

# ACCESS REPORT

## DEVELOPMENT APPLICATION



## JORDAN SPRINGS COMMUNITY CENTRE

29<sup>TH</sup> FEBRUARY 2016



**Accessibility Solutions (NSW) PTY LTD**  
ABN 20 105 200 128 | 20 Begonia Street PAGEWOOD 2035  
Tel: 9695-1940 | Fax: 9695-1906 | Mob: 0417-467-007 | Email: [markrelf@bigpond.com](mailto:markrelf@bigpond.com)

## INTRODUCTION

This report has been prepared following an accessibility review of the plans for the Jordan Springs Community Centre, which consists of;

- Principal entry access from the forecourt at the corner of Lakeside Parade and Cullen Avenue to a central accessway that facilitates entry to a multipurpose hall and kitchen, centre administration office, three smaller multipurpose meeting/training rooms, medium sized multipurpose area and associated sanitary facilities that includes a unisex accessible toilet, ambulant accessible male and female cubicles, parents room and a Changing Places facility.
- Onsite outdoor parking for 41 car spaces including 3 accessible car space and pedestrian entry to the premises.
- Outdoor breezeway lobby area with a kitchenette / tea point and breakout informal dining.
- Outdoor courtyard, enclosed play space area and barbecue.

The accessibility review has had regard to the following legislation and standards pertaining to access for people with disabilities:

- DDA Premises Standard (2010).
- Building Code of Australia (BCA 2016) Parts D3 and F2.4.
- AS1428.1 (2009) – Design for Access and Mobility: General Requirements.
- AS1428.2 (1992) – Design for Access and Mobility: Enhanced Requirements.
- AS1428.4.1 (2009) – Tactile Ground Surface Indicators.
- AS2890.6 (2009) – Parking for people with disabilities.
- Penrith DCP 2014 – Sections C1.2, C8, C10, D5, Accessibility & Universal Design requirements
- Penrith Inclusion Plan 2009-2013
- NSW Disability Inclusion Act 2014

The plans relied for this review include DA drawings prepared by Davenport Campbell Architects and Clousten Landscape Architects.

Dwg No.	Revision	Title
I5007 – DA00	B	Jordan Springs Cover Page
I5007 – DA01	B	Proposed Site Plan
I5007 – DA02	C	Proposed Floor Plan
I5007 – DA03	C	Proposed Roof Plan
I5007 – DA04	C	Elevations
I5007 – DA05	B	Sectional Views
I5007 – DA06	A	External Finishes Sample Board
I5007 – DA07	B	Site Analysis Plan
S15-0041	A	Landscape Plan
S15-0041	A	Landscape Character / Precedent Images

Dwg No.	Revision	Title
S15-0041	A	Landscape Plan

## EXECUTIVE SUMMARY

In review of the plans for the Community Centre, it is my opinion that the design provides a sound basis to promote inclusive access for people with disabilities and comply with the accessibility requirements of the Building Code of Australia, DDA Premises Standards and Penrith DCP and with further detailing during the construction documentation phase can achieve equitable access that enables the inclusive participation of people with disabilities in all facets of Centre activities consistent with the aims and objectives of the Penrith Inclusion Plan for People with Disabilities and the NSW Disability Inclusion Act.

The Penrith DCP also articulates the requirement for new development to conform to the seven *Universal Design* principles of;

- 1) Equitable use
- 2) Flexibility in use
- 3) Simple and intuitive use
- 4) Perceptible information
- 5) Tolerance for error
- 6) Low physical effort
- 7) Size and space for approach and use

In my opinion the review of design confirms the spatial layout of rooms and accessways combined with the absence of any stairways provides a design that is consistent with the many of the *Universal Design* principles and with further detailing, as expressed in this report, will achieve full conformity with all seven *Universal Design* principles.

