

## Access Review July 2017

---

Proposed Golf Club &  
Seniors Living Precinct  
128 Beaconsfield Road,  
Chatswood

## CONTENTS

1	INTRODUCTION	3
2	PROPOSED BUILDING	3
3	LEGISLATION + STANDARDS	4
4	ACCESSIBILITY ASSESSMENT	6
5	CONCLUSION	8

### Peer Review Statement

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

### Document Issue

Issue	Date	Issued To	Reviewed	Approved
1	31/05/17	Marchese Partners, Watermark Living, Smyth Planning	Robyn Thompson	Jen Barling
2	03/07/17	Marchese Partners, Watermark Living, Smyth Planning	Robyn Thompson	Jen Barling

## 1 INTRODUCTION

This review for Site Compatibility Certificate addresses the requirements for access by people with a disability or who are older, to the proposed new golf club and seniors living precinct as residents and their visitors and is reviewed for compliance with the Disability (Access to Premises - Buildings) Standards 2010, relevant sections of the Building Code of Australia (BCA) the State Environmental Planning Policy, Housing for seniors or people with a disability (SEPP) and Australian Standards on Access and Mobility.

The key issue in the provision of appropriate access for all persons as residents, visitors and staff to the independent living units and communal facilities, is the provision of a continuous accessible path of travel:

- from points of arrival and links from public transport (bus) to the golf club entrance and entrance of each unit
- from resident and accessible visitor parking to the principal entrance and throughout the facility
- to all common use facilities

funktion undertook a site visit on 15th May 2017 and reviewed the architectural drawings listed to assess the potential level of accessibility and compliance with the relevant standards for access and mobility.

The designs have been assessed for the provision of equitable and dignified access for people with disabilities and older people.

In accordance with the principles of the Disability Discrimination Act 1992 (DDA) we recommend best practice be adopted in the design.

## 2 PROPOSED BUILDING

### 2.1 Building Use + Classification

---

The development is proposed to include the following:

- Golf Club House with restaurant, multipurpose room, change facilities, activities rooms
- 106 independent living units across Blocks A and B
- Resident Parking - 150 spaces
- Parking for golf club visitors / clubhouse facilities - 145 car spaces

### 2.2 Scope + Methodology

---

This assessment is based on discussion with the design team and review of the following architectural documentation prepared by Marchese Partners and issued to funktion on 03/07/17:

- Site Compatibility Certificate Submission June 2017
- Existing Site Plan
- Survey
- Roof Plan
- Level 4 Plan
- Level 3 Plan
- Level 2 Plan
- Level 1 Plan
- Ground Floor Plan
- Lower Ground Floor Plan
- South Elevation, East Elevation
- West Elevation, Section A
- Section B & C
- Section D & E
- Section F

### 3 LEGISLATION + STANDARDS

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

- Commonwealth Disability Discrimination Act (1992)
- Disability (Access to Premises - Buildings) Standards 2010 which commenced 01 May 2011
- Australian Human Rights Commission Guideline on the Application of the Premises Standards 2013
- Building Code of Australia (2016) Parts D3, E3.6
- Australian Standard AS1428.1 (2009) Design for access and mobility Part 1 (including Amendment No. 1): General requirements for access-New building work
- AS1428.2 (1992) Design for access and mobility Part 2: Enhanced and additional requirements-Buildings and facilities
- AS2890.6 (2009) Car Parking Spaces and Access for People with Disabilities
- State Environmental Planning Policy (Housing for seniors or people with a disability) 2004 (Amendment No 2) 12 October 2007 - Standards concerning access and useability; at gazettal date 18.01.08

#### DDA

The objectives of the Disability Discrimination Act 1992 (DDA) – section 23, focus on the provision of equitable, independent and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

The DDA covers existing premises, including heritage buildings, those under construction and future premises. It extends beyond the building itself to include outdoor spaces and within, to address furniture, fittings and practices.

