

Appendix D
Access Report

**Access for people with a Disability
DA Review**

September 2010

**Warriewood Brook Retirement Village Stage 3,
6 – 14 Macpherson Street Warriewood**



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Client Anglican Retirement Villages

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1 Introduction

In accordance with the principles of the Disability Discrimination Act 1992 (DDA) best practice is to be emphasized in the design of the Stage 3 new independent living units and Community Centre at the Warrewood Brook Retirement Village at 6 – 14 Macpherson Street Warrewood

This review addresses the requirements for access by people with a disability or who are older, to this facility as residents and their visitors and is reviewed for compliance with the Building Code of Australia (BCA), Australian Standards on Access and Mobility AS1428 1 2009 and the State Environmental Planning Policy (Housing for Seniors or people with a Disability) 2004 - standards concerning access and useability

The key issue in the provision of appropriate access for all persons to Stage 3 of the Retirement Village is the provision of a continuous accessible path of travel

- from points of arrival, including local bus stop to all proposed new building entrances
- from resident and accessible visitor parking to each self contained ILU unit
- to all common use facilities, including the proposed new community centre facilities and existing landscaped areas within the Village

Access Associates Sydney undertook a site visit to the Warrewood Brook Retirement Village on 09 08 10 to provide an appraisal of current pedestrian paths of travel and potential accessibility issues for the ongoing site development

All comments written in this access report have been made after the site appraisal and discussions with the design team and review of the following PDF drawings issued by NRP Architecture, received at this office on 08, 10, 14 and 16 September 2010 Points for consideration in ongoing design are highlighted by a recommendation throughout the report

Drawing No	Issue Title	Scale	Date
arsk0000	a01 -	1 200	07 09 10
arsk0001	a21 -	1 200	14 09 10
arsk0002	a16 -	1 200	07 09 10
arsk0003	a05 Elevations	1 200	07 09 10
arsk0004	a03 Sections	1 200	07 09 10

2 References and Legislative Background

The relevant current guidelines for the provision of access for people with disabilities are

- 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
- Commonwealth Disability Discrimination Act (1992)
- Human Rights and Equal Opportunity Commission (HREOC) Advisory Notes on Access to Premises June 1997 (and March 1998 amendment)
- Building Code of Australia (2010) Parts D, E3 6 & F2 4
- Australian Standard AS1428 1 (2009) Design for access and mobility Part 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
- AS4299 (1995) Adaptable Housing
- AS1735 12 (1999) Lifts, escalators and moving walkways Part 12 Facilities for persons with disabilities
- AS2890 6 (2009) Car Parking Spaces and Access for People with Disabilities
- Pittwater Council DCP access requirements

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

BCA

The BCA D3 - Access for People with Disabilities outlines the general building access requirements Table D3 2 outlines the parts of the building required to be accessible that must comply with AS1428 1 D3 5 outlines accessible car parking requirements D3 6 includes

specification for identification of accessible facilities, services and features D3 8 outlines the requirements for tactile ground surface indicators E3 6 includes passenger lift requirements for people with disabilities F2 4 outlines the requirements for unisex accessible sanitary facilities designed to meet the requirements of AS1428 1

AS1428 1 (2009)

AS1428 1 was revised and update in 2009 and while currently not referenced in the BCA it is our understanding it will be referenced in BCA 2011 The 2009 version of AS1428 1 adopts in principal the increased circulation space requirements of AS1428 2 (1992) Proposed updates of AS1428 2 will include fittings and fixtures only (currently not anticipated in the near future)

While AS1428 1 provides the design requirements for access for people with a disability, it is based on data relating to persons aged between 18 and 60 years and may not be appropriate to people outside this age range (AS1428 1 clause 2 Application)

AS2890 6 (2009)

AS2890 6, referenced in AS2890 1 (2004) was published in 2009 and while currently not referenced in the BCA (2009) it is our understanding it will be referenced in BCA 2011 To meet the requirements of people driving current models of accessible vehicles we are recommending designers provide the off street car space layouts as per AS2890 6, which include additional circulation space for the operation of vehicle mounted hoists In our opinion AS2890 6 more fully meets the intent of the DDA

