

**Access Report for
Development Application
March 2014**

BUPA St Ives
238 Mona Vale Rd
St Ives

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Document Issue

Issue	Date	Issued To	Reviewed	Approved
DA 01	20/03/14	Midson Group Pty Ltd	Robyn Thompson	Jen Barling

PEER
REVIEWED

Peer Review Statement

An objective assessment of this report provided by funktion by carefully selected experts in the field ensures that material of the highest quality is provided.

1 INTRODUCTION

BUPA Care Services proposes to develop a new residential aged care facility at St Ives. The facility will consist of 98 sole occupancy units over three levels. The facility is proposed to include 30 dementia care bedrooms and 68 general care bedrooms.

funktion has reviewed the DA drawings documented by dwp Suters Architects and issued to funktion on 17/03/14 for the provision of access by people with a disability or who are older as residents and their visitors. The proposed new work was reviewed for potential compliance with the Building Code of Australia (BCA), the Disability (Access to Premises - Buildings) Standards 2010, Ku-Ring-Gai Council Access DCP, the State Environmental Planning Policy (Housing for Seniors or people with a Disability) 2004 - standards concerning access and useability and the Disability Discrimination Act.

The key issue in the provision of appropriate access for all persons to and throughout this residential aged care facility is the provision of a continuous accessible path of travel:

- from points of arrival including the bus stops on Mona Vale Road to the principal entrance
- to each sole occupancy unit from the principal entry and passenger set down area
- from resident and accessible visitor parking to each sole occupancy unit
- to all common use facilities, including lounge areas and common sanitary facilities
- to and within accessible sole occupancy units

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

2 PROPOSED BUILDING

2.1 Building Use + Classification

The proposed building is to include 98 sole occupancy units in total on three levels. The proposed development will be classified 9c under the Access to Premises Standards and BCA 2013. To meet Table D3.1: Requirements for access for people with a disability - Sole-occupancy Units in Class 9c Buildings; for the proposed total of 98 units, five accessible sole-occupancy units must be provided.

Common areas within the development include corridors, lounge and dining areas, cafe, lounges, private dining room, consult room, hairdresser.

2.2 Scope + Methodology

This assessment is based on a site inspection carried out on 19th August 2013, discussion with the design team and review of Issue F of the architectural documentation prepared by dwp Suters Architects – issued to funktion on 17th March 2014.

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|---|------------------------------|
| • DA000 COVER SHEET | • DA165 FLOOR PLAN - LEVEL 3 |
| • DA050 SITE ANALYSIS PLAN | • DA166 FLOOR PLAN - ROOF |
| • DA101 EXISTING SITE / DEMOLITION PLAN | • DA401 ELEVATIONS |
| • DA161 FLOOR PLAN - GROUND FLOOR / SITE PLAN | • DA402 ELEVATIONS |
| • DA162 FLOOR PLAN - LOWER GROUND | • DA502 SECTIONS / SIGNAGE |
| • DA163 FLOOR PLAN - LEVEL 1 | • DA701 3D PERSPECTIVE |
| • DA164 FLOOR PLAN - LEVEL 2 | • DA750 MATERIALS & FINISHES |

3 LEGISLATION + STANDARDS

This development is subject to access provisions in the following documents:

- Commonwealth Disability Discrimination Act (1992)
- Australian Human Rights Commission Advisory Notes on Access to Premises 2013.
- Disability (Access to Premises - Buildings) Standards 2010
- Building Code of Australia (2013) Parts D1.6, D3 and F2.4 (for a Class 9c building)
- Australian Standard AS1428.1 (2009) Design for access and mobility Part 1 (including Amendment No. 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
- AS2890.6 (2009) Car Parking Spaces and Access for People with Disabilities
- State Environmental Planning Policy (Housing for Seniors or people with a Disability) 2004 - standards concerning access and useability
- Ku-Ring-Gai Council Access DCP

3.1 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.

Disability (Access to Premises - Buildings) Standard 2010 which commenced on 01 May 2011, has been incorporated into the BCA (2013) to ensure that access provisions for people with disabilities more fully meet the intent of the DDA.

3.2 The Building Code of Australia (BCA) 2013

The Building Code of Australia (BCA)(2013) applies to new buildings and existing buildings that undergo refurbishment. In this report the description of the level of existing accessibility throughout the new building and external pathways is generally measured against the Deemed-to-Satisfy Provisions of the BCA, in particular Parts D1.6, D2.10, D2.17, D3 and F2.4. Therefore compliance with AS1428.1 Design for Access and Mobility Part 1: General requirements for access – New building work (2009) is required to satisfy the BCA with respect to physical access provisions to and within buildings.

