

**AUSTRALAND**

**DISCOVERY POINT STAGE 6  
BUILDING 6**

**ACCESS REVIEW**

**Morris-Goding Accessibility Consulting**

**FINAL v3**

22<sup>nd</sup> August 2011

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## **1. EXECUTIVE SUMMARY**

The Access Review Report is a key element in design development of Discovery Point Stage 6 - Building 6 and an appropriate response to the AS1428.1, 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 residential development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, residential accommodation and car parking 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, residential accommodation and accessible car parking, 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 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.

## **2. INTRODUCTION**

### **2.1. General**

Australand has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed residential development, located at Discovery Point- Stage 6, Wolli Creek. The concept plan for the Discovery Point development (MP10\_0003) which includes Stage 6 is currently being assessed under Part 3A of the Environmental Planning and Assessment Act 1979. This Stage 6 Project Application is known as (MP10\_0031).

The Stage 6 development relates to building 6 which extends over 13 residential levels and includes 88 residential units. It also includes a basement level car park (B1) which is located under the tower building and extends under Brodie Spark Drive and the site to the north of the development.

In accordance with the wishes of the client, the review of the development has been assessed in accordance with the DDA Premises Standards.

The requirements of the investigation are to:

- Review supplied drawings (Revision B) of the proposed development,
- Provide a report that will analyse the provisions of disability design of the development with particular reference to the Director –Generals’ Requirements, Concept Plan Statement of Commitments and the Concept Plan Report,
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428.1.

### **2.2. Objectives**

The report considers user groups such as residents and 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 grounds 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 1735.12 - (Lifts, Escalators, & Moving Walks)
- AS4299 – (Adaptable Housing)
- BCA - Building Code of Australia Part D3
- DDA Access to Premises Standards 2010 (DDA Access Code)
- DDA - Disability Discrimination Act

### **3. INGRESS & EGRESS**

#### **3.1. Main Residential Entrance**

Building 6 is sited within close accessible distance to the proposed Discovery Point Park and the Wolli Creek Train Station. Entry into the building 6 residential lift lobby is from the pedestrian footpath along Brodie Sparks Drive. The footpath connects to a perimeter walkway around the building, adjacent to landscaped areas on the east and west.

The paths of travel leading to the building entry door generally provides 2000mm clear width, which is wide enough to allow two wheelchair users the ability to pass each other in opposite directions in accordance with AS1428.1:2009 and DDA Premises Standards.

Entry access is via outward opening dual-hinged doors (approx. 1550mm combined width), which requires review for compliance with AS1428.1:2009 and AS4299. The doorway circulation areas on both sides of the entry are compliant with AS1428.1:2009.

There is a direct path of travel from the entry door to the ground floor lift lobby. There is adequate circulation area outside the passenger lifts for a person using a wheelchair to manoeuvre in and out of the lift car, compliant with AS1428.1:2009.

##### *Recommendations:*

- (i) Provide 850mm clear width active leaf doors at main entry in accordance with AS1428.1:2009 and AS4299.
- (ii) Ensure level entry thresholds at entry doorway (5mm max. height variation) in accordance with AS1428.1:2009.
- (iii) Ensure door components are compliant with AS1428.1:2009.

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

#### **3.2. Emergency Egress**

There are 2 emergency egress stairs on each floor leading from upper levels down to street level and others leading up and out from the lower basement car park level.

##### *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**

There is an accessible path of travel from the main entry door and ground level residential lift lobby in building 6 to all upper level units via the lift facilities, in accordance with the DDA Premises Standards and AS1428.1:2009.

The central corridor on each residential level has 1550mm 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.

The upper level lift lobby areas have an increased 1800mm clear width, which is wide enough to allow two wheelchair users the ability to pass each other in accordance with AS1428.1:2009 and DDA Premises Standards.

### **4.2. Lifts**

There are 2 passenger lifts within the building which provide suitable wheelchair access to all upper residential floors. The lifts provide a continuous accessible path of travel to and from the ground floor lift lobby to the residential apartments (level 1-11) and to the basement car park level (B1).

Both passenger lifts have internal dimensions of 1400mm x 2000mm which will satisfy the DDA Premises Standards requirements (1400mm x 1600mm min.) for lifts travelling more than 12m.

The lifts have a two-sided lift car to enable access from the northern lift lobbies at ground level and level 11 and access from the southern lift lobbies at all other residential levels.

*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.
- (iii) Audible information within the lift car and audible and visual indication at each lift landing to comply with DDA Premises Standards.

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

### **4.3. Common Use Amenities**

There is a small common-use waste chute and garbage area on each residential floor which is directly accessed via single outward opening doorways (approx. 600mm width) in central corridor. The limited internal area does not allow entry through the door for any potential users with access achieved in a similar way to a cupboard or wardrobe.

There is a small landscaped 'outlook' area, adjacent to the glazed corridor wall and lift lobby on level 11. It has been advised that access is not provided to the area for residents and the doorway is for service maintenance only.

