

GREENGATE

THE VILLAGE GREEN PENRITH

The Village Green will be a 24 hour aged care facility, located on Reserve Street in Penrith.

ACCESSIBILITY REPORT • SEPP

(SEEPHSPD -Housing for Seniors and Persons with a Disability)

Enabled by
Design

PROJECT NUMBER:		1118-001		
ISSUED	PHASE	TYPE	REPORT NO.	REV
13.12.2018	DA	SEPP	01	A
Consultant:	Bryce Tolliday		© Copyright December 18	



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Performance Solution

Project Name:	THE VILLAGE GREEN PENRITH		
Project Number:	1118-001	Date:	13/12/18
Client:	GREENGATE	Report Reference:	01 . DRAFT

1.1 Background

This study has been commissioned by the applicant Greengate Group as part of the proposed development of The Village Green Penrith, an independent living and residential aged care development to be located at Reserve Street, Penrith. The development being assessed has been classified as being a Class 2, Class 7a and Class 9c under the NCC 2016 which are described below:

Class 2: a building containing 2 or more sole-occupancy units each being a separate dwelling.

Class 7: a building which is—

- (a) Class 7a — a carpark; or
- (b) Class 7b — for storage, or display of goods or produce for sale by wholesale.

Class 9: a building of a public nature—

- (a) Class 9a — a health-care building, including those parts of the building set aside as a laboratory; or
- (b) Class 9b — an assembly building, including a trade workshop, laboratory or the like in a primary or secondary school, but excluding any other parts of the building that are of another Class; or
- (c) Class 9c — an aged care building.

The proposal is to develop an integrated care village containing 3 buildings, six storeys and will consist of Building 1 - 100 RACF rooms (120 aged care beds), Building 2 & 3- 76 independent living units and 97 carapaces which includes 5 PWD.

This report is based on a review of drawings and documentation listed below.

1.2 Methodology

To prepare the following tasks were undertaken:

- Profile the occupants of the proposed village to understand their needs. In developing this profile we were mindful that AS1428.1:2009 which is referenced under current Building Law, including SEPP, notes in its Application that research used to develop the standard relied on empirical testing of people aged between 18 and 60 years of age and using the standard for people outside this age group may not be appropriate. ;
- Reference was made to the requirements of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (current version dated 2 October 2018) with specific attention paid to Part 6 Development for vertical villages which is relevant to this project.

2.1 Laws, Regulations and Standards

The following Laws, Regulations and Standards form part of the reference for this report:

Reference Material	
Building Code of Australia – Volume One - 2016	Australian Building Codes Board
Disability (Access to Premises – Buildings) Standards 2010	Federal Register of Legislative Instruments F2010L000668
AS1428.1-2009 Design for access and mobility – General requirements for access – New building work	Standards Australia
4430.0 Survey of Disability, Ageing and Carers Australia 2015	Australian Bureau of Statistics
3218.0 Regional Population Growth, Australia 2013-14	Australian Bureau of Statistics
AS/NZS 1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators	Standards Australia
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	NSW Parliamentary Counsel's Office
AS 4299-1995 Adaptable housing	Standards Australia

2.2 Examined Drawings

The following drawings/documents were examined in order to provide the advice contained in this report:

Project Drawings / Details Referenced	
Drawing Number	Revision
2018085-JT-Sheet - DA-000 - COVER SHEET	4
2018085-JT-Sheet - DA-030 - SITE PLAN	2
2018085-JT-Sheet - DA-109 - BASEMENT FLOOR PLAN	5
2018085-JT-Sheet - DA-110 - GROUND FLOOR PLAN	4

2018085-JT-Sheet - DA-111 - TYPICAL FLOOR PLAN, L1 - L3	4
2018085-JT-Sheet - DA-114 - TYPICAL FLOOR PLAN, L4 - L5	3
2018085-JT-Sheet - DA-120 - ROOF PLAN	4
2018085-JT-Sheet - DA-300 - SECTIONS 01	4
2018085-JT-Sheet - DA-301 - SECTIONS 02	4
2018085-JT-Sheet - DA-600 - GFA DIAGRAMS	2
2018085-JT-Sheet - DA-700 - SOLAR ACCESS & CROSS VENTILATION DIAGRAMS	2
2018085-JT-Sheet - DA-800 - SHADOW DIAGRAMS	1

