

Access Review October 2017

Ryde Eastwood Leagues Club
Proposed Seniors Living Development
Corner of Ryedale & Terry Road, West Ryde

CONTENTS

1	INTRODUCTION	3
2	PROPOSED BUILDING	3
3	LEGISLATION + STANDARDS	4
4	ACCESSIBILITY ASSESSMENT	6
5	CONCLUSION	9

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	04/10/17	Turner Hughes Architects	Robyn Thompson	Jen Barling

1 INTRODUCTION

This review of the proposed masterplan addresses the requirements for access by people with a disability or who are older, to the proposed new seniors living development 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 principal entrances 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 27th September 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:

- 85 Independent Living Units across two buildings
- Community Space and Central Landscaped Area
- 31 bed residential aged care facility
- Parking - 78 spaces for residents (64) and visitors (14)

2.2 Scope + Methodology

This assessment is based on discussion with the design team and review of the following architectural documentation prepared by Turner Hughes Architects and issued to funktion on 21/09/17 and 03/10/17:

- 170928 RELC Site DCP_PP09 Level 1 Approx RL 36
- 170928 RELC Site DCP_PP10 Level 2 Approx RL 39
- 170928 RELC Site DCP_PP11 Level 3 Approx RL 43
- 170928 RELC Site DCP_PP12 Level 4 Approx RL 46
- 170928 RELC Site DCP_PP13 Level 5 Approx RL 50
- 170801 RELC_SK50 B Apartment Type 1A
- 170801 RELC_SK51 B Apartment Type 2A
- 170801 RELC_SK52 B Apartment Type 2B
- 170801 RELC_SK53 B Apartment Type 2C
- 170801 RELC_SK54 B Apartment Type 3A
- 170801 RELC_SK55 B Apartment Type 3B
- 170801 RELC_SK56 B Apartment Type 3C
- 170801 RELC_SK57 B Apartment Type 3D

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 D1.6, D3, E3.6 & F2.4
- 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 (eastern and western side of Ryedale Road outside Ryde-Eastwood Leagues Club) which is approximately 200m from the proposed site entrance.
- While the bus stop on the eastern side of the road is accessible, circulation space at the top landing of the kerb ramp on the western side is restricted by the sign post and the reduced width of the landing.
- West Ryde Station which is accessible, is approximately 450m from the proposed site entrance.
- The existing shops at West Ryde include a doctor's surgery, butcher, deli, newsagent, convenience store, grocer and café (each premises is accessed via a single step).
- 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 is currently no footpath outside the proposed development entrance on the northern side of Terry Road.
- The bus services from the existing bus stop include accessible services in the mornings and evenings to meet the requirements of the SEPP. The following routes are available:
 - Route 501 West Ryde to Central Pitt St via Pyrmont & Ultimo
 - Route 513 Carlingford to Meadowbank Wharf via West Ryde
 - Route 520 Parramatta to City Circular Quay via West Ryde
 - Route 524 Ryde to Parramatta via West Ryde
 - Route 534 West Ryde to Chatswood via North Ryde

Recommendation

1. Provision of a new footpath with gradients and cross falls that comply with AS1428.1, on the northern side of Terry Road outside the proposed facility entrance, linking to the existing footpath on Ryedale Road.
2. Review of the requirements for an accessible path of travel to the bus stop on the western side of Ryedale Road.

4.2 Parking & Principal Entrances

Accessible parking is proposed to be provided for residents and visitors on Level 1 in an underground car park. To meet the objectives and intent of the SEPP Schedule 3 clause 5 (b), all of the resident car parking spaces for ILU residents are proposed to be designed to meet AS2890.6, with a 2.4m shared space beside the allocated accessible parking space.

Lift access is proposed to link the northern side of the car parking area to the entrance level of the residential aged care facility and the northern block of independent living units.

Lift access is proposed to link the southern side of the car parking area to the entrance level of the southern block of independent living units. A ramp is proposed to link the carpark level with the lift lobby.

To meet BCA and Premises Standards requirements, an accessible path of travel providing pedestrian access is required from the site entrance to the entrance level of the proposed residential aged care facility and independent living units, and is proposed to be provided via pathways, including accessible gradients and cross falls, linking to Terry Road.

An accessible path of travel is also proposed to link the footpath on Terry Road with the central landscaped area on Level 2. Due to the topography of the site and changes in level from the site entry to the central landscaped area, 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 landscaped area. An alternative shorter route is available via the southern pedestrian entrance and lift to Level 2.

Recommendations

1. To meet BCA and Premises Standards requirements, at the southern pedestrian entrance from Terry Road, provide the accessible entrance path in the same location as the proposed stairs.
2. Provide rest seating at least every 60 metres along the pathway link from Terry Road to the central landscaped area.

4.3 Internal Links

To meet the BCA Part D3 and the Disability (Access to Premises - Buildings) Standards 2010, the design is indicated to have the capability to include the following:

- Lift access linking the entrance level of the buildings with the entrance levels to the ILUs
- Accessible paths of travel meeting the requirements of AS1428.1, linking the community space, ILUs, residential aged care facility
- Doors, corridors and circulation spaces at common areas meeting the requirements of AS1428.1

Recommendations

1. In ongoing design, to meet the BCA D1.6(b)(f), Part D3 and the Disability (Access to Premises - Buildings) Standards 2010, the RAC design is to include the following:
 - Corridor dimensions of minimum 1.5m and 1.8m for the full width of a doorway providing access into a sole-occupancy unit or communal bathroom
 - Doorway openings of 1070mm where the doorway opens from a public corridor to a sole-occupancy unit; 870mm in other resident use areas; and 800mm in non-resident use areas.
 - Door circulation space at ground floor common areas meeting the requirements of AS1428.1, in addition to clear door openings of 870mm
 - To meet D2.17 (b)(ii); handrails along both sides of every passageway or corridor used by residents, fixed not less than 50mm clear of the wall; and where practicable, continuous for their full length.
 - Two accessible bedrooms with accessible ensuites

4.4 Independent Living Units

To meet the the State Environmental Planning Policy (Housing for Seniors or people with a Disability) 2004 - standards concerning access and useability, all apartments are proposed to include:

- Entrance doorways with 850mm clear width doors with suitable latch side clearances in accordance with AS1428.1-2009 clause 13 and figure 31
- A minimum 1000mm clear width path of travel throughout the apartments
- Accessible internal paths of travel and door approaches compliant with AS1428.1 to the master bedroom, second bedroom, kitchen, living room and study
- The accessible ensuite with suitable clearances including 1900mm x 2300mm clearance around the pan, located 450-460mm from the side wall, in accordance with AS1428.1 clause 15
- Shower with minimum 1600mm x 2350mm clearance including the shower recess and circulation area.
- The basin is indicated to be located outside these circulation areas and offset a minimum 425mm (to centre line) from the internal corner.
- Circulation space in front of wardrobe is indicated to be 1540mm x 2070mm
- Adequate circulation space around the bed

Recommendations

1. During ongoing detailed design, detailed requirements must be considered for compliance with the State Environmental Planning Policy (Housing for Seniors or people with a Disability) 2004 - standards concerning access and useability; including proposed laundry and kitchen fitouts, links to balconies where provided, proposed floor finishes and door luminance contrast.

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 residential aged care facility, independent living units, parking and landscaping at the proposed development on the corner of Terry and Ryedale Roads, West Ryde, 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)