DDA Advisory Notes on Access to Premises provides recommendations for provision of access via continuous accessible paths of travel and facilities meeting the requirements of AS1428.2.

Disability (Access to Premises - Buildings) Standard 2010 which commenced on 01 May 2011, has been incorporated into the BCA (2016) to ensure that access provisions for people with disabilities more fully meet the intent of the DDA.

#### The Building Code of Australia (BCA) 2016

The Building Code of Australia (BCA)(2016) applies to new buildings and existing buildings that undergo refurbishment. In this report the description of the level of existing accessibility throughout the new building and external pathways is generally measured against the Deemed-to-Satisfy Provisions of the BCA, in particular Parts D1.6, D2.10, D2.17, D3, E3.6 and F2.4. Therefore compliance with AS1428.1 Design for Access and Mobility Part 1: General requirements for access – New building work (2009) is required to satisfy the BCA with respect to physical access provisions to and within buildings.

The BCA (2012) includes the following relevant parts to meet the deemed to satisfy provisions to satisfy the performance requirements DP1, DP4, DP6, DP8 and DP9:

D3 Access for People with Disabilities outlines the general building access requirements.

### **Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards)**

Meeting the Premises Standards ensures fulfilment of obligations under the Disability Discrimination Act in relation to physical access within the buildings. Schedule 1 of the Premises Standards contains the Access Code for Buildings and is equivalent to the BCA provisions for access. The following standards are referenced in the Access Code:

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

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

To meet the requirements set out in the State Environmental Planning Policy - (Housing for Seniors or People with a Disability) the proposed development should:

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

The requirements set out in the State Environmental Planning Policy - (Housing for Seniors or People with a Disability) 2004 part 2 clause 26 for location and access to facilities relate to residents of the proposed development having access that complies with to:

- (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and
- (b) community services and recreation facilities, and
- (c) the practice of a general medical practitioner.

Access complies with this clause if:

- (a) the facilities and services are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14
- (b) in the case of a proposed development on land in a local government area within the Sydney Statistical Division—there is a public transport service available to the residents who will occupy the proposed development:
  - (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and
  - (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services
  - (iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive), and the gradient along the pathway from the site to the public transport services is accessible

Schedule 3 of SEPP (Housing for Seniors or People with a Disability) Standards sets out requirements concerning accessibility and usability for hostels and self-contained dwellings.

These include requirements relating to siting, wheelchair access, security, common areas, requirements for Independent Living Units including, private car parking, entries, internal paths of travel, circulation space and fitout provisions in living rooms, bedrooms, bathrooms, kitchens and laundries.

## 4 ACCESSIBILITY ASSESSMENT

### 4.1 External Links

To meet provisions for access and the requirements of Schedule 3 of SEPP (Housing for Seniors or People with a Disability), the Access to Premises Standards and BCA, public transport provisions linking to services and facilities are proposed to include the following:

- The existing bus stop (north side of Beaconsfield Road near Colwell Road) which is approximately 100m from the site entrance
- The existing footpath which provides functional gradients and cross falls that meet the requirements of SEPP State Environmental Planning Policy (Housing for seniors or people with a disability) 2004, however there are some sections of the footpath that are uneven
- The bus service from the existing bus stop is Route 255 and goes to / from Chatswood Station; accessible services are included in the mornings and evenings to meet the requirements of the SEPP - see below information
- Provision of a regular site bus that picks up residents and drops them to selected nearby locations e.g. Chatswood Shopping Centre, Chatswood Station

#### Recommendations

1. The bus stop is located on the grass nature strip and doesn't have a firm, level boarding point, we recommend that a bus stop with seat, shelter and level boarding point in accordance with the Disability Standards for Accessible Public Transport is provided.
2. Repair of uneven sections of footpath linking to bus stop

255

**Colwell Cres & Beaconsfield Rd to Chatswood**

B

Monday to Friday	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	
Beaconsfield Rd near Colwell Cres, Chatswood	06:50	07:20	08:01	08:37	09:25	11:25	13:25	15:30	16:07	16:37	17:07
Chatswood Station	07:05	07:35	08:16	08:52	09:35	11:35	13:35	15:40	16:17	16:47	17:17

Monday to Friday	(S)
Beaconsfield Rd near Colwell Cres, Chatswood	17:37
Chatswood Station	17:47

Saturday	(S)	(S)	(S)	(S)	(S)
Beaconsfield Rd near Colwell Cres, Chatswood	09:25	11:25	13:25	15:25	17:25
Chatswood Station	09:35	11:35	13:35	15:35	17:35

**Valid: 26 April 2017 - 30 June 2017**

**Creation date: 16 May 2017**

NOTE: Information is correct on date of download.

Monday to Friday	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)	(S)
Chatswood Station	09:10	11:10	13:10	15:15	15:52	16:22	16:52	17:22	17:52	18:23
Beaconsfield Rd near Colwell Cres, Chatswood	09:20	11:20	13:20	15:25	16:02	16:32	17:02	17:32	18:02	18:31

Saturday	(S)	(S)	(S)	(S)	(S)
Chatswood Station	09:10	11:10	13:10	15:10	17:10
Beaconsfield Rd near Colwell Cres, Chatswood	09:20	11:20	13:20	15:20	17:20

## 4.2 Parking & Principal Entrance

---

Accessible parking is proposed to be provided for residents and visitors at the building entrance levels, so if arriving by car, access into the buildings is proposed at grade.

To provide pedestrian access from the site entrance to the entrance level of the proposed independent living units (with lift access linking to the clubhouse entrance level), an accessible path of travel is required to meet BCA and Premises Standards requirements, and is proposed to be provided via a landscaped pathway, including accessible gradients, cross falls and rest seating at least every 60 metres.

However due to the topography of the site and changes in level from the site entry to the unit entries, the pathway length will be significant, and it is anticipated some residents and visitors will find it too long for comfortable and safe pedestrian access to the buildings.

### Recommendations

To provide direct pedestrian access from the site entrance level to the clubhouse entrance level, the following approach is proposed:

1. Provision of golf buggies to transfer residents or visitors, including one wheelchair accessible buggy. An operational management plan would be required to be developed to ensure that a staff member is available to drive a buggy for a resident or visitor.
2. A communication system to call for pickup would be required. This could be operated by staff during daylight hours. A system of this type has been implemented at Greenhill Manor in Figtree, where the site is similarly steep.
3. Provision of a regular site bus that picks up residents and drops them to selected nearby locations e.g. Chatswood Shopping Centre, Chatswood Station

## 4.3 Internal Areas

---

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

- Lift access and covered access ways linking the entrance level of the building clubhouse with the entrance levels to the ILUs
- Doors and circulation spaces at common areas meeting the requirements of AS1428.1

## 4.4 Landscaped Areas

---

To meet the BCA Part D3 and the Disability (Access to Premises - Buildings) Standards 2010, the design is indicated to include pedestrian links which are proposed to be compliant with AS1428.1.

## 5 CONCLUSION

This review addresses the requirements for access by people with a disability or who are older, to the proposed development as residents and visitors and is reviewed for capability to comply with the Disability (Access to Premises - Buildings) Standards 2010, relevant sections of the Building Code of Australia (BCA) 2016, Australian Standards on Access and Mobility and State Environmental Planning Policy, Housing for seniors or people with a disability (SEPP).

It is our opinion that the accessibility provisions in the proposed Golf Clubhouse, independent living units, parking and landscaping are capable of complying with the accessibility requirements in these documents.

I certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work being certified and I hold appropriate current insurance policies.



Jen Barling

**Qualifications:** Bachelor of Applied Science (Occupational Therapy) (1999)

**Affiliations:** Accredited with Association of Consultants in Access, Australia (No.300)  
Registered Occupational Therapist (no: OCC0001724072)