

4 Close Street, Thirlmere

Proposed Seniors Housing

Access Report for DA

Accessible Public Domain

30.10.18

Access Report on DA Drawings, 30.10.18

Item	Feature	Description	Compliance Required
1.00	Consultation		
1.01	Australian Standards and other criteria consulted in the preparation of this Access Report	<ul style="list-style-type: none"> • Building Code of Australia 2016 • Disability (Access to Premises – Buildings) Standards, 2010 • Commonwealth Disability Discrimination Act, 1992 • Wollondilly Shire Council DCP 2016 • SEPP (Housing for Seniors or People with a Disability) 2004, as amended. Schedule 3 • Australian Standard AS4299, Adaptable Housing 	100% of sole-occupancy Units must be accessible and adaptable where the site is flat, or where a Lift is provided to the First Floor.
1.02	Proposal	<p>The construction of two 2-storey blocks of self-contained dwellings.</p> <p>Blocks A and B each have 3 dwellings on the Ground Floor and 3 dwellings on the First Floor. Lift access is provided in each block.</p>	

1.03	Drawings 2234-3 (Sheets 1-14), all Issue G	1. Ground Floor Plan, Block A 2. First Floor Plan, Block A 3. Elevations, Block A 4. Elevations, Block A 5. Section A-A, Block A 6. Ground Floor Plan, Block B 7. First Floor Plan, Block B 8. Elevations, Block B 9. Elevations, Block B 10. Section B-B, Block B 11. Existing Site and Demolition Plan 12. Site Plan and Shadow Diagram 9 am 13. Shadow Diagrams 12 pm and 3 pm 14. BASIX Notes	
2.00	Requirements of SEPP	Description	Compliance Required
2.01	Pedestrian Access	At-grade pedestrian access will be provided to the site from the property boundary of Close Street. Accessible pedestrian access will be provided to each Block from Close Street.	Complies Complies
2.02	Security Lighting	Pathway lighting will – <ul style="list-style-type: none"> Be designed and located so as to avoid glare for pedestrians and adjacent dwellings Provide illumination of at least 20 lux at ground level 	Complies

2.03	Wheelchair Access to Dwellings, and from Parking Area	<p>Wheelchair access will be provided:</p> <ul style="list-style-type: none"> • To each Ground Floor Dwelling via paved walkways; and • To each First Floor Dwelling via a Lift. <p>Wheelchair access from the Parking Area is provided via a paved walkway to the 1:14 gradient ramp.</p> <p>Walkways at the sides and rear of each building are 1500 mm wide.</p> <p>Changes in direction will be 1500 X 1500 mm.</p> <p>The ramp will have the following features:</p> <ul style="list-style-type: none"> • Maximum gradient 1:14 • Compliant handrails on each side • Handrail diameter 30-50 mm • Minimum clearance between handrails 1000 mm • Minimum clearance behind handrails of 50 mm • Handrail colour to provide a 30% luminance contrast with the adjoining surfaces • TGSIs at the top and base, to comply with AS1428.4.1 (2009) • Non-slip surface in wet and dry conditions • Base landing is 1500 mm X 1700 mm 	All complies
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2.04	Paved Surfaces	All paved walkways will have a non-slip surface in wet and dry conditions.	Complies
2.05	Common Areas	Common areas and common facilities will comply with AS1428.1 (2009).	Complies
2.06	Letterboxes	Letterboxes will be lockable and – <ul style="list-style-type: none"> • Situated on a hard-stand surface • Connected to an accessible path of travel • Have circulation space in front of 1550 mm • Located together in one or more central locations adjacent to the street entry • Located at least 500 mm from an internal corner • Located between 900 mm and 1100 mm above the surface 	Complies
2.07	Car Parking	Each dwelling will have a separate parking space, to comply with AS4299 or AS/NZS 2890.6, 2009, with three Shared Areas.	Complies
3.00	Dwelling Design	Description	Compliance Required
3.01	Accessible Entries	Level entries are provided to each Dwelling. Floor levels of the Balconies of Blocks A and B are the same as the internal floor levels for the Ground Floor Dwellings; and for the First Floor Dwellings.	Complies

