

appendix 15

Accessibility Report

AUSTRALIAN SUPER DEVELOPMENTS

**PENINSULA GARDENS
RETIREMENT VILLAGE – STAGE 2**

ACCESS ISSUES REPORT

Morris-Goding Accessibility Consulting

FINAL rev4

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1. INTRODUCTION

1.1. Background

Development Approval was granted for Peninsula Gardens Retirement Village in 1982. The development consisted of 185 self care units, 40 hostel units, a village centre, related community facilities, car parking, roads and extensive landscaping.

The site was to be developed in 2 Stages. Australia Super Developments (ASD) wish to proceed with the construction of Stage 2 of an approved 112 self contained units not included in Stage 1.

ASD seeks to make some minor modifications to the approved 'Stage 2' development. These minor changes involve:

- ✘ Small extensions to balconies
- ✘ Conversion of areas previously designated for storage into habitable floor area
- ✘ Alteration of the arrangement of upper and lower areas on two of the unit clusters
- ✘ These changes are accompanied by a reduction in the total number of self care units to be provided in Stage 2 from the 112 permitted by the development consent, to 73 self care units.

This report relates to the following drawings by Sd Masterplan:

- S96-001 & S96-002 show the approved development
- S96-003 shows the proposed modifications overlaid on the approved development
- DD-001-0025 shows the developed design for Stage 2. In particular DD-001D, DD-003C, DD-004C shows the site access network including the accessible pathway.

1.2. Objectives

The report has been prepared to assist ASD in understanding the disability issues regarding the existing Issued Consent (1982) of the development, compared with the design of Stage 2 of the development using current disability regulations.

The report seeks to assist with understanding of statutory requirements. In doing so, the report attempts to:

- Address statutory requirements in relation to the design of the unit development.

-
- Eliminate, as far as possible, discrimination against persons on the ground of disability.

1.3. Disabilities Considered

The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- People with sensory impairment (hearing vision)
- People with mobility impairments (wheelchair users, ambulant)
- People with dexterity impairments

1.4. Expert Witness Practice Direction 1999

I have received a copy of the Land and Environment Court Expert Witness Practice Direction 1999 and have read and understood its content.

My Statement of Expertise is attached at the end of this document.

2. PART A – ASSESSMENT OF APPROVED DEVELOPMENT

2.1. Approved Design

1 The Development Application for Peninsula Retirement Village was approved
by the Court on 9th March 1982. The Conditions of Consent of the approved
development, in particular Condition 31, required that:

*“Access for the disabled shall be provided to units, hostels and Village Centre
in accordance with the provisions of Clause 10(4) of the SEPP No. 5”*

2 The disability requirements for the development were based on NSW Planning
Policy, which required aged care facilities to be designed in accordance with
SEPP 5 (circa 1982).

3 Clause 10(4) of SEPP 5 was the main design criteria and relates to the provision
of wheelchair accessible units, as shown:

*i) “not less than the number of self contained dwellings representing 45 per
cent of the total number of self contained dwellings to which the application for
development consent relates shall incorporate wheelchair access to each of
them; and”*

*ii) “not less than the number of self-contained dwellings representing 5 per cent
of the total number of self-contained dwellings to which the application for
development consent relates shall incorporate wheelchair access to and within
each of them”*

4 I am instructed that no design documentation showing how the development
would comply with clause 10(4) of SEPP 5 (circa 1982) was included in the
plans approved by the court.

2.2. Quality of Approved Design

5 If Stage 2 was designed and constructed to comply with the minimum
requirements of clause 10(4) of SEPP 5 (circa 1982) as required by condition
31, then the design and construction of Stage 2 would not meet the design
requirements of current disability design standards.

6 Disability design standards and regulations circa 2003 are considerably
advanced in terms of quantity and quality of provision of access for people with
disabilities, when compared with disability design standards circa 1982 (year of
the approved development).

