



Morris Goding
Access Consulting

Casula Aged Care
and SEPP Seniors

18 Randwick Close, Casula

**Access Review –
DA 3**

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1. Executive Summary

This Access Review Report is part of a key component for the proposed Casula Aged Care Facility located at 18 Randwick Close, Casula. It is prepared in response to the Disability (Access to Premises – Buildings) Standards 2010 made under the Disability Discrimination Act 1992 (DDA); the Building Code of Australia (BCA); and the relevant Australian Standards – Design for Access and Mobility provisions.

Morris Goding Access Consulting has prepared this report to provide strategies and written advice to maximise reasonable provisions of access for the project and for people with disabilities.

The aim of the review is to ensure that the accessibility provisions comply with the relevant statutory requirements. In addition, and as a guiding principle; consideration of a higher degree of accessibility to meet the intent of the DDA of inclusive, dignified and equitable access.

2. Introduction

2.1 Background

Morris Goding Access Consulting has been engaged to provide an accessibility design review of the proposed development.

The development consists of a basement carparking level, support retail and common use facilities, 142 residential aged care rooms and 93 assisted care units over 5 levels and 3 building towers.

The development falls under the following BCA classifications as confirmed by the PCA:

- Class 2 – Assisted Care Units.
- Class 6 – Retail.
- Class 7a – Carpark.
- Class 7b – Storage.
- Class 9c – Residential Aged Care Rooms.

The general building access requirements for the above classifications are:

- Class 2 and 9c: from an accessible pedestrian entrance to the entrance doorway of each sole-occupancy unit. To and within 1 of each type of room for use in common by the residents.
- Class 6 and 7b: to and within all areas normally used by the occupants.
- Class 7a: to and within any level containing accessible carparking spaces.

The requirements of this review are to:

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

2.2 Objectives

This report seeks to ensure compliance with statutory requirements, and in addition, considers enhanced benchmark requirements set by the project. It considers the building user groups and attempts to deliver equality, independence and functional access for people with disability; inclusive of:

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

- People with a dexterity impairment.

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

2.3 Limitations

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

2.4 Statutory Requirements

The relevant statutory and regulatory requirements are:

- Federal Disability Discrimination Act (DDA).
- Disability (Access to Premises – Buildings) Standards 2010.
- Building Code of Australia (BCA) Part D3, E3, F2.
- AS 1428.1:2009 – General Requirement for Access.
- AS 1428.2:1992 – Enhanced and Additional Requirements.
- AS 1428.4.1:2009 – Tactile Ground Surface Indicators.
- AS 2890.6:2009 – Parking for People with Disabilities.
- AS 1735.12:1999 – Lift Facilities for Persons with Disabilities.
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
- AS 4299: 1882 – Adaptable Housing.

Additional advisory standards not currently referenced, and other relevant guidelines considered include:

- Universal Design Principles.
- Premises Standard Guideline V2 2013.
- Guide to the BCA.

3. General Access Planning Considerations

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

Since the 1st of May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The requirements of the DDA Premises Standards (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1:2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

By utilising AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

MGAC supports the use and consideration of universal design (UD) principles into the design to maximise access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximised, without adding on specialised 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:

- Principle 1 Equitable Use
- Principle 2 Flexibility in Use
- Principle 3 Simple and Intuitive Use
- Principle 4 Perceptible Information
- Principle 5 Tolerance for Error
- Principle 6 Low Physical Effort
- Principle 7 Size and Space for Approach and use.

4. Ingress & Egress

4.1 External Linkages

The BCA and the Premises Standards have requirements for external approaches. The key requirements are:

An accessible path of travel is required:

- From the main pedestrian entry points at the allotment boundary to all building entrances.
- Between accessible buildings (or parts of buildings).
- From accessible car parking spaces to the building entrance.

Assessment:

Accessible path from the allotment boundary to all building entrances and between buildings has been provided.

Paths from the accessible carparking spaces to the entrances via passenger lifts are also provided.

Path details to be confirmed at subsequent detail design stages. Ensure all paths are accessible to BCA and AS 1428.1 requirements.

Confirm all design development and construction details at subsequent design stages.

4.2 Entrances

The BCA and the Premises Standards have requirements for building entrances. The key requirements are:

- Access through no less than 50% of all entrances, including the principal pedestrian entrance.
- For buildings greater than 500msq, a non-accessible entrance must be located less than 50m from an accessible entrance.
- Doors to have a minimum 850mm clear opening width and compliant door circulation spaces.

Assessment:

The entrances to the three buildings appear appropriate. Ensure all entrances are accessible to BCA and AS 1428.1 requirements.

Confirm all design development and construction details at subsequent design stages.

4.3 Emergency Egress

The BCA and the Premises Standards have requirements for fire isolated stairs. The key requirements are:

- At least one continuous handrail at a consistent height compliant with AS1428.1, Clause 12.

