



Morris Goding
Access Consulting

Billbergia

Eden Street, Arncliffe

Access Review – Final v3

8th February 2022



REPORT REVISIONS		
Date	Version	Drawing No / Revision
10.03.21	Draft	DA-1998 (Rev. 5), DA-1999 (Rev. 6), DA-2000 (Rev. 8), DA-2001 (Rev. 8), DA-2002 (Rev. 7), DA-2003 (Rev. 1), DA-2004 (Rev. 5), DA-2005 (Rev. 1), DA-2006 (Rev. 1), DA-2007 (Rev. 5), DA-2008 (Rev. 1), DA-2009 (Rev. 6), DA-2014 (Rev. -), DA-2016 (Rev. 4), DA-2019 (Rev. 5), DA-2020 (Rev. 5), DA-2021 (Rev. 5), DA-2022 (Rev. 5), DA-2023 (Rev. 1) and DA-2024 (Rev. 5),
04.06.21	Final	DA-1998 (Rev. 5), DA-1999 (Rev. 6), DA-2000 (Rev. 8), DA-2001 (Rev. 8), DA-2002 (Rev. 7), DA-2003 (Rev. 1), DA-2004 (Rev. 5), DA-2005 (Rev. 1), DA-2006 (Rev. 1), DA-2007 (Rev. 5), DA-2008 (Rev. 1), DA-2009 (Rev. 6), DA-2014 (Rev. -), DA-2016 (Rev. 4), DA-2019 (Rev. 5), DA-2020 (Rev. 5), DA-2021 (Rev. 5), DA-2022 (Rev. 5), DA-2023 (Rev. 1), DA-2024 (Rev. 5), DA2306 (Rev. 2), DA4150 (Rev. 2), DA4151 (Rev. 2), DA4152 (Rev. 2), DA4153 (Rev. 2), DA4154 (Rev. 2), DA4155 (Rev. 2), DA4156 (Rev. 2) and DA4157 (Rev. 2).
24.06.21	Final v2	DA-1998 (Rev. 5), DA-1999 (Rev. 6), DA-2000 (Rev. 8), DA-2001 (Rev. 8), DA-2002 (Rev. 7), DA-2003 (Rev. 1), DA-2004 (Rev. 5), DA-2005 (Rev. 1), DA-2006 (Rev. 1), DA-2007 (Rev. 5), DA-2008 (Rev. 1), DA-2009 (Rev. 6), DA-2014 (Rev. -), DA-2016 (Rev. 4), DA-2019 (Rev. 5), DA-2020 (Rev. 5), DA-2021 (Rev. 5), DA-2022 (Rev. 5), DA-2023 (Rev. 1), DA-2024 (Rev. 5), DA2306 (Rev. 2), DA4150 (Rev. 2), DA4151 (Rev. 2), DA4152 (Rev. 2), DA4153 (Rev. 2), DA4154 (Rev. 2), DA4155 (Rev. 2), DA4156 (Rev. 2) and DA4157 (Rev. 2).
29.06.21	Final v2 Amended	DA-1998 (Rev. 5), DA-1999 (Rev. 6), DA-2000 (Rev. 8), DA-2001 (Rev. 8), DA-2002 (Rev. 7), DA-2003 (Rev. 1), DA-2004 (Rev. 5), DA-2005 (Rev. 1), DA-2006 (Rev. 1), DA-2007 (Rev. 5), DA-2008 (Rev. 1), DA-2009 (Rev. 6), DA-2014 (Rev. -), DA-2016 (Rev. 4), DA-2019 (Rev. 5), DA-2020 (Rev. 5), DA-2021 (Rev. 5), DA-2022 (Rev. 5), DA-2023 (Rev. 1), DA-2024 (Rev. 5), DA2306 (Rev. 2), DA4150 (Rev. 2), DA4151 (Rev. 2), DA4152 (Rev. 2), DA4153 (Rev. 2), DA4154 (Rev. 2), DA4155 (Rev. 2), DA4156 (Rev. 2) and DA4157 (Rev. 2).
03.02.22	Final v3	Listed under DA-0000-C.

This report prepared by:

A handwritten signature in black ink, appearing to be "Ed Daniel", written in a cursive style with a long horizontal stroke extending to the right.

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1. Executive Summary

The Access Review Report is a key element in the design development of 26-38 Eden Street, Arncliffe, NSW 2205, and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris-Goding Accessibility Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The review will ensure that ingress and egress, paths of travel, circulation areas, and sanitary facilities comply with relevant statutory guidelines, and in addition, compliance with a higher level of accessibility and inclusiveness benchmarks set by the project.