7 *i) SEPP 5 (2000) Housing for Aged & People with Disabilities*

The SEPP 5 (2000) refers to superior quantitative and qualitative requirements
when compared to the requirements of SEPP 5 (1982). The criteria for the
provision of accessible units based on SEPP 5 (2000) requires:

-
- 10% of dwellings to be adaptable and,
 - 100% of dwellings need wheelchair access across the whole site, where gradients are less than 1:10. Where gradients across the entire site are greater than 1:10, 50% of dwellings require wheelchair access.
 - Refer to appendix for SEPP 5 design comparison (1982 & 2000).

8 *ii) Australian Standards for Disability Design*

The following Australian Standards are considerably advanced in terms of qualitative provision of access for people with disabilities, when compared with disability standards circa 1982.

- AS1428.1 (2001) Design for Access and Mobility (General)
- AS1428.2 (1992) Design for Access and Mobility (Enhanced)
- AS4299 (1995) Adaptable Housing

9 *iii) DDA (1982) Disability Discrimination Act*

In 1992, the Australian Government introduced the DDA to protect people with disabilities against discrimination. The Disability Discrimination Act (DDA) relates to the discrimination of the provision of access for services, buildings and goods.

Under the DDA, appropriate access for people with disabilities is required to be independent, equitable and dignified. When the DDA is applied to SEPP 5 (1981) and SEPP 5 (2000), there is marked difference in the quality of functional access.

10 For example, the gradient of a compliant ramp for the approved development in 1982 was 1:12 (based on AS1428-1977). Using current standards (AS1428-2001), the gradient of a compliant ramp is 1:14. Therefore, using current standards, any ramp that has a gradient of 1:12 is not functional or equitable for people in wheelchairs/mobility impairments and therefore would contravene the requirements of the DDA.

The same scenario could also be applied to the quality of design provision made for adaptable housing. In 1982 there was not an adaptable housing standard, as there is today (AS 4299).

11 The DDA provides for post construction or development complaints to be lodged against the building control process and if such a complaint was made, the Human Rights and Equal Opportunities Commission (HREOC) can enforce an unreasonable non-compliant situation to be made to reasonably comply with AS1428 and other current disability regulations.

3. PART B – AFFECTS OF CHANGES FROM APPROVED DEVELOPMENT

3.1. Units

12 The design of the proposed unit envelope in terms of disability has undergone minimal change from the approved development. The approved plans provide a general design of overall siting and layout of buildings. The approved plans had no detail of internal arrangement within units.

13 The minimal changes, such as the design of balconies to certain units, do not impact on disability access.

3.2. Pathways

14 There is no impact on the pathway system based on the proposed minimal changes to the unit dwellings.

4. PART C – PROPOSED VILLAGE DESIGN

4.1. General

15 ASD have acknowledged their responsibility to provide best practice accessibility to the development. The provision of best practice design will revolve around the provision of SEPP 5 (2000) and current disability building design regulations.

16 The objective of SEPP 5 is to create opportunities for the development of housing that is located and designed in a manner particularly suited to both those older people who are independent, mobile and active as well as people with a disability regardless of their age.

4.2. Facilities External to Village

Clause 12 of SEPP 5 states

(1) Location, facilities and support services

The consent authority must not consent to a development application made pursuant to this Part unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:

(a) shops, banks 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.

(2) Access complies with this subclause if:

(a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development, or

(b) there is a 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

(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the relevant facilities or services, and

(iii) that is available both to and from the proposed development during daylight hours at least once per day from Monday to Friday (both days inclusive).

17 The nearest shopping centre is 1.5km away, located in Mona Vale. The shopping centre provides access to banks, shops, retail and commercial

services, and community facilities.

18 Clause 12 (2)b is satisfied as there is a bus stop at the public road (Samuel Street), within 400 metres from the Peninsula Gardens Retirement Village. Samuel Street is close to Gulia Street, which connects with the Retirement Village.

