



# Access Review

Uniting Edinglassie Community  
Centre

Cnr Great Western Highway &  
Emerald Street, Emu Plains

12/03/18



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## Introduction

## Background

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Uniting are proposing to develop a new community centre with residential aged care facility at Edinglassie Village in Emu Plains. This review of the design documents for DA submission addresses the requirements for access by residents, staff and visitors with a disability or who are older, to and within the proposed new facility. The review addresses compliance with the Disability (Access to Premises - Buildings) Standards 2010, Parts D3, E3.6 and F2.4 of the Building Code of Australia 2016 (BCA), Australian Standards on Access and Mobility and the State Environmental Planning Policy (Housing for seniors or people with a disability) 2004 (Amendment No 2) 12 October 2007 – Part 2 Site Related requirements.

The key issue in the provision of appropriate access to the new building is the provision of a continuous accessible path of travel:

- (i) from the main points of a pedestrian entry at the allotment boundary;
- (ii) from another accessible building connected by a pedestrian link;
- (iii) from accessible visitor parking to principal building entrances; and
- (iv) to and within areas normally used by the occupants.

We have reviewed the drawings listed to assess the level of accessibility and compliance with the relevant codes, standards and legislation. The designs have been assessed to ensure that equitable and dignified access for people with disabilities can be provided. In carrying out an accessibility assessment, the main objective is to ensure access is provided through the provision of accessible facilities and continuous paths of travel to and within all appropriate areas of the buildings.

The Building Code of Australia 2016 (BCA) in conjunction with the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards) apply to new buildings. Under the Premises Standards, access must be provided, to the degree necessary, to enable people to approach the building from the road boundary and from any accessible carparking spaces associated with the building; approach the building from any accessible associated building; access work and public spaces, accommodation and facilities for personal hygiene; and to enable identification of access ways at appropriate locations which are easy to find.

The new facility is proposed to include:

Ground Floor – new car park, reception, staff admin, offices, staff WC, café, hair and beauty, meeting room, chaplain room, chapel, fellowship centre, toilets, sole occupancy units. Back of house areas include kitchen, waste, dirty linen, maintenance office, cleaners room, comms, central store, clean linen, dirty utility, laundry, clinical treatment room.

Levels 2 and 3 – 2 wings each with separate dining and living areas and accessible sanitary facilities, sole occupancy units.



## Context for Planning & Design

### Legislation & Standards

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The new work is subject to access provisions in the following documents:

- Disability (Access to Premises - Buildings) Standards 2010
- Building Code of Australia (2016) Parts D1.6, D3 and F2.4 (for a Class 9c building)
- AS1428.1 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 1: General requirements for access – New building work.
- AS1428.2 (1992) Design for access and mobility Part 2: Enhanced and Additional requirements-Buildings and facilities
- AS1735.12 (1999) Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities
- AS2890.6 (2009) Parking Facilities - Off-street parking for people with disabilities
- AS3745 (2009) Planning for Emergencies in Facilities (referenced)
- AS1428.5 (2010) Design for access and mobility Part 5: Communications for people who are deaf or hearing impaired (referenced)
- Australian Human Rights Commission Guideline on the Application of the Premises Standards (2013)
- Commonwealth Disability Discrimination Act (DDA) (1992)
- A Guide to Designing Workplaces for Safer Handling of People for Health, Aged Care, Rehabilitation and Disability Facilities 3rd Edition September 2007
- State Environmental Planning Policy (Housing for seniors or people with a disability) 2004 (Amendment No 2) 12 October 2007 – Part 2 Site Related requirements



## Context for Planning & Design

### Legislation & Standards

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#### DDA

The objectives of the Disability Discrimination Act 1992 (DDA) – section 23, focus on the provision of equitable, independent and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities. The DDA covers existing premises, including heritage buildings, those under construction and future premises. It extends beyond the building itself to include outdoor spaces and within, to address furniture, fittings and practices.

#### Premises Standards

Disability (Access to Premises - Buildings) Standards (Premises Standards) 2010 which commenced on 01 May 2011, has been incorporated into the BCA (2016) to ensure that access provisions for people with disabilities more fully meet the intent of the DDA. Meeting the Premises Standards ensures fulfilment of obligations under the Disability Discrimination Act in relation to physical access within the buildings. Schedule 1 of the Premises Standards contains the Access Code for Buildings and is equivalent to the BCA provisions for access.

#### BCA

The Building Code of Australia (BCA)(2016) applies to new buildings and existing buildings that undergo refurbishment. In this report the description of the level of accessibility throughout the new work is generally measured against the Deemed-to-Satisfy Provisions of the BCA, in particular Parts D3 and H2.

#### AS1428 – Standards for Access

The Australian Standards design for access and mobility are a suite of standards relating to the inclusion of features in the built environment that improve access and mobility for people with a disability.

AS1428.1 (2009) sets out minimum requirements for design of buildings and facilities, while AS1428.2 includes enhanced and additional requirements that are not covered in AS1428.1, such as street furniture and reach ranges.

AS1428.4.1 (2009) Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment primarily details the requirements for the application of tactile ground surface indicators (TGSIs).