3 Executive summary

The proposed layout and design of the 25 independent Living units on the ARV Warrewood Brook Retirement Village Stage 3 site, includes continuous accessible paths of travel and DA drawings for the community centre and independent living units which appear to satisfy

- the policy objectives and intent of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 updated 12 October 2007
- the requirements of AS1428 1 and AS4299
- and consequentlly satisfy the intent of the development controls relevant at this stage of design and the principle of equitable access of the Disability Discrimination Act

It is proposed to include accessible paths of travel to link all residential units with their neighbours, the garbage bin storage areas and to all common use facilities including relevant landscaped areas and the facilities at and within the Community Centre

4 Facility Location and Function

The ARV Warriewood Brook Retirement Village is located at 6 – 14 Macpherson Street, Warriewood. The main village entry is via an existing internal roadway from Macpherson Street. The completed stage 1 and stage 2 of the village includes a residential aged care facility, 2 blocks of independent living units with basement parking and a communal Village Green and lake. General pedestrian movement currently occurs on internal linking pathways and ramps. An accessible path of travel meeting the requirements of AS1428.1 is provided to link the existing Village facilities with the bus stop located on Macpherson Street.

The proposed Stage 3 development will be located in the area bounded by Macpherson Street on the southern side, the existing main Village entry driveway and area allocated for future village development on the eastern side, the existing Marcus Loane residential aged care facility on the northern side and Brands Lane on the western side.

It is our understanding that Anglican Retirement Villages intend to own and manage Stage 3 of the Warriewood Brook Retirement Village and propose to lease the independent living units. Anglican Retirement Villages has planned management strategies for Aging in Place with ongoing support for residents of the independent living units. While all dwellings are designed to be accessible for wheelchair users, some elements of adaptability allow for modification to meet individual needs if and when required. It is anticipated that the majority of residents will be generally over the age of 75 years.

The proposed Stage 3 development is to include

Ground Floor

- 2 residential entry lobbies located on the northern side of the southern wing
- Undercover, secure, resident parking located on the northern and southern sides of the southern wing
- 2 resident garbage areas located adjacent to the entry lobbies
- 5 independent living units (4 x 2 bed units and 1 x 3 bed unit) located on the southern side of the southern wing
- A community centre located in the eastern wing including an entry and Village reception, administration area including the Village manager's office, waiting area, physiotherapy and 3 consultant rooms, a pool and 4 associated change facilities, gym, a large lounge area and cafe and links to external terraces, 2 meeting rooms, church office, toilets including a unisex accessible sanitary facility
- External parking located on the eastern side of the eastern wing (main village entry driveway) for use by the community centre

First Floor

- Southern and eastern wings which include 20 independent living units (9 x 2 bed units and 11 x 3 bed units)
- A communal lounge area and adjacent terrace
- 2 drying courts
- 2 lift lobbies

5 Access provisions for Community Centre

5.1 Points of arrival

Continuous accessible paths of travel meeting the requirements of AS1428 1 and BCA D3 2 are proposed at pedestrian entries from the footpath/colonnade on the eastern side of the community centre from the Village entry driveway as follows

- Automatic sliding doors are indicated to the Lounge/Church facility at the northern end of the building
- Automatic sliding doors are indicated to the ARV Reception and Village Office and Health facilities entry at the southern end of the building
- Inward opening double doors are indicated to the Cafe at the northern end of the building

Pedestrian entry from western side of the Community Centre is provided via a pathway via the Lounge Green. Double doors are indicated to the large meeting room and fold-back doors which provide large openings are indicated to the lounge area and cafe.

Recommendations

- (i) Ensure in ongoing design that all doors, including a single leaf of double doors include a minimum clear opening of 850mm to comply with AS1428 1 (2009) clause 13.2

5.2 Parking

Angle parking is indicated adjacent to the building on the western side of the Village Driveway. 5 parking spaces, including 2 accessible spaces are indicated at the southern end and 8 spaces, including 2 accessible spaces are indicated at the northern end of the parking area.

Accessible parking spaces are indicated with a layout to meet the requirements of AS2890 6 (2009).

A pedestrian entryway at grade, is indicated to link the existing pedestrian crossing on the Village entry driveway with the proposed footpath adjacent to the Community Centre.

Additional parking is indicated on both sides of the proposed internal roadway on the north western side of the facility. The layout of proposed parallel parking spaces.