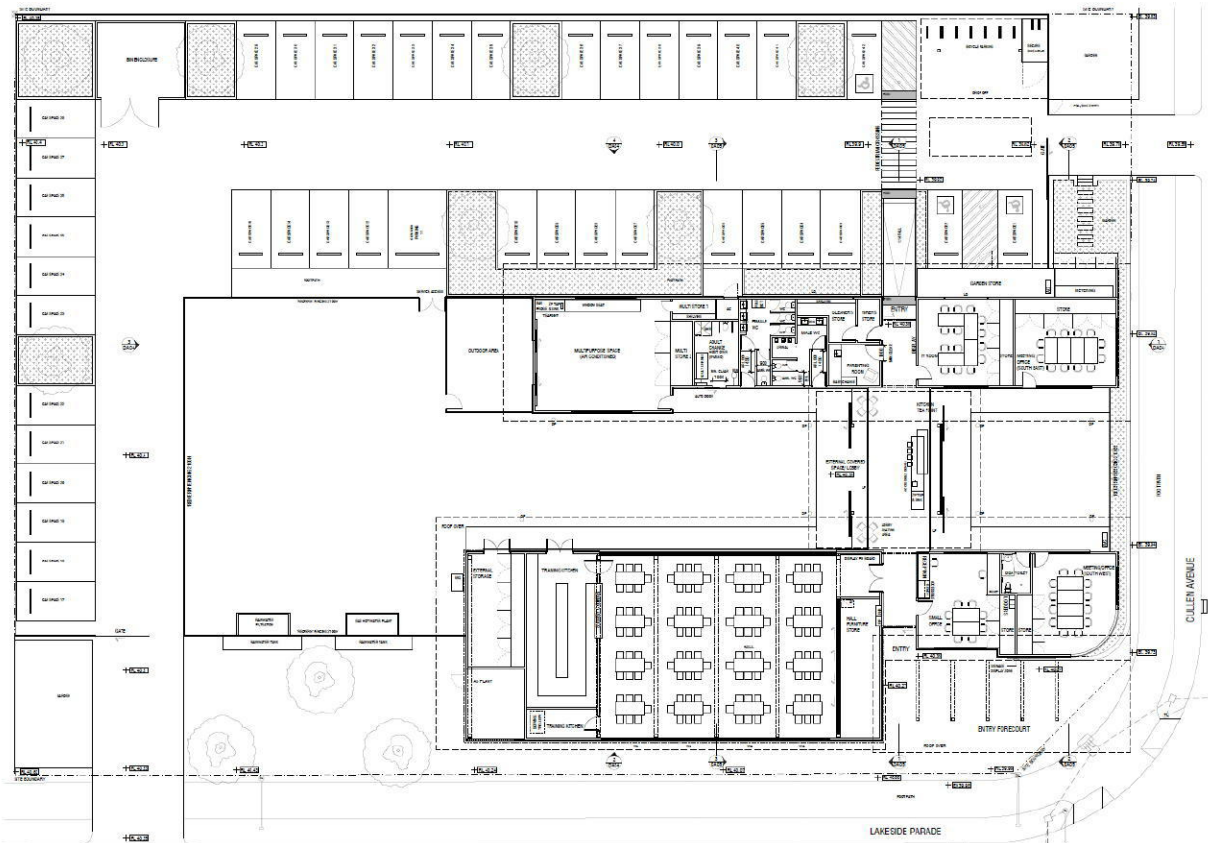


Mark Relf  
Access Consultant (ACAA)