Note that handrails will not comply (without vertical or raked sections) unless treads are offset at intermediate landings; or landing depth is increased. This detail should be considered at early design stages to avoid non-compliance at the construction phase.

- Compliant nosing strip with appropriate luminance contrast.

Assessment:

All fire isolated stairways appear appropriate. Ensure details to BCA and AS 1428.1 requirements.

Confirm all design development and construction details at subsequent design stages.

Advisory:

Currently there are no mandatory requirements for the provision of fire egress for people with disability and remains an important issue and concern. We recommend consideration for an allocated wheelchair footprint (800 x 1300mm) within the fire isolated stairway, additionally, consideration of an accessible egress strategy with emergency evacuation plan is recommended.

5. Paths of Travel

5.1 Circulation Areas

The BCA and the Premises Standards have requirements for accessible paths of travel. The key requirements are:

- A minimum of 1000mm clear path width be provided along an accessible path.
- A 1500 x 1500mm turning space be provided for a wheelchair to make a 90 degree turn.
- A 1540 x 2070mm turning spaces be provided for a wheelchair to make a 180 degree turn within 2m of an end of corridor and at maximum 20m intervals along an access path.
- 1800 x 2000 passing spaces be provided at maximum 20m intervals when a direct line of sight is not available.
- Accessible doors to have a minimum of 850mm clear opening width to the active leaf and appropriate door circulation areas.

Assessment:

The circulation spaces along paths of travel appear appropriate with the exception of passing spaces along the corridor as per mark up. Ensure details to BCA and AS 1428.1 requirements.

Confirm all design development and construction details at subsequent design stages.

5.2 Passenger Lifts

The BCA and the Premises Standards have requirements for passenger lifts. The key requirements are:

- A minimum of 1100 x 1400mm lift car size for lifts travelling less than 12m.
- A minimum of 1400 x 1600mm lift car size for lifts travelling more than 12m.
- Lift access features be compliant with BCA E3.6 and AS 1735.12.

Assessment:

All passenger lifts are provided with a lift car size greater than 1400 x 1600mm and is capable of achieving compliance. Ensure details to BCA E3.6 and AS 1735.12 requirements.

Confirm all design development and construction details at subsequent design stages.

Advisory:

It is recommended that a minimum of 1800mm clear depth be provided at lift lobbies in front of the lift doors within the main corridors on each level to allow for two wheelchairs to pass.

5.3 Stairs

The BCA and the Premises Standards have requirements for communication stairs. The key requirements are:

- Handrail and handrail extensions be provided on both sides of the stairway.
- Contrasting nosing strip at the edge of the stair riser.
- Tactile indicators with appropriate contrast be provided at the top and bottom of stairway.
- Stairs to set back 900mm from the allotment boundary to ensure handrail extensions and tactile indicators does not encroach into the transvers path of travel.

Assessment:

There is a set of open stairway at the external side of Building C entry. Layout appear appropriate. Ensure details to BCA and AS 1428.1 requirements.

Confirm all design development and construction details at subsequent design stages.

5.4 Ramps

The BCA and the Premises Standards have requirements for ramp access. The key requirements are:

- A maximum grade of 1:14 and landings at maximum 9m intervals
- Handrails, handrail extensions and kerb rails on both sides.
- Landing lengths of 1200mm or 1500mm.
- Tactile indicators at the top and bottom of ramp.
- Ramps are required to set back 900mm from the allotment boundary to ensure handrail extensions and tactile indicators do not encroach into the transvers path of travel.

Assessment:

There are two 1:14 ramps at ground level: one internally along the corridor adjacent to the shops. The other at the external side of Building C entry. The layout of the ramps appear appropriate. Ensure details to BCA and AS 1428.1 requirements

Confirm all design development and construction details at subsequent design stages.

5.5 Kerb Ramps

The BCA and the Premises Standards have requirements for kerb ramps. Kerb ramps requires:

- 190mm maximum rise.
- 1520mm maximum length.
- 1:8 maximum gradient.

- Landing length of 1200mm, or 1500mm for 90 degree turns.

Assessment:

The 1:8 kerb ramp provided at basement level requires further review. A maximum rise of 190 and maximum length of 1520mm permitted and currently length exceeds 1520mm. Refer mark ups. Ensure details to AS 1428.1 requirements.

Confirm all design development and construction details at subsequent design stages.

6. Amenities and Facilities

6.1 Sanitary Facilities

The BCA and the Premises Standards have requirements for sanitary facilities. The key requirements are:

- Unisex accessible toilets:
 - 1 unisex accessible toilet be provided on each storey where toilets are provided.
 - Appropriate 1900 x 2300mm clear circulation spaces.
 - If more than 1 bank of toilets are provided on each level, accessible toilet is required at minimum 50% of those banks of toilets.
 - An even number of left hand (LH) and right hand (RH) toilet pan transfers is required throughout the building.
- Accessible showers:
 - Where showers are provided, 1 in 10 showers are required to be accessible.
 - Appropriate clear circulation spaces.
- Ambulant toilets:
 - A male and female ambulant toilet is required where a bank of toilet is provided in addition to the accessible toilet.
 - Appropriate 900 x 900mm clear circulation spaces in front of toilet pans and at doorways.

