

Allen Jack + Cottier Architects Pty Limited

79 Myrtle Street
Chippendale NSW 2008
ABN 53 003 782 250
Tel 9311 8222
Fax 9311 8200
Job No: 15025

HammondCare
RESIDENTIAL CARE FACILITY (RCF)
158 Macquarie Road CARDIFF

ACCESS REPORT

23 June 2015

ISSUES

Issue	Date	Reason for Issue	Comment	Checked	Approved
01	23.06.15	For client and planning review		PEH	PI

1. PREAMBLE

This Report relates to the Residential Care Facility (RCF) at Macquarie Road, Cardiff and has been prepared as part of the Development Application process. The application is for HammondCare (HC) and is being made under the State Planning Policy *Housing for Seniors or People with a Disability* (SEPP Seniors). This access report includes a summary of the access related provisions of the SEPP in relation to an RCF.

The scope of the Report is to schedule access related items and provide a commentary in relation to compliance with relevant reference documents.

The Report is based on project site plan, building plans, elevations and section drawings at the DA stage, current at 23 June 2015.

2. PROJECT DESCRIPTION

The project is a residential care facility of 99 sole occupancy units (SOU's), with associated communal facilities, parking, staff and service areas. It comprises

- SOU's in four decentralised buildings, each configured in smaller (7) courtyard 'houses'.
- All bedrooms are for residents with dementia
- 3 of the residential buildings are on one level. The eastern residential, building is split into two levels
- Accessible links are provided between the houses and all other areas and facilities
- Communal facilities including an administration building on two levels, a chapel and a village 'shop'
- Support facilities and services, staff training building, staff facilities and central laundry
- On-grade carparking

Accessible paths of travel are provided to and within all resident and public areas. Lift access is provided from ground to first floor levels in the Administration Building and in the two storey residential building.

The development provides residential units for older people in the form of SOU's with ensuite bathrooms. Communal facilities including lounge, dining and sitting rooms and wheelchair accessible sanitary facilities are provided in each house.

Staff facilities include staff lounge and training room, change rooms, maintenance and outdoor terrace.

3. REFERENCES

NSW State Environmental Planning Policy
SEPP Seniors 2004 *Housing for Seniors or People with a Disability*

Building Codes
Building Code of Australia (2014) (BCA)

Australian Standards
AS 1428.1 – 2009 *Design for access and mobility - General requirements for access*
Relevant clauses as referenced by the compliance documents. Refer to Section 5 of this report

AS 1428.4.1 - 2009 *Design for access and mobility – Tactile Ground Surface Indicators*
Relevant clauses as referenced by the compliance documents (refer to Section 5)

AS 1735.12 - 1999 *Lifts, escalators and moving walks – Facilities for people with disabilities*
Relevant clauses as referenced by the compliance documents (refer to Section 5)

AS 2890.6 - 2009 *Parking facilities – Part 6: Off-street parking for people with disabilities*
Relevant clauses as referenced by the compliance documents (refer to Section 5)

4. NOTES & ABBREVIATIONS

4.1 Notes

Dimensions: Unless noted otherwise, all dimensions are in millimetres

4.2 Abbreviations

TGSI or tactile	Tactile Ground Surface Indicator
SOU	Sole Occupancy Unit
DA	Development Application
CC	Construction Certificate
DTS	Deemed to Satisfy (provisions of the BCA)
SEPP SL	State Environmental Planning Policy <i>Housing for Seniors or People with a Disability</i>

5. COMPLIANCE DOCUMENTS

The RCF development application is being lodged under SEPP Seniors Living. Accordingly, the project has been assessed in relation to the compliance documents below.

