



AUSTRALAND

**DISCOVERY POINT STAGE 1
BUILDINGS 1B & 1 C**

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL v3

3rd February 2011

TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY	3
2.	INTRODUCTION	4
2.1.	General	4
2.2.	Objectives	4
2.3.	Statutory Requirements	4
3.	INGRESS & EGRESS	6
3.1.	Main Residential Entrance – Building 1B.....	6
3.2.	Retail Lobby - Building 1B.....	6
3.3.	Main Residential Entrance – Building 1C.....	6
3.4.	Retail Entrances - Building 1B & 1C.....	6
3.5.	Emergency Egress.....	7
4.	PATHS OF TRAVEL	8
4.1.	Paths of Travel	8
4.2.	Doors.....	8
4.3.	Lifts	8
4.4.	Common Facilities	9
5.	ACCOMMODATION	11
5.1.	Residential Units – Buildings 1B & 1C	11
5.2.	Adaptable Unit Design.....	11
6.	MISCELLANEOUS	12
6.1.	Car Parking	12
6.2.	Signage.....	12

1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of Discovery Point Stage 1- Buildings 1B & 1C and an appropriate response to AS1428.1, AS1428.4, 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 mixed-use residential development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, toilets and accommodation comply with 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 Project Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible parking, accessible sanitary facilities, and residential accommodation can be readily achieved.

The Project Application is required to comply with the provisions of the DDA Premises Standards 2010 (DDA Access Code) which are due to be inserted into the BCA from 1 May 2011. The provisions of the DDA Access Code will from that date onwards thereby become mandatory for new building work. As it is anticipated that the construction certificate for this project is to be granted on or after 1 May 2011, the immediate adoption of the recommendations in this report that have been made in accordance with the DDA Access Code is advised.

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

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

- (i) Ensure an accessible path of travel to and within common-use facilities in line with DDA Premises Standard and AS1428.1:2009.
- (ii) Ensure the designs of the 3 adaptable units are compliant with AS4299 and AS1428.1:2009.

2. INTRODUCTION

2.1. General

Australand has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed mixed-use residential development, located at Discovery Point-Stage 1, Wolli Creek. The Concept Plan for the Discovery Point development (MP10_0003) which includes Stage 1 is currently being assessed under Part 3A of the Environmental Planning and Assessment Act 1979. This Stage 1 Project Application is known as (MP10_0030).

The Stage 1 development incorporates Buildings 1B & 1C.

Building 1B extends over 3 levels and includes: 1 retail tenancy (ground level); 9 residential units (level 1); common resident facilities on a rooftop terrace (level 2) and 1 basement parking level (B0).

Building 1C extends over 14 levels and includes: 1 retail tenancy at ground level, 121 apartments (levels 1-13), a communal roof terrace (level 14) and 4 levels of basement parking (B0-B3). There are also 2 retail kiosks at ground level, in the pedestrian thoroughfare located between buildings 1B & 1C.

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), AS1428.1 and AS1428.4.

2.2. Objectives

The report considers user groups such as residents, visitors, staff and customers. 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 - (Design for Access and Mobility)
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators)
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- AS2890.6:2009 – (Parking facilities)

- AS4299 – (Adaptable Housing)
- BCA - Building Code of Australia Part D3
- Draft DDA Premises Standards 2010 (DDA Access Code)
- DDA - Disability Discrimination Act
- Rockdale Council Access DCP 28

3. INGRESS & EGRESS

3.1. Main Residential Entrance – Building 1B

Entry access to the building 1B residential lift lobby is via an accessible path of travel from the pedestrian pathway, south of the building opposite Neighbourhood Park.

The entry is via hinged double doors of equal width, which have a combined clearance of 1900mm, with appropriate clearance and circulation spaces in line with AS1428.1:2009.

There is an accessible path of travel from the entry doors to the ground floor lift lobby, with a suitable clear width (at least 1800mm), compliant with AS1428.1:2009. There is adequate circulation area outside the passenger lift for a person using a wheelchair to manoeuvre in and out of the lift car, compliant with AS1428.1:2009.

Recommendation:

- (i) Ensure the active leaf of main entry doors provide at least 850mm internal clearance compliant with AS1428.1:2009.

This is achievable.

3.2. Retail Lobby - Building 1B

Entry access to the building 1B retail lift lobby is via an accessible path of travel from the pedestrian pathway, south of the building opposite Neighbourhood Park.