Assessment:

Unisex accessible toilets:

The layout of the accessible toilets appears appropriate.

Ambulant toilets:

The layout of the male and female ambulant toilets appear appropriate.

Ensure all sanitary facility details are to BCA and AS 1428.1 requirements.

Confirm all design development and construction details at subsequent design stages.

6.2 Common Areas

The BCA and the Premises Standards have access requirements for common use areas. The key requirements are:

- For Class 2 buildings, access is required to at least 1 common use facility, such as a swimming pool, sauna, entertainment room, etc.

- Accessibility to common use courtyards and common areas within buildings.
- Mailboxes and garbage rooms within residential buildings with appropriate accessibility provision.
- Wheelchair access is required to any external and outdoor terrace areas including roof terraces.

Assessment:

The common areas provided appear appropriate. Ensure details to BCA and AS 1428.1 requirements. Ensure also heavy and fixed furniture are outside of path widths and circulation spaces.

Confirm all design development and construction details at subsequent design stages.

6.3 Hearing Augmentation

The BCA and the Premises Standards have access requirements for the provision of Hearing Augmentation Systems. The key requirements of this provision are:

- A hearing augmentation system must be provided where an inbuilt amplification system is provided (other than the emergency warning).
- In a room in a Class 9b building; or
- In an auditorium, conference room, meeting room or room for judicatory proposes; or
- At ticket office, teller's booth, reception area where the public is screened form the service provider.
- An induction loop to cover minimum 80% of the floor area.
- Receiver systems to cover minimum 95% of the floor area.

Assessment:

Hearing augmentation details have not been provided at this early stage of the design process. If required by the BCA, ensure details to BCA and AS 1428.1 requirements.

Confirm all details at subsequent design stages.

6.4 Signage

The BCA and the Premises Standards have signage requirements. The key requirements are:

- Signage be provided to all male, female, accessible and ambulant toilets. It is to include:
 - Braille and tactile.
 - International symbol of access.
 - 'LH' or 'RH' to indicate a left-hand or right-hand transfer onto toilet pan.
 - Appropriate font size.

- At required fire exits.
- Where hearing augmentation systems are provided.
- Ensure all signage is detectable with raised symbols and 30% luminance contrast to its background, and in turn, contrasts with the background wall surface.
- Directional signage is required at:
 - Banks of toilets without an accessible toilet, to direct person to the nearest accessible toilet.
 - Non-accessible entrances to direct persons to an accessible entrance.
- Signage to be located on the wall, adjacent to latch side of the door, between 1200 - 1600mm AFFL (or for single line of tactile text: located between 1250 - 1350mm AFFL).

Assessment:

Signage details is not provided at this early stage of the design process. Ensure details to BCA and AS 1428.1 requirements.

Confirm all design development and construction details at subsequent design stages.

6.5 Accessible Car Parking Spaces

The BCA, Premises Standards and SEPP Seniors have requirements for the provision of accessible car parking spaces. The key requirements are:

- Class 6 retail: 1:50 or part thereof.
- Class 9c aged care building: 1:100 or part thereof.
- SEPP Seniors: SEPP Seniors car parking spaces if provided can be 3200mm wide or dimensioned as per accessible car parking spaces. 5% of the total number of car parking spaces, or at least 1 space if less than 20, must be capable of increasing the width to 3800mm width
- A standard accessible car parking spaces requires a 2400 x 5400mm parking space and shared area.
- A minimum of 2500mm height clearance is required for the accessible parking spaces.
- A minimum of 2200mm vertical clearance is required from the entry and exits to the accessible and SEPP Seniors car parking spaces (Note: consideration for minimum 2300 – 2400mm head clearance height is preferred and recommended).

Assessment:

We note there are a total of 2 accessible car parking spaces provided for an overall 140 total number of carparking spaces. Ensure the above BCA and SEPP requirements are provided and consult Council and traffic consultant for further comments and advise MGAC.

We recommend this be addressed at subsequent design stages. Refer mark up for further details. Ensure details to BCA, AS 2890.6(2009) and SEPP Seniors requirements.

Confirm all design development and construction details at subsequent design stages.

Advisory:

All accessible car parking spaces should be located near entrances and lifts to the spaces that it serves to minimise travel distances and fatigue as per BCA Guide.