- **BCA 2014** as applicable to the project for relevant building classifications. In relation to accessible SOU's, the report includes proposed compliance via the Building Solutions/Alternative Solutions structure of the BCA.
- **SEPP SL (2004)** For standards related to the design of residential aged care facilities, the SEPP does not provide requirements. It refers to the BCA. We note that it also references the Aged Care Certification Guidelines, Commonwealth Department of Health and Ageing , 2002 (ACCG), now withdrawn by the Federal Government. Requirements of the BCA are included in the assessment schedule overleaf. No reference is made to the ACCG.
- **Australian Standards** As referenced by the BCA – ie relevant sections of AS1428.1-2009, AS1735.12 – 1999 and AS2890.6 – 2009 (carparking provisions related to people with disabilities).
- **Disability Discrimination Act 1992 (DDA)** The DDA has application to all new, heritage and temporary buildings. In summary, the DDA makes it illegal to treat a person with a disability differently to a person without disability. The Act is complaints based. Following gazetting of the Disability (Access to Premises – Buildings) Standards 2010 (APS), that document was incorporated into BCA 2011. Therefore, comments in this report related to the BCA, automatically include the APS.
- **Consistency** Non-residential buildings on the site may be classified as being of other than 9(c). To ensure consistency of access across the precinct, all buildings have been assessed as BCA Class 9(c).

6 REPORT

ITEM		BRIEF / CODE / STANDARD REQUIREMENT	BCA		SEPP SENIORS		
Item No	Description		Clause / Reference	Compliance Y Yes * Refer comments	Clause / Reference	Compliance Y Yes * Refer comments	COMMENTS
6.1 GENERAL/SITING							
6.1.1	Building classification	BCA The access related buildings are classified as follow RCF with associated facilities and areas : Class 9(c)	Part A3	N/A	N/A	N/A	
6.1.2	Site related requirements – external facilities	SEPP Seniors Provide resident access to external facilities and services	N/A	N/A	Clause 26	Y	As per SEPP Seniors, Clause 26 (2)(c), for sites outside of the Sydney Statistical Division, the access to services and facilities may be satisfied by “a transport service available to the residents who will occupy the proposed development” . In addressing this clause, the applicant proposes to provide a daily mini-bus service for residents which will pick-up/return residents to the main porte cochere. In reality the residents will not travel independently given their dementia so that staff would accompany them on such outings.
6.1.3	Site related requirements – internal site requirements	SEPP Seniors : height, density, massing, carparking requirements (a) Building height: max 8 metres (b) Density and scale: 1:1 or less (c) Landscaped area: 25m² per bedroom (d) Carparking (i) 1 per 15 dementia beds (ii) 1 per 2 staff (iii) 1 space suitable for an ambulance	N/A	N/A	Clause 48	Y*	<u>Building Height</u> : Proposal provides maximum 7m building height (measured from existing ground level to the topmost ceiling above) which complies with the 8m development standard. Complies. <u>Density and Scale</u> : Proposal has a GFA of 6033m² which on a 5.2ha site = FSR .116:1. Complies. <u>Landscape Area</u> : Requirement = 99beds x 25m² = 2475m². Proposal provides 45,163m² (or 86% of site). Complies. <u>Car parking</u> : Requirement = 25 (staff) + 7 (resident visitor) = 32. Proposal provides 57 spaces plus an accessible space, an ambulance space and mini bus space
6.1.4	Accessible path of travel	BCA requirement: Provide accessible path of travel to non-ancillary spaces for occupants, residents, visitors and staff Accessible path of travel to be provided to common areas and services on the storey incorporating the principal public entrance, any facility required to be accessible, and not less than one of each room in which a unique service is provided.	Clause D3.2 Table 3.2 Class 9 (c) building	Y	Clause 26 and Clause 38	Y	Proposal provides wheelchair access to communal areas/facilities and within the site. Also refer to 6.1.2 above
6.1.5	Wheelchair Access	SEPP Seniors - Siting Standards For an RCF, SEPP Seniors refers to the ACCG which, in turn, refers to the BCA. Common areas: access must be provided so that a person using a wheelchair can use common areas and common facilities associated with the development.	N/A N/A	N/A N/A	Division 2, clause 38, & clause 26 (gradients)	Y Y	As the residential portion of the project is either single storey, or two storey with lift access and lift access is provided to and from all other areas, the proposed RCF complies with overall requirements for access Accessible paths of travel are provided to all resident communal facilities.
6.1.6	Accessibility within the development	BCA requirement: Provide external access to buildings required to be accessible including - from the allotment boundary at the main points of entry, and - from any accessible carspace on the allotment, and - from any adjacent and associated accessible building on the allotment, and through the principal public entrance.	Clause D3.2	Y	Clause 38, clause 26 (gradients)	N/A	In relation to resident, staff and visitor pedestrian access from allotment boundaries, accessible external path of travel is to be provided from Macquarie Road to the administration building entry via complying external pathways, ramps and walkways. In relation to wheelchair accessible carparking, complying access is provided between accessible carparking on-grade and the facility entries.