4.3. Design of Site Layout

Clause 13A of SEPP 5 states:

(1) General

A consent authority must not consent to a development application made pursuant to this Part unless it complies with the standards specified in this clause.

(2) Siting

The standards are:

(a) wheelchair access:

(i) if the whole of the site has a gradient of less than 1:10, 100% of the hostel or residential care facility beds and 100% of the dwellings must have wheelchair access by a continuous path of travel (within the meaning of AS 1428) to an adjoining public road or an internal road or a driveway that is accessible to all residents, or

(ii) if the whole of the site does not have a gradient of less than 1:10, a percentage (which is not less than the proportion of the site that has a gradient of less than 1:10, or 50% , whichever is the greater, and which in this subparagraph is called the specified minimum percentage) of any hostel or residential care facility beds and the specified minimum percentage of any dwellings must have wheelchair access by a continuous path of travel (within the meaning of AS 1428) to an adjoining public road or an internal road or a driveway that is accessible to all residents

19 Based on the site having gradients of more than 1:10; 50% of the total proposed units are required to have wheelchair access via a continuous path of travel (compliant with AS1428) to an internal road.

20 Of the total number of proposed units (73), 44 units have an accessible path of travel to an internal roadway, which represents a percentage of 60%. The proposed design is superior to the requirements of this clause.

21 The units include 74, 75, 77, 78, 80, 82, 85, 87, 88, 90, 91, 93, 94, 95, 96, 98, 100, 102, 105, 108, 110, 113, 114, 115, 117, 118, 119, 121, 124, 125, 128, 129, 130, 131, 132, 133, 137, 138, 141, 142, 143, 145, 146 & 148.

22 When taking the proposed bushfire asset protection zone into consideration, the total number of proposed units falls to 63 units. Taking away the affected units, the number of units that have an accessible path of travel to an internal roadway is 38 units. This represents a percentage of 60% and therefore the design is superior to the requirements of this clause.

b. road access: at least 10% of any hostel or residential care facility beds and at least 10% of any dwellings which meet the requirements of paragraph (a) must have wheelchair access by a continuous path of travel (within the meaning of AS 1428) to an adjoining public road.

23 This clause has degrees of interpretation. The proposed design has allocated 10% of the total units to be adaptable, those being units 74, 88, 96, 113, 114, 125, 129, & 133. However based on 10% of units that meet the requirement of Clause 13a(2)a(ii), which is 50% of units with an accessible path of travel; the number of adaptable units could be understood to be 4 units. Therefore the proposed number of 8 adaptable units is superior to the required number under Clause 13a (2) a (i & ii).

24 A continuous accessible path of travel from the 8 adaptable units to Gulia Street, compliant with AS1428 will be provided in accordance with DD-001D, and condition 31 of the approved development should be amended accordingly.

c) common areas: access must be provided so that a person using a wheelchair can use common areas and common facilities associated with the development.

25 A continuous accessible path of travel, compliant with AS1428.1 has been proposed throughout Stage 2, which will provide suitable accessible pathway linkage from the proposed adaptable units and other units to the Village Centre and common use areas.

26 The proposed accessible pathway incorporates ramps, walkways and pathways. The pathways will have appropriate gradients, landings, handrails, rest seating and circulation areas as specified in AS1428 part 1.

d) adaptability: 10% of any hostel or residential care facility beds and 10% of any dwellings which meet the requirements of paragraph (a) must also have, or be capable of being modified so that they have, wheelchair access by a continuous path of travel (within the meaning of AS 1428) to all essential areas and facilities inside the hostel, residential care facility or dwellings, including a toilet, bathroom, bedroom and a living area.

27 As previously stated, this clause has degrees of interpretation. The proposed design has allocated 10% of the total units to be adaptable. However based on 10% of units that meet the requirement of Clause 13a(2)a(ii), which is 50% of units with an accessible path of travel; the number of adaptable units could be understood to be 4 units. Therefore the proposed number of 8 adaptable units is superior to the required number under Clause 13a (2) a (i & ii).

