



**ACCESSIBILITY ASSESSMENT REPORT
PROPOSED RESIDENTIAL FLAT BUILDING**

**15-17 DENT STREET
JAMISONTOWN NSW 2750**

Applicant:	Mr B Tancev c/- Alan Johnson Architect 1 Strickland Avenue Lindfield NSW 2070
Site Location:	15-17 Dent Street Jamisontown NSW 2750
BCA Classification:	Class 2 and Class 7a
Report Referrance:	DA-01/15-17 Dent Street/25.11.16

A. INTRODUCTION AND PURPOSE OF THE ASSESSMENT

This accessibility assessment report is in response to a Development Application (DA) for 15-17 Dent Street Jamisontown NSW 2750.

The DA proposes to construct a Residential Flat Building consisting of twenty-seven (27) apartments over six (6) levels with two (2) levels of basement car parking.

The purpose of this report is to provide an assessment of the proposed accessibility and adaptability provisions based on compliance with the Building Code of Australia (BCA), Disability (Access to Premises - Buildings) Standards 2010 and the requirements of Part D2 - Clause 2.5.20 Access and Adaptability of Penrith City Council Development Control Plan (DCP).

B. SCOPE OF THE ASSESSMENT

The scope of the assessment is limited to the DA drawings provided by the applicant and does not include an assessment of detailed technical issues pertaining to construction certificate documentation such as: detailed internal design of accessible sanitary facilities, evaluation of slip resistant floor surfaces, lighting levels, luminance contrast requirements and the like which must be reviewed during the construction documentation stage.

The applicant has provided the following drawings for the assessment:

Dwg No:	Title:	Issue:	Date:
DA000	Cover Sheet	C	30.08.16
DA001	Location / Site Plan	A	30.08.16
DA002	Site Plan / Site Analysis	A	30.08.16
DA101	Parking 2	B	30.08.16
DA102	Parking 1	B	30.08.16
DA201	Level 1 (GD)	B	30.08.16
DA202	Level 2	B	30.08.16
DA203	Level 3	B	30.08.16
DA204	Level 4	B	30.08.16
DA205	Level 5	B	30.08.16
DA206	Level 6	B	30.08.16

The following documents have been referenced for the assessment:

Documents:	Abbreviation:
Disability (Access to Premises - Buildings) Standards 2010	Prem. Standards
Building Code of Australia 2016	BCA
Penrith City Council Development Control Plan - Part D2 Clause 2.5.20	DCP
Australian Standard - Design for Access & Mob. - New Building... Part: 1 2009	AS1428.1
Australian NZ Standard - Parking Facilities - Off-street Car Parking Part: 6 2009	AS/NZS2890.6
Australian Standard - Adaptable Housing 1995	AS4299

C. ACCESSIBILITY ASSESSMENT

The assessment is based on compliance with the Building Code of Australia (BCA), Disability (Access to Premises - Buildings) Standards 2010 and the requirements of Part D2 - Clause 2.5.20 Access and Adaptability of Penrith City Council Development Control Plan (DCP).

D. ASSESSMENT FINDINGS

An assessment of the DA drawings has determined the following:

Note 1: An 'accessible path of travel' is a continuous uninterrupted route to, within and between areas and features of a building or part of a building. The accessible path of travel will be the most commonly used and direct path of travel and will be one in which people with a disability can negotiate safely, independently, equitably and with dignity. The term 'accessible' refers to access that complies with technical provisions specified in AS1428.1.

Note 2: A circulation area of 1540mm in width and 2070mm in length will enable a wheelchair to make a 180° turn in accordance with Clause 6.5.3 of AS1428.1.

D1. PRINCIPAL PEDESTRIAN ENTRANCE, ACCESSIBLE PATH OF TRAVEL AND COMMON AREAS

An accessible path of travel must be provided from the allotment boundary with Dent Street to, and through the principal pedestrian entrance and all main points of entry to the building:

Several RL's should be provided along the pathways from Dent Street to the building to demonstrate compliance with AS1428.1.

The mailbox area and garbage area must be provided with a level hard standing platform with circulation of minimum 1540mm x 2070mm to enable a wheelchair to make a 180 degree turn in accordance with AS1428.1.

All common area doorways and circulation areas within all Lobby areas, corridors and common areas including the garbage area must comply with AS1428.1.

At the doorway to the passenger lift a circulation area of minimum 1540mm x 2070mm must be provided within the Lobby areas to enable a wheelchair to make a 180 degree turn in accordance with AS1428.1.

At the end of all corridors within all Lobby areas a circulation area of minimum 1540mm x 2070mm must be provided to enable a wheelchair to make a 180 degree turn in accordance with AS1428.1.

Door circulation complying with AS1428.1 must be provided at the outside of the entrance door to all dwellings within the building.

The passenger lift must be in accordance with E3.6 of the BCA.

D2. ADAPTABLE HOUSING

The proposed development is required to comply with the requirements of Part D2 - Clause 2.5.20 of Penrith City Council Development Control Plan (DCP) which requires a residential flat building to provide 10% of the dwellings to be adaptable.