ITEM		BRIEF / CODE / STANDARD REQUIREMENT	BCA		SEPP SENIORS		COMMENTS
Item No	Description		Clause / Reference	Compliance Y Yes * Refer comments	Clause / Reference	Compliance Y Yes * Refer comments	
		SEPP Seniors: Provide attractive yet safe environments for pedestrians and motorists with convenient access	BCA Section D	Y	Clause 38	Y	As lift access is provided to and from all non-ancillary areas, the proposed RCF complies with overall requirements for access
6.1.7	Sole occupancy units - Bedrooms and en-suites	BCA requirement: Provide accessible sole occupancy units (SOU) bedrooms at the rate of 5 per 81-101 SOU's. RCF includes approximately 99 SOU's: Minimum 5 accessible SOU's are required The HammondCare Cardiff RCF does not include accessible SOU's as defined under the DTS requirements of the BCA. Compliance is proposed via an Alternative Solution	Clause D3.2 Table 3.2	Y	To comply with BCA	Y	Refer Allen Jack + Cottier <i>Accessibility: Alternative Design Solution</i> dated 23 June 2015 (attached to this report)
6.1.8	Doors – general circulation	BCA requirement: Clear door openings to be <ul style="list-style-type: none">1070mm where it opens from a public corridor to an SOU870mm in other resident use areas800mm in non-resident use areas	BCA/ AS1428.1 Clause 4.4	Y	To comply with BCA	Y	
6.1.9	Tactile ground surface indicators	BCA requirement: Stair and ramp handrails shall be fitted with domed buttons in lieu of TGSI's.	Clause D3.8	Y*	To comply with BCA	Y	Can be met; * To be included in CC documentation
6.1.10	Signage	BCA requirement: Clear and legible Braille and tactile signage to be provided identifying sanitary facilities, hearing augmentation (where applicable), accessible entrances, and lifts.	Clause D3.6/ AS1428.1 Clause 14	*	To comply with BCA	Y	Can be met; * To be developed as part of signage package in CC documentation.
6.2 APPROACHES							
6.2.1	Pedestrian entries - general	BCA requirement: Provide accessible path of travel from street frontages to main entries incorporating pathways with crossfall of 1:40 max, and, where required, ramps and walkways complying with BCA / AS1428.1.	Clause D3.3 / AS1428.1 Clause 6	Y	Clause 38	Y	
6.2.2	Pedestrian entries - ramps	BCA Requirement: BCA / AS1428.1 require ramp gradients of 1:14 maximum, with landings at 9m intervals.	AS1428.1 Clause 10	Y	To comply with BCA	Y	
6.3 ENTRIES							
6.3.1	Pedestrian entries - threshold	AS1428.1 requirement: With the exception of service entries, entries to be level. Maximum construction tolerance between materials to be 5mm max.	AS1428.1 Clause 7	Y*	To comply with BCA	Y	Can be met; * Subject to completion of Contract Documentation and detailing.
6.3.2		BCA requirement: accessible entry Access is required to common areas on the floor of the principal public entrance.			To comply with BCA	Y	

