

# CARDINAL FREEMAN VILLAGE

Supporting Documentation

## Appendix E

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Access & Disability Report

Prepared by **Accessibility Solutions**

**ACCESS REPORT  
PROJECT APPLICATION**

**CARDINAL FREEMAN VILLAGE**

**VICTORIA, CLISSOLD, QUEEN  
& SEAVIEW STREETS  
ASHFIELD**

**HOUSING FOR SENIORS OR  
PEOPLE WITH DISABILITY  
(AMDT No. 3 – 2008)**

Prepared by Mark Relf

15<sup>th</sup> October 2009

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# Accessibility Report Project Application

Cardinal Freeman Village  
Victoria, Clissold, Queen & Seaview Streets  
Ashfield

## Introduction

This report has been prepared on behalf of Aevum Pty Ltd to provide an Access Report for the redevelopment of part of the Cardinal Freeman Village at Ashfield.

In particular;

- The construction of a residential aged care facility and independent living units on a section of the Village referred to as the “Care Precinct”.
- The construction of independent living units and alterations and additions to the existing Chapel building on a section of the Village referred to as the “Village Precinct”.
- Construction of associated pedestrian accessways and vehicular access as outlined in the Accessibility Masterplan Report dated 28<sup>th</sup> May 2009.

The format of this report provides the following;

- Section 1 - Site Location and Access to Transport, Shops and Services
- Section 2 – Care Precinct
- Section 3 – Village Precinct

## Assessment Criteria

This assessment considers the following legislation, planning instruments and standards pertaining to access for people with disabilities for an aged care facility:

- (a) State Environment Planning Policy Housing for Seniors or People with a Disability (2004) [Amdt 3: 2008], hereinafter the Seniors Housing SEPP.
- (b) Building Code of Australia (BCA) for a class 9C development.
- (c) Aged Care Guidelines published by Commonwealth Government for Aged Care Facilities.
- (d) Australian Standard AS1428 – Design for Access and Mobility and referenced standards.
- (e) Australian Standard AS2890.1 – Off-Street Parking.

## Executive Summary

This accessibility assessment has considered, all aspects of clauses 26, 38 and Schedule 3 and the related aspects of AS1428 and AS4299 in terms of access to public transport, shops and services, on-site pedestrian pathways and the overall building designs.

In my opinion the proposed development complies with the above access requirements in the following manner;

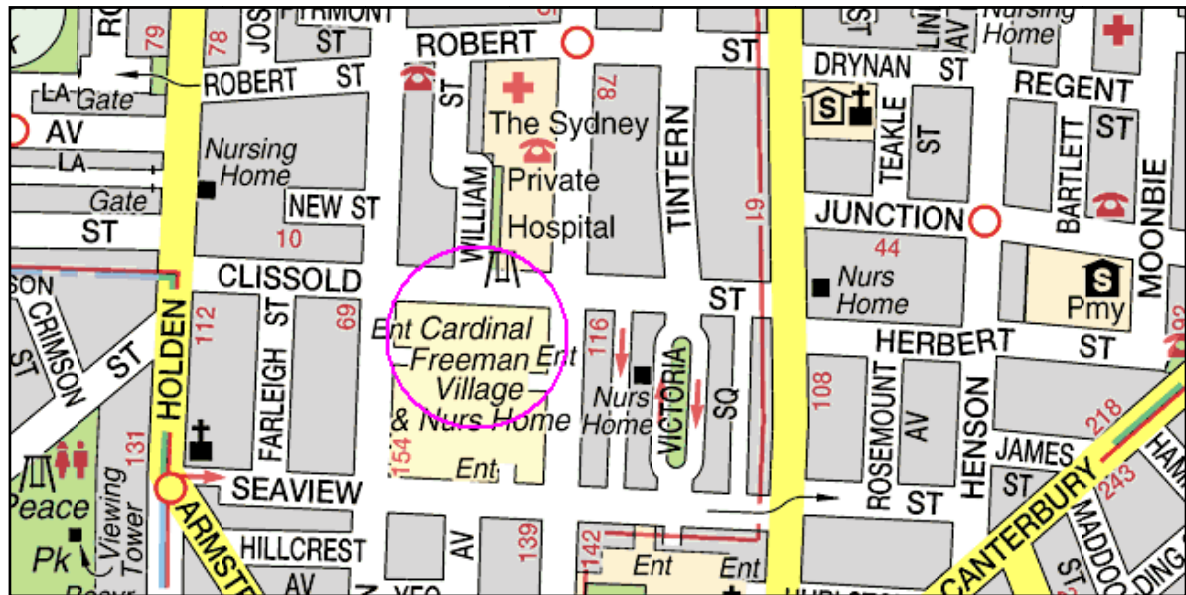
- ☐ Close proximity to bus transport services on Clissold, Queen and Victoria Streets directly adjacent the site which travel to Ashfield, Burwood, Campsie, Five Dock, Roselands, Hurlstone Park and to the City which demonstrates compliance, which demonstrates compliance with clause 26(2)(b) of the Housing for Seniors Policy.
- ☐ Accessible footpaths and kerb ramps adjacent to the site to access the abovementioned bus stops to comply with clause 26(2)(a) of the Housing for Seniors Policy.
- ☐ The development has demonstrated compliance with the minimum requirements of visitability, with 100% of the units providing wheelchair access from an adjoining road as required by Schedule 3, clause 2(1) – Access to an adjoining road; and
- ☐ Accessibility of the independent living units (100%) and compliance with the design standards of Schedule 3 of the Housing for Seniors Policy;
- ☐ Access to and within the residential aged care facility complies with Parts D3, E3.6, F2.4 of the BCA, and
- ☐ Alterations and additions to the Chapel building will comply with Parts D3, E3.6, F2.4 of the BCA, and
- ☐ Provision of well designed parking for residents and visitors in accordance with clause 38(b).

In conclusion, in terms of accessibility and adaptability I am satisfied the development proposal will comply with the accessibility requirements of SEPP for Housing Seniors Policy, Building Code of Australia and related Australian Standards.



Mark Relf,  
Access Consultant (ACAA)

## Section 1. Locational Criteria - Access to transport & services



## **LOCATIONAL CRITERIA - ACCESSIBLE PATHWAYS TO TRANSPORT AND SERVICES**

- 1.1 While the Cardinal Freeman Village has provided seniors housing for many decades this review has had regard to the provisions of the current State Environment Planning Policy - *Housing for Seniors Policy [Amdt 200] (SEPP HS)*.

This Access Report provides commentary relating to specific criteria of the SEPP HS which includes;

- Distance to shops and services.
- Distance and Quality of footpath access to bus stops, shops and services.
- Bus route destinations and frequency of bus services.
- Variety of retail and commercial services available to intended residents either within walking distance or by bus transport links.

The following assessment has considered the above criteria and provides evidence regarding suitability of the location and surrounding environment.

### **Access to Shops and Transport**

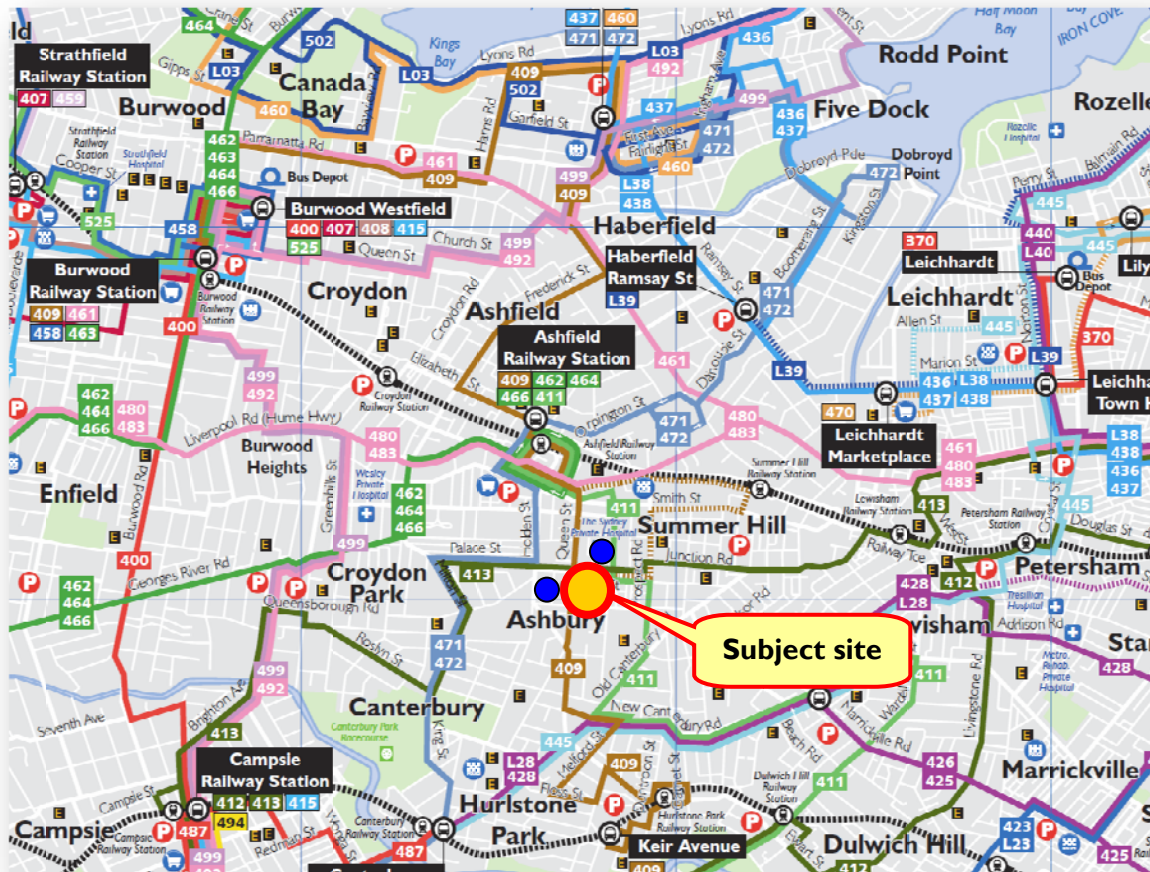
- 1.2 While the site is approximately 1.0 to 1.5 kilometres from the Ashfield shopping precinct the assessment considers the provisions of clause 26(2)(b) of the Housing for Seniors Policy (SEPP HS), which requires a development to be within 400 metres of a public transport service that travels at appropriate times to a shopping centre that consists of an appropriate range of shops and services that satisfy clause 26(1) of the SEPP HS.

It is evident from the route map below that routes 409, 411 and 413 travel past the subject site with bus stops located in the adjoining Queen, Clissold and Victoria Streets less than 400 metres from the site to comply with the SEPP HS.

- Route 409 travels from Hurstone Park to Ashfield and Burwood
- Route 411 travels from Roselands, Kingsgrove, Bexley North to Ashfield
- Route 413 travels from Campsie to the City

The following commentary provides information concerning pedestrian access to the bus stops in Clissold Street, Queen Street and Victoria Street and a sample of destination shopping centres at Ashfield, Campsie and Burwood.





### 1.3 Pedestrian Footpath Access to Bus Services

- **Clissold Street bus stops for route 409**

The pedestrian route to the subject bus stops on Clissold Street for Route 409 provide moderate gradients of 1:14 and less which complies with clause 26(2)(a) of the Housing for Seniors Policy.

