



Morris Goding
Access Consulting

Lendlease

Jordan Springs Retirement
Village

**Access Review –
FINAL**

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1. Executive Summary

The Access Review Report is a key element in the design of the residential development known as Jordan Springs Retirement Village, and an appropriate response to the AS1428 series, Building Code of Australia (BCA), and DDA Access to Premises Standards (including DDA Access Code).

The subject site is located on Jordan Springs Boulevard, Jordan Springs 2747 on Lot 1, DP1248137.

The site has approval for a staged concept development comprising Stage 1 works involving the construction of 51 ILUs (Independent Living Units), civil and landscape works and Stage 2 Concept development for future ILAs (Independent Living Apartments).

This DA concerns the Stage 2 development and is proposing 139 ILAs across 3 x 6 storey buildings.

Morris Goding Access Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities. The proposed development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, sanitary facilities, parking and accommodation comply with relevant statutory guidelines.

The recommendations in this report are to be developed in the ongoing design development and should be confirmed prior to construction certificate stage. As the project proceeds, further review of documentation is strongly recommended to ensure that appropriate access is provided to and throughout the development.

2. Introduction

2.1 Background

Lendlease has engaged Morris Goding Access Consulting, to provide a design review of the proposed residential development known as Jordan Springs Retirement Village, located at Jordan Springs Boulevard, Jordan Springs NSW 2747.

The development consists of the following:

- Basement car parking
- Common podium and landscaping
- Three residential blocks to 6 storeys
- Resident common area and amenities in Ground Floor of Block A

The proposed development falls under several BCA classifications:

- Class 2 (residential) building
- Class 7 (car parking) basement level
- Class 9b (resident common area)

The requirements of the investigation are to:

- Review supplied drawings of the proposed development;
- Provide a report that will analyse the provisions of disability design of the development; and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), and the AS 1428 series.

2.2 Objectives

The Report seeks to ensure compliance with statutory requirements and enhanced benchmark requirements set by the project. The Report considers user groups, who include residents and members of the public. The Report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment

The Report seeks to provide compliance the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the grounds of disability.

2.3 Accessibility of Design

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, Universal Design principles, SEPP Seniors Living Policy, AS1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

2.4 Statutory Requirements

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with disabilities will be in accordance with:

- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2010;
- Building Code of Australia 2019 (BCA) Part D3, F2, E3;
- AS 1428.1:2009 - (General Requirement of Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- AS 2890.6:2009 - (Parking for People with Disabilities);
- AS 1735.12:1999 - (Lift Facilities for Persons with Disabilities)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*
- State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (referenced Apartment Design Guide Part 4Q)*
- Sydney Regional Environmental Plan No 30 – St Marys (SREP 30)
- Western Precinct Plan (WPP) and Development Control Strategy (DCS)
- Penrith Development Control Plan (DCP) 2014

*NOTE: The project is not being lodged under SEPP Seniors and SEPP 65 is not triggered in this particular case. However assessment of the relevant schedules and guidelines is still included in this report as it is a project aim to achieve compliance as far as reasonably possible.



2.5 Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

3 Proposed Scheme and Regulatory Background

3.1 General

The project objectives, BCA building classifications, and applicable development controls, bring into relevance the following accessibility standards:

- Disability (Access to Premises – Buildings) Standards 2010;
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*;
- LHA: Liveable Housing Design Guidelines (referenced from the Apartment Design Guide Part 4Q of State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development)*

Each of the above is summarised in turn below.

*NOTE: The project is not being lodged under SEPP Seniors and SEPP 65 is not triggered in this particular case. However assessment of the relevant schedules and guidelines is still included in this report as it is a project aim to achieve compliance as far as reasonably possible.

3.2 DDA Premises Standards

The Disability (Access to Premises – Buildings) Standards 2010 ('Premises Standards 2010') are a federal legislative instrument that was made under the Disability Discrimination Act 1992 (DDA). The Premises Standards 2010 prescribe minimum design and performance standards of accessibility in relation to built premises in general.

The site is subject to the requirements of the Premises Standards due to proposals for buildings, or spaces, within the development, that are categorised by a particular building classification in the Building Code of Australia.

