

ACCESSIBILITY REPORT

DEVELOPMENT APPLICATION

BARNES ROAD
FRENCHS FOREST

RESIDENTIAL CARE FACILITY
DEVELOPMENT



Prepared By Mark Relf

23rd September 2014



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Accessibility Report

Development Application for a Residential Care Facility at Barnes Road, Frenchs Forest

Development Summary

This accessibility assessment has been prepared to assess a development application for the adaptive reuse of an existing residential dwelling and addition of five small buildings all linked by a central atrium corridor link to establish a residential accommodation facility on a site at Barnes Road, Frenchs Forest.

The development proposes;

- Forty-five (45) sole occupancy units.
- A variety of communal lounge/dining areas, resident facilities, outdoor terrace, staff and utility service areas.
- Indoor pool and gymnasium.
- 30 parking spaces consisting of 20 resident, 5 staff and 5 visitor.
- Extensive landscaped pathways and outdoor terraces.

The plans show six (6) buildings that are linked by a central corridor which incorporates lifts, stairs and 1:20 gradient accessways to facilitate pedestrian movement between the buildings.

- The existing residence (Building 1) and Building 2 shall incorporate the main entry foyer, several communal amenities, administration and staff back-of-house utilities on the ground floor while the first floor addition shall provide several high care bedroom units.
- Building 3 shall provide resident suites and a cinema room.
- Buildings 4 and 5 shall provide resident suites and communal lounge areas.
- Building 6 shall provide resident suites, indoor pool and gymnasium.

Assessment Criteria

This assessment considers the following legislation, planning instruments and standards pertaining to access for people with disabilities for a residential care facility.

In particular:

- (1) DDA Premises Standards
- (2) Building Code of Australia (BCA) 2014 for a class 9C development.
- (3) Warringah LEP 2012 – Section D18 – *Accessibility & AS1428.2*.
- (4) Australian Standard AS1428.1 (2009) – Design for Access and Mobility.
- (5) Australian Standard AS1735.12 (1999) – Lifts.
- (6) Australian Standard AS2890.6 (2009) – Off-Street Parking for People with Disabilities.

Note: All aspects of AS1428.2 (1992) relevant to this development are now incorporated within AS1428.1 (2009).

Development Application Plans

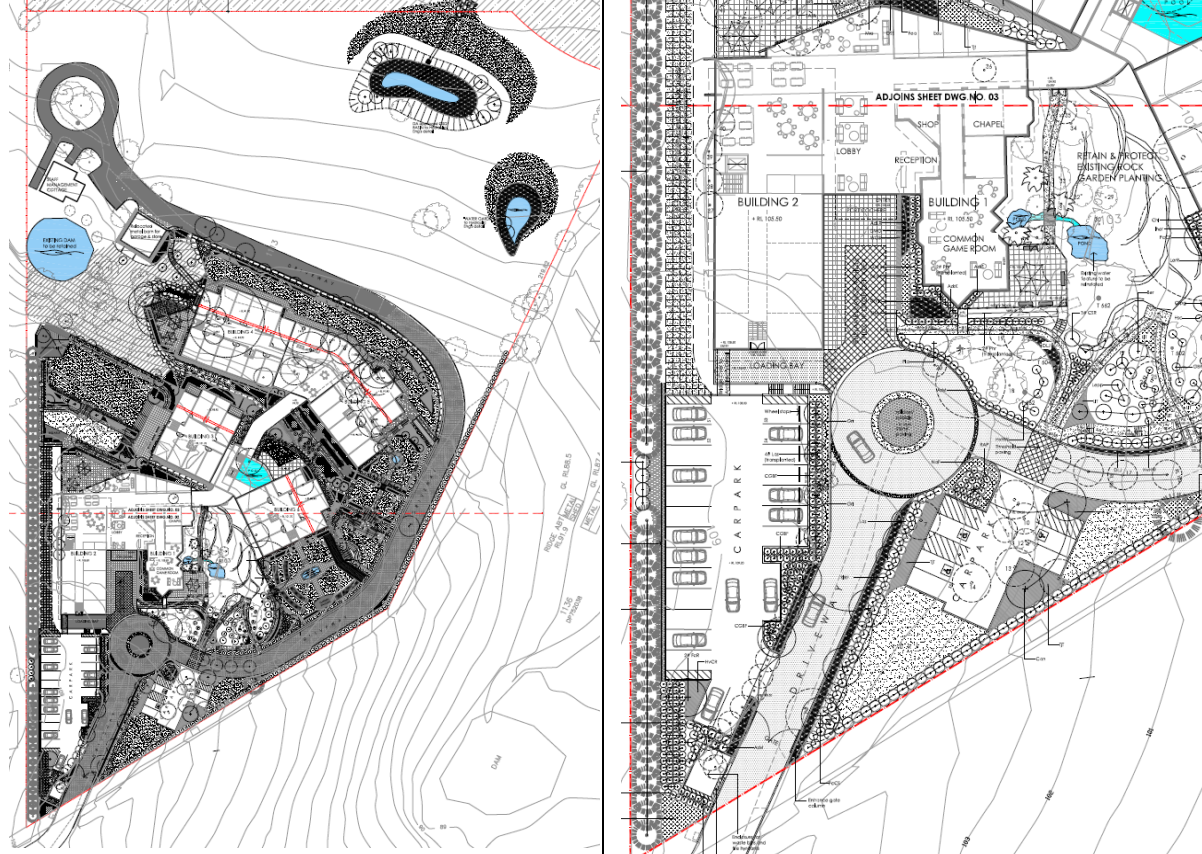
The plans relied upon for this accessibility assessment include the Revision A drawings as follows:

GENERAL		SECTIONS	
DA0.00	COVER SHEET	DA4.01	SECTION 1
DA0.01	DATASHEET	DA4.02	SECTION 2
DA0.02	SURVEY	DA4.03	SECTION 3
SITE ANALYSIS		DA4.10	HEIGHT BUILDING 2
DA1.01	LOCATION PLAN	DA4.11	HEIGHT BUILDING 3&4
DA1.02	SITE PLAN	DA4.12	HEIGHT BUILDING 5&6
DA1.03	SITE ANALYSIS	SHADOW STUDY	
FLOOR PLANS		DA5.01	SHADOW STUDY 21 JUNE 09-10
DA2.01	LEVEL 93	DA5.02	SHADOW STUDY 21 JUNE 11-01
DA2.02	LEVEL 96	DA5.03	SHADOW STUDY 21 JUNE 02-03
DA2.03	LEVEL 99	PHOTOMONTAGE & MATERIALS	
DA2.04	LEVEL 102	DA7.01	PHOTOMONTAGE 1
DA2.05	LEVEL 105	DA7.02	PHOTOMONTAGE 2
DA2.06	LEVEL 108	DA7.03	PHOTOMONTAGE 3
DA2.07	LEVEL 111	DA7.04	PHOTOMONTAGE 4
ELEVATIONS		DA7.05	MATERIAL BOARD
DA3.01	ELEVATION NORTH WEST		
DA3.02	ELEVATION NORTH EAST		
DA3.03	ELEVATION SOUTH EAST		

Landscape Plans – Sheets 01, 02, 03 prepared by JCA Urban Designers & Landscape Architects.

BCA / DDA Accessibility Assessment – Residential Care Facility

External Pathway Links and Building Entrances (Parts D3.2 & D3.3 of the BCA)

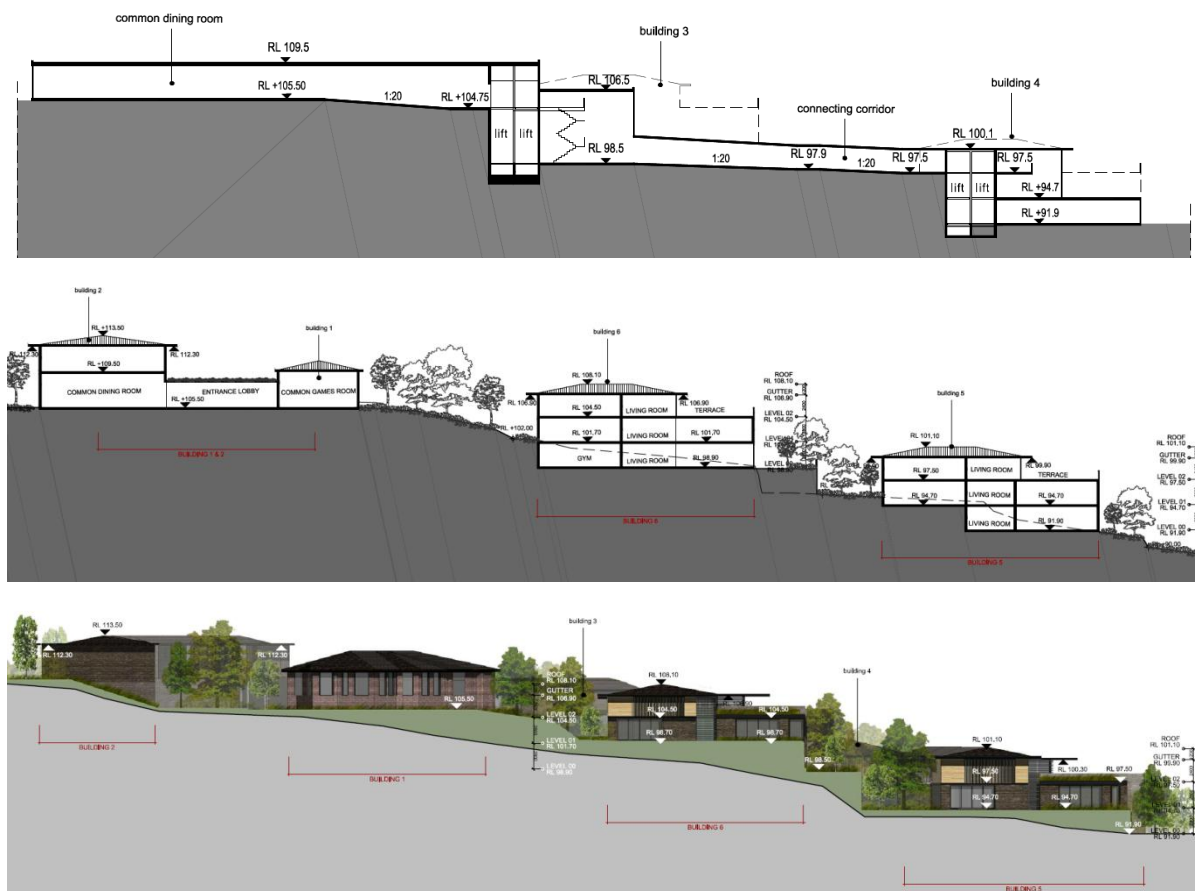
BCA / DDA Access Code Review	Complies
<ol style="list-style-type: none"> Site Access to Building Entry – The plans show a new car park adjacent to the site entrance and internal driveway that facilitates access to the foyer entrance and various outdoor parking for staff, residents and visitors. With respect to accessibility the driveway and outdoor car park at the upper level of the site that has 3 accessible parking spaces, incorporates an accessible walkway which facilitates direct on-grade access to the entry foyer to comply with ASI428.1, Part D3.2 of the BCA and DDA Premises Standards. The driveway shall also provide access to the bus bay at the main foyer entrance for convenient access. 	YES
	