28 When taking the proposed bushfire asset protection zone into consideration, the total number of proposed units falls to 63 units. Taking away the affected units, the number of adaptable units is 7 units. This represents a percentage of 11% and therefore the design complies with the requirements of this clause.

29 The internal layouts of the proposed adaptable units have been designed in accordance with the requirements for adaptable housing as specified in SEPP

5(2000) and AS4299. The design takes into account appropriate circulation areas of internal doorways, kitchen, living room, bedroom, bathroom and laundry. The unit has been designed so that it can be adapted relatively easily at minimum inconvenience and cost.

(3) Identification

If the site includes more than one street, street signage incorporating house numbers must be provided at each intersection

30 The applicant will ensure the signage requirements comply with this clause during design development stage of the project.

(4) Security

Pathway lighting:

(a) must be positioned at low height to avoid glare

(b) must provide at least 50 lux at ground level.

31 The proposed pathway lighting design will take into account the level of illumination (50 lux) and the low level positioning of pathway lighting.

(5) Letterboxes in multi-dwelling developments:

(a) must be lockable

(b) must be located together in a central location adjacent to the street entry

(c) must be situated on a hard standing area and have wheelchair access by a continuous path of travel (within the meaning of AS 1428).

32 The proposed letterbox area for Stage 2 will be located in a centralized area that is accessible for wheelchair use. The pathway leading to the proposed letterbox area will be compliant with AS1428.1. The proposed letterbox area will have circulation area compliant with AS1428.1

(6) Private car accommodation - if car parking (not being car parking for employees) is provided:

a. each car parking space must be not less than 6 metres × 3.2 metres or

b. the design of the development must be such as to enable the size of the car parking space to be increased to an area of not less than 6 metres × 3.2 metres

c. any garage or carport must have an internal clearance of at least 2.5 metres as measured from the finished floor level of the garage or carport

33 Garages allow internal dimensions of 6 metres x 3.2 metres. The garages of adaptable units allow internal dimensions of 6 metres x 3.8 metres, which is in accordance with AS4299. This is a superior design feature than the criteria specified in SEPP 5.

Clause 14e of SEPP 5 states:

Visitor parking: if, in the case of development that comprises less than 8 dwellings and is not situated on a clearway, no visitor parking is provided within the development.

34 A total of 11 visitor car spaces are proposed to be provided. Of these, 1 bay has been nominated for visitors with disabilities and has been designed according to DCP26 (6 metres x 4.5 metres). The disabled car bay is adjacent to an accessible pathway.

This development comprises more than 8 dwellings and this clause is not strictly applicable.

Clause 25f of SEPP 5 states:

Accessibility:

The proposed development should, where appropriate:

have convenient, obvious and safe pedestrian and bicycle links from the site that provide access to public transport services and local facilities

35 The proposed development will have an accessible path of travel compliant with AS1428.1 within the development that lead to Gulia Street. There is a short, direct pedestrian path of travel from Gulia Street to the bus stop on Samuel Street.

provide attractive, yet safe, environments for pedestrians, cyclists and motorists with convenient access and parking for residents and visitors

36 The accessible pathways will have a width of 1500mm and a suitable slip resistance. The pathways will afford an appropriate level of safe, convenient access.

37 A total of 11 visitor car spaces are proposed to be provided. Of these, 1 bay has been nominated for visitors with disabilities and has been designed according to DCP26 (6 metres x 4.5 metres). An accessible car bay is adjacent to an accessible pathway.

where feasible, involve site layout and design that enables people with a disability to access, on one continuous accessible path of travel, the street frontage, car parking, and all buildings, facilities and open spaces within the site.

Note. Australian Standards AS 4299 1995 (Adaptable Housing) and AS 1428 1992, 1993 (Design for Access and Mobility) should be referred to for design in considering people with a disability.

