

Access Review

Multi-dwelling Development
8 Linksvie Avenue Leonay
Report Issue 3
29/05/20



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Introduction

Background

This proposed development at 8 Linksview Avenue Leonay is being undertaken by Glenstone Group and consists of 5 independent living units.

This review of the design documents for DA addresses the requirements for access by people with a disability or who are older, to the proposed villas (ILUs) and communal facilities for residents and visitors.

The development is reviewed for compliance with the Disability (Access to Premises - Buildings) Standards 2010, relevant sections of the Building Code of Australia (BCA), Australian Standards on Access and Mobility and State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Amendment No 2) 12 October 2007 - Standards concerning access and useability.

The key issue in the provision of appropriate access for all people to the ILUs and communal facilities is the provision of a continuous accessible path of travel:

- (i) from points of arrival and links from public transport (bus) to the building entrances and each ILU
- (ii) from resident and accessible visitor parking to the principal entrance and throughout the facilities
- (iii) to all common use facilities

We have reviewed the architectural drawings listed to assess the level of accessibility and compliance with the relevant standards for access and mobility.

The designs have been assessed for the provision of equitable and dignified access for people with disabilities and older people. 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 resident areas, public visitor areas and staff areas.

In accordance with the principles of the Disability Discrimination Act 1992 (DDA) best practice is to be emphasised in the design.



Context for Planning & Design

Legislation & Standards

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

- Disability (Access to Premises - Buildings) Standards 2010
- Building Code of Australia (2019) Part D3 & F2.4
- 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
- AS1428.4 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment -tactile ground surface indicators
- State Environmental Planning Policy (Housing for seniors or people with a disability) 2004 (Amendment No 2) 12 October 2007 - Standards concerning access and useability; at gazettal date 18.01.08
- 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)



Context for Planning & Design

Legislation & Standards

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 (2019) 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)(2019) 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).

State Environmental Planning Policy - (Housing for Seniors or People with a Disability) 2004

To meet the requirements set out in the State Environmental Planning Policy - (Housing for Seniors or People with a Disability) the proposed development should:

- have obvious and safe pedestrian links from the site boundary that provides access to public transport services or local facilities, and
- provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.



Context for Planning & Design

Documentation

This assessment is based on discussion with the design team and review of the following architectural documentation prepared by Integrated Design Group, issued to funktion on 22nd May, 2020:

0001 cover page issue AA
0002 location plan issue AA
0003 site analysis issue AA
0004 BASIX commitments issue AA
0005 SEPP seniors compliance issue AA
0100 site plan issue AB
0101 erosion and sediment control issue AA
0200 demolition plan issue AA
1100 ground floor plan issue AA
1101 level 1 plan issue AA
1102 issue AA roof plan issue AA
2000 north & south elevation issue AA
2001 east & west elevation issue AA
2002 internal site elevations issue AA
3000 sections 1 issue AA
3001 sections 2 issue AA
9100 shadow diagrams issue AA
9200 driveway section issue AA
9201 threshold sections issue AA
9600 finishes schedule issue AA
9601 finishes schedule 2 issue AA
9602 finishes schedule 3 issue AA
9901 notification plan



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Accessibility Assessment

Proposed New Buildings

Independent Living Units

- Unit 1 – 2 bed room
- Unit 2 – 2 bed room
- Unit 3 – 2 bed room
- Unit 4 – 2 bed room
- Unit 5 – 2 bed room

Communal Facilities

- Footpaths and ramps linking ILUs to site entry
- Communal area
- Bin store
- Letterboxes
- Central driveway / shared area / vehicle court



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Accessibility Assessment

Proposed New Work

Public Transport

Paths of travel are available to link the entry of the development and ILUs with the street frontage on Fairways Avenue to the local transport services (bus stop on Leonay Parade) via existing public footpaths and a proposed new section of footpath on Fairways Avenue linking to the existing footpath.

