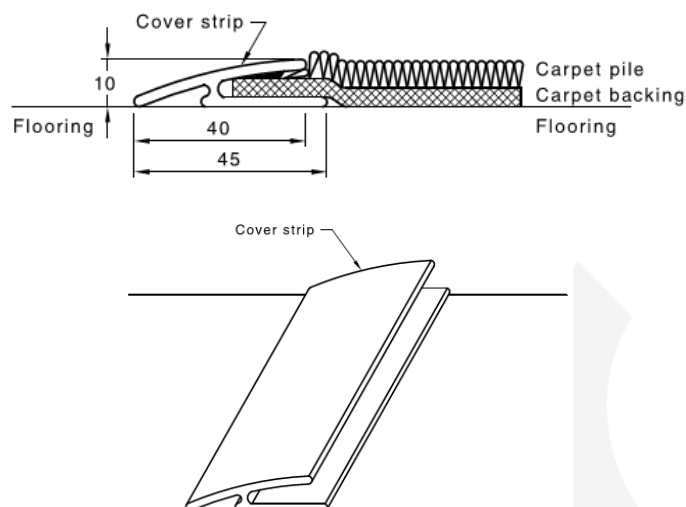
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Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width (see Figure 2) of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

- (a) Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.
- (b) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.
- (c) Door handles less than 900 mm above the finished floor level.

Figure 03

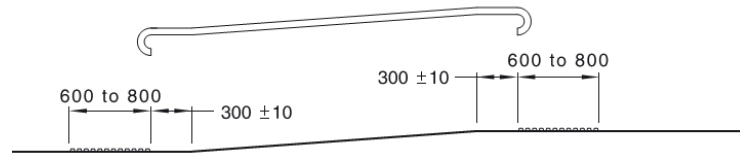
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(c) Side elevation where top and bottom of ramp leads to an open area

Figure 08

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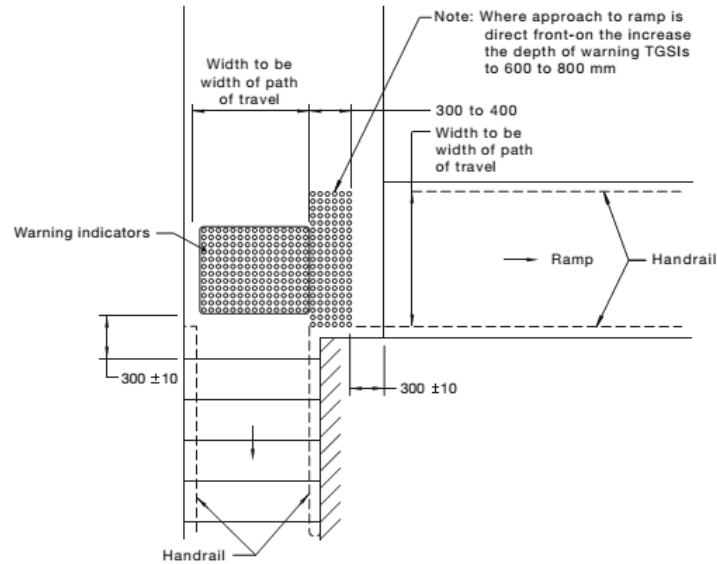


Figure 10

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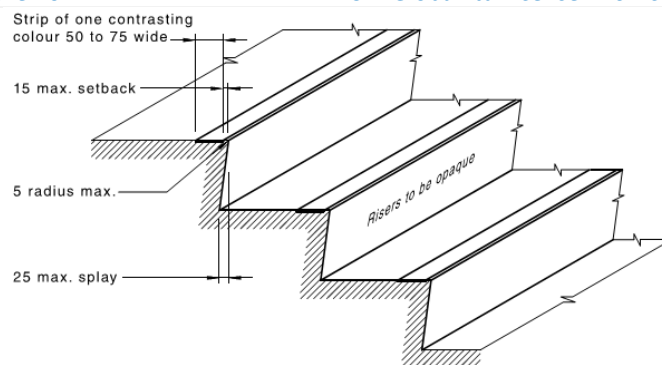


Figure 11

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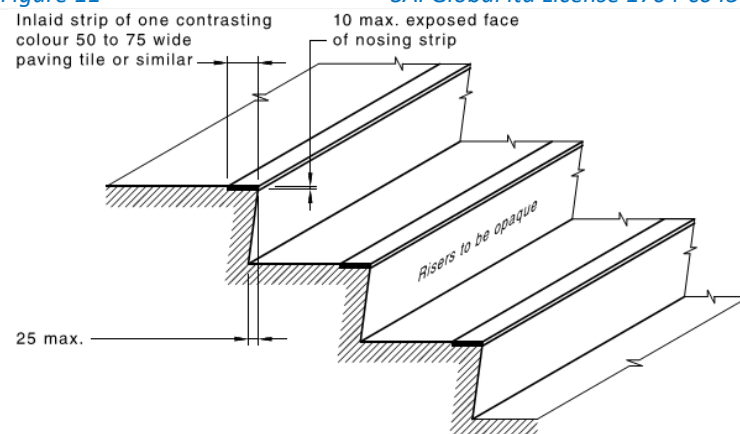
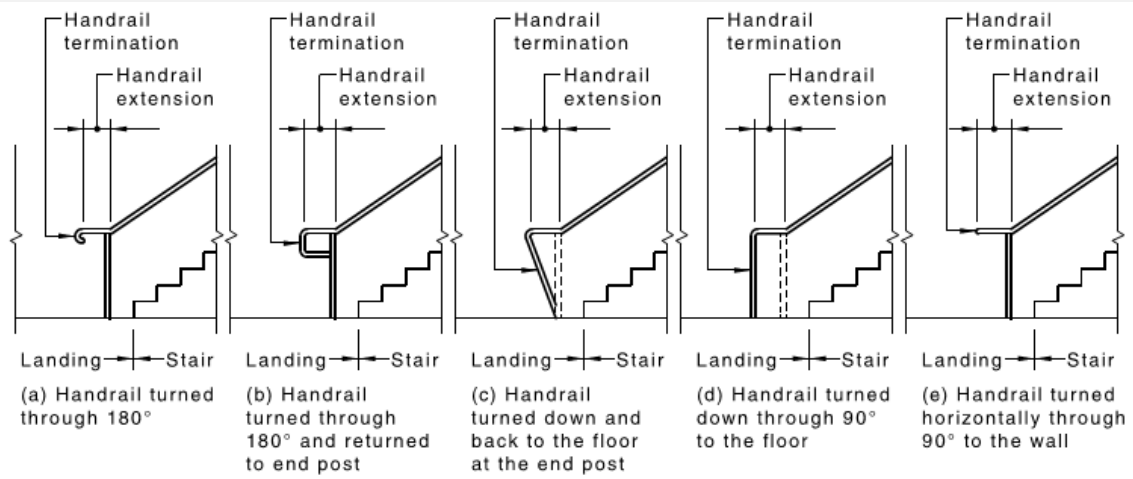
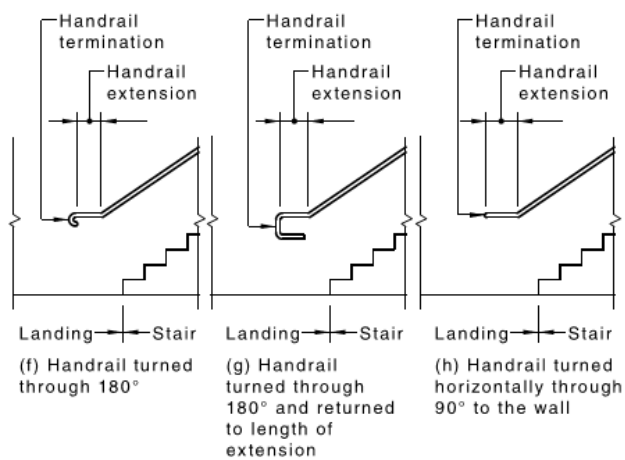


Figure 12

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Side elevations
(a) Examples of post mounted handrails

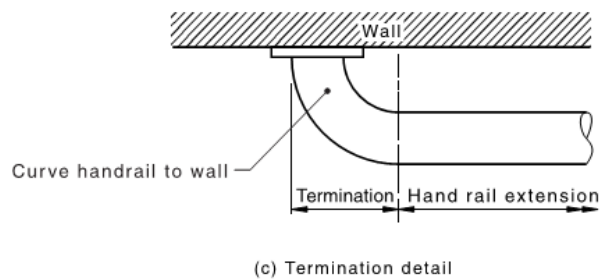
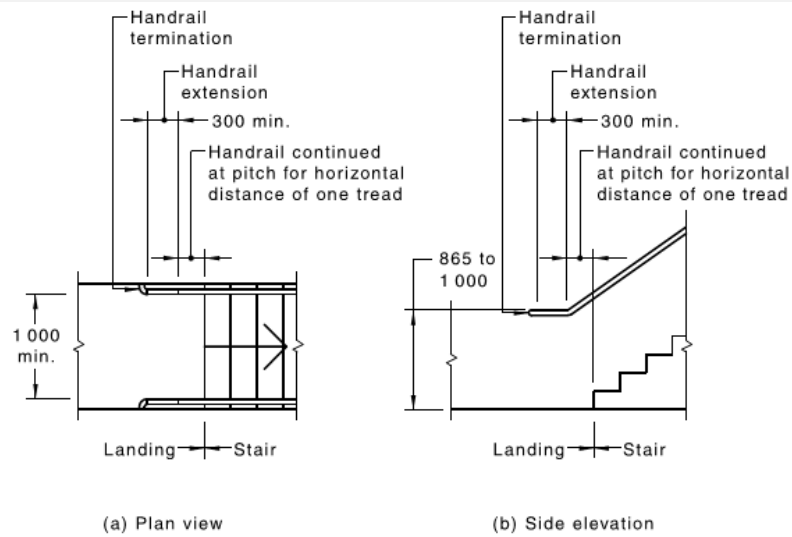


Side elevations
(b) Examples of wall mounted handrails

Stair handrails – Example of handrail termination

Figure 14

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Example of detail for handrails terminated by turning horizontally through 90 degrees to the wall

Figure 15

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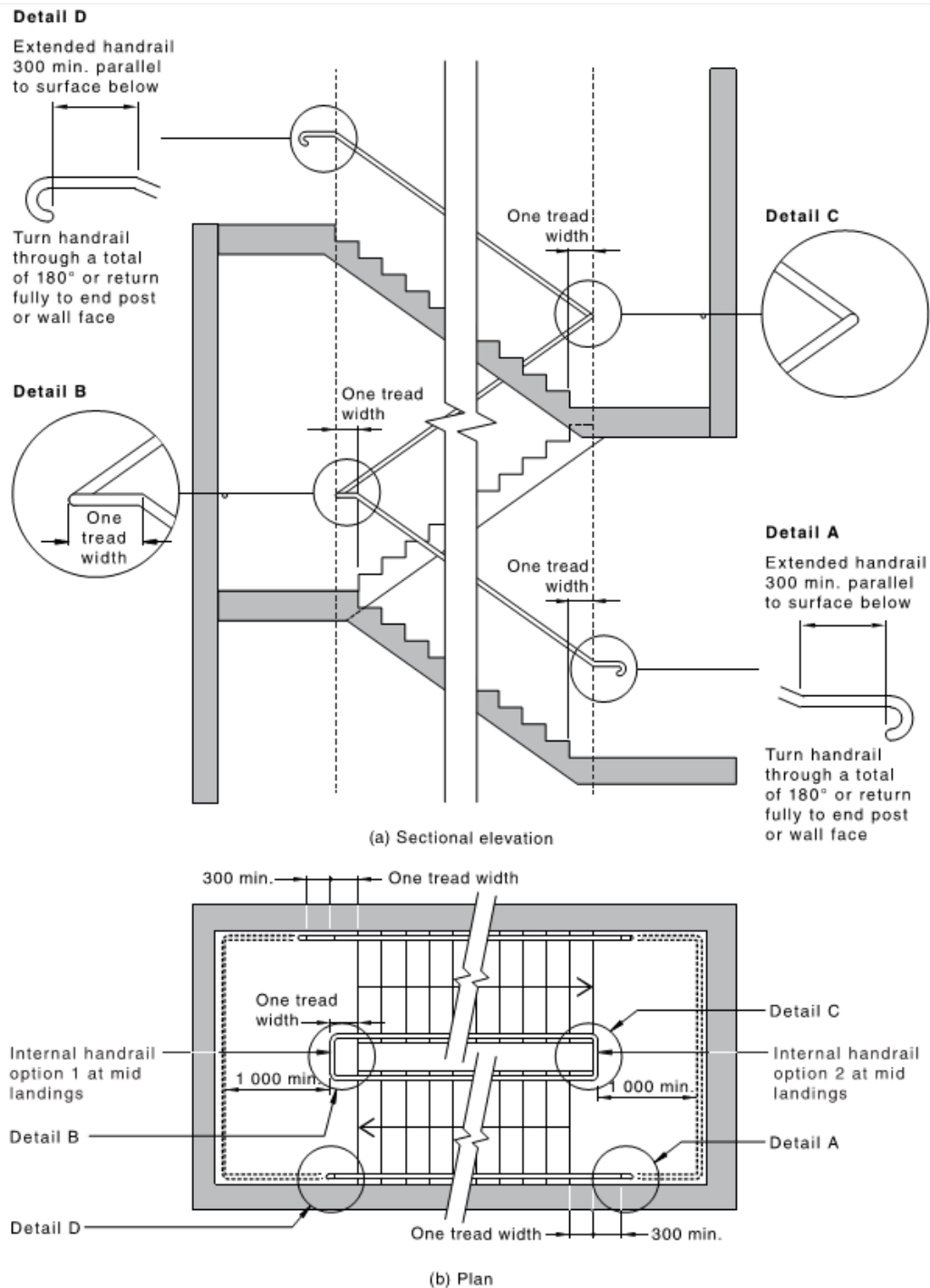


Figure 16

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(a) Handrails and balustrades shall not encroach into required circulation spaces.

(b) The cross-section of handrails shall be circular or elliptical, not less than 30 mm or greater than 50 mm in height or width for not less than 270° around the uppermost surface as shown in the Figures below. Elliptical handrails shall have the greater dimension in the horizontal axis as shown in Figure below.

(c) Exposed edges at ends and corners of handrails shall have a radius of not less than 5 mm.

(d) The top of handrails shall be not less than 865 mm nor more than 1000 mm above the nosing of stairway tread or the plane of the finished floor of the walkway, ramp or landing.

(e) The height of the top of the handrail, measured in accordance with Item (d), shall be consistent through the ramp (or stairs) and any landings.