The BCA building classifications of relevance to the development will include at a minimum:

- Class 2 Residential
- Class 7a Carpark
- Class 9b Residential Common Areas

Areas of the development classified under the above BCA building classifications will need to consider the following key issues;

- Access to and within principal entrances to the premises from the allotment boundary.
- Access up to entrance doorways of residential sole occupancy units.
- Access to and within common use areas.



- Access to and within all areas normally used by the occupants.
- Accessible car parking spaces.
- Signage for persons with disabilities.
- Sanitary facilities for persons with disabilities.

3.3 SEPP Seniors Living Policy

Lendlease is committed to providing housing choice for seniors and people with disabilities. The SEPP (Housing for Seniors or People with a Disability) 2004, hereinafter cited as 'the SEPP', is intended to promote a balance between the need for greater housing choice and the need to safeguard the character of residential neighbourhoods. Although the proposal is not being lodged under SEPP Seniors it is a project aim to achieve compliance with SEPP as far as reasonably possibly.

Compliance issues associated within the SEPP can be summarised as follows:

- Appropriate pedestrian linkages to essential services external to the development site.
- Appropriate paths of travel to public transport which connects with local centres containing all essential services.
- Wheelchair accessible paths of travel to a minimum percentage of dwellings (determined by site gradients).
- Wheelchair accessible paths of travel to common areas and common facilities, including letterbox areas and garbage areas.
- Private car accommodation for SEPP Seniors Living dwellings designed in accordance with AS2890.
- Accessible entry and passage through the dwelling, including through all internal doorways, in compliance with AS1428.1.
- Main bedroom suitably sized to accommodate a queen size bed and circulation around all edges.
- Main bathroom suitably sized and fitout as a compliant AS1428.1 layout with a visitable toilet compliant with AS4299.
- Slip resistant floor surfaces.
- Door hardware and ancillary items in compliance with AS4299.
- Suitable living area circulation in compliance with AS4299.
- Kitchen circulation, joinery, and appliance layout in compliance with AS4299.
- Suitable circulation space forward of laundry appliances.

- Linen storage in accordance with AS4299.

3.4 Universal Design – Silver Level

Under SEPP 65 referenced Apartment Design Guide Section 4Q: Universal Design, 20% total apartments are required to incorporate Silver level universal design features (from LHA: Liveable Housing Design Guidelines). The intent is to improve the liveability of mainstream housing. Note that the units designed to SEPP Seniors Living can be counted in the 20% calculation if those dwellings also meet all LHA: Liveable Housing Design Guidelines requirements.

Ordinarily SEPP 65 is applicable to BCA class 2 developments three storeys and over, which would include this project. However due to the planning hierarchy applicable to the project SEPP 65 is not triggered, although it is a project aim to achieve compliance with the Apartment Design Guide as far as reasonably possibly.

The summary requirements (elements) for Silver level universal design features from LHA: Liveable Housing Design Guidelines are as follows;

- Continuous and step free entrances to units from the street and associated parking spaces.
- Doorways and corridors of suitable minimum clear width.
- WC pans suitably located for future installation of grabrails and minimum clear area forward of the pan.
- Provision of hobless shower suitably located for future installation of grabrails.
- Suitable wall reinforcing to accept future grabrails.
- Continuous handrails for internal stairs.

3.5 Sydney Regional Environmental Plan No 30 – St Marys (SREP 30)

CI.26 Community services

(4) Equitable access to services and facilities is to be promoted for all groups and individuals in the community.

CI.27 Open space and recreation

(2) The accessibility and utility of open space areas are to be maximised to allow use by the community.

CI.31 Urban form

(4) The overall development of the land is to facilitate safety and access for disabled persons.

It is considered that as the project will comply with all statutory requirements pertaining to disability access, and as the project targets compliance with SEPP Seniors, then compliance with SREP 30 is achievable.

3.6 Western Precinct Plan (WPP) and Development Control Strategy (DCS)

5.7.10 Adaptability

To provide practical and flexible housing and urban spaces that are designed and constructed to ensure durable and long-term adaptability to maximise access and liveability, consistent with AS 4299.

It is considered that as the project will target compliance with SEPP Seniors, then compliance with WPP/DCS is achievable as AS4299 calls for a lesser standard of accessibility.