Accessible transport services operate from the bus stop on River Road (361m from the pedestrian entrance to the site):

- 689 to Emu Plains Station, Nepean Square & Westfield Penrith

The Transport NSW Info website indicates the following scheduled services from the stop:

2 hours ago 5:51 689 Emu Plains Station Leonay Pde opp Linksvie Ave (2750302)	7 hours 15:29 689 Emu Plains Station Leonay Pde opp Linksvie Ave (2750302)
1 hour ago 6:21 689 Nepean Square Leonay Pde opp Linksvie Ave (2750302)	8 hours 16:29 689 Emu Plains Station Leonay Pde opp Linksvie Ave (2750302)
1 hour ago 6:52 689 Nepean Square Leonay Pde opp Linksvie Ave (2750302)	8 hours 16:59 689 Emu Plains Station Leonay Pde opp Linksvie Ave (2750302)
40 min ago 7:22 689 Nepean Square Leonay Pde opp Linksvie Ave (2750302)	9 hours 17:34 689 Emu Plains Station Leonay Pde opp Linksvie Ave (2750302)
4 min 8:07 689 Nepean Square Leonay Pde opp Linksvie Ave (2750302)	10 hours 18:04 689 Emu Plains Station Leonay Pde opp Linksvie Ave (2750302)
22 min 8:25 689 Westfield Penrith Leonay Pde opp Linksvie Ave (2750302)	10 hours 18:32 689 Emu Plains Station Leonay Pde opp Linksvie Ave (2750302)
1 hour 9:32 689 Penrith Panthers Leonay Pde opp Linksvie Ave (2750302)	11 hours 19:52 689 Westfield Penrith Leonay Pde opp Linksvie Ave (2750302)
2 hours 10:29 689 Westfield Penrith Leonay Pde opp Linksvie Ave (2750302)	12 hours 20:52 689 Westfield Penrith Leonay Pde opp Linksvie Ave (2750302)
3 hours 11:18 689 Westfield Penrith Leonay Pde opp Linksvie Ave (2750302)	
4 hours 12:29 689 Westfield Penrith Leonay Pde opp Linksvie Ave (2750302)	
5 hours 13:25 689 Westfield Penrith Leonay Pde opp Linksvie Ave (2750302)	



Design Review

Accessibility Assessment

Proposed New Work

Footpath Link to Public Transport

The contour and detail survey prepared by RHCO Surveyors (excerpt on following page) shows that the gradient of the existing and proposed footpath (0.6%-4%) is within the allowable gradients set out in State Environmental Planning Policy - (Housing for Seniors or People with a Disability) 2004 part 2 clause 26 of:

- no more than 1:14, although the following gradients along the pathway are also acceptable—
 - (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,
 - (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,
 - (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.

Based on the survey information provided and inclusion of the proposed design of the new section of footpath, in our opinion the site complies with the requirements set out in the State Environmental Planning Policy - (Housing for Seniors or People with a Disability) 2004 part 2 clauses 26 and 38 for location and access to facilities.

Link to Property Boundary

To meet BCA D3.2 and to facilitate access to the principal ILU pedestrian entrances for people who use wheelchairs and people who have ambulant disabilities, the northern side of the development is proposed to include a pathway linking to the property boundary on Fairways Avenue. Unit 2 is proposed to have a separate 1:20 pathway linking to the new footpath on Linksview Avenue. Access to the footpath from units 3, 4 and 5 is via the proposed shared area and a 1:14 ramp.

The ramp to is indicated to meet the requirements of AS1428.1 clause 10.3 and figures 13-19; including the following features:

- A maximum slope of 1:14
- A constant gradient between level landings
- An unobstructed/clear width minimum 1000mm
- Appropriate sized landings
- Handrails on both sides that include a 300mm horizontal extension at the top and bottom

Parking

To meet the objectives and intent of the SEPP Schedule 3 clause 5 (b), all the units are provided with a garage, with minimum dimensions 3.8m x 6m (except unit 3 which is 4m x 7.4m).