While there is a pedestrian crossing to facilitate appropriate access the kerb ramps have 50mm lips and uneven surfaces which do not comply with ASI428.

Therefore it is recommended that the kerb ramps be replaced and constructed to comply with ASI428.1.



*Clissold Street bus stops and adjacent pedestrian crossing*





#### 1.4 • Queen Street bus stops for route 411

The pedestrian route to the subject bus stops on Queen Street for Route 411 provide moderate gradients of 1:14 and less which complies with clause 26(2)(a) of the Housing for Seniors Policy.

The pedestrian route to the northbound stop incorporates a kerb ramp crossing at the intersection of Queen and Clissold Streets to facilitate appropriate access in accordance with clause 38(a) of the SEPP HS.

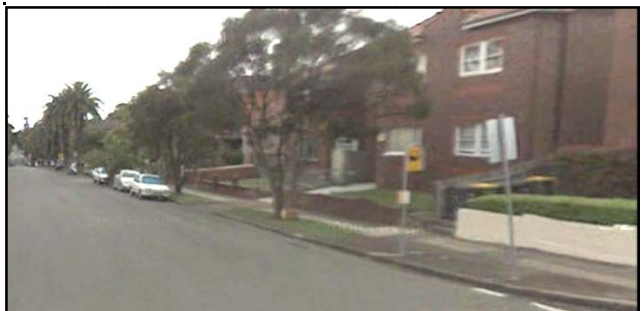


*Queen Street*

#### 1.5 • Victoria Street bus stops for route 413

The pedestrian route to the subject bus stops on Victoria Street for Route 413 provide moderate gradients of 1:14 and less which complies with clause 26(2)(a) of the Housing for Seniors Policy.

The pedestrian route to the northbound stop incorporates a kerb ramp crossing at the intersection of Victoria and Clissold Streets to facilitate appropriate access in accordance with clause 38(a) of the SEPP HS.



*Victoria Street near Clissold Street*

#### 1.6 Destination Bus Stops –

While the 3 bus routes travel to a wide range of shopping centres such as Ashfield, Burwood, Fivedock, Campsie, Hurlstone Park, Dulwich Hill, Roselands, Kingsgrove, Bexley North, Broadway and to the City this review provides an accessibility overview of the shopping centres at Ashfield, Burwood and Campsie.

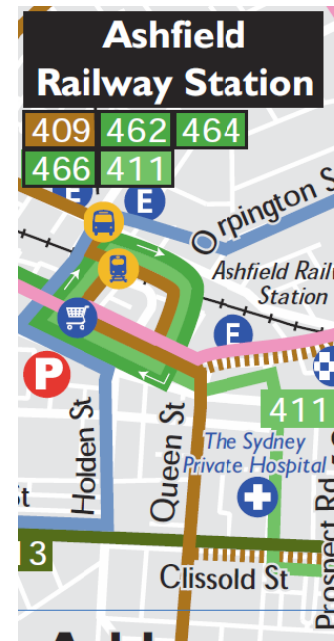
- 1.7 **Ashfield** - Bus Routes 409 and 411 travel to Ashfield station and shopping centre stopping at locations along Liverpool Road and Hercules Street which provide appropriate access to the Ashfield shopping centre consistent with the requirements of the SEPP HS.



Liverpool Road



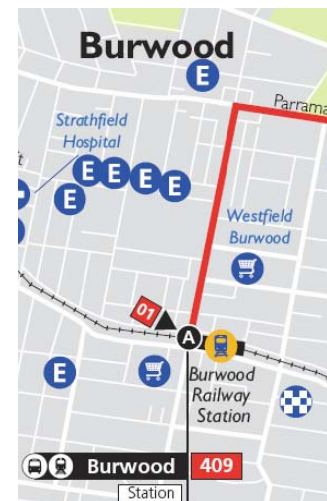
Hercules Street



- 1.8 **Burwood** - Bus Route 409 travels to Burwood station and shopping centre stopping at locations along Burwood Road which provide appropriate access to the Burwood shopping centre consistent with the requirements of the SEPP HS.



Burwood Road &amp; Victoria Street



- 1.9 **Campsie** - Bus Route 413 travels to Campsie station and shopping centre stopping at locations along Wilfred North Road which provide appropriate access to the Campsie shopping centre consistent with the requirements of the SEPP HS.



Beamish Street &amp; Wilfred North Road



**1.10 Frequency of Bus Services**

The combined 409 (28), 411 (6), 413 (37) timetables show that there are 71 bus services daily Monday to Friday that travel past the subject site, which clearly demonstrates the bus services comply with clause 26(2)(b)(iii) of the Housing for Seniors Policy.

**1.11 Shopping facilities**

Existing shops and services at nearby Ashfield, Burwood and Campsie demonstrate that there are a wide variety of shops, banks, chemists, grocery stores, greengrocers and medical services that meet the expectation of clause 26(1) and 26(5).

**1.12 On-Site Transport**

In addition to public transport the Village also operates a courtesy bus for residents, which demonstrates that existing and future residents will have appropriate access to transport.

**1.13 Transport Services Summary**

It is evident from this assessment that the requirements of the Housing for Seniors Policy have been met through the following provisions:

- Clause 26(1) and 26(5) have been satisfied by the comprehensive range of shops and services at Ashfield, Burwood, Campsie and other retail/commercial/recreation centres on the abovementioned bus routes;
- Clause 26(2)(a) has been satisfied in terms of the moderate topography of a pedestrian route from the subject site to public bus routes on Clissold, Victoria and Queen Streets and a commitment by the Applicant to upgrade the kerb ramps in Clissold Street;
- Clause 26(2)(b)(i) has been satisfied by the 20-200 metre distances to the bus stops from site entrances being less than 400 metres and the on-site courtesy transport service;
- Clause 26(2)(b)(ii) has been satisfied by the destination bus stops and on-site courtesy mini-bus service enabling walking routes to shops and services being less than 400 metres;
- Clause 26(2)(b)(iii) has been satisfied by the frequency of bus route of 71 services daily Monday to Friday with at least 50 services during the periods of 8.00am to 6.00pm and the on-site courtesy mini-bus service providing appropriate availability.
- Clause 26(3) and 26(4) have been satisfied by the moderate gradients of hard paved footpaths to access bus services and the abovementioned destination shopping centres.
- Clause 38(a) has been satisfied by the door to door service from the on-site courtesy mini-bus service and close proximity to a public bus service, while the off-site public footpaths and pedestrian crossing (Clissold Street) are also consistent with clause 38.

## Section 2. Care Precinct

The Care Precinct proposes;

- Residential Aged Care Facility consisting of 112 beds and basement parking for 36 vehicles
- 27 Independent Living Units, 19 Self-Contained Serviced Apartments and basement parking for 36 vehicles and outdoor visitor parking spaces.
- Intrasite footpaths and landscaping.

### Section 2A – Residential Aged Care Facility

In accordance with Division of the SEPP Housing for Seniors Policy this report considers the accessibility requirements of the Building Code of Australia as expressed by Parts D3, E3.6 and F2.4 and the various referenced standards AS1428.1 – Design for Access and Mobility, AS2890.1- Off-Street Parking and AS1735.12 – Lifts for a class 9c Aged Care Facility development.

This report does not cover detailed issues pertaining to construction certificate documentation such as internal fittings of accessible toilet facilities, evaluation of slip resistant floor materials, lift specification, door schedule, lighting levels, signage and the like, which will be confirmed at construction certificate stage.

**Plans** - The appraised plans relied upon for this report include:

Dwg No.	Issue	Description
N20079 DA00	02	Site Location & Analysis
N20079 DA01	02	Site Plan & Masterplan Diagrams
N20079 DA02	04	Basement Floor Plan
N20079 DA03	04	Ground Floor Plan
N20079 DA04	04	Level 1 Floor Plan
N20079 DA05	04	Level 2 Floor Plan
N20079 DA06	04	Level 3 Floor Plan
N20079 DA07	04	Level 4 Floor Plan
N20079 DA08	02	Roof Plan
N20079 DA09	02	Elevations
N20079 DA10	02	Elevations
N20079 DA11	02	Sections
N20079 DA12	02	Sections
N20079 DA13	02	Sections
N20079 DA14	02	Sections



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**Parking (Part D3.5 of the BCA)**

BCA Compliance	Complies
6. <b>Parking</b> - The development provides 36 basement parking spaces plus loading bay with two lifts (passenger and goods) to the upper levels.	<b>YES</b>
7. Of these 36 spaces the plans show 1 X 3200mm minimum width accessible parking space with on-grade access to the passenger lift to enable an accessible pathway connection to the ground floor level in accordance with AS1428.1, AS2890.1 to satisfy Table D3.5 and Part D3.5 of the BCA.	<b>YES</b>
8. The basement proposes a 3600mm minimum ceiling height and 2300mm - 2400mm minimum entry clearance, which will be confirmed at construction certificate stage to comply with AS2890.1.	<b>YES</b>
9. The accessible parking will be situated on generally level pavement within the basement no steeper than 1:40 to comply with AS2890.1.	<b>YES</b>

**Internal Accessways (Part D3.3 of the BCA)**

Having regard to the requirements of Part D3.3 of the BCA the assessments considers the on-site accessibility between the entry level, parking levels, internal circulation space, lift access and internal accessibility of common areas and *required* accessible sole occupancy units.

BCA Compliance	Complies
<p>10. The development proposes staff meal room and changeroom facilities on the basement level, reception/administration, resident suites with communal areas and outdoor resident courtyards on the ground level and addition resident suites and activity areas on levels 1, 2, 3.</p> <p>11. <b>Internal Access: Basement Level</b> – The staff meal room and changeroom facilities shall provide on-grade access from the carpark with an accessible doorway and corridor to the meal room in accordance with AS1428.1 to satisfy Part D3.3 of the BCA.</p>	<b>YES</b>
<p>12. <b>Internal Access: Ground Floor</b> – The plans demonstrate level access throughout the ground floor areas of the building @RL42.00. The reception / foyer area provides ample circulation space that enables access from the entry to the central accessways and communal lounge/dining area, resident units, lift to the upper and lower levels and various staff facilities which facilitates appropriate access to satisfy Part D1.6(f) and D3.3 of the BCA.</p> <p>13. <b>Ground Floor Resident Use Areas</b> - The ground floor provides a common dining / lounge / activity area, outdoor courtyards, consultation room and common unisex accessible toilets (2). The access to these facilities provides doorway circulation spaces that will comply with AS1428.1 and hence Part D3.3 of the BCA.</p> <p>14. <b>Ground Floor Suites</b> – The ground floor resident suites indicate 1120mm doorways to enable easy access to enter rooms and comply with Part D1.6(f)(iv) of the BCA, which could be confirmed at construction certificate</p>	<b>YES</b>

