



AESTHETE NO.3 PTY LTD

**BARBER AVENUE
KINGSWOOD**

S75W ACCESS REVIEW

Morris-Goding Accessibility Consulting

3rd July 2012

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the multi-use development located at Barber Avenue, Kingswood 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, toilets, passenger lifts and car parking comply with the relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the reports recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Section 75W Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible parking, passenger lifts and accessible sanitary facilities, can be readily achieved.

The recommendations in this report are associated with detailed design. These recommendations should be addressed prior to construction certificate.

- (i) Provide a public accessible path of travel (passenger lift) from the Lower Ground floor to ground floor along the western walkway compliant with AS1428.1:2009. Currently appears to be via stairs only with no accessible linkage between buildings.
- (ii) Provide ambulant cubicles within all male and female toilet facilities.
- (iii) Provide 1 accessible toilet within the lower ground floor of Building B.
- (iv) Modifications to accessible serviced apartments are required to comply with AS1428.1:2009.
- (v) Relocate car bays to ensure accessible car bays are provided compliant with BCA 2012.

2. INTRODUCTION

2.1. General

Aesthete No.3 Pty Ltd has engaged Morris-Goding Accessibility Consulting, to provide an access report of the proposed mixed use development located at Barber Avenue Kingswood. The development consists of retail tenancies, serviced apartments, residential apartments and commercial tenancies with basement carparking.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development (dated 18.04.2012)
- Provide a report that will analyse the provisions of disability design, and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA 2010), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The Report considers user groups, who include residence, staff and members of the public. 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. Access Requirements

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

- AS 1428.1:2009 (General Requirements for Access – New Building Work)
- AS 1735.12: 1999 (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia 2012
- DDA Access to Premises Standards 2010
- Penrith City Council DCP 2010

3. INGRESS & EGRESS

3.1. Site Access

The accessible path of travel to the site is via the pedestrian footpath near the Great Western Highway. There is a set of entry stairs that are within 50 metres of the accessible entry, appropriate under DDA Premises Standards. The 1:14 ramps are 5.3m long with appropriate 1200mm mid-landings compliant with AS1428.1:2009 and the DDA Premises Standards. There is a 1200mm clear landing at the top and base of the ramps.

There is an accessible entrance from Barber Ave to the retail areas on lower ground floor. The entrance is flush with the footpath. There is also an entry stair on the south-eastern corner of the Building B. The paths of travel have appropriate circulation areas in accordance with AS1428.1:2009 and the DDA Premises Standards.

Recommendations:

- (i) Ensure all entry stairs are recessed 900mm from side boundary to ensure a suitable clearance for handrail extensions and TGSIs in accordance with AS1428.1:2009.
- (ii) Entry ramps require a 400mm recess for suitable handrail extensions and TGSIs in accordance with AS1428.1:2009.
- (iii) Entry stairs and ramps to have handrails in accordance with AS1428.1:2009 and tactile ground indicators in accordance with AS1428.4.
- (iv) The ramp requires 1500mm x 1500mm level landing at the top and base of the ramps to allow suitable clearances for 90° turns in accordance with AS1428.1:2009.

3.2. Retail Areas

Entry to the retail areas is via the entry stairs and 1:14 entry ramps near the Great Western Highway and the accessible path of travel from Barber Ave.

From the top of the entry stairs and ramps, there is an accessible path of travel to the retail areas within the Building A. The doors have a 1020mm clearance which will need to be modified to ensure suitable clearances for a wheelchair side approach.

Dual-hinged entry doors have 1050mm clear widths suitable in accordance with AS1428.1:2009 and the DDA Premises Standards.

Recommendation:

- (i) Ensure the entry doors have a minimum 1240mm clear depth at the door suitable for a wheelchair side approach in accordance with AS1428.1:2009.

3.3. Commercial Entries

There are three commercial premises located within the development with 1 in Building A and 2 in Building B.

There are suitable paths of travel to the commercial areas from Barber Ave. The commercial areas have dual-hinged entry doors with 1050mm clear widths and suitable circulation and clearances in accordance with AS1428.1:2009 and the DDA Premises Standards.

Entry into the Building A Commercial Foyer is via the walkway near the western boundary. There is stair access from the lower ground floor to the ground floor. Public accessible path of travel is currently unclear. The entry area has suitable clearances to allow for an AS1428.1:2009 compliant doorway. From the door, there is suitable clearances to the lift lobby area via a 1450mm wide clearance. The corridor has suitable clearances to allow for a wheelchair 90° turn in accordance with AS1428.1:2009 and the DDA Premises Standards.

The lift lobby area has 2500mm clear width suitable for a person in a wheelchair to perform 180° turns in accordance with the DDA Premises Standards. There are also suitable clearances to allow two wheelchair users to pass one another in accordance with AS1428.1:2009.