2. Introduction

2.1. Background

Billbergia has engaged Morris-Goding Accessibility Consulting, to provide a design review of 26-38 Eden Street, Arncliffe, NSW 2205. The development consists of mixed use development (residential apartments, childcare centre, retail tenancies and a supermarket)

The proposed development falls under a number of BCA classifications:

- Class 2 (Residential Apartments)
- Class 6 (Retail)
- Class 7a (Carpark)

The requirements of the investigation are to:

- Review supplied drawings of the proposed development;
- Provide a report that will analyse the provisions of disability design of the development, and;

Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), relevant Australian Standards, and enhanced benchmark requirements set by the project.

SSDA-11429726 seeks approval for the following development:

Demolition of all existing buildings and structures on the site;

Site preparation works, excavation and tree removal;

The construction of a mixed-use development comprising:

- 744 apartments across (4) buildings between 19-23 storeys in height, as follows:
- 186 market housing apartments in Building A;
- 202 market housing apartments in Building B;
- 180 social housing apartments in Building C; and
- 176 market housing apartments in Building D;
- 3,113m² retail gross floor area;
- 240m² for a future childcare centre;
- 3,706m² of communal open space;
- 813 spaces of lower ground and basement car parking; and



- 4,870m² of publicly accessible open space including a 4,000m² park, an 870m² public plaza (meeting space), and through site link connecting Eden Street and the Princes Highway.

2.2. Objectives

The report seeks to ensure compliance with statutory requirements and enhanced benchmark requirements set by the project. The report considers user groups, who include students, staff, and members of the public. The report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision), and;
- People with a dexterity impairment;

The report seeks to provide compliance the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3. Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

2.4. Accessibility of Design

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, Universal Design principles, the AS1428 Series and other design guidelines, to develop appropriate design documentation and to provide reasonable access provisions for people with disabilities.

The project architect and an appropriately qualified accessibility consultant will examine key physical elements during design development stage, to identify physical barriers and incorporate solutions as a suitable response to disability statutory regulations and other project objectives.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

The design will comply with the requirements of the DDA Access to Premises Standards and include requirements for accessible buildings, linkages and the seamless integration of

access provisions compliant with AS1428.1. The developed design will consider all user groups, who include members of the public, visitors, students and staff members.

2.5. Statutory Requirements

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with disabilities will be in accordance with:

- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2010;
- Building Code of Australia (BCA) Part D3, F2, E3;
- AS 1428.1:2009 – (General Requirement of Access);
- AS 1428.4.1:2009 – (Tactile Ground Surface Indicators);
- AS 2890.6:2009 – (Parking for People with Disabilities);
- AS 1735.12:1999 – (Lift Facilities for Persons with Disabilities);
- Rockdale Local Council DCP 2011 Amendment 7;

Please note that there are also additional advisory standards (not currently referenced by BCA or DDA Premises Standards) as well as other relevant guidelines that will be considered, as relevant to promote equity and dignity in line with over-arching DDA principles and aspirational objectives. These include:

- Universal Design Principles;
- Human Rights Commission (HEREOC);
- Advisory Note February 2013 on Streetscape, Public, Outdoor Areas, Fixtures, Fittings and Furniture;
- AS1428.2:1992 – (Enhanced and Additional Requirements);
- AS1428.4.1 – (Draft Way-Finding Standard);
- AS3745:2010 – Planning for Emergencies in Facilities (To Assist with Design Strategies for Provision for Escape for People with Disability that may Require Assistance);

3. General Access Planning Considerations

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

Since the 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1:2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

By utilizing AS1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

MGAC supports the use and consideration of universal design (UD) principles into the design to maximize access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

A UD approach has numerous benefits for the client as an education provider, for businesses within the building, for individual users and for society in general. An inclusive environment that can be accessed, understood and used by as many people as possible, is good business sense, is more sustainable and is socially progressive, in line with the aims of the DAP.

Universal Design Principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialized 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal Design Principles to consider in the on-going design include:

- Principle 1: Equitable Use
- Principle 2: Flexibility in Use



- Principle 3: Simple and Intuitive Use
- Principle 4: Perceptible Information
- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and Use

4. Ingress & Egress

4.1. External Linkages

The BCA and DDA Premises Standards contain requirements for site approaches for the use of persons with disabilities. These requirements can be summarised as follows:

- It will be necessary to provide an accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS1428.1:2009. Currently, the majority of the main pedestrian points to site boundary entrance has been achieved, as per AS1428.1 and the DDA Premises Standards.