BCA Compliance	Complies
<p>stage to ensure appropriate access.</p> <p>15. <b>Outdoor Courtyard Areas</b> – The size of the outdoor terraces (3) provide ample area in terms of wheelchair circulation spaces and subject to the installation of wheelchair accessible thresholds and 920mm minimum doors they will provide appropriate access in accordance with AS1428.1 and Part D3.3 of the BCA.</p> <p>16. The development also proposes a stretcher sized lift to enable easy access to the basement and upper floors with lift landings providing a 2000mm X 2000mm+ minimum width area to facilitate ample circulation space to satisfy AS1428.1 and Part D3.3 of the BCA.</p>	<p><b>YES</b></p> <p><b>YES</b></p>
<p>17. <b>Internal Access: Level 1 Floor</b> – The plans demonstrate level access throughout the Level 1 floor areas of the building @RL45.30 commencing with direct access from the lift landing to the open plan central accessways which enable direct access to resident rooms and communal facilities which will readily satisfy Part D1.6(f) and D3.3 of the BCA.</p> <p>18. <b>Level 1 Resident Use Areas</b> - The Level 1 floor provides a common dining / lounge area, outdoor balcony and communal unisex accessible toilets (3) and provide doorway circulation spaces that will comply with AS1428.1 and hence Part D3.3 of the BCA.</p> <p>19. <b>Level 1 Resident Suites</b> – The Level 1 floor resident suites indicate 1120mm doorways to enable easy access to enter rooms and comply with Part D1.6(f)(iv) of the BCA, which could be confirmed at construction certificate stage to ensure appropriate access.</p> <p>20. <b>Outdoor Deck / Balcony Areas</b> – The plans show an outdoor deck/balcony area on the northern side of the development that indicates adequate area in terms of wheelchair circulation spaces and subject to the installation of wheelchair accessible thresholds and 920mm minimum doors they will provide appropriate access in accordance with AS1428.1 and Part D3.3 of the BCA.</p>	<p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p>
<p>21. <b>Internal Access: Level 2 Floor</b> – The plans demonstrate level access throughout the Level 2 floor areas of the building @RL48.60 commencing with direct access from the lift landing to the open plan central accessways which enable direct access to resident rooms and communal facilities which will readily satisfy Part D1.6(f) and D3.3 of the BCA.</p> <p>22. <b>Level 2 Resident Use Areas</b> - The Level 2 floor provides a common dining / lounge area, outdoor balcony and communal unisex accessible toilets (3) and provide doorway circulation spaces that will comply with AS1428.1 and hence Part D3.3 of the BCA.</p> <p>23. <b>Level 2 Resident Suites</b> – The Level 2 floor resident suites indicate 1120mm doorways to enable easy access to enter rooms and comply with Part D1.6(f)(iv) of the BCA, which could be confirmed at construction certificate stage to ensure appropriate access.</p> <p>24. <b>Outdoor Deck / Balcony Areas</b> – The plans show an outdoor deck/balcony area on the northern side of the development that indicates adequate area in</p>	<p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p>

BCA Compliance	Complies
terms of wheelchair circulation spaces and subject to the installation of wheelchair accessible thresholds and 920mm minimum doors they will provide appropriate access in accordance with AS1428.1 and Part D3.3 of the BCA.	
25. <b>Internal Access: Level 3 Floor</b> – The plans demonstrate level access throughout the Level 3 floor areas of the building @RL51.90 commencing with direct access from the lift landing to the open plan central accessways which enable direct access to resident rooms and communal facilities which will readily satisfy Part D1.6(f) and D3.3 of the BCA.	YES
26. <b>Level 3 Resident Use Areas</b> - The Level 3 floor provides a common dining / lounge area, cinema, private dining room, outdoor balcony and communal unisex accessible toilet (1) and provide doorway circulation spaces that will comply with AS1428.1 and hence Part D3.3 of the BCA.	YES
27. <b>Level 3 Resident Suites</b> – The Level 3 floor resident suites indicate 1120mm doorways to enable easy access to enter rooms and comply with Part D1.6(f)(iv) of the BCA, which could be confirmed at construction certificate stage to ensure appropriate access.	YES
28. <b>Outdoor Deck / Balcony Areas</b> – The plans show an outdoor deck/balcony area on the northern side of the development that indicates adequate area in terms of wheelchair circulation spaces and subject to the installation of wheelchair accessible thresholds and 920mm minimum doors they will provide appropriate access in accordance with AS1428.1 and Part D3.3 of the BCA.	YES

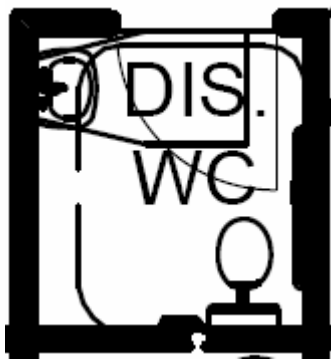
**Lifts (Part E3.6 of the BCA)**

BCA Compliance	Complies
29. While the development provides a lift to satisfy Part D3.3 BCA in enabling vertical access from the basement to ground and levels 1 to 3 the details of internal floor car area, controls, handrails and the like will be provided at construction documentation stage to confirm compliance with Part E3.6 of the BCA.	YES

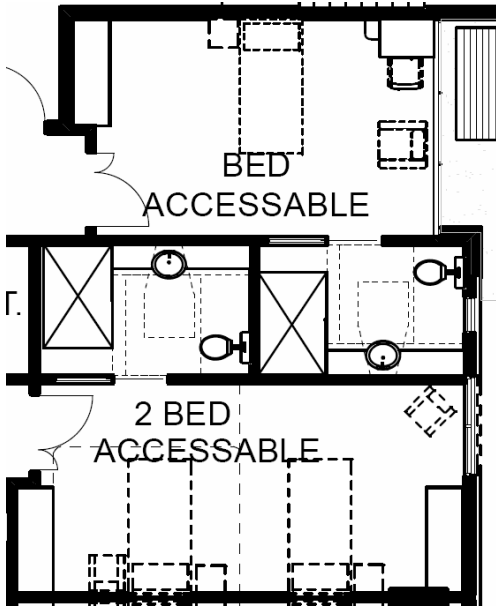
**Identification – Braille and tactile signage (Part D3.6 of the BCA)**

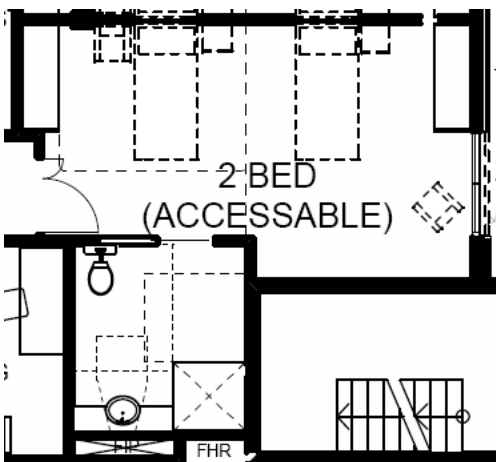
BCA Compliance	Complies
30. Details concerning the provision of raised tactile and Braille signage for <b>common bathrooms and toilets</b> as required by Part D3.6 and Specification D3.6 of the BCA will be provided at construction certificate stage.	YES

**Accessible Sanitary Facilities (Part F2.4 of the BCA)**

BCA Compliance		Complies
<p>31. <b>Common Bathrooms / Visitor Toilets</b> - The plans show nine (9) common toilets on the ground and upper floors, which are all accessible as shown in the adjoining diagram.</p> <p>32. The adjoining plan shows the layout of the unisex accessible toilet and basin which provides an area of 2150mm X 1950mm and subject to the detailing of the doorway and installation of accessible fittings in accordance with AS1428.1 the facility will comply with Part F2.4 of the BCA.</p>		YES

**Accessible Sole Occupancy Units (Table D3.2 of the BCA)**

BCA Compliance		Complies
<p>33. To comply with Table D3.2(b) of the BCA for a class 9C Aged Care building of one hundred and twelve (112) beds there shall be five (5) accessible sole-occupancy units (SOU) providing eight (8) beds to comply with AS1428.1.</p> <p>34. The development proposes Suites on the ground floor, levels 1 and 2 as the designated accessible suites, which easily satisfies Table D3.2 of the BCA.</p> <p>35. <b>SOU Entrances</b> – These Rooms provide at least 1550mm X 1550mm circulation space in the common accessways adjoining the entry doors to comply with AS1428.1 for side-on and front-on approaches.</p>		YES  YES
<p>36. <b>Bed/sitting configuration</b> - With regard to the <u>internal</u> SOU entrance and doorway circulation the plans illustrate various room sizes with at least 1550mm width internal corridor that can facilitate a one-and-half door set of 920mm + 300mm door set to achieve 470mm latch side clearance to provide appropriate access in accordance with Fig 12(g) of AS1428.1 while enabling the opportunity to provide a 1070mm clear opening width in accordance with Part D1.6(f)(iv) of the BCA. Door sizes can be confirmed at construction certificate stage.</p>		YES

BCA Compliance	Complies
<p>37. Each of the Accessible Rooms provide the opportunity to facilitate a clear circulation area of at least 1540mm X 2070mm to enable wheelchair manoeuvrability and a 180 degree turn with at least 1000mm clearance at the side of the single beds to comply with ASI428.1.</p> 	YES
<p>38. Each of the Accessible Rooms provide the opportunity to facilitate a clear circulation area of at least 1540mm X 2070mm to enable wheelchair manoeuvrability and a 180 degree turn with at least 1000mm clearance at the side of the single beds to comply with ASI428.1.</p> <p>39. <b>Bathroom Access</b> - The adjoining ensuite bathrooms provide at least 2100mm X 3300mm or 3000mm X 2600mm with an accessible toilet with grabrails in accordance with ASI428.1 while the facility will include a bathtub and open plan hobless shower area to also comply with ASI428.1 (details to be confirmed at CC stage).</p>	YES
<p>40. The plans also show an appropriate distribution of bathrooms that are left and right handed in accordance with ASI428.1.</p>	YES
<p>41. <b>Parking</b> – as previously mentioned there is 1 X 3200mm width accessible basement parking space in close proximity to the lift with direct and convenient access to the designated accessible rooms/suites to comply with Part D3.5 and Table D3.2 of the BCA.</p> <p>42. The one (1) accessible parking space (in a total of 36) easily satisfies the requirements of Part D3.5 of the BCA to provide one per 100 spaces.</p>	YES
<p>43. <b>Summary</b> – Subject to further construction details concerning bathroom fitout, electrical switches and the like I am satisfied that the <i>required</i> accessible Units will comply with ASI428.1, Table D3.2, Parts D3.3 and F2.4 of the BCA.</p>	BCA



## Section 2B – Self-Contained Dwellings

This part of the review provides an assessment of the self-contained dwellings within the Care Precinct, which proposes;

- 27 Independent Living Units, 19 Self-Contained Serviced Apartments and basement parking for 36 vehicles and outdoor visitor parking spaces.

The design specifications for the exterior and interior requirements of the Housing for Seniors Policy (SEPP HS) – schedule 3 requires that all **self-contained dwellings** shall comply with these design requirements.

Clause	Item Assessment	Complies
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### Schedule 3, **Site Access – Wheelchair Access**

Clause 2(1)(2) A review of the plans indicates access routes to Clissold Street, Queen and Victoria Streets;

A) Clissold Street Access shall be provided via an accessible path of travel to the Building E foyer entry @RL38.500 which provides lift access to the central courtyard @RL41.800 with moderate 1:20 gradient pathways to Building F foyer @RL42.100.