3.7 Penrith Development Control Plan (DCP) 2014

C6 Landscape Design

6.1.4. Site Amenity (4) Equal Access

a) In accordance with the Federal Disabilities Discrimination Act 1992 and the NSW Anti Discrimination Act 1977, and all relevant Australian Standards, the following design elements must be considered when designing any landscape projects to ensure equal access for people with disabilities:

- i) Pedestrian routes;*
- ii) Tactile warning strips with a strong contrast to adjoining paving;*
- iii) Stairways/step;*
- iv) Landings;*
- v) Ramps;*
- vi) Handrails;*
- vii) Seating;*
- viii) Lighting;*
- ix) Signage;*
- x) Luminance contrast of street and park furniture.*

C10 Transport, Access and Parking

10.5.1. Parking



C. Controls

5) Design of Parking and Manoeuvring Areas

c) Provision of parking spaces for disabled persons should be in accordance with the Access to Premises Standards, the Building Code of Australia and AS2890.

D2 Residential Development

2.5.20 Accessibility and Adaptability

1) Demonstrate that planning and design measures do not prevent access by people with disabilities:

- a) access pathways should slope gently and evenly, with a non-slip finish and no steps between the street frontage and principal building entrances;*
- b) stair nosings should have a distinctive colour and texture;*
- c) dwellings should have:*
- d) dimensions consistent with AS 1428.1-1998-Design for access and mobility.*
- e) hallways at least 1m wide.*
- f) circulation areas in bathrooms at least 1 m wide.*

2) Demonstrate that dwellings have been designed to meet the needs of an ageing population:

- a) incorporate design measures which are appropriate to people with disabilities; and*
- b) employ lever-type door handles and traditional cruciform tap-handles; and*
- c) provide for future low cost modifications to bathrooms:*
 - i) future removal of hobs from shower recesses;*
 - ii) provision for future attachment of grab-rails to walls.*
- d) provide for future low-cost modifications to kitchens including replacement of under bench shelves with drawers & attachment of grab-rails.*
- e) provide appropriate levels and location of lighting*

3) 10% of all dwellings or a minimum one dwelling, whichever is greater, must be designed in accordance with the Australian Adaptable Housing Standard (AS4299-1995), to be capable of adaptation for people with a disability or elderly residents.

4) Where possible, the mandatory adaptable dwellings shall be located on the ground floor.

5) The development application must be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the Australian Housing Standard (AS4299-



1995).

6) Car parking and garages allocated to adaptable dwellings must comply with the requirements of the relevant Australian Standard regarding parking for people with a disability.

It is considered that as the project will comply with all statutory requirements pertaining to disability access, and as the project targets compliance with SEPP Seniors, then compliance with DCP 2014 is achievable.

4. Ingress & Egress

4.1 External Linkages

The BCA and DDA Premises Standards contain requirements for site approaches for the use of persons with disabilities. These requirements can be summarised as follows:

- An accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS1428.1:2009.
- An accessible path of travel between buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS1428.1:2009 is also required.
- An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

4.2 Entrances

The BCA and DDA Premises Standards contain requirements for building entry for the use of persons with disabilities. These requirements can be summarised as follows:

- Access through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings (i.e. when they have a separate function and/or use e.g. external retail tenancy). Note it is preferred that all entrances are accessible.
- A non-accessible entry located no more than 50m distance from an accessible entry (for buildings greater than 500m²).
- All accessible doors with 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009.
- An accessible path of travel e.g. ramp or lift provided adjacent (or in reasonable proximity) to any stair access. Note: providing choice of access route directly adjacent so that people can start and finish in the same location/travel similar route promotes inclusion and UD principles.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

4.3 Emergency Egress

BCA 2019 Part D2.17 has requirements for all fire-isolated egress stairs from areas required to be accessible (not communication stairs) to include at least one continuous handrail designed to be compliant with AS1428.1 Clause 12. Provision of an off-set tread at the base of stair flights or an extended mid-landing that will allow a 300mm extension clear of egress route is considered appropriate for achieving a consistent height handrail (without vertical or raked sections).

Where fire-isolated egress stairs will also be used for communication stair purposes between levels, they should be designed to meet AS1428.1:2009. Confirmation is required on the likely use of certain stairs for this purpose.