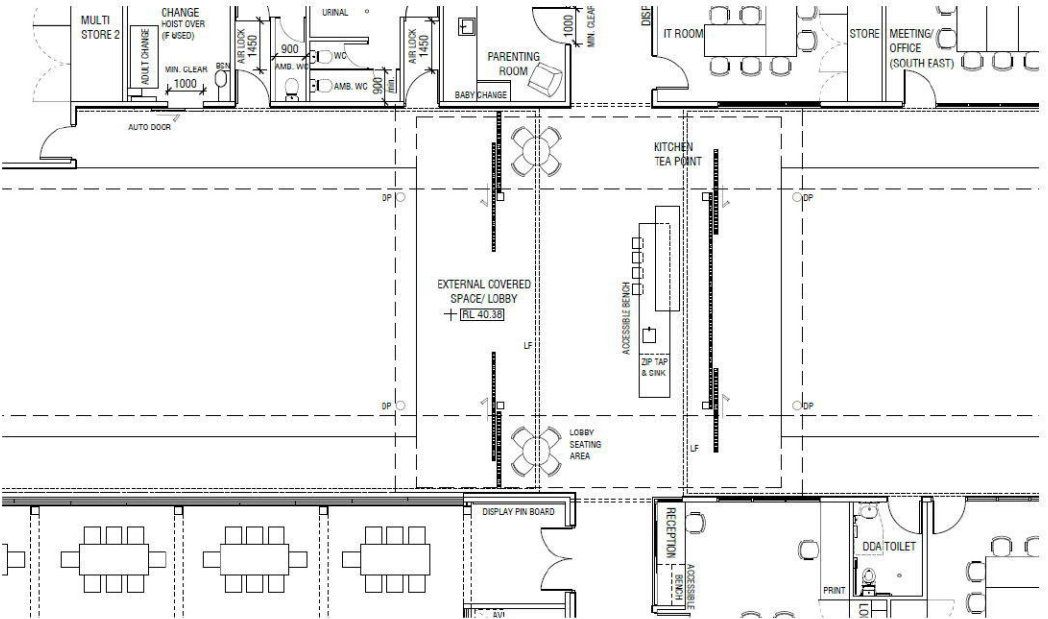
# Accessibility Assessment

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

BCA /DDA Premises Standards Review		Complies
		
<p>1. The plans show a principal entry forecourt at the corner of Lakeside Parade and Cullen Avenue which provides an almost level access to the principal entrance of the community centre which will comply with accessibility standard AS1428.1 to satisfy Part D3.2 of the BCA and DDA Premises Standards.</p>		YES
<p>2. The forecourt proposes a clear building shoreline to the entrance door which indicates an auto sliding door that enhances the accessibility for people with vision impairment and people with significant physical disabilities.</p>		YES
<p>3. In addition to the front entry the plans propose a second principal entrance from the carpark which includes a 1:14 pedestrian ramp and marked pedestrian crossing which is directly adjacent to the accessible parking and drop-off point to maximise the convenience for people with disabilities and readily comply AS1428.1 to satisfy Parts D3.2, D3.5 of the BCA and DDA Premises Standards.</p>		YES
<p>4. In addition to the abovementioned formal entrances the plans indicate the two driveway entrances from Lakeside Parade and Cullen Avenue will provide very gradual 1:40 gradient entrances and driveway grades to maximise the convenience for people with disabilities consistent with AS1428.1 to satisfy Parts D3.2, D3.5 of the BCA and DDA Premises Standards.</p>		YES
<p>5. The principal entrance doorways, glazing markings, pedestrian ramp from the carpark and tactile ground surface indicators shall be confirmed during a future</p>		YES at CC stage





BCA /DDA Premises Standards Review	Complies
<p>9. <b>Main Entry Lobby</b> - The reception entry proposes a 2200mm width are that incorporate doorways to the large Multipurpose Hall and Centre Reception Office and direct access to the external covered breezeway lobby / kitchenette amenities which provides appropriate access in terms of doorway circulation spaces, Turning and Passing Areas to comply with ASI428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>10. <b>Multipurpose Hall &amp; Training Kitchen</b> - The hall provides a single level surface that incorporates ample circulation space to comply with ASI428.1 and Part D3.3 of the BCA and the DDA Premises Standard including access to the Kitchen. The kitchen joinery and equipment shall be detailed at a future design stage to incorporate 1600mm X 2200mm turning areas in two locations clear of the benches and include a workbench that is height adjustable in a range of 750-950mm with a 50mm maximum benchtop to promote universal and inclusive access. The external doorway threshold shall incorporate a threshold ramp and landing as specified by ASI428.1.</p> <p>11. The Hall will include assistive listening system to comply with part D3.7 of the BCA and DDA Premises Standards.</p> <p>12. <b>Reception Office</b> - The internal areas of the office provide appropriate access and doorway circulation spaces to comply with ASI428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.</p>	<p>YES</p> <p>YES</p> <p>YES at CC stage</p> <p>YES</p>
	