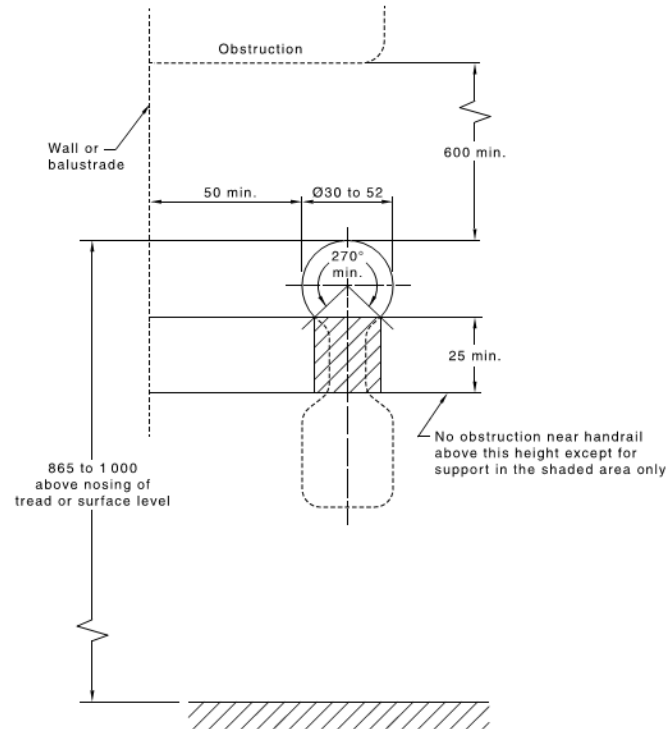
(f) If a balustrade is required at a height greater than the handrail, both shall be provided.

(g) Handrails shall be securely fixed and rigid, and their ends shall be turned through a total of 180°, or to the ground, or returned fully to end post or wall face, as shown in Figures 14 and 15.

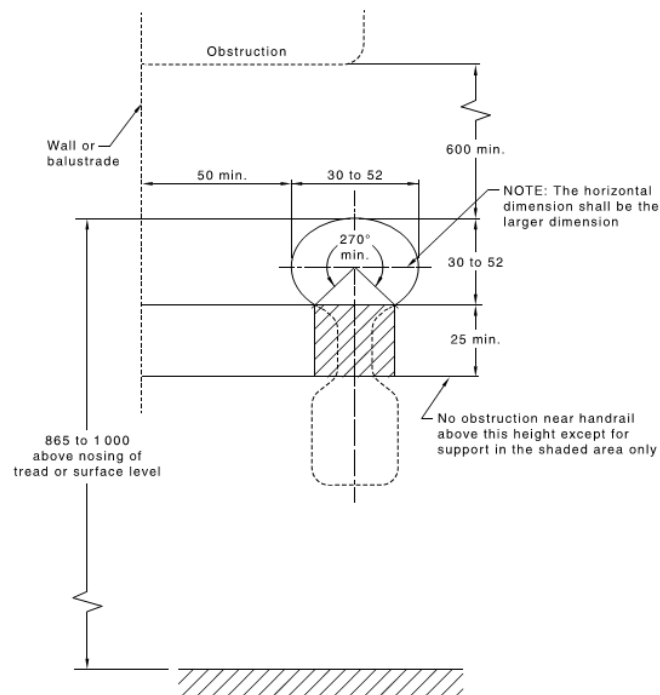
(h) The clearance between a handrail and an adjacent wall surface or other obstruction shall be not less than 50 mm. This clearance shall extend above the top of the handrail by not less than 600 mm.

(i) Handrails shall have no obstruction to the passage of a hand along the rail, as shown in below.

(j) The inside handrail at landings shall always be continuous, as shown in Figure 16.



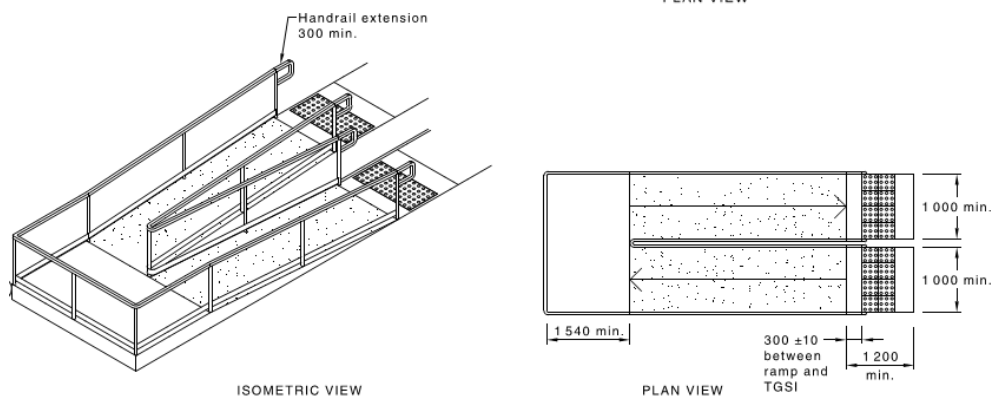
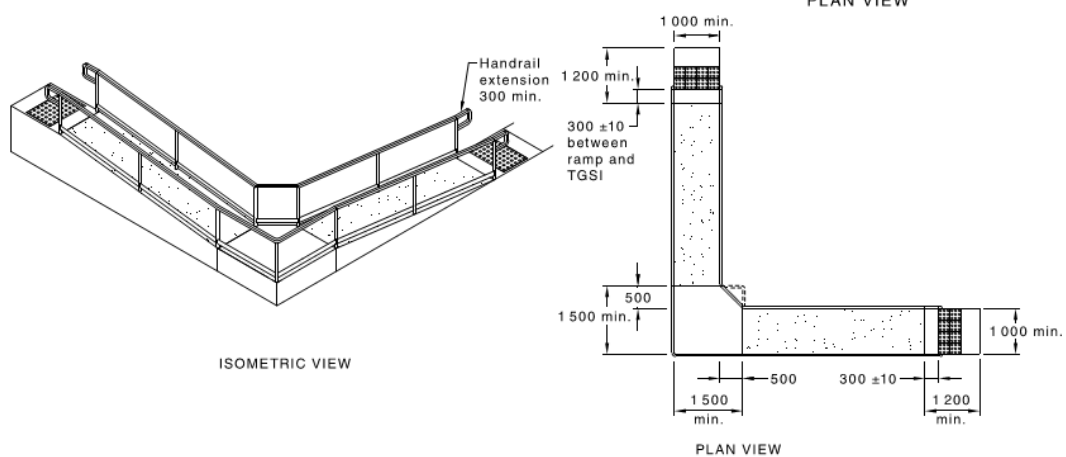
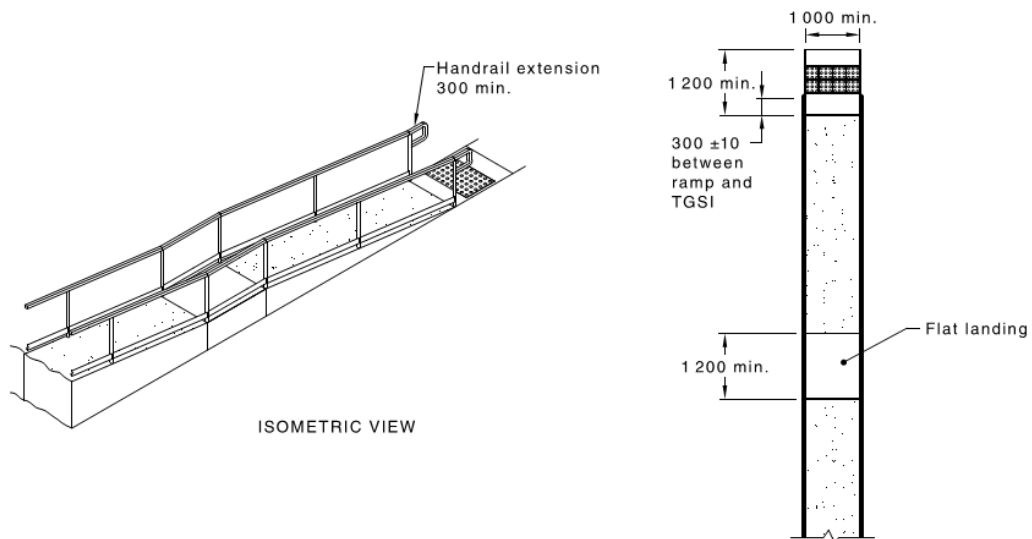
(a) Circular



(b) Elliptical

Figure 17

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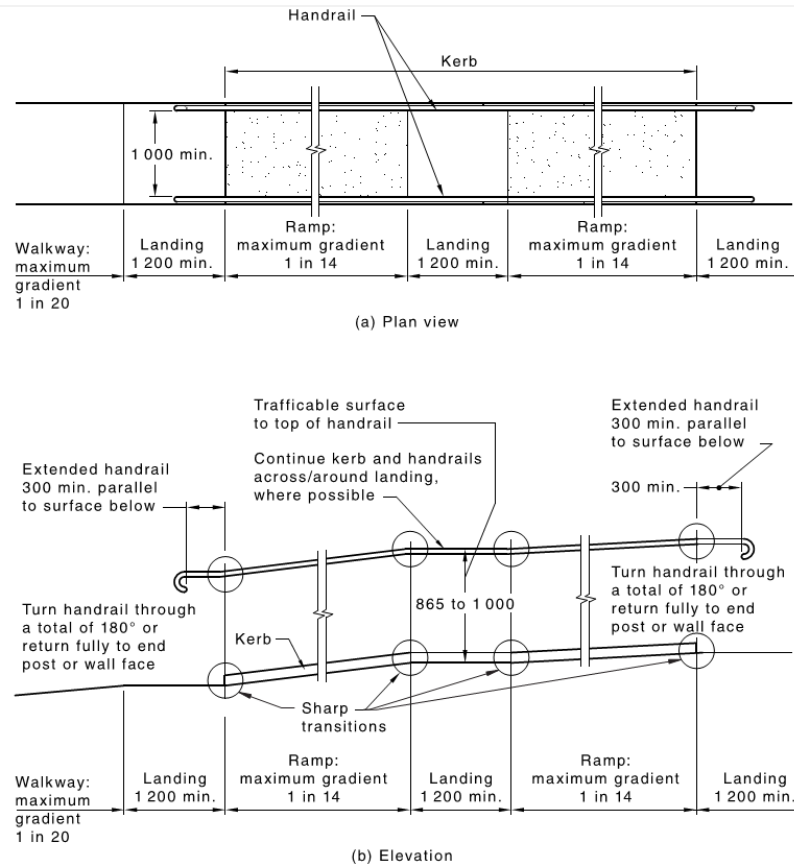


Figure 18

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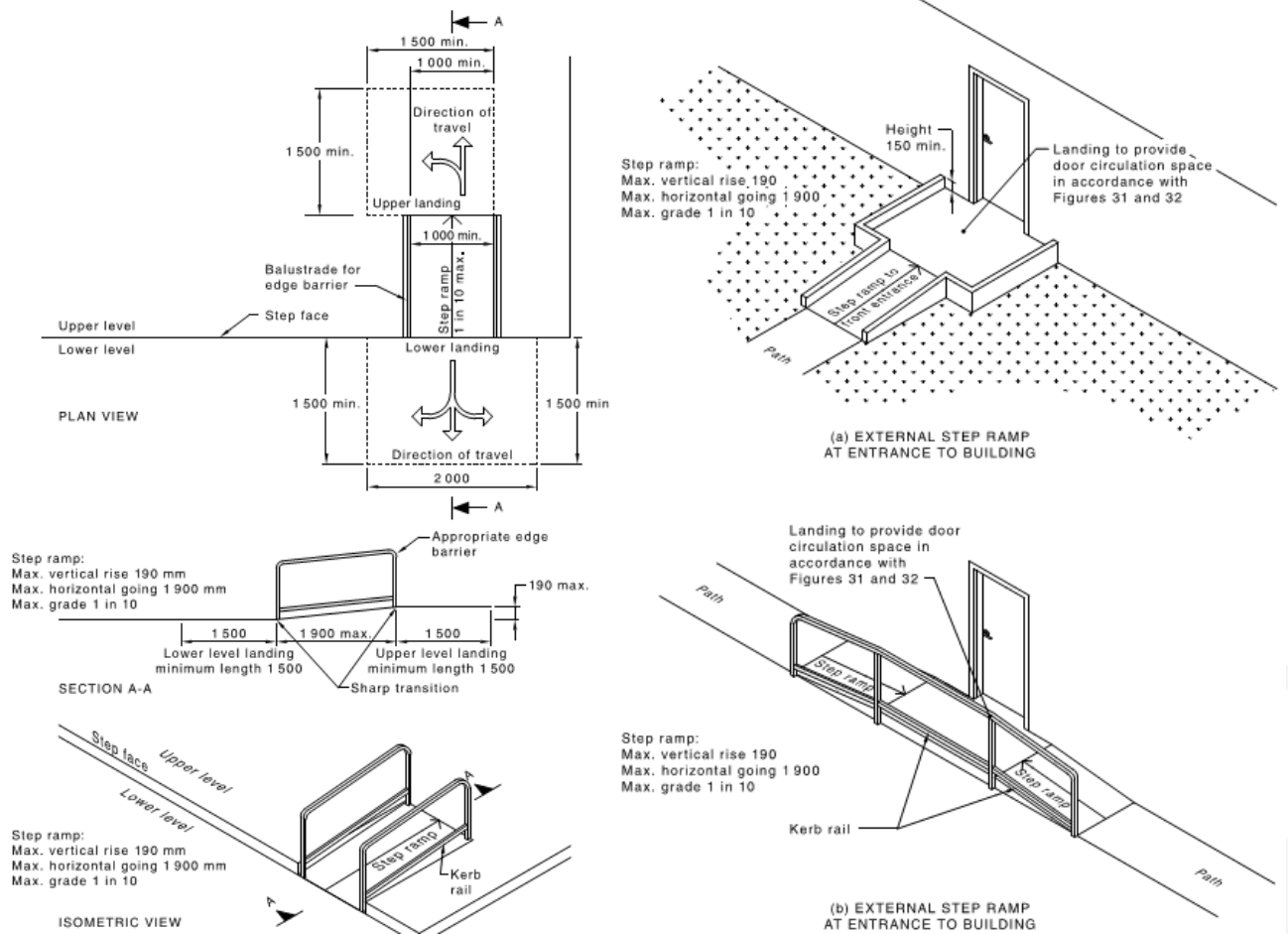


Figure 18(A)

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Walkways

Walkways shall be in accordance with the following:

- (a) 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 600 mm unless one of the following is provided:
 - (i) Kerb in accordance with the Figure “*kerb*” below; or
 - (ii) Kerb rail and handrail in accordance with the Figure “*kerb or kerb rail options*” below; or
 - (iii) A wall, fence, balustrade or similar barrier.

In the case of a street kerb, the minimum width of the walkway shall be increased by 600 mm at that side as shown in Figures “*attached kerb ramp*” and “*In line kerb ramps – Narrow footpath*”.

- (b) Walkways shall be provided with landings, as specified and listed below section “*Landings*”, at intervals not exceeding the following:

- (i) For walkway gradients of 1 in 33, at intervals no greater than 25 m.
- (ii) For walkway gradients of 1 in 20, at intervals no greater than 15 m.
- (iii) For walkway gradients between 1 in 20 to 1 in 33, at intervals that shall be obtained by linear interpolation.

For walkways shallower than 1 in 33, no landings are required.

The intervals specified above may be increased by 30 % where at least one side of a walkway is bounded by —

- (iv) a kerb or kerb rail as specified in point (1) below and a handrail as specified in Figure 17; or
 - 1- Where a handrail is not supported on a wall, ramps and intermediate landings shall have kerbs or kerb rails in accordance with the following:
 - (i) The minimum height above the finished floor shall be 65 mm.
 - (ii) The height of the top of the kerb or kerb rail shall not be within the range 75 mm to 150 mm above the finished floor, as shown in Figure 18.
 - (iii) There shall be no longitudinal gap or slot greater than 20 mm in the kerb or kerb rail within the range 75 mm to 150 mm above the finished floor.