6.4 CARPARKING

6.4.1	Accessible carparking spaces - numbers	BCA requirement: Wheelchair accessible carspaces to be provided at the rate of 1:100 carspaces or part thereof. A minimum of one wheelchair accessible space is required.	Table D3.5	Y	To comply with BCA	Y	One Accessible car space provided
6.4.2		SEPP Seniors requirement:- parking: Compliance is achieved if at least the following is provided: (i) in the case of a hostel or residential care facility, at least: <ul style="list-style-type: none"> 1 parking space for each 10 beds in the hostel or residential care facility 1 parking space for each 15 beds for dementia specific residential care facility 1 parking space suitable for an ambulance 1 parking space for each 2 persons to be employed in connection with the development and on duty at any one time. HammondCare confirms there will be 50 staff employed. In excess of 25 spaces are provided. Total of required carspaces: 99 dementia SOU's: 7 spaces 50 staff: 25 spaces 32 spaces plus ambulance	N/A	N/A	CI 48(d)	Y	Proposal provides as follows; 12 resident visitor spaces 45 staff spaces An accessible space, an ambulance space and mini-bus parking space
6.5	VERTICAL CIRCULATION						
6.5.1	Stairs	Accessibility measures are required to Fire rated, and non-fire rated stairs.	BCA D3.3/AS1428.1 Clause 11	Y	To comply with BCA	Y	
6.5.2	Lifts	Lifts to comply with BCA, the referenced sections of AS1735.12	BCA / AS1735.12	Y	To comply with BCA	Y	
6.6	SANITARY FACILITIES						
6.6.1	Sanitary facilities in 9(c) buildings	The BCA requires the following measures – (a) One closet pan per 6 residents if private facilities are not provided (b) A shower per 6 residents if private facilities are not provided (c) A suitable bath – fixed or mobile Other facilities – provide (a) One kitchen . . . (b) Laundry facilities . . . (c) One clinical handwashing basin for each 16 residents or part thereof	BCA Table F2.1	Y	To comply with BCA	Y	

APPENDIX

ACCESSIBILITY ALTERNATIVE DESIGN SOLUTION (refer over)

RESIDENTIAL CARE FACILITY

158 MACQUARIE ROAD, CARDIFF
for HammondCare (Project No. 15025)

Development Application

Accessibility:
Alternative Design Solution

DESCRIPTION OF WORK: New Residential Care Facility

ISSUES

Issue	Date	Reason for Issue	Comment	Checked	Approved
01	23.06.15	For client and planning review		PEH	PI

ALTERNATIVE DESIGN SOLUTION:

DESIGN OF SOLE OCCUPANCY UNITS TO PROVIDE APPROPRIATE STANDARDS OF ACCESS

1 Preamble

An overall description of the project is included in the DA Accessibility Report of 23 June 2015. The DA proposal is for a new RCF, including all bedrooms to be for residents with dementia. All non-ancillary spaces are designed to meet the needs of residents who require dementia oriented levels of care. The Disability Discrimination Act 1992, Disability (Access to Premises-Buildings) Standards 2010 (APS), including Schedule 1 Access Code for Buildings, the Building Code of Australia 2014 (BCA) and Australian Standard 1428.1-2009 *Design for access and mobility Part 1: General requirements for access – new building work* (AS 1428.1) provide requirements based on independent access for up to 80% of people with a disability. HammondCare Cardiff (HC) should be viewed in the context of a high level of assisted resident care.

2 DDA APS and BCA Requirements - Sole Occupancy Units

For a project incorporating approximately 99 SOU's, APS and BCA access requirements are given by Part D3, Table D3.1, building Class 9(c). This requires that a minimum of 5 SOU's and their associated ensuites are to be accessible. The APS and *deemed to satisfy* (DTS) BCA requirement is that these SOU's are to be designed in accordance with AS 1428.1.

In many cases, compliance with the APS and DTS provisions of the BCA and AS1428.1 would provide an SOU with fixtures, facilities and circulation spaces inappropriate for residents and operationally unworkable for management.

Rather than DTS compliance for SOU's designed in accordance with AS1428.1, all SOU's in the project including en-suite facilities are designed to comply with the specific requirements of residents. APS and BCA compliance is achieved by the alternative solution based on the performance based criteria of

APS – Part 3 Clause 3.2 Compliance with Access Code sub clauses (2) and (3)

APS - FP2.1 Performance requirement

Suitable sanitary facilities for personal hygiene must be provided in a convenient location within or associated with a building, to the degree necessary, appropriate to

(a) the function and use of the building; and

(b) the number and gender of the occupants; and

(c) the disability or other particular needs of the occupants.

BCA - Access must be provided, to the degree necessary, to enable -

(a) safe; and

(b) equitable and dignified,

movement of people to and within a building (BCA Section D Performance Requirements - DP1).

Specifically, SOU entry doors and ensuites (including the toilet pan, its setout and associated grab rails vary from the DTS provisions of the BCA and the requirements of AS 1428.1-2009.

The areas of variation are:

- Length of wall nib adjacent to latch side of doors to SOU and ensuites
- Toilet pan, setout of toilet pan and associated grab rails
- Non-provision of fixed fold down shower seat + circulation area of shower.