This review has been undertaken as part of the design process to examine the design and to ensure SEPP – HSPD requirements are being addressed along with compliance obligations for disability access under the National Construction Code (NCC) 2016 and the Disability (Access to Premises – Building) Standards 2010, a standard empowered under the Disability Discrimination Act (Cth) 1992. It should be noted that formal assessment under the NCC is the responsibility of the Building Certifier appointed for this project. The design is a working document, as further amendments to the design occur these will require further assessment

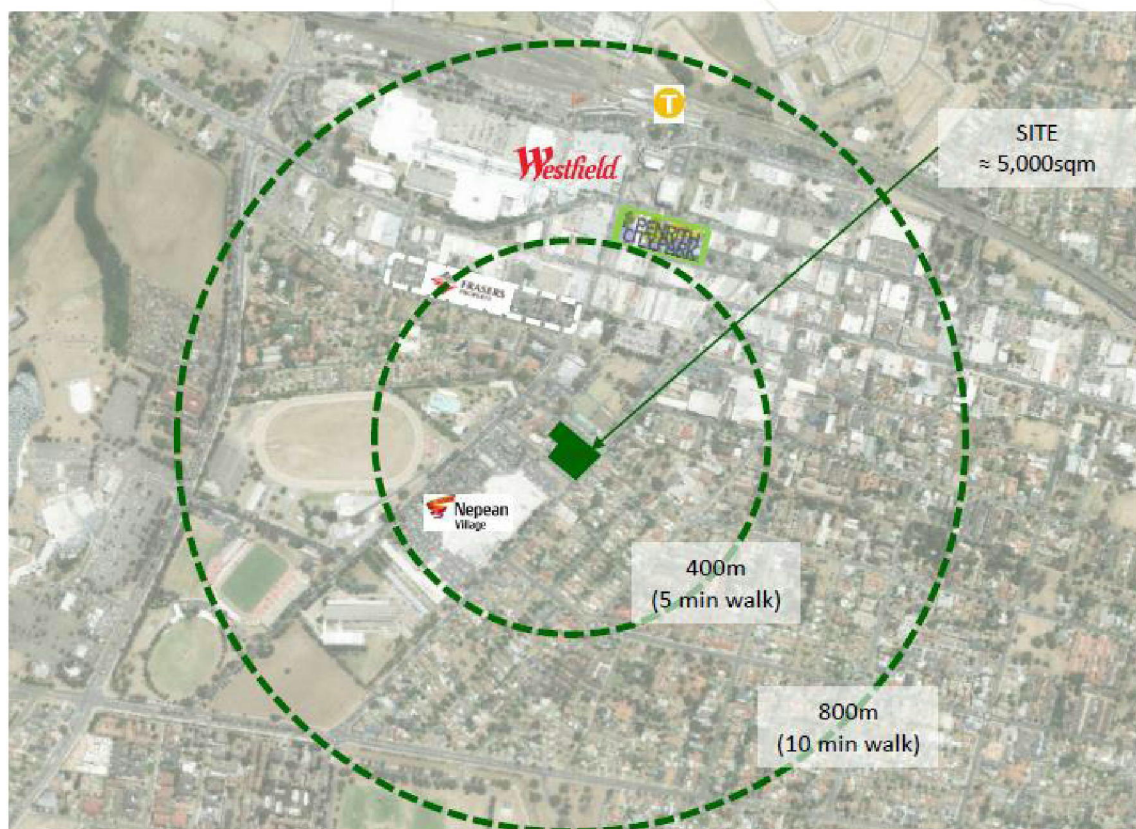
3.1 The Study Area

The study area is determined as being bounded by Derby Street, Woodriff Street through to Reserve Street.

It includes:

- The Penrith Railway Station
- The Westfield Penrith Shops
- Nepean Village

Below illustrates walking distances to nearby facilities. This review does not include an accessibility review or audit of pedestrian networks beyond the allotment boundary of this project.



