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Access Review Report for **103-109 Laycock Street, Cranebrook, NSW**

Prepared by

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1. Introduction

Loka Consulting Engineers Pty Ltd has been engaged by Alvaro Architects to carry out an Access assessment for the proposed seniors housing development at 103-109 Laycock Street, Cranebrook, NSW.

The proposed development is bounded by

- 101 Laycock St, 15, 21, 23, 29, 31 Camelot Dr on the East,
- 111 Laycock St on the West,
- 22 Nepean St on the North, and
- Laycock St on the South.

An Access assessment report has been based on the following drawings prepared by Alvaro Architects.

No	Title	Drawing No.	Revision	Date
1	Site Plan – Ground Floor	102	L	13.09.2019
2	Site Plan – First Floor	103	E	13.09.2019
3	Typical Floor Plans – Units 1 & 22	701	A	28.08.2019
4	Typical Floor Plans – Units 2-5	702	A	28.08.2019
5	Typical Floor Plans – Units 18-21	703	A	28.08.2019
6	Typical Floor Plans – Units 06-08 & 15-17	704	A	28.08.2019
7	Typical Floor Plans – Units 09&10	705	A	28.08.2019
8	Typical Floor Plans – Units 11-14	706	A	28.08.2019

2. Objectives

The report attempts to provide an accessibility review of the subject development to ascertain that the development is consistent with access requirements for a proposed residential housing development, compliant with the SEPP 2004 & the Disability Discrimination Act 1992.

3. Assessment Criteria

The assessment based on the following legislation, planning instruments and standards pertaining to access for seniors, subsequently the report will refer to the – “State of environmental planning policy (housing for seniors or people with a disability) 2004 (SEPP)” – a standard reference.

For those instances of “Deemed to Satisfy (DTS) non-compliance”, a detailed analysis and commentary is provided, where items are nominated as ‘Compliance Achievable’ it is considered that the existing plans are capable of achieving compliance subject to implementation of the requirements in the construction phase of the development.

4. Proposed Development Summary

- The proposed development will facilitate the construction of a seniors housing development within a site area of approximately 7974m².
- The development consists of 22 units of 2-storey townhouses.
- The total number of car parking spaces is 48 which includes one garage of 3.8m width for accessible parking for each unit and 5 visitor spaces.
- The development proposed one vehicular entrance and two accessible pedestrian entrances from Laycock St with suitable gradients and cross falls.

5. Development external adjoining

The proposed development has been designed to reflect the requirements of the SEPP. This development contains self-contained dwellings. Therefore, the requirements of SEPP Clause 26: Location and Access to Facilities and Clause 38: Accessibility are relevant.

5.1 Location and access to facilities – SEPP Clause 26

A SEPP development must offer access to services such as shops, banks, retail services, commercial services, recreational facilities, community facilities and doctors. These facilities are to be located within 400m of the site via an access-way that provides an accessible path of travel.

For development within the Sydney Statistical Division, these services must be located at a distance no greater than 400m from the site or access to a public transport network. There are 2 bus stops located right in front of the subject site and therefore complies with this requirement (refer to traffic report issued by this office for details).

Refer to the proximity to amenities map from the architectural plan shown below in Figure 1.



Figure 1 – Proximity to amenities map

5.2 Accessibility – SEPP Clause 38

A SEPP development should have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities. A development should provide attractive, yet safe, environments for pedestrian and motorists with convenient access and parking for residents and visitors.

The proposed development meets the intent of safe pedestrian link by direct accessible path to public pedestrian footpath on Laycock St from all units via the 2 internal pedestrian pathways.

The proposed development meets the intent of convenient access and parking for residents and visitors by providing car parking spaces for residents and visitor with an accessible path of travel to all units

6. Standards concerning accessibility and usability Requirements

“SEPP SCHEDULE 3 – Standards concerning accessibility and usability for self-contained dwellings”

The dwellings within the proposed development have been considered against SEPP-Housing for seniors and People with Disabilities (SEPP); Part 1: Self-contained dwellings - standards concerning access and usability (Clauses 1 – 21) is applicable in this instance.

There are 22 dwellings arrangement, each is provided with a garage with 3.8m width for disabled parking. Extra 5 visitor car parking spaces are provided in this site.