AS 1428.1 provides detailed narrative and requirements for publicly accessible areas, WC's, bathrooms and other facilities for use by people with disabilities, generally acting independently. It does not provide design solutions for the aged care industry (nursing homes + hostels) where residents frequently require assistance to use sanitary and other facilities.

The Standard does not address WH&S and care procedures such as 'no lifting' policies which require the use of specialised lifting equipment and designs that allow for their use. Refer AS1428.1, Part 2.2 and to Access Design Solutions letter to Enware Australia dated 22/05/02 attached to this report. In addition, the alternative solution in type of toilet pan, dimensional setout and grabrails continues to provide for use by an independently mobile wheelchair user. As background, current regulatory and industry policy is to provide for 'ageing-in-place'. This means that as a resident becomes increasingly dependent on carer assistance or requires temporary additional assistance due to illness, the additional care and assistance can be provided to the resident without having to change location, and preferably, without having to change bedroom.

HC Cardiff is intended to provide nursing and other care assistance to residents on a 24hr/7 days per week basis. Whilst some residents are reasonably mobile, many will have limited or impaired mobility. Regardless of whether these facilities are designed to meet the requirements of AS 1428.1 they will require varying degrees of assistance when toileting and bathing.

As a result, the SOU's and ensuites throughout the project have been purpose-designed to allow staff to provide assistance to residents when using the toilet, handbasin and shower facilities. The size and layout of these areas have been dictated by the need to provide for the use of special lifting and showering equipment by staff when assisting residents in a way that is both safe from a WH+S view as well as dignified for the resident. The design will also allow for independent access by many people with disabilities. However, the primary function of these areas is to allow for combined staff/resident operation in the SOU en-suites.

3 BCA Performance Requirements and Assessment Method

SOU's and SOU en-suites designed specifically to AS 1428.1 will not provide the optimum layout for assistance to residents by staff using lifting equipment. Staff assistance for residents is required in all areas.

Further, it is not intended, nor is it required to have an independent person with a disability occupy rooms designed specifically to AS 1428.1. As demand for beds is high, it would not be appropriate nor practical to keep such rooms vacant for someone specifically wanting such a facility.

The method for assessment of the proposed design is against the performance requirements of the APS Part 3 Requirements of Standards and BCA Part A0.9(d). This will predominantly be by expert judgement. Other verification methods in accordance with BCA-A0.9b-ii) are also used where relevant.

Expert judgement is provided by Paul Huxtable of Allen Jack + Cottier.

Paul Huxtable is an accredited access consultant (no. 115). He has had extensive experience as an access consultant. See CV attached.

4 Alternative Design Commentary + Assessment

4.1 SOU ENTRY DOORS

<i>References</i>	<i>Deemed-to satisfy provision (DTS)</i>	<i>BCA Table D3.1 AS1428.1 Clause 13 and Figure 31; BCA DP1</i>
	<i>Performance Requirements</i>	

In relation to entry doors, AS 1428.1 requires a length of wall nib on the latch side of the door with a minimum dimension of 510 millimetres (mm) and a wall nib on the hinge side of the door with a minimum dimension of 110mm. This door circulation is based on independent access by a person in a wheelchair. The latch side wall nib allows space for the wheelchair footrest when opening or closing the door.

The BCA requires doors between SOU's and circulation corridors to be 1070mm clear. The requirement for other public buildings is 850mm clear. As noted in the ABCB Directions Report for Aged Care Buildings, Dec 2001, the additional width required in a Class 9(c) building is to allow for greater manoeuvrability of mobile baths, lifting equipment, waterchairs, beds etc as well as wheelchairs and walking frames.

When compared with AS1428.1, the overall circulation area at the SOU doorway is comparable with that required for a 1070mm clear open doorway. The wider door width will also allow for assistance by carers when helping residents through these doorways.

It is considered that the wider 1070mm doorway will provide appropriate access to all SOU's.

4.2 ENSUITE DOORS

<i>References:</i>	<i>Deemed-to satisfy provision (DTS) -</i>	<i>BCA Clause D3.2(b) AS1428.1 Clause 7 and Table 12; BCA DP, DP1(b), DP2</i>
	<i>Performance Requirements -</i>	

The BCA requires that these doors (D1.6) have a clear opening of 870mm and hinge and latch side clearances for wall nibs on each side of the door.