38 The design of the proposed path of travel from the adaptable units to Gulia Street and from the adaptable units to the central facilities of the Village is accessible, continuous and unobstructed. The design will comply with AS1428 part 1.

The development has used Australian Standards AS 4299 (Adaptable Housing) and AS 1428 (Design for Access and Mobility) where feasible for design guidance of appropriate disability provisions.

4.4. Design of Unit Dwellings

Clause 13a states:

(7) Accessible entry

Every entry (whether a front entry or not) to a hostel, residential care facility or dwelling, not being an entry for employees:

must not have a slope that exceeds 1:40, and

must comply with clauses 4.3.1 and 4.3.2 of AS 4299, and

must have an entry door handle and other hardware that complies with AS 1428.

39 All proposed units types have entrances with appropriate clear widths and circulation areas to comply with AS4299. The entries have suitable level areas at the door entries.

Clause 13a (7)(c) is recognized and will be complied with by the applicant during design development stage of the project.

(8) Exterior: general

All external doors to any one dwelling must be keyed alike.

40 Clause 13a (8) is recognized and will be complied with by the applicant during the design development stage of the project.

(9) Interior: general

Internal doors must have a clearance of at least 820 millimetres.

Internal corridors must have a width of at least 1 000 millimetres.

The width at internal door approaches must be at least 1 200 millimetres.

41 All proposed unit types have clear widths of internal doors and corridors comply with the above requirements.

(10) Living room and dining room must have:

a circulation space:

(i) of at least 2 250 millimetres in diameter, and

(ii) as set out in clause 4.7 of AS 4299, and

a telephone adjacent to a general power outlet.

A living room and dining room must have a potential illumination level of at least 300 lux.

42 All proposed unit types have circulation areas of living room and dining comply with Clause 13a (10)a.

Clause 13a (10)(b),(c) is recognized and will be complied with by the applicant during the design development stage of the project.

(11) Kitchen

A kitchen in a self-contained dwelling must have:

a width of at least 2.7 metres and a clear space between benches of at least 1 450 millimetres, and

a width at door approaches of at least 1 200 millimetres, and

benches that include at least one work surface:

(i) that is at least 800 millimetres in length, and

(ii) the height of which can be adjusted from 750 millimetres to 850 millimetres

a tap set:

(i) that is located within 300 millimetres of the front of the sink, and

(ii) that is a capstan tap set or that comprises lever handles or a lever mixer, and

a thermostatic mixing valve for the hot water outlet, and

cook tops:

(i) with either front or side controls, and

(ii) with controls that have raised cross bars for ease of grip, and

(iii) that include an isolating switch, and

a worksurface adjacent to the cook top and at the same height and that is at least 800 millimetres in length, and

an oven that is located adjacent to a worksurface the height of which can be adjusted, and

"D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and

general power outlets:

(i) at least one of which is a double general power outlet within 300 millimetres of the front of a worksurface, and

(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.

43

All proposed unit types have circulation areas of kitchens that comply with the 11a, b, c, d, f, g, & h. The work surfaces of the kitchens have appropriate lengths.

Clause 13a (11e, i, j) is recognized and will be complied with by the applicant during the design development stage of the project.

(12) Main bedroom

At least one bedroom within a self-contained dwelling must have:

an area sufficient to accommodate a wardrobe and a queen-size bed with a clear area at least 1 200 millimetres wide at the foot of the bed, and

2 double general power outlets on the wall where the head of the bed is likely to be, and

at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and

a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and

a potential illumination level of at least 300 lux.

All proposed unit types have suitable circulation areas of bedrooms as specified in Clause 13a (12)a.

Clause 13a (12)b-e is recognized and will be complied with by the applicant during the design development stage of the project.