The BCA (2013) includes the following relevant parts to meet the deemed to satisfy provisions to satisfy the performance requirements DP1, DP4, DP6, DP8 and DP9:

D3 Access for People with Disabilities outlines the general building access requirements, it includes:

- D1.6 (b) and (f) Details of dimensions of exits and paths of travel for 9c facilities
- D2.17 corridor handrails
- Table D3.1 which outlines the Class of building required to be accessible that must comply with AS1428.1(2009)
- D3.2 access to buildings which outlines requirements for accessways, doors and entrances
- D3.3 the parts of buildings required to be accessible and meet the requirements of AS1428.1 (2009)
- D3.4 exemptions
- D3.5 accessible car parking requirements
- D3.6 signage requirements for identification of accessible facilities, services and features

- D3.7 hearing augmentation requirements
- D3.8 tactile ground surface indicators
- D3.11 ramps
- D3.12 glazing on an accessway
- Specification D3.6: Braille and tactile signs
- Specification D10: Accessible water entry/exit from swimming pool
- F2.4: requirements for unisex accessible sanitary facilities, accessible showers and cubicles for people with ambulant disabilities designed to meet the requirements of AS1428.1 (2009).

3.3 Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards)

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. The following standards are referenced in the Access Code:

- AS1428.1 2009 Design for Access and Mobility General Requirements for Access
- AS1428.4.1 2009 Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators
- AS1735 Lifts Escalators and Moving Walks
- AS/NZS 2890.6 2009 Parking Facilities – Off street Parking

The Building Code of Australia 2013 (BCA) in conjunction with the Premises Standards 2010 apply to new buildings and existing building that undergo refurbishment. The Premises Standards apply to any new part, and any affected part, of an existing building.

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

Schedule 3 of SEPP (Housing for Seniors or People with a Disability) Standards sets out requirements concerning accessibility and usability for hostels and self-contained dwellings. These include requirements relating to siting, wheelchair access, security, common areas, requirements for Independent Living Units including private car parking, entries, internal paths of travel, circulation space and fitout provisions in living rooms, bedrooms, bathrooms, kitchens and laundries. This is to ensure services and community facilities are potentially accessible to residents and their visitors.

4 ACCESSIBILITY ASSESSMENT

4.1 Location and Access to Facilities - Requirements

The requirements set out in the State Environmental Planning Policy - (Housing for Seniors or People with a Disability) 2004 part 2 clause 26 for location and access to facilities are as follows:

- (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:
 - (a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is 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,
 - (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)

Clause 38 Accessibility

The proposed development should:

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

4.2 Existing Paths of Travel External to the Site

Existing paths of travel were assessed for accessibility during a site inspection carried out on 19th August 2013. With the inclusion of the listed recommendations, in our opinion the site will comply 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.

4.2.1 Approach from Mona Vale Road - Northern side

This path of travel with a maximum 1:20 gradient along Mona Vale Road on the eastern site boundary leads toward the bus stop (services to Mona Vale) located approximately 200m from the proposed accessible pedestrian entrance to the facility. The footpath generally includes gradients

and surfaces to meet the requirements of the SEPP, with some uneven sections; however the width of this footpath is 1000mm - 1200mm which does not allow for passing spaces on the footpath. We recommend at least one passing space of 1800mm width x 2000mm length be provided along this footpath, and uneven sections of the footpath repaired.

The kerb ramps at the Link Road and Mona Vale Road traffic light controlled crossing have gradients of 1:6 and edges that are not flush with the road surface, and so do not meet the requirements of AS1428.1. We recommend upgrading the existing kerb ramps to meet the requirements in AS1428.1 clause 10.7.

4.2.2 Approach from Mona Vale Road - Southern side

The traffic light controlled crossing on Mona Vale Road, at the intersection of Link Road, links to the footpath on the southern side of Mona Vale Road and the bus stop (services to St Ives, Gordon, City and Macquarie University) approximately 300m from the proposed accessible pedestrian entrance to the facility. The footpath generally includes gradients and surfaces to meet the requirements of the SEPP, with some uneven sections and overhanging trees / shrubs obstructing the path. We recommend the vegetation be pruned and uneven sections of the pathway repaired.

The kerb ramp on the southern side of Mona Vale Road at the traffic light controlled crossing has an edge that is not flush with the road surface, and so does not meet the requirements of AS1428.1. We recommend upgrading the existing kerb ramp to meet the requirements in AS1428.1 clause 10.7.