There is currently no mandatory requirement within BCA or DDA Premises Standards for provision of independent accessible egress for people with a disability in accordance AS1428.1 and this remains an important DDA issue. Consideration of an accessible egress strategy with emergency evacuation plan will be needed as a minimum starting point.

Consideration of management systems and fire wardens for emergency egress for people with disabilities.

5. Paths of Travel

5.1 Circulation Areas

The BCA and DDA Premises Standards contain requirements for circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Wheelchair passing bays (1800mm width x 2000 length) when a direct line of sight is not available and are to be provided at 20m max. intervals along access-ways.
- Turning spaces (at least 1540mm W x 2070mm L) within 2m of every corridor end and at 20m.max intervals along all access-ways. This is needed for wheelchairs to make a 180 degree turn, compliant with AS1428.1:2009.
- All common-use doors (i.e. not excluded under Part D3.4) with 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009.
- All common-use corridors and accessible paths of travel with at least 1000mm min. width when travelling in linear direction Note: Increased clear width paths of travel required for doorway circulation, turning areas etc.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

5.2 Passenger Lifts

The BCA and DDA Premises Standards contain requirements for passenger lifts and circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Passenger lifts with min. internal size at floor of 1400mm width x 1600mm depth, compliant with BCA/DDA Access Code Part E3.6 and AS1735.12.
- All lift lobbies and main corridors on each level with 1800mm min. clear width to allow two wheelchairs ability to space pass each other.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

5.3 Stairs, Ramps and Walkways

The BCA and DDA Premises Standards contain requirements for stairs and ramps for the use of persons with disabilities. These requirements can be summarised as follows:

- Ramps maximum 1:14 gradient with landings at no more than 9 metre intervals
- Ramps with handrails on both sides with minimum 1 metre clearance in accordance with AS1428.1
- Landings 1200mm length with 1500mm length at 90 degree turns
- Stairs handrails on both sides in accordance with AS1428.1
- Stairs and ramps with offset to ensure no encroachment of handrail extensions into from transverse path of travel at top and bottom of stair/ramp
- Walkway maximum 1:20 gradient with landings at no more than 15m intervals
- Edge protection to walkways

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

6. Facilities & Amenities

6.1 Sanitary Facilities

The BCA and DDA Premises Standards contain requirements for sanitary facilities suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- For Class 5, 6, 7a, 9b: At least 1 unisex accessible toilet, adjacent to every bank of toilets (where provided) on each storey, compliant with AS1428.1 under BCA/DDA Access Code part F2.4. If more than 1 toilet bank provided on each level, accessible toilet is required at 50% min. of toilet banks at each level.
- For Class 9b: If common-use change facilities provided (i.e. both toilets and showers) a separate combined accessible WC/shower adjacent to male and female change rooms is required, compliant with AS1428.1 under BCA/DDA Access Code Part F2.4.
- An even number of left hand (LH) and right hand (RH) transfer WC pans (accessible toilets) within the building. Alternating LH/RH layouts on each subsequent level is the most appropriate and inclusive approach.
- Accessible WC with 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1.
- An ambulant cubicle within every standard toilet bank adjacent to an accessible toilet under DDA Access Code Part F2.4 compliant with AS1428.1:2009.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

6.2 Common Areas

The BCA and DDA Premises Standards contain requirements for common use areas suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- For class 2 and class 3 buildings, access to a unique common use facility such as swimming pool, sauna, common laundry, entertainment rooms.
- For swimming pools, a means of access into the pool in accordance with DDA Premises Standards
- Accessibility to common use courtyards within buildings
- Mailboxes and garbage rooms within residential buildings with appropriate accessibility.



- Wheelchair access is required to any external and outdoor terrace areas including roof terraces compliant with AS1428.1.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

6.3 Car Parking

There are no requirements under the BCA or DDA Premises Standards for accessible car parking for this building classification. For parking analysis refer to section 10.15 of this report.