3.2 Village Resident Profile

The proposed village will accommodate aged care and independent living residents. It is intended that the residents within the village will age in place by remaining in their own residence and in contact with people within their well-established community. The aged care residents are typically over 80 and with many requiring 24 hour nursing care or some level of assistance.

These residents typically only leave the nursing home under the supervision of care staff or family members and are in a wheelchair or other mobility device.

The independent living residents, are usually active and healthy. They manage their own care, food and day to day needs. Typically, 70-80% of the independent living residents are still driving when they enter the village. Some of them will have mobility issues where they may be using a mobility device such as a walking stick, walking frame, wheeled walker or scooter.

Some of the independent living residents may catch a taxi to local facilities. Whilst the development may provide transport such as a casual mini bus service to pick up and drop off residents, the developers experience is that this type of service is used infrequently in their other villages.

Most of these residents will be able to walk to nearby facilities, managing the variation in terrain and accessibility of the street and transport features.

3.3 Ageing Population

Australia is a vast country with a relatively small population of around 23 million people at June 2013. Our population continues to grow and age, this is mainly because of natural increase (more births than deaths) and migration. Although the population is increasing, the growth has not been consistent across all age groups and has been stronger among older age groups in recent decades.

Between 1973 and 2013, the number of people aged 65 and over tripled, from 1.1 million to 3.3 million. There was a six-fold increase in the number of people aged 85 and over, from 73,100 to 439,600. Over the same period, the number of children and young people aged 25 years and under rose just 22% from 6.1 million to 7.5 million people.

The prevalence of many health conditions is higher in older age groups. Among older Australians living in households, the most common long-term health conditions (excluding short and long sightedness are as follows:

- Arthritis (affecting 49% of those aged 65 and over)
- High blood pressure (38%)
- Hearing losses (35%)

Just over 1 in 5 older people (22%) reported having heart disease, stroke and vascular diseases, 15% had diabetes and 7% had cancer. Age-related vision problems that are likely to be disabling include cataracts (affecting 10% of those aged 65 and over), glaucoma (3%), macular degeneration (5%) and blindness (2%). Dementia is a significant health problem among older Australians—of the estimated 332,000 Australians who had dementia in 2014, 93% were aged 65 and over. Just over one-half (53%) of Australians aged 65 and over in 2012 had disability compared with 16% of those aged 25-64 .

18.5% of the population have disability, that is, 4.2 million people. Of these, 1.4 million Australians had a profound or severe limitation affecting their mobility, self-care or communication. Of people with a disability living at home, approximately 60% need assistance with an everyday activity. The rate of disability increases with age with less than 1 in 20 children under the age of five having a disability compared to almost 9 in 10 people aged 90 years and over. The statistics indicate that with increasing age, there is an increasing incidence of disability.

There were around 3.3 million older Australians in 2012, representing one in every seven people (14%). This proportion has risen from 13.3% in 2009 and 12.6% in 2003. Around half of Australia's older population (1.7 million or 7.5% of Australians) have a disability. As such, older people with disability now form a larger part of the Australian population than previously measured, having represented only 7.1% and 7.0% of the population in the previous two surveys in 2009 and 2003.

The 2012 Survey of Disability and Carers found that:

- Ninety per cent of older people lived in a private dwelling, such as a house, flat or home unit, with nearly three quarters (71%) living with others. For people aged 80 years or more, 77% lived in a private dwelling, with over half (58%) living with others.
- Around 1.4 million older people needed assistance with at least one activity because of disability or age (42%).
- 87% of older Australians reported having a long-term health condition. The long-term health conditions most frequently reported as causing older people the most problems were arthritis (16%), hypertension (11%) and back problems (9.4%).
 - One third of older people reported needing assistance with personal activities (29%), most commonly health care (25%) and mobility tasks (18%). Property maintenance (23%) and household chores (18%) were other activities that older people needed assistance with.
- When comparing those with disability, older people were more likely to have their needs for assistance met in full, than those aged less than 65 years (64% compared with 58%).

A government pension or allowance was the main source of income for two million older Australians (65%).

Women are more likely than men to live alone at all ages 65 years and over, and the percentage of women living alone increases linearly with age from 65–69 to 80–84 years.