<p>13. <b>External Breezeway Lobby</b> – The external covered breezeway connecting the two pavilion buildings provides level transition paths between the two areas and to adjacent undercover pathways to Meeting Rooms/Offices, smaller Multipurpose Room, IT Room, Parents Room, sanitary facilities and the outdoor barbecue area. All doorways shall be detailed to provide level or ramped thresholds as specified by ASI428.1.</p> <p>14. The plans illustrate large sliding security gates that will be generally managed by Council staff or Centre Operators who will lock the gates open when the Centre is open to facilitate direct access to all facilities. Alternatively the gates will require auto sliding function with access control key pads or similar to operate the gates.</p>	<p>YES</p> <p>YES Can Comply</p>

BCA /DDA Premises Standards Review	Complies
<p>15. Further detailing of <u>recessed gate tracks</u> and operational procedures shall confirm the provision of safe, independent, equitable and dignified access along level pathways to all of the abovementioned areas consistent with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards.</p> <p>16. The breezeway covered lobby incorporates a kitchenette that provides ample circulation space to the facility and will be detailed with accessibility features to enable inclusive participation by people with disabilities consistent with the Penrith DCP and Inclusion Plan.</p>	<p>YES</p> <p>YES at CC stage</p>
<p>17. <b>Meeting Rooms/Offices South-West &amp; South-East</b> – The plans confirm doorway circulation spaces and internal access paths complying with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards.</p> <p>18. <b>IT Room</b> – The plans confirm doorway circulation spaces and internal access paths complying with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards, subject to the reduction of furniture illustrated on the plan.</p> <p>19. <b>Multipurpose Room</b> - The plans show a single floor level incorporates ample circulation spaces to comply with ASI428, Part D3.3 of the BCA and the DDA Premises Standards. The external sliding door shall be detailed at a future design stage with recessed door tracking and subsill drains to achieve a level threshold in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards.</p> <p>20. <b>Parents Room</b> — The plans confirm doorway circulation spaces and internal access paths complying with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Premises Standards.</p> <p>21. <b>Sanitary Facilities</b> - – The plans confirm doorway circulation spaces and internal access paths complying with ASI428.1 to satisfy Part D3.3 and F2.4 of the BCA and the DDA Premises Standards. See section below for a detailed review.</p> <p>22. <b>Cleaners &amp; Garden Store</b> – These areas are generally consider exempt from accessibility requirements due to the nature of use and stored items consistent with the exemption provisions of Part D3.4 of the BCA and DDA Premises Standards.</p>	<p>YES</p> <p>YES</p> <p>ES</p> <p>YES</p> <p>YES</p> <p>YES</p>
<p>23. <b>Doors</b> - The door schedule shall confirm 920mm minimum doors (1050mm for the Parents Room) to ensure a 850mm clear opening for the first active door leaf while the doors will have a lever/D-pull handle at 900-1100mm height and have a maximum force of 20 Newtons to open the door to comply with ASI428.1 and satisfy Parts D3.2 and D3.3 of the BCA and DDA Premises Standards.</p> <p>24. <b>Doorway Luminance Contrast</b> - The construction documentation shall confirm that the door frames shall provide 50mm width in a colour which will facilitate at least 30% luminance contrast to the <b>door colour</b> and wall in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>25. <b>Glazed Doors &amp; Visibility Markings</b> - Where frameless glazed doors with no transoms and walls are installed or glazing areas which can be mistaken for a doorway opening then 75mm width visibility strips shall be provided 900-1000mm height and providing 30% luminance contrast to the background as required by ASI428.1 and D3.12 of the BCA and DDA Premises Standards.</p>	<p>YES</p> <p>YES</p> <p>YES</p>

