

**ACCESS REPORT**

**CONCEPT APPLICATION**

**MAJOR PROJECT**

**SENIORS LIVING RESORT**

**FRENCHS FOREST**

Prepared by Mark Relf

FOR

TIFFANY DEVELOPMENTS PTY LTD

11<sup>th</sup> June 2010

# **Accessibility Assessment Report Concept Application**

## **Development Summary**

The following report has been prepared for the assessment of a concept application to establish a seniors housing retirement development on a site at Oxford Falls Road, Frenchs Forest.

In accordance Director General's Requirements this review considers the following matters;

### **Site Suitability**

Certification by a suitability qualified Access Consultant in relation to access to and within the site for the disabled and the elderly.

### **State Environment Planning Policy Housing for Seniors and People with Disability (Amdt 2008)**

Demonstrate compliance with SEPP Housing for Seniors and People with Disability (SEPP HS).

In response to these requirements this review examines the issues of:

- Site topography and proposed on-site pathways regarding "access to and within the site".
- Access to transport, shops and services which has regard to access "to the site" and compliance with the SEPP HS.
- Building access and adaptability to demonstrate compliance with SEPP Seniors Living 2004 and SEPP HS.

This review also considers the capacity for the buildings to comply with the technical requirements of various standards pertaining to "access" and "adaptable housing" as listed below;

- Warringah Local Environment Plan (as amended 2005) (WLEP).
- State Environment Planning Policy – Housing for Seniors or People with Disability (2004) (SEPP HS).
- State Environment Planning Policy 65 – Design Quality of Residential Flat Development (SEPP 65).
- Residential Flat Building Design Code (SEPP 65 Design Code).
- Building Code of Australia (BCA) – Parts D3, E3.6 and F2.4.
- Australian Standard AS1428 – Design for Access and Mobility and referenced standards.
- Australian Standard AS4299 – Adaptable Housing.

- Australian Standard AS2890 part 1 – Off-Street Parking.

With regard to the accessibility and adaptable housing requirements of the Warringah LEP and SEPP HS there are significant commonalities between the two planning instruments.

However, the SEPP HS 2004 provides the more comprehensive range that can facilitate a higher degree of access and adaptability. Therefore this review relies upon the provisions of the SEPP HS 2004 in terms of technical “accessibility and adaptability” matters.

### ***Development Overview***

The development proposes the following elements:

- Residential aged care facility.
- Self-Contained Dwellings within multi-unit residential buildings that include basement parking for residents and associated visitor and staff parking spaces.
- Associated communal facilities including visitor and staff parking spaces.
- Common pedestrian accessways to all dwellings, residential aged care facility, serviced apartments, communal amenities and an on-site transport service that access shops and services as described by the planning instruments SEPP HS and WLEP pertaining to seniors housing.

This application excludes the existing Tennis Academy building.

The range of communal facilities provided within the development includes;

Reception / Administration Offices, Café / Restaurant / Lounge / Function / Games areas, Medical and Professional Services consulting rooms, swimming pool with accessible toilet facilities.

Meeting Room, Hairdresser/Health Salon, Craft Room, Gymnasium, Lounge and Library area.

### **Transport**

With regard to transport the development proposes an onsite community bus to be available for residents to travel to local/regional shopping precincts at Forest Way, Glenrose, Forestville, Chatswood, Dee Why, Warringah Mall and other local centres.