NOTE 2 For details on kerbs and kerb rails, see the Figure below “*kerb*”.

NOTE 3 For location of kerb or kerb rail, see the Figure below “*kerb or kerb rail options*”.

- (v) a wall and a handrail as specified in Figure 17.

Landings

1. Walkways and ramps

The length of landings at walkways and ramps shall be in accordance with one of the following:

- (a) Where there is no change in direction, the length shall be not less than 1200 mm, as shown in Figure 18.
- (b) Where there is a change of direction not exceeding 90°, the landing shall be not less than 1500 mm long and 1500 mm wide. The internal corner may be truncated as shown in Figure 18. Where it is truncated, the truncation shall not reduce the clear width of the accessways.
- (c) For a 180° turn, the landing shall be as shown in Figure 18.

2. Step ramps

The length of landings at step ramps shall be not less than 1200 mm in the direction of travel, as shown in Figures 18(A) and 18(A).

Where a change in direction is required, the length of step ramp landings shall be a minimum of 1500 mm, as shown in Figure 18(A).

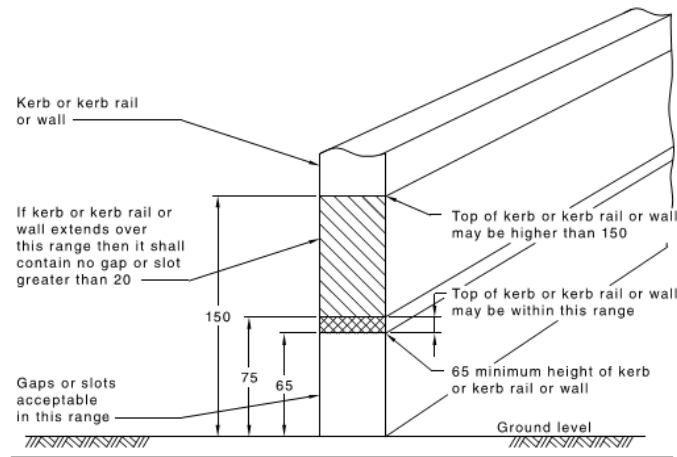
Where doorways are at landings, the dimensions of the landings shall be in accordance with the circulation spaces at doorways as shown in Figures 29 and 29(A).

3. Kerb ramps

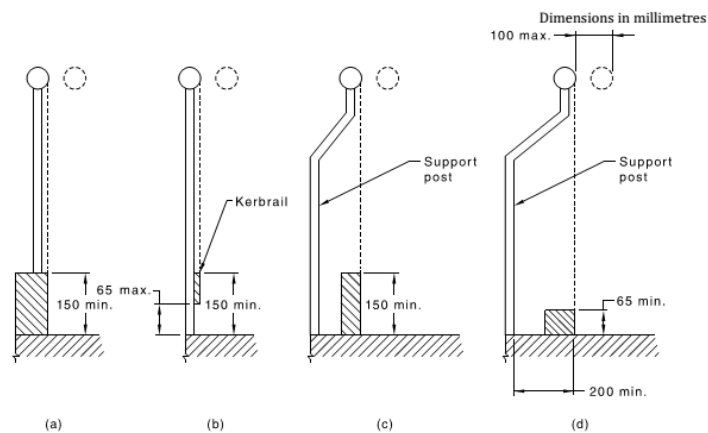
The length of landings at kerb ramps shall be not less than 1200 mm in the direction of travel.

Where a “T” junction occurs, the kerb ramp landing shall be a minimum of 1500 mm × 2000 mm, as shown in the Figure below “*attached kerb ramp*”

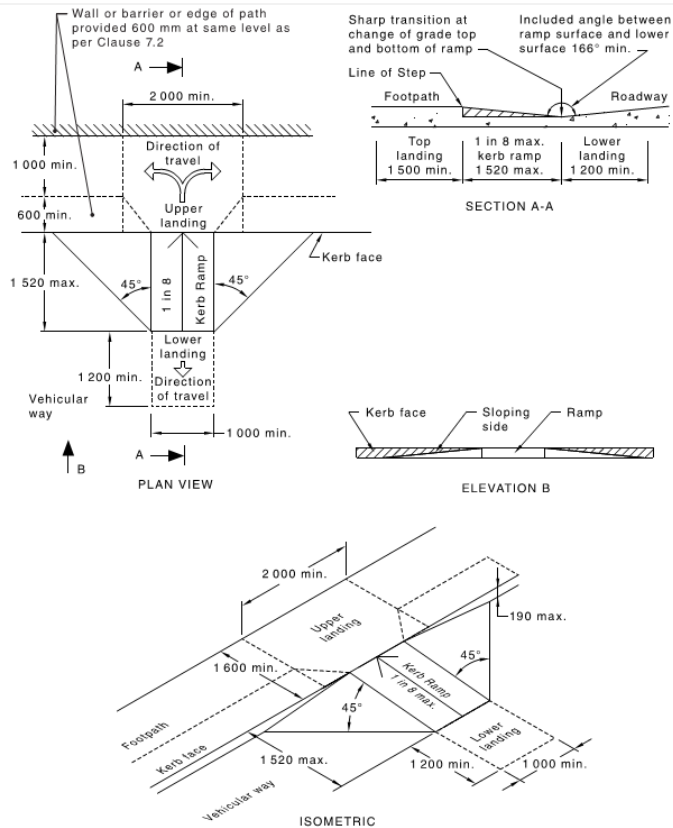
Where a single change in direction is required, the ramp landings shall be a minimum of 1500 mm × 1500 mm.



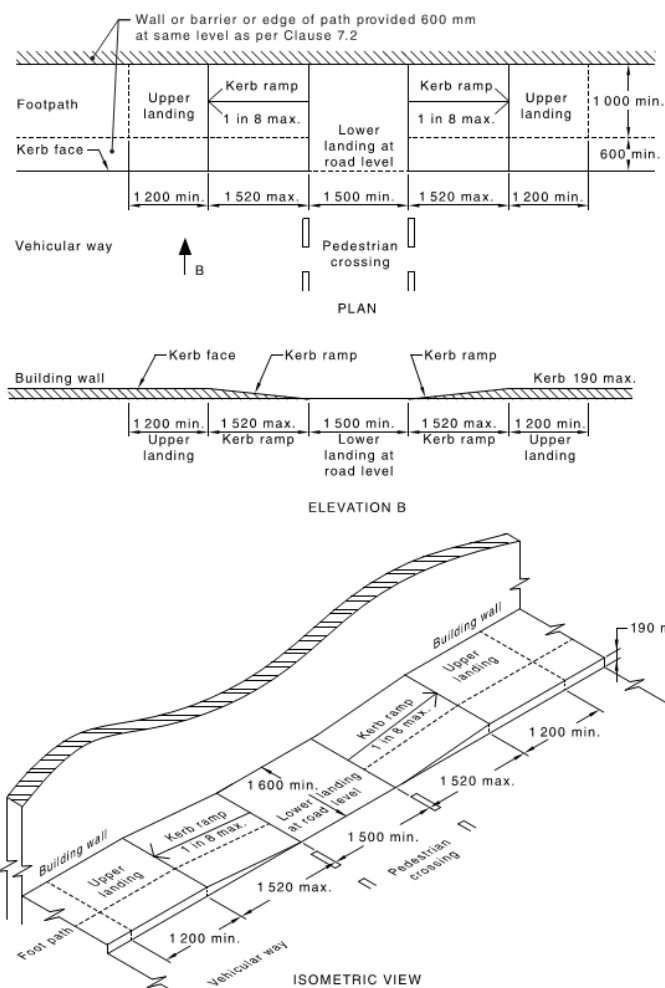
Kerb



Selection showing the location of the kerb or kerb rail in relation to the handrail with vertical support



Attached kerb ramp



In line kerb ramps – Narrow footpath

Figure 19

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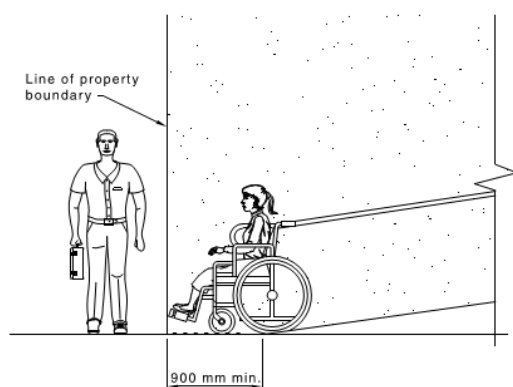


Figure 20 SAI Global Ltd License 1704-c045-2

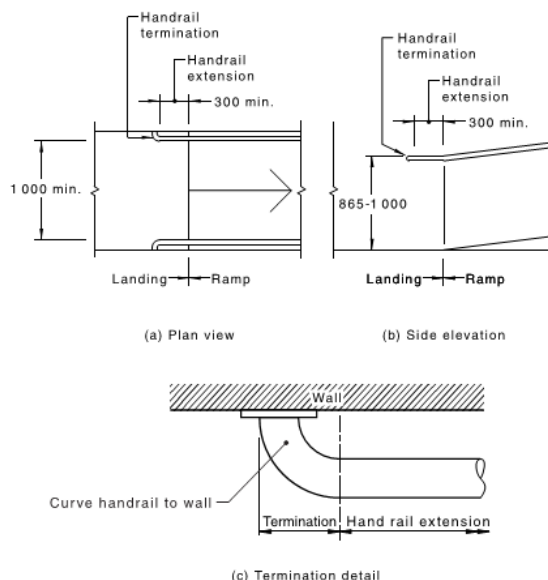


Figure 21 SAI Global Ltd License 1704-c045-2

Visual indicators on glazing

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with an unbroken, solid and opaque contrasting line. The contrasting line shall be not less than 75 mm high 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 1 000 mm above the plane of the finished floor level.

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. The contrast shall be achieved when viewed from each side of the glazing.

The opacity of the line shall be tested by observing a solid object placed immediately behind and touching the glass. The line shall be considered opaque if there is no image of the object visible.

NOTE 1 On tinted glass, the contrast of the strip may be more appropriately considered against the glass tint than the floor beyond.

NOTE 2 Any logo, branding, company name or the like may be added to the visual indicator strip, but these should be fully above, or fully below the minimum 75 mm wide unbroken, solid and opaque contrasting line.

NOTE 3 AS 1288:2006 Section 5 provides further information relating to the criteria and situations relevant to glazing that is more vulnerable to human impact.

Figure 22

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Figure 23



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Figure 24



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3. Braille and tactile sign specification

- (a) Tactile characters must be raised or embossed to a height of not less than 1 mm and not more than 1.5 mm.
- (b) Sentence case (upper case for the first letter of each main word and lower case for all other letters) must be used for all tactile characters, and—
 - (i) upper case tactile characters must have a height of not less than 15 mm and not more than 55 mm, except that the upper case tactile characters on a sign identifying a door *required* by E4.5 to be provided with an *exit* sign must have a height of not less than 20 mm and not more than 55 mm; and
 - (ii) lower case tactile characters must have a height of 50% of the related upper case characters.
- (c) Tactile characters, symbols, and the like, must have rounded edges.
- (d) The entire sign, including any frame, must have all edges rounded.
- (e) The background, negative space or fill of signs must be of matt or low sheen finish.
- (f) The characters, symbols, logos and other features on signs must be matt or low sheen finish.
- (g) The minimum letter spacing of tactile characters on signs must be 2 mm.
- (h) The minimum word spacing of tactile characters on signs must be 10 mm.
- (i) The thickness of letter strokes must be not less than 2 mm and not more than 7 mm.
- (j) Tactile text must be left justified, except that single words may be centre justified.
- (k) Tactile text must be Arial typeface.

4. Luminance contrast

The following applies to *luminance contrast*:

- (a) The background, negative space, fill of a sign or border with a minimum width of 5 mm must have a *luminance contrast* with the surface on which it is mounted of not less than 30%.
- (b) Tactile characters, icons and symbols must have a minimum *luminance contrast* of 30% to the surface on which the characters are mounted.
- (c) *Luminance contrasts* must be met under the lighting conditions in which the sign is to be located.

Figure 25

SAI Global Ltd License 1704-c045-2

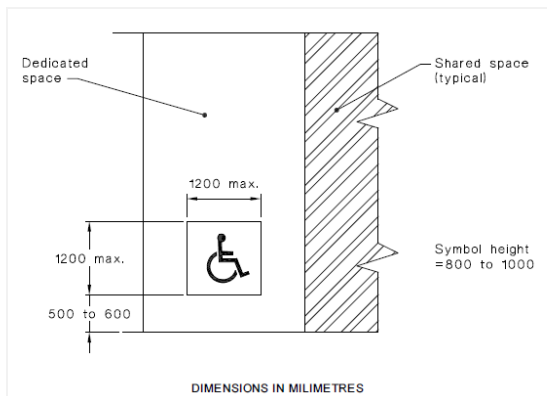


Figure 26 SAI Global Ltd License 1704-c045-2

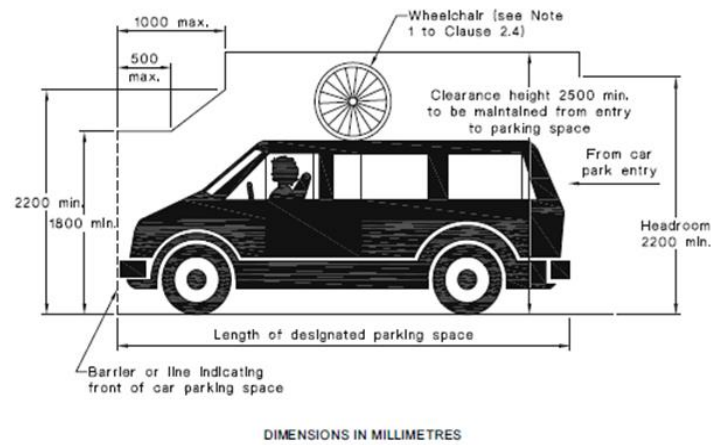


Figure 27

SAI Global Ltd License 1704-c045-2

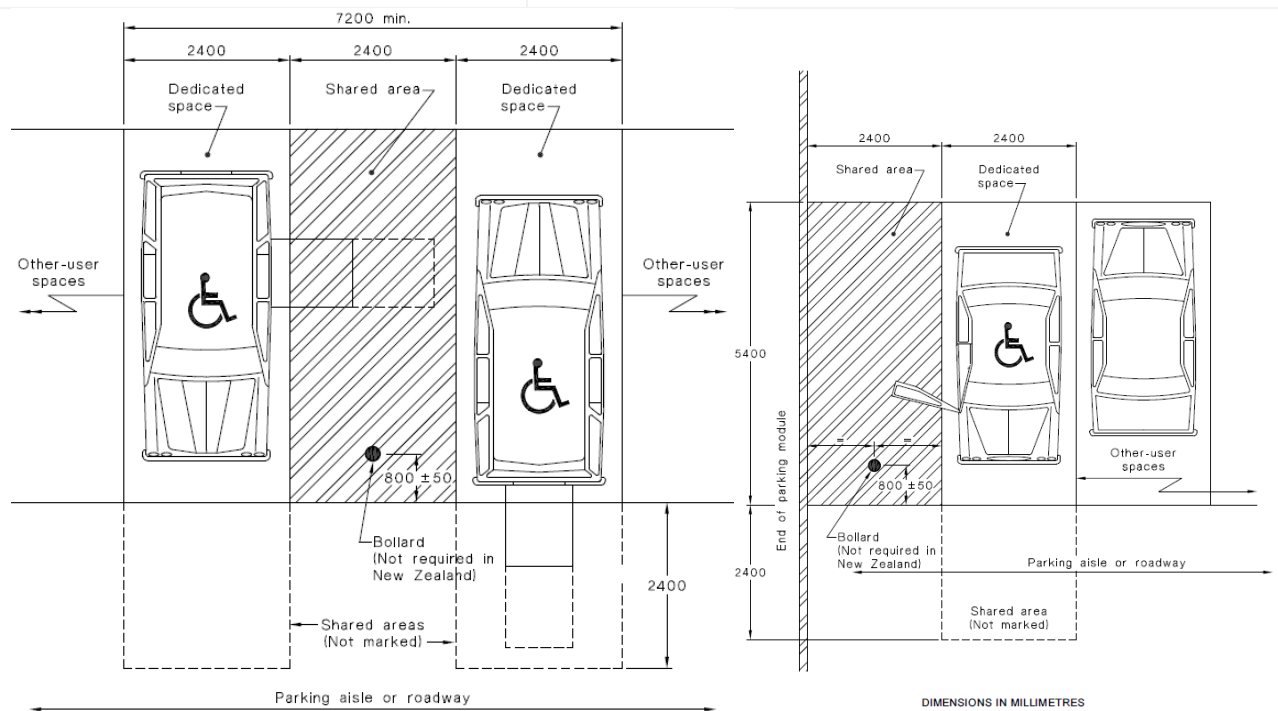
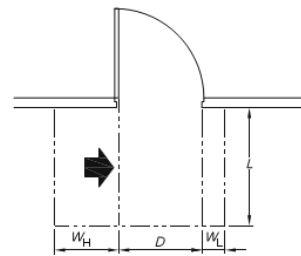