As the proposed development consists of twenty-seven (27) apartments the DCP therefore requires three (3) apartments to be adaptable.

The adaptable dwellings should be located on the ground floor where practical and should consist of a mixture of apartment types.

Adaptable dwellings must comply as a minimum with the requirements specified in the Adaptable Housing Standard AS4299 - 1995 for certification as Class C.

Individual storage areas must be linked to the adaptable dwelling by an accessible path of travel.

Refer to Attachment A of this report for a checklist of required features in accordance with Class C of the Adaptable Housing Standard AS4299.

Note: The checklist is a guide only.

D3. ACCESSIBLE CAR PARKING

The DCP requires each of the three (3) adaptable dwellings to be provided with an accessible car parking space in accordance with AS/NZS2890.6-2009.

Each accessible parking space and shared space must be linked by an accessible path of travel to the adaptable dwelling.

The assessment identified one (1) accessible car parking space within Basement 2 (Parking 2 DA101).

Note: The shared space alongside the accessible parking space on Parking 2 is not connected by an accessible path of travel to the passenger lift as the pathway is less than 1000mm wide at the point where it connects with the shared space as the shared space is hemmed in by a parking space on either side.

The accessible path of travel must have cross-falls no steeper than 1:40.

E. CONCLUSION

For the purpose of a Development Application this accessibility assessment report has determined that the proposed development at 15-17 Dent Street Jamisontown NSW 2750 is capable of complying with the relevant requirements of the Building Code of Australia, Disability (Access to Premises - Buildings) Standards 2010 and Part D2 - Clause 2.5.20 Access and Adaptability of Penrith City Council Development Control Plan subject to resolution of the issues identified in this report

Signed,



Richard Klinger - ACAA
Accredited Access Consultant
25 November 2016

ATTACHMENT A.

**DEVELOPMENT APPLICATION
REQUIRED FEATURES-AS4299 ADAPTABLE HOUSE-CLASS C**

**15-17 DENT STREET
JAMISONTOWN NSW 2750**

For the purpose of a Development Application the following features are required for a dwelling to be certified as an Adaptable House Class C in accordance with AS4299.

Feature:	Clause:	Comply:	Comment (if required):
General			
Drawings and documentation to show how Adaptable features will be achieved.	2.3		
A level or gently sloping site up to 1:14 gradient.	3.2.2		
External Areas			
Street frontage to be linked by an accessible path of travel.	3.3.2		
All common areas and features to be linked by an accessible path of travel.	3.3.3		
Letterboxes to be on hard standing platform connected by an accessible path of travel.	3.8		
Garage or Parking Space			
To be linked by an accessible path of travel to the adaptable dwelling.	3.7.3		
To be min. 3800mm x 6000mm.	3.7.2		
Internal Areas			
Main entry to Dwelling			
Main entry to be wheelchair accessible to AS1428.2. min. 1540mm circulation both sides.	4.3.1 4.3.2		
Door to be min. 850mm clear opening.	4.3.1		
Threshold to be low level.	4.3.2		
Interior - General			
All internal doors to be min. 820mm clear opening.	4.3.3		
All internal corridors to be min.1000mm wide.	4.3.7		
Provision for all door approaches to have circulation to AS1428.1.	4.3.7		
Living Room & Dining Room			
Provision for circulation of min. 2250mm diameter.	4.7.1		
Kitchen			
Min. 1550mm clear between opposing benches.	4.5.2		
Provision for benches planned to include at least one work surface of 800mm in length, adjustable in height from 750mm to 850mm or replaceable.	4.5.5		
Refrigerator adjacent to a work surface min. 800mm in length.	4.5.5		
Cook top adjacent to a work surface at same height min. 800mm in length.	4.5.7		
Provide wall oven adjacent to a work surface min. 800mm in length with adjustable height or replaceable.	4.5.8 Fig. 4.10		

Feature:	Clause:	Comply:	Comment (if required):
Bathroom			
Provision for bathroom area to AS1428.1.	4.4.1		
Shower recess no hob min. 1160mm x 1100mm with provision for folding seat to AS1428.1.	4.4.4(f) 4.4.4(h)		
Provision for washbasin with clearances to AS1428.1.	4.4.5(g)		
Toilet			
Provision of either a visitable or accessible toilet to AS1428.1.	4.4.1 4.4.3		
Location of WC pan to AS1428.1	4.4.3		
Main Bedroom			
Main bedroom of area sufficient to suit a queen size bed and wardrobe with circulation space requirements of AS1428.2.	4.6.1		
Laundry			
Provision of circulation space in front or beside appliances min. 1550mm diameter.	4.8		
Provision for dryer.	4.8(f)		
Garbage			
Provision for bin in an accessible location.	4.11.6		

Note 1: To comply with the requirements of AS4299-Adaptable House Class C a dwelling must include all Essential features listed at Appendix A of AS4299. A dwelling that satisfies this requirement can be certified as an Adaptable House Class C-AS4299.

Note 2: Further requirements of Appendix A-AS4299 which include: lighting provisions, type and location of door hardware, type and location of plumbing fittings and floor surfaces etc. are not the subject of a Development Application assessment and must be assessed prior to issue of the Construction Certificate.