However, Eden Street northwest building is access via stair only, an adjacent accessible path will be required to achieve compliance in accordance with the DDA Premises Standards.

- An accessible path of travel between buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS1428.1:2009 is also required. Currently, buildings are linked and compliant with AS1428.1.
- An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required. Currently, this requirement has been achieved as accessible parking bays are provided adjacent to lift which provide access to and within all building, in accordance with AS1428.1 and the DDA Premises Standards.

4.2. Entrances

The BCA and DDA Premises Standards contain requirements for building entry for the use of persons with disabilities. These requirements can be summarised as follows:

- Access is required through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings (i.e. when they have a separate function and/or use e.g. external retail tenancy). Note it is preferred that all entrances are accessible.
- A non-accessible entry cannot be located more than 50m distance from an accessible entry (for buildings greater than 500m²).
- All accessible doors to have 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009. Note: Manual doors require lightweight door forces to be operable by people with disabilities (20N max.). We recommend that main entrances include automated sliding doors to be used where possible. Revolving doors are not accessible, if maintained an alternate accessible door is required adjacent.
- An accessible path of travel e.g. ramp or lift needs to be provided adjacent (or in reasonable proximity) to any stair access. Note: providing choice of access route

directly adjacent so that people can start and finish in the same location/travel similar route promotes inclusion and UD principles.

Currently, majority of buildings entrance points have an accessible entrance compliant with AS1428.1 and the DDA Premises Standards. However, amendments are required to be made to ensure an accessible pathway and entrance to retail tenancies and Tower A in accordance with AS1428.1 and the DDA Premises Standards, although, space is ample to amend and readily achieve compliance at later design stages as per AS1428.1 and the DDA Premises Standards.

4.3. Emergency Egress

BCA 2016 Part D2.17 has requirements for all fire-isolated egress stairs from areas required to be accessible (not communication stairs) to include at least one continuous handrail designed to be compliant with AS1428.1 Clause 12. Provision of an off-set tread at the base of stair flights or an extended mid-landing that will allow a 300mm extension clear of egress route is considered appropriate for achieving a consistent height handrail (without vertical or raked sections). Such an off-set tread configuration has been shown at the majority of stairs and would appear to be possible elsewhere, subject to further detail design.

There is currently no mandatory requirement within BCA or DDA Premises Standards for provision of independent accessible egress for people with a disability in accordance AS1428.1 and this remains an important DDA issue. Consideration of an accessible egress strategy with emergency evacuation plan will be needed as a minimum starting point.

Consideration of waiting spaces within fire-stairs should be strongly considered for people with mobility impairment.

The current configuration of stairs suggests the spatial requirements would not be incorporated without layout amendments, but if provided with future design development these would generally require:

- 850mm min. clear width egress door and 510mm min. external door circulation area, compliant with AS1428.1:2009.
- Wheelchair space (800mm W x 1300mm L min. dimensions) within fire-isolated stair, outside of the required egress path, that can be accessed on a continuous path of travel.
- Alternative evacuation means e.g. emergency passenger lift/s could be provided instead of/or only in addition to 'waiting spaces' in line with ABCB Handbook and/or consideration of stair evacuation devices (with appropriate storage and staff training) within fire stairs.

5. Paths of Travel

5.1. Circulation Areas

The BCA and DDA Premises Standards contain requirements for circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Wheelchair passing bays (1800mm width x 2000 length) are also required when a direct line of sight is not available and are to be provided at 20m max. intervals along access-ways. Currently, this requirement has been achieved as passing bays are provided where no line of sight is provided or areas greater than 20m, as per AS1428.1 and the DDA Premises Standards. However, the corridor way on building B will require adjustment to allow for a passing bay to be provided in accordance with AS1428.1
- Turning spaces (at least 1540mm W x 2070mm L) are required within 2m of every corridor end and at 20m.max intervals along all access-ways. This is needed for wheelchairs to make a 180 degree turn, compliant with AS1428.1:2009. Currently, majority of areas achieve turning bays compliant with AS1428.1. However, various areas on basement levels, ground levels and roof levels do not have a passing bay at the end of corridor ways, amendments will be needed to ensure compliance with AS1428.1, although, space is ample to amend and readily achieve compliance at later design stages as per AS1428.1 and the DDA Premises Standards.
- All common-use doors (i.e. not excluded under Part D3.4) to have 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009. Currently, majority of doors achieve 850mm compliant with AS1428.1. However, various areas on all levels do not have a door clear width or circulation. Retail doors are provided only with bifold doors, there are to be accessible by a person with disability. Amendments will be needed to ensure compliance with AS1428.1, although, space is ample to amend and readily achieve compliance at later design stages as per AS1428.1 and the DDA Premises Standards.
- All common-use corridors and accessible paths of travel to be at least 1000mm min. width when travelling in linear direction. Note: Increased clear width paths of travel required for doorway circulation, turning areas etc. Currently, this requirement has been achieved as linear paths of travel achieve 1000mm minimum or greater as per AS1428.1 and the DDA Premises Standards.

