



ROBERTSON + MARKS

STAGE 1 SHEPHERDS BAY RESIDENTIAL

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL v4

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the Sheppard's Bay Residential units and an appropriate response to the AS1428 series, Building Code of Australia (BCA), 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 development has been reviewed to ensure that ingress and egress, paths of travel; circulation areas, passenger lifts, car parking, common facilities and adaptable units comply with relevant statutory guidelines.

The main recommendations that have risen from the access review include:

- (i) All passenger lifts with internal dimensions of 1400mm x 1600mm in accordance with AS1428.1, DDA Premises Standards and the Ryde Council DCP.
- (ii) All adaptable units will require modification in order to comply with AS4299 and AS1428.1-2009, in particular the bathrooms.
- (iii) An area of 2000mm x 1800mm is required the corridor 90 degree turn of lobby 3 ground, level 1 and level 2 in accordance with DDA Premises Standards
- (iv) Courtyard entry doors from lobbies 1 and 6 require 530mm latch side clearance over a depth of 1450mm, for adaptable unit access.
- (v) Type 14 adaptable units (GF.15, 1.15, 2.15, 3.13, 4.13 & 5.07) need access to the courtyard
- (vi) Whilst there are suitable number of adaptable unit car bays, these car bays need to be repositioned adjacent the relevant lift so that they correlate with relevant adaptable unit

2. INTRODUCTION

2.1. General

Robertson + Marks have engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed residential development located at Rothesay Avenue, Meadowbank within the Shepherds Bay Precinct.

From the information provided, the residential building associated with the Shepherds Bay Precinct has 242 units over 13 residential levels.

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) and AS 1428 series.

2.2. Objectives

The report considers user groups such as residents and residential visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

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

The Report seeks to provide compliance with the DDA. In doing so, the Report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3. Statutory Requirements

The following standards are to be used to implement the Report:

- AS 1428.1 – 2009 (General Requirements of Access)
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia 2011
- DDA Premises Standards
- DDA - Disability Discrimination Act
- City of Ryde Access DCP 2010

3. INGRESS & EGRESS

3.1. Rothesay Ave Entrance

There is an accessible path of travel leading to the lower ground floor (lobby 1) entry from Rothesay Ave via a series of 1:14 gradient ramps. The entry has double hinged doors with appropriate clearances and circulation compliant with AS1428.1 and the DDA Premises Standards. There is appropriate circulation areas in front of the passenger lift appropriate for a person in a wheelchair. The passenger lifts provide access to all residential levels and car parking.

3.2. Belmore Street Entrance

The lower ground (lobby 6) and ground floor (lobby 5) Belmore Street entries appear to be accessible via the pedestrian footpath. The wheelchair accessibility of the path of travel from the pedestrian footpath appears to be suitable but will require additional design development work to comply with AS1428.1.

It is noted that Belmore Street has a steeper gradient than what is required under AS1428.1

Lobbies 5 and 6 from Belmore Street are accessible via double hinged doors that have appropriate clearances and circulation compliant with AS1428.1 and the DDA Premises Standards. There are appropriate circulation areas in front of the passenger lifts appropriate for a person in a wheelchair. The passenger lifts provide access to all residential levels and car parking.

3.3. Hamilton Crescent Entrance

The ground floor Hamilton Crescent lobby is accessible via the pedestrian footpath. The path of travel appears to be on grade compliant with AS1428.1. There is direct access into lobbies 3 and 4 from the entry doors.

The entry doors have an 850mm clear width (900mm door leaf) and appropriate clearances and circulation compliant with AS1428.1 and Ryde Access DCP. There is appropriate circulation areas in front of the passenger lift appropriate for a person in a wheelchair.

Recommendation:

- (i) The doors into lobbies 3 & 4 require 530mm latch side clearance in accordance with AS1428.1.

3.4. Emergency Egress

There are 6 emergency stair wells leading from the upper residential levels down to street level and others leading out from the lower basement car park levels.

All fire doors appear to have a 1000mm clear width in accordance with AS1428.1. All fire stairs and corridors are wheelchair accessible on all levels.

4. PATHS OF TRAVEL

4.1. Paths of Travel

In general, once inside the building there are 6 passenger lifts at each of the 6 lobbies that provide a continuous accessible path of travel to each apartment in accordance with AS1428.1.

The corridors have a width of 1600mm which will allow wheelchair users to perform 180 degree turns in accordance with AS1428.1 and the DDA Premises Standards.