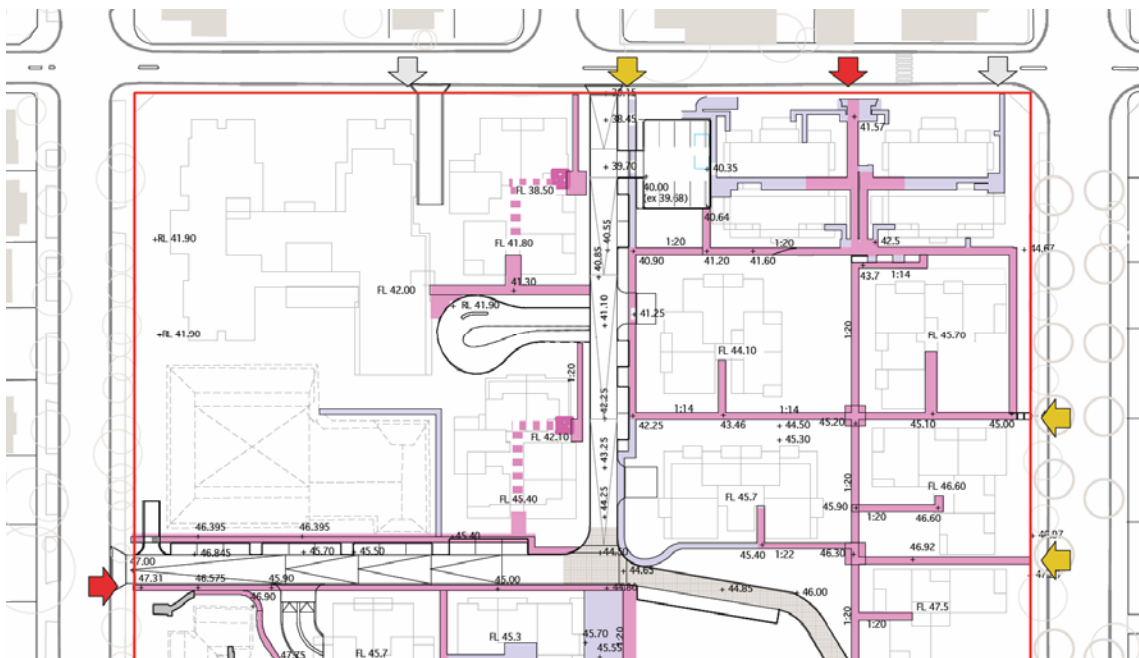
**YES**

B) Queen & Victoria Street Access shall be provided from the Building F foyer @RL45.000 which facilitates to access the east-west internal roadway level @RL45.400.

**YES**

The east-west roadway and adjoining footpaths facilitate pedestrian access to Queen and Victoria Street and to the southern precinct of the Village thereby providing appropriate intrasite access to comply with ASI428.1.

**YES**



In summary it is evident that the provision of on-grade pathways and lifts within Buildings E and F shall facilitate wheelchair access to all dwellings in

**YES**

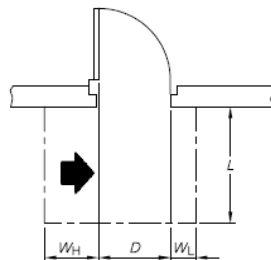
Clause	Item Assessment	Complies
	a manner that will comply with AS1428.1 and thereby satisfy schedule 3 clause 2(1) of the SEPP HS.	
Schedule 3 Clause 3	<b>Security</b> – It is understood that there will be low level lighting adjacent to internal walkways and at the building entrances to comply with this requirement.	<b>YES</b>
Schedule 3 Clause 4	<b>Letterboxes</b> – The development shall provide a central group of letterboxes will be installed adjacent to the Queen Street site entrance and shall have a generally level 1550 X 3000 minimum hard paved area adjacent to the letterboxes which will comply with this requirement.	<b>YES</b>
Schedule 3 Clause 5	<b>Private Car Accommodation</b> – The development proposes 36 parking spaces within a basement carpark and in accordance with the SEPP HS the development proposes: <ul style="list-style-type: none"> <li>32 X 3200mm width resident spaces by 5400mm minimum length with a 2500mm minimum headroom clearance over the parking spaces and 2200mm entrance heights, which satisfies the accessibility requirements of AS2890 and schedule 3, clause 5(a) of the Housing for Seniors Policy.</li> <li>The basement provides 2 X 3200mm width resident spaces (15 and 16) on either side of a pedestrian walkway to the Building F lift lobby which facilitates the 3800mm for side vehicle transfers to satisfy the intent of schedule 3 clause 5(b) of the Housing for Seniors Policy.</li> <li>The garage entry door shall be power operated to satisfy schedule 3 clause 5(c) of the Housing for Seniors Policy.</li> </ul>	<b>YES</b>
	<b>Quantity</b> With respect to the numerical parking requirement of SEPP HS the development proposes 61 bedrooms and 36 resident parking spaces, which complies with the minimum SEPP HS requirements of 0.5 spaces per bedroom.	<b>YES</b>
Clause 38(b)	<b>Visitor Parking</b> There are 4 X 2500mm width parking spaces in the basement a generally obvious and convenient location to comply with clauses 38(b).	<b>YES</b>
Schedule 3 Clause 6	<b>Accessible entry</b> – With respect to the Building E and F entrances the plans confirm that the external porch landings provide at least 1800mm X 1800mm which easily complies with the 1550mm X 1550mm circulation space with 520mm minimum latch side clearance in accordance with AS4299 and the SEPP HS.	<b>YES</b>
	The detailed design plans will confirm level doorway thresholds (50mm max rise X 400mm length threshold ramp) at the building entrances in accordance with AS1428. These levels and other aspects of door hardware will comply with SEPP HS and be provided at construction certificate stage.	<b>YES</b>

Clause	Item Assessment	Complies
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Within the Buildings E and F the plans illustrate 1800mm minimum width lift landings and corridors to approach the apartments with the required 520mm latch side clearance in accordance with AS4299 and the SEPP HS. **YES**

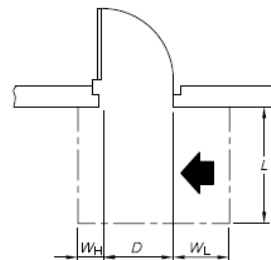
The internal foyer areas of the apartments also provide at least 1550mm X 1550mm circulation space with the required 520mm latch side clearance in accordance with AS4299 and the SEPP HS. **YES**

Schedule 3 **Interior: general** – The plans show that all internal corridors shall be 1200mm minimum width to facilitate side-on doorway circulation spaces in accordance with Figure 12(a)(b) of AS1428.1 to satisfy clause 7 of schedule 3. **YES**



Dimension D	Dimension L	Dimension W <sub>H</sub>	Dimension W <sub>L</sub>
800	1160	610	220
850	1120	610	190

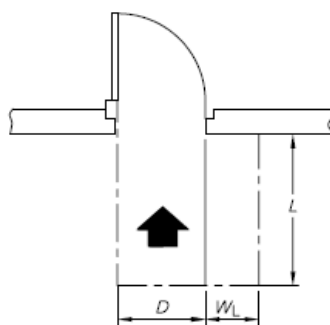
(a) Hinge-side approach—door opens away from a user



Dimension D	Dimension L	Dimension W <sub>H</sub>	Dimension W <sub>L</sub>
800	1200	200	610
850	1140	95	610

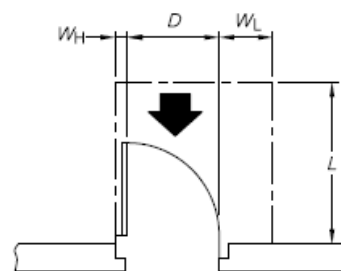
(b) Latch-side approach—door opens away from a user

Where front-on approaches to doorways are provided then the doorway circulation spaces shall provide at least 1450mm width with 470mm minimum latch side clearance in accordance with Figure 12(c)(g) of AS1428.1 to satisfy clause 7 of schedule 3. **YES**



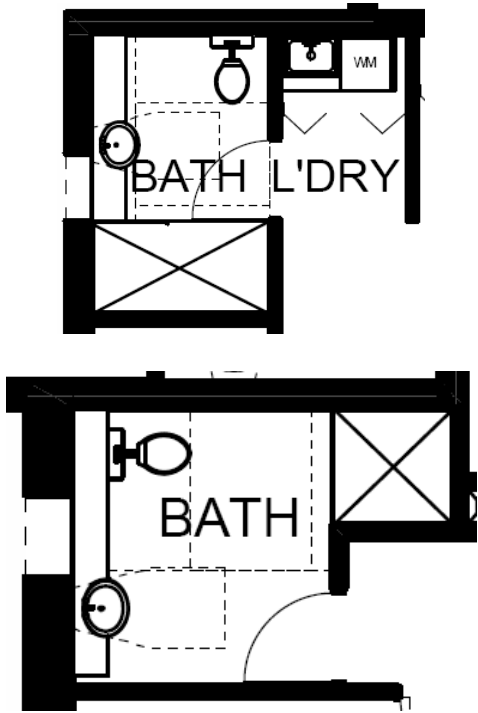
Dimension D	Dimension L	Dimension W <sub>H</sub>	Dimension W <sub>L</sub>
800	1350	0	470
850	1350	0	460

(c) Front approach—door opens away from a user



Dimension D	Dimension L	Dimension W <sub>H</sub>	Dimension W <sub>L</sub>
800	1350	110	470
850	1350	110	460

(g) Front approach—door opens towards a user

Clause	Item Assessment	Complies
Schedule 3 Clause 8	<b>Main bedroom</b> – The plans show the main bedrooms for all units will provide an area large enough to accommodate a queen sized bed with 1000mm on each side of the bed and 1200mm minimum at the foot of the bed while the doorway circulation space to exit the room or access the ensuite will also provide 1200mm X 1200mm circulation.	<b>YES</b>
Schedule 3 Clause 9	<p><b>Bathroom</b> – The plans show an ensuite or bathroom in every unit will provide the spatial area and layout that complies with AS4299/1428.1 providing the following dimensions – 3200 X 2100 or 2600 X 2500 plus a shower recess.</p> <p>While the layouts of fittings are consistent with AS1428.1 the construction certificate drawings shall confirm the following in accordance with AS1428.1:</p> <ul style="list-style-type: none"> <li>▪ Toilet in a recessed corner to enable retrofitting of grabrails and provide 1200mm clearance in front of the pan,</li> <li>▪ Vanity washbasin that will have plumbing that can be adapted to comply with A1428.1.</li> <li>▪ 1160mm X 1100mm minimum shower area with 1400mm X 1600mm minimum circulation area and a removable screen that can accommodate a grabrail, folding seat and portable shower head to comply with AS1428.1.</li> <li>▪ Wall cabinet and mirror with an adjoining power outlet 600-1100mm height above the floor in accordance with AS4299 and the SEPP HS.</li> </ul>	 <p>YES at CC stage</p>
Schedule 3 Clause 10	<b>Toilet</b> – The plans show that the ensuite or common bathroom in each unit shall; provide a toilet which is “Visitable” in terms of compliance with AS4299 and AS1428 by providing at least 1250mm X 900mm clearance in front of the pan.	<b>YES</b>
Schedule 3 Clause 11	<b>Surface finishes</b> – Details regarding paving finishes in accordance with SEPP HS, which will be provided at construction certificate stage to comply with this requirement.	<b>YES</b>