#### SEPP Housing for Seniors or People with a Disability

Part 2 clause 26 is applicable to this development and requires that residents of the proposed development will have access to shops, bank service providers and other retail and commercial services that residents may reasonably require; community services and recreation facilities; and the practice of a general medical practitioner, within 400m of the site via an accessible path of travel or public transport located within 400m of the site.



## Context for Planning & Design

### Documentation

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This assessment is based on discussion with the design team and review of the following architectural documentation prepared by PTW Architects, issued to funktion on 05/03/18:

DA001 DA01 COVER SHEET	DA203 DA01 STREET ELEVATIONS
DA050 DA01 PROPOSED SITE PLAN	DA204 DA01 ELEVATIONS
DA060 DA01 EXISTING CONTEXT SITE ANALYSIS	DA205 DA01 ELEVATIONS
DA061 DA01 PROPOSED SITE ANALYSIS	DA206 DA01 TRUE ELEVATIONS 1
DA062 DA01 URBAN HEIGHT AND SIGNIFICANT TREE CONTEXT ANALYSIS	DA207 DA01 TRUE ELEVATIONS 2
DA070 DA01 EXISTING SITE / DEMOLITION PLAN	DA208 DA01 TRUE ELEVATIONS 3
DA071 DA01 DEMOLITION PLAN - STAGE 1	DA250 DA01 SITE SECTIONS
DA072 DA01 DEMOLITION PLAN - STAGE 2	DA251 DA01 SECTIONS SHEET 1
DA100 DA01 PROPOSED MASTER GROUND FLOOR PLAN	DA252 DA01 SECTIONS SHEET 2
DA101 DA01 PROPOSED MASTER TYPICAL FLOOR PLAN	DA500 DA01 3D VIEWS
DA102 DA01 PROPOSED MASTER ROOF PLAN	DA500a DA01 3D VIEWS
DA103 DA01 GROUND FLOOR PLAN	DA501 DA01 3D VIEWS
DA104 DA01 FIRST FLOOR PLAN	DA501a DA01 3D VIEWS
DA105 DA01 SECOND FLOOR PLAN	DA502 DA01 3D VIEWS
DA106 DA01 ROOF PLAN	DA502a DA01 3D VIEWS
DA112 DA01 SHADOW DIAGRAMS	DA503 DA01 3D VIEWS
DA150 DA01 AREA PLANS	DA503a DA01 3D VIEWS
DA201 DA01 ELEVATIONS MATERIAL	DA700 DA01 STAGING PLAN - OVERALL
DA202 DA01 ELEVATIONS MATERIAL	DA701 DA01 STAGING PLAN - STAGE 1 ENABLING WORKS
	DA702 DA01 STAGING PLAN - 2 DEMOLITION -& NEW WORKS
	DA703 DA01 STAGING PLAN - 3 PART DEMOLITION OF HOSTEL
	DA704 DA01 STAGING PLAN - NEW SOUTHERN CARPARK
	DA705 DA01 TREE ASSESSMENT PLAN
	DA706 DA01 ACCESS DIAGRAM



## Design Review

### Accessibility Assessment

## External Links & Arrival to the Site

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### Location and Access to Facilities

The site is located opposite Lennox Village Shopping Centre on the Great Western Highway, where a signalized pedestrian crossing located adjacent the intersection of Emerald Street and the Great Western Highway provides access across the Great Western Highway via a functional accessible path of travel.

The shopping centre includes a supermarket, cafes and restaurants, newsagent, Australia Post, banks, pharmacy and a medical centre. Bus services are also available within 400m of the site and include route 688 from Penrith to Emu Heights, Route 689 Penrith to Leonay and Route 1688 Penrith to Leonay and Emu Heights.

In our opinion, the access to facilities and surfaces and gradients on the access path to the facilities meet the functional requirements of the SEPP to provide an accessible path of travel suitable for older residents to meet State Environmental Planning Policy (Housing for seniors or people with a disability) 2004 (Amendment No 2) 12 October 2007 – Part 2 Site Related requirements.

### Link to Property Boundary

A footpath is proposed to link the principal entrances and the footpath on Emerald Street via accessible paths of travel that meet the functional requirements of AS1428.1. An additional three pedestrian links to the footpath on the Great Western Highway are proposed.

### Carparking

Two designated accessible car parks adjacent the principal entrance, with a direct link to the principal building entrance, are proposed in Stage 2 works. An additional seven accessible parking spaces are proposed in Stage 4 works.

### Principal Entrance

To meet BCA D3.2, the accessible principal pedestrian entrances to the residential aged care facility are indicated on the ground floor on the eastern and southern sides of the facility. The principal pedestrian entrances are proposed to provide circulation space and level surfaces to meet AS1428.1.

### Internal Accessways – Common Areas on Ground Floor

To meet the requirements of the Premises Standards and BCA part D3.1, continuous accessible paths of travel meeting the functional requirements of AS1428.1 (2009) are generally provided in the public area on the ground floor via the provision of circulation space at corridors, lift lobbies and doors.



