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DISABILITY ACCESS REPORT



Aveo Peninsula Gardens
Proposed Independent Living Units
79 Cabbage Tree Road
BAYVIEW NSW

For:
Aveo Group

Our ref:
17060



1. Executive Summary

Drawings for the proposed Independent Living Units within the Aveo Peninsula Gardens site at 79 Cabbage Street Road, Bayview, against the requirements of the Building Code of Australia 2016 (BCA), Disability (Access to Premises) Standards 2010, The Disability Discrimination Act 1992 (DDA) and SEPP Housing for Seniors and People with Disabilities (SEPP) with regard to access for persons with a disability.

We consider that the drawings presented for assessment generally comply with The Building Code of Australia 2016 and the intent of the Disability Discrimination Act 1992, subject to the recommendations made in this report being implemented during the construction process.

The following table summarises compliance status.

Item No.	Description	Compliance Status
Dwellings		
SEPP Housing for Seniors and People with Disabilities Schedule 3		
5.1	SEPP Schedule 3: Siting Standards	Compliant
5.2	SEPP Schedule 3: Security	To be addressed during detailed design
5.3	SEPP Schedule 3: Letterboxes	Capable of compliance
5.4	SEPP Schedule 3: Car Accommodation	Compliant
5.5	SEPP Schedule 3: Accessible Entry	Complaint
5.6	SEPP Schedule 3: Interior	Compliant
5.7	SEPP Schedule 3: Main Bedroom	Compliant
5.8	SEPP Schedule 3: Bathroom	Compliant
5.9	SEPP Schedule 3: Toilet	Compliant
5.10	SEPP Schedule 3: Surface Finishes	To be addressed during detailed design
5.11	SEPP Schedule 3: Door Hardware	To be addressed during detailed design
5.12	SEPP Schedule 3: Ancillary Items	To be addressed during detailed design
5.13	SEPP Schedule 3: Living Areas	Compliant
5.14	SEPP Schedule 3: Kitchen	Compliant
5.15	SEPP Schedule 3: Access to Kitchen, Bedroom & Toilet	Compliant
5.16	SEPP Schedule 3: Lifts	Compliant
5.17	SEPP Schedule 3: Laundry	Compliant
5.18	SEPP Schedule 3: Storage	Compliant
5.19	SEPP Schedule 3: Garbage	Compliant

Construction is to be in accordance with the recommendations made in this access report to ensure compliance. Where construction differs from the drawings, further assessment will be required to ascertain compliance.

This report is limited to items within drawings listed in this report only. Future alterations and additions to the building will render the recommendations in this report null and void as we cannot guarantee



continued compliance where changes to the building fabric are made. A high level of maintenance is recommended to ensure continued compliance with access legislation.

All dimensions quoted throughout this report and within Australian Standards are CLEAR dimensions, not structural. This needs to be considered in the preparation of the construction certificate documentation to account for wall linings and the like.

Best practice options, as noted in the report, are not mandatory but will minimise the risk of a complaint made under the DDA.

The recommendations throughout this report reflect the professional opinion and interpretation of Lindsay Perry. This may differ from that of other consultants. We aim to provide practical, performance based advice based on project specifics that will maximize access for persons with a disability to the built environment.

Lindsay Perry is a qualified Access Advisor, being an accredited member of The Association of Consultants in Access, Australia – membership number 136. Lindsay Perry carries public liability insurance, professional indemnity insurance and income protection.

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Revision Summary

Date	Description	Revision
3 November 2017	draft Disability Access Report	0
12 December 2017	Disability Access Report	1
18 January 2018	Disability Access Report	2
31 January 2018	Disability Access Report	3
7 February 2018	Disability Access Report	4
13 February 2018	Disability Access Report	5



2. Introduction

This Access Report considers the proposed Independent Living Units within the Aveo Peninsula Gardens site at 79 Cabbage Street Road, Bayview, against the requirements of the Building Code of Australia 2016 (BCA), Disability (Access to Premises) Standards 2010, The Disability Discrimination Act 1992 (DDA) and SEPP Housing for Seniors and People with Disabilities (SEPP) with regard to access for persons with a disability.

The project provides twenty-four (24) dwellings comprising ten (10) dwelling types around a newly formed roadway network. The site has steep gradients and some of the units have been designed in an over-under configuration. Pedestrian links will be provided to other facilities within the Peninsula Gardens site but these will not be wheelchair accessible. As such, provision has been made for carparking in various locations to enable residents to drive to these facilities if required.