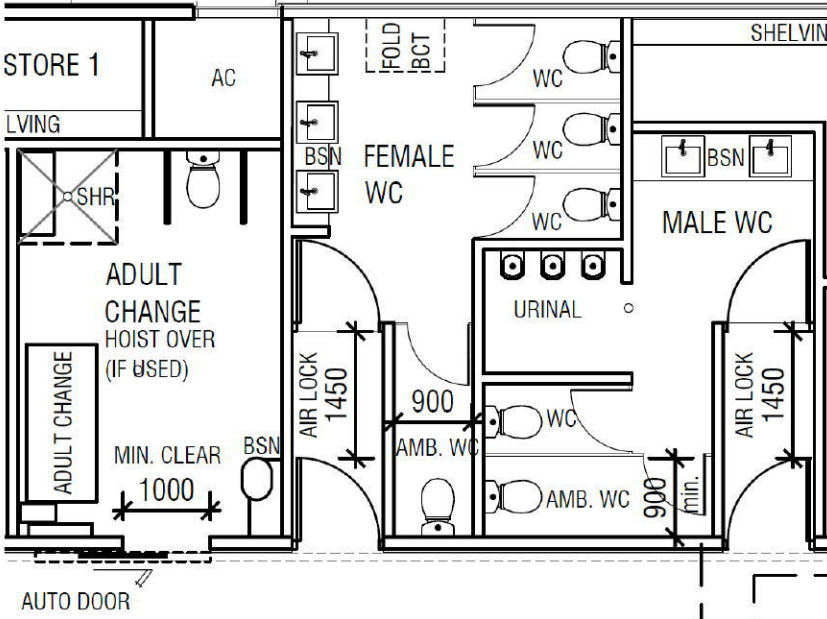


BCA /DDA Premises Standards Review	Complies
<p><b>26. Intercom &amp; Security Controls</b> – Where installed the locations of the operable push buttons shall be 900-1200mm above the floor and 500mm minimum from a recessed corner or obstruction above a level surface to comply with ASI428.1 and satisfy D3.3 of the BCA and DDA Premises Standards.</p> <p><b>27. Carpet</b> – Any carpet to be installed within the Centre must be low pile with firm underlay consistent with D3.3 of the BCA.</p>	<p><b>YES</b></p> <p><b>YES at CC stage</b></p>
<p><b>28. Egress</b> – The provision of accessible doorway thresholds at every external doorway will also enable accessible egress paths to facilitate independent emergency egress for all.</p>	<p><b>YES</b></p>
<p><b>29. External Paving</b> - Detailing of the external paving materials shall ensure compliance with ASI428.1 in terms of profile and avoidance of trip hazards to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p><b>30. External path and gates</b> – The external pathways from the car park into the northern lawn area shall provide level transitions and gate that facilitate at east 850mm clearance opening width for a single gate consistent with ASI428.1 and satisfy D3.3 of the BCA and DDA Premises Standards.</p> <p><b>31. Outdoor Barbecue</b> – The pathway to the outdoor barbecue area is generally level ad will incorporate a 2500mm minimum width paving area adjacent to the barbecue to enable appropriate access consistent with ASI428.1 and satisfy D3.3 of the BCA and DDA Premises Standards.</p>	<p><b>YES at CC stage</b></p> <p><b>YES at CC stage</b></p> <p><b>YES at CC stage</b></p>