<ol style="list-style-type: none"> RACF Building Entry Lobby – The adaptation of the existing building entry proposes gradual 1:40 sloping forecourt and level entry doorway threshold and a double door that will comply with ASI428.1, Part D3.2 of the BCA and the DDA Premises Standards. The reception entry foyer proposes an open plan area that facilitates direct access to adjoining corridors to access all resident amenities, outdoor terraces and the lifts to other levels which complies with ASI428.1 and Parts D1.6(f), D3.3 of the BCA and DDA Premises Standards. 	<p style="text-align: center; vertical-align: top;">YES</p> <p style="text-align: center; vertical-align: bottom;">YES</p>

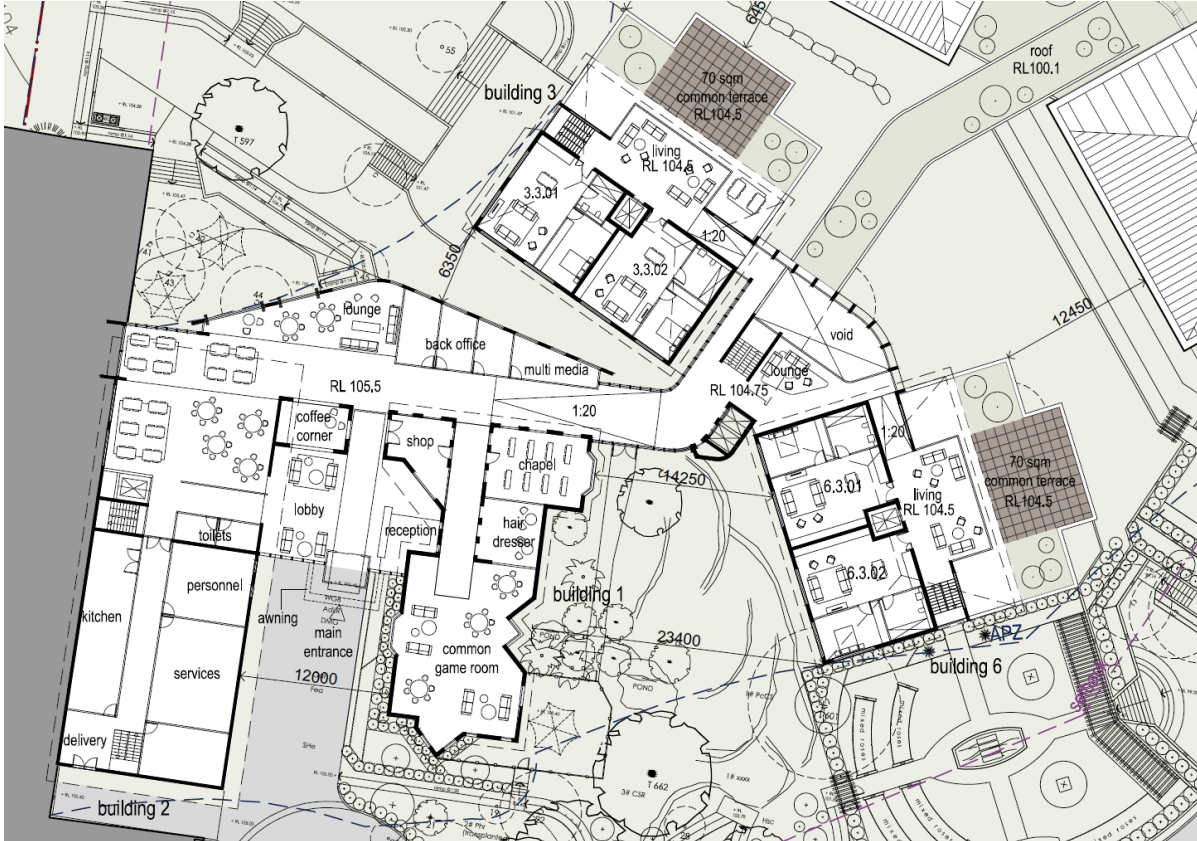
Parking (Part D3.5 of the BCA)