3.02	Entry Doors	All Dwellings have 920 mm doors (Minimum clear widths required at doorways is 850 mm), and circulation spaces at all entry doorways will comply with AS1428.1 (2009)	Complies
3.03	Interiors - Doors	<p>920 mm swing-doors are proposed for all doorways within each dwelling.</p> <p>Door hardware for all doors will comply with AS 4299, Clause 4.3.4.</p> <p>All lockable external doors will be keyed alike.</p> <p>Lever handles will be provided for all doors; and located between 900 mm and 1100 mm above floor level, and at least 500 mm from an internal corner.</p> <p>Circulation spaces at all doorways will comply with AS1428.1 (2009)</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>
3.04	Sliding Doors	<p>Sliding doors will provide a clear opening of at least 850 mm, when the doors are fully open.</p> <p>Tracks for sliding doors will be recessed into the floor slabs, to avoid a trip hazard.</p>	<p>Complies</p> <p>Complies</p>
3.05	Alfrescos	Floor levels for the Alfrescos of Blocks A and B are the same as the internal floor levels of all Dwellings. (No steps required).	Complies

3.06	Interiors - Corridors	Internal corridors are to have a minimum width of 1000 mm.	Complies
3.07	Bedrooms	<p>AS 4299 (1995), Clause 4.6.1 requires each Dwelling to have at least one bedroom with an area sufficient to accommodate a queen size double bed and a wardrobe, to comply with the following requirements of AS1428.2 (1992):</p> <ul style="list-style-type: none"> • A queen size double bed (1530 mm wide X 2030 mm long • 1000 mm clearance on each side of the bed • 1540 mm clearance at the foot of the bed <p>These requirements mean that the Bedroom is to have dimensions of at least 3530 mm wide X 3570 mm long.</p> <p>Each Bedroom provides a wardrobe clear of the minimum room dimensions, with maximum depth of shelves 600 mm.</p> <p>Bedrooms will also have the following features:</p> <ul style="list-style-type: none"> • Two double GPOs on the wall where the head of the bed is likely to be located • At least one GPO on the wall where the head of the bed is likely to be located 	<p>Complies</p> <p>Bedrooms 2 in Dwellings 1, 3, 4, 6, 7, 9, 10 and 12 have dimensions 3530 mm X 3570 mm.</p> <p>Bedrooms 1 in Dwellings 2, 5, 8 and 11 have dimensions 3530 mm X 3570 mm.</p> <p>Complies</p> <p>Complies</p> <p>All comply</p>

		<ul style="list-style-type: none"> • A telephone outlet next to the bed, on the side closest to the door • A GPO beside the telephone outlet • Wiring to allow a potential illumination level of at least 300 lux. 	
3.08	Storage for Linen	<p>Each dwelling has a storage cupboard.</p> <p>Maximum depth of shelves will be 600 mm</p>	<p>Complies</p> <p>Complies</p>
3.09	Bathrooms (With included Laundries)	<p>The bathrooms have the following features:</p> <ul style="list-style-type: none"> • Circulation space that complies with AS1428.1 (2009) – 2650 mm X 2300 mm. <p>Bathrooms are wet areas and will have slip-resistant floor surfaces, in wet and dry conditions.</p> <p>Bathrooms will have the following features:</p> <ul style="list-style-type: none"> • Walls around the WC pan and backrest, and shower that are reinforced to withstand a load on the grabrails and backrest of 1100 Newtons. 	<p>All Bathroom floor dimensions, including laundry facilities, comply</p> <p>Bathrooms in Dwellings 1, 3, 4, 6, 7, 9, 10, and 12 have dimensions of 2860 mm X 3230 mm.</p> <p>Bathrooms in Dwellings 2, 5, 8, and 11 have dimensions of 3040 mm X 3230 mm.</p> <p>Complies</p> <p>All comply</p>