Recommendations:

- (i) Provide a public accessible path of travel (passenger lift) from the Lower Ground floor to ground floor along the western walkway compliant with AS1428.1:2009.
- (ii) Ensure the stair has suitable handrails and TGSIs in accordance with AS1428.1:2009.

3.4. Residential Entry

The serviced apartments within Buildings A and B is accessible via the commercial foyers. Entry into Building A is via the ground floor Commercial Foyer as described in Section 3.3.

The Building B commercial foyer is accessible via the dual-hinged entry door near the western walkway. The dual-hinged entry door has a suitable 1050mm clear width compliant with AS1428.1:2009. The door has suitable circulation areas in accordance with the DDA Premises Standards. There is a suitable accessible path of travel to the lift lobby area in accordance with AS1428.1:2009. The lift lobby area has a 2000mm clearance suitable for two persons in a wheelchair to pass one another in accordance with AS1428.1:2009.

3.5. Emergency Egress

There are accessible paths of travel from the buildings to the Great Western Highway and Barber Ave which are the most appropriate means of accessible emergency egress for a person(s) in a wheelchair.

There are 2 fire stairs within Buildings A and B which exits to the surrounding exterior footpaths. The fire exit doors have 900mm clear widths suitable in accordance with AS1428.1:2009.

Recommendation:

- (i) Consider to provide fire safety refuges in fire stairs with 800mm x 1300mm clearances suitable in accordance with AS1428.1:2009 (advisory).

4. RETAIL TENANCIES

4.1. General

There are a number of retail tenancies within the ground level & lower ground level of Buildings A and B.

According to RL readings, the thresholds into each retail area are flush with the surrounding floor surfaces and appropriate for all wheelchair users, compliant with the Penrith City Council DCP 2010, the DDA Access Code 2010 and AS1428.1:2009.

The circulation areas within each of the retail tenancies are sufficiently wide enough to allow a person in a wheelchair the ability to turn 180° in an equitable and dignified manner. The paths of travel around each retail tenancy will also allow two people in wheelchairs the ability to pass each other, travelling in opposite directions, compliant with AS1428.1:2009.

Common use retail entry doors appear to have clear widths in accordance with the Penrith City Council DCP 2010, the DDA Access Code 2010 and AS1428.1:2009. From retail tenancies, there are hinged 950mm clear width doors leading to the commercial foyer of Building A, compliant with AS1428.1:2009.

Recommendation:

- (i) Rear entry doors leading to the commercial foyer requires a minimum 530mm latch side clearance (when the door opens towards users) whilst maintaining a minimum 950mm clear width compliant with AS1428.1:2009.

4.2. Sanitary Amenities

There is a bank of male/female toilets located on the ground level in close proximity to the passenger lifts. There is an accessible toilet located adjacent to the bank of male/female toilets. There is an airlock area with a hinged entry door with 900mm clear width and 750mm latch side clearance. Entry into the accessible toilet is via a 900mm clear width door with suitable door clearances in accordance with AS428.1:2009 and Penrith City Council DCP 2010.

The accessible toilet has internal dimensions of 2300mm x 2500mm compliant with AS1428.1:2009 and BCA.

There currently does not appear to be any ambulant cubicles within the male and female toilets.

Recommendation:

- (i) Where there are banks of male/female toilets there needs to be at least one ambulant cubicle installed in each male and female sanitary block, compliant with AS1428.1:2009 and the DDA Access Code 2010 clause F2.4.

5. COMMERCIAL AREAS

5.1. Path of Travel

There are 2 commercial tenancies located on the lower ground floor of Building B and 1 on the ground floor of Building A. There is level access into these tenancies from the pedestrian walkway.

From the commercial foyers, there is an accessible path of travel to the commercial tenancies above via the passenger lifts compliant with AS1428.1:2009.

In general, the common areas within all levels in all buildings are appropriate for wheelchair users. All commercial tenancies have open plan layouts and will allow a person in a wheelchair the ability to turn 180° in an equitable and dignified manner. The paths of travel to and within will also allow two people in wheelchairs the ability to pass each other, travelling in opposite directions, compliant with the Penrith City Council DCP 2010, the DDA Access Code 2010 and AS1428.1:2009. There is appropriate accessibility to and within all floors.

All commercial floors are accessed by passenger lifts. The accessible paths are appropriate under Penrith City Council DCP 2010, the DDA Access Code 2010 and AS1428.1:2009.

All common use commercial entry doors have appropriate width, compliant with the Penrith City Centre DCP 2007, the DDA Access Code 2010 and AS1428.1-2009.