The entry is via hinged double doors which have a combined clearance of 1900mm, with appropriate clearance and circulation spaces in line with AS1428.1:2009.

The lift lobby area has suitable dimensions to enable adequate circulation area outside the passenger lift for a person using a wheelchair to manoeuvre in and out of the lift car, compliant with AS1428.1:2009.

Recommendation:

- (i) Ensure the active leaf of entry door provides at least 850mm internal clearance compliant with AS1428.1:2009.

This is achievable.

3.3. Main Residential Entrance – Building 1C

Entry access into the 1C residential lift lobby is via an accessible path of travel from the pedestrian footpath on Brodie Spark Drive.

The entry is via an airlock with 2 sets of automatic sliding doors. Each door provides at least 850mm clear width with appropriate doorway circulation space, compliant with AS1428.1:2009.

There is an accessible path of travel from the entry doors to the ground floor lift lobby and appropriate circulation areas in front of the lift doors for a person using a wheelchair.

3.4. Retail Entrances - Building 1B & 1C

The Stage 1 development includes 2 large retail tenancies and 2 small retail kiosks at ground floor level. 1 retail tenancy (1484m²) is situated in building 1B and 1 retail tenancy (691m²) is situated in building 1C. There are 2 small retail kiosks (11m² each)

situated in the pedestrian thoroughfare, between buildings 1B & 1C. The fit-out of all retail tenancies are subject to separate DA applications.

There is external access to the building 1B and 1C retail tenancies via an accessible path of travel from the pedestrian footpaths along Discovery Point Place, the pathway from Brodie Sparks Drive and the pedestrian thoroughfare between buildings 1B & 1C.

Entry access to each tenancy is via 10 doorway entrances, which are evenly spaced around the perimeters. Each entrance incorporates a set of hinged double doors of unequal width. The active leaf of the doorways have 850mm clear width (920mm door leafs) and appropriate latch side doorway circulation space compliant with AS1428.1:2009.

The small retail kiosks are centrally located in the pedestrian thoroughfare with appropriate clear paths of travel and circulation space on 2 sides to enable access for people using wheelchairs, compliant with AS1428.1:2009.

3.5. Emergency Egress

In Building 1B there are 3 emergency stair wells leading from the upper levels down to street level and others leading up and out from the lower basement car park level.

In Building 1C there is 1 emergency stair well leading from the upper levels down to street level which also leads up and out from the lower basement car park levels.

Recommendations:

- (i) Consider providing all fire doors with 850mm clear widths in accordance with AS1428.1:2009 (best practice).
- (ii) Ensure the emergency alarm systems have provision for visual and audio warnings and signals (best practice).

These are advisory recommendations which are achievable.

4. PATHS OF TRAVEL

4.1. Paths of Travel

The paths of travel from the residential lift lobbies in buildings 1B & 1C to all upper floor units will be accessible via the lift facilities in both buildings, in accordance with the DDA Premises Standards.

The arterial corridors on each residential level have 1600mm clear width, which will enable a person using a wheelchair adequate space to pass an ambulant person and complete a 180 degree turn, compliant with AS1428.1:2009 and DDA Premises Standards. Secondary corridors provide at least 1000mm clear width, compliant with AS1428.1:2009.

The development has areas at appropriate intervals that are generally wide enough (at least 1800mm) to allow two wheelchair users to pass each other in accordance with AS1428.1:2009 and DDA Premises Standards.

There is an accessible path of travel to and within the entry doors of the retail tenancies in compliance with AS1428.1:2009 and DDA Premises Standards.

There is an accessible path of travel to the common-use residential facilities on the rooftop terraces in both building 1B and 1C via the lift facilities in compliance with AS1428.1:2009 and DDA Premises Standards.

4.2. Doors

The internal doors to the common-use residential facilities located in building 1B, including the pool deck, gym (level 2) and waste room area are single hinged doors with 850mm clear widths (920mm door leaves), compliant with AS1428.1:2009.

In general, the doorway circulation space is appropriate however there is insufficient latch side space at the door to the gym from the amenities corridor which requires review for compliance with AS1428.1:2009.

The door to the waste room on the residential levels 1-13 in building 1C are double hinged doors with a combined clear width of approx. 1500mm. As these are equal width doors, this will provide less than the 850mm width required clearance for the active leaf. This requires review for compliance with AS1428.1:2009 and DDA Premises Standard.