However there are issues under DDA Premises Standards when there are no sightlines from the lift lobby down a corridor that turns from the lift lobby, in particular lobby 3 on ground, level 1 and level 2.

Recommendation:

- (i) The corridor doors into lobbies 3 & 4 require 530mm latch side clearance in accordance with AS1428.1.
- (ii) An area of 2000mm x 1800mm is required the corridor 90 degree turn of lobby 3 ground, level 1 and level 2 in accordance with DDA Premises Standards

4.2. Lifts

There are 6 passenger lifts within the building with suitable wheelchair access to all residential floors and car parking. The lifts provide an appropriate continuous accessible path of travel to and from the ground floor lift lobby to the residential apartments.

Recommendation:

- (i) All passenger lifts with internal dimensions of 1400mm x 1600mm in accordance with AS1428.1, DDA Premises Standards and the Ryde Council DCP.

4.3. Common Amenities

There is a landscaped courtyard that is split into 2 levels (upper basement and lower ground floor) on the ground floor of the residential development. There is stair access between each level.

There is access from lobbies 2 and 5 to the lower ground level courtyard. Modifications are required to these doors. Access to at least 1 type of similar amenity is appropriate under DDA Premises Standards.

There is access from lobbies 1 and 6 to the lower upper basement level courtyard. Modifications are required to these doors. Access to at least 1 type of similar amenity is appropriate under DDA Premises Standards.

Both courtyard areas appear to be level and are capable of achieving wheelchair access within each area.

Recommendations:

- (i) Courtyard entry doors from lobbies 1 and 6 require 530mm latch side clearance over a depth of 1450mm, for adaptable unit access.
- (ii) Type 14 adaptable units (GF.15, 1.15, 2.15, 3.13, 4.13 & 5.07) need access to the courtyard

- (iii) Provide handrails for courtyard stairs compliant with AS1428.1.

5. ACCOMMODATION

5.1. Residential Units

The development falls under Ryde Council. According to Ryde Council Access DCP 2010, 10% of the total amounts of apartments are to be designed according to AS4299. There are a total of 242 apartments.

A total of 25 adaptable units have been selected compliant with Ryde Council Access DCP. This is suitable under the DCP.

5.2. Adaptable Unit Design: Type 2

The following comments relate to units UB.03, LG.03, GF.03, 1.03, 2.03, 3.03, 4.03 and units LG.16, GF.26, 1.28, 2.26, 3.21, 4.22.

The entry doors have an 850mm clear width and appropriate latch side clearance on the internal and external side of the door, compliant with AS1428.1.

The corridor width in front of the bedroom door appears to be suitable. The bedroom can achieve internal dimensions of 3600mm x 3600mm, outside the robe area compliant with AS4299.

Drawings are to show post-adaptation layouts with capped off services as required in pre-adaptation drawings to achieve the circulation requirements in compliance with AS1428.1. Bathrooms are to have internal dimensions with circulation areas to cater for pan, basin and shower in accordance with AS1428.1-2009 at pre-adaptation stage. The en-suite will need to be enlarged.

There is a 1200mm clearance between base cabinets of kitchen. Drawings to show kitchen bench can be relocated to provide 1550mm clearance. Floor to be tiled pre-adaptation to allow for relocated kitchen bench. There is sufficient work bench space to allow for a compliant kitchen.

The living area has appropriate circulation space of 2250mm diameter after furniture has been placed in compliance with AS4299. There is an accessible path from the living area to the balcony.

The laundry has a 1550mm diameter circulation area in front of laundry appliances compliant with AS4299.

Recommendations:

- (i) Bathroom (shower, toilet, wash basin) to comply with circulation area requirements of AS1428.1, that is provide an area of 2300mm x 1900mm around the pan. The wash basin should sit outside this area, and if needed only encroach into this area by 100mm (max). In general, the bathroom should be 2750mm x 2300mm (min).
- (ii) The kitchen is required to have a clearance of 1550mm between base cabinets (post adaptation). Provide a work bench space (800mm in length) adjacent to refrigerator, cook top, oven and sink.

5.3. Adaptable Unit Design: Type 13

The following comments relate to unit UB.10, LG.22, GF.32, 1.34, 2.32,& 3.27.

The entry doors have an 850mm clear width and appropriate latch side clearance on the internal and external side of the door, compliant with AS1428.1.

The corridor width in front of the bedroom door appears to be suitable. The bedroom can achieve internal dimensions of 3600mm x 3600mm, outside the robe area compliant with AS4299.