Recommendation

- (i) Ensure in ongoing design accessible parking spaces meet the requirements of AS2890 6 (2009) to include a single bollard in the shared space and identification signage.

5 3 Internal paths of travel

Community centre facilities including Village reception area, administration area and Village manager's office, a pool and change room facilities, gym area, physiotherapy and consultant rooms, a large lounge area, cafe and kitchen, 2 meeting rooms, church office and toilets including a unisex accessible sanitary facility are proposed

Continuous accessible paths of travel which include circulation space and clear door openings meeting the requirements of AS1428 1 and BCA D3 2 are proposed within the community centre to all rooms with the exception of the physiotherapy room and Village manager's office where external latch side circulation space to meet AS1428 1 figure 31 (d) is not indicated

Recommendation

- (i) Ensure in ongoing design entries to the Village Managers office, kitchen and physiotherapy include door circulation spaces to meet the requirements of AS1428 1 clause 13 and figure 31

5 4 Accessible Sanitary facilities

A unisex accessible sanitary facility which is right handed, is proposed to be located centrally within the Community Centre, adjacent to gender specific toilets. An accessible path of travel to meet the requirements of AS1428 1 is proposed to the facility via a central internal corridor which links the ARV Health and Village office areas at the southern end of the building with the lounge and cafe facilities at the northern end of the building

Male and female toilets are indicated to include cubicles suitable for people with ambulant disabilities

Four individual change rooms are indicated adjacent to the pool. Any proposed internal fitout of these areas is not currently indicated

Recommendations

- (i) Ensure in ongoing design the circulation space at the door, basin and WC pan of the accessible sanitary facility meet AS1428 1 clause 15 (2009) and proposed BCA Part F2 4 (2011)
- (ii) Ensure in ongoing design that all fittings in the accessible sanitary facility are provided to fully comply with the requirements of AS1428 1 clause 15 (2009) and proposed BCA F2 4
- (iii) Ensure in ongoing design to meet the anticipated requirements of BCA part F2 4 (c) (2011) the toilet cubicles suitable for a person with an ambulant disability are provided in accordance with AS1428 1 clause 16 (2009) to include door circulation space on the path of travel 900mm clear circulation space in front of the WC pan, clothes hook, grabrails on both sides and a WC pan 460 to 480mm AFFL
- (iv) Ensure in ongoing design that if showers or additional fittings are provided in the pool change areas the circulation space and fittings in at least one room are accessible and meet the requirements of AS1428 1 clause 15

5.5 Pool

To meet the requirements of BCA part D3 and AS1428.1, the swimming pool for use by Village residents, is indicated to be located on a continuous accessible path of travel, linked via double inward opening doors to the ARV Health entry to the building. A pool terrace, accessed via two sets of double outward opening doors is proposed at the northern end of the pool. Access to the swimming pool is proposed via stairs located on the eastern side of the pool.

Recommendations

- (i) Ensure in ongoing design to meet the proposed changes to BCA 2011 D3.10 and part D5 a pool hoist is provided with circulation space on the pool deck to meet the requirements of figure D5.7

6 Access Provisions for the Independent Living Units

The proposed stage 3 of the Village includes 25 independent living units

- 13 two bedroom units
- 12 three bedroom units

6.1 Ground Floor

The ground floor is proposed to include

- 2 residential entry lobbies located on the northern side of the southern wing
- Undercover, secure, resident parking for 26 cars located on the northern side of the southern wing
- 2 resident garbage areas located adjacent to the entry lobbies
- 5 independent living units (4 x 2 bed units and 1 x 3 bed unit) located on the southern side of the southern wing

The two residential lobby areas are indicated on pathways linking to the internal roadway and on street parking proposed on the north western side of the building via proposed continuous accessible paths of travel meeting the requirements of AS1428.1 and Seniors Housing Schedule 3 clause 2. An auto opening sliding door links each lobby with the entry path, proposed letterboxes and external links to the community centre and existing Village. An inward opening door links the lobbies with the car park.

Two garbage bin store rooms are indicated within the undercover car park linked via an accessible path of travel to the lobbies.