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

BCA /DDA Premises Standards Review	Complies
<p>32. The plans show a group of male, female toilets and Changing Places bathroom and a separate unisex wheelchair accessible toilet.</p> <p><b>33. Unisex Wheelchair Accessible Toilets</b> - The 2000mm X 2700mm unisex accessible sanitary facility with a size and layout that complies with AS1428.1 and Part F2.4 of the BCA and DDA Premises Standards.</p>	<p>YES</p> <p>YES</p>
<p>34. <b>Ambulant Accessible Toilets</b> - The plans also show that the male and female group of toilets incorporates a male and female cubicle to accommodate people with ambulant physical disabilities, subject to the airlocks providing 900 x 900 clear circulation spaces between the two doors as specified by AS1428.1.</p> <p>35. These cubicles will provide grabrails on both sides of a 460-480mm WC pan height in accordance with AS1428.1 consistent with the BCA and DDA Premises Standard.</p>	<p>YES</p> <p>YES at CC stage</p>
<p><b>36. Changing Places Bathroom</b> The plans illustrate a 3000mm X 4400mm room with an auto sliding door and a layout of fittings and fixtures consistent with the Changing Places guideline. The circulation spaces within the room easily comply with AS1428.1 while the installation of an "island toilet" shall be reviewed in accordance with the performance requirements FP2.1(c) and DPI(a)(iii) of the BCA 2016 and DDA Premises Standards</p>	<p>YES</p>
	

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

BCA /DDA Premises Standards Review	Complies
<p>37. Details concerning the provision of raised tactile and Braille signage for toilets and areas serviced by Assistive Listening Systems as required by Parts D3.6/D4 and Specification D3.6 of the BCA will be provided at construction certificate stage.</p>	<p>YES at CC stage</p>

BCA /DDA Premises Standards Review	Complies
38. Consideration of providing raised tactile and Braille signage for general identification and wayfinding signage shall be confirmed at a future design stage to ensure independent and equitable access for people who are blind and vision impaired.	YES at CC stage

### ***Hearing Augmentation (Part D3.7 of the BCA)***

BCA /DDA Premises Standards Review	Complies
39. Consistent with the DDA Premises Standard the development will provide an assistive listening system to cover 95% of the Multi-Purpose Hall, which will be detailed at the construction documentation stage.	YES at CC stage
40. Signage displaying the international symbol of deafness with appropriate frequency / system type (a “T” for T-switch) in accordance with AS1428.1 will be confirmed at construction certificate stage.	YES at CC stage

### ***Tactile ground surface indicators (Part D3.8 of the BCA)***

BCA /DDA Premises Standards Review	Complies
41. <b>Tactile Ground Surface Indicators</b> – In accordance with Part D3.8 of the BCA the 1:14 ramp landings shall provide hazard warning TGSI's to comply with AS1428.4.1 with a 30% minimum luminance contrast (45% recommended if using single colour studs and 60% if using two colour studs as required by AS1428.4.1 (2009).	YES at CC stage

### ***Glazing Markings & Luminance Contrast (Part D3.12 of the BCA)***

BCA /DDA Premises Standards Review	Complies
42. <b>Frameless Glazing &amp; Glazing Markings</b> – Where glazed walls and doors are generally frameless the documentation is required to provide a 75mm band of solid non-transparent material at a height of 900-1000mm above the floor and facilitate a 30% minimum luminance contrast to the background to satisfy AS1428.1 and AS1288.	YES at CC stage
43. The <b>colour scheme</b> of the doors to the adjoining walls shall be detailed to provide 30% minimum luminance contrast to the background to satisfy AS1428.1 and to assist people with vision impairment.	YES at CC stage

### ***Furniture, Equipment and Joinery***

DDA & NSW Disability Inclusion Act Review	Complies
44. While the BCA, DDA Premises Standards and Penrith DCP provide a sound basis to enable safe, equitable and dignified access to access the Centre the critical difference to achieving inclusive	