4.1 Development for Vertical Villages – 45 Vertical Villages

The development requires affordable places and onsite support services. The proposed development will deliver on-site support services for its residents and Greengate will adhere to the affordable places clause which are both outlined (copied) below.

affordable place, in relation to seniors housing, means a dwelling for the accommodation of a resident:

(a) whose gross household income falls within the following ranges of percentages of the median household income for the time being for the Greater Sydney (Greater Capital City Statistical Area) according to the Australian Bureau of Statistics:

Very low income household less than 50%

Low income household 50% or more but less than 80%

Moderate income household 80–120%

(b) who is to pay rent that does not exceed a benchmark of 30% of the resident's actual household income.

on-site support services, in relation to residents of seniors housing, means:

(a) 3 meals a day provided on a communal basis or to a resident's dwelling, and

(b) personal care, and

(c) home nursing visits, and

(d) assistance with housework.

4.2 -Standards concerning accessibility and usability for hostels and self- contained dwellings – Schedule 3

The proposed development has been evaluated against the requirements of Schedule 3- Standards concerning accessibility and usability for hostels and self-contained dwellings.

Item	Risk Description	Technical Reference & Functional Application	Compliance
1	Accessway Widths The minimum width of any accessway in non service areas or in areas which form part of an accessway to a toilet facility, and access or egress point used by	AS1428.1-2009 Clause 6.3 & 10.2(a) (Access Code for Buildings) AS1428.2-1992 Clause 8.1(a) & AS1428.1-2009 Clause 10.2(a) (All other areas)	10/12/2018 (AAW): At this stage of the design no issues

Item	Risk Description	Technical Reference & Functional Application	Compliance
	people who use wheelchairs or other mobility devices must be a minimum of 1000mm. On external accessways, which are not part of a building approval, where the overall width is less than 2400mm, the accessway must consist of a walkway with a minimum width of 1200mm plus where the walkway is not bounded by a compliant kerb, kerb rail or wall, the adjoining surface must be at grade for a minimum width of 600mm on any side not so bounded (or part thereof to an overall width of 2400mm). Where the external accessway is subject to a building approval under the Disability (Access to Premises – Buildings) Standards 2010 the overall width is required to be a minimum of 2200mm with the same combination of walkway and at grade adjoining surfaces, or kerb, kerb rail or adjoining wall. No essential fittings are to encroach within this clear 1000mm (i.e. Telephones, fire hose reels, fire extinguishers etc). Door handles placed a minimum of 900mm above the FFL are the only encroachment permitted.	SEPP: HS/PWD (2004) Schedule 3, Part 1, Clause 7(2) These minimum widths are designed to ensure people who use assistive mobility devices (for example wheelchairs) to access the built environment are able to do this. It should be noted that this is a minimum width for straight line travel. Additional width may be necessary to provide circulation, turning and passing spaces.	have been identified.
2	Surfaces on Accessways Surfaces of accessible paths of travel must be slip resistant and have features which would not impede the safe movement and easy of people with disabilities. These surfaces must comply with AS1428.1-2009 Clause 7. Balconies and external paved areas must have slip-resistant surfaces. In addition, where carpets are provided, the combined thickness of the carpet and carpet backing cannot exceed 15mm. The carpet backing thickness cannot exceed 4mm and the carpet pile height or thickness cannot exceed 11mm.	AS1428.1 2009 Clause 7 DAPS DTS D3.3 (g) & (h) SEPP: HS/PWD (2004) Part 1 Clause 11 This item ensures that surfaces on accessways are traversable by people of all physical abilities.	10/12/2018 (AAW): At this stage of the design no issues have been identified.
3	Wheelchair Access (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	SEPP HS/PWD (2004) Schedule 3, Part 1, Clause 2 The intention here is to ensure that as far as is reasonable the highest	10/12/2018 (AAW): The drawings reviewed comply