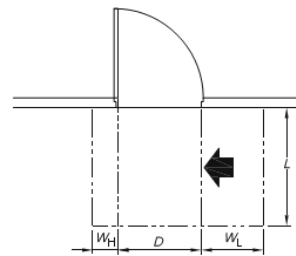
Figure 28

SAI Global Ltd License 1704-c045-2



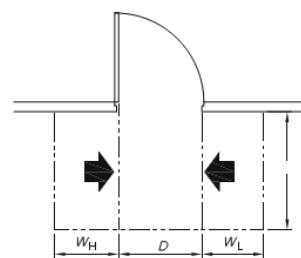
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1220	560	340
900	1185	510	340
950	1160	460	340
1000	1140	410	340

(a) Hinge-side approach,
door opens away from user



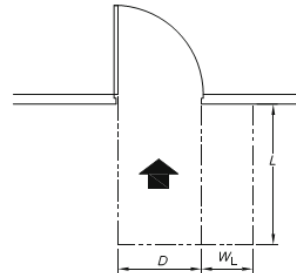
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1240	240	660
900	1210	190	660
950	1175	140	660
1000	1155	90	660

(b) Latch-side approach,
door opens away from user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1240	560	660
900	1210	510	660
950	1175	460	660
1000	1155	410	660

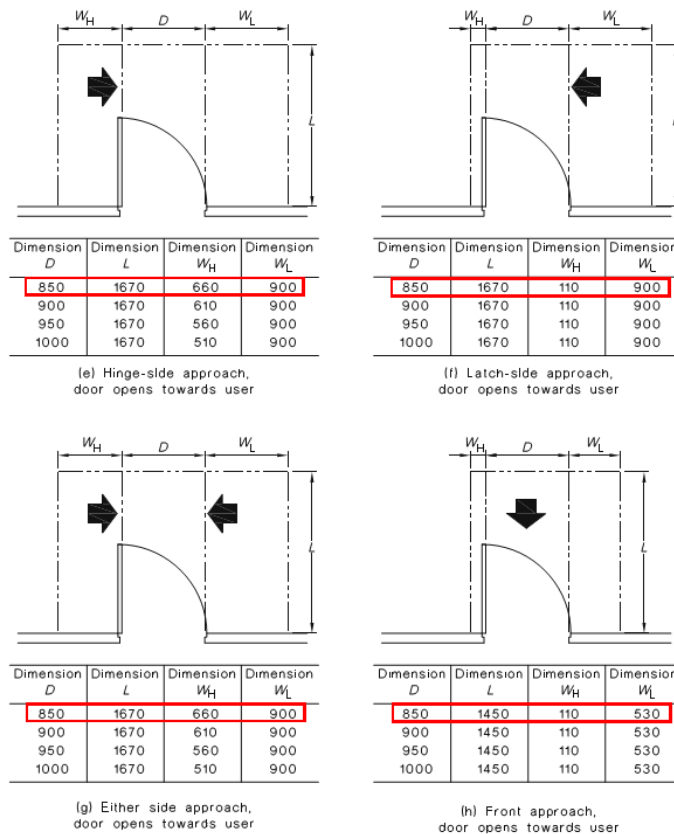
(c) Either side approach,
door opens away from user



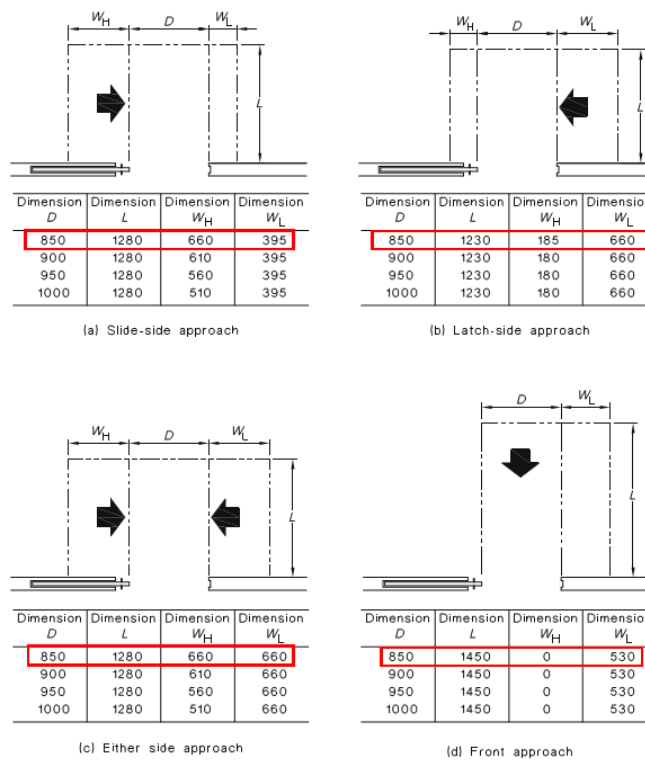
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

(d) Front approach,
door opens away from user

LEGEND:
 D = Clear opening of width of doorway
 L = Length
 W_H = Width—hinge side
 W_L = Width—latch side
 = Direction of approach
 = Circulation space



LEGEND:
D = Clear opening of width of doorway
L = Length
W_H = Width—hinge side
W_L = Width—latch side
➡ = Direction of approach
--- = Circulation space



LEGEND:
D = Clear opening of width of doorway
L = Length
W_H = Width—hinge side
W_L = Width—latch side
➡ = Direction of approach
--- = Circulation space

Figure 29

SAI Global Ltd License 1704-c045-2

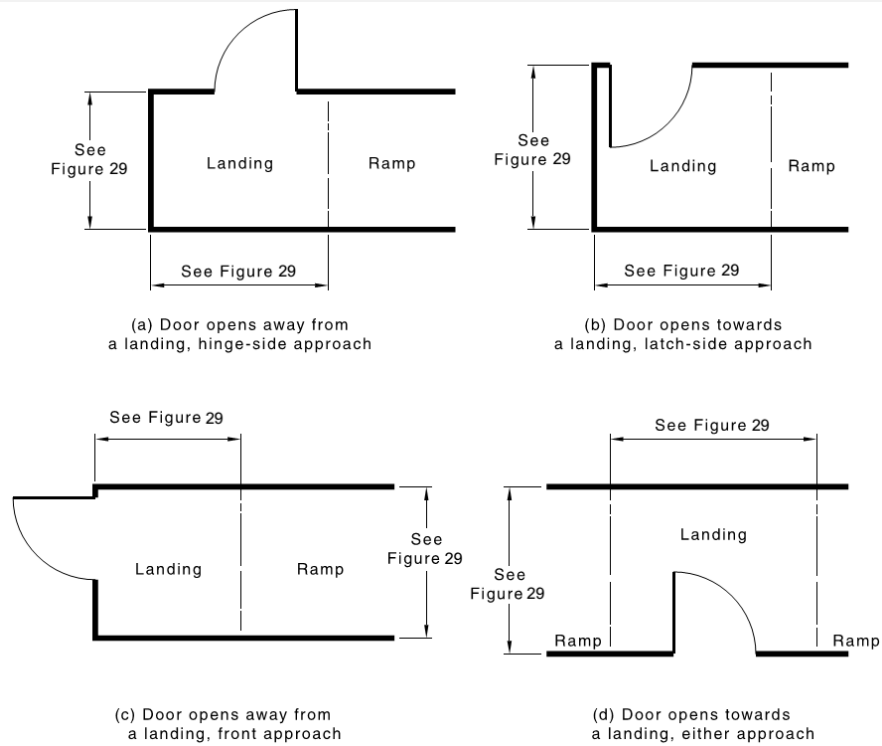


Figure 29(A)

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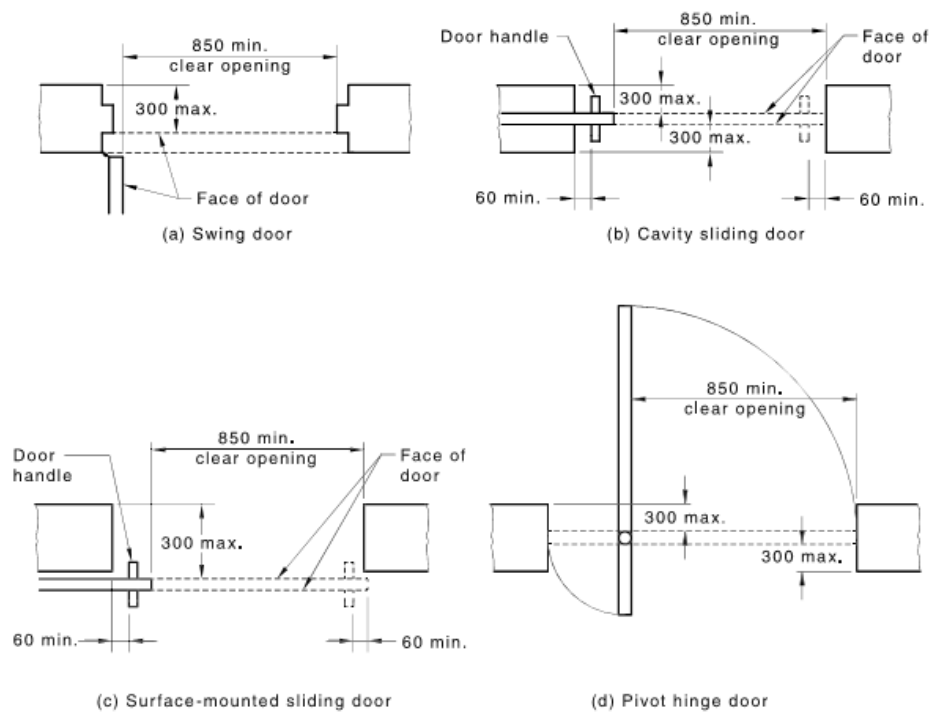


Figure 29(B)

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AS 1428.1 – Additional Requirements

[illegible]

5. Floor Surfaces: • Use slip resistant surfaces. The texture of the surface shall be traversable by people who use a wheelchair and those with an ambulant or sensory disability. - Refer to • Abutment of surfaces shall have a smooth transition. Construction specifications are to be as per AS1428.1. Reference: Figure 34, Figure 35 • Any grates along the path must be as per AS1428.1 Reference: Figure 36 Notes: can be compliant at the CC stage	☐	☐	✓
6. Switches and Outlets: • All switches and controls on an accessible path of travel, other than general purpose outlets, shall be located not less than 900 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners. • GPOs are to be located between 600-1100mm above FFL and a minimum of 500mm from any internal corners. • Rocker action/toggle switches to be provided with a minimum size of 30mmx30mm • Push pad switches if used have a minimum dimension of 25mm diameter • All switches in accessible sole occupancy units or sanitary facilities are to be located as per AS1428.1 Reference: Figure 37 Notes: can be compliant at the CC stage	☐	☐	✓

Additional Requirements – References

The references below to be read as set and referenced in each section of Additional Requirements

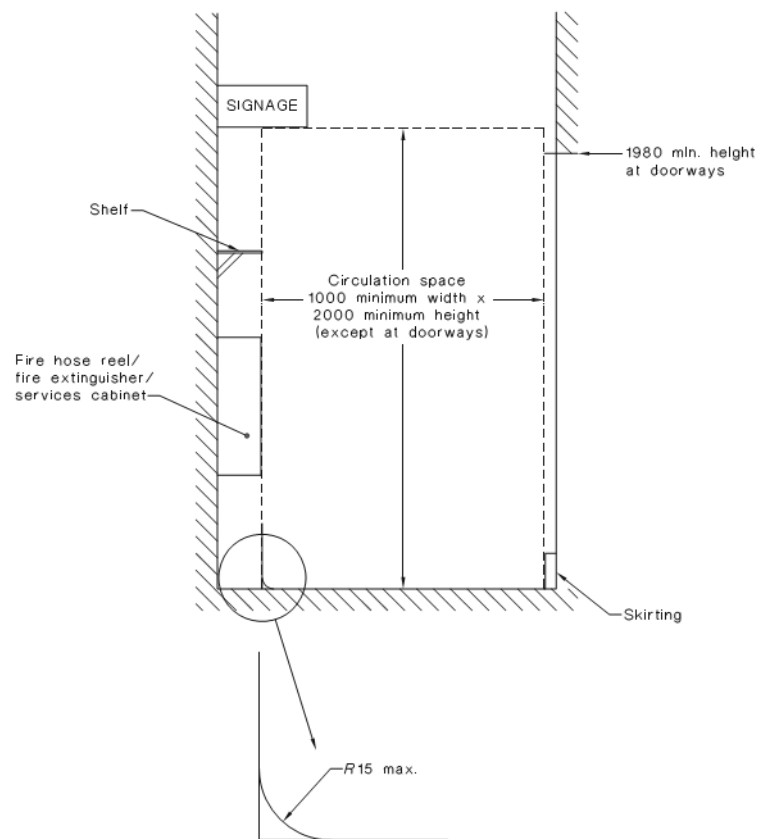
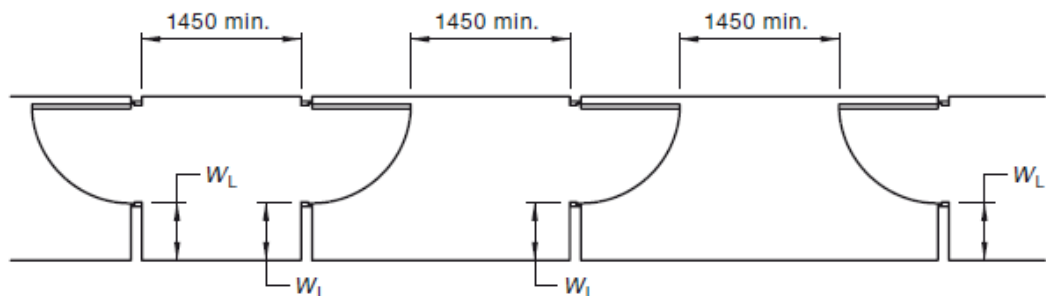