7. Accessible Residential Aged Care Facility (RACF)

7.1 Accessible RACF Provision

The BCA and Premises Standards have requirements for the provision of accessible RACF for the use of persons with disabilities. The key requirements are:

- The accessible RACF to be designed with accessible features in accordance with AS1428.1.
- The accessible RACF to be representative of the range of rooms available and no more than 2 units may be located adjacent to each other.

Assessment:

There are a total number of 142 RACF proposed. 6 Accessible RACF have been provided. 1 additional accessible RACF is required to meet BCA requirements. We have been advised all the accessible RACF are of the double room type, the single room type are non-accessible. In our opinion, this is over and above minimum requirements due to the larger room size and hence deemed acceptable and appropriate.

It is noted that a performance solution will be required to address the non-compliance of the accessible RACF due to the facility being a fully assisted facility.

7.2 Accessible RACF Design

The BCA and DDA Premises Standards contain requirements for accessible RACF for the use of persons with disabilities. These key requirements are:

- The entry door requires a minimum of 850mm clear door width (920 or greater door leaf required) and appropriate door circulation spaces.
- An adequate size bathroom to achieve a compliant shower, toilet pan and basin with required circulation spaces. Generally, a 2750 x 2300mm space will meet the circulation requirements.
- The bedroom to achieve a minimum of 1000mm clear space either side of a queen size bed and a 1540 x 2070mm space at the base of bed or similar configuration.
- All doors to achieve a minimum of 850mm clear opening width with appropriate door circulation spaces.
- Balconies to be accessible with level threshold and appropriate door circulation and turning circulation spaces within the balconies.

Assessment:

It is noted that a performance solution will be required to address the non-compliance of the accessible RACF due to the facility being a fully assisted facility.

Confirm all design development and construction details at subsequent design stages.

8. SEPP Seniors

8.1 SEPP Seniors Housing Policy

The SEPP Seniors Code have requirements for the provision of accessibility and useability for hostels and self-contained dwellings for seniors or people with disability. The key requirements are:

- Appropriate pedestrian linkages to essential services external to the development site.
- Appropriate paths of travel to public transport which connects with local centres containing all essential services.
- Wheelchair accessible paths of travel to a minimum percentage of dwellings (determined by site gradients).
- Wheelchair accessible paths of travel to common areas and common facilities, including letterbox areas and garbage areas.
- Private car accommodation for SEPP Seniors Living designed in accordance with AS2890.
- Dwellings to be accessible in accordance with Schedule 3 of the SEPP Code.

Assessment:

There are a total number of 93 dwellings proposed. 93 dwellings (100%) have been designed as SEPP Seniors Housing.

The following require confirmation:

- *Appropriate pedestrian linkages to essential services.*
- *Appropriate paths of travel to public transport.*
- *Private car accommodation details.*

Refer mark ups for further information. Ensure details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

8.2 SEPP Seniors Housing Design

The key requirements for seniors living dwellings per Schedule 3 are as follows:

Clause 1 Application of standards in this Part

Clause 1 to Clause 13 apply to any seniors housing that consists of hostels or self-contained dwellings, and is applicable here.

Clause 2 Siting

(1) Wheelchair access to 100% of the dwellings if gradient is less than 1:10.

(2) Percentage of dwellings to have wheelchair access if gradients is more than 1:10 or 50% whichever is the greater.

(3) Paths to common areas and facilities to be accessible.

Assessment:

100% of the dwellings are designed as SEPP Seniors. Paths to common areas and facilities within the site appears appropriate. Ensure details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

Clause 3 Security

(a) Pathway lighting to avoid glare.

(b) Minimum 20 lux lighting to be provided at ground level.

Assessment:

Details of this nature is not provided at this early stage of the design process. Ensure details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

Clause 4 Letterboxes

(a) Location of letterboxes to be on hard surface and be accessible with appropriate circulation spaces.

(b) Letterboxes to be lockable.

(c) Letterboxes to be centrally located.

Assessment:

Details of this nature is not provided at this early stage of the design process. Ensure details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

Clause 5 Private car accommodation

(a) If provided, parking to comply with AS 2890. Ensure minimum 2200mm height clearance from parking to entry and exits, and minimum 2500mm clearance in line with SEPP and AS2890.

(b) 5% of the total to be designed to enable the width to increase to 3800mm. or at least one space if there are 20 or less spaces.

(c) Garage door to be power operated.

Assessment:

Parking to be confirmed. Ensure details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

Clause 6 Accessible entry

- (a) Ground transition at all doorways to be step free.
- (b) Entry door circulation space be provided within porch area.
- (c) 1550 x 1550mm clear space (clear of columns) to be provided for porch area.

Assessment:

Entry appears accessible. Ensure details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

Clause 7 Interior: general

- (a) Internal doors to have minimum 850mm clear opening widths.
- (b) Internal corridors to have a minimum of 1000mm clear width.
- (c) Door circulation spaces be provided as per AS 1428.1 requirements.