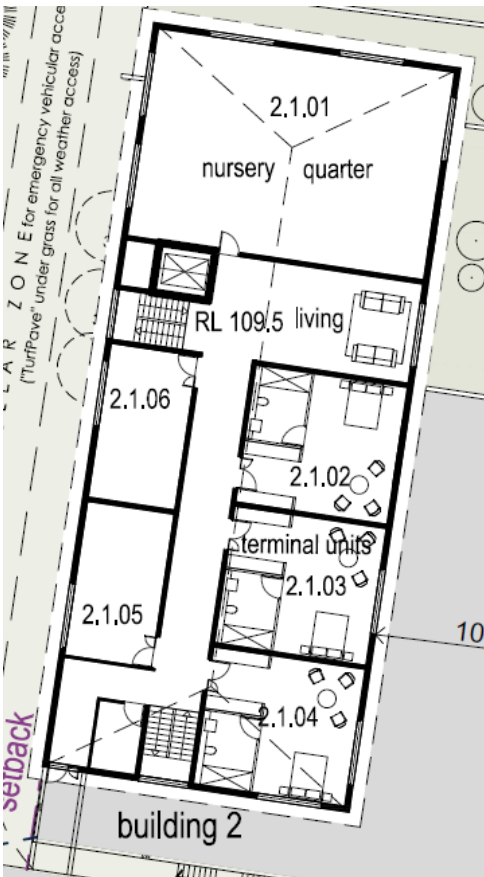
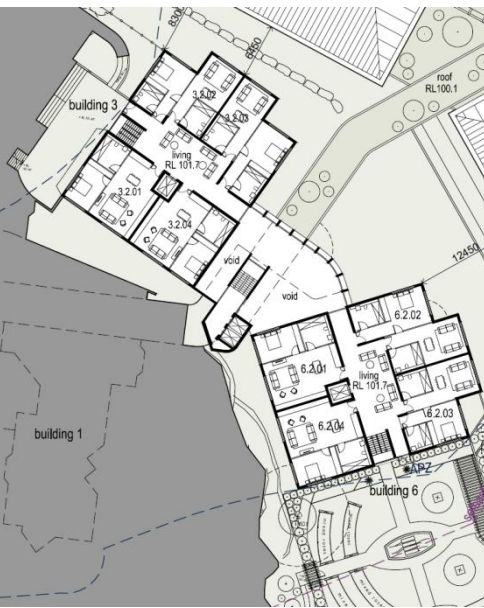
BCA / DDA Access Code Review	Complies
6. Parking - The development proposes thirty (30) car spaces including three (3) accessible spaces that are detailed in accordance with AS2890.6 to satisfy Part D3.5 of the BCA and DDA Premises Standards.	YES
7. The accessible parking will be situated on generally level pavement no steeper than 1:40 with ramps and walkways to building entrances to comply with AS1428.1.	YES

Internal Accessways (Part D3.3 of the BCA)