4.2.3 Approach from Killeaton Street

The Killeaton Street approach on the northern site boundary does not currently provide a linking footpath. There is a slightly steeper gradient at both ends of Killeaton Street at the location of the proposed footpath (1:14 at the western end for 15 metres and 1:10 at the eastern end for 5 metres). The proposed new footpath potentially provides gradients to meet the requirements of the SEPP.

4.2.4 Approach from Link Road

The existing pedestrian footpath running along Link Road meets the functional requirements of the SEPP to provide an accessible path of travel suitable for older residents, with the exception of one uneven section and a drainage grate with openings greater than 13mm to meet AS1428.1 clause 7.5. We recommend the drainage grate be replaced with one that has openings less than 13mm and the uneven section of footpath repaired.

4.2.5 Location of Transport and Services

Bus stops are located approximately 200m and 300m from the proposed accessible entrance of the development. Functional accessible paths of travel are available to the bus stops on Mona Vale Road that serve the 194, 196 and 197 bus routes. However, there is no link to the footpath or boarding point at the bus stop on the northern side of Mona Vale Road. We recommend the provision of a boarding point and pathway linking to the bus stop.

The following bus routes operate from these bus stops:

- Bus Route 194 between St Ives Chase and City
- Bus Route 196 between Gordon and Mona Vale
- Bus Route 197 between Gordon Station and Macquarie University
- St Ives Village Shops are located approximately 600 metres from the proposed accessible entrance. There is a shopping centre and general practitioner service at this location.

4.3 External Links and Parking

To meet provisions for access and the requirements of the Access to Premises Standards, Ku-Ring-Gai DCP, DDA and the State Environmental Planning Policy (Housing for Seniors or people with a Disability) 2004 - standards concerning access and useability, external links and parking are proposed to include the following:

- Path of travel from bus stop (located on Mona Vale Road) to the proposed principal facility entrance (on Killeaton Street) with accessible surfaces and gradients (1:20) to meet part 2 clause 26 of the SEPP
- One accessible visitor car parking space (layout meeting AS2890.6) located externally next to the principal entry.
- One accessible car parking space located in the basement car parking area to meet the intent of the Ku-Ring-Gai DCP and DDA, which requires provision of equitable accessible facilities if required by an employee or visitor. The layout and height clearance is proposed to meet AS2890.6.

4.4 Internal Pathways

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

- Lift access linking all levels of the building
- Corridor dimensions of minimum 1.5m and 1.8m for the full width of a doorway providing access into a sole-occupancy unit.
- Doorway openings of 1070mm where the doorway opens from a public corridor to a sole-occupancy unit; 870mm in other resident use areas; and 800mm in non-resident use areas. The accessible rooms are proposed to have an active leaf of 850mm with an additional leaf providing the clear door opening of 1070mm.
- Door circulation space meeting the requirements of AS1428.1 with the possible exception of the consult room on the ground floor.

Recommendations

In ongoing design, include of the following building features for compliance with BCA 2013 and AS1428.1 2009:

- + Door circulation space that meets the requirements of AS1428.1 clause 13.3 is required at all doorways on accessible paths of travel including the consultant room on the ground floor
- + Unframed glazed doors and walls and glazing that can be mistaken for an opening are to include visual indicators to fully comply with AS1428.1 clause 6.6 and doorways with luminance contrast to meet the requirements of AS1428.1 (2009) clause 13.1.
- + All pathways with a gradient of 1:20 to 1:33 and a maximum crossfall of 1:40.
- + Threshold to terrace that is traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- + To meet D2.17 (b)(ii); handrails must be provided along both sides of every passageway or corridor used by residents, and must be fixed not less than 50mm clear of the wall; and where practicable, continuous for their full length.
- + All door handles and related hardware shall allow the door to be unlocked and opened with one hand and be such that a hand of a person who cannot grip will not slip from the handle during the operation of the latch as per AS1428.1 (2009) clauses 13.5.1 - 3 and figures 35 – 37.

4.5 Lifts

The 2 proposed passenger lifts are indicated centrally in the building to provide vertical access from the basement level to all levels of the building.

Recommendations

Include the following in ongoing design:

- + passenger lifts with features to fully comply with AS1735.12, the Access to Premises Standards and the BCA (2013) part E3.6 including floor dimensions not less than 1400mm x 1600mm for lifts travelling more than 12m, provision of a handrail and call & control buttons meeting the requirements for tactile, Braille and luminance contrast. The inclusion of auditory announcement in lift cars serving more than 2 levels is required.
- + at least one lift to accommodate a stretcher in accordance with BCA E3.2(b)

4.6 Fire Isolated Stairways

The building is proposed to include 3 fire stairs indicated to link all levels of the building, and one stairway from basement to ground level.