5.2. Passenger Lifts

The BCA and DDA Premises Standards contain requirements for passenger lifts and circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Passenger lifts to have min. internal size at floor of 1400mm width x 1600mm depth, compliant with BCA/DDA Access Code Part E3.6 and AS1735.12. Currently, this

requirement has been achieved as lifts measures greater than 1400mm x 1600mm, in compliance with AS1735.12 and the DDAA Premises Standards.

- All lift lobbies and main corridors on each level to have 1800mm min. clear width to allow two wheelchairs ability to space pass each other. Currently, this requirement has been achieved as all lift lobbies measures 2000mm x 1800mm or greater, as per AS1428.1.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

5.3. Stairs & Ramps

The BCA and DDA Premises Standards contain requirements for stairs and ramps for the use of persons with disabilities. These requirements can be summarised as follows:

- Ramps are to have maximum 1:14 gradient with landings at no more than 9 metre intervals. Currently, the ramps provide measure at a gradient of 1:14 and a length of 9m or less, as per AS1428.1.
- Ramps are to have handrails on both sides with minimum 1 metre clearance in accordance with AS1428.1. Currently, the ramps have a clear width greater than 1m, which will allow for compliant fittings and fixtures as per AS1428.1.
- Landings are to have 1200mm length with 1500mm length at 90 degree turns. Currently, the ramps provided have landings of 1200mm or greater, as per AS1428.1.
- Stairs are to have handrails on both sides in accordance with AS1428.1.
- Stairs and ramps are to be offset to ensure no encroachment of handrail extensions into from transverse path of travel at top and bottom of stair/ramp. Currently, the ramps provide are offset which will allow for compliant fittings of handrails and TGSI's. Stairs provided however, are required to have an offset tread to ensure compliance with AS1428.1.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

6. Adaptable Units

6.1. Adaptable Unit Provision

The concept of adaptable housing is to design units with provisions in place from the outset (pre-adaption) so they can be easily adapted to meet changing needs of residents in the future (post-adaption) in accordance with AS4299.

The following requirements are to be satisfied in the provision of adaptable units;

- A total of 10% of adaptable units are required based on Rockdale Council DCP. 75 apartments are to be provided to comply with AS4299 out of a total number of 744 apartments site wide (across 4 buildings), therefore achieving 10% requirements as per DCP.
- The adaptable units are to be designed in accordance with AS4299 Class C.

Currently, it is noted that 80 apartments are provided (achieving 10% minimum required as per the DCP).

6.2. Adaptable Unit Design

The following requirements are to be satisfied in the provision of adaptable unit design at pre-adaptation stage.

- The entry door of the unit achieves 850mm clear width opening (920mm door leaf). Latch side clearance of 530mm needs to be achieved at pre adaptation, externally and internally of the door in accordance with AS4299.
- The kitchen needs 1550mm circulation space outside of the kitchen work spaces.
- The bathroom needs to be of an adequate size to achieve an AS1428.1 compliant bathroom of shower, WC and basin with required circulation spaces. Capped off service can be provided for the relocation of basin at post adaptation. The shower recess will require review during design development.
- The living area needs to be large enough to achieve a circulation space of 2250mm min. diameter after furniture placement, compliant with AS4299.
- The bedroom needs to achieve 1 metre either side of queen size bed and 1550mm x 2070mm at the base of bed or similar configuration.
- The laundry area requires 1500mm in front of laundry appliances in accordance with AS4299.
- All doors need to achieve 850mm clear opening width from the outset and easily achievable latch side clearances at post adaptation, compliant with AS1428.1:2009.

Currently, amendments are to be applied to allow for sufficient circulation spaces to elements noted above to achieve compliance as per AS4299, although, space is ample to amend and readily achieve compliance at later design stages as per AS1428.1 and the DDA Premises Standards.