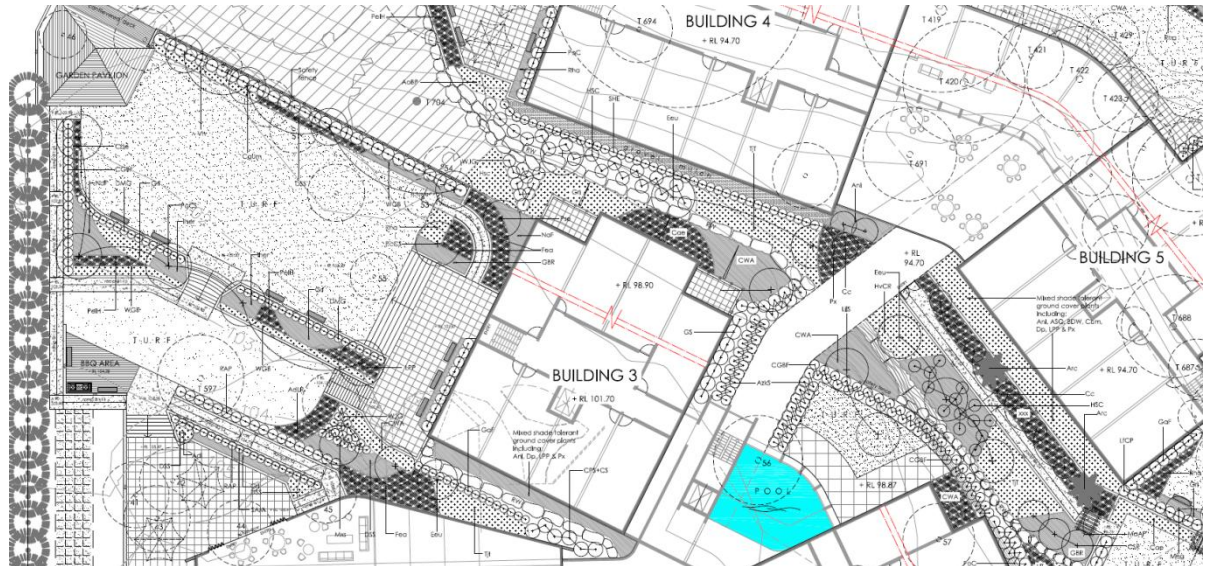
BCA / DDA Access Code Review	Complies
<p>8. The development is located on a sloping site which proposes the six buildings that will be sited at three primary levels of;</p> <p>a) RL 105.50 (entry foyer of Buildings 1 and 2) to 104.75;</p> <p>b) RL 98.50 to 97.50 lower level of Buildings 3 and 6;</p> <p>c) 91.90 lower level of Buildings 4 and 5.</p> <p>9. The section below illustrates the central atrium corridor link with three main levels with lift access at the changes in level as the development is cut into the sloping topography.</p>	



BCA / DDA Access Code Review	Complies
<p>Ground Floor Entry Plan (Buildings 1 & 2 and mid level of Buildings 3 & 6)</p>  <p>10. The existing changes in levels within the internal areas of the existing residence shall be modified to provide a single level throughout the internal ground floor areas @RL105.50 which the same level as the Building 2 extension.</p> <p>11. Ground Floor Resident Use Areas - The RL105 level plan (ground floor) proposes 2000-2400mm minimum width corridors to access the games room, chapel, dining / lounge areas, communal toilets and offices, thereby enabling Turning Areas, Passing Areas and doorway circulation spaces which comply with Part D3.3 of the BCA and DDA Premises Standards.</p> <p>12. The outdoor terraces shall be at the same levels as the indoor lounge and games room to facilitate equitable and safe access to comply with AS1428.1.</p> <p>13. The RL105 level plan (ground floor) shows the central atrium corridor link which proposes a moderate 1:20 gradient accessway to the lifts and the four resident suites within Buildings 3 and 6. The 3000mm minimum width atrium corridor link and other corridors of 1500-2400mm minimum width will enable Turning Areas, Passing Areas and doorway circulation spaces which comply with Part D3.3 of the BCA and DDA Premises Standards.</p> <p>14. Doors to the abovementioned rooms / suites shall be detailed at a future design stage to be 970mm to ensure appropriate access (providing 870mm clear opening) in accordance with AS1428.1 and Part D1.6(f) of the BCA.</p> <p>15. Staff Areas – The single floor level of Building 2 provides direct access to the commercial kitchen, Staff Room, and sanitary facilities in accordance with</p>	
	YES
	YES
	YES
	YES
	YES
	YES

BCA / DDA Access Code Review	Complies
<p>ASI428.1 to satisfy Part D3.3 and D1.6(f) of the BCA.</p> <p>16. Vertical Access - To access the upper and lower levels of Buildings 3 and 6 the corridor link to Buildings 4 and 5 the development proposes two lifts and a stairway to facilitate equitable access between the levels to comply with Part D3.3 of the BCA and DDA Premises Standards.</p>	YES
<p>17. Building 2 First Floor – The plans show lift and stairway access to the first floor @RL109.50, which proposes a 2200mm width corridor to the resident suites, lounge area and nursery quarter thereby enabling Turning Areas, Passing Areas and doorway circulation spaces which comply with Parts D1.6 and D3.3 of the BCA and DDA Premises Standards.</p> <p>18. The plans also show a bridge link and doorway to the outdoor car park at generally the same level, which will also serve as an accessible emergency exit, which is appropriate for this type of development.</p> <p>19. Buildings 3 & 6 First Floor – The plans show two individual lifts and stairways to access the first floor @RL101.70, which are accessed from within each building.</p> <p>20. The lifts arrive at open plan communal lounge areas and 2200mm width corridors to the doorways of the resident suites which enables doorway circulation spaces, Turning and Passing Areas in accordance with ASI428.1, Parts D1.6 and D3.3 of the BCA and DDA Premises Standards.</p> <p>21. Building 6 provides an accessible doorway to the memorial garden at the same level which also facilitates an access emergency exit point. The memorial garden incorporates a ramped accessway to an upper level.</p> <p>22. Building 3 provides an accessible doorway to the northern terrace at the same level which also facilitates an access emergency exit point.</p>	<div data-bbox="742 470 1228 1344">  <p>building 2</p> </div> <div data-bbox="742 1355 1228 1960">  <p>Buildings 3 & 6 First Floor</p> </div> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>