Clause	Item Assessment	Complies
Schedule 3 Clause 12	<b>Doors</b> – While the plans do not show details regarding doors and door handles it is understood that all internal doors shall be 870mm width and entry doors 920mm width with lever handles in accordance with SEPP HS and ASI428.1.	<b>YES</b>
Schedule 3 Clause 13	<b>Ancillary items</b> – Details regarding installation of switches, power points and the like in accordance with SEPP HS and will be provided at construction certificate stage.	<b>YES</b>
Schedule 3 Clause 15	<b>Living and Dining rooms</b> – The plans show combined living and dining areas which indicate that the circulation space requirements do comply with this clause. See Private Open Space Cls 50(f) regarding doorway thresholds.	<b>YES</b>
Schedule 3 Clause 16	<b>Kitchen</b> – The plans indicate the floor area and general kitchen layout will comply with this clause by providing the required 1550mm circulation space between kitchen cupboards. The plans also show an area to accommodate a wall oven, hotplate, sink and fridge in accessible positions as required by sub paragraphs (a), (c) and (g).  Details regarding other aspects of adjustable cupboards and fitments as per the requirements of sub-paragraphs (d) to (j) which will be provided at construction certificate stage to satisfy the SEPP HS.	<b>YES</b>
Schedule 3 Clause 17	<b>Access to kitchen, main bedroom, bathroom and toilet</b> – As ALL dwellings provide all the living and main bedrooms on a wheelchair accessible entry level to comply with this clause.	<b>YES</b>
Schedule 3 Clause 18	<b>Lifts in Multi-Storey Buildings</b> – The development proposes a lift within the Buildings that will comply with the SEPP HS.  Details for the lift shall be confirmed at construction certificate stage in accordance with ASI735.12 to satisfy Part E3.6 of the BCA.	<b>YES</b>
Schedule 3 Clause 19	<b>Laundry</b> – The plans show that the laundry facilities within closet style or rooms. In all cases the laundry facilities provide an area for washing machine, basin and drier and at least 1300 X 1300mm clear circulation space in front of the appliances in accordance with SEPP HS.  Details regarding other requirements for slip resistant floors and tempering valves, which will be provided at construction certificate stage to comply with this clause.	<b>YES</b>
Schedule 3 Clause 20	<b>Storage</b> – The plans indicate that all units shall have a storage / linen cupboard adjoining the hallway or within the laundry.	<b>YES</b>
Schedule 3 Clause 21	<b>Garbage</b> – The development shall provide garbage store areas within the basement with wheelchair access via the lift and clear 1550 X 1550	<b>YES</b>



Clause	Item Assessment	Complies
	circulation space adjacent to the bins to comply with the SEPP HS.	
Cls 50 (f)	<p><b>Private Open Space</b> - The plans indicate that there are terraces for all self-contained dwellings on the <u>ground floor</u> that provide private open space to meet the requirements of at least 15M<sup>2</sup> with one area adjoining the living room that is at least 3.0 X 3.0 metres.</p> <p>All upper level apartments shall have a balcony with an area of at least 10M<sup>2</sup> and 2.0 metres minimum width one area adjoining the living room to satisfy the SEPP HS.</p> <p>It is understood that there will be a 50mm height variation between the external and internal finished floor levels with a gradual 1:40 slope up to the doorway threshold and small 1:8 gradient threshold ramps in accordance with AS1428.</p> <p>Therefore I am satisfied that there will be 100% wheelchair accessibility to open space balconies from the living areas in a manner that complies with clauses 50(f).</p>	<b>YES</b>

## Section 3. Village Precinct

The Village Precinct proposes;

- 59 Independent Living Units and basement parking for 45 vehicles and outdoor visitor parking spaces.
- Alterations and additions to the Chapel Building for communal uses.
- Intrasite footpaths and landscaping.

### Section 3A – Independent Living Units

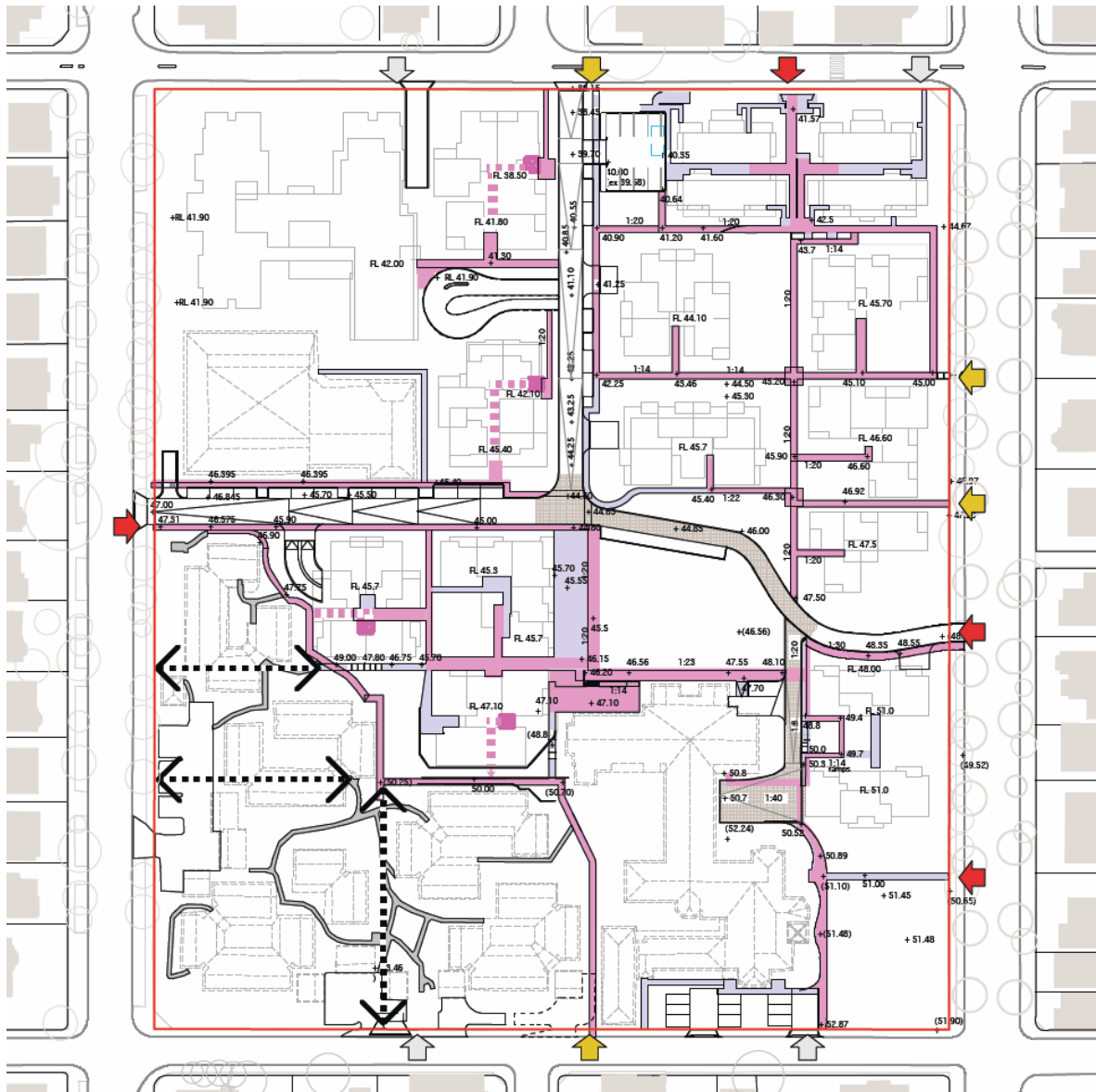
This part of the review provides an assessment of the self-contained Independent Living Units (ILU's) and associated communal gymnasium/swimming pool facilities within the Village Precinct, which consists of;

- 59 Independent Living Units, and basement parking for 45 vehicles and outdoor visitor parking spaces.

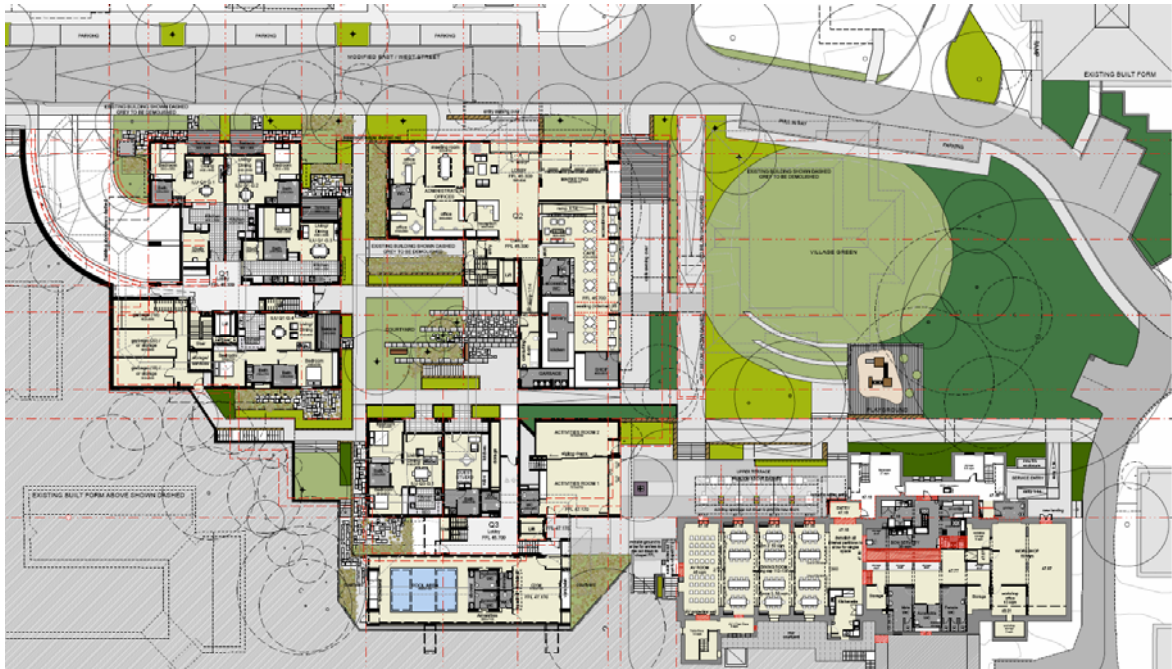
**Plans** - The appraised plans relied upon for this report include:

Dwg No.	Issue	Description
A0.00	B	Site Plan & Drawing List
A1.01	B	Masterplan Diagrams
A2.11	N	Basement Floor Plan
A2.12	M	Ground Floor Plan Lower RL45.70
A2.13	N	Ground Floor Plan Upper RL47.20
A2.14	O	Level 1 / 2 Floor Plan
A2.15	N	Level 3 / 4 Floor Plan
A2.16	H	Roof Plan
A2.21	H	Elevations 1
A2.22	F	Elevations 2
A2.31	G	Sections 1
A2.32	I	Sections 2
A2.61	F	Chapel 1
A2.62	E	Chapel 2

The design specifications for the exterior and interior requirements of the Housing for Seniors Policy (SEPP HS) – schedule 3 requires that all **self-contained dwellings** shall comply with these design requirements.



Clause	Item Assessment	Complies
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Schedule 3, Clause 2(1)(2)	In summary it is evident that the provision of on-grade pathways and lifts within Buildings Q1, Q2, Q3, E and F shall facilitate wheelchair access to all dwellings and adjacent streets in a manner that will comply with ASI428.1 and thereby satisfy schedule 3 clause 2(1) of the SEPP HS.	<b>YES</b>
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Schedule 3, Clause 2(3)	<b>Communal Facilities</b> Buildings Q2 & Q3 propose several resident-use and allied facilities which include:	
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- Principal Entry and Lobby Lounge including a lift that travels to all levels.
- Administration Offices
- Café
- Activities Rooms 1 & 2
- Gymnasium and Swimming Pool

Additionally this review considers the Village Green, Playground and adjacent pathway accessibility.