Drawings are to show post-adaptation layouts with capped off services as required in pre-adaptation drawings to achieve the circulation requirements in compliance with AS1428.1. Bathrooms are to have internal dimensions with circulation areas to cater for pan, basin and shower in accordance with AS1428.1-2009 at pre-adaptation stage. The en-suite will need to be enlarged.

There is a 1200mm clearance between base cabinets of kitchen. Drawings to show kitchen bench can be relocated to provide 1550mm clearance. Floor to be tiled pre-adaptation to allow for relocated kitchen bench. There is sufficient work bench space to allow for a compliant kitchen.

The living area has appropriate circulation space of 2250mm diameter after furniture has been placed in compliance with AS4299. There is an accessible path from the living area to the balcony.

The laundry has a 1550mm diameter circulation area in front of laundry appliances compliant with AS4299.

Recommendations:

- (i) Bathroom (shower, toilet, wash basin) to comply with circulation area requirements of AS1428.1, that is provide an area of 2300mm x 1900mm around the pan. The wash basin should sit outside this area, and if needed only encroach into this area by 100mm (max). In general, the bathroom should be 2750mm x 2300mm (min).
- (ii) The kitchen is required to have a clearance of 1550mm between base cabinets (post adaptation). Provide a work bench space (800mm in length) adjacent to refrigerator, cook top, oven and sink.

5.4. Adaptable Unit Design: Type 14

The following comments relate to units GF.15, 1.15, 2.15, 3.13, 4.13 & 5.07.

The entry doors have an 850mm clear width and appropriate latch side clearance on the external side of the door, compliant with AS1428.1. Modification is required on the internal side.

The bedroom area needs to achieve at least 3600mm x 3600mm, outside the robe area compliant with AS4299. This will require modification.

Drawings are to show post-adaptation layouts with capped off services as required in pre-adaptation drawings to achieve the circulation requirements in compliance with AS1428.1. Bathrooms are to have internal dimensions with circulation areas to cater for pan, basin and shower in accordance with AS1428.1-2009 at pre-adaptation stage. The en-suite will need to be enlarged.

There is suitable clearance in the kitchen area. Modification is required to the work bench areas.

The living area has appropriate circulation space of 2250mm diameter after furniture has been placed in compliance with AS4299. There is an accessible path from the living area to the balcony.

The laundry will require 1550mm diameter circulation area in front of laundry appliances compliant with AS4299.

Recommendations:

- (i) The entry door is required to have a 510mm latch side clearance under AS4299 and AS1428.2
- (ii) Bathroom (shower, toilet, wash basin) to comply with circulation area requirements of AS1428.1, that is provide an area of 2300mm x 1900mm around the pan. The wash basin should sit outside this area, and if needed only encroach into this area by 100mm (max). In general, the bathroom should be 2750mm x 2300mm (min).
- (iii) The kitchen is required to have a work bench space (800mm in length) adjacent to refrigerator, cook top and sink.
- (iv) The bedroom area needs to achieve at least 3600mm x 3600mm, outside the robe area compliant with AS4299.
- (v) The laundry will require 1550mm diameter circulation area in front of laundry appliances compliant with AS4299.

6. MISCELLANEOUS

6.1. Car Parking

There are 3 separate levels of car parks with adaptable parking bays located across all levels.

There are 31 adaptable unit parking bays provided with a width of 2.4 metres with 2.4 metres, in accordance with AS2890.6. There are 16 adaptable unit car bays on basement level, 12 adaptable unit car bays on upper basement and 3 adaptable unit car bays on lower ground floor.

In general, the adaptable unit car bays are not appropriately distributed across the basement levels for lobby 1, lobby 3 and lobby 6. It is these lobbies that accommodate the adaptable unit. Modifications are required.

Recommendations:

- (i) Whilst there are suitable number of adaptable unit car bays, these car bays need to be repositioned adjacent the relevant lift so that they correlate with relevant adaptable unit
- (ii) Each adaptable unit car park requires a height clearance of 2.5 metres.
- (iii) The approach to each adaptable car parking bay should not have vertical clearance of less than 2200mm.

6.2. Garbage Area

There are 6 garbage holding rooms located in the basement car parking levels. The garbage holding rooms are accessible via the 6 passenger lifts. The garbage rooms are located adjacent to the passenger lift.

Recommendation:

- (i) Garbage holding room doors are to have a clear width of 850mm appropriate for wheelchair users.

6.3. Letterbox Area

It is currently unclear where the letterbox areas are located and how it is accessed.

Recommendation:

- (i) Provide a hardstand letterbox area adjacent to lift lobby areas with 1550mm circulation area appropriate for wheelchair users.