## Design Review

### Accessibility Assessment

## Internal Areas

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### Internal Areas

To meet the BCA D1.6(b)(f), Part D3 and the Disability (Access to Premises - Buildings) Standards 2010, the design of the new facility is indicated to include the following:

- a) Corridor dimensions of minimum 1.5m and 1.8m for the full width of a doorway providing access into a sole-occupancy unit or communal bathroom
- b) Doorway openings of 1070mm where it opens from a public corridor to a sole-occupancy unit; 870mm in other resident use areas; and 800mm in non-resident use areas.
- c) Door circulation space at common areas meeting the requirements of AS1428.1, in addition to clear door openings of 870mm

Back of house areas are proposed to be exempt areas under BCA D3.4 as they are areas where access would be inappropriate because of the particular purpose for which the area is used.

These areas include: kitchen, waste, dirty linen, maintenance office, cleaners room, comms, central store, clean linen, dirty utility, laundry, clinical treatment room.

### Lift

The proposed lifts are indicated to have dimensions and door clearance that complies with BCA D3.3 (b) and E3.6 and include the following features in accordance with AS1735.12:

- a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 clause 5.3
- b) Minimum clear door opening of 900mm as in AS 1735.12 section 2
- c) Passenger protection system complying with AS 1735.12 clause 4.2
- d) Lift car and landing control buttons complying with AS 1735.12 section 7 for Braille, tactile and luminance contrast
- e) Lighting complying with AS 1735.12 section 10
- f) Emergency hands-free communication.

### Common Sanitary Facilities

To meet the Premises Standards and BCA (2016) part F2.4 the facility is proposed to include common sanitary facilities on each floor including unisex accessible sanitary facilities (6 on ground floor, 2 on typical floors) with a layout and circulation space to meet the requirements of AS1428.1 clause 15.

### Accessible Bedrooms (Sole Occupancy Units)

100 bedrooms are proposed, including a mix of shared, double and single rooms. A performance solution is proposed as accessible rooms and ensuites providing fixtures and fittings in accordance with AS1428.1 are not proposed to be provided. As this is an assisted care setting in which ageing in place is to be accommodated, residents will receive a high level of care and assistance from staff at all times and accessible rooms / ensuites that meet the requirements of AS1428.1 are not considered appropriate to meet the needs of the residents.





## Design Review

### Accessibility Assessment

#### Recommendations

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- i. Landscape concept to consider lighting, finishes, accessible seating, circulation space and gradients to meet AS1428.1, slip resistance of surfaces and provision of 30% luminance contrast at path edges and obstacles. Ensure external lighting is designed to avoid glare and provide 20 lux at ground level on all pathways to meet the requirements of the SEPP.
- ii. To meet AS1428.1 clause 10.2, the ground abutting the sides of walkways is required to provide a firm and level surface at the same level of the walkway, follow the grade of the walkway and extend horizontally for 600mm, unless a suitable barrier is provided.
- iii. Doors to ground floor accessible wc GL-031 to provide circulation space to meet AS1428.1.
- iv. The reception counter is recommended to include a section of counter with dimensions compliant with AS1428.2 to facilitate access by a person using a wheelchair.
- v. New doors to provide luminance contrast to meet AS1428.1 clause 13.1.
- vi. Glazing should be clearly marked in accordance with AS1428.1 clause 6.6.
- vii. Unisex accessible sanitary facility fittings to comply with AS1428.1 clause 15.
- viii. The proposed lifts to comply with BCA D3.3 (b) and E3.6 and include the following features in accordance with AS1735.12:
  - a. A handrail complying with the provisions for a mandatory handrail in AS 1735.12 clause 5.3
  - b. Minimum clear door opening of 900mm as in AS 1735.12 section 2
  - c. Passenger protection system complying with AS 1735.12 clause 4.2
  - d. Lift car and landing control buttons complying with AS 1735.12 section 7 for Braille, tactile and luminance contrast
  - e. Lighting complying with AS 1735.12 section 10
  - f. Emergency hands-free communication.
- ix. Fire stairs to include handrails and nosing highlighting to meet the BCA part D3.3 and AS1428.1 clause 11.
- x. Hearing augmentation to be provided to meet the BCA Part D3.8.
- xi. Signage to be provided to meet the BCA Part D3.6.
- xii. Corridor handrails to meet the BCA part D1.6 to be provided.



## Conclusion

## Conclusion

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Having reviewed the listed drawings, it is our opinion that at this stage of the design, the access provisions for people with physical and sensory disabilities in the proposed new new community centre with residential aged care facility at Edinglassie Village in Emu Plains can comply with the functional accessibility requirements of BCA (2016) sections D1.6, D3, E3.6 and F2.4; AS1428.1, AS2890.6, AS1735.12 and the Disability (Access to Premises - Buildings) Standards 2010 for accessibility and equity.

The provision of access for people with a disability in the proposed new work can provide continuous accessible paths of travel and the equitable provision of accessible facilities to provide inclusive design to meet the anticipated requirements of staff, students and visitors.

I certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work being reviewed. My company is holding appropriate current insurance policies.

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