Schedule 3, Clause 2(3)	<b>Principal Entry and Lobby Lounge</b> The building proposes on-grade pathway access @RL45.300 from the adjoining footpath on the east-west roadway link through the principal entry to the Q2 building to access the reception and lobby lounge areas in a manner that complies with ASI428.1 to satisfy clause 2(3) of schedule 3 of the SEPP HS and Part D3 of the BCA.	<b>YES</b>
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#### Administration Offices

Clause	Item Assessment	Complies
	Adjacent to the lobby the plans indicate administration offices, a meeting room and a unisex accessible toilet, which provide appropriate doorway circulation spaces to enter and circulate within these rooms in a manner that complies with ASI428.1 to satisfy clause 2(3) of schedule 3 of the SEPP HS and Part D3 of the BCA.	<b>YES</b>
	<b>Café</b> To access the Café the plans show a 1:14 internal ramp and external ramped pathways to the outdoor dining area which provide appropriate access to enter and circulate within the cafe in a manner that complies with ASI428.1 to satisfy clause 2(3) of schedule 3 of the SEPP HS and Part D3 of the BCA.	<b>YES</b>

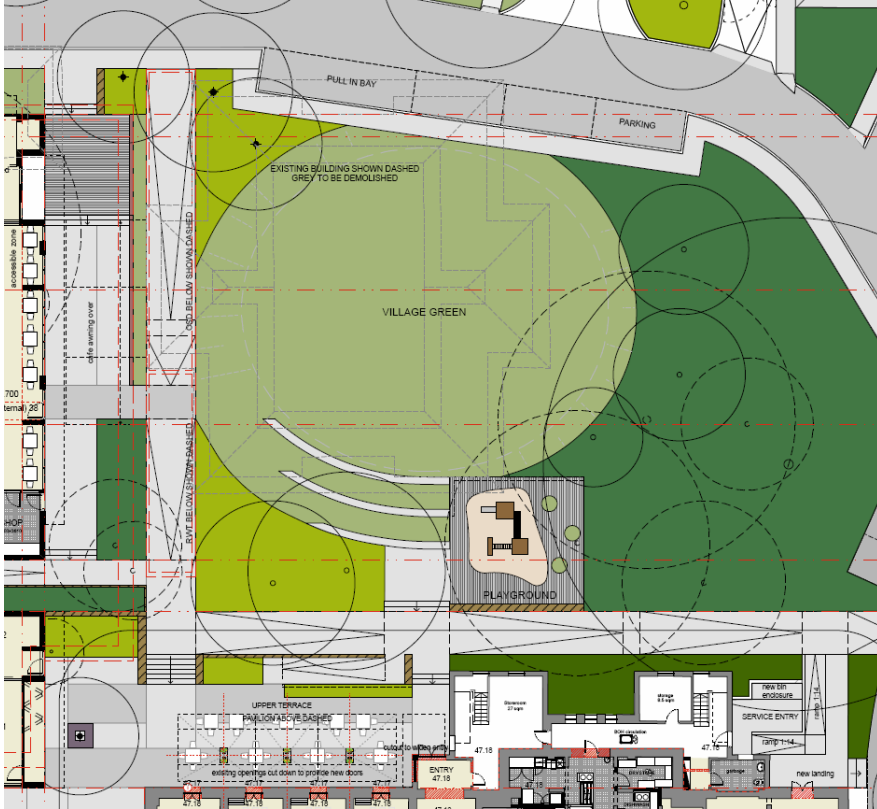


Clause	Item Assessment	Complies

Schedule 3, **Gymnasium / Swimming Pool / Activity Rooms**

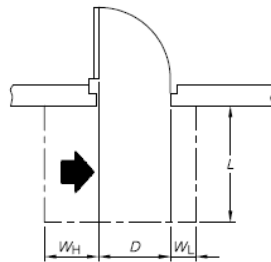
Clause 2(3) With respect to the Gym/Pool area and the Activity Rooms 1 and 2 Building Q3 provides a dual access lift which enable access from other levels in the building to the RL47.170 to access these areas and the outdoor forecourt which subsequently leads to the adjoining Chapel building. The external ramp pathways adjoining Buildings Q2, Q3 and the Village Green also facilitate wheelchair access to the forecourt @RL47.170 to ensure equitable access.

**YES**

Clause	Item Assessment	Complies
	The doorways to enter these rooms provide appropriate circulation spaces to comply with ASI428.1 and satisfy clause 2(3) of schedule 3 of the SEPP HS and Part D3 of the BCA.	<b>YES</b>
	The Gym/Pool complex incorporates two accessible toilets that comply with ASI428.1 and satisfy clause 2(3) of schedule 3 of the SEPP HS and Part F2.4 of the BCA.	<b>YES</b>
Schedule 3, Clause 2(3)	<b>Village Green</b>  <p>The redevelopment of this area includes the demolition of an administration building to provide a new Village Green which incorporates ramped pathways and a childrens playground.</p>	<b>YES</b>
	The plans indicate that the ramped pathways will facilitate appropriate access to all adjoining areas in a manner consistent with the SEPP HS, subject to the inclusion of a ramp to the playground.	<b>YES</b>
Schedule 3 Clause 3	<b>Security</b> – It is understood that there will be low level lighting adjacent to internal walkways and at the building entrances to comply with this requirement.	<b>YES</b>
Schedule 3 Clause 4	<b>Letterboxes</b> – The development shall provide a central group of letterboxes will be installed adjacent to the Queen Street site entrance and shall have a generally level 1550 X 3000 minimum hard paved area adjacent to the letterboxes which will comply with this requirement.	<b>YES</b>

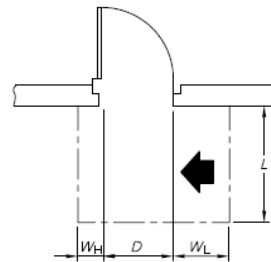
Clause	Item Assessment	Complies
Schedule 3 Clause 5	<p><b>Private Car Accommodation</b> – The development proposes 44 resident parking spaces within a basement carpark and in accordance with the SEPP HS the development proposes:</p> <ul style="list-style-type: none"> <li>41 X 3200mm minimum width resident spaces by 5400mm minimum length with a 2500mm minimum headroom clearance over the parking spaces and 2200mm entrance heights, which satisfies the accessibility requirements of AS2890 and schedule 3, clause 5(a) of the Housing for Seniors Policy.</li> <li>The basement provides 2 X 3800mm width resident spaces (No.s 22 and 45) to satisfy the intent of schedule 3 clause 5(b) of the Housing for Seniors Policy.</li> <li>The garage entry door shall be power operated to satisfy schedule 3 clause 5(c) of the Housing for Seniors Policy.</li> </ul> <p><b>Quantity</b> With respect to the numerical parking requirement of SEPP HS the development proposes 84 bedrooms and 41 compliant and 3 X 2500 resident parking spaces, which generally complies with the minimum SEPP HS requirements of 0.5 spaces per bedroom.</p>	<p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p>
Clause 38(b)	<p><b>Visitor Parking</b> Visitor parking spaces are located on the east-west internal roadway in generally obvious and convenient location to comply with clauses 38(b).</p>	<b>YES</b>
Schedule 3 Clause 6	<p><b>Accessible entry</b> – With respect to the Building Q1, Q2 foyer, Q3 entrances the plans confirm that the external porch landings provide at least 1800mm X 1800mm which easily complies with the 1550mm X 1550mm circulation space with 520mm minimum latch side clearance in accordance with AS4299 and the SEPP HS.</p> <p>The detailed design plans will confirm level doorway thresholds (50mm max rise X 400mm length threshold ramp) at the building entrances in accordance with AS1428. These levels and other aspects of door hardware will comply with SEPP HS and be provided at construction certificate stage.</p> <p>Within the Buildings the plans illustrate 1800mm minimum width lift landings and corridors to approach the apartments with the required 520mm latch side clearance in accordance with AS4299 and the SEPP HS.</p> <p>The internal foyer areas of the apartments also provide at least 1550mm X 1550mm circulation space with the required 520mm latch side clearance in accordance with AS4299 and the SEPP HS.</p>	<p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p>
Schedule 3 Clause 7	<p><b>Interior: general</b> – The plans show that all internal corridors shall be 1200mm minimum width to facilitate side-on doorway circulation spaces in accordance with Figure 12(a)(b) of AS1428.1 to satisfy clause 7 of schedule 3.</p>	<b>YES</b>

Clause	Item Assessment	Complies
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Dimension D	Dimension L	Dimension W <sub>H</sub>	Dimension W <sub>L</sub>
800	1160	610	220
850	1120	610	190

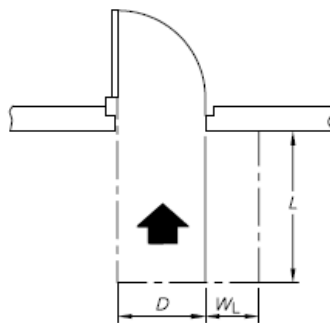
(a) Hinge-side approach—door opens away from a user



Dimension D	Dimension L	Dimension W <sub>H</sub>	Dimension W <sub>L</sub>
800	1200	200	610
850	1140	95	610

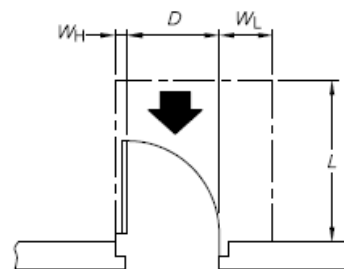
(b) Latch-side approach—door opens away from a user

Where front-on approaches to doorways are provided then the doorway circulation spaces shall provide at least 1450mm width with 470mm minimum latch side clearance in accordance with Figure 12(c)(g) of AS1428.1 to satisfy clause 7 of schedule 3.

**YES**

Dimension D	Dimension L	Dimension W <sub>H</sub>	Dimension W <sub>L</sub>
800	1350	0	470
850	1350	0	460

(c) Front approach—door opens away from a user



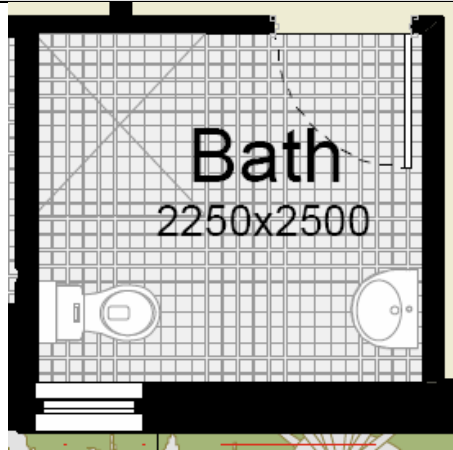
Dimension D	Dimension L	Dimension W <sub>H</sub>	Dimension W <sub>L</sub>
800	1350	110	470
850	1350	110	460

(g) Front approach—door opens towards a user

Schedule 3  
Clause 8

**Main bedroom** – The plans show the main bedrooms for all units will provide an area large enough to accommodate a queen sized bed with 1000mm on each side of the bed and 1200mm minimum at the foot of the bed while the doorway circulation space to exit the room or access the ensuite will also provide 1200mm X 1200mm circulation.