To meet the requirements of the Seniors Housing Schedule 3 clause 5 the undercover parking spaces for the ILUs are proposed with a clear floor to ceiling height of 2.5m over each space and on the path of travel to each space and dimensions as follows

- 3.2m x 6m – 25 spaces
- Space No 1 - 3.8m x 6m – to provide 5% of spaces designed to enable the width of the spaces to be increased to 3.8m

A power operated garage door is proposed at the entry to the undercover car park to meet the requirements of the Seniors Living Schedule 3 clause 5

Recommendations

- (i) Ensure in ongoing design to meet the requirements of Seniors Housing and AS1428 1 a minimum clear door opening of 850mm is provided at a single door leaf on all double doors on the required accessible paths of travel

6 2 First Floor

The first floor is proposed to include

- Southern and eastern wings which include 20 independent living units (9 x 2 bed units and 11 x 3 bed units)
- A communal lounge area and adjacent terrace
- 2 drying courts
- 2 lift lobbies

6 3 Vertical access

One passenger lift is indicated in each lobby of the ground and first floors to provide vertical access between the levels at the western and eastern ends of the southern wing Stairs adjacent to the each lift and on the eastern side of the eastern wing provide additional links and egress

Recommendations

- (i) Ensure in ongoing design that the lifts include lift car, handrail, auditory announcements, call and control buttons to fully comply with AS1735 12 and BCA part E3 6 Proposed changes to BCA (2011) include a lift car size of 1400mm x 1600mm for lifts travelling over 12m
- (ii) To meet the proposed changes to BCA (2011) ensure in ongoing design that the stairs are set back by a minimum of 400mm so that the handrail does not protrude into the transverse path of travel to comply with AS1428 1 (2009) clause 11 1(a) and figure 26(A), include handrails on both sides to AS1428 1 figures 26a b & c and nosing profiles 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing to comply with AS1428 1 figures 27a & b

6.4 Independent Living Unit layouts review

The unit layouts for 2 and 3 bedroom units on the ground floor and level 01 are reviewed in the following table for compliance with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Amendment No 2) 12 October 2007 at gazettal date 18 01 08- Schedule 3 Standards concerning access and useability for hostels and self-contained dwellings

Key to table

Column one – identifies the area reviewed

Column two – highlights the Seniors Housing requirements

Column three – details compliance with

Part 1 Standards applying to hostels and self-contained dwellings and

Part 2 Additional standards for self-contained dwellings

Column four – notes compliance and lists recommendations for ongoing design or alternate solutions

✓ for complying

X for non complying

Column 1 Item Area	Column 2 Seniors housing requirement	Column 3 Provision description Independent Living Units (ILU)	Column 4 Compliance or alternate functional solution
Part 1 2 Siting standards	(1) Wheelchair access 100% if site has gradient of less than 1 10 (2) If the whole site does not have a gradient of less than 1 10 (a) % of the dwellings with wheelchair access is to = the proportion of site with a gradient of less than 1 10 or 50% whichever is greater	100% of the ILU are proposed for the ground and first floor of a building including a lift. All ILU are proposed to be adaptable and to have wheelchair access by continuous path of travel complying with AS1428 1 via a linking pathway to the adjacent community centre It is proposed to include the following design features The external paths are to have a width of 1250mm or wider to comply with AS1428 2	✓