6.1 Wheelchair access – SEPP Schedule 3 Clause 2 (1, 2)

According to SEPP (Housing for seniors or People with a Disability) 2004, Part 1 Cl. 2(1): *If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road.*

The whole development is provided with continuous path of travel from the 2 main entrances on Laycock St, comprising mostly of 1:20 walkways and a few 1:14 ramps.

6.2 Development Internal Road access – SEPP Schedule 3 Clause 2 (3)

All the dwellings that meet the requirements of sub-clause (1) must have wheelchair access by a continuous accessible path of travel (*within the meaning of AS 1428*) to an adjoining public road.

The site provides an accessible path of travel between the internal pathway and the units via step ramps.

6.3 Common areas – SEPP Schedule 3 Clause 2 (4)

Access must be provided so that a person using a wheelchair can use common areas and common facilities associated with the development. The following common areas are provided within the development:

- 2 communal open spaces
- Bin store at the Laycock street entry

6.4 Seniors Living Requirements

The following assessment summarises the compliance status of the design documentation and requirements referenced to SEPP standard

Item	Architecture drawings	Compliance	Comments/ Recommendation
Security	Pathway lighting is to be designed and located to avoid glare for pedestrians and adjacent dwellings. Lighting to be minimum 20 lux at ground level.	Further details at CC stage	Please ensure the dwellings ground floor lighting to be minimum 20 lux.
Letterboxes in Estate developments	Letter boxes to be on hard standing area connected to accessible pathway. Must be lockable. Must be located together in one or more central locations adjacent to the street entry or, in the case of self-contained dwellings. Give consideration to locating letterboxes within common reach ranges of 700-1200mm above the adjacent ground surface, per AS1428.2 (1992).	Further details at CC stage	Please ensure the letterbox on hard standing area connected to accessible pathway with a lock for the privacy/ security purposes and within common reach ranges of 700 -1200mm above ground surface
Private Car Accommodation	Car parking space or garage as per AS2890.6. 5% of total number must be designed to enable width to be increased to 3800mm. Any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed later.	Yes Further details at CC stage	Please ensure the garage door to be power-operated.

Accessible Entry	Must comply with clauses 4.3.1 and 4.3.2 of AS 4299.	Yes Further details at CC stage	
General Interior	Internal doors to comply with AS 1428.1 (<i>min opening width 850mm</i>). Internal corridors min. width of 1000 mm. Circulation space at approaches to internal doorways must comply with AS 1428.1.	Yes Further details at CC stage	
Living & Dining room	Provision for circulation space of min. 2250 mm dia. As per AS 4299 clause 4.7.1. Telephone adjacent to general power outlet GPO. Potential illumination level min. 300 lux.	Further details at CC stage	Please ensure telephone adjacent to the GPO and the illumination level min. 300 lux.
Kitchen	Minimum width 2.7 m (1550 mm clear between benches) as per AS 4299. Provision for circulation at doors to comply with AS 1428.1. Provision for benches planned to include at least one work surface of 800 mm length. “D” pull cupboard handles are located towards the top of below-bench cupboards & towards the bottom of overhead cupboards. Oven as per AS 4299. Tap set capstan or lever handles or lever mixer as per AS4299 and located within 300 mm of front of sink. Cooktops to include isolating switch side controls with raised cross bars as per AS 4299.	Further details at CC stage	Please ensure: <ul style="list-style-type: none"> • Oven and Tap set capstan or lever handles or lever mixer as per AS4299. • The Cooktops to include isolating switch side controls with raised cross bars as per AS 4299. • The “D” pull cupboard handles are located towards the top of below-bench cupboards & towards the bottom of overhead cupboards. • The GPOs comply with AS 1248.1 and to be easily accessible. • At least one double GPO within 300 mm of front of work surface.