**YES**

Clause	Item Assessment	Complies
Schedule 3 Clause 9	<p><b>Bathroom</b> – The plans show a bathroom or ensuite in every unit will provide the spatial area and layout that complies with AS4299/1428.1 providing the following dimensions – 2500 X 2250.</p> <p>While the layouts of fittings are consistent with AS1428.1 the construction certificate drawings shall confirm the following in accordance with AS1428.1:</p> <ul style="list-style-type: none"> <li>▪ Toilet in a recessed corner to enable retrofitting of grabrails and provide 1200mm clearance in front of the pan,</li> <li>▪ Vanity washbasin that will have plumbing that can be adapted to comply with AS1428.1.</li> <li>▪ 1160mm X 1100mm minimum shower area with 1400mm X 1600mm minimum circulation area and a removable screen that can accommodate a grabrail, folding seat and portable shower head to comply with AS1428.1.</li> <li>▪ Wall cabinet and mirror with an adjoining power outlet 600-1100mm height above the floor in accordance with AS4299 and the SEPP HS.</li> </ul>	 <p>YES at CC stage</p>
Schedule 3 Clause 10	<b>Toilet</b> – The plans show that the ensuite or common bathroom in each unit shall; provide a toilet which is “Visitable” in terms of compliance with AS4299 and AS1428 by providing at least 1250mm X 900mm clearance in front of the pan.	<b>YES</b>
Schedule 3 Clause 11	<b>Surface finishes</b> – Details regarding paving finishes in accordance with SEPP HS, which will be provided at construction certificate stage to comply with this requirement.	<b>YES</b>
Schedule 3 Clause 12	<b>Doors</b> – While the plans do not show details regarding doors and door handles it is understood that all internal doors shall be 870mm width and entry doors 920mm width with lever handles in accordance with SEPP HS and AS1428.1.	<b>YES</b>
Schedule 3 Clause 13	<b>Ancillary items</b> – Details regarding installation of switches, power points and the like in accordance with SEPP HS and will be provided at construction certificate stage.	<b>YES</b>
Schedule 3 Clause 15	<b>Living and Dining rooms</b> – The plans show combined living and dining areas which indicate that the circulation space requirements do comply with this clause. See Private Open Space Cls 50(f) regarding doorway thresholds.	<b>YES</b>



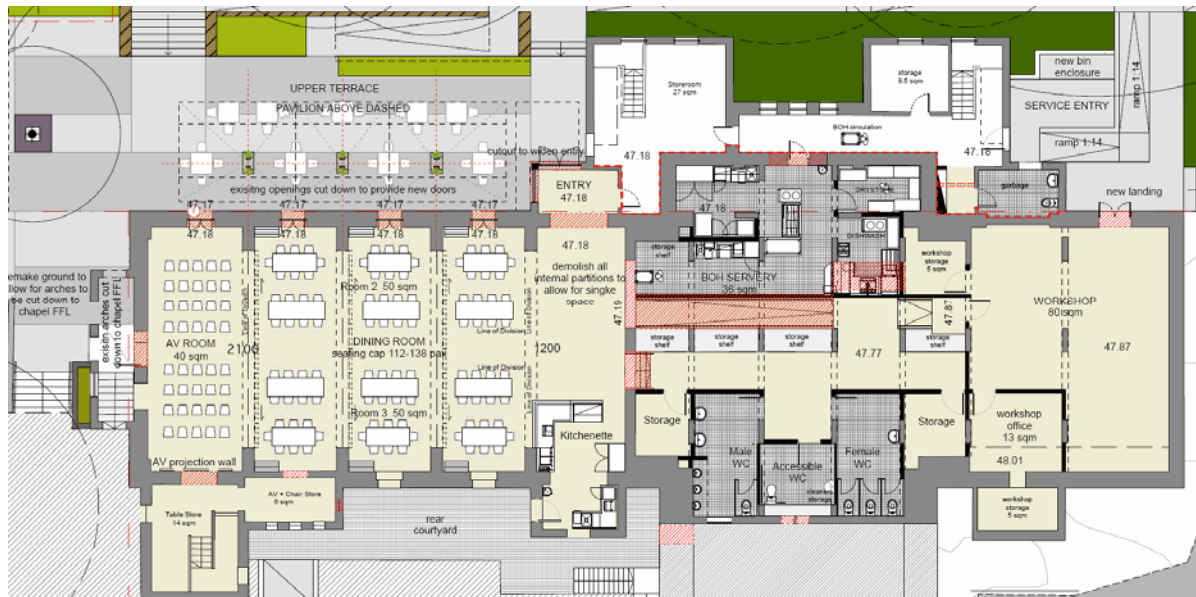
Clause	Item Assessment	Complies
Schedule 3 Clause 16	<p><b>Kitchen</b> – The plans indicate the floor area and general kitchen layout will comply with this clause by providing the required 1550mm circulation space between kitchen cupboards. The plans also show an area to accommodate a wall oven, hotplate, sink and fridge in accessible positions as required by sub paragraphs (a), (c) and (g).</p> <p>Details regarding other aspects of adjustable cupboards and fitments as per the requirements of sub-paragraphs (d) to (j) which will be provided at construction certificate stage to satisfy the SEPP HS.</p>	<b>YES</b>
Schedule 3 Clause 17	<p><b>Access to kitchen, main bedroom, bathroom and toilet</b> – As ALL dwellings provide all the living and main bedrooms on a wheelchair accessible entry level to comply with this clause.</p>	<b>YES</b>
Schedule 3 Clause 18	<p><b>Lifts in Multi-Storey Buildings</b> – The development proposes a lift within the Buildings that will comply with the SEPP HS.</p> <p>Details for the lift shall be confirmed at construction certificate stage in accordance with AS1735.12 to satisfy Part E3.6 of the BCA.</p>	<b>YES</b>
Schedule 3 Clause 19	<p><b>Laundry</b> – The plans show that the laundry facilities within closet style or rooms. In all cases the laundry facilities provide an area for washing machine, basin and drier and at least 1300 X 1300mm clear circulation space in front of the appliances in accordance with SEPP HS.</p> <p>Details regarding other requirements for slip resistant floors and tempering valves, which will be provided at construction certificate stage to comply with this clause.</p>	<b>YES</b>
Schedule 3 Clause 20	<p><b>Storage</b> – The plans indicate that all units shall have a storage / linen cupboard adjoining the hallway or within the laundry.</p>	<b>YES</b>
Schedule 3 Clause 21	<p><b>Garbage</b> – The development shall provide garbage store areas within the basement with wheelchair access via the lift and clear 1550 X 1550 circulation space adjacent to the bins to comply with the SEPP HS.</p>	<b>YES</b>
Cls 50 (f)	<p><b>Private Open Space</b> - The plans indicate that there are terraces for all self-contained dwellings on the <u>ground floor</u> that provide private open space to meet the requirements of at least 15M<sup>2</sup> with one area adjoining the living room that is at least 3.0 X 3.0 metres.</p> <p>All upper level apartments shall have a balcony with an area of at least 10M<sup>2</sup> and 2.0 metres minimum width one area adjoining the living room to satisfy the SEPP HS.</p> <p>It is understood that there will be a 50mm height variation between the external and internal finished floor levels with a gradual 1:40 slope up to the doorway threshold and small 1:8 gradient threshold ramps in</p>	<b>YES</b>

Clause	Item Assessment	Complies
	accordance with AS1428.  Therefore I am satisfied that there will be 100% wheelchair accessibility to open space balconies from the living areas in a manner that complies with clauses 50(f).	

### Section 3B – Chapel Building

The redevelopment project proposes alterations and additions to the “Undercroft Level” of the Chapel building to establish communal dining facilities and a resident’s Craft Workshop.

This report considers the accessibility requirements of the Building Code of Australia as expressed by Parts D3 and F2.4 and AS1428.1 – Design for Access and Mobility, which is consistent with schedule 3 of the SEPP Housing for Seniors Policy.



### External Pathways & Building Entrances (Parts D3.2 & D3.3 of the BCA)

BCA Compliance	Complies
A) <b>Site Access Pathways</b> – The redevelopment of the Chapel building includes the provision of ramped pathway access from the east-west roadway / Village Green and the adjacent Q buildings in a manner that will comply with AS1428.1	<b>YES</b>

BCA Compliance	Complies
to satisfy Parts D3.2 and D3.3 of the BCA and the SEPP HS.	
B) <b>Building Entries</b> – The plan shows a new outdoor terrace and principal entry @RL47.180 which enables easy access through a stepless threshold to the main dining room level to comply with Parts D3.2 and D3.3 of the BCA.	<b>YES</b>
C) <b>The Workshop</b> at the eastern end shall also be accessible via a ramped accessway from the same pathways network to ensure equitable access.	<b>YES</b>

### Internal Accessways (Part D3.3 of the BCA)

Having regard to the requirements of Part D3.3 of the BCA the assessments considers the on-site accessibility between the entry level and internal circulation spaces and accessways to resident use facilities.

The internal areas of the Chapel propose;

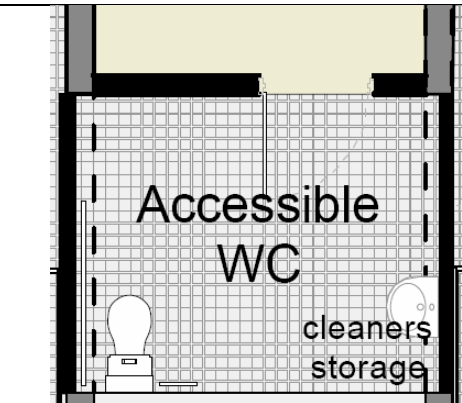
- Dining Room
- AV Cinema Room
- Sanitary Facilities
- Workshop (and office)
- Commercial grade kitchen and kitchenette
- Storage

BCA Compliance	Complies
D) <b>Dining Room &amp; AV Cinema Room-</b> The development proposes a communal Dining area on the entry level which continues to an AV Cinema area at the western end which can be separated by a movable wall system. The open plan area is directly accessible from the entry doorway in accordance with AS1428.1 to satisfy Part D3.3 of the BCA.	<b>YES</b>
E) <b>Kitchenette</b> – The kitchenette is situated adjacent to the Dining area and provides adequate access to residents for tea making if required.	
F) <b>Internal Access: Sanitary Facilities &amp; Workshop</b> – To facilitate the 590mm change in level from the entry level @RL47.180 the plans show a 1:14 gradient ramp which will enable appropriate access to the sanitary facilities @RL47.770 followed by a step ramp to the Workshop level @RL47.870.	<b>YES</b>
G) The access to these facilities provides appropriate doorway circulation spaces that will comply with AS1428.1 and hence Part D3.3 of the BCA, including a 1500mm minimum width doorway landing to access the Workshop, which can be easily provided at CC stage.	<b>YES</b>
H) Within the Workshop the plans illustrate open plan arrangement with direct access to the Office in accordance with AS1428.1 to satisfy Part D3.3 of the BCA.	<b>YES</b>
I) <b>Doors</b> – Details of doors, door hardware and thresholds shall be confirmed at construction certificate stage in accordance with AS1428.1 and Part D3.3 of the BCA.	<b>YES at CC stage</b>

**Identification – Braille and tactile signage (Part D3.6 of the BCA)**

BCA Compliance	Complies
J) Details concerning the provision of raised tactile and Braille signage for <b>common toilets</b> as required by Part D3.6 and Specification D3.6 of the BCA will be provided at construction certificate stage.	<b>YES at CC stage</b>

**Accessible Sanitary Facilities (Part F2.4 of the BCA)**

BCA Compliance	Complies
<p>K) <b>Toilets</b> – The unisex accessible toilet provides an area of 2500mm x 3000mm and is designed in a manner that complies with AS1428.1 to satisfy Part F2.4 of the BCA.</p> 	<b>NO</b>



## Appendix A – Housing for Seniors or People with Disability – Accessibility requirements

The following extract from State Environment Planning Policy – Housing for Seniors or People with Disability 2004 (Amendment No. 3 - 2008) includes matters that require consideration for the provision of accessibility of a development comprising self-contained dwellings.