Column 1 Item Area	Column 2 Seniors housing requirement	Column 3 Provision description Independent Living Units (ILU)	Column 4 Compliance or alternate functional solution
	<p>(b) wheelchair access must be provided by a continuous accessible path of travel to comply with AS1428 1 to adjoining public road or an internal driveway that is accessible to all residents</p> <p>(3) Common areas and facilities within the development are to be accessible by wheelchair users</p>	<p>Paths of travel will provide gradients and ramp designs to comply with AS1428 1</p> <p>The maximum gradient on</p> <ul style="list-style-type: none"> • walkways will be 1 20 • ramps longer than 1520mm will be max 1 14 • crossfalls max 1 40, with the exception of crossfalls max 1 30 which will be functional in low use areas at some road crossings • Threshold ramps will be complying lengths with 1 8 gradients <p>An accessible path of travel is indicated to the letterboxes, garbage bin store, community centre lounge and amenities</p>	<p>√</p> <p>√</p>
3	<p>Security</p> <p>Pathway lighting</p> <p>(a) designed to avoid glare for pedestrians and adjacent dwellings</p> <p>(b) must provide 20 lux at ground level</p>	<p>Appropriate lighting and Lux level to be confirmed at the construction certificate stage</p>	<p>ongoing design to be assessed at the CC stage</p>
4	<p>Letterboxes</p> <p>(a) hard stand location and on accessible path of travel</p> <p>(b) lockable</p> <p>(c) centrally located and adjacent to street entry</p>	<p>Letterboxes for the each existing independent living unit are provided at the entry foyers of each building and the same provision is proposed in Stage 3</p>	<p>√</p>
5	<p>Private car accommodation</p> <p>(a) Car spaces 3 2m x 6m with a garage clearance 2 5m AFFL and entry height 2 3m AFFL to comply with AS2890</p> <p>(b) 5% of the total car spaces designed to enable the width to be increased to 3 8m</p> <p>(c) Have potential for power operated door</p>	<p>Car spaces include a length and width to meet the functional requirements One space is indicated with a width of 3 8m</p> <p>In the ongoing design all undercover car spaces are to include unobstructed clearances to meet minimum requirements</p> <p>The undercover car park is indicated to include the provision of a power operated garage door at the entry</p>	<p>√</p> <p>Garage ceiling clearances to be assessed at the CC stage</p> <p>√</p>

Column 1 Item Area	Column 2 Seniors housing requirement	Column 3 Provision description/Independent Living Units (ILU)	Column 4 Compliance of alternate/functional solution
6 Accessible Entry (whether a front entry or not)	To comply with AS4299 4 3 1 and 4 3 2 with no slope to exceed 1 40 at entry landing	The entries to ILU units are proposed to include complying accessible paths of travel via doorways with clear door openings of 850mm minimum to comply with AS 1428 1	✓
7 Interior general	Widths of internal corridors and circulation at internal doors comply with AS1428 1	All independent living units have internal doors with a minimum clear opening of 850mm and internal corridors with a width of 1000mm	✓
8 Bedroom	At least 1 bedroom in each dwelling must have (a) (ii) (b) (i) (ii) For self contained dwelling - area for queen size bed and a wardrobe with 1000mm at the side and 1200mm clearance at the foot (c) 2 double GPO on wall where head of bed likely to be (d) at least one GPO on wall opposite where head of bed likely to be (e) telephone outlet next to bed on the side closest to the door and a GPO beside the telephone outlet (f) potential illumination level of at least 300 lux	All units have a bedroom with dimensions to allow for a queen bed with the required 1000mm at the side and 1200mm clearance at the foot Wiring for power points, lighting and telephone meeting these requirements is to be provided in future detail	✓ ongoing design to be assessed at the CC stage
9 Bathroom	(1) At least 1 bathroom in each dwelling must be on the ground floor and have (a) slip resistant flooring (b) plumbing that would allow either immediately or in the future the installation of a washbasin to comply with AS1428 1	Slip resistant flooring to be provided in future detail All ILU units have a bathroom with a washbasin to comply with AS4299	ongoing design to be assessed at the CC stage ✓

Column 1 Item Area	Column 2 Senior's housing requirements	Column 3 Provision description Independent Living Units (ILU)	Column 4 Compliance or alternate functional solution
	<p>(c) shower that complies AS1428 with potential for</p> <ul style="list-style-type: none"> (i) a grabrail (ii) a portable shower head (iii) a folding seat <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items in it</p> <p>(e) a double GPO beside the mirror</p> <p>(2) (1) (c) (i) or (ii) does not prevent the installation of a shower screen that can easily be removed</p>	<p>All units have a bathroom including a shower with dimensions to allow for circulation spaces to comply with AS1428 1</p>	<p>√</p> <p>√</p> <p>√</p> <p>An adjustable height shower chair is proposed as a functional alternative solution to a folding seat</p> <p>ongoing design of fittings to be assessed at the CC stage</p> <p>√</p>
10	Toilet	All ILU units have a bathroom including a WC pan located on the ground floor and for compliance with AS4299 and with circulation spaces to comply with a visitable toilet	√
11	Surface finishes	Slip resistant surfaces on balconies and external paved areas	ongoing design to be assessed at the CC stage
12	Door hardware	Door handles and hardware for all doors to be provided in accordance with AS4299	ongoing design to be assessed at the CC stage