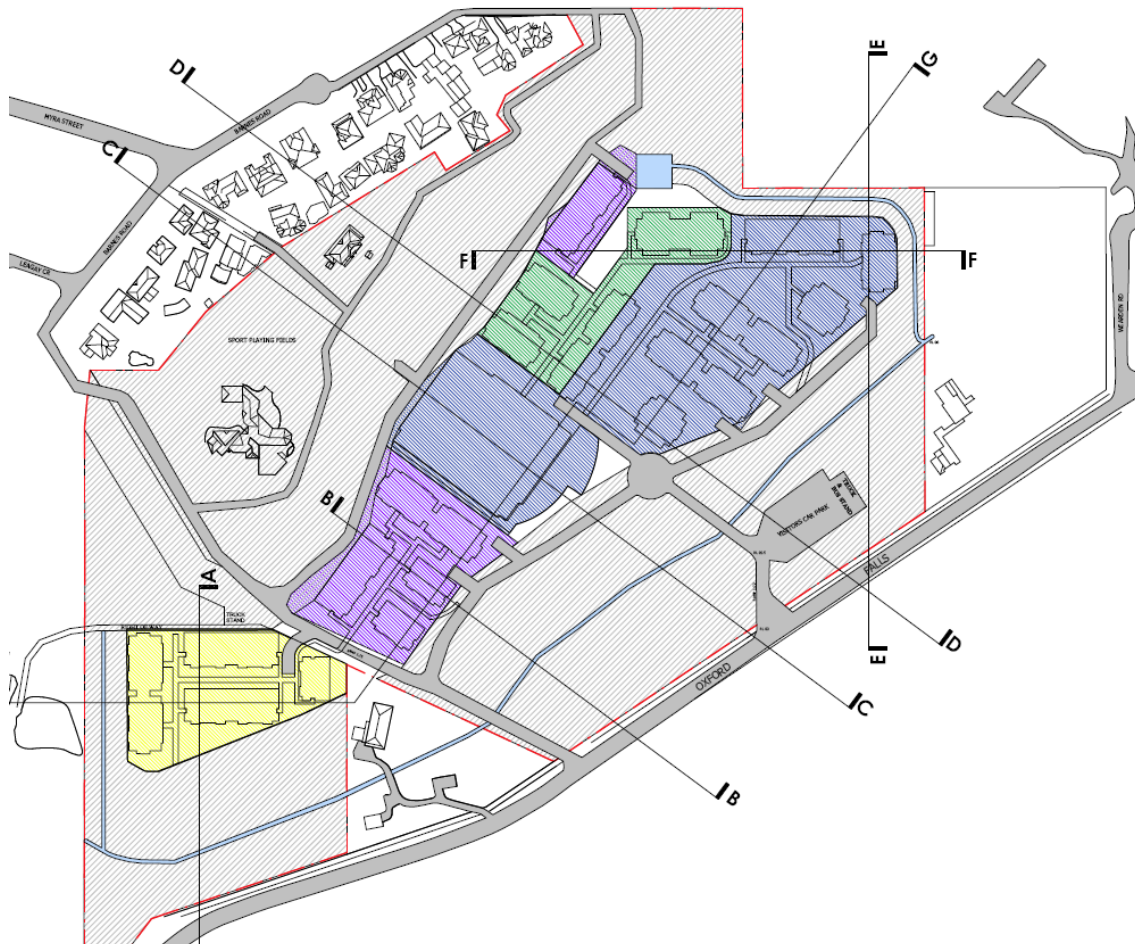
## Plans

The appraised plans and documents relied upon for this report include:

Dwg	Rev	Title
A001	-	Site Context Plan
A002	-	Building Footprint Plan
A003	-	Staging & Communal Facilities Plan
A004	-	Site Layout / Accessibility Plan
A005	-	Platform Level Plan
A006	-	Car Park Layout Plan
A007	-	Unit plans – Type 1 Ground Floor & Typical
A008	-	Unit plans – Type 2 Ground Floor & Typical
A009	-	Unit plans – Type 3 Ground Floor & Typical
A010	-	Nursing & Serviced Unit Typical Layouts
A011	-	Amenities Bldg / Nursing ground & first floor plans
A012	-	Nursing second & third floor plans
A013	-	Cross Sections AA, BB
A014	-	Cross Sections CC, DD
A015	-	Cross Sections EE, FF
A016	-	Cross Section GG
A017	-	Shadow Diagrams

## Access Assessment

### Part A – On Site Continuous Accessible Paths of Travel



1. **Site Accessways** - With regard to pedestrian access from an adjoining road to on-site pedestrian pathways the concept plans and sections illustrate nominal variation from the principal site entrance @RL83.00 to the bridge crossing over the creek at approximately RL82.50 and the primary ground floor level of the development (shaded in blue) @RL83.00.
2. Development to the south shall be elevated by 4000mm @RL87.00 which will be accessible via lifts from the central amenities area.
3. Development to the north-west shall be elevated by 3000mm @RL86.00 which will be accessible via lifts from the central amenities area.
4. The most westerly building (shaded purple) shall be @RL87.00 which will be accessible via 1:20 maximum gradient walkways from adjacent areas while also providing lifts to access all levels.
5. **Residential Care Facility** - The residential care facility at the southern edge of the development site is at RL88.00 and will be accessible via 1:20 maximum gradient

walkways from adjacent areas while also providing lifts to access all levels.

6. **Car Parking Layout** – The parking layout proposes on-grade parking adjoining the central amenities building @RL83.00 that continues under the western and southern buildings @RL83.00.