### **Part 2            Site Related requirements**

#### **Clause 26        Location and access to facilities**

**Note.** Information and assessment guidelines may be issued by the Department of Planning from time to time to provide assistance to councils in assessing locations and the provision of services.

- (1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:
  - (a) shops, banks and other retail and commercial services that residents may reasonably require, and
  - (b) community services and recreation facilities, and
  - (c) the practice of a general medical practitioner.
- (2) Access complies with this clause if:
  - (a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is located at a distance of not more than 400 metres from the site of the proposed development and the overall average gradient along the distance is no more than 1:14, although the following gradients along the distance are also acceptable:
    - (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time;
    - (ii) a gradient of no more than 1:10 for slopes for a maximum of 5 metres at a time;
    - (iii) a gradient of no more than 1:8 for slopes for a maximum of 1.5 metres at a time; or
  - (b) In the case of a proposed development on land in a local government area within the Sydney Statistical Division - there is a public transport service available to the residents who will occupy the proposed development:
    - (i) that is located at a distance not more than 400 metres from the site of the proposed development; and
    - (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the relevant facilities or services, and
    - (iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive);

and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3), or

- (c) In the case of a proposed development on land in a local government area not within the Sydney Statistical Division - there is a transport service available to the residents who will occupy the proposed development:
  - (i) that is located at a distance not more than 400 metres from the site of the proposed development; and
  - (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the relevant facilities or services, and
  - (iii) that is available both to and from the proposed development during daylight hours at least once per day from Monday to Friday (both days inclusive),  
and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).

**Note,** Part 5 contains special provisions concerning granting of consent to development applications made pursuant to this Chapter to carry out development for the purpose of certain seniors housing on land adjoining urban land zone primarily for urban purposes. These provisions include provisions relating to transport services.

- (3) For the purposes of subclause (2)(b) and (c), the overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the distance are also acceptable:
  - (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time;
  - (ii) a gradient of no more than 1:10 for slopes for a maximum of 5 metres at a time;
  - (iii) a gradient of no more than 1:8 for slopes for a maximum of 1.5 metres at a time; or
- (4) For the purposes of subclause (2):
  - (a) a **suitable access pathway** is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and
  - (b) distances that are specified for the purposes of that subclause are to be measured by reference to the length of any such pathway.
- (5) In this clause:  
**Bank service provider** means a bank, credit union or building society or any post office that provides banking services.

**Clause 38 – Accessibility:**

The proposed development should:

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

**Division 2 Residential care facilities—standards concerning accessibility and useability**

Note. Development standards concerning accessibility and useability for residential care facilities are not specified in this Policy. For relevant standards, see the Commonwealth aged care accreditation standards and the *Building Code of Australia*.

**Division 3 Hostels and self-contained dwellings—standards concerning accessibility and useability****41 Standards for hostels and self-contained dwellings**

- (1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of a hostel or self-contained dwelling unless the proposed development complies with the standards specified in Schedule 3 for such development.
- (2) Despite the provisions of clauses 2, 7, 8, 9, 10, 11, 12, 13 and 15–20 of Schedule 3, a self-contained dwelling, or part of such a dwelling, that is located above the ground floor in a multi-storey building does not have to comply with the requirements of those provisions if the development application is made by, or by a person jointly with, a social housing provider.

**Part 5 Development on land adjoining land zoned primarily for urban purposes****42 Serviced self-care housing**

- (1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have reasonable access to:
  - (a) home delivered meals, and
  - (b) personal care and home nursing, and
  - (c) assistance with housework.
- (2) For the purposes of subclause (1), residents of a proposed development do not have reasonable access to the services referred to in subclause (1) if those services will be limited to services provided to residents under Government provided or funded community based care programs (such as the Home and Community Care Program administered by the Commonwealth and the State and the Community Aged Care and Extended Aged Care at Home programs administered by the Commonwealth).

**43 Transport services to local centres**

- (1) A consent authority must not consent to a development application made pursuant to this

Chapter to carry out development for the purpose of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that a bus capable of carrying at least 10 passengers will be provided to the residents of the proposed development:

- (a) that will drop off and pick up passengers at a local centre that provides residents with access to the following:
    - (i) shops, bank service providers and other retail and commercial services that residents may reasonably require,
    - (ii) community services and recreation facilities,
    - (iii) the practice of a general medical practitioner, and
  - (b) that is available both to and from the proposed development to any such local centre at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day.
- (2) Subclause (1) does not apply to a development application to carry out development for the purposes of the accommodation of people with dementia.
- (3) In this clause, *bank service provider* has the same meaning as in clause 26.

#### **44 Availability of facilities and services**

A consent authority must be satisfied that any facility or service provided as a part of a proposed development to be carried out on land that adjoins land zoned primarily for urban purposes will be available to residents when the housing is ready for occupation. In the case of a staged development, the facilities or services may be provided proportionately according to the number of residents in each stage.

### **Schedule 3 - Standards concerning accessibility and useability for hostels and self-contained dwellings**

#### **Part I Standards applying to hostels and self-contained dwellings**

##### **(1) Application of standards in this Part**

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

##### **(2) Siting standards**

###### **(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 path of travel (within the meaning of AS1428.1) to an adjoining public road.

###### **(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,
- (b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.

**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 subclause. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.

(3) **Common areas:**

Access must be provided in accordance with AS1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.

(3) **Security**

Pathway lighting:

- (a) must be positioned at low height to avoid glare for pedestrians and adjacent dwellings, and
- (b) must provide at least 20 lux at ground level.

(4) **Letterboxes for multi-dwelling developments;**

- (a) must be situated on a hard standing area and have wheelchair access by a continuous accessible path of travel (within the meaning of AS1428.1).
- (b) must be lockable, and .
- (c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.

(5) **Private car accommodation**

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 of AS2890, and
- (b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and
- (c) any garage must have a power-operated roller door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.

(6) **Accessible entry**

Every entry (whether a front entry or not) to a dwelling, not being an entry for employees: must comply with clauses 4.3.1 and 4.3.2 of AS 4299.

(7) **Interior: general**

Width of internal corridors and circulation at internal doorways must comply with AS1428.1.

(8) **Bedroom**

At least one bedroom within each dwelling must have:

- (a) an area sufficient to accommodate a wardrobe and a be sized as follows:
  - (i) in the case of a dwelling in a hostel – a single-sized bed,
  - (ii) in the case of a self-contained dwelling – a queen-size bed,
- (b) a clear area for the bed of at least:
  - (i) 1200 millimetres wide at the foot of the bed, and
  - (ii) 1000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, an



- (c) 2 double general power outlets on the wall where the head of the bed is likely to be,
- (d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and
- (e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and
- (f) wiring to allow a potential illumination level of at least 300 lux.

**(9) Bathroom**

- (1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides circulation space for sanitary facilities in accordance with AS1428.1:
  - (a) a slip-resistant floor surface, and
  - (b) a washbasin with plumbing that would allow, either immediately or in the future the installation of a washbasin with clearances that comply with AS1428.1, and
  - (c) a shower that complies with AS1428.1, except that the following must be accommodated either immediately or in the future:
    - (i) a grab rail, and
    - (ii) portable shower head, and
    - (iii) a folding seat,
  - (d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, and
  - (e) double general power outlet beside the mirror.
- (2) Subclause (1)(c) does not prevent the installation of a shower screen that can easily be removed.

**(10) Toilet**

A dwelling must have a toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.

**(11) Surface finishes**

Balconies and external paved areas must have slip-resistant surfaces.

**Note:** Advice regarding finishes may be obtained from AS1428.1.

**(12) Doors**

Door handles and hardware for all doors (including entry and other external doors) must be provided in accordance with AS4299.

**(13) Ancillary items**

Switches power points must be provided in accordance with ASS4299.

**Part 2 Additional standards for self-contained dwellings**

**(14) Application of standards in this Part**

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

**(15) Living room and dining room**

- (1) A living room in a self-contained dwelling must have:
  - (a) a circulation space in accordance with clause 4.7.1 of AS4299, and
  - (b) a telephone adjacent to a general power outlet

- (2) A living room and dining room must have wiring to allow a potential illumination of at least 300 lux.

**(16) Kitchen**

A kitchen in a self-contained dwelling must have:

- (a) a circulation space in accordance with clause 4.5.2 of AS4299, and
- (b) a width at door approaches complying with clause 7 of this Schedule, and
- (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS4299:
  - (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, and
  - (iv) an oven (see clause 4.5.8), and
- (d) “D” pull cupboard handles that are located towards the top of below-bench cupboard and towards the bottom of overhead cupboards, and
- (e) general power outlets:
  - (i) at least one of which is a double general power outlet within 300 millimetres of the front of a worksurface, and
  - (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.

**(17) Access to kitchen, main bedroom, bathroom and toilet**

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

**(18) Lifts in Multi-Storey buildings**

In a multi-storey building containing separate self-contained dwellings on different storeys, lift access must be provided to dwellings above the ground floor of the building by way of a lift complying with clause E3.6 of the *Building Code of Australia*.

**(19) Laundry**

A self-contained dwelling must have a laundry that has:

- (a) a width at door approaches complying with clause 7 of this Schedule, and
- (b) provision for the installation of an automatic washing machine and a clothes dryer,
- (c) that has a clear space in front of appliances of at least 1300 millimetres, and
- (d) that has a slip-resistant floor surface, and
- (e) that has an accessible path of travel to any clothes line provided in relation to the dwelling.

**(20) Storage**

A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS4299

**(21) Garbage**

A garbage storage area must be provided in an accessible location.

## **Division 4 – Self-Contained Dwellings**

### **Clause 50 Standards that cannot be used to refuse development consent for self-contained dwellings**

**(f) private open space for in-fill self-care housing: if:**

- (i) in the case of a single storey dwelling or a dwelling that is located, wholly or in part, on the ground floor of a multi-storey building, not less than 15 square metres of private open space per dwelling is provided and, of this open space, one area is not less than 3 metres wide and 3 metres long and is accessible from a living area located on the ground floor, and
- (ii) in the case of any other dwelling, there is a balcony with an area of not less than 10 square metres (or 6 square metres for a 1 bedroom dwelling), that is not less than 2 metres in either length or depth and that is accessible from a living area.

**Note:** The open space needs to be accessible only by a continuous accessible path of travel (within the meaning of ASI428.1) if the dwelling itself is an accessible one. See Division 4 of Part 4.

**(h) parking:** if at least the following is provided:

- (i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or
- (ii) 1 car space for each 5 dwellings where the development application is made by a person jointly with a social housing provider.

## Appendix B – Statement of Expertise

### CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, HREOC Advisory Notes on Premises, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Accredited Member of the Access Institute of NSW.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