Column 1 Item Area	Column 2 Seniors-housing requirement	Column 3 Provision description Independent Living Units (ILU)	Column 4 Compliance or alternative functional solution
13 Ancillary items	Switches and GPOs to be provided in accordance with AS4299	Switch located at 1000mm AFFL is to be confirmed	ongoing design to be assessed at the CC stage
Part 2 14 Additional standards for self-contained dwellings			
15 Living room and dining room	(1) Living room and dining room must have (a) circulation space (i) min 2250mm diameter and (ii) as set in clause 4.7 of AS4299 (b) telephone adjacent to GPO (2) Living room & dining room to have wiring to allow for potential illumination of 300 lux	Circulation space with a diameter of 1550mm is provided which allows for the functional maneuvering of a wheelchair Wiring for power points, lighting and telephone meeting these requirements is to be provided in future detail	✓ ongoing design to be assessed at the CC stage
16 Kitchen	(a) circulation space including a width of at least 2700mm and a clear space between benches of at least 1450mm (b) width at door approaches complying with AS1428.1 (c) the following fitting as per AS4299 clause 4.5 (i) benches that include at least one work surface that is at least 800mm in length and that can be adjusted or replaced as a unit at variable heights within the range of 750mm to 850mm above the finished floor surface	All independent living units have kitchens with dimensions and clearance between benches to comply with AS4299 requirements All ILU kitchens with doorways with a minimum opening of 1000mm to comply with AS1428.1 A work surface 800mm in length is provided at a height of 860mm above the finished floor surface to meet the functional requirements for accessibility	✓ ✓ ongoing design to be assessed at the CC stage

Column 1 Item Area	Column 2 Senior housing requirement	Column 3 Provision description: Independent Living Units (ILU)	Column 4 Compliance or alternate functional solution
	<p>(ii) a tap set that is located within 300mm of the front of the sink and that is a capstan tap set or that comprises lever handles or a lever mixer</p> <p>(d) 'D' pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards</p> <p>(e) general power outlets (i) at least one of which is a double general power outlet within 300mm of the front of a work surface, and (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed</p>	To be confirmed	<p>ongoing design to be assessed at the CC stage</p> <p>ongoing design to be assessed at the CC stage</p> <p>ongoing design to be assessed at the CC stage</p> <p>ongoing design to be assessed at the CC stage</p>
17	Access to kitchen, main bedroom, bathroom & toilet	All ILU units are on a single level with an internal accessible entrance	√
18	Lifts in Multi storey buildings	A lift is proposed to provide vertical access for the building containing 12 self-contained dwellings on the first and second floor	√
19	Laundry	All ILU units have provision for automatic washing machine & clothes dryer with clearance of 1300mm in front of appliances	<p>√</p> <p>√</p> <p>√</p>

Column 1 Item Area	Column 2 Seniors housing requirement	Column 3 Provision description Independent Living Units (ILU)	Column 4 Compliance or alternate functional solution
	(d) that has a slip-resistant floor surface	Clothes drying courts are indicated for the first floor	Slip resistant flooring details to be assessed at the CC stage ✓
20	Storage for linen A self contained dwelling must have a linen storage that is at least 600mm wide and has adjustable shelving	All ILU are indicated to include a storage cupboard	✓ Adjustable shelving details for linen storage to be assessed at the CC stage
21	Garbage A garbage storage area must be provided in an accessible location	An accessible path of travel is indicated to the garbage store room in the undercover car park	✓

7 Conclusion

In summary the ARV Warriewood Brook Retirement Village Stage 3, DA drawings for the community centre and independent living units of this proposed development appear to satisfy the policy objectives and intent of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 updated 12 October 2007 and the requirements of AS1428 1 and AS4299 and consequently satisfy the intent of the development controls relevant at this stage of design and the principles of equitable access of the Disability Discrimination Act

Continuous accessible paths of travel complying with AS1428 1 are to be provided in the ongoing landscaping design of the paths linking the independent living units and community facilities across the site. It is proposed to include accessible paths of travel to link all residential units with their neighbours and the garbage bin storage areas and to all common use facilities including relevant landscaped areas and the facilities at the community centre



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