DDA & NSW Disability Inclusion Act Review	Complies
<p>participation within the centre activities and removing barriers is often controlled by the careful selection of joinery design, furniture, fittings and equipment.</p> <p>45. This section of the report aims to provide a list of features for consideration during the detailed design stage and preparation of room data sheets that specify FFE items to enable inclusive participation of people with disabilities in community centres activities consistent with the aims and objectives of the <i>Penrith Inclusion Plan for People with Disabilities</i>.</p>	
<p><b>46. Changing Places Bathroom</b> – The size and layout of the bathroom shall include a ceiling hoist and an adult change table to enable adults with a physical disability access to a full range of bathroom facilities during community activities at the Centre without the need to return home or curtail their activity.</p>	Can Comply
<p><b>47. Reception Counter</b> – The detailed design of the counter shall incorporate a wheelchair accessible section to satisfy ASI428.2 and the Penrith DCP.</p>	Can Comply
<p><b>48. Training Kitchen</b> – The detailed design of the benches and appliances shall incorporate a wheelchair accessible section and features to accommodate people with vision impairment consistent with the intent of ASI428.2 and the Penrith DCP.</p>	Can Comply
<p><b>49. Hall &amp; Meeting Room Tables</b> – The selection of tables shall ensure 720mm knee clearance for people who use a wheelchair while maintaining 760mm maximum height to facilitate universal access for all consistent with the intent of ASI428.2 and the Penrith DCP.</p>	Can Comply
<p><b>50. IT Room Desks</b> – The selection of desks shall ensure height adjustable type that enables access for people who use a wheelchair consistent with the intent of ASI428.2 and the Penrith DCP.</p>	Can Comply
<p><b>51. Chairs</b> – The selection of chairs shall ensure height adjustable type with arm rests consistent with the intent of ASI428.2 and the Penrith DCP.</p>	Can Comply
<p><b>52. Breezeway Kitchenette</b> – The detailing of the benchtops, sink and taps shall ensure dual heights to accommodate people who are ambulant and wheelchair users and include lever taps.</p>	Can Comply
<p><b>53. Lighting</b> – In addition to the provision of evenly distributed internal room illumination and outdoor lighting the development will provide task lighting capable of 600 Lux on a worksurface to assist people with low vision.</p>	Can Comply
<p><b>54. The colour scheme</b> of the floors to the adjoining walls shall be detailed to provide 30% minimum luminance contrast to the background to assist people with vision impairment.</p>	Can Comply
<p><b>55. Room Acoustics</b> – In addition to the hearing augmentation within the large hall the development shall provide acoustic ceiling tiles, soft furnishings, carpet and curtains wherever appropriate to reduce noise reverberation to enhance speech intelligibility for all people including people with mild hearing loss consistent with the intent of ASI428.2 and the Penrith DCP.</p>	
<p><b>56. Adaptive computer equipment, kitchen implements</b> – The installation of computer equipment within the IT Training room should include access to assistive technology to enable people with disabilities to fully participate. Examples include text to speech software to assist people who are blind, turbo mouse ball to assist</p>	Management Plan



DDA & NSW Disability Inclusion Act Review		Complies
people with severe physical disabilities scan to speech devices to enable people who are blind to translate printed materials into audio files.		
<p><b>57. Outdoor Barbecue</b> - The detailed design of the barbecue shall incorporate a wheelchair accessible section at a 780-800mm height and 720mm underside clearance consistent with the intent of ASI428.2, Penrith DCP and Inclusion Plan.</p> <p><b>58. Outdoor Tables</b> The selection of tables shall ensure 720mm knee clearance for people who use a wheelchair while maintaining 760mm maximum height to facilitate universal access for all consistent with the intent of ASI428.2 and the Penrith DCP.</p>	 <p><i>Example 1 of an accessible barbecue</i></p>	<p>Can Comply</p> <p>Can Comply</p>
<p><b>59. Play Enclosure</b> – The selection of play equipment shall seek to include equipment that enables the inclusive participation of people with disabilities consistent with the intent of the Penrith Inclusion Plan. Examples of inclusive play equipment appear below.</p>		Can Comply
		



Mark Relf,  
Access Consultant (ACAA)

## Appendix A – 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 Housing for Seniors or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 – Apartment Design Guide 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 an accredited member of 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.