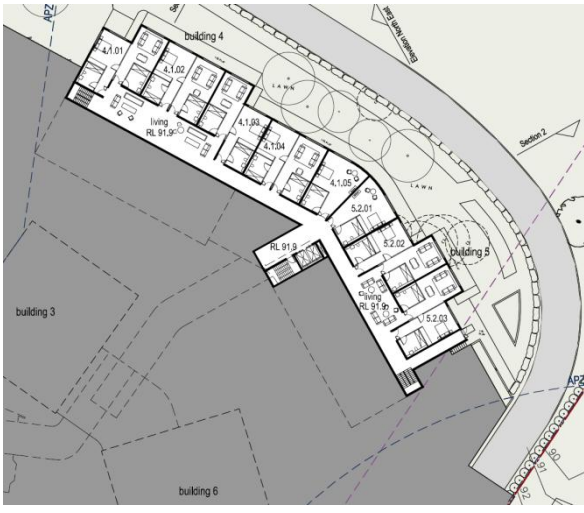
BCA / DDA Access Code Review	Complies
<p>23. The landscape plan below illustrate the northern terrace with ramps to turfed area and garden pavilion with an additional ramp to the upper terrace and barbecue area, which enables equitable access to all amenities.</p>	<p>YES</p>

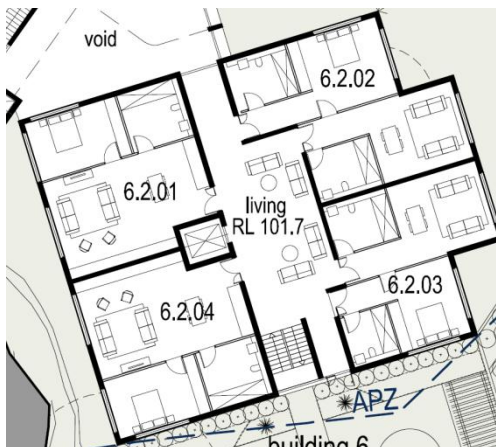
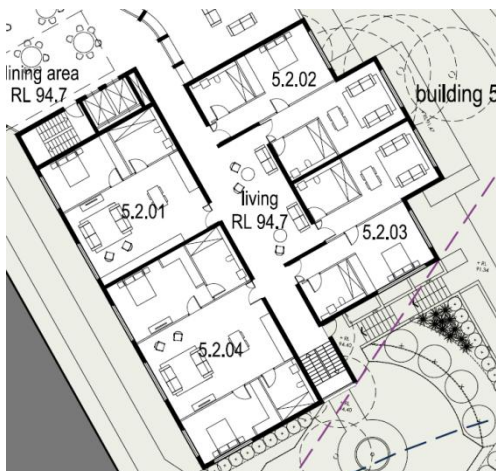


LEVEL 99 Plan (Buildings 3 & 6 and top level of Buildings 4 & 5)