7. SEPP 65 - Silver Livable Units

7.1 Silver Livable Unit Provision

The following requirements are to be satisfied in the provision of visitable units:

- A total of 20% units to satisfy SEPP 65 (including referenced Apartment Design Guide) requirements to incorporate Liveable Housing Guidelines Silver Level Universal design features.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

As all dwellings are designed with the intent to meet SEPP (Housing for Seniors or People with a Disability) there are no standalone identified Silver Livable Units as the expectation is that compliance is readily achieved as the more onerous standard is targeted.

7.2 Silver Livable Unit Design

The following requirements are to be satisfied in the design of these units:

- The entry door into the units are to be detailed to achieve suitable clear width of at least 820mm during detailed design development stage to be compliant with Silver Level rating requirements in accordance with Livable Housing Design Guideline.
- From the unit entry, there needs to be appropriate 1m clearances throughout the unit to allow suitable accessible paths of travel within accordance with Silver Level rating requirements in accordance with Livable Housing Design Guideline.
- All internal doorways into bathroom, bedroom and out to balcony are required to achieve at least 820mm clear open widths in accordance with Silver Level rating requirements in accordance with Livable Housing Design Guideline. This can be achieved during detailed design development.
- The silver levels units require bathrooms that can accommodate the required 900mm wide by 1200mm long clear visitable toilet circulation space in front of the leading edge of the pan compliant with Silver Level rating requirements in accordance with Livable Housing Design Guideline.
- The walls surrounding the shower and toilet pan require sufficient reinforcements for the provision of grab rails in the future when required.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

8. SEPP Seniors - Site Topography & Linkages

8.1 Location and access to facilities – (SEPP 2004 Part 2, Sub-clauses 26(1) and (2))

(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:

(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and

(b) community services and recreation facilities, and

(c) the practice of a general medical practitioner.

(2) Access complies with this clause if:

(b) in the case of a proposed development on land in a local government area within the Sydney Statistical Division – there is a public transport service available to the residents who will occupy the proposed development:

(i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and

(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and

(iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive),

and the gradient along the pathway from the site to the public transport services and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).

Assessment

The site is located in the suburb of Jordan Springs, which is within the Sydney Statistical Division.

The main retail and commercial precinct of Jordan Springs is located close to the site, along Lakeside Parade and Water Gum Drive and Cullen Ave. This area contains a supermarket, medical, cafes, restaurant and specialty stores, however it may be considered as lacking some essential services such as dental and banking.

However the proposal can still achieve compliance with clause 26 (2)(b) due to the availability of a public bus service near the site on Jordan Springs Boulevard which services



the City of Penrith. Bus services are frequent and provide access to all required facilities. Access to the bus stops from the site is via a suitable pathway.

8.2 Paths of Travel to Transport Links – (SEPP 2004 Part 2, Sub-clause 26(3))

(3) For the purposes of subclause (2)(b) and (c), the overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be 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.***

Assessment

The most direct pedestrian link from the site to the aforementioned public transport is from the site north-east corner via pathways between future villa and aged care development. These developments are expected to offer appropriate infrastructure and details will be provided during the design development stage of the project. The existing infrastructure surrounding the bus stops is suitable.

8.3 Housing Siting (Schedule 3 Part 1 Clause 2 (1) & (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) to an adjoining public road.

(2) If the whole of the site does not have a gradient of less than 1:10:

- a 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***
- the wheelchair access provided must use by a continuous accessible path of travel (within the meaning of AS1428.1.) to an adjoining public road or an internal road or a driveway that is accessible to all residents.***

Assessment

All dwellings are wheelchair accessible therefore the proposal complies with this clause.



8.4 Accessibility – (Part 3 Clause 38)

The proposed development should:

(a) Have obvious and safe pedestrian links from the site that provides access to the public transport services or local facilities

(b) Provide attractive, yet safe, environment for pedestrian and motorist with convenient access and parking for residential and visitors.

Assessment

The proposed development will have accessible paths of travel compliant with this clause. These details will be provided during the design development stage of the project.



9 SEPP Seniors - Common Areas within Site

9.1 Common Areas (Schedule 3 Part 1 Cl 2(3))

Access must be provided in accordance with AS1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.

Assessment

There are appropriate continuous accessible paths of travel from all dwellings to the common facilities. The paths of travel can achieve compliance with AS1428.1.