Figure 30

SAI Global Ltd License 1704-c045-2

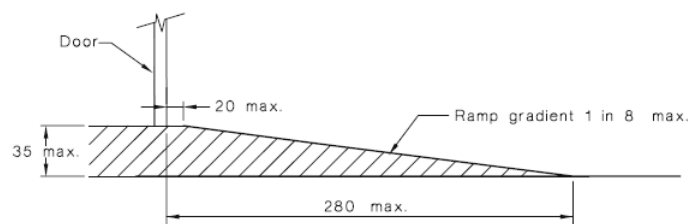


(a) Continuous accessible path of travel

DIMENSIONS IN MILLIMETRES

Figure 31

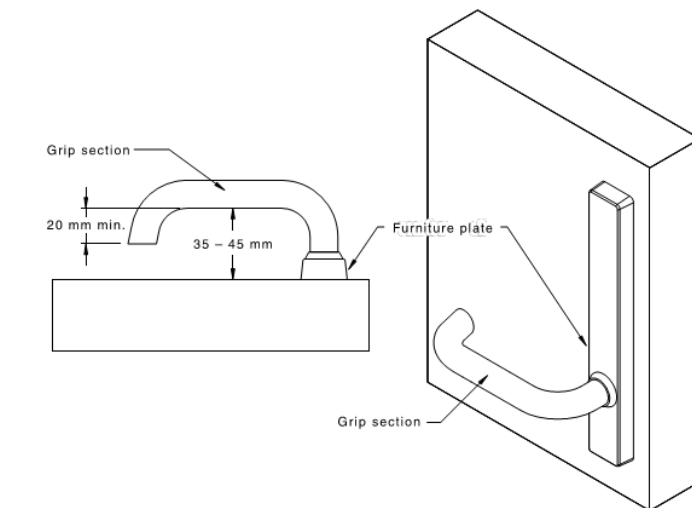
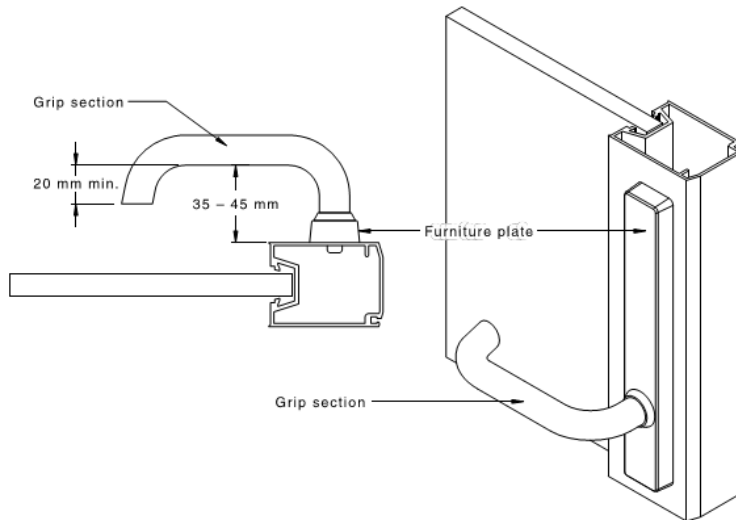
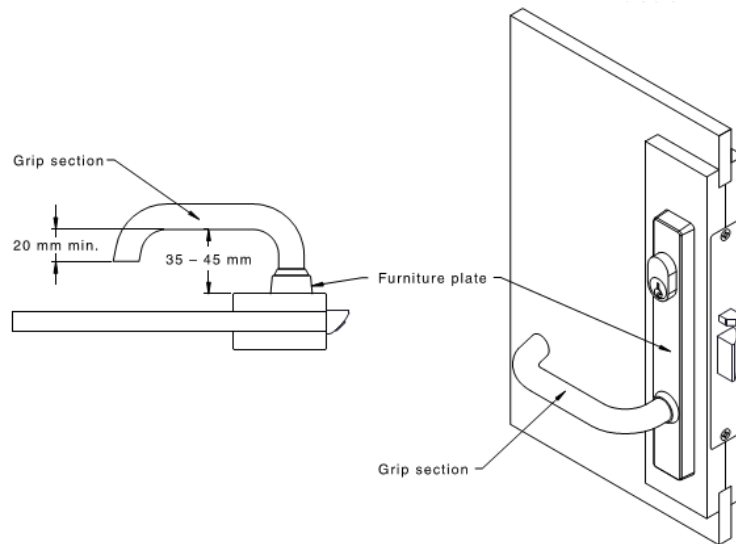
SAI Global Ltd License 1704-c045-2

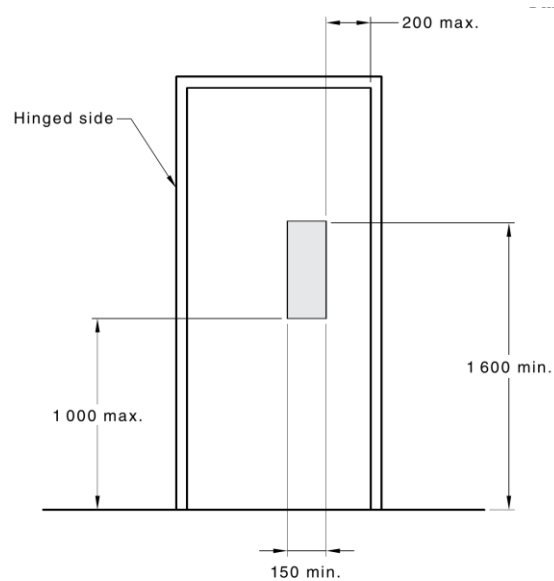
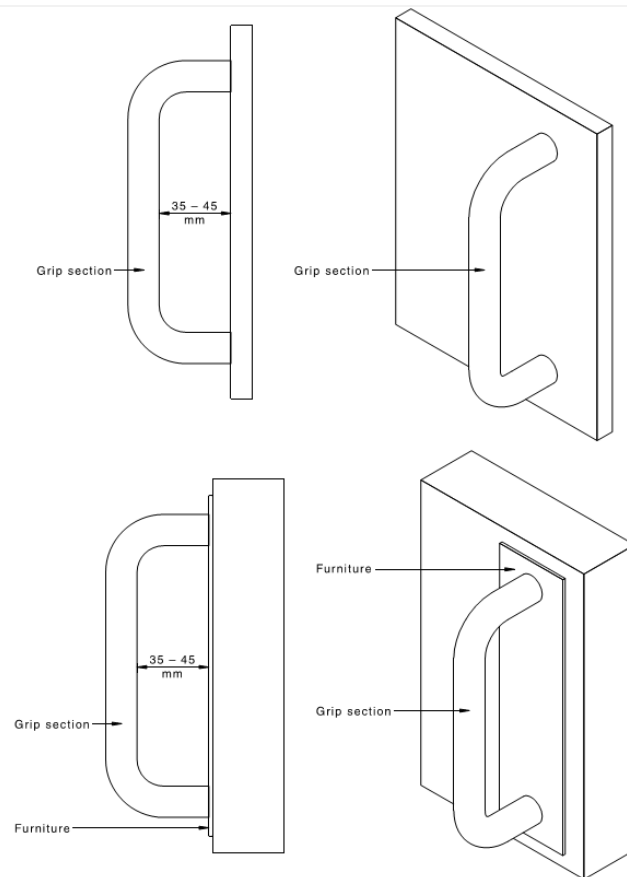


DIMENSIONS IN MILLIMETRES

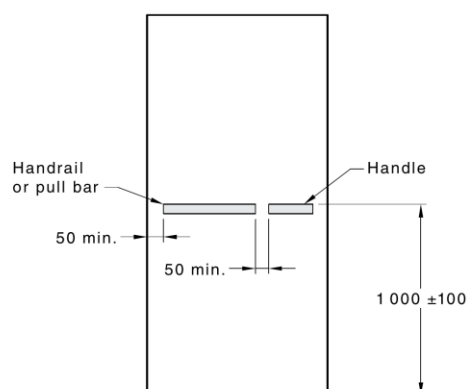
Figure 32

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(a) Minimum zones for glazed viewing panel



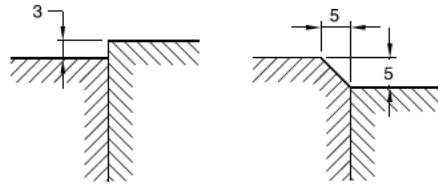
Location

Except in early childhood centres, swimming pool barriers or similar situations where the location of the opening and locking controls is prescribed by the relevant statutory authority, the location of the controls for doors and gates shall be above a level surface and as follows:

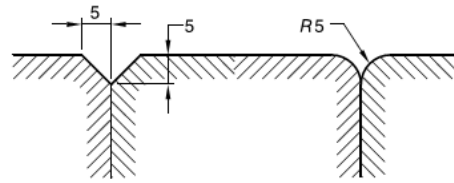
- (a)** Controls that need to be grasped or turned or pushed or pulled to operate a door shall be not less than 900 mm and not more than 1100 mm above the plane of the finished floor, as shown in the Figure above and not less than 500 mm from an internal corner except as specified in AS 1735.12.
- (b)** Controls that only need to be pushed in the direction of travel, such as panic bars on egress routes, shall be not less than 900 mm, and not greater than 1200 mm above the plane of the finished floor.
- (c)** Controls that only need to be touched shall be not less than 900 mm, and not greater than 1250 mm above the plane of the finished floor, and not less than 500 mm from an internal corner except as specified in AS 1735.12.
- (d)** Handles on sliding doors shall be not less than 60 mm from the door jamb or doorstop when in the open or closed position, as shown in Figure 29(B).
- (e)** Manual controls to power-operated doors shall be located on the continuous accessible path of travel no closer than 500 mm from an internal corner and between 500 mm to 1 000 mm from the arc of the hinged door leaf or clear of a surface-mounted sliding door in the open position.

Figure 33

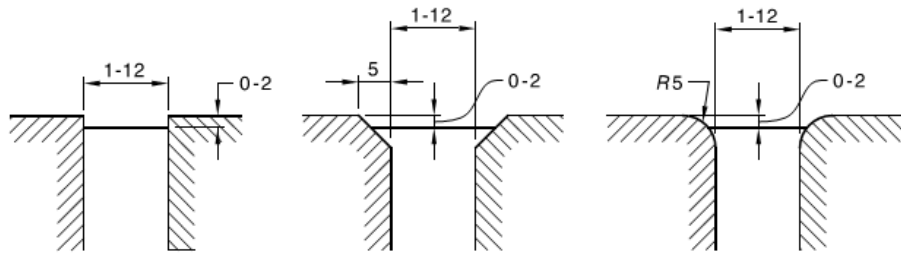
SAI Global Ltd License 1704-c045-2



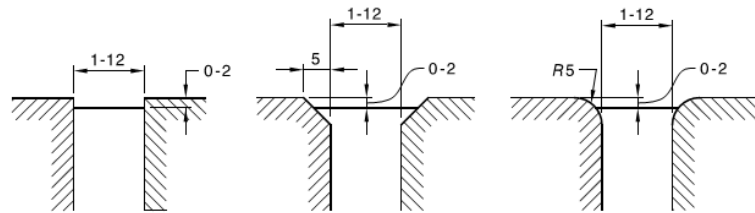
(a) Change in level



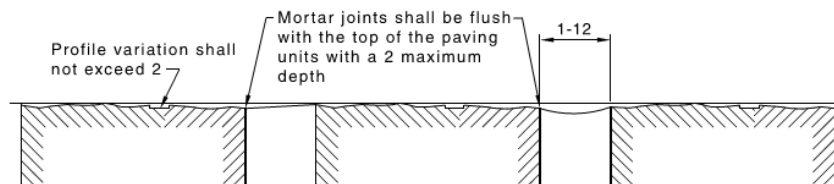
Continuous paving units — flush-jointed with level surfaces



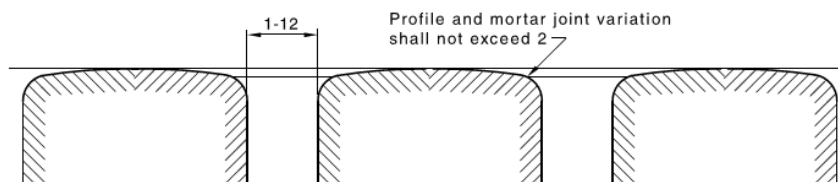
(a) Continuous paving units — Level surface



(a) Continuous paving units — Level surface



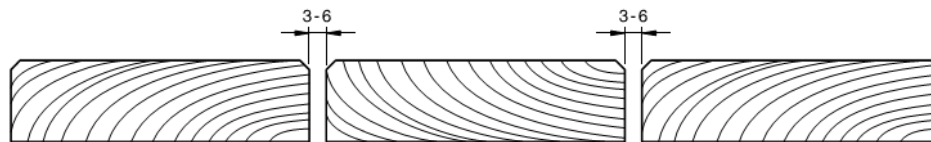
(b) Continuous paving units — Irregular surfaces



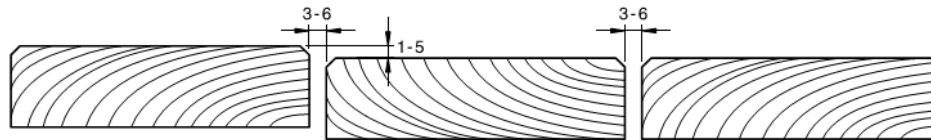
(c) Continuous paving units — Domed surfaces

Figure 34

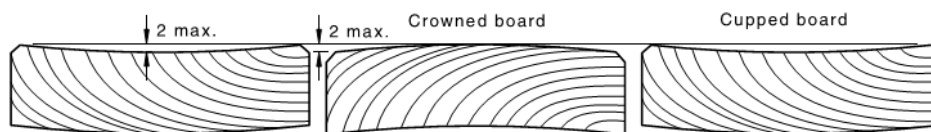
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(a) Gap spacing for continuous timber and composite decking
* Gaps may be increased to 10 mm in high rainfall areas for exposed installations and boards exceeding 150 mm width



(b) Single incidence of change in level on timber and composite decking



(c) Uneven surface tolerances for continuous timber and composite decking

Figure 35

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Grates

Grates in paths of travel shall be in accordance with the following:

- (a) Circular openings shall be not greater than 13 mm in diameter.
- (b) Slotted openings shall be not greater than 13 mm wide and not greater than 150 mm long and be oriented so that the long dimension is transverse to the dominant direction of travel.
- (c) Linear openings shall be oriented so that the longer dimension is transverse to the dominant direction of travel, except where linear openings are less than 8 mm wide, Where linear openings are less than 8 mm wide, orientation is optional.