5.2. Passenger Lifts

The passenger lifts provide a continuous accessible path of travel to and from the lower ground level to level 5.

The passenger lift has a 1600mm (W) x 2100mm (L) internal dimension, compliant with the Penrith City Council DCP 2010 and the DDA Access Code 2010, Table E3.6.

The circulation spaces in front of the passenger lift allow two wheelchair users the ability to turn 180° in an equitable and dignified manner. The paths of travel will also allow two people in wheelchairs the ability to pass each other travelling in the opposite directions compliant with the Penrith City Centre DCP 2007, the DDA Access Code 2010 and AS1428.1-2009.

The circulation spaces around the lobbies will also allow all persons using wheelchairs the ability to enter and exit the passenger lift in an equitable and dignified manner.

Recommendation:

- (i) Ensure the passenger lift has internal components (control panels, audio/visual indicators, handrails and light levels) that meet the requirements of AS1735.12.

5.3. Sanitary Amenities

Building A

Within Building A, there is a bank of male/female toilets located on the ground floor and levels 1-3. There is an accessible toilet adjacent to each bank of male/female toilets.

There is an airlock area with a hinged entry door with 900mm clear width and 750mm latch side clearance. Entry into the accessible toilet is via a 900mm clear width door with suitable door clearances in accordance with AS428.1:2009 and Penrith City Council DCP 2010.

The accessible toilet has internal dimensions of 2300mm x 2500mm compliant with AS1428.1:2009 and BCA.

There currently does not appear to be any ambulant cubicles within the male and female toilets.

Building B

Building B has toilet facilities within the Bike Room, however it is noted that there are surrounding commercial tenancies that would also use these facilities. Entry into the Bike Room is via the dual-hinged entry doors near the Barber Ave driveway.

The dual-hinged entry door has a 900mm clear width with suitable clearances in accordance with AS1428.1:2009. From the entry door, there is an accessible path of travel to the hinged entry door to the Bike Room.

There is an 1100mm clearance outside the hinged entry door of the male and female toilet and change rooms. The hinged entry door has a 900mm clear width with suitable 600mm latch side clearance in accordance with AS1428.1:2009.

There currently does not appear to be any accessible toilet or ambulant cubicles within the male and female toilets.

Recommendations:

- (i) Provide an accessible toilet within the lower ground floor of Building B for the commercial tenancies in accordance with AS1428.1:2009.
- (ii) The accessible toilet pans within Building A should have a combination of left and right hand transfer in accordance with DDA Access Code 2010
- (iii) Where there are banks of male/female toilets there needs to be at least one ambulant cubicle installed in each male and female sanitary block, compliant with AS1428.1:2009 and the DDA Access Code 2010 clause F2.4.

6. RESIDENTIAL AREAS

6.1. General

There are a total of 36 residential apartments within Building A and 87 serviced apartments within Building B.

There is no requirement for adaptable housing within the Penrith City Council DCP however; consideration to provide universally designed homes is preferred.

Building B has a total of 12 accessible serviced apartments which have been allocated on the drawings – this is greater than the required number of accessible serviced apartments in accordance with the BCA 2012. There are 11x 1bedroom apartments and 1x studio apartment.

Recommendation:

- (i) Provide at least 1 x 2 bedroom accessible serviced apartment to ensure a range of apartment types are available in accordance with DDA Premises Standard table D3.1.
- (ii) Consideration to provide universally designed homes in accordance with Penrith City Council DCP.

6.2. Paths of Travel

From the information provided there are approximately 123 serviced apartments – 36 apartments within Building A and 87 apartments within Building B.

Building A has serviced apartments on levels 4 and 5 and is accessible via the passenger lifts in the commercial foyer. The passenger lifts have a 2500mm clearance in front of the passenger lift. Corridors have a minimum 1200mm clear width compliant with AS1428.1:2009. There is a 1600mm x 1800mm turning area in front of the entry door compliant with AS1428.1:2009 and the DDA Premises Standards. There is suitable wheelchair passing bays compliant with the DDA Premises Standards.

There are serviced apartments within levels 1-5 of Building B. The lift lobby area has a 2000mm clear width suitable for wheelchair users to pass one another in accordance with AS1428.1:2009. There is a 1600mm wide corridor suitable for a person in a wheelchair to perform 180° turns in accordance with AS1428.1:2009.

6.3. Passenger Lifts

Building A has 4 passenger lifts and there are two passenger lifts within Building B.

The Building A passenger lifts have internal dimensions of 1600mm x 2100mm and Building B has 1400mm x 2000mm, compliant with the DDA Access Code 2010.

The circulation spaces in front of the passenger lifts will allow two wheelchair users the ability to turn 180° in an equitable and dignified manner.