BCA / DDA Access Code Review	Complies
<p>24. Buildings 3 & 6 Lower Level 99 – The plans show two individual lifts and stairways to access the lower level @RL98.90, which are accessed from within each building.</p> <p>25. The lifts arrive at open plan communal lounge areas and 2200mm width corridors to the doorways of the resident suites which enables doorway circulation spaces, Turning and Passing Areas in accordance with ASI428.1, Parts D1.6 and D3.3 of the BCA and DDA Premises Standards.</p> <p>26. Building 6 provides an accessible doorway to the memorial garden at the same level RL98.87 to a 1:14 ramp to access the garden RL99.41.</p> <p>27. Buildings 3 & 6 – The communal Cinema & Pool/Gym are located independently from the resident accommodation on RL98.50 and rely upon the central atrium lifts and stair for access. The plans indicate ample circulation areas to access the facilities and enable Turning and Passing as required by ASI428.1 and Part D3.3 of the BCA and the DDA Premises Standards.</p> <p>28. Doors to the abovementioned suites / rooms shall be detailed at a future design stage to be 970mm to ensure appropriate access (providing 870mm clear opening) in accordance with ASI428.1 and Part D1.6(f) of the BCA.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES at CC stage</p>
<p>29. Buildings 4 & 5 Top Level 97.5 – The central atrium link incorporates 1:14 gradient ramps to facilitate an accessible entry to Buildings 4 & 5 @RL97.50 which provides a communal lounge area and access corridors to the resident suites on this level through auto sliding doors.</p> <p>30. The resident suites in each building have access to a shared communal living areas and outdoor roof terraces at the same levels to ensure equitable access.</p> <p>31. The plans indicate ample circulation areas to access the facilities and enable Turning and Passing as required by ASI428.1 and Part D3.3 of the BCA and the DDA Premises Standards.</p> <p>32. Doors to the abovementioned suites / rooms shall be detailed at a future design stage to be 970mm to ensure appropriate access (providing 870mm clear opening) in accordance with ASI428.1 and Part D1.6(f) of the BCA.</p> <p>33. Vertical Access - To access the lower levels of Buildings 4 and 5 the development proposes two lifts and a stairway to facilitate equitable access between the levels to comply with Part D3.3 of the BCA and DDA Premises Standards.</p>	<p>YES</p> <p>YES</p> <p>YES</p>
<p>34. Buildings 4 & 5 Mid Level 94.7 – The abovementioned central lifts and stairway facilitate access to the mid level of Buildings 4 & 5 @RL94.70 which opens to a communal dining / lounge area and 2200mm width corridors to access the resident suites on this level. The communal dining / lounge area also provides level access to a roof terrace and an accessway to the southern landscaped garden terrace to ensure equitable access to all areas.</p> <p>35. The 2200mm width corridors to the doorways of the resident suites which enables doorway circulation spaces, Turning and Passing Areas in accordance with ASI428.1, Parts D1.6 and D3.3 of the BCA and DDA Premises Standards.</p>	<p>YES</p> <p>YES</p>

BCA / DDA Access Code Review		Complies
<p>36. Building 4 provides an accessible doorway to the northern terrace at the same level which also facilitates an accessible emergency exit point.</p> <p>37. Building 5 provides an accessible doorway to the southern garden terrace at the same level which also facilitates an accessible emergency exit point.</p>		YES
 <p>Buildings 4 & 5 mid level</p>  <p>Buildings 4 & 5 lower level</p>		
<p>38. Buildings 4 & 5 Lower Level 91.9 – The abovementioned central lifts and stairway facilitate access to the lower level of Buildings 4 & 5 @RL91.90 which opens to 2200mm width corridors to access the a communal lounge areas and resident suites on this level.</p> <p>39. The 2200mm width corridors to the doorways of the resident suites which enables doorway circulation spaces, Turning and Passing Areas in accordance with ASI428.1, Parts D1.6 and D3.3 of the BCA and DDA Premises Standards.</p> <p>40. Building 5 provides an accessible doorway to the southern lawn area at the same level which also facilitates an accessible emergency exit point.</p> <p>41. Doors to the abovementioned suites / rooms shall be detailed at a future design stage to be 970mm to ensure appropriate access (providing 870mm clear opening) in accordance with ASI428.1 and Part D1.6(f) of the BCA.</p>		<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
Resident Suites		
<p>42. The development proposes a mix of;</p> <ul style="list-style-type: none"> A) Studio units with ensuite B) 1 bedroom units with ensuite C) 2 bedroom units and 2 bathrooms D) 1 bedroom with an internal doorway to a living or studio bed area with 2 bathrooms <p>43. With respect to the provision of accessible units the development proposes 100% of the units will be accessible to ASI428.1, including the capacity for all bathrooms to be large enough to comply with ASI428.1 which easily exceeds the 5% minimum specified by Tables D3.1 and F2.4 of the BCA and DDA Premises</p>		YES

BCA / DDA Access Code Review		Complies
Standards.		
44. Resident Suites – The resident suites provide appropriate doorway circulation spaces to enter rooms through 1600mm minimum width internal foyers that can be detailed 1150mm minimum width doorways by installing 970 and 370mm doors to comply with AS1428.1 and satisfy Parts D1.6(f)(iv) and D3.3 of the BCA.		YES
45. Buildings 2, 3, 4 & 6 – The plans show 1 bedroom and 1 bedroom+studio layouts that propose 1600mm width internal foyer/corridor areas to access a living area and bedroom with bathroom / ensuite adjoining the entry. The spatial areas comply with AS1428.1 and Parts D3.3 and F2.4 in relation to the bathroom and ultimately comply with Table D3.1 of the BCA and DDA Premises Standards.		YES
46. The bathrooms provide 2750mm X 2500mm, or 2350mm X 3800mm or 3000mm X 3000mm which can be detailed to comply with AS1428.1 to satisfy Part F2.4 of the BCA and DDA Premises Standards.		YES
47. Building 5 – In addition to the above layouts the plans show 2 bedroom layouts that propose 1600mm minimum width internal doorway circulation spaces to access a living area and bedrooms with bathroom / ensuite designs. The spatial areas comply with AS1428.1 to satisfy Parts D3.3, Table D3.1 and F2.4 of the BCA and DDA Premises Standards.		YES
48. The bathrooms provide 2350mm X 3000mm, or 2350mm X 3500mm or 3000mm X 3000mm which can be detailed to comply with AS1428.1 to satisfy Part F2.4 of the BCA and DDA Premises Standards.		YES at CC
Staff Facilities		
49. In addition to the staff areas within Building 2 the development proposes the adaptive reuse of a second residence for the purpose of a caretaker/manager cottage (BCA Class 4) and a relocated metal barn for a bus garage and storage.		N/a
50. The area is the lowest part of the development site and is proposes staff only access including 5 outdoor parking spaces and stairway access to the enter Building 4.		N/a
		N/a