Figure 36

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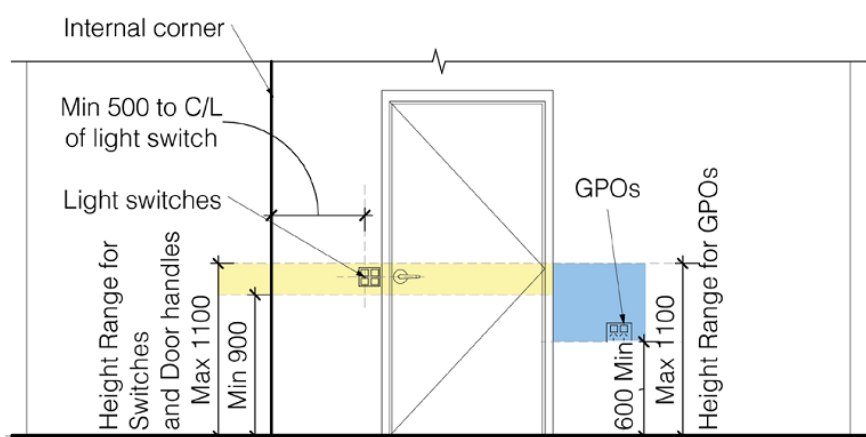


Figure 37

SAI Global Ltd License 1704-c045-2

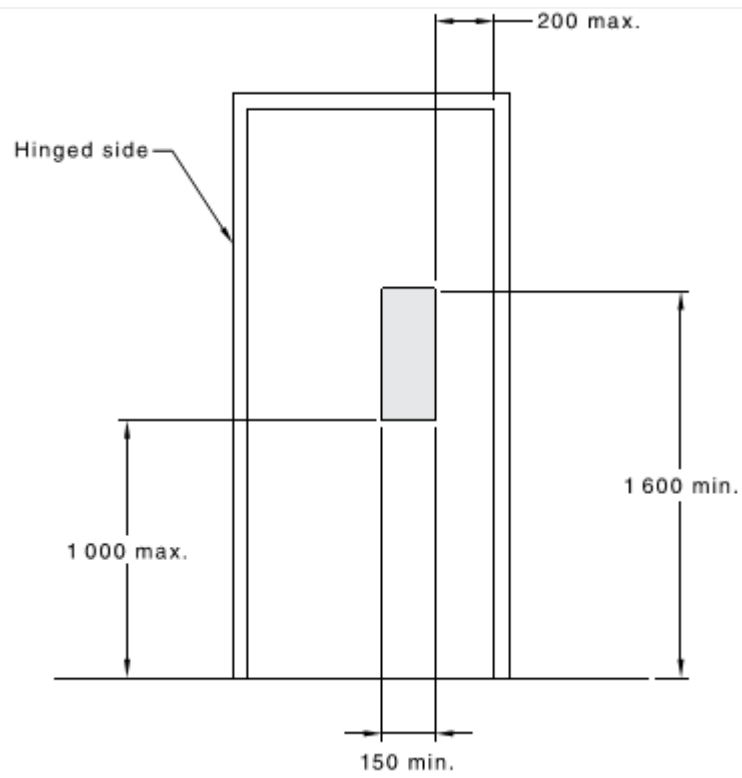


Figure 38

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Part E3 – Lift Installations

E3D3 Stretcher facility lifts	ADR	N/A	C
(a) a stretcher facility in accordance with (b) must be provided; - In at least one emergency lift required by E3D5 - When an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12m, in at least one of those lifts to serve each floor served by the lifts Notes: Subject to BCA Consultant review and confirmation, can be compliant at the CC stage & as per the manufacturer's specifications.	☐	☐	✓
(b) a stretcher facility must accommodate a raised stretcher providing a clear space not less than 600mm wide x 2000mm long x 1400mm high above the floor level Notes: Subject to BCA Consultant review and confirmation, can be compliant at the CC stage & as per the manufacturer's specifications.	☐	☐	✓
E3D7 Passenger lift types and their limitations	ADR	N/A	C
(1) In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type: There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts. A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed. Notes: Can be compliant at the CC stage & as per manufacturer specifications.	☐	☐	✓
E3D8 Accessible features required for passenger lifts	ADR	N/A	C
Stairway platform lift; Must Not – - be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18 - be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like - be used where it is possible to install another type of passenger lift - connect more than 2 storeys - where more than 1 stairway lift is installed, serve more than 2 consecutive storeys - when in the folded position, encroach on the minimum width of stairway required by D2D8 to D2D11	☐	✓	☐
Low-rise platform lift; Must not travel more than 1000mm	☐	✓	☐
Low-rise, low-speed constant pressure lift; Must not – - for an enclosed type travel more than 4m - for an unenclosed type, travel more than 2m - be used in high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like Notes: Can be compliant at the CC stage & as per manufacturer specifications – this is related to the platform lift servicing the entry from the Ground level to ST Cloud. The total travel is more than 2m and less than 4m.	☐	☐	✓
Small sized, low-speed automatic lift; Must not travel more than 12m	☐	✓	☐

E3D8 Accessible features required for passenger lifts	ADR	N/A	C
All lifts except “stair platform lift” and “low-rise platform lift” have handrails complying with the provisions for a mandatory handrail in AS1735.12 Notes: Can be compliant at the CC stage & as per the manufacturer's specifications.	☐	☐	✓
All lifts which travel more than 12m to have lift floor dimension of not less than 1400mm wide x 1600mm deep Notes: Can be compliant at the CC stage & as per manufacturer specifications.	☐	☐	✓
All lifts which travel not more than 12m “excluding stairway platform lift” to have lift floor dimension of not less than 1100mm wide x 1400mm deep Notes: Can be compliant at the CC stage & as per manufacturer specifications – this is related to the platform lift servicing the entry from the Ground level to ST Cloud	☐	☐	✓
Floor dimension for a stairway platform lift of not less than 810 mm wide x 1200 mm deep	☐	✓	☐
Minimum door opening complying with AS 1735.12 for All lifts except a stairway platform lift Notes: Can be compliant at the CC stage & as per manufacturer specifications.	☐	☐	✓
Passenger protection system complying with AS 1735.12 for all lifts with a power operated door Notes: Can be compliant at the CC stage & as per manufacturer specifications.	☐	☐	✓
Lift landing doors at the upper landing to be provided for All lifts except “stairway platform lift” Notes: Can be compliant at the CC stage & as per manufacturer specifications.	☐	☐	✓
Lift car and landing control buttons to comply with AS 1735.12 for All lifts except a “stairway platform lift” and “low-rise platform lift” Notes: Can be compliant at the CC stage & as per manufacturer specifications.	☐	☐	✓
Lighting in accordance with AS 1735.12 for all enclosed lift cars Notes: Can be compliant at the CC stage & as per manufacturer specifications.	☐	☐	✓
All lifts servicing more than 2 levels; (a) Automatic audible information within the lift car to identify the level each time the car stops, and (b) Audible and visual indication at each lift landing to indicate the arrival of the lift car, and (c) Audible information and audible indication required by (z) and (b) is to be provided in a range of between 20-80 dB(A) at a maximum frequency of 1500 Hz Notes: Can be compliant at the CC stage & as per manufacturer specifications.	☐	☐	✓
All lifts except “stairway platform lift” to have an 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 Notes: Can be compliant at the CC stage & as per manufacturer specifications.	☐	☐	✓

F4D5 Accessible sanitary facilities

N/A

C

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1

✓

☐

7

✓

1x LH and 1x RH Building “B” next to the pool area

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✓

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Part F4 – References

The references below to be read as set and referenced in each section of part F4



Figure 38

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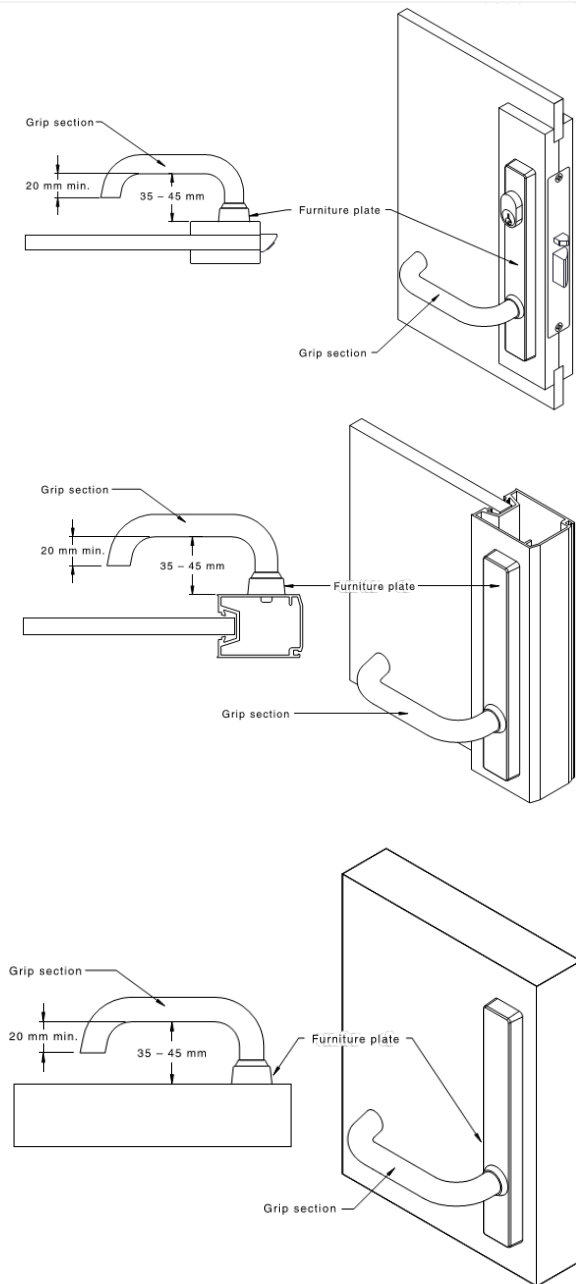
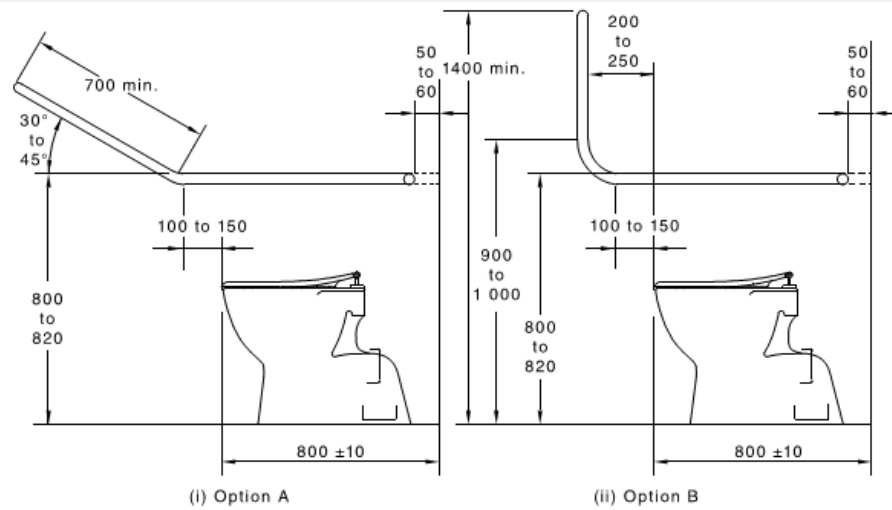
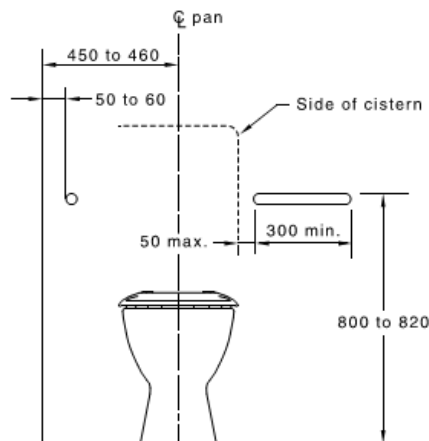


Figure 39

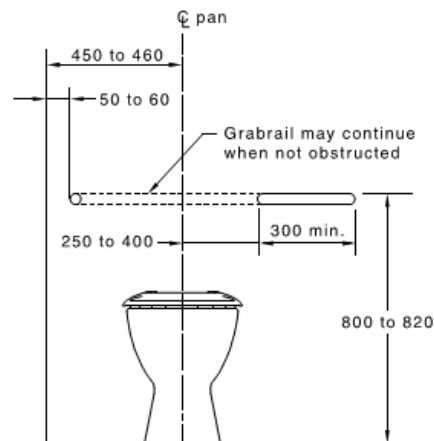
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(a) Side view showing optional systems for grabrail at sides of pan



(b) Grabrail at back of pan with surface-mounted cistern and sectional view of grabrail at side of pan



(c) Grabrail at back of pan with concealed or remote cistern and sectional view of grabrail at side of pan