Parking beneath the primary development area shall be at RL80.00 with interlinking pedestrian ramps and driveways.

The carpark plan shows numerous lifts to facilitate convenient access to the upper levels.

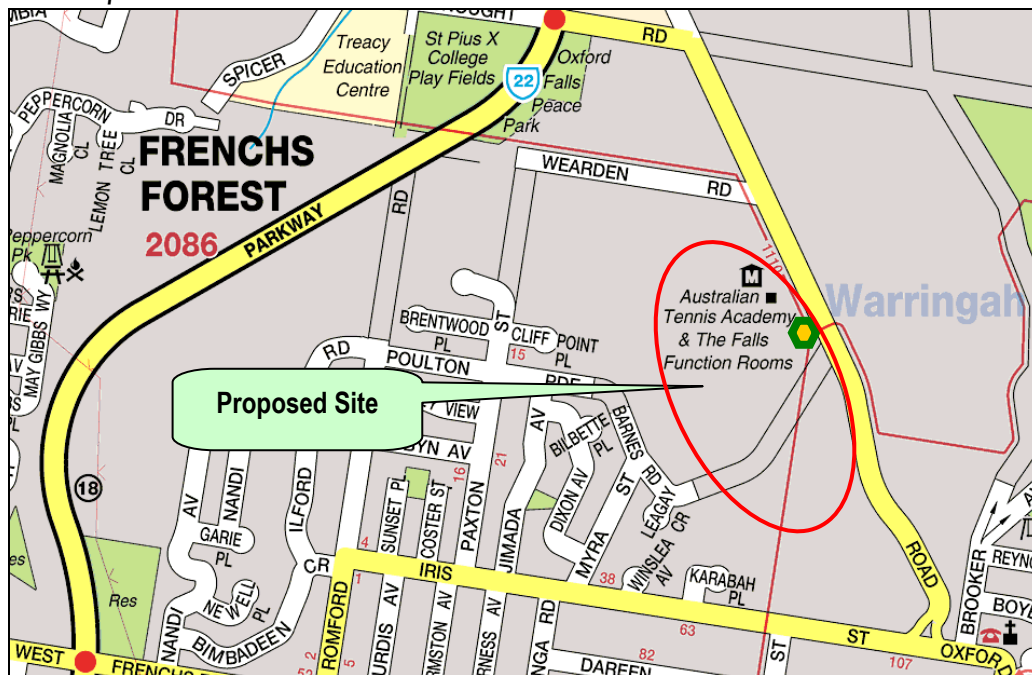
The parking spaces shall be generally 3200mm width with at least 5% being 3800mm width, which will be confirmed at a future design stage to satisfy the SEPP HS.

7. **Pathways Design** - With respect to detailed design of pathways it is intended that these would be 1500-1800mm width to ensure easy access for residents using mobility aids and frequent opportunities for passing and manoeuvring by people who use a wheelchair or scooter.

In all cases the pedestrian accessways into and within the site will comply with AS1428.1 and the SEPP Housing for Seniors or People with a Disability (2004).

## Part B – Access to Shops, Services, On-Site Services and Transport

### Location Map



#### 1. Village Bus Service

With respect to the site compatibility issue of access to transport, shops and services I am aware that a dedicated on-site village bus service that will be available twice a day Monday to Friday inclusive to convey residents to local and regional shopping centres at Warringah Mall, Forest Way, Forestville, Chatswood and other nearby localities.

Bus stop points within the site shall be provided on plan at a future design stage to facilitate convenient access.

#### 2. Shopping Services

It is evident from a survey of the local Warringah Mall, Forest Way and Forestville shopping precincts that there are a wide variety of shops, banks, chemists, grocery stores, green grocers and medical services available that meet the expectations of clause 25 (I) of the Seniors Living Policy and clause 26(I) of the SEPP HS. A sample list of Forest Way and Forestville shops and services appear below.