Assessment:

Internal corridors appear appropriate with widths greater than 1000mm noted. Door and door circulation details to be confirmed at further design stages. Ensure details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

Clause 8 Bedroom

At least 1 bedroom must have:

- (a) a wardrobe and a queen size bed (single sized bed for hostel).
- (b) 1000mm clear width each side of bed, 1200mm clear width end of bed.
- (c) GPO and telephone outlets as per SEPP Code.
- (d) Wiring to allow minimum 300 lux.

Assessment:

Queen size bed and wardrobe has been provided, circulation around bed appears appropriate. Ensure details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

Clause 9 Bathroom

- (a) Flooring to be slip resistance.
- (b) Wash basin to allow immediate or future compliance to AS 1428.1.

(b) Shower to comply with AS 1428.1. The following can be provided immediate or in the future.

- (i) A grab rail
- (ii) Portable shower head
- (iii) Folding seat

(c) Wall cabinet to be sufficiently illuminated.

(d) A double GPO to be provided beside the mirror.

(e) If installed, shower screen used to be the type that can be easily removed.

Assessment:

The accessible bathroom layout generally appear appropriate. Ensure details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

Clause 10 Toilet

(a) A toilet to be visitable to AS 4299 requirements.

Assessment:

Generally the accessible toilet provided is sufficient.

Clause 11 Surfaces finishes

(a) All balconies, porch and any external floor areas to be slip resistant.

Assessment:

Details of this nature is not provided at this early stage of the design process. Ensure details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

Clause 12 Door hardware

Door handles and hardware for all doors to be in accordance with AS1428.1.

(a) Installed between 900 – 1100mm AFFL.

(b) Lever action handles to have a return.

Assessment:

Details of this nature is not provided at this early stage of the design process. Ensure details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

Clause 13 Ancillary Items

Switches and power points to AS 4299 requirements:

- (a) Light switches to be between 900mm - 1100mm AFFL and be located adjacent a door handle where practical. Two way switches and rocker action toggles switches preferred under the SEPP.
- (b) Power outlets, GPO's to be located at a height not less than 600mm, with a preferred height of 1000mm AFFL and in line with the door handles. Switches and power points to be located minimum 500mm horizontally from internal corners.
- (c) Electrical distribution board to be located inside the housing unit and be accessible.
- (d) The main living area to be prewired for a second telephone outlet.

Assessment:

Details of this nature is not provided at this early stage of the design process. Ensure details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

Clause 14 Application of standards in this Part

The remainder Clauses is applicable for self-contained dwellings and is applicable here.

Clause 15 Living room and dining room

- (a) A clear circulation space of 2250mm minimum diameter be provided clear of furniture.
- (b) A telephone outlet be provided adjacent to a general power outlet.
- (c) Living and dining room to have potential minimum illumination level of 300 lux.

Assessment:

Circulation space layouts are generally appropriate. Design detailing to be confirmed at further design stages. Ensure details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

Clause 16 Kitchen

- (a) Provide 1550mm clear width between benches. Provide 1500 x 820mm space at the sink and all appliances.
- (b) Door circulation to AS 1428.1 requirements.
- (c) The following is required:
 - (i) Provide at least one 800mm length height adjustable or replaceable kitchen bench. Adjustable height range to be 750 – 850mm AFFL.
 - (ii) Kitchen tap and operating handles to be within 300mm from the front of the sink.
 - (iii) Cooktop controls have raised cross-bars for ease of grip.
 - (iv) Oven to be located adjacent to work surface.

- (v) D pull cupboard handles to be located at top end of the below bench cupboards, and bottom end of the overhead cupboards.
- (vi) A double GPO is within 300mm of the front of work surface.
- (vii) GPO for fridge is accessible and within reach after fridge installation.

Assessment:

Circulation space layout between kitchen benches appear appropriate. Kitchen details to be confirmed at further design stages. Ensure details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

Clause 17 Access to kitchen, main bedroom, bathroom and toilet

- (a) In multi-storey dwellings, kitchen, main bedroom bathroom and toilet to be located on the entry level.

Assessment:

This has been provided.

Clause 18 Lifts in multi-storey buildings

- (a) For multi-storey apartments, lift access to comply with BCA E3.6.

Assessment:

This Clause has been considered under Passenger Lifts of this report and is appropriate for this stage of the design process.

Clause 19 Laundry

- (a) Door circulation spaces to AS 1428.1 requirements.
- (b) Provision for installation of washing machine and clothes dryer.
- (c) A 1300mm minimum clear space in front of appliances.
- (d) Laundry floor to be slip resistant.
- (e) An accessible path of travel to clothes line if applicable.

Assessment:

Circulating spaces in front of appliances appear appropriate. Ensure design details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

Clause 20 Storage for linen

- (a) Provide minimum 600mm wide linen storage with adjustable shelving.