Recommendations

To meet BCA D3.3, D2.17 and AS1428.1 clause 11, ensure in ongoing design fire isolated stairways include:

- + Handrails designed and constructed to comply with clause 12 of AS1428.1 - including a 300mm extension
- + Nosing profiles which include 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing that includes a minimum luminance contrast of 30% with the tread to comply with AS1428.1 figures 27(a) and (b).

4.7 Common Sanitary Facilities

To meet BCA F2.4 and the Disability (Access to Premises - Buildings) Standards 2010, the design is indicated to include the following:

- A unisex accessible sanitary facility for visitors and staff on the ground floor in the foyer area (LH layout)
- A common unisex accessible sanitary facility adjacent to each dining room on the ground floor, first floor and second floor (RH layout) and adjacent the private dining room and lounge facilities on the third floor (LH layout)
- A separate unisex WC is included on each level adjacent the common areas on levels G,1,2 and separate male and female cubicles on Level 3.
- Staff facilities including male and female toilets, a unisex shower and a combined unisex accessible shower and sanitary facility (RH layout) located in the staff area on the third floor

Recommendations

In ongoing design, include the following building features to comply with BCA 2013 and AS1428.1 2009:

- + Unisex accessible sanitary facilities and shower with a layout, circulation space (door, WC pan, basin) and fittings to meet the requirements of AS1428.1 clause 15.
- + In our opinion the provision of a cubicle suitable for use by people with an ambulant disability is not required in the proposed unisex WC located adjacent to the unisex accessible sanitary facility on levels G, 1 and 2 as there is only one pan provided in addition to the unisex accessible sanitary facility.

+ As an alternative solution to meeting the BCA F2.4(c) for the provision of an ambulant cubicle on level 3, we recommend consideration be given to the use of the IFO Sign 6861 Water Closet with Armrest and Hard Seat in the male and female resident use toilets.

4.8 Accessible Bedrooms

To meet BCA D3.1 and the Disability (Access to Premises - Buildings) Standards 2010, five accessible bedrooms with accessible ensuites are required, with a layout and circulation spaces to meet the requirements of AS1428.1 clause 15.

To meet the Access to Premises standard and the BCA part D3.1 two (2) sole occupancy units in each wing of the facility (total 12 sole occupancy units within the facility) are proposed to include doorways with circulation space compliant with AS1428.1 figure 31 to facilitate independent access by residents and visitors using wheelchairs or mobility frames.

The bedrooms in these units includes circulation space around the bed to meet the functional requirements of anticipated residents and AS1428.1.

Recommendations

The following points are recommended to be considered in ongoing detailed design:


- Provision of ensuites with circulation space and fittings compliant with AS1428.1. to meet the above listed requirements.
- The wall mounted folding shower seat be replaced with a height adjustable shower chair with back and armrests that in our opinion, provides a functional alternative solution for residents in this setting.
- The washbasin meet AS1428.1 figure 45 (basin top 820mm – 830mm and vanity height 800mm to 830mm AFFL.)
- The WC pan includes a seat height of 460mm to 480mm AFFL.
- If an additional grabrail is required at the WC pan, in our opinion the inclusion of a wall mounted drop down grab rail on the open side of the WC pan, in addition to a wall mounted grabrail will meet the functional requirements of AS1428.1 in this setting. Ensure in ongoing design all drop down rails meet the appropriate force requirements of Australian Standards.
- To meet AS1428.1 clause 15.2.4 a backrest is required at the WC pan in an accessible facility. Ensure in ongoing design the installation of the backrest will not limit the use of the equipment proposed for use in the facility (mobile shower commode).
- The towel rail be provided as a grabrail to reduce the risk of damage when used as a grabrail by residents.
- Ensure in ongoing design all controls such as light switches, GPOs, air conditioning controls and wardrobe rails are located within the reach range of a person using a wheelchair.

5 CONCLUSION

This report outlines requirements for accessibility to achieve compliance with relevant sections of the Access to Premises Standards, the BCA 2013 and SEPP (Housing for Seniors or People with a Disability 2004), thereby addressing the requirements of the Ku-Ring-Gai Council Access and Mobility Development Control Plan.

With the inclusion of the accessible features and recommendations in this report in the ongoing detailed designs for construction, it is our opinion that the proposed BUPA Residential Aged Care Facility at 238 Mona Vale Road St Ives can comply with the accessibility requirements of the Building Code of Australia as expressed by Parts D1.6, D2.10, D2.17, D3, E3 and F2.4, the Disability (Access to Premises - Buildings) Standards, various referenced Australian Standards and SEPP (Housing for Seniors or People with a Disability 2004).

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.



Jen Barling

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