#### 3. Forest Way Shopping Services - There is a comprehensive range of retail services available at the nearby Forest Way Centre including:

- |              |                           |                      |
|--------------|---------------------------|----------------------|
| • Woolworths | • Numerous Variety stores | • Bookshop           |
| • Chemist    | • Medical services        | • Banks              |
| • Bakery     | • Café's                  | • RTA Motor Registry |
| • Butcher    | • Video Store             | • Fashion stores     |





Forest Way shopping centre



Forest Way shopping centre

4. **Forestville Shopping Services** - There is a comprehensive range of retail services available at the nearby Forestville Centre including:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>□• Coles Supermarket</li> <li>• Chemist</li> <li>• Bakery</li> <li>• Butcher</li> <li>• Numerous Variety stores</li> <li>• Community Library</li> </ul> | <ul style="list-style-type: none"> <li>• Medical services (Starkey Street)</li> <li>• Café's</li> <li>• Video Store</li> <li>• Bookshop</li> <li>• Bank</li> </ul> |
|--|--|



5. **Pedestrian Infrastructure at shopping precincts**

It is also evident from my on-site assessment of the Warringah Mall, Forest Way, Forestville, Chatswood shopping centres and associated carparks and drop-off/pick-up locations that there are accessible footpaths and pedestrian crossings to enable safe and accessible movement throughout the shopping areas.

6. **Recreation**

In addition to the onsite recreational services the village bus service will also provide recreational trips.

7. **Bus**

It is understood that the bus will be at least a 15 seater (plus driver) Toyota Coaster or similar style of vehicle as shown below and will incorporate a wheelchair platform hoist.





8. **Access to Services and Transport Services Summary –**

In summary it is apparent that the proposed transport service of daily trips to local and regional shopping centres will enable residents to access and appropriate range of shops and services in a manner that readily satisfies the objectives of the SEPP Housing for Seniors or People with a Disability and Council's WLEP.

## Part C – Building Access and Adaptability

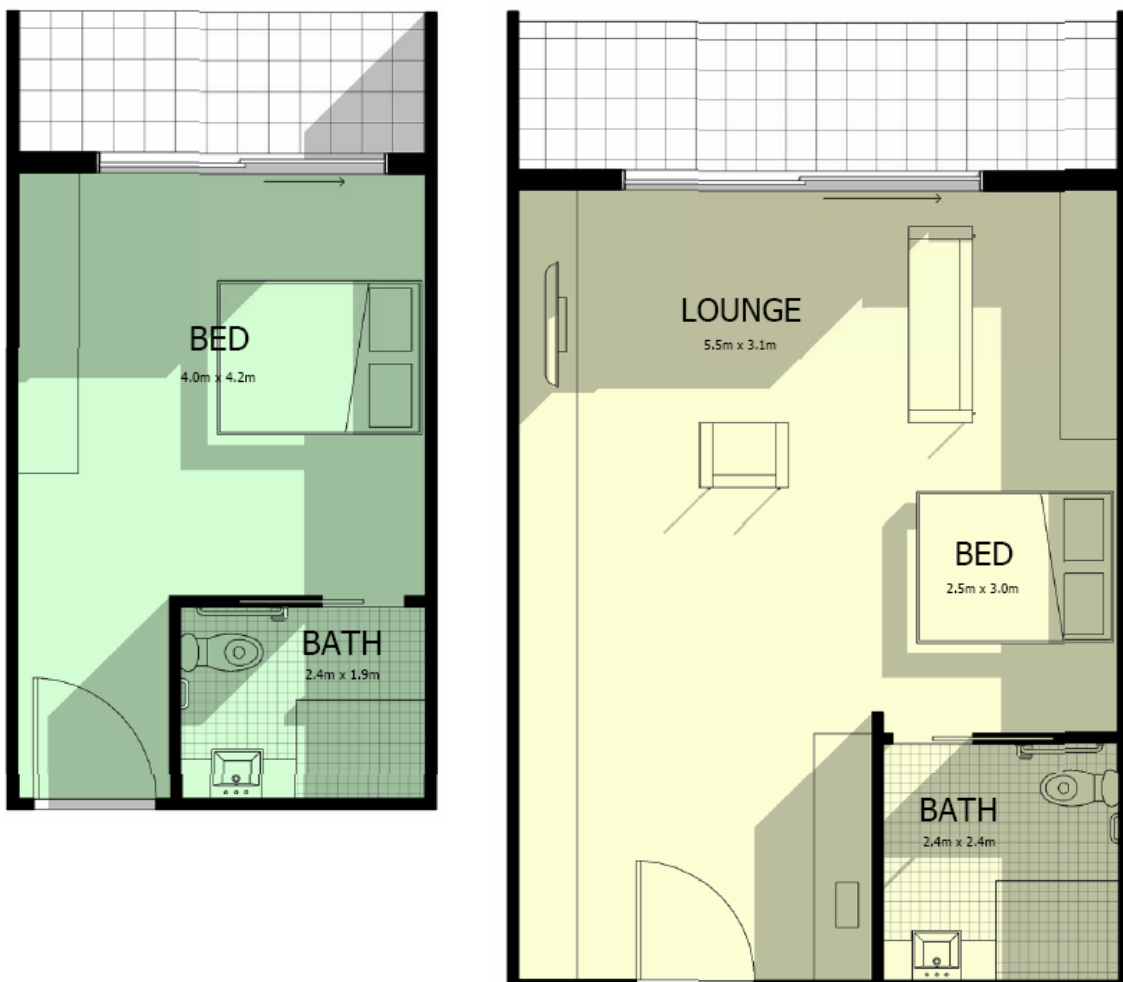
Part C of this accessibility review considers whether the concept building plans can comply with relevant technical standards pertaining to access and adaptability.