Item	Risk Description	Technical Reference & Functional Application	Compliance
	(within the meaning of AS 1428.1) 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, and (b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) 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 AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.	number of units can be accessed by people who use wheelchairs	with these requirements.
4	Clear Opening The minimum clear opening through any doorway must be 850mm, apart from doorways, which serve as an entry to plant, or similar type spaces where access is restricted by way of an access control device or internal doors within Class 2 non-accessible units.	AS1428.1-2009 Clause 13. SEPP: HS/PWD (2004) Schedule 3, Part 1, Clause 7(1) This item assists all users in accessing relevant spaces, (wheelchairs, prams, bariatric users etc.). It should be noted that the minimum width of the A80 wheelchair is 740mm. The additional 100mm opening clearance is necessary to minimise damage to doors and door frames as it is almost impossible to achieve a direct line of travel through a doorway and manipulate the door leaf during this movement.	10/12/2018 (AAW): The drawings reviewed comply with these requirements.
5	Door Circulation Circulation Spaces must comply with AS1428.1-2009 in all spaces (including toilets, but not toilet cubicle doors) with the exception of doors leading to plant	AS1428.1-2009 Clause 13.3 & 13.4 AS1428.1-2001 Figure 11 SEPP HS/PWD (2004) Schedule 3, Part 1, Clause 7(3)	10/12/2018 (AAW): There are joinery items that encroach on the door circulation.

Item	Risk Description	Technical Reference & Functional Application	Compliance
	rooms / maintenance spaces. Note: Fixed Furniture or other encroachments must not be located within these circulation spaces. The distances between successive doorways in an accessible path of travel, including one which leads to a toilet facility containing an ambulant cubicle should comply with AS1428.1-2009 Clause 13.4 Door reveal should be less than 300 mm to the face of the door. If the reveal is greater than 300mm the door shall be automatic, or the door circulation space shall be increased in width to comply. Another option would be to pack the face of the door to bring the door face within 300mm of the outer wall.	In spaces where wheelchair access is required AS1428.1-2009 attempts to ensure all wheelchair users can approach doorways, manipulate and operate the door locks, handles etc without damaging surrounding walls or the door and frame surfaces. In particular the latch side dimension is critical to allow the wheelchair to manoeuvre into this space for the door handle to be reached and manipulated. Circulation is also critical for doors leading to sanitary facilities which contain facilities for people with ambulant disabilities to ensure they can open the door and move through this space with dignity and safety.	These items are moveable (not fixed) and we therefore consider these as not impacting on door circulation. We have identified and marked issues on the reviewed drawings which need to be addressed by the designers in regards to compliance with the door circulation requirements of AS1428.1-2009
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.	SEPP: HS/PWD (2004) Schedule 3, Part 1, Clause 6 AS4299-1995 Clause 4.3.1 & 4.3.2	10/12/2018 (AAW): A minimum common corridor width leading to Independent Living Units entry doors are 1550mm and to residential aged care rooms are 1600mm clear. The current design is consistent with this requirement.
7	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.	SEPP: HS/PWD (2004) Schedule 3, Part 2, Clause 18	10/12/2018 (AAW): The drawings reviewed comply with these requirements.

Item	Risk Description	Technical Reference & Functional Application	Compliance
8	Security Pathway lighting: (a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and (b) must provide at least 20 lux at ground level.	SEPP: HS/PWD (2004) Schedule 3, Part 1, Clause 3 The intention of this requirement is to ensure that lighting is sufficient to ensure people can observe and be observed in all conditions.	10/12/2018 (AAW): The current design is consistent with this requirement.
9	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 AS 2890, 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 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. Note: SEPP references AS2890.1:1993 in regards to the provision of accessible car parking spaces. For our review we have referenced AS2890.6:2009 as this standard is referenced by the NCC.	SEPP HS/PWD (2004) Schedule 3, Part 1, Clause 5	13/12/2018 (AAW): The designers have confirmed that the required head clearance from the car park entrance to the accessible car parking space complies with AS2890.6:2009 being 2200mm from the entrance to the accessible space and 2500mm above the accessible space. There are 97 car parking spaces proposed with 80 required. Whilst it is possible to extend the width to 3800mm, our recommendation would be to adapt spaces to comply with AS2890.6:2009 which would be consistent with our assessment.