Ground Floor of Building A (which contains the common facilities) has appropriate accessibility. The paths of travel there have suitable circulation areas in accordance with DDA Premises Standards and AS1428.1. There is level access throughout.

The required details will be provided during the design development stage of the project and confirmed prior to CC.

9.2 Lifts in Multi-storey buildings – (Schedule 3 Part 2 Cl 18)

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 BCA.

Assessment

Passenger lifts have been proposed where required.

The required details will be provided during the design development stage of the project and confirmed prior to CC.

9.3 Security – (Schedule 3 Part 1 Cl 3)

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.

Assessment

Pathway lighting will be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and must provide the appropriate lux level at ground level. These details will be provided during the design development stage of the project and confirmed prior to CC.



9.4 Letterboxes – (Schedule 3 Part 1 Cl 4)

(a) must be situated on a hard standing area and have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428).

(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.

Assessment

All mail for the development is held at Ground Floor of Building A in an accessible location.

The required details will be provided during the design development stage of the project and confirmed prior to CC.



10. SEPP Seniors - Independent Living Unit Design

10.1 Accessible Entry – (Schedule 3 Part 1 CI 6)

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 AS4299.

Assessment

All units are capable of compliant accessibility via the main pedestrian entrance at the street frontage. The drawings demonstrate suitable widths and gradients along the path of travel.

The entry doorways of dwelling types can achieve a sufficient clear open width of 850mm and details relating to accessible door widths and components will be finalised during design development stage. Dwelling types display adequate door circulation in compliance with AS1428.1.

The required details will be provided during the design development stage of the project and confirmed prior to CC.

10.2 Interior: general – (Schedule 3 Part 1 CI 7)

Widths of internal corridors and circulation at internal doorways must comply with AS1428.1.

Assessment

All internal doorways of all dwelling types can achieve clear opening widths of at least 850mm, compliant with AS1428.1 – 2009. In general, compliant door circulation in accordance with AS1428.1 is achieved at all internal doorways. Details relating to accessible door widths and components will be finalised during design development stage.

The required details will be provided during the design development stage of the project and confirmed prior to CC.

10.3 Living room and Dining room – (Schedule 3 Part 2 CI 15)

(1) A living room in a self-contained dwelling must have:

(a) a circulation space in accordance with Clause 4.7.1 of AS4299, 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.

Assessment

In all dwelling types there are living and dining areas that can sufficiently accommodate a 2250mm diameter clear circulation space which is compliant with clause 4.7.1 of AS4299.

All GPOs, telephone outlets and wiring for lighting will be provided in accordance with the SEPP in design development stages.

The required details will be provided during the design development stage of the project and confirmed prior to CC.

10.4 Kitchen – (Schedule 3 Part 2 Cl 16)

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 width at door approaches complying with clause 7 of this Schedule, 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),

(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,

(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.

Assessment

The drawings show a variety of kitchen configurations across the scheme. Currently the proposed kitchens have approximately 1300mm clearance between base cabinets which will not satisfy part (a) of this clause. However it is noted that SEPP Seniors compliance is not strictly required for this project and the available clearance still meets Gold Level LHA Design Guidelines.

All kitchen joinery, fittings and fixtures such as the tap, cooktop, bench work surface, oven and cupboard hardware are capable of compliance with clause 4.5 of AS4299 if so required.

Additionally, all electrical switches and outlets inside the kitchen can be detailed for compliance if so required.



Details will be provided during the design development stage of the project and confirmed prior to CC.

10.5 Main bedroom – (Schedule 3 Part 1 Cl 8)

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 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.

Assessment

The entry doorway leading into the main bedroom for all dwellings can achieve a clear opening width of at least 850mm and all required circulation compliant with AS1428.1.

Many bedrooms in the scheme achieve sufficient overall dimensions to accommodate a queen size bed with all specified clearances around the bed maintained, compliant with the SEPP. It is noted that a number of bedrooms in the scheme do not achieve the clearance to the sides of the bed, with one side achieving 1,000mm clearance and the other side being less than this. However it is noted that SEPP Seniors compliance is not strictly required for this project and the available clearance still meets Gold Level LHA Design Guidelines.

Details will be provided during the design development stage of the project and confirmed prior to CC.