Figure 40

SAI Global Ltd License 1704-c045-2

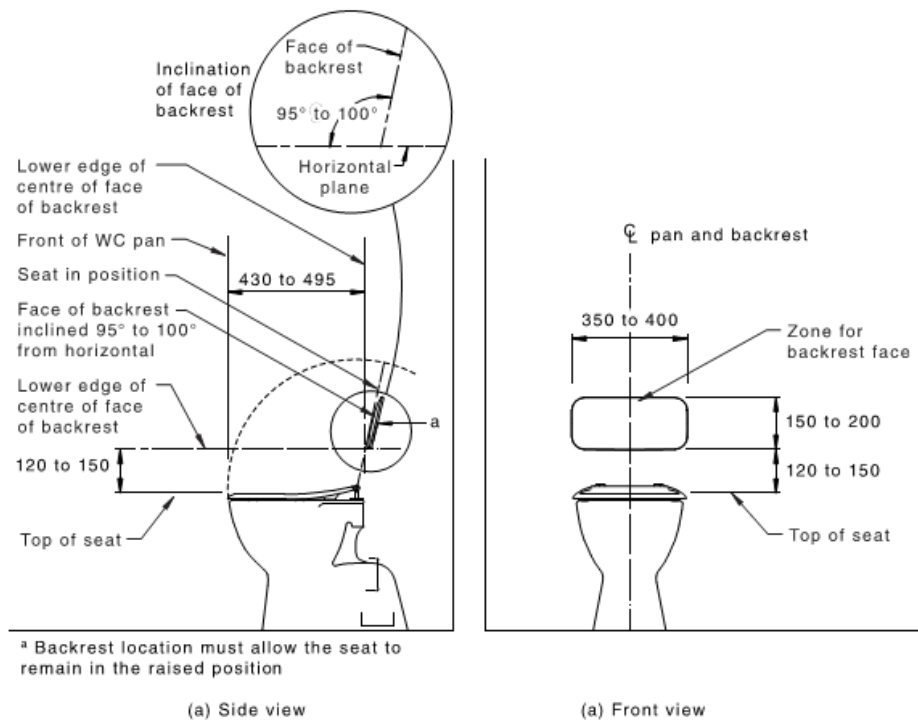
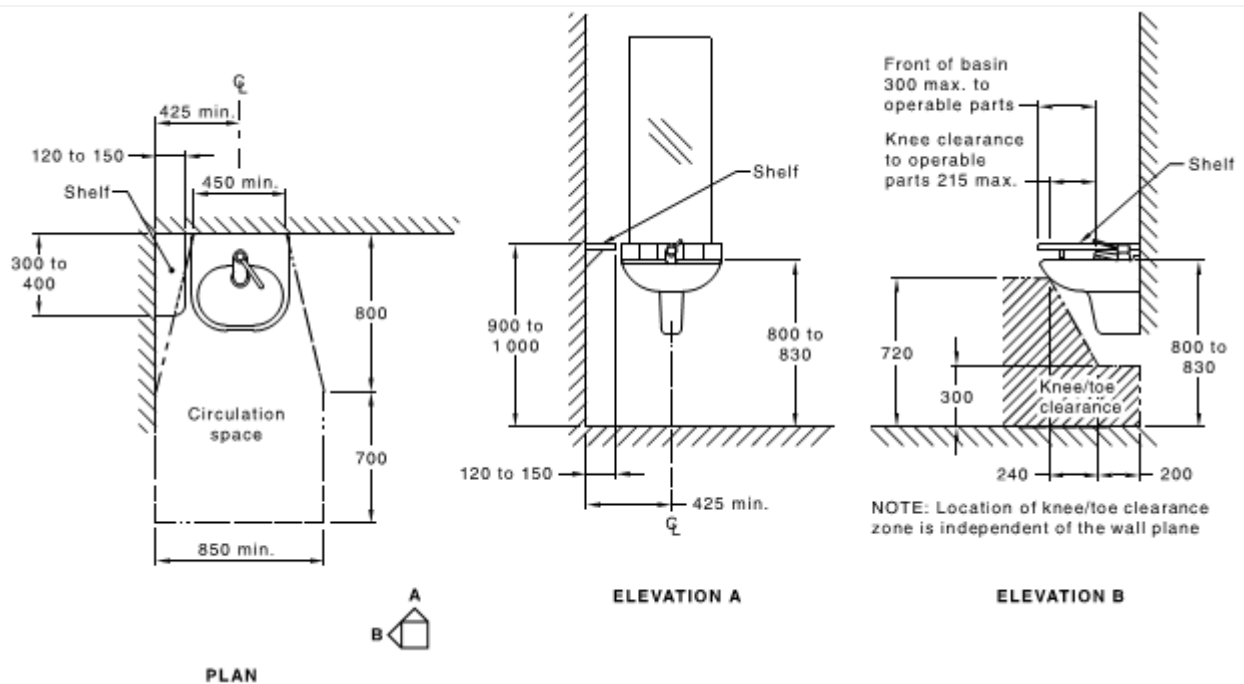
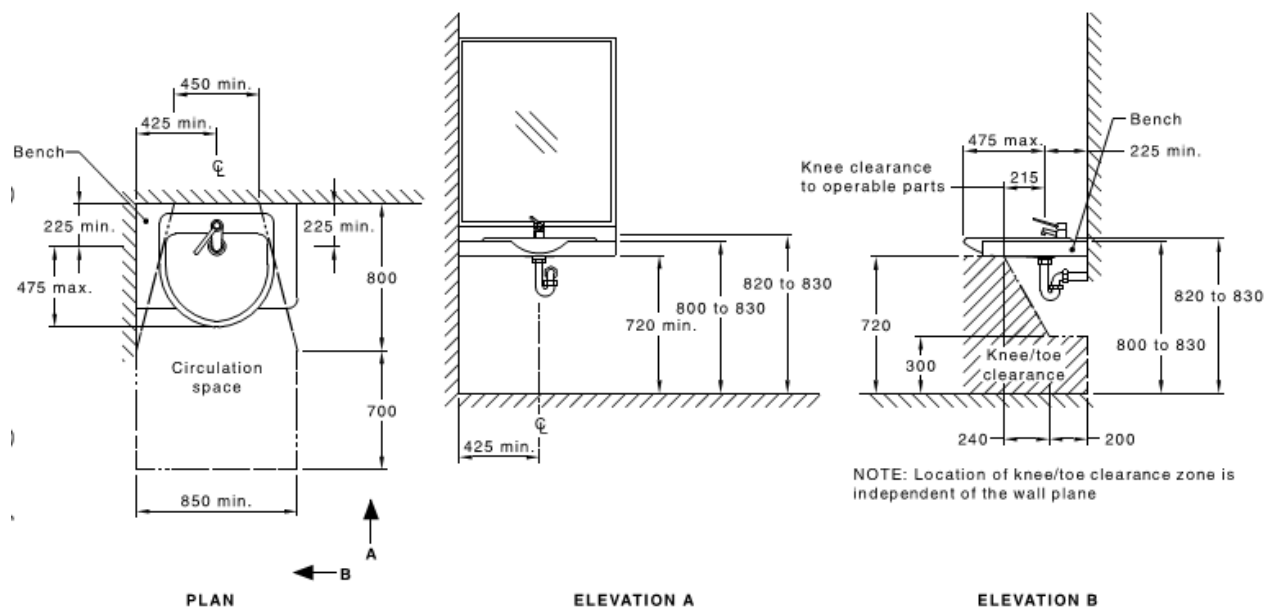


Figure 41

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Wall-mounted washbasin installation – other than for sole-occupancy unit



Washbasin for sole-occupancy unit

Figure 42

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Fixtures and fittings within a sanitary facility

Mirrors

In all sanitary facilities, a mirror shall be provided and located either above or adjacent to the washbasin.

Where located above the washbasin, the mirror shall extend from a height of not more than 900 mm to a height of not less than 1 850 mm above the plane of the finished floor. Where located adjacent to a washbasin, the mirror shall extend from a height of not more than 780 mm to a height of not less than 1 850 mm above the plane of the finished floor.

No mirror shall be less than 350 mm wide. All dimensions apply to the reflective surface of the mirror. The reflective surface shall be vertical.

In an accessible sole occupancy unit, a mirror shall be centred over the washbasin.

Shelves

Shelf space shall be provided adjacent to the washbasin in one of the following ways:

- (a) As a vanity top at a height of 800 mm to 830 mm and a minimum width of 120 mm and a minimum depth of 300 mm and a depth no greater than of the bowl plus its front and back flanges without encroaching into the circulation space of any other fixture.
- (b) As a separate fixture —
 - (i) within any circulation space at a height of 900 mm to 1000 mm with a width of 120 mm to 150 mm and length of 300 mm to 450 mm; and
 - (ii) external to all circulation spaces at a height of 790 mm to 1 000 mm with a minimum width of 120 mm and minimum length of 400 mm.

Soap dispensers, towel dispensers and similar fittings

Where provided, soap dispensers, towel dispensers, hand dryers and similar fittings shall be operable by one hand, and shall be installed with the height of their operative component or outlet not less than 900 mm and not more than 1 100 mm above the plane of the finished floor, and no closer than 500 mm from an internal corner.

Clothes-hanging devices

A clothes-hanging device shall be installed 1200 mm to 1350 mm above the plane of the finished floor and not less than 500 mm out from any internal corner.

Sanitary disposal unit

Where provided, the sanitary disposal unit shall be located as follows:

- (a) Portable unit as shown in Figure 44.
- (b) Recessed unit within 500 mm from the pan.

Switches and general purpose outlets

Where provided near the washbasin, switches and general purpose outlets shall be located in accordance with Figure 37 and as close to the shelf or worktop as practicable.

NOTE For requirements on general wiring rules refer to AS/NZS 3000.

Figure 43

SAI Global Ltd License 1704-c045-2

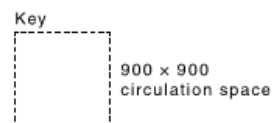
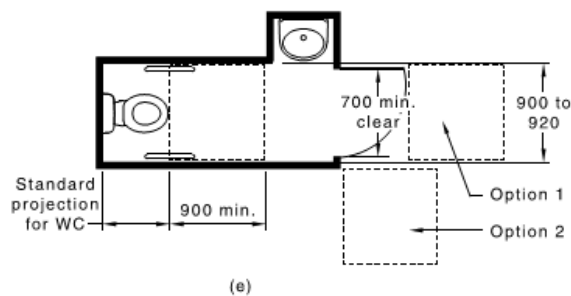
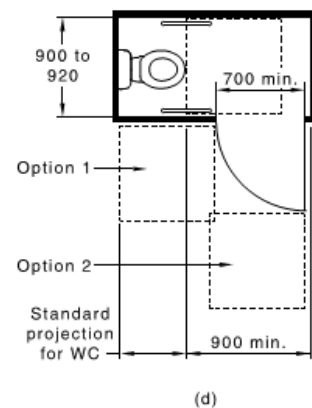
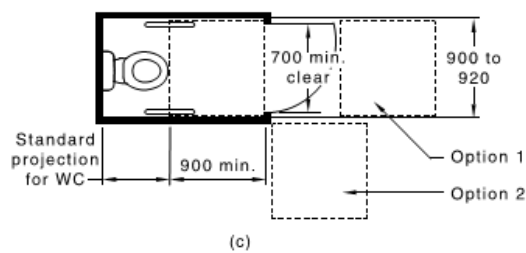
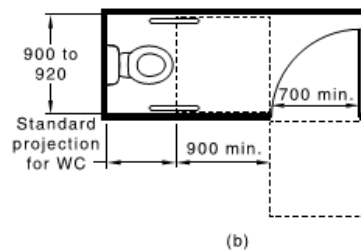
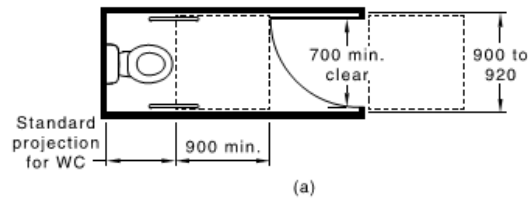
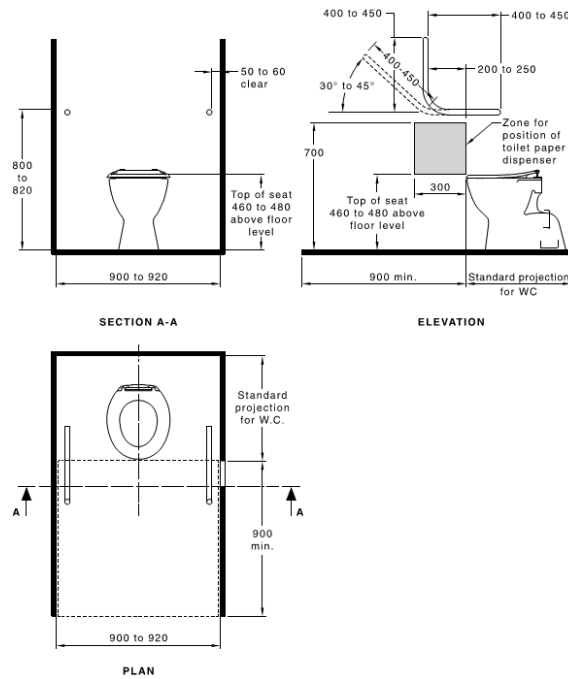


Figure 46

SAI Global Ltd License 1704-c045-2

Housing for Seniors & People with a Disability - 2021

Schedule 4 Standards concerning accessibility and usability for hostels and self-contained dwellings

All proposed SOUs and Villass are proposed to comply with the SEPP Senior Living Design requirements

Part 1: Standards applying to hostels and self-contained dwellings

1. Application

ADR

N/A

C

The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.

Notes: Can be compliant at the CC stage

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✓

2. Sitting

Note:

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 subsection. 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.

(1) **Wheelchair access** - 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.

Notes: Access is provided to all units in accordance with AS 1428.1 and can be compliant at the CC stage

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(2) If the whole of the site does not have a gradient of less than 1:10—

(a) The percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and

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✓

(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

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✓

Notes: Can be compliant at the CC stage

(3) **Common areas** - 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.

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☐

✓

Notes: Can be compliant at the CC stage

3. Security

Pathway lighting

(a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and

☐
☐

✓

(b) must provide at least 20 lux at ground level.

☐
☐

✓

Notes: Can be compliant at the CC stage – Notes to be added to the plan

4. Letterboxes

(a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and

☐ ☐ ☒

(b) must be lockable, and

☐ ☐ ☒

(c) must be located together in a central location adjacent to the street entry or, in the case of independent living units, must be located together in one or more central locations adjacent to the street entry.

☐ ☐ ☒

Notes: Letterboxes to be at a height of 900-1100mm above FFL - Can be compliant at the CC stage

5. Private car accommodation

If car parking (**not being car parking for employees**) is provided—

(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and

☒ ☐ ☐

(b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and

☐ ☐ ☒

(c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date

☐ ☐ ☒

Notes: Can be compliant at the CC stage – the private carparking related to the Villas has all been designed to accommodate a car parking space of 3.8m width

6. Accessible Entry

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.

☐ ☐ ☒

- Clause 4.3.1 - Entry doors should preferably have a porch or some other form of protection from the weather (see AS 1428.2)
- Consideration should be given to features like a shelf on which to rest parcels while opening the door.
- Clause 4.3.2 - An area of 1550 mm diameter generally satisfies this requirement
Typical design solutions for low thresholds are given in Appendix C

Notes: Can be compliant at the CC stage

7. Interior general

(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.

☐ ☐ ☒

(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.

☐ ☐ ☒

(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.

☐ ☐ ☒

Notes: Can be compliant at the CC stage

8. Main bedroom

At least one bedroom within each dwelling must have—	☐	☐	✓
(a) an area sufficient to accommodate a wardrobe and a bed sized as follows—			
(i) in the case of a dwelling in a hostel—a single-size bed,			
(ii) in the case of an independent living unit—a queen-size bed, and			
Notes: Can be compliant at the CC stage			
(b) a clear area for the bed of at least—	☐	☐	✓
(i) 1,200 millimetres wide at the foot of the bed, and			
(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and			
Notes: Can be compliant at the CC stage			
(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and	☐	☐	✓
Notes: See Att. 01 – Can be compliant at the CC stage			
(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and	☐	☐	✓
Notes: Can be compliant at the CC stage			
(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	☐	☐	✓
Notes: Can be compliant at the CC stage			
(f) wiring to allow a potential illumination level of at least 300 lux.	☐	☐	✓
Notes: Can be compliant at the CC stage			

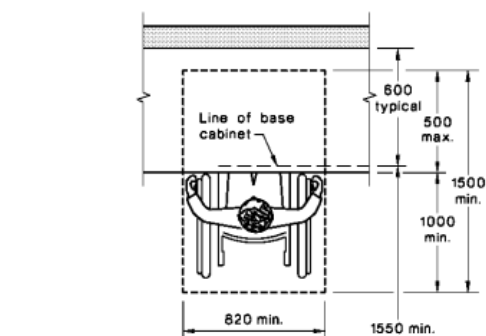
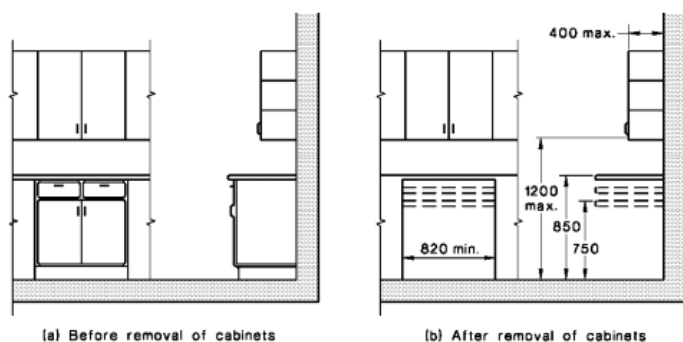
9. Bathroom

Subsection(1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.