		<ul style="list-style-type: none"> • A washbasin with clearances that comply with AS1428.1 (2009) • Shower to comply with AS1428.1 (2009) • No hob in the shower • A grab rail in the shower • A portable shower head • A folding seat in the shower • A wall cabinet with illumination • A double GPO beside the mirror 	
3.10	Laundries	<p>Laundries are located within Bathrooms, and will have the following features:</p> <ul style="list-style-type: none"> • Door circulation that complies with AS1428.1 (2009) • Provision for an automatic washing machine and a clothes dryer 	Complies
3.11	Toilets (Including Visitable Toilets)	Each Dwelling will have a toilet that complies with the sanitary requirements of AS4299 , including the WC pan and backrest, and grabrails.	Complies
3.12	Family Rooms	<p>Family Rooms in all Dwellings will have the following features:</p> <ul style="list-style-type: none"> • Circulation space of at least 2250 mm diameter • A telephone adjacent to a GPO • Potential illumination of at least 300 lux 	Complies

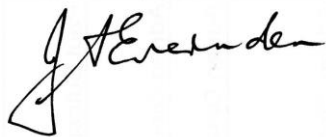
3.13	Kitchens	<p>Kitchens will have the following features:</p> <ul style="list-style-type: none"> • Clearance in front of cabinets of at least 1550 mm • A work surface of length at least 800 mm, that is adjustable or replaceable between the heights of 750 mm and 850 mm above floor level • Taps with operating handles set within 300 mm from the front of the basin • D-pull handles located near the top of below bench top cupboards; and near the bottom of overhead cupboards • Cooktops that have an isolating switch • Cooktops adjacent to a work surface of 800 mm length • Cooktops with controls that do not require a person to reach over hot plates • Cooktops with raised cross-bars • Mixer taps • A GPO within 300 mm from the front of a work surface • A GPO for the refrigerator which is located so that it can be easily reached after the refrigerator has been installed, without having to move the refrigerator • An oven adjacent to a work surface. • The doors of the refrigerator and oven are to swing away from the adjacent work surface. (So that heavy or hot items can be safely transferred to the work surface) 	All comply
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3.14	Clothes Drying Area	If an external clothes drying area is provided it is to be fully accessible.	To be confirmed at CC Stage
3.15	Garbage Storage	A garbage bin storage area is provided on a hard-stand surface, adjacent to Building A, on an accessible path of travel.	Complies
4.00	Stairs	Description	Compliance Required
4.01		<p>Stairs between the Ground Floor and First Floor will comply with AS1428.1 (2009), Clause 11, with:</p> <ul style="list-style-type: none"> • Equal height risers (171.88 mm) • Level landings at the top, base and change in direction • Compliant handrails on both sides. • Handrails will not encroach into circulation spaces • Minimum width between handrails of 1000 mm • Handrail diameter will be 35-50 mm • 50 mm clearance behind handrails • Handrail colour to provide a luminance contrast of at least 30% to its surroundings • Contrast nosings for the full width of steps • Non-slip surface in wet and dry conditions • Tactile Ground Surface Indicators (TGSIs) at the top and base of each flight. 	<p>All comply</p> <p>NOTE: TGSIs are not required on an intermediate landing if handrails continue around the landing.</p>

5.00	Lifts	Description	Compliance Required
5.01		<p>The two Lifts will comply with AS 1735.12 (1999) - Minimum floor dimensions of 1100 mm X 1400 mm.</p> <p>Minimum circulation required on Landings in front of Lifts will be at least 1500 mm.</p> <p>Call button controls on Landings will be located between 900 mm and 1100 mm above the floor level; and at least 500 mm from an internal corner.</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p>

Conclusion:

It is my professional opinion that the drawings listed in Item 1.03 indicate that the proposed Development can comply with the criteria listed in Item 1.01, and with the recommendations in this report.



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