Recommendations:

- (i) Provide 510mm internal and 530mm external latch side clearance to the door to gym (building 1B) as required by AS1428.1:2009 and DDA Premises Standard.
- (ii) Ensure at least 850mm clear width for active leaf door to building 1C waste room on each residential level as required by AS1428.1:2009 and DDA Premises Standard.

These recommendations are achievable and will be incorporated at construction certificate stage.

4.3. Lifts

There are 3 passenger lifts and 1 service lift (to waste bin room) within building 1B:

1 lift provides a continuous accessible path of travel to and from the ground floor resident lobby to the residential apartments (level 1) and common-use facilities on the roof top terrace (level 2). The lift has a 2 sided lift car and provides internal dimensions of 1400mm x 1700mm which is compliant with AS1735.12 and the DDA Premises Standards.

2 lifts provide a continuous accessible path of travel to and from the ground floor retail lobby to the basement car park (level B0). These lifts have internal dimensions of 1700mm x 2200mm, compliant with the DDA Premises Standards.

The waste service lift provides a continuous accessible path of travel to and from the basement car park (level B0) to the ground level waste room. This lift has internal dimensions of 1700mm x 2200mm, compliant with the DDA Premises Standards.

There are 2 passenger lifts within building 1C which provide suitable access for people using wheelchairs to all residential floors. The lifts provide an appropriate continuous accessible path of travel to and from the ground floor lift lobby to the residential apartments (level 1-13), the communal roof terrace (level 14) and basement car park levels (B0-B3).

The building 1C passenger lifts have internal dimensions of 1400mm x 2100mm which is compliant with the DDA Premises Standards.

Recommendations:

- (i) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.
- (ii) Lift lobby call button and arrival indicators to comply with AS1735.12.

The above recommendations are achievable and will be incorporated at construction certificate stage.

4.4. Common Facilities

There are common facilities provided for Stage 1 residents in building 1B on the rooftop terrace (level 2) and in building 1C on the communal roof terrace (level 14).

The building 1B rooftop facilities include a gym, community room, pool, landscaped cabana/bbq area and associated change room amenities. In line with DDA Premises Standard Table D3.1, access for people with disabilities is required to and within not less than one of each type of the above common use areas. This is achievable.

There is an accessible path of travel to the common area via the lift facility from the building 1B ground floor lift lobby which satisfies AS4299 and the DDA Premises Standard. The rooftop lift lobby has suitable circulation area outside the passenger lift doors for a person using a wheelchair to manoeuvre in and out of the lift car, compliant with AS1428.1:2009.

Access from the level 2 lift lobby to the rooftop terrace is via hinged double doors which have a combined clearance of 1900mm, with appropriate clearance and circulation spaces in line with AS1428.1:2009.

The paths of travel throughout the rooftop terrace have appropriate clear widths compliant with AS1428.1:2009. There is a stairway and an alternate 1:30 ramp access up to the pool deck at RL16.25, which will ensure access to this area for people using wheelchairs in line with the DDA Access to Premises Standard. The 'ramp' has a

suitable width and gradient however does not indicate a level landing at the doorway to pool which requires review for compliance with AS1428.1:2009.

The building 1C rooftop facilities include a terrace, pergola and bbq area, kitchen garden and landscaped areas. There is an accessible path of travel to the common areas via the lift facility from the building 1C ground floor lift lobby which satisfies AS4299 and the DDA Premises Standard. The area has suitable paths of travel with appropriate circulation areas to enable access for people with disabilities throughout the terrace, compliant with AS1428.1:2009.

The waste rooms on each residential level in buildings 1B and 1C and the general waste room in building 1B are located in accessible locations, compliant with AS4299 and AS1428.1:2009.

At this stage of the design, the doorway to the community room and the change room amenities have not been detailed in building 1B.

Recommendations:

For building 1B:

- (i) Ensure access to and within the community room and to and within required common use areas for people with disabilities, compliant with DDA Premises Standard and AS1428.1:2009.
- (ii) Ensure 1:30 ramp has appropriate level landings, compliant with AS1428.1:2009.
- (iii) Ensure stairway has handrails on both sides and is compliant with AS1428.1:2009.
- (iv) Where common-use male and female change facilities are provided, ensure an equivalent unisex accessible change facility, compliant with AS1428.1:2009 is provided in line with DDA Premises Standard.

For buildings 1B & 1C

- (v) Ensure all mail boxes have a clear circulation area of 1550mm, suitable for use by wheelchair users, located on an accessible path of travel, compliant with AS1428.1: 2009.