BCA / DDA Access Code Review	Complies
51. Given the proposed uses and BCA classification these areas are not required to be accessible.	

Lifts (Part E3.6 of the BCA)

BCA / DDA Access Code Review	Complies
52. The development proposes a seven (7) lifts to travel to all levels to satisfy Table D3.1 and Part D3.3 BCA while the details of internal floor car area, controls, handrails and the like will be provided at construction documentation stage to confirm compliance with Part E3.6 of the BCA.	YES

Identification – Braille and tactile signage (Part D3.6 of the BCA)

BCA / DDA Access Code Review	Complies
53. Details concerning the provision of raised tactile and Braille signage for common toilets as required by Part D3.6 and Specification D3.6 of the BCA will be provided at construction certificate stage.	YES

Accessible Sanitary Facilities (Part F2.4 of the BCA)

BCA / DDA Access Code Review	Complies
54. Common Resident/Visitor/Staff Sanitary Facilities – The plans two unisex accessible sanitary facilities for communal shared use by staff/visitor/residents adjoining the ground floor entry lobby and gym/pool area that will be detailed in accordance with AS1428.1 to satisfy Part F2.4 of the BCA and DDA Premises Standards.	YES
55. Resident Suites - The plans show an accessible ensuite providing a variety of sizes with every ensuite exceeding the minimum areas specified by AS1428.1 then the facility will comply with Part F2.4 of the BCA and DDA Premises Standards.	YES

Swimming Pool (Part D3.10 of the BCA)

BCA / DDA Access Code Review	Complies
56. The plans show a small leisure swimming pool with Building 6 that will provide an approximate 25-30 metre perimeter, which is less than the 40 metre threshold specified by Part D3.10 of the BCA in terms of mandatory access requirements.	YES
57. Nonetheless the development will provide a pool hoist and stairway access into the swimming pool appropriate to the needs of the residents to satisfy the DDA.	

Conclusion

In review of the plans it is my opinion that the development will provide appropriate access for a Residential Aged Care Facility that complies with Parts D3, E3.6, F2.4 of the BCA and DDA Premises Standards

In particular:

- The development proposes a range of alterations and additions to an existing residence (Building 1 on plan) that will provide an accessible main foyer entry, accessible interior areas with extensions that include lifts and accessible corridors to travel between the levels to ensure appropriate access to all areas of new building works.
- The associated additions of Buildings 2, 3, 4, 5, 6 provide an integrated residential care facility that has continuous accessible paths of travel throughout including access to outdoor landscaped areas for passive recreation that ensure equitable and inclusive access that readily satisfies the accessibility requirements of the BCA, DDA Premises Standards and Council's LEP.
- All forty-five (45) resident suites provide doorway entrances, circulation spaces and bathrooms that will comply with AS1428.1 and Table D3.1, Part D3.3 of the BCA/DDA Premises Standards, which easily satisfies the minimum of three (3) accessible sole occupancy units for a development of this size.
- The resident suites also provide appropriate corridor and doorway access in accordance with Part D1.6 (b)(iii) and (f)(iv) of the BCA for a class 9C residential care facility.
- The communal lounge / dining areas, ancillary rooms and outdoor terraces shall provide access in a manner that complies with AS1428.1 to satisfy Part D3 and D1.6(f) of the BCA and DDA Premises Standards.
- The proposed parking of thirty (30) spaces including three (3) accessible spaces complying with AS2890.6 will satisfy Part D3.5 of the BCA and DDA Premises Standards.
- Outdoor pathways to access the recreational amenities shall be designed and detailed to comply with AS1428.1 and AS1428.2 to satisfy the objectives of the DDA.

In summary I conclude that the Residential Care Facility development consisting of a 45 bed residential suites and associated amenities, complies with the various accessibility requirements of the BCA 2014, DDA Premises Standards and the Warringah LEP – Section D18 Accessibility.



Mark Relf,
Access Consultant (ACAA)

Appendix A – Statement of Expertise



CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