Assessment:

Linen cupboard is provided and appear appropriate. Ensure shelves are adjustable and details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

Clause 21 Garbage

(a) Garbage storage area to be provided in an accessible location.

Assessment:

Ensure garbage room and garbage chute is accessible including circulation spaces. Ensure details to SEPP Seniors Code requirements.

Confirm all design development and construction details at subsequent design stages.

9. Conclusion

MGAC has reviewed the proposed development. The drawings indicate that accessibility requirements can readily be achieved subject to recommendations noted in the marked plans and within this report being addressed during subsequent design stages.

It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved through the developmental design stages and during the construction phase.

10. Marked Plans

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	FOR DEVELOPMENT APPLICATION	RP	15/11/19

1:8 ramp to have a maximum rise of 190 and maximum length of 1520mm. Currently length exceeds 1520mm.
Ramp to comply with AS 1428.1.

General Note
Hearing augmentation system is required where inbuilt amplification system is provided.
Provide hearing augmentation system as required.

General Note
If fixed seating are provided, allocated wheelchair seating spaces as per BCA and AS 1428.1 requirements are required.

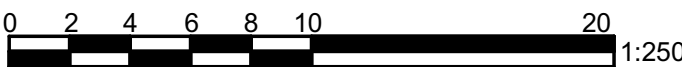
Accessible Car Parking

There are a total of 140 car parking spaces and 2 accessible car parking bays provided.

The following is required:

- Class 6 retail: 1:50 or part thereof.
- Class 9c aged care building: 1:100 or part thereof.
- SEPP Seniors: SEPP Seniors car parking spaces if provided can be 3200mm wide, or dimensioned as per accessible car parking spaces. 5% of the total number of car parking spaces must be capable of increasing the width to 3800mm width.

Provide accessible car parking information to each component for review.



THIS DRAWING ISSUE HAS BEEN REVIEWED FOR
DEVELOPMENT APPLICATION

APPROVED BY: GA CHECKED BY: RP

CLIENT
SUMMIT CARE



DRAWING
FLOOR PLAN - BASEMENT 1

SHEET CREATED 06/02/16 SCALE @ A1 1 : 250 DRAWN RP/PK

PROJECT No. 2016098 A DISCP. DA-109 ISSUE A

PROJECT
CASULA AGED CARE

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Trading as Jackson Teece
ABN 15 083 837 590
Nominated Architects: Damian Barker (8392), John Gow (6790), Daniel Hudson (8315)

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Legend

Red notes are mandatory to comply with the BCA and Premises Standards.

Blue notes are recommendations for industry best practice and to meet the intent of the DDA of equitable, dignified and inclusive access.

MGAC Review

05/02/2020

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
A	FOR DEVELOPMENT APPLICATION	RP	19/11/19

Provide details of SEPP Seniors requirements of pathways to the nearest public transport and facilities as per Clause 26.

General Note

Ensure minimum 1550mm wide.

Ensure latchside clearances to all doors required to be accessible.

SEPP Seniors

Total SEPP Seniors apartments = 89
89 or 100% SEPP Seniors apartments are provided.
Confirm details to SEPP Seniors Code at CC stage.

Door circulation required.

Ensure corridors are provided with 1800mm wide x 2000mm passing spaces at every 20m intervals.

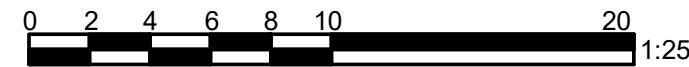
General Note

Ensure all internal doors have a minimum of 850mm clear opening width and provision of door circulations spaces.

MGAC Review
05/02/2020

KEY:

- EXISTING TREE
- PROPOSED TREE



THIS DRAWING ISSUE HAS BEEN REVIEWED FOR
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APPROVED BY: GA CHECKED BY: RP

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SUMMIT CARE

DRAWING
FLOOR PLAN - GROUND
FLOOR

SHEET CREATED 06/02/16 SCALE @ A1 1 : 250 DRAWN RP/PK

PROJECT No. 2016098 A DISC. DRAWING No. DA-110 ISSUE A

PROJECT
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RACF Rooms

Total RACF = 142
Total Accessible RACF = 6

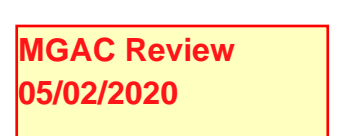
For 101-200 RACF, the BCA requires 5 accessible RACF plus 1 additional per 25 units or part thereof over 100.

7 accessible RACF are required and 6 is provided, provide an additional accessible RACF.

A performance solution will be required to address the accessible RACF rooms as a fully assisted facility.

General Note

Ensure all external paths and common areas are accessible to AS 1428.1.