(13) Bathroom

A bathroom must have:

an area that complies with AS 1428, and

a slip-resistant floor surface, and

a shower:

(i) the recess of which is at least 1 160 millimetres × 1 100 millimetres, or that complies with AS 1428, or that complies with clause 4.4.4 and Figures 4.6 and 4.7 of AS 4299, and

(ii) the recess of which does not have a hob, and

(iii) that is waterproofed in accordance with AS 3740, and

(iv) the floor of which falls to a floor waste, and

(v) that can accommodate a grab rail that complies with Figure 4.6 of AS4299 and AS 1428, and

(vi) that has a tap set that is a capstan tap set or that comprises lever handles and that has a single outlet, and

(vii) that has the tap set positioned so as to be easily reached from the entry to the shower, and

(viii) that can accommodate an adjustable, detachable hand-held shower rose mounted on a slider grab rail or a fixed hook, and

(ix) that can accommodate a folding seat that complies with Figure 4.6 of AS 4299

thermostatic mixing valves for all hot water outlets, and

a washbasin with clearances that comply with Figure 4.4 of AS 4299, and

a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, and

a mirror, and

a double general power outlet beside the mirror.

All proposed unit types have suitable circulation areas of bathrooms as specified in Clause 13a (13)a.

Clause 13a (13)b-h is recognized and will be complied with by the applicant during the design development stage of the project.

(14) Toilet

A dwelling must have a toilet:

that is a visitable toilet within the meaning of clause 1.4.12 of AS4299, and

that is installed in compliance with AS 1428, and

that has a slip-resistant floor surface, and

the WC pan of which is located from fixed walls in accordance with AS1428, and that can accommodate a grab rail that complies with Figure 4.5 of AS4299 and AS 1428.

46

All proposed unit types have toilet circulation areas as specified in AS1428 (refer Clause 13a(14b)). Therefore, the visitable toilet criteria of Clause 13a(14a) would also be satisfied.

The toilet pan in each unit is located adjacent to the wall as specified in AS1428. The wall will be able to accommodate a grab rail.

Clause 13a (14)c is recognized and will be complied with by the applicant during the design development stage of the project.

(15) Access to kitchen, main bedroom, bathroom and toilet

In a multi-storey self-contained dwelling:

the kitchen, main bedroom, bathroom and toilet must be located on the ground floor, or

if the kitchen, main bedroom, bathroom and toilet are not located on the ground floor, the ground floor living space must be able to be altered so as to accommodate them, or

if the kitchen, main bedroom, bathroom and toilet are located on a floor above the ground floor, the stairs to the higher floor:

(i) must be equipped with a stair climber that is capable of being used by a person in a wheelchair, or

(ii) must be sufficiently wide to enable the installation of a stair climber that is capable of being used by a person in a wheelchair.

47

All proposed unit types (generally type B) that have 2 levels, have kitchen, main bedroom and toilet/bathroom located on the ground floor as specified in this clause. All aforementioned rooms are accessible as specified in Clause 13a.

(16) Laundry

A self-contained dwelling must have a laundry:

that has provision for the installation of an automatic washing machine, and

that has provision for the installation of a clothes dryer, and

that has a clear space in front of appliances of at least 1 300 millimetres, and

that has thermostatic mixing valves for all hot water outlets, and

that has a slip-resistant floor surface, and

that has an accessible path of travel to any clothes line provided in relation to the dwelling.

48

All proposed unit types have laundry areas as specified in Clause 13a (16). Clause 13a (16)d-f is recognized and will be complied with by the applicant during the design development stage of the project.

(17) Storage

A self-contained dwelling must be provided with a linen cupboard:

*that is at least 600 millimetres wide, and
that has adjustable shelving.*

49 Storage areas have been allocated in all proposed unit types. The storage areas have appropriate widths as specified.
Clause 13a (17)b is recognized and will be complied with by the applicant during the design development stage of the project.

(18) Doors

***Door hardware provided as the means for opening doors must be:
able to be operated with one hand, and
located between 900 millimetres and 1 100 millimetres above floor level.***

50 Clause 13a (18) is recognized and will be complied with by the applicant during the design development stage of the project.