While the principles of SEPP Schedule 3 have been implemented in the design of the units, the development will not be lodged under the SEPP as the application relies on existing use rights. As such, SEPP Clauses 26 & 38, which address location and access to facilities, have not been addressed within this report.

Documentation prepared by Jackson Teece – **Issue 4 dated 6 February 2018** – has been reviewed as follows:

- DA 001 Cover Sheet
- DA 002 Survey
- DA 003 Aerial Photo
- DA 004 Site Analysis
- DA 005 Site Demolition Plan
- DA 006 Masterplan
- DA 007 Lower Ground Level
- DA 008 Ground Level
- DA 110 ILU Type 1A (attached) – Plans
- DA 111 ILU Type 1A (attached) – Elevations and Sections
- DA 115 ILU Type 1B (attached) – Plans, Elevations and Sections
- DA 120 ILU Type 2A – Plans, Elevations and Sections
- DA 125 ILU Type 2A (attached) – Plans, Elevations and Sections
- DA 130 ILU Type 3A – Plans, Elevations and Sections
- DA 140 ILU Type 4A (attached) – Plans
- DA 141 ILU Type 4A (attached) –Elevations and Sections
- DA 150 ILU Type 5A (attached) – Plans
- DA 151 ILU Type 5A (attached) –Elevations and Sections
- DA 200 External Materiality
- DA 300 Elevations
- DA 301 Elevations and Sections
- DA 600 Shadow Diagrams – 21 March
- DA 601 Shadow Diagrams – 21 June
- DA 602 Shadow Diagrams – 21 September
- DA 603 Shadow Diagrams – 21 December

Lindsay Perry Access have adopted a best practice, performance based approach to access. Assessment is based on project specifics and takes into account various factors such as site topography, heritage and existing site conditions.



3. Legislation

Access assessment has been made against Access Legislation including:

- The Commonwealth Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises (Buildings)) Standards 2010
- Access Code for Buildings 2010
- The Building Code of Australia 2016 (BCA) Section D3 – Access for People with Disabilities
- The Building Code of Australia 2016 (BCA) Section D2 (in part) – thresholds and slip resistant
- Australian Standards AS1428.1(2009) Amendment 1, AS1428.2(1992), AS1428.4(2009) – Design for Access and Mobility
- Australian Standard AS2890.6 (2009) – Parking Facilities – Off street carparking For People with Disabilities.
- Australian Standard AS4299 – Adaptable Housing
- State Environmental Planning Policy – Housing for Seniors and Persons with a Disability 2004 (SEPP), Current Amendment – 1 January 2013.

The accessibility of the proposed development has been considered in regard to the relevant access legislation. A summary of the requirements of relevant legislation follows.

- The **DDA** requires independent, equitable, dignified access to all parts of the building for all building users regardless of disability. The DDA makes it unlawful to discriminate against a person on the grounds of disability. The DDA is a complaint based law and is administered by the Human Rights and Equal Opportunities Commission
- The **DDA Premises Standards** include an **Access Code** written in the same style as the Building Code of Australia. That is, the Access Code has a number of Performance Requirements that are expressed in broad terms and references to a number of technical Deemed-to-Satisfy Provisions. The Deemed-to-Satisfy provisions refer in many cases to technical details in Australian Standards such as AS1428.1, the primary Australian Standard relating to building access for people with a disability.
- **BCA 2016** for Class 2 buildings, requires that common areas of the building be accessible from at least one floor of sole occupancy units and to the entrance doorway of each sole occupancy located at that level. It also requires access to and within not less than each type of room or space for use in the common areas of the development.
- **SEPP** Housing for Seniors and People with a Disability encourages the provision of housing for seniors and persons with a disability. It accommodates the requirements of AS1428, AS4299 and AS2890.1.
- **AS1428 – Design for Access and Mobility** requires the inclusion of a continuous accessible path of travel from the street footpaths and carparking areas to the entry and facilities within the building. It also includes requirements for doorways, stairs, toilets, etc.

Part 1 (2009) of this standard contains access requirements that are mandatory for the provision of access for persons with a disability and is referred by the BCA. Amendment 1 of this document was released in 2010.



Part 2 (1992) provides enhanced and best practice requirements. While AS1428.2 is not mandatory, the inclusion of its requirements such as accessible reception counters reduce the risk of a complaint made under the DDA. AS1428.2 is referenced by the Human Rights and Equal Opportunities Commission Advisory Notes for Access to Premises that accompanies the DDA.

Requirements for tactile indicators are included in Part 4.1 (2009) of this standard.