	<p>GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface.</p> <p>GPO for refrigerator to be easily accessible when the refrigerator is in its operating position.</p>		
Bedroom	<p>At least one bedroom of area sufficient to accommodate queen size bed, wardrobe, and circulation space requirements of AS 1428.1.</p> <p>Provision for circulation space of min. 1200mm wide at the foot of the bed and 1000mm wide beside the bed.</p> <p>2 double GPO on the wall where the head of the bed; and one at least opposite to this wall.</p> <p>Telephone outlet adjacent to general power outlet GPO or the next to the side closet.</p> <p>Potential illumination level min. 300 lux</p>	Further details at CC stage	Please ensure 2 double GPO on the wall where the head of the bed; and one at least opposite to this wall, telephone outlet adjacent to GPO; and the illumination level min. 300 lux.
Bathroom	<p>Must comply AS 1428.1 for circulation space for sanitary facilities</p> <p>Circulation spaces overlapping must follow 1428.1 sub-clause 15.6 and figure 50.</p> <p>At least one bathroom within a dwelling must be on the ground (or main) floor</p> <p>A slip-resistant floor surface,</p> <p>Soap holder and Taps to comply with 1428.1 sub-clauses 15.5.7, 15.5.8 and figure 48.</p> <p>A washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1</p>	Further details at CC stage	<p>Please ensure:</p> <ul style="list-style-type: none"> • The washbasin, the soap holder and taps comply with AS 1428.1. • The shower screen can easily be removed to facilitate future accessibility. • The shower of flexible hose of min. length 1500mm; folding seat, grabrails and shower head supports grabrails specified as AS1428.1. • The fixture and fittings specified as per SEPP standards. • Shower recess - no hob. Minimum size 1160x1100mm. • Double GPO beside mirror as per SEPP. • A wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it.

	<p>Opening shower screens must maintains required circulation space of 1600mmX2350mm.</p> <p>As per 1428.1 sub-clause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility</p> <p>Shower recess - no hob. Minimum size 1160x1100mm to comply with AS 1428.1. Sub-clause 15.5.2 and Figures 47 and 48.</p> <p>Shower head shall have flexible hose of minimum length of 1500mm and comply with 1428.1 sub-clause 15.5.6</p> <p>Folding seat to comply with 1428.1 sub-clause 15.5.9</p> <p>Grabrails and showerhead supports grabrails must specified as per 1428.1 clause 17.</p> <p>Fixture and fittings to follow 1428.1 sub-clause 15.4.</p> <p>Double GPO beside mirror as per SEPP</p> <p>A wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it.</p>		
Toilet	<p>Dwelling must have at least one toilet on the ground (or main) floor</p> <p>Slip resistant floor surface. (Vitreous tiles or similar).</p> <p>Water taps shall comply with AS 1428.1</p> <p>Location of WC pan at correct distance from fixed walls as per AS 1428.1</p> <p>Provision for grab rail zone as per AS 1428.1.</p> <p>The toilet seat, backrest, flushing control, toilet paper dispenser and grabrails shall comply with AS 4299</p>	Further details at CC stage	<p>Please ensure</p> <ul style="list-style-type: none"> • Water taps comply with AS 1428.1. • Floor has slip-resistant surface; • The toilet sanitary facilities comply with AS4299 • The grabrail zone follow AS 1428.1. • Location of WC pan at correct distance from fixed walls. • The WC grabrails are safely fixed as per AS1429.1.

	<p>The circulation space to be revised as per 1428.1 sub-clause 15.2.8.1 and figure 43</p> <p><i>Provision of visitable toilet or accessible toilet – “being a toilet with a space of minimum 1250mm x 900mm in front of the WC pan”.</i></p>		
Surface finishes	Balconies and external paved areas must have slip-resistant surfaces.	Further details at CC stage	Please ensure that balconies and external paved area are Slip resistant floor surface.
Door hardware	Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Further details at CC stage	Please ensure the Door handles and hardware (including entry doors and other external doors) must be provided in accordance with AS 4299.
Ancillary items	Switches and power points must be provided in accordance with AS 4299.	Further details at CC stage	Please ensure the Switches and power points GPO must be provided in accordance with AS 4299.
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	Yes Further details at CC stage	
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 level of the building by way of a lift complying with clause E3.6 of the Building Code of Australia	NA	
Laundry	<p>Circulation at doors to comply with AS 1428.1</p> <p>Clear space in front of appliances of at least 1300mm.</p> <p>Provision for the installation of an automatic washing machine and clothes dryer.</p> <p>An accessible path of travel to any clothesline provided in relation to the dwelling.</p> <p>Slip-resistant floor surface</p>	Further details at CC stage	Please ensure that the provision for installing appliances; slip-resistant floor surface with clear waste water outlet must be provided. In addition to an accessible path of travel to any clothes line

Storage for linen	A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299	Further details at CC stage	Please ensure the provision of linen storage in accordance with clause 4.11.5 of AS 4299 of adjustable shelves of min. 600mm wide.
	<i>It should be at least 600mm wide that have adjustable shelving</i>		