10.6 Bathroom – (Schedule 3 Part 1 Cl 9)

(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 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.***

Assessment

The layouts of the main bathrooms in all dwelling types have considered sufficient space to accommodate the required circulation spaces around the pan, basin and shower, compliant with AS1428.1 as required by the SEPP. The bathroom entry door can achieve a clear open width of at least 850mm, compliant with AS1428.1.

All sanitary fixtures and fittings such as the shower, wash basin, grab rails, portable shower head and folding seat will be detailed to be compliant with AS1428.1 as required by the SEPP in design development stages.

All wet area floor surfaces shall be detailed to be slip resistant in accordance with HB198 and AS4586 in design development.

The required details will be provided during the design development stage of the project and confirmed prior to CC.

10.7 Toilet - (Schedule 3 Part 1 CI 10)

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.

Assessment

All dwelling types show a toilet that has circulation areas that can be described as visitable under AS4299.

The required details will be provided during the design development stage of the project and confirmed prior to CC.



10.8 Access to kitchen, main bedroom, bathroom and toilet – (Schedule 3 Part 2 CI 17)

In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.

Assessment

This clause is not applicable as all dwellings are single level.

10.9 Laundry – (Schedule 3 Part 2 CI 19)

A self-contained dwelling must have a laundry that has:

- (a) a circulation space at door approaches that complies with AS1428.1, 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.***

Assessment

All dwelling types show functional clearance of at least 1300mm in front of the laundry appliances, compliant with the SEPP.

The required details will be provided during the design development stage of the project and confirmed prior to CC.

10.10 Storage – (Schedule 3 Part 2 CI 20)

A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.

Assessment

At present the drawings do not explicitly show linen storage however there is capacity within the scheme to incorporate the requirements.

The required details will be provided during the design development stage of the project and confirmed prior to CC.

10.11 Doors – (Schedule 3 Part 1 CI 12)

Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.

Assessment

All door hardware components will be detailed to comply with the SEPP during design development stages.

The required details will be provided during the design development stage of the project and confirmed prior to CC.

10.12 Surface Finishes – (Schedule 3 Part 1 CI 11)

Balconies and external paved areas must have slip-resistant surfaces.

Assessment

There are external paved zones in common areas and also associated with all dwelling types. All external surfaces will be detailed to be slip resistant in accordance with the SEPP in design development stages.

The required details will be provided during the design development stage of the project and confirmed prior to CC.

10.13 Ancillary items - (Schedule 3 Part 1 CI 13)

Switches and power points must be provided in accordance with AS 4299.

Assessment

All electrical switches and power points will be detailed to comply with the SEPP in design development stages.

The required details will be provided during the design development stage of the project and confirmed prior to CC.

10.14 Garbage - (Schedule 3 Part 2 CI 21)

A garbage storage area must be provided in an accessible location.

Assessment

Garbage areas have been indicated in appropriate locations in the basement with suitable entrances.

The proposal complies with this clause.

10.15 Private Car Accommodation - (Division 4 CI 50 (h) and Schedule 3 Part 1 CI 5)

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.

Assessment

The project objectives for accessible car parking in the development is to target 20% of dwellings to be assigned an accessible car parking designed in accordance with AS2890.6.

A literal reading of the SEPP would imply that 100% of parking would be required to be accessible. However under a Social Housing Provider scenario (as described in SEPP) parking is only required at a rate of 1 space for every five dwellings. Given 139 total dwellings this would translate to a requirement of 28 accessible car parking spaces. There are 29 accessible car parking spaces proposed in the scheme.

It is noted that Lendlease is not a Social Housing Provider, however the intent of the clause remains the same for this proposal as if they are a Social Housing Provider. An equivalence argument is made in this case. In a social housing development, car bays are not owned by the resident and a management plan is used to allocate the accessible car bays. The same methodology will be used by Lendlease. Residents with need of the larger circulation space can apply for reservation of these accessible car parking spaces on a priority basis. The Basement level is managed by Lendlease.

It is noted that SEPP Seniors compliance is not strictly required for this project.

11. Conclusion

MGAC has assessed the proposed scheme for Jordan Springs Retirement Village, located at Jordan Springs NSW 2747.

The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, common area access, sanitary facilities and parking and dwelling design can be readily achieved. It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.