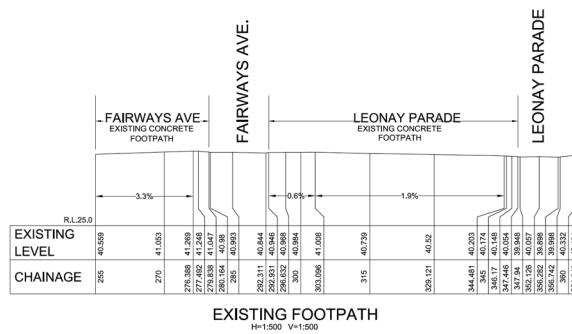
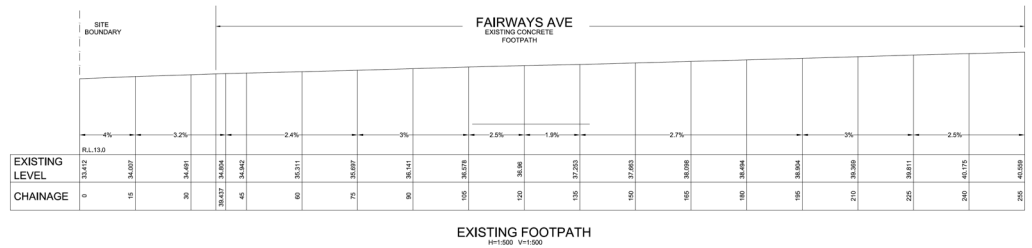
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Proposed New Work



Route from site to the bus stop on Leonay Parade



Excerpt from Survey of footpath gradient from proposed development to bus stop on Leonay Parade prepared by RHCO, dated 03/02/20



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Accessibility Assessment

Proposed New Work

ILUs

To meet the State Environmental Planning Policy (Housing for Seniors or people with a Disability) 2004 - standards concerning access and useability, all units are proposed to include:

- Entrance gates and doorways with 850mm clear width doors with suitable latch side clearances in accordance with AS1428.1-2009 clause 13 and figure 31
- A minimum 1000mm clear width path of travel throughout the units
- Accessible paths of travel and door approaches compliant with AS1428.1 to the master bedroom, kitchen, living room and garage
- The accessible ensuite with suitable clearances including 1900mm x 2300mm clearance around the pan, located 450-460mm from the side wall, in accordance with AS1428.1 clause 15
- Shower with minimum 1600mm x 1400mm clearance including the shower recess and circulation area (with accessible basin installed).
- The adapted basin is indicated to be located outside these circulation areas and offset a minimum 425mm (to centre line) from the internal corner.
- Adequate circulation space around the bed in the master bedroom – 1000mm both sides of the bed and 1200mm at the foot of the bed.

Requirements for Ongoing Design

The following table sets out the requirements that must be considered in ongoing design, to comply with the State Environmental Planning Policy (Housing for Seniors or people with a Disability) 2004 - standards concerning access and useability.



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Clause	Access Requirements	Comment
Schedule 3 SEPP (Housing for Seniors or People with a Disability) 2004		
Clause 2 Siting Standards	(i) Wheelchair access 100% if site has gradient of less than 1:10 (ii) 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.	Indicated on plans – via proposed ramps and access ways
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.	Indicated on plans
Clause 3 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.	Lighting levels tbc
Clause 4 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	Indicated on plans
Clause 5 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.	Indicated on plans



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Accessibility Assessment

Clause	Access Requirements	Comment
Clause 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.	Indicated on plans
Clause 7 Interior: general	1) Internal doorways must have a minimum clear opening that complies with AS1428.1. (2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres. (3) Circulation space at approaches to internal doorways must comply with AS 1428.1.	Indicated on plans
Clause 8(a) Bedroom	At least one bedroom within each dwelling must have: in the case of a self-contained dwelling—a queen-size bed, and an area sufficient to accommodate a wardrobe and a bed sized as follows:	Indicated on plans
Clause 8(b) Bedroom	a clear area for the bed of at least: 1200 millimetres wide at the foot of the bed, and 1000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and	Indicated on plans
Clause 8(c)(d) Bedroom	2 double general power outlets on the wall where the head of the bed is likely to be, and at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and wiring to allow a potential illumination level of at least 300 lux.	Capable of complying – tbc in detailed design
Clause 9 Bathroom	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 circulation space for sanitary facilities in accordance with AS 1428.1: a slip-resistant floor surface, a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1	Indicated on plans Capable of complying - tbc Indicated on plans
Clause 9 Bathroom	a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future: c) a grab rail, (b) portable shower head, (c) folding seat, (b) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, (b) a double general power outlet beside the mirror. Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.	Indicated on plans Capable of complying - tbc in detailed design