The alternative design solution proposes a clear opening of in excess of the required 870mm. The additional width is to allow for greater manoeuvrability of mobile lifting and showering equipment beds as well as wheelchairs and walking frames. The wider door width will also allow for easier assistance by carers when helping residents through these doorways.

It is considered that the wider doorway will provide appropriate access to all ensuites.

4.3 TOILET PAN, SETOUT OF TOILET PAN AND ASSOCIATED GRAB RAILS IN SOU's

<i>References</i>	<i>Deemed-to satisfy provision (DTS)</i>	<i>BCA Clause F2.4, Table 2.4 AS1428.1 Clause 15 BCA FP2.1</i>
	<i>Performance Requirements</i>	

The type and layout of toilet pan and associated grab rails has been dictated by the need for use of special lifting equipment by staff when assisting residents and the need to be able to access both sides of the toilet pan.

AS 1428.1 requires a pan setout of 450-460mm from side wall to the centreline of the pan. Research with our client shows that a minimum of 600mm is needed to allow staff to provide effective assistance on both sides of the pan and also for lifting and other specialist equipment.

AS 1428.1 requires the provision of fixed grab rails to the side and rear walls adjacent to an accessible toilet.

It is proposed that fold down grab rails be provided to both sides of the pan in lieu of fixed rails. When raised, they allow easier access to both sides of the pan. When down, they provide support to both sides for a resident on the pan. This is of particular importance when the resident may have limited ability to support their upper body.

Client operation of lifting equipment in their other facilities has successfully demonstrated the appropriateness of the size and layout of the room including the pan and associated grab rails.

4.4 PROVISION OF FOLDING SHOWER SEAT + CIRCULATION SPACE TO SHOWERS

<i>References</i>	<i>Deemed-to satisfy provision (DTS)</i>	<i>BCA Clause F2.4, Table 2.4; AS1428.1 Clause 10.5.1</i>
	<i>Performance Requirements</i>	<i>BCA FP2.1</i>

Whilst AS 1428.1 requires fold down seats to shower facilities for use by people with disabilities, in aged care facilities these seats are generally an impediment to the provision of proper care for residents. They are flat, too small, in a fixed position (too low), provide no torso support for residents with limited upper body control and provide no practical support or assistance to a resident. The normal positioning of the seat makes assistance by staff difficult as assistance to a resident is only to one side and from the front.

More appropriate is use of freestanding shower chairs that can be positioned in the optimum location for either independent use by resident or assistance by staff. These will provide better support for residents.

Where the level of resident immobility dictates, operational requirements provide that specialised mobile lifting, showering or bathing equipment are a more versatile and satisfactory solution. These types of equipment provide suitable back and side support to residents with reduced (or little) torso support, can be located and moved into the most appropriate position for each situation and can be moved between ensuite and bedroom. They provide safe lifting and manoeuvring assistance/work practice for staff, and dignity and appropriate care for residents as the need arises.

It is considered that the circulation space in the ensuite/shower will provide appropriate access to all ensuites by residents with varying levels of mobility, as alternative to the DTS provisions of the BCA. There will also be sufficient space in all ensuites for staff to safely use appropriate lifting equipment to assist residents.

5 Conclusion

The new HC Cardiff bedrooms will provide a safe and dignified level of access for residents. Further, they will enable staff to provide an appropriate level of assistance utilising specialist equipment.

The ensuites are of sufficient size to cater for the lifting and other shower/bathing equipment, allowing for staff assistance. The bedrooms and ensuites have been arranged in such a way as to maximise the safe and easy access and manoeuvring of this equipment both in the bedroom and ensuite and in transferring residents between each.

Rather than strict APS and BCA/DTS and Code compliance, the flexibility inherent in the design approach adopted will allow the greatest opportunity for dignified ageing in place by residents.

The proposed Alternative Solution described herein has been assessed by the use of APS Part 3 and Assessment Method A0.9(b)(ii) – Verification Method and (d) Expert Judgment, which have been satisfied.

Therefore the Alternative Solution therefore complies with the APS and Clause A0.5 (b), A0.8 and Performance Requirements DP DP1, DP 2 and FP 2.1 of the BCA 2014.