Item	Risk Description	Technical Reference & Functional Application	Compliance
			The current design is consistent with this requirement.
10	Letterboxes (a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and (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.	SEPP: HS/PWD (2004) Schedule 3, Part 1, Clause 4 The intention of this requirement is to ensure that the location of letterboxes are accessible to people who use wheelchairs and are secure in an understood location	10/12/18 (AAW): At this stage of the design no issues have been identified.
11	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 AS 4299, 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 level of at least 300 lux.	SEPP: HS/PWD (2004) Schedule 3, Part 2, Clause 15 AS4299-1995- clause 4.7.1	10/12/2018 (AAW): Current furniture layout can be rearranged to provide circulation requirements. The current design is consistent with these requirements.
12	Bathrooms (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 for	SEPP: HS/PWD (2004) Schedule 3, Part 1, Clause 9	10/12/2018 (AAW): At this stage of the design no issues have been

Item	Risk Description	Technical Reference & Functional Application	Compliance
	circulation space for sanitary facilities in accordance with AS 1428.1: a) a slip-resistant floor surface, (b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1, (c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future: (i) a grab rail, (ii) portable shower head, (iii) folding seat, (d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, (e) a 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 to facilitate future accessibility.		identified. One bathroom in each of the units is provided to be in accordance with AS 1428.1 minimum bathroom size (dimension of 2750x2350mm). If adaptation is required in future, Accessible fixture and fittings can be replaced and rearranged accordingly to suit AS 1428.1 bathroom requirements.
13	Toilet A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299	SEPP: HS/PWD (2004) Schedule 3, Part 1, Clause 10	10/12/2018 (AAW): The drawings reviewed comply with these requirements.
14	Door Hardware Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299 cl 4.3.4	SEPP HS/PWD (2004) Schedule 3, Part 1, Clause 12 AS 4299-1995 Clause 4.3.4	10/12/2018 (AAW): At this stage of the design no issues have been identified..
15	Bedroom At least one bedroom within each dwelling must have:(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:(i) in the case of a dwelling in a hostel—a single-size bed, (ii) in the case of a self-contained dwelling—a queen-size bed, and(b) a clear area for the bed of at least:(i) 1,200 millimetres wide at the foot of the bed, and(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other	SEPP: HS/PED (2004) Schedule 3, Part 1, Clause 8	10/12/2018 (AAW): At this stage of the design electrical items Eg lighting, PowerPoints and telephone points are not specified and will need to be reviewed when the design is completed and

Item	Risk Description	Technical Reference & Functional Application	Compliance
	obstruction, and (c) 2 double general power outlets on the wall where the head of the bed is likely to be, and(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.		ready for construction. Furniture is removeable and can be rearranged to meet circulation requirements.
16	Kitchen A kitchen in a self-contained dwelling must have: (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and (b) a circulation space at door approaches that complies with AS 1428.1, and (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299: (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), (i) cooktops (see clause 4.5.7), except that an isolating switch must be included, (ii) (iv) an oven (see clause 4.5.8), and (d) "D" pull cupboard handles that are located towards the top of below-bench cupboards 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 work surface, and (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.	SEPP: HS/PED (2004) Schedule 3, Part 2, Clause 16	10/12/2018 (AAW): For unit Type 7, 8, 9 & 10 only provides 1250mm between the benches 1550mm is required between opposing base cabinets, appliance and walls to allow for a 180 deg turn by a person using a wheelchair. Only 1250mm is being provided on agreement that 1550mm will be provided where adaptation of the unit is required by the occupant. Ensure floor finishes are continuous under cabinetry where cabinetry might be relocated as a result of adaptation.
17	Laundry A self-contained dwelling must have a laundry that has: (a) a circulation space at door approaches that complies with AS	SEPP: HS/PWD (2004) Schedule 3, Part 2, Clause 19	10/12/2018 (AAW): Current designs do not meet item (a) and