*Recommendations:*

- (i) Provide off-set hinges to doors to waste chute and garbage area to increase the potential external circulation area outside the common-use doorways in line with the intent of AS1428.1:2009.

- (ii) All door components to comply with AS1428.1:2009.
- (iii) Ensure all mail boxes are located on an accessible path of travel, with appropriate circulation area compliant with AS1428.1: 2009 and DDA Premises Standards.

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

## **5. ACCOMMODATION**

### **5.1. Residential Units**

Based on the drawings provided, the development provides a total of 88 residential units over 13 levels. The development includes an appropriate range of unit types including: 30 x 1 bed, 52 x 2 bed and 6 x 3 bedroom units.

Of these, 12 units have a split level design, with the kitchen and living areas located at entry level and the bedrooms accessed via an internal stairway. These are located between the ground level - level 1 and between levels 11 – 12.

Of the total provision there are 2 proposed adaptable units: Unit 1.01 and Unit 5.02. These are appropriately located to represent a range of unit types in line with AS4299, the SEPP 65 Residential Design Code and Concept Plan Statement of Commitments.

There will be continuous paths of travel to the units on all floors of the building from the pedestrian footpath at the ground floor entry lobby, compliant with DDA Premises Standard Table D3.1 and SEPP 65 Residential Design Code.

### **5.2. Adaptable Unit Design –Unit 1.01, 2 Bedroom + 1 Bathroom**

The entry door has 850mm clear width with 530mm latch side clearance on the internal and 510mm on the external side of the door, compliant with AS1428.1:2009 and AS4299.

The internal doors have a clear width of 820mm, compliant with AS4299. The bathroom and main bedroom doorway circulation spaces are compliant with AS1428.1:2009.

The bedroom has internal dimensions of 3600mm x 3600mm (outside wardrobe space) with 1000mm width on each side of the bed and 1540mm x 2070mm circulation area at the base the bed, compliant with AS1428.1:2009 and AS4299. There is also provision for 1540mm x 2070mm circulation area in front of the wardrobe.

The bathroom has approx. overall internal dimensions of 2400mm x 2700mm. The bathroom (shower, toilet, wash basin) has potential circulation area requirements in accordance with AS1428.1:2009. The current layout provides a 'visitable' toilet in compliance with AS4299.

The U-shaped kitchen layout provides a clear area of 1500mm x 820mm min to allow a forward/parallel approach by a person using a wheelchair to the sink/cooktop, compliant with AS4299. There is provision for appropriate 1550mm clearance between base cabinets, compliant with AS4299. There is an appropriate 800mm min. workbench adjacent to the cook top and sink and 'set-down' area near the refrigerator in compliance with AS4299.

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

### **5.3. Adaptable Unit Design – Unit 5.02, 2 bedroom + 2 Bathroom**

The entry door has 850mm clear width and 510mm latch side clearance on the internal and external side of the door, compliant with AS1428.1:2009 and AS4299.

The internal doors have a clear width of 820mm, compliant with AS4299. The main bathroom and main bedroom doorways have suitable provision for circulation spaces in compliance with AS1428.1:2009 at post adaptation stage.



The bedroom has internal dimensions of greater than 3600mm x 3600mm (outside wardrobe space) which will allow 1000mm width on each side of the bed and 1540mm x 2070mm circulation area at the base the bed, compliant with AS1428.1:2009 and AS4299.

The bathroom has approx. overall internal dimensions of 2400mm x 3000mm. The bathroom (shower, toilet, wash basin) has potential circulation area requirements in accordance with AS1428.1:2009. The current layout provides a 'visitable' toilet in compliance with AS4299.

The kitchen layout provides a clear area of 1500mm x 820mm min to allow a parallel approach by a person using a wheelchair to the sink/cooktop, compliant with AS4299. There is provision for appropriate 1550mm clearance between the base cabinets through the potential relocation of the island bench. There is an appropriate 800mm min. workbench adjacent to the sink and cooktop, compliant with AS4299.

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

## **6. MISCELLANEOUS**

### **6.1. Car Parking**

There is 1 level of basement car parking provided under the residential tower which extends under Brodie Spark Drive and the adjacent site to the north of the development. The vehicular entry/exit points to the basement car park are from the roadway adjacent to the proposed bus turning circle at RL2.00.

The drawings indicate an approx. total of 79 residential car parking bays including 2 designated car parking bays for the adaptable units with dimensions of 3800mm width x 6000mm length, compliant with AS4299.

The adaptable car bays are located centrally within the car park and access to the lift facilities requires traversing the vehicular driveways.

The tower lift facilities provide a continuous accessible path of travel between the basement car park level and the residential units on the upper levels.

#### *Recommendations:*

- (i) Ensure each adaptable car bay provides a height clearance of 2500mm height.
- (ii) The approach to each adaptable car parking bay should not have height clearance of at least 2200mm height.

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