



MERITON APARTMENTS

131-138 KILLEATON STREET, ST IVES

ACCESSIBILITY REVIEW

Morris-Goding Accessibility Consulting

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Access Review

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1. EXECUTIVE SUMMARY

The access review report is a key element in the design of the proposed residential units located on 131-138 Killeaton Street, St Ives and an appropriate response to Ku-ring-gai Council DCP (Town Centres) 2010.

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

The supplies drawings have been reviewed to ensure that ingress and egress, paths of travel; circulation areas, adaptable units and car parking comply with relevant statutory guidelines.

In general, the building designs have accessible paths of travel that are continuous across all floors. In line with the reports recommendations, the proposed development has demonstrated a reasonable degree of accessibility at DA Stage. There was general compliance with statutory requirements, pertaining to site access, common access areas, and accessible parking.

Modifications will be required to the design; however these are achievable and could be carried out during the design development stage of the project.

- Under DDA Premises Standards, a means of wheelchair access shall be provided from Killeaton Street to the main entry of buildings A, B, C D and E.
- Provide a number of adaptable units to satisfy clause 3D.23 of Ku-ring-gai Council DCP (2010), which asks for 10% (30no) units to be adaptable
- An accessible parking bay shall be provided for each adaptable unit (total of 30). Ensure all car bays nominated for adaptable unit measure 3200mm in width and located close to lifts, which is suitable under Council DCP and the adaptable housing code AS4299.
- Provide wheelchair access to the swimming pool area as required under DDA Premises Standards and Council DCP.

2. BACKGROUND

2.1. General

Meriton Apartments has engaged Morris-Goding Accessibility Consulting, to provide an accessibility design review of the proposed 298 sole occupancy units within 5 separated residential buildings located at 131-138 Killeaton Street St Ives.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development,
- Provide a report that will analyse the design of the development, and
- Recommend actions that will ensure the design complies with Ku-ring-gai Council DCP (Town Centres) 2010 section 3D.23 & Appendices A4

2.2. Objectives

The Report considers user groups that include residents, visitors and members of the public. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

1. People with sensory impairment
2. People with mobility impairment
3. People with dexterity impairment

2.3. Statutory Requirements

The statutory & regulatory guidelines to be encompassed in the Access Review include:

- ⇒ AS1428.1 – General Requirements for Access
- ⇒ AS 1735 part 12 - Lift facilities for people with disabilities
- ⇒ AS4299 – Adaptable Housing Code
- ⇒ Ku-ring-gai Council DCP (Town Centres) 2010 section 3D.23 & Appendices A4
- ⇒ DDA Access To Premises Standards

3. INGRESS AND EGRESS

3.1. Block A Entrance

Access into