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Accessibility Assessment

Clause	Access Requirements	Comment
Clause 10 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.	Indicated on plans
Clause 11 Surface finishes	External paved areas must have slip-resistant surfaces.	Tbc in detailed design
Clause 12 Door Hardware	Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Tbc in detailed design
Clause 13 Ancillary items	Switches and power points must be provided in accordance with AS 4299.	Tbc in detailed design
Clause 14 Part 2 Additional Standards for self-contained dwellings		
Clause 15 Living room and dining room	Living room and dining room must have: <ul style="list-style-type: none"> (a) circulation space <ul style="list-style-type: none"> (i) min 2250mm diameter and (ii) as set out in clause 4.7 of AS4299 (b) telephone adjacent to GPO Living room & dining room to have wiring to allow for potential illumination of 300 lux	Indicated on plans
	<ul style="list-style-type: none"> (iii) circulation space to meet AS4299 clause 4.5.2 to facilitate access to the sink and appliances and to allow a 180° turn by a person using a wheelchair including a width of at least 2070mm and a clear space between benches of at least 1550mm is required at the outset (iv) width at door approaches complying with AS1428.1 (v) (c) the following fitting as per AS4299 clause 4.5: <ul style="list-style-type: none"> (vi) (i) benches that include at least one work surface that is at least 800mm in length and that can be adjusted or replaced as a unit at variable heights within the range of 750mm to 850mm above the finished floor surface (ii) a tap set that is located within 300mm of the front of the sink and that is a capstan tap set or that comprises lever handles or a lever mixer 	Tbc in detailed design Kitchens can be adapted to meet this requirement; tbc in detailed design



Design Review

Accessibility Assessment

Clause	Access Requirements	Comment
Clause 16 Kitchen	<p>(vii) "D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards</p> <p>(viii) general power outlets:</p> <p>(ix) (i) at least one of which is a double general power outlet within 300mm of the front of a work surface, and</p> <p>(x) (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</p> <p>d) Wall oven located next to adjustable height work bench minimum 800mm width and where oven is hinged, the clear work surface is to be on the opposite side of the hinge.</p>	Tbc in detailed design
Clause 17 Access to kitchen, main bedroom, bathroom & toilet	Must all be located on entry level	Indicated on plans
Clause 18 Lifts in Multi-storey buildings	Must be provided to self-contained dwellings in a multi-storey building	n/a
Clause 19 Laundry	<p>A self-contained dwelling must have a laundry that has:</p> <p>a door width complying with AS1428.1</p> <p>provision for the installation of an automatic washing machine and clothes dryer</p> <p>a clear space in front of appliances of at least 1300mm</p> <p>a slip-resistant floor surface</p> <p>an accessible path of travel to any clothes line provided in relation to the dwelling</p>	<p>Indicated on plans</p> <p>Tbc in detailed design</p>
Clause 20 Storage for linen	A self-contained dwelling must have a linen storage that is at least 600mm wide and has adjustable shelving	Indicated on plans
Clause 21 Garbage	A garbage storage area must be provided in an accessible location.	Indicated on plans



Design Review

Accessibility Assessment

Recommendations

In ongoing design, to comply with the Disability (Access to Premises - Buildings) Standards 2010 and BCA, include the following in the communal areas (vehicle court, ramps, accessways, letterbox access and bin store):

- i. Parking space related walking and wheelchair unloading areas comprise a slip-resistant, firm plane surface with a fall not exceeding 1:40 in any direction or 1:33 if the surface is a bituminous seal.
- ii. Slip resistant surfaces on accessways that are traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- iii. Adequate latch side clearance on an accessible (paved) surface at the gates to meet AS1428.1.



Conclusion

Conclusion

This review addresses the functional requirements for access by people with a disability or who are older, to the proposed new seniors living units for residents and visitors and is reviewed for compliance with the Disability (Access to Premises - Buildings) Standards 2010, relevant sections of the Building Code of Australia (BCA) 2019 and Australian Standards on Access and Mobility.

Provided the accessible features and recommendations are demonstrated in ongoing design, it is our opinion that the proposed ILUs and common facilities at 8 Linksvie Avenue Leonay, can comply with the accessibility requirements of Disability (Access to Premises - Buildings) Standards 2010, relevant sections of the Building Code of Australia (BCA), Australian Standards on Access and Mobility and State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Amendment No 2) 12 October 2007 - Standards concerning access and useability.

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 certified and I hold appropriate current insurance policies.

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