(19) Surface finishes

Balconies and external paved areas must have slip-resistant surfaces.

51 Clause 13a (19) is recognized and will be complied with by the applicant during the design development stage of the project.

(20) Ancillary items

Switches must be located between 900 millimetres and 1 100 millimetres above floor level.

General purpose outlets must be located at least 600 millimetres above floor level.

52 Clause 13a (20) is recognized and will be complied with by the applicant during the design development stage of the project.

(21) Garbage - an outside garbage storage area must be provided in an accessible location.

53 The proposed garbage area for Stage 2 will be located in a centralized area that is accessible for wheelchair use. The pathway leading to the proposed garbage area will be compliant with AS1428.1. The proposed garbage area will have circulation area compliant with AS1428.1

5. PITTWATER COUNCIL'S DCP 26

54 Pittwater Councils DCP 26 has been written to assist in the guidance and planning of new developments within Pittwater Council. Pittwater Council have undertaken the responsibility to ensure that housing for older people and people with a disability is safe, accessible and designed to be adaptable.

55 The requirements of DCP 26 ensure compliance with the following Federal and State Legislation.

- The Objectives of the Disability Discrimination Act
- The Building Code of Australia
- AS1428.1 - Design for Access and Mobility Part 1
- AS1428.2 - Design for Access and Mobility Part 2
- AS4299 - Adaptable Housing
- SEPP 5 - Housing for Older People or People with a Disability

56 Pittwater Council's Compliance Checklist for SEPP 5 Developments asks for a criteria above and beyond current SEPP 5 prescriptive requirements, in particular the provision of developments to be located within 250 metres of public transport AND that developments to be within 1 km of shopping centre facilities and accessible by public transport.

57 The requirements of the DCP appear to be unreasonable given the circumstances:

- The proposed Stage 2 forms part of an existing approved development with established infrastructure and services
- The proposed Stage 2 will comply with the requirements of SEPP 5
- The requirements of DCP 26 did not exist when the approved development was planned and approved.

6. CONCLUSION

58 The proposed modifications to the approved design, such as the design of
balconies to certain units, do not impact on the provision of disabled access.

59 The proposed modifications to the unit dwellings do not have any impact on the
approved pathway system.

60 Disability design standards and regulations circa 2003 are considerably
advanced in terms of quantity and quality of provision of access for people with
disabilities, when compared with disability design standards circa 1982 (year of
the approved development). In carrying out Stage 2 of the development, the
applicant intends to provide best practice accessibility design in accordance
with SEPP 5 (2000) and current disability building design regulations. This
will have a positive effect on the lifestyle of the residents.

7. APPENDIX 1 – DESIGN COMPARISON

The design comparison is based on an analysis between SEPP 5 (1982) used for the approved design by the Consent Authority; and SEPP 5 (2000) that is used for current design requirements.

Issue	SEPP 5 1982 (Feb)	ASD Proposed Design (SEPP 5 2002)
Location, facilities and support services	No requirement	There is a transport service available to the residents who will occupy the proposed development to access to shops, banks and other retail and commercial services that residents may reasonably require.
Siting - wheelchair access, road access, common area, adaptability	<p>45% of the total number of total dwellings shall incorporate wheelchair access to each of them; and”</p> <p>No requirement</p> <p>No requirement</p> <p>5% of the total number of dwellings shall incorporate wheelchair access to and within each of them”</p>	<p>On this site, 50% of the total dwellings have wheelchair access by a continuous path of travel (within the meaning of AS 1428) to an adjoining public road or an internal road or a driveway that is accessible to all residents</p> <p>At least 10% of the dwellings must have wheelchair access by a continuous path of travel (within the meaning of AS 1428) to an adjoining public road.</p> <p>Access has been provided so that a person using a wheelchair can use common areas and common facilities associated with the development.</p> <p>10% of any dwellings are capable of being modified so that they have, wheelchair access by a continuous path of travel (within the meaning of AS 1428) to all essential</p>