The above recommendations are achievable and will be incorporated at construction certificate stage.

5. ACCOMMODATION

5.1. Residential Units – Buildings 1B & 1C

Based on the drawings provided, the Stage 1 development provides a total of 130 residential units, with 9 units in building 1B and 121 units in building 1C. The development includes a range of unit types spread over various levels of the 2 buildings.

Of the total provision there will be 3 adaptable units to satisfy the 2% adaptable unit requirement of the Rockdale Council DCP 28 Section 7.1.4 and the Concept Plan Statement of Commitments. The adaptable units will represent a range of 1, 2 and 3 bedroom unit types. They are appropriately distributed throughout the development, with 2 adaptable units in building 1B and 1 adaptable unit in building 1C which satisfies Rockdale Council DCP 28 Section 7.1.4 and SEPP 65 Residential Design Code.

There are continuous paths of travel to the units on all floors of buildings 1B & 1C from the pedestrian footpaths at the ground floor entries of the buildings, compliant with DDA Premises Standard Table D3.1 and SEPP 65 Residential Design Code.

5.2. Adaptable Unit Design

At this stage of the development it is recommended that the following measures are implemented in the design layout of each adaptable unit. These measures will ensure the correct circulation areas are provided for a person using a wheelchair, compliant with AS14281:2009 and AS4299.

Recommendations:

- (i) The entry door to have 850mm clear width (920mm door leaf) and provide a 510-530mm latch side clearance on the external and internal side of the door
- (ii) Internal doors (main bedroom, bathroom, laundry) require 820mm clear width with provision for 515mm - 565mm latch side clearance.
- (iii) Provisions for internal door circulation areas to comply with AS1428.1:2009.
- (iv) The bedroom requires internal dimensions of 3.6m x 3.6m, outside the robe area.
- (v) Bathroom (shower, toilet, wash basin) to comply with circulation area requirements of AS1428.1:2009 ie. provide an area of 2300mm x 1900mm around the WC pan. The wash basin to sit outside this area, and if needed only encroach into this area by 100mm (max). The shower area requires 2500mm x 1600mm.
- (vi) The kitchen is required to have a clearance of 1550mm between base cabinets (post adaptation). Provision for a separate cook top and wall mounted oven. Provide a work bench space (800mm min. width) adjacent to refrigerator, cook top, oven & sink which could be replaceable/adjustable in height.
- (vii) The living area should have clear area of 2250mm minimum diameter after the furniture has been placed will satisfy this requirement.
- (viii) The laundry area to have a circulation area in front of the laundry appliances of 1550mm in diameter.

The above recommendations are achievable and will be incorporated at construction certificate stage.

6. MISCELLANEOUS

6.1. Car Parking

There are 4 levels of basement car parking provided underneath the development with an approx. total of 246 car parking bays distributed as follows;

- level B0: 133 car bays, including 3 accessible car bays
- level B1: 42 car bays, including 1 adaptable car bay and additional car wash bay
- level B2: 40 car bays, including 1 adaptable car bay
- level B3: 31 car bays, including 1 adaptable car bay

The drawings indicate that each of the above basement levels has unused areas of the car park which will be utilised for future stages.

The basement level B0 car park will be for visitor/staff use of the 2 large retail tenancies and 2 small retail kiosks within the development. The 3 accessible car bays provided represents 2% of the total car spaces provided for the retail development in line with DDA Premises Standard Table D3.5. The car bays have overall dimensions of 2400mm width x 5400mm length with a dedicated shared space (with bollard) 2400mm width x 5400mm length, compliant with AS2890.6:2009.

The car bays on basement levels B0–B3 will be for the use of the residential units in buildings 1B and 1C. There is an adaptable car parking bay provided for each of the 3 adaptable units, each with 3800mm clear width in line with AS4299.

The accessible and adaptable car bays are located adjacent to the appropriate passenger lifts servicing each development type, compliant with AS2890.6:2009 and AS4299.

Recommendations:

- (i) Ensure each accessible/adaptable car bay provides a height clearance of 2.5 metres.
- (ii) Ensure the approach to each accessible/adaptable car parking bay provides a height clearance of at least 2.3metres.

The above recommendations are achievable and will be incorporated at construction certificate stage.

6.2. Signage

Recommendation:

- (i) Signage for required accessible features to comply with the BCA clause D3.6.
This is achievable.