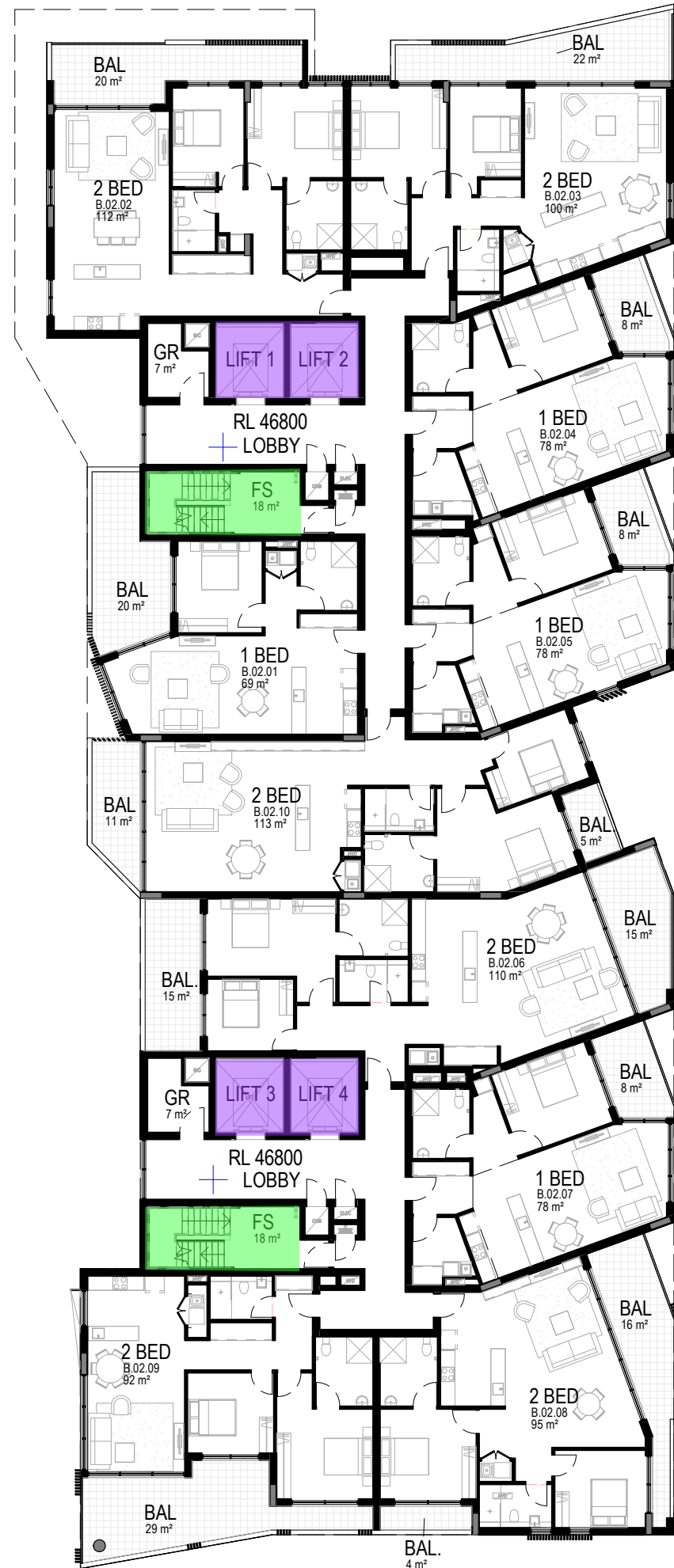


27 RANDWICK CLOSE
ONE STOREY BRICK RESIDENCE
TILE ROOF

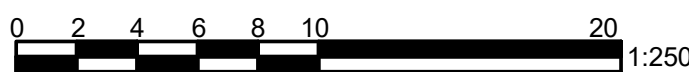
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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
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Ensure corridors have
1800mm wide x 2000mm
passing spaces at every
20m.



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DRAWING FLOOR PLAN - LEVEL 2

SHEET CREATED 06/02/16 SCALE @ A1 1 : 250 DRAWN RP/PK

PROJECT No. 2016098 A DISC. DA-112 ISSUE A

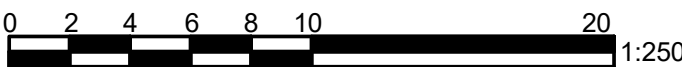
PROJECT CASULA AGED CARE

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
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THIS DRAWING ISSUE HAS BEEN REVIEWED FOR
DEVELOPMENT APPLICATION

APPROVED BY: GA
CLIENT: SUMMIT CARE



DRAWING: FLOOR PLAN - LEVEL 3

SHEET CREATED: 06/02/16
SCALE @ A1: 1 : 250
DRAWN: RP/PK

PROJECT No. 2016098 A
DISC. DA-113
ISSUE A

PROJECT: CASULA AGED CARE

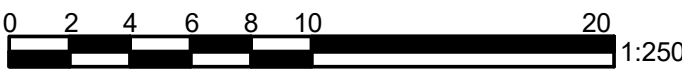
MGAC Review
05/02/2020

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AMENDMENTS

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DEVELOPMENT APPLICATION

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DRAWING FLOOR PLAN - LEVEL 4