The review considers;

- Residential Aged Care Facility
- Amenities Building
- Self-contained Independent Living Units

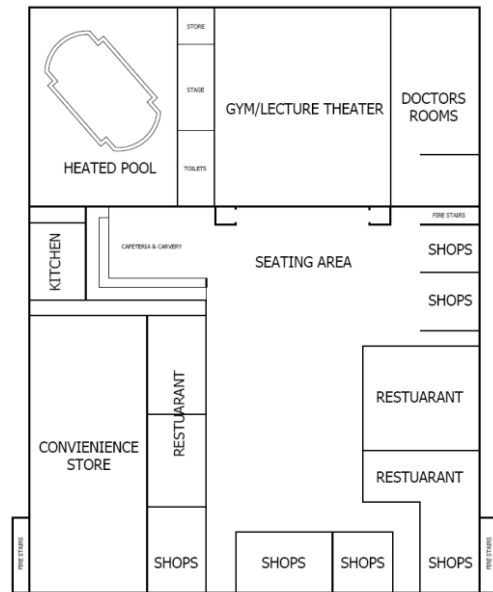
### I. Residential Aged Care Facility

With respect to the residential aged care facility it is my opinion that the development can readily comply with the accessibility requirements of the Building Code of Australia as expressed by Parts D3, E3.6 and F2.4 and the various referenced standards AS1428.1 – Design for Access and Mobility, AS2890.1- Off-Street Parking and AS1735.12 – Lifts for a class 9c *Aged Care Facility* development.



## 2. Amenities Building

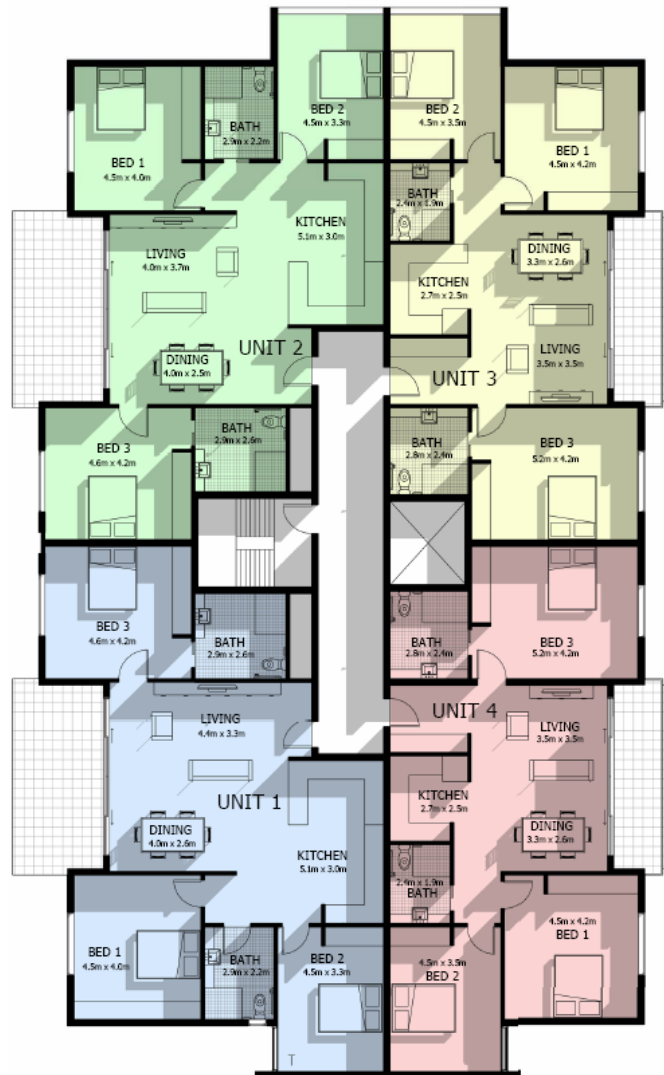
In review of the communal facilities, it is my opinion that the development can readily comply with the accessibility requirements of the Building Code of Australia as expressed by Parts D3, E3.6 and F2.4 and the various referenced standards AS1428.1 – Design for Access and Mobility, AS2890.1 - Off-Street Parking and AS1735.12 – Lifts.