Item	Risk Description	Technical Reference & Functional Application	Compliance
	1428.1, and (b) provision for the installation of an automatic washing machine and a clothes dryer, and (c) a clear space in front of appliances of at least 1,300 millimetres, and (d) a slip-resistant floor surface, and (e) an accessible path of travel to any clothes line provided in relation to the dwelling.		(c) in all instances.
18	Storage for linen A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.	SEPP: HS/PWD (2004) Schedule 3, Part 2, Clause 20	10/12/2018 (AAW): The current designs are not identified in all instances with linen storage cupboards consistent with this requirement.
19	Garbage A garbage storage area must be provided in an accessible location.	SEPP: HS/PWD (2004) Schedule 3, Part 2, Clause 21	10/12/2018 (AAW): The drawings reviewed comply with these requirements.
20	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.	SEPP: HS/PWD (2004) Schedule 3, Part 2, Clause 17	10/12/2018 (AAW): The drawings reviewed comply with these requirements.
21	Toilet A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299	AS 4299 SEPP: HS/PWD (2004) Schedule 3, Part 1, Clause 10	10/12/2018 (AAW): The drawings reviewed comply with these requirements.

Item	Risk Description	Technical Reference & Functional Application	Compliance
22	Ancillary Items Switches and power points must be provided in accordance with AS 4299.	SEPP: HS/PWD (2004) Schedule 3, Part 1, Clause 13	10/12/2018 (AAW): At this stage of the design no issues have been identified.

Conclusion and Recommendations

- I. The proposed village is well located to take advantage of the existing infrastructure and public transport.
- II. The proposed village will support and accommodate elderly people with a range of access requirements.
- III. The proposed development will deliver on-site support services for its residents and Greengate will adhere to the affordable places Part 5, Clause 45, (6)(a)(ii) &(b)
- IV. The drawings (2.2 Examined Drawings) reviewed generally comply with the requirements of Schedule 3 Standards concerning accessibility and usability for hostels and self-contained dwellings which is contained in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, with some noted exceptions. Further development of the design will address these exceptions.
- V. We have not assessed the development for compliance with the access provisions of the National Construction Code 2016 (NCC) as this is the purvey of the Building Certifier. Compliance with the NCC, for those matters covered, also equates to compliance with the Disability Discrimination Act (Clth) 1992

The proposed development follows the guidelines of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.



Bryce J Tolliday (ACAA)
Director – Access Consultant



BRYCE TOLLIDAY
ACAA

MANAGING DIRECTOR
SENIOR ACCESS CONSULTANT



PERSONAL PROFILE

Project Management
Access Consultant
Concept Development
Environmental Signage

"Our role, as a leader in our field, is to take difficult and often complex environments, and to solve spatial circulation and orientation problems for each person, regardless of their ability. We lead in our field as we are innovative in our solutions and responsive to our client's needs, whilst at the same time mindful that our environments are enabling and not disabling."

HOURLY RATE:

\$200.00

CONTACT

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CORPORATE:

Bryce is the Managing Director of Wayfinding Australia Pty Ltd, a Company based on the Sunshine Coast in Queensland which provides the following consultancies:

- Disability Access (DDA, ADA, BCA)
- Wayfinding Design
- Environmental Graphic Design
- Pedestrian Movement Studies
- Research

The practice is currently providing consultancies to over 50 projects being designed or under construction. Major projects recently completed include:

- Gold Coast University Hospital (\$1.1b Teaching Hospital)
- Moreton Bay Rail Link

RESEARCH:

Over the years Bryce's knowledge, particularly in the area of sensory wayfinding has resulted in his involvement in a number of research projects including:

- Main Roads Queensland – Pedestrian Line Marking
- CRC – Construction Innovation – Wayfinding in the Built Environment
- Queensland Health – Wayfinding Collaborative

PROFESSIONAL:

Bryce is a member of the following organisations:

- Association of Consultants in Access Australia Inc – Accredited (ACAA)
- Society for Environmental Graphic Design – Professional (USA)

COMMITTEES:

Bryce is currently appointed to the following committees:

- ACAA Management Committee (National)
- ACAA Membership Committee (National)
- ACAA ACCESS 2017 Conference Subcommittee
- AS1428.4.2– Design for access and mobility - wayfinding

EXPERT WITNESS:

Since 2003, Bryce Tolliday has provided expert testimony in over 25 Disability Discrimination complaints under both Federal and State jurisdictions.



BRYCE
TOLLIDAY

PROFESSIONAL
CURRICULUM VITAE



OCTOBER
18



Notes



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