7. SEPP 65 Silver Livable Units

7.1. Silver Livable Unit Provision

The following requirements are to be satisfied in the provision of visitable units;

- A total of 20% units are required to satisfy SEPP 65 (including referenced Apartment Design Guide) requirements to incorporate Liveable Housing Guidelines Silver Level Universal design features.
- Note, the 10% adaptable units can be counted in the 20% calculation if the apartment also meets the following requirements.

A total number of silver level unit or indication of any units have not yet been provided.

7.2. Silver Livable Unit Design

The following requirements are to be satisfied in the design of Silver Level Livable Housing units:

- The entry door into the units are to be detailed to achieve suitable clear width of at least 820mm with 1200mm x 1200mm landing during detailed design development stage to be compliant with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015.
- From the unit entry, there needs to be appropriate 1m clearances throughout the unit to allow suitable accessible paths of travel within accordance with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015.
- All internal doorways into bathroom, bedroom and out to balcony are required to achieve at least 820mm clear open widths in accordance with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015. This can be achieved during detailed design development.
- The silver levels units require bathrooms that can accommodate the required 900mm wide by 1200mm long clear visitable toilet circulation space in front of the leading edge of the pan compliant with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015.
- The walls surrounding the shower and toilet pan require sufficient reinforcements for the provision of grab rails in the future when required.

8. Facilities & Amenities

8.1. Sanitary Facilities

The BCA and DDA Premises Standards contain requirements for sanitary facilities suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- Provide at least 1 unisex accessible toilet, adjacent to every bank of toilets (where provided) on each storey, compliant with AS1428.1 under BCA/DDA Access Code part F2.4. If more than 1 toilet bank provided on each level, accessible toilet is required at 50% min. of toilet banks at each level.
- If common-use change facilities provided (i.e. both toilets and showers) a separate combined accessible WC/shower adjacent to male and female change rooms is required, compliant with AS1428.1 under BCA/DDA Access Code Part F2.4.
- An even number of left hand (LH) and right hand (RH) transfer WC pans (accessible toilets) is required within the building. Alternating LH/RH layouts on each subsequent level is the most appropriate and inclusive approach.
- Accessible WC requires 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1.
- An ambulant cubicle is required within every standard toilet bank adjacent to an accessible toilet under DDA Access Code Part F2.4 compliant with AS1428.1:2009.

Currently, details and amendments are to be made to achieve compliance as per AS1428.1 and the DDA Premises Standards, although, space is ample to amend and readily achieve compliance at later design stages as per AS1428.1 and the DDA Premises Standards.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

8.2. Common Areas

The BCA and DDA Premises Standards contain requirements for common use areas suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- For class 3 buildings, access is required to a unique common use facility such as, sauna, common laundry, entertainment rooms.
- Accessibility is required to common use courtyards within buildings.
- Mailboxes and garbage rooms within residential buildings require appropriate accessibility.

- Wheelchair access is required to any external and outdoor terrace areas including roof terraces compliant with AS1428.1.

Currently, this requirement has been achieved or can be readily amended to achieve access to all common areas has been provided in accordance with AS1428.1 and the DDA Premises Standards (doors and paths are to be amended to achieve compliance).

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

8.3. Car Parking

The BCA and DDA Premises Standards contain requirements for parking which are applicable to this project. These requirements can be summarised as follows:

- Class 2 (residential): Provide an adaptable unit car bay for each adaptable unit. These car bays can have 3.8m width or 2.4m with 2.4m shared zone
- Class 6 (retail development): Provide 1 accessible car bay for every 50 car bays or part thereof, compliant with AS2890.6.

Currently, parking bays are provided but undetermined for which tenancy or apartment they are for. Delineation is required and provisions of accessible parking bay numbers are to comply with the DDA Premises Standards, although, space is ample to amend and readily achieve compliance at later design stages as per AS1428.1 and the DDA Premises Standards.

- Accessible car bays require 2.4m with 2.4m shared area. Currently, this requirement has been achieved as accessible parking bays measure 5.4m x 2.4m with adjacent share area with the same dimensions, in accordance with AS2890.6.
- All accessible car bays to be located near relevant lifts and/or associated building entry points to minimise distance to relevant lift and ensure accessible path of travel between these areas. Currently, this requirement has been achieved as all accessible parking bays are in vicinity of a lift lobby.
- Ensure 2.5m min. height clearance, compliant with AS2890.6 fig. 2.7 over accessible car bays with 2.2m min. vertical clearance leading to the accessible and adaptable unit car bays (Note: consideration for 2.3m or 2.4m min. height preferred for higher vans/adapted vehicles is recommended as good practice).

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.