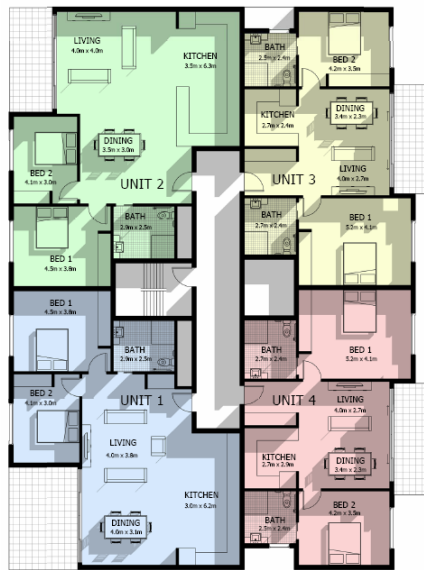
## 3. Self-contained Independent Living Units

The concept plans provide unit layouts which illustrate doorway entries, room sizes, bathroom layouts and private open spaces that comply with Schedule 3 of the SEPP Housing for Seniors policy and Schedule 16 of the WLEP pertaining to accessibility and adaptability.

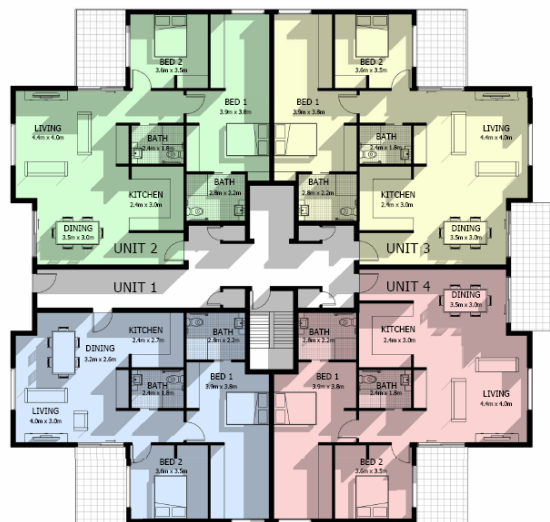
These plans shall be further refined at a future design stage to illustrate kitchen layouts and other aspects to fully satisfy the SEPP HS and WLEP.



TYPE 1 TYPICAL



TYPE 2 TYPICAL



TYPE 3 GROUND FLOOR

## Conclusion

In my opinion the subject site provides opportunities for a Seniors Housing development that would be consistent with the accessibility provisions (Clause 26, 38, 43 and Schedule 3) of the SEPP Housing for Seniors policy in the following manner;

- The site topography and preliminary concept planning confirms that wheelchair accessible paths of travel could readily be provided to all buildings and amenities on the site to facilitate 100% visitability and have access from an adjoining road as required by Schedule 3(2) and 38 of the SEPP Housing for Seniors policy.
- Provision of an on-site transport service that would convey residents to shops and services in the region that can be readily supported by a development consisting of self-contained independent living units and a residential aged care facility, which demonstrates consistency with the principles of clauses 43 and 26(1) of the SEPP Housing for Seniors policy.
- The site conditions do not present any barrier to achieving 100% accessibility of the independent living units, residential aged care facility and communal facilities as required by the technical design standards of Schedule 3 of the SEPP Housing for Seniors policy.

In summary, it is evident from this review that the subject site is appropriately located and subject to the following provisions the development will satisfy the “accessibility” policy objectives of SEPP Housing for Seniors policy and will increase appropriate housing options for older people and people with a disability in the region.

- The development shall provide an on-site transport services that operates at least Monday to Friday to convey residents to shops and services.
- The development shall provide wheelchair accessible on-site pathways to all dwellings and resident facilities.

- The design of dwellings shall be prepared in accordance with the technical requirements of the relevant SEPP Housing for Seniors policy.



Mark Relf  
Access Consultant (ACAA)

## Appendix A –



### Consultancy Profile & Statement of Expertise

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, HREOC Advisory Notes on Premises, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP Housing for Seniors, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

Plan Appraisals and design advice

- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principal consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