The paths of travel around the passenger lift lobbies will also allow two people in wheelchairs the ability to pass each other travelling in the opposite directions compliant with the Penrith City Council DCP 2010, the DDA Access Code 2010 and AS1428.1-2009.

The circulation spaces around the lobbies will also allow all persons in wheelchairs the ability to enter and exit the passenger lift in an equitable and dignified manner.

Recommendation:

- (i) Ensure the passenger lift has internal components (control panels, audio/visual indicators, handrails and light levels) that meet the requirements of AS1735.12.

6.4. 1 Bedroom Accessible Apartment

Entry into the accessible apartment is via a 900mm clear width hinged entry door, however a review of door circulation areas is required to comply with AS1428.1:2009. This is achievable.

The kitchen has a suitable 1550mm diameter turning area in front of the kitchen area compliant with AS1428.2. The laundry areas have suitable 1550mm diameter turning areas in front of the laundry compliant with AS1428.2.

The living area has suitable turning areas to allow for a person in a wheelchair to perform 360° turns in accordance with AS1428.1:2009.

The bedroom has a 900mm clear width entry door. Modification to the door circulation is required to comply with AS1428.1:2009. The bedroom has internal dimensions of 4070mm x 3800mm compliant with AS1428.2.

The bathroom has a hinged entry door with 900mm clear width and 610mm external latch side clearance compliant with AS1428.1:2009. The bathroom has internal dimensions of 2400mm x 2670mm compliant with the circulation requirements of AS1428.1:2009. Modifications are required to ensure suitable wheelchair circulation around the pan, basin and shower in accordance with AS1428.1:2009.

Recommendations:

- (i) Ensure the entry doors have a minimum 530mm internal latch side clearance whilst maintaining a minimum 850mm clear width compliant with AS1428.1:2009. This can be achieved by re-swinging the entry door.
- (ii) The bedroom entry door requires a 240mm external hinged side clearance with a 530mm internal latch side clearance compliant with AS1428.1:2009.
- (iii) Ensure a minimum 1900mm x 2300mm circulation area around the pan with the basin outside of this area compliant with AS1428.1:2009. The basin may encroach a maximum of 100mm into the pan circulation. The shower recess requires a minimum 1600mm x 2350mm circulation area.

6.5. Studio Accessible Apartment

The entry door has a 900mm clear width compliant with AS1428.1:2009. Door latch side clearances require review.

The kitchen area has an 1800mm clearance in front of the kitchen bench compliant with AS1428.1:2009.

There are suitable circulation areas within the living room and around the bed suitable for wheelchair manoeuvrability in accordance with AS1428.1:2009 and the DDA Premises Standards.

The bathroom door has a 900mm clear width. The bathroom has internal dimensions of 2675mm x 2750mm compliant with the circulation requirements of AS1428.1:2009. Modifications are required to ensure suitable wheelchair circulation around the pan, basin and shower in accordance with AS1428.1:2009.

Recommendations:

- (i) Ensure the entry doors have a minimum 530mm internal latch side clearance whilst maintaining a minimum 850mm clear width compliant with AS1428.1:2009.
- (ii) The bathroom entry door requires a minimum 340mm latch side clearance whilst maintaining a minimum 850mm clear width to allow for a wheelchair side approach compliant with AS1428.1:2009.
- (iii) Ensure a minimum 1900mm x 2300mm circulation area around the pan with the basin outside of this area compliant with AS1428.1:2009. The basin may encroach a maximum of 100mm into the pan circulation. The shower recess requires a minimum 1600mm x 2350mm circulation area.

7. COMMON FACILITIES

7.1. Car Parking

From the information provided there is a total of 402 car spaces.

	Car Spaces	Accessible Car Bays Required	Accessible Car Bays Provided
Retail	47	1	1
Commercial	231	3	2
Residential	96	5	10

Accessible car bays have internal dimensions of 2.4m with an adjacent shared zone of 2.4m clearance compliant with AS2890.6:2009.

From the accessible car bays, there is a safe accessible path of travel to the lift lobby areas compliant with AS1428.1:2009.

Recommendations:

- (i) Ensure a minimum of 1 accessible retail car bay, 3 accessible commercial car bays and 5 accessible serviced apartment car bays in accordance with BCA 2012.
- (ii) Relocate car bays to ensure a total of 5 accessible car bays are located adjacent the Building B lift lobby area.
- (iii) In general ensure there is a minimum 2200mm vertical clearance from the car park opening to all accessible parking bays, compliant with AS2890.6:2009, fig 2.7.
- (iv) All accessible car bays to have 2.5 metre vertical clearance.

7.2. Signage

Recommendation:

- (i) Signage shall comply with the DDA Access Code 2010 (signage specifications) Clause D3.6 and AS1428.1:2009 Clause 8.