SHEET CREATED 06/02/16 SCALE @ A1 1 : 250 DRAWN RP/PK

PROJECT No. 2016098 A DISCP. DA-114 ISSUE A

PROJECT CASULA AGED CARE

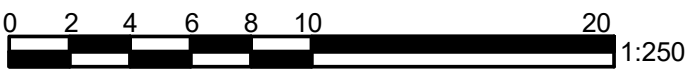
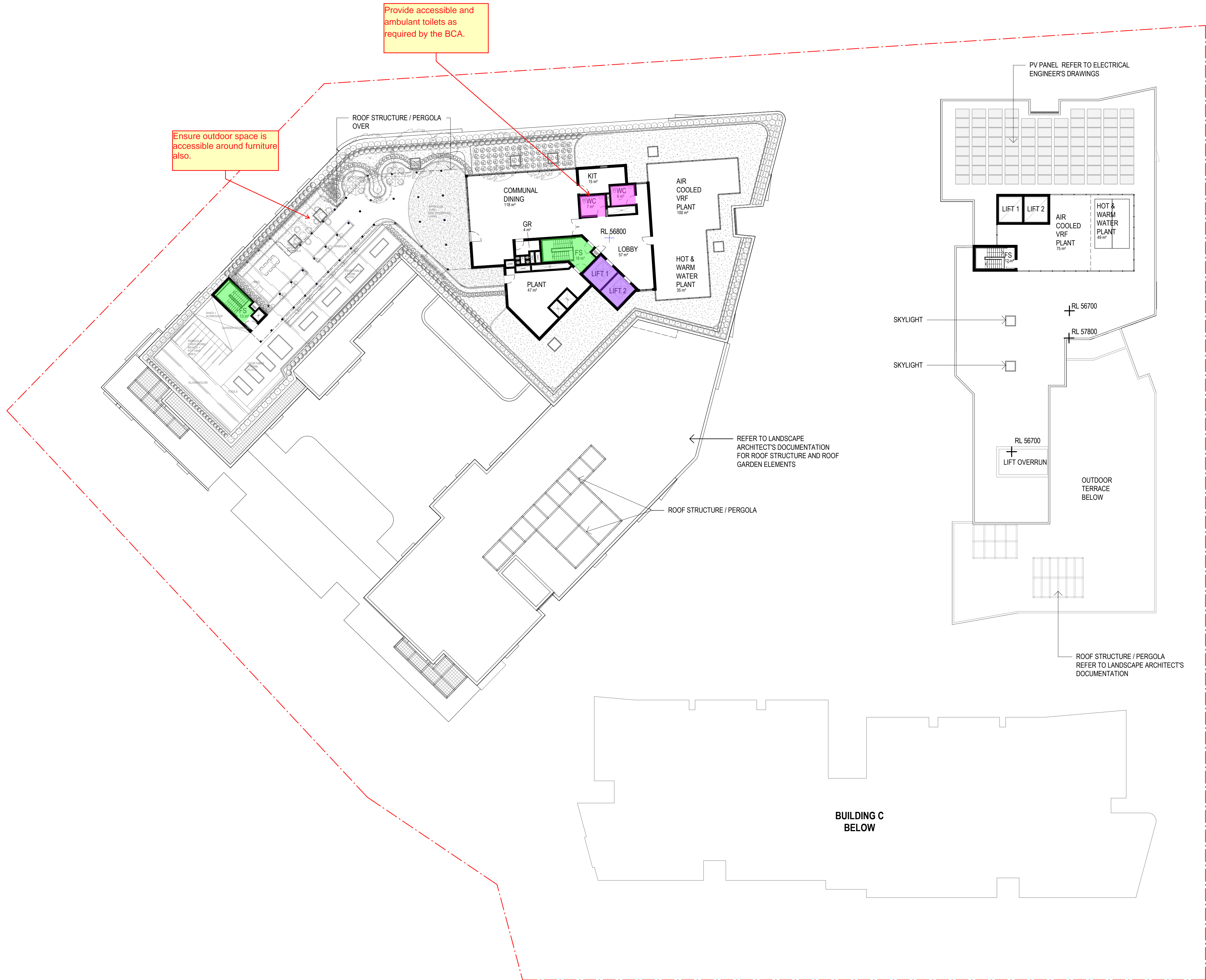
MGAC Review
26/09/2019

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AMENDMENTS

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SUMMIT CARE



DRAWING
FLOOR PLAN - LEVEL 5

SHEET CREATED 06/02/16 SCALE @ A1 1 : 250 DRAWN RP/PK

PROJECT No. 2016098 A DISCP. DA-115 ISSUE A

PROJECT
CASULA AGED CARE

MGAC Review
05/02/2020

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