At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1	☐	☐	✓
(a) a slip-resistant floor surface,			
Notes: Can be compliant at the CC stage			
(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1	☐	☐	✓
Notes: Can be compliant at the CC stage			
(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future—	☐	☐	✓
(i) a grab rail,			
(ii) portable shower head,			
(iii) folding seat			
Notes: Can be compliant at the CC stage			
(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,	☐	☐	✓
Notes: Can be compliant at the CC stage			
(e) a double general power outlet beside the mirror.	☐	☐	✓
Notes: Can be compliant at the CC stage			

10. Toilet			
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. Notes: Can be compliant at the CC stage	☐	☐	✓
11. Surface finishes			
Balconies and external paved areas must have slip-resistant surfaces. Advice regarding finishes may be obtained from AS 1428.1. Notes: Can be compliant at the CC stage	☐	☐	✓
12. Door hardware			
Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299. Notes: Can be compliant at the CC stage	☐	☐	✓
13. Ancillary items			
Switches and power points must be provided in accordance with AS 4299. Notes: Can be compliant at the CC stage	☐	☐	✓
Part 2: Additional standards for independent living units			
14. Application			
The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of independent living units. Notes: Can be compliant at the CC stage	☐	☐	✓
15. Living room and Dining room			
(1) A living room in an independent living unit 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. Notes: Can be compliant at the CC stage	☐	☐	✓
(2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux. Notes: Can be compliant at the CC stage	☐	☐	✓
16. Kitchen			
A kitchen in an independent living unit must have— (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and <i>Clause 4.5.2 - Minimum clearances in front of appliances and between opposing base cabinets shall be provided at the outset. A minimum clear floor space of 1500 mm × 820 mm that allows either a forward or parallel approach by a person in a wheelchair shall be provided at the sink and all appliances in the kitchen. In addition, a minimum clearance of 1550 mm shall be maintained between all opposing base cabinets, appliances and walls to allow for a 180° turn by a person in a wheelchair. For further guidance see AS 1428.2. NOTE: A 2.7 m width between walls will enable 1550 mm clearance between cupboards to both walls</i> Notes: Can be compliant at the CC stage	☐	☐	✓
(b) A circulation space at door approaches that complies with AS 1428.1, and Notes: Can be compliant at the CC stage	☐	☐	✓

(c) The following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299— (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a), (ii) a tap set (see clause 4.5.6), (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included, (iv) an oven (see clause 4.5.8), and Notes: Can be compliant at the CC stage	☐	☐	✓
(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and Notes: Can be compliant at the CC stage	☐	☐	✓
(e) general power outlets— (i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed. Notes: Can be compliant at the CC stage	☐	☐	✓
Clause 4.5.5 - At least one section of the work surface, not less than 800 mm in length, should comply with the following: (a) The work surface should be adjustable or replaceable as a unit at variable heights within the range 750 mm to 850 mm above the finished floor surface. (See Figure 4.8(b).)	☐	☐	✓



(c) Clear floor space under work surface

DIMENSIONS IN MILLIMETRES

FIGURE 4.8 WORK SURFACES

Clause 4.5.6 - The sink and an adjacent work surface which shall be a minimum of 800 mm in length, and may be the work surface referred to under Clause 4.5.5, shall comply with the following:

- (a) The sink and surrounding work surface shall be adjustable or replaceable as a unit at variable heights within the range 750 mm to 850 mm above the finished floor surface (see Figure 4.9).
- (b) Where sinks are installed to be adjustable in height, plumbing shall be installed to accept supply and drainage connections for sinks remounted at any height referred to in Item (a).
- (c) The maximum depth of the bowl of the sink should be 150 mm. This would only apply to the main bowl of a double bowl sink.

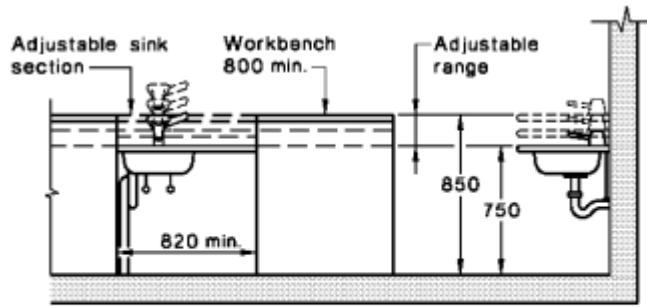
(d) The required clear floor space of 1500 mm × 820 mm should allow a forward approach to the sink. No more than 500 mm of this clear floor space should extend beneath the sink.

NOTE: The design should allow for removal of any cabinets under the sink and adjacent work surface to provide the required knee space. The finished floor should extend under the sink to the wall. There should be no sharp or abrasive surfaces under the sink and all exposed hot water pipes and surfaces should be insulated or otherwise covered.

(e) Taps shall comply with AS 1428.1 (see also AS 1428.2). See Figure 4.4 of this Standard. Taps or their operating handles shall be within 300 mm of the front of the sink to allow for ease of operation.

(f) Hot water systems shall be installed to deliver hot water at a maximum of 50°C at the hot water outlet.

NOTE: This may be achieved by fitting a thermostatic mixing valve, during modifications, to the outlet. Such a valve regulates water pressure and temperature to provide a safe, predetermined flow of hot water.



DIMENSIONS IN MILLIMETRES

FIGURE 4.9 SINKS AFTER MODIFICATION

Clause 4.5.7 - Circulation spaces and clearances shall be as for sinks (see Clause 4.5.6).

Cooktops shall have controls which do not require reaching over the hotplates to adjust them.

Controls shall have raised cross-bars for ease of grip.

Cooktops shall have an adjacent work surface of 800 mm minimum length at the same height.

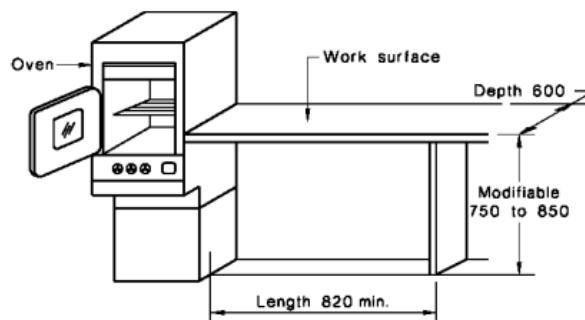
Cooktops should be provided with isolating switches or gas stop valves which can be easily and safely operated while the cooktop is in use

Clause 4.5.8 Ovens shall be located adjacent to a work surface in accordance with Clause 4.5.5 (see Figure 4.10). Where the oven door is hinged, the clear work surface shall be on the opposite side to the hinge.

NOTES:

1 Consideration should be given to the initial position of the oven to obviate the need for future adjustment.

2 The drop-down type of oven door which does not slide away is not recommended as it limits reach for wheelchair users.



DIMENSIONS IN MILLIMETRES

Notes: Can be compliant at the CC stage

17. Access to kitchen, main bedroom, bathroom/toilet

In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.

Notes: Can be compliant at the CC stage

☐ ☐ ☒

18. Lift in a multistorey building

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 the *Building Code of Australia*, Volume 1, E3D7 and E3D8

Notes: Can be compliant at the CC stage

☐ ☐ ☒

19. Laundry

An independent living unit must have a laundry that has—

- (a) a circulation space at door approaches that complies with AS 1428.1, and
- (b) provision for the installation of an automatic washing machine and a clothes dryer, and
- (c) a clear space in front of appliances of at least 1,300 millimetres, and
- (d) a slip-resistant floor surface, and
- (e) an accessible path of travel to any clothesline provided in relation to the dwelling.

Notes: Can be compliant at the CC stage

☐ ☐ ☒

20. Storage

An independent living unit must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.

Clause 4.11.5 - A linen storage cupboard of minimum 600 mm width, with adjustable shelving should be provided

Notes: Can be compliant at the CC stage

☐ ☐ ☒

21. Garbage

A garbage storage area must be provided in an accessible location

Notes: Can be compliant at the CC stage

☐ ☐ ☒

Advisory Only

The Disability Discrimination Act (1992) (DDA) protects everyone in Australia against discrimination based on disabilities ranging from, but not limited to mobility, sensory and cognitive disabilities. There is no doubt that the introduction of the Premises Standards has led to widespread and important improvements in the accessibility world and safety of all new and upgraded public buildings in Australia.

Section 32 of the DDA makes it unlawful to contravene a provision of a disability standard & the persons responsible who fail to address the 'affected part' requirements when triggered for a building could be subject to a complaint under the DDA as a result.

If there is a difference between the technical requirements of the Access Code and any document referenced in the Access Code, including Australian Standards, the Access Code takes precedence.

The basic trigger for the application of the Premises Standards is when any building work is undertaken that requires building/construction approval. A building certifier, building developer or building manager of a relevant building must ensure that the building complies with the Access to Premises Standards.

The scope of the DDA also includes the area of the room measured within the finished surfaces of the walls and includes the area occupied by any cupboard or other built-in furniture, fixture, or fittings.

The scope of DDA extends beyond the building fabric and includes furniture and fittings. We cannot guarantee or certify DDA compliance because DDA compliance can only be assessed by the court.

People Helping People - PHP



People Helping People, “PHP” is a video interview series hosted by Rami Shakour, founder of Access Link Consulting. The series centers around the vital role of accessibility in enhancing community development and enabling individual independence.

Through enlightening conversations, each episode uncovers how creating accessible environments is not just about compliance with standards, but about fundamentally enhancing people's lives, enabling them to engage fully with their communities and live more independently.

The series features a diverse lineup of guests, including professionals from the fields of construction, architecture, NDIS, as well as individuals who share their personal experiences and the tangible impacts of accessible design. Our conversations delve into innovative solutions and obstacles faced by those working to make our world more accessible, offering insights and inspiration for all listeners. As we explore the stories of individuals from different industry sectors and walks of life, we aim to shed light on the people who are impacting and transforming lives and contributing to a more inclusive community.

Visit our YouTube channel to view our latest interviews.

www.youtube.com/@accesslinkconsulting

Accreditations

“Access Link Consulting was founded to fill a gap in the construction and modern accessibility industry and provide innovation, efficient solutions and proactivity.” – Rami Shakour / Founder



iCIRT

Access Link Consulting is proudly the first access consultancy firm to achieve the esteemed 4-Gold Star iCIRT Rating. The iCIRT Accreditation serves as a testament to our unwavering commitment to professionalism and performance, allowing clients and stakeholders to place their trust in us as a company that upholds the highest standards.



ISO 9001

Quality Management ensures that our processes are structured for efficiency, consistency and continual improvement. It guarantees that our clients receive high-quality, tailored accessibility solutions that meet regulatory requirements and industry best practices.



ISO 45001

Occupational Health & Safety demonstrates our commitment to implementing rigorous health and safety protocols, mitigating workplace risks and fostering a secure environment for our team, clients and stakeholders, ensuring the highest standards of occupational well-being.



ISO 14001

Environmental Management highlights our commitment to environmental management allowing us to minimise our ecological impact and continue to implement sustainable practices throughout our operations.

Partnerships



- Sponsor & Exclusive
Consultancy Partner

Zero Barriers

At Access Link Consulting, our commitment to building inclusive communities shines through our partnership with Zero Barriers, a project by The Multicultural Network. As the exclusive Access Consultancy partner, we combine our accessibility expertise with Zero Barriers' practical community engagement approach. Together, we help businesses adopt inclusive practices, transforming accessibility into a reality for everyone.



SDA Alliance Supporter

Access Link Consulting proudly collaborates with The Specialist Disability Accommodation (SDA) Alliance, dedicated to enhancing SDA across sectors. This partnership brings our accessibility expertise to the forefront of SDA projects. Through advocacy, innovation, and shared values, we aim to create inclusive living environments for people with disabilities, supported by regular collaboration with other providers.



Trademark

Trademark Group is an Australian conglomerate operating in construction, development, and industrial manufacturing. It focuses on fostering collaboration, sharing expertise, and creating cross-border opportunities between Australia, the Kingdom of Saudi Arabia, and the broader GCC region. Access Link Consulting is a proud member of Trademark Group, gaining access to a global network of collaboration and opportunity.

Meet Our Team



Access Link Consulting extends beyond Australia's disability standards for access to premises. We aspire to create a world where dignified and seamless movement is a reality for all, surpassing compliance to achieve comprehensive accessibility solutions for the community.



Rami Shakour

Director

B. Architecture | M.P.M in Construction | Dip. Access Consulting | ACA Accredited Access Consultant | LHA/NCC Accredited Assessor | NDIS Accredited SDA Assessor | Changing Places Assessor

Rami Shakour is the founder and director of Access Link Consulting. With a remarkable track record spanning over 9 years in the accessibility, architecture, and construction industries, Rami brings an unparalleled wealth of expertise to his role as the leader of our consultation services for seamless accessibility facilities.

With Rami's specialised knowledge and forward-thinking approach, Access Link Consulting is uniquely positioned to offer consultation on innovative solutions across residential, commercial, industrial, and mixed-use developments as well as public and private open spaces. By delivering these services, we aim to advance an inclusive and accessible future for all.

Rami holds a Bachelor of Architecture, a Master of Project Management and a Diploma of Access Consulting. In addition to this, Rami is also an Accredited Access Consultant with Association of Consultants in Access Australia (ACAA), National Disability Insurance Scheme (NDIS) Accredited SDA Assessor, LHA/NCC Assessor and Changing Places Assessor.



Tony Walker

Senior Manager

B.LArch (Hons) | Dip. Access Consulting

Tony has developed extensive skills in the planning, design, construction, and management of public open spaces across urban, suburban, and natural landscapes. Previously as the Manager of Fairfield Place and Public Domain Planning for Fairfield City Council and Place Manager East for Parramatta City Council, Tony also developed impressive and outstanding complementary strategic place management and place making project management skills along with valuable community consultation and collaboration experience.

As a Senior Manager, Tony holds a Bachelor of Landscape Architecture (Hons), Dip. Access Consulting, Assoc. Dip. Environmental Control, and a Cert II Horticulture.

With a wealth of qualifications and an extensive skillset cultivated over numerous years of experience in the landscape construction and local government sectors, Tony brings invaluable expertise to Access Link Consulting. His commitment to delivering DDA-compliant outcomes stems from a place-based and community-oriented approach.

Tony's Vision is that public communal spaces which have involved Access Link Consulting, support the provision of dignified and inclusive access to all facilities and amenities including enriching place-based experiences.





Tshkhoun Kechebashian

Account Manager

B. Economics in Management & Accounting | Cert. IV in Bookkeeping

Tshkhoun holds a Certificate IV in Bookkeeping and has extensive work experience, mostly in in-house accounts and administration, including experience in industrial companies.

Her career boasts a diverse range of roles, from General Accounting to Industrial Cost accounting and Human Resources, making Tshkhoun a crucial asset in the day-to-day management of the company. Notably, her involvement in various operational departments and her training in documentation and internal auditing for ISO standards have been pivotal in shaping her career at Access Link.

Drawing from her prior experience in customer service-related positions, Tshkhoun possesses exceptional problem-solving and communication skills, which play a vital role in the seamless management of accounts and related matters.

Tshkhoun considers her customer service experience, bookkeeping and accounting skills and administration expertise a big asset in her career journey.





www.accesslink.com.au

02 7232 0808 | contact@accesslink.com.au

Level 1, Suite 3, 117 Harris St, Pyrmont NSW 2009

P.O Box 123, Gosford NSW 2250

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