		areas and facilities inside the hostel, residential care facility or dwellings, including a toilet, bathroom, bedroom and a living area.
Security	No requirement	Lighting will be positioned at low height to avoid glare (at least 50 lux at ground level).
Letterboxes	No requirement	Letterboxes will be lockable, and situated on a hard standing area and have wheelchair access by a continuous path of travel (within the meaning of AS 1428).
Private Car and Visitor Parking	Parking to be provided should not be less than 1 parking space for each 2 self contained dwellings. No specification given for the size of car parking space	Each car parking space is not less than 6 metres x 3.2 metres. All garage or carport have an internal clearance of at least 2.5 metres as measured from the finished floor level of the garage or carport Accessible visitor car bay has been provided
Accessible pathway linkage	No requirement No requirement	The development has convenient, obvious and safe pedestrian and bicycle links from the site that provide access to public transport services and local facilities. The development provides attractive, yet safe, environments for pedestrians, cyclists and motorists with convenient access and

	No requirement	parking for residents and visitors Where feasible, the site layout and design enables people with a disability to access, on one continuous accessible path of travel, the street frontage, car parking, and all buildings, facilities and open spaces within the site.
Dwelling entry and door	Wheelchair access required but no specification given Wheelchair access required but no specification given No requirement	Entry to the dwellings complies with AS1428 and AS4299 Entry doors and internal doors comply with AS4299. Door hardware will be located between 900 millimetres and 1 100 millimetres above floor level.
Corridors	Wheelchair access required but no specification given	Internal doors have a clearance of at least 820 mm Internal corridors have a width of at least 1000 mm. Internal door approaches have a width of least 1200mm
Living Area	Wheelchair access required but no specification given No requirement	Living room and dining room have a circulation space of at least 2250 mm in diameter. The fixtures such as switches, GPOs and

	No requirement	telephones comply with AS4299 A living room and dining room to have a potential illumination level of at least 300 lux.
Kitchen	No requirement No requirement	The kitchen has a width of at least 2.7 metres and a clear space between benches of at least 1450 mm and a width at door approaches of at least 1 200 mm. The kitchen fixtures such as benches, tapset, cooktops, oven, cupboard handles, GPOs comply with AS4299
Main Bedroom	Wheelchair access required but no specification given No requirement No requirement	The main bedroom has an area sufficient to accommodate a wardrobe and a queen-size bed with a clear area at least 1200 mm wide at the foot of the bed. The bedroom has 2 double GPOs on the wall where the head of the bed is likely to be, and a telephone outlet next to the bed. The lighting to have a potential illumination level of at least 300 lux.
Bathroom	Wheelchair access required but no specification given	The bathroom has an area that complies with AS 1428, and a slip-resistant floor surface

	No requirement	The bathroom has a shower that complies with AS1428 and AS4299 The washbasin has suitable clearance that comply with AS 4299, and has suitable fixtures such as sufficiently illuminated cabinet, mirror, and GPO
Toilet	Wheelchair access required but no specification given	The dwellings have a visitable toilet within the meaning of AS429, installed in compliance with AS 1428, and can accommodate a grab rail that complies with AS4299 and AS 1428.
Access through Unit	Wheelchair access required	There is wheelchair access to kitchen, main bedroom, bathroom and toilet
Laundry	No requirement No requirement	The dwelling has a laundry that has provision for the installation of an automatic washing machine, and clothes dryer There is clear space in front of appliances of at least 1300 mm, and has a slip-resistant floor surface.
Storage	No requirement	The dwelling must be provided with a linen cupboard that is 600 mm wide, and has adjustable shelving.

Surface Finishes	No requirement	Balconies and external paved areas must have slip-resistant surfaces.
Ancillary Items	No requirement	Switches must be located between 900 mm and 1100 mm above floor level. General purpose outlets must be located at least 600 mm above floor level.
Garbage	No requirement	The outside garbage storage area has been provided in an accessible location.