- **AS4299 – Adaptable Housing** provides housing for different community groups with different needs. It involves a move away from special accommodation for persons with a disability, avoiding social dislocation and is referenced by the SEPP.
- **AS2890.6** applies to the carparking areas generally.

4. Council Requirements

Pittwater Council Development Control Plan 2014 for Section C1.9 Adaptable Housing and Accessibility requires that 100% of units within seniors living developments be adaptable per the requirements of the SEPP.

5 SEPP – Schedule 3 Standards Concerning Accessibility & Usability for Self-Contained Dwellings

The dwellings within the proposed development have been considered against SEPP-Housing for Seniors and People with Disabilities (SEPP) and the Australian Standards nominated in this document including AS1428 and AS4299.

Part 1: Self-contained dwellings - standards concerning access and usability (Clauses 1 – 21) is applicable in this instance.

A “self-contained dwelling” is defined as a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.

There are twenty-three (23) dwellings comprising ten (10) dwelling types around a newly formed roadway network. The site has steep gradients and some of the units have been designed in an over-under configuration.

5.1 SEPP Schedule 3, Clause 2 – Siting Standards

This Clause contains 3 parts regarding siting standards as follows.

- (1) wheelchair access
- (2) applies to sites where the whole site does not have a gradient of less than 1:10.
- (3) common areas

Siting standards for this development are as follows:



(1) Wheelchair Access

Where the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous path of travel within the meaning of AS1428 to an adjoining public road.

(2) If the whole of the site does not have a gradient of less than 1:10:

- a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and
- b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.

(3) Common Areas

Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.

Compliance Summary:

Not applicable – the development is not being lodged as a SEPP development.

We note that each unit has an accessible path of travel to the adjoining roadway via the driveway.

5.2 SEPP Clause 3 – Security

Pathway lighting is to be designed and located to avoid glare for pedestrians and adjacent dwellings. Lighting to be minimum 20 lux at ground level.

Compliance Summary:

Information of this nature is not included at the development application stage.

Recommendations:

The requirement for pathway lighting should be implemented during detailed design stages.

5.3 SEPP Clause 4 – Letterboxes

Letterboxes are required to be lockable, in a central location and be accessible to persons using a wheelchair via an accessible path of travel.

Compliance Summary:

Capable of compliance.

Letterboxes are provided in a central, accessible location but the eastern end of the development. A hard-standing surface is indicated.

Recommendations:

Letterboxes should be provided within the accessible height range of 900-1100mm above ground level to assist persons using a wheelchair / scooter.

5.4 SEPP Clause 5 – Private Car Accommodation

If car parking (not being for employees) is provided,

Carparking spaces must comply with the requirements for parking for persons with a disability set out in AS2890 and,



5% of the total number of car parking spaces must be designed to enable the width of the spaces to be increased to 3.8m and,

Any garage must have a power operated door.

Note:

SEPP was released when AS2890.1 (2004) was applicable. Within AS2890.1 (2004), it is stated that for carparking for people with disabilities, AS2890.1(1993) Clause 2.4.5 should be adopted (AS2890.6 Carparking or People with Disabilities was pending publication). Further, SEPP Clause 3: Interpretation specifically states AS 2890 Part 1 as the applicable standard.

This, and the requirement for the capability of 5% of carparking to be increased to 3800mm wide, suggests that carparking for residents should have a minimum width of 3200mm (per AS2890.1(1993) Clause 2.4.5, rather than the 4800mm required by AS2890.6.

Compliance Summary:

Compliant.

5.5 SEPP Clause 6 – Accessible Entry

Every entrance to each residence, whether it be the front entry or not, must comply with Clauses 4.3.1 and 4.3.2 of AS4299. Clauses 4.3.1 and 4.3.2 of AS4299 require the entry door to comply with AS1428.2 – the minimum clear opening width of the doorway is to be 850mm and allow for wheelchair maneuverability (provide minimum 1550mm long area in front of the doorway).

Door hardware is to comply with AS1428. In this regard, entry door hardware is to be in the accessible height range of 900-1100mm above finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

Compliance Summary:

Configuration of entrances offers compliance.

Recommendations:

Door leaf sizes of 920mm should be used which will achieve clear width of 850mm
The requirement for door hardware should be addressed during detailed design stages.

5.6 SEPP Clause 7 – Interior

Widths of internal corridors and circulation at internal doorways must comply with AS1428.1.

Compliance Summary:

Compliant

Recommendations:

Detailed design stages should ensure door circulation remains compliant with SEPP Schedule 3.



5.7 SEPP Clause 8 – Main Bedroom

At least one bedroom is required to have adequate space for a wardrobe and a queen size bed with minimum 1200mm wide circulation at the foot of the bed, 1000mm between the bed and wall / wardrobe or any other obstruction. There are also requirements for locations of GPOs and telephone outlets and illumination levels.

Compliance Summary:

Compliant

The main bedroom within each dwelling offers adequate circulation area.

Recommendations:

Additional requirements listed above to be implemented during construction.

5.8 SEPP Clause 9 – Bathroom

At least one bathroom must be located on the entry level and have an area that complies with AS1428, slip resistant floor, shower minimum 1100x1160mm with future provision for accessible features, washbasin capable of adaption to comply with AS4299 and a wall cabinet with illumination levels as described.

Compliance Summary:

Compliant

We note that the SEPP allows for future adaption of bathroom areas that reflect the individual needs of the residents.

Recommendations:

Wall cabinet with illumination levels requirements to be addressed during detailed design stages.

5.9 SEPP Clause 10 – Toilet

A self contained residence is required to have a toilet on the ground (or main) floor that complies with the requirements for sanitary facilities of AS4299. That is, a visitable toilet.

Compliance Summary:

Compliant

The toilet within the ensuite of each unit type meets the requirements of AS4299.

5.10 SEPP Clause 11 – Surface Finishes

Balconies and external paved areas must have slip resistant surfaces

Compliance Summary:

To be addressed during detailed design stages.



5.11 SEPP Clause 12 – Door Hardware

Door handles and hardware for all doors must be provided in accordance with AS4299.

Door hardware is to be operable with one hand and in the height range of 900-1100mm above the floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

Compliance Summary:

To be addressed during detailed design stages.

5.12 SEPP Clause 13 – Ancillary Items

Switches such as light switches must be located within the accessible height range of 900-1100mm above the floor level as required by AS4299.

Compliance Summary:

To be addressed during detailed designstages.

5.13 SEPP Clause 15 – Living and Dining Room

Living areas within each residence are required to have circulation areas in accordance with AS4299, Clause 4.7. In this regard, an area with 2250mm diameter is required, clear of furniture.

A telephone outlet adjacent to a general power outlet and illumination level of 300 lux is also a requirement for living areas.

Compliance Summary:

Compliant

The open plan arrangement of living / dining areas within each of the unit types provides sufficient area to satisfy SEPP requirements for circulation spaces within living and dining rooms.

Recommendations:

The requirement for telephone outlet, general purpose outlet and lux levels to be addressed during detailed design stages.

5.14 SEPP Clause 16 – Kitchen

A kitchen in a self contained dwelling must have:

Circulation space in accordance with AS4299, Clause 4.5.2

A width at door approaches complying with Clause 7 of this schedule

Fittings and fittings in accordance with the relevant sub clauses of AS4299, Clause 4.5.

Compliance Summary:

Compliant

Kitchens within each unit type have adequate width to accommodate 1550 mm clear between surfaces.

Recommendations:

Additional requirements for kitchens as listed above, should be implemented during construction.



5.15 SEPP Clause 17 – Access to kitchen, main bedroom, bathroom and toilet

In multi-storey residences, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.

Compliance Summary:

Each unit type achieves compliance with this clause, being over a single level.

5.16 SEPP Clause 18 – Lifts in multi-storey developments

In a multi storey building containing self-contained dwellings, lift access must be provided to dwellings above the ground level by way of a lift complying with Clause E3.6 of the BCA.

Not applicable to this development.

5.17 SEPP Clause 19 – Laundry

A self contained dwelling must have a laundry that has:

- A width at door approaches that complies with Clause 7 of this schedule.
- Provision for the installation of an automatic washing machine and a clothes dryer.
- A clear space in front of appliances of at least 1300mm
- Slip resistant floor
- An accessible path of travel to any clothes line.

Compliance Summary:

Compliant
Laundries are provided with adequate circulation area.

Recommendations:

Requirements such as floor finish and access to clothes lines to be addressed during detailed design stages.

5.18 SEPP Clause 20 – Storage

A self contained dwelling must be provided with a linen cupboard in accordance with AS4299, Clause 4,1,1,5. It should be at least 600mm wide that have adjustable shelving.

Compliance Summary:

Compliant
Each unit type is provided in a linen storage cupboard.

Recommendations:

The requirement for adjustable shelving to be addressed during detailed design stages.



5.19 SEPP Clause 21 – Garbage

A garbage storage area must be provided in an accessible location.

Compliance Summary:

Compliant

Garbage storage areas are provided in accessible locations at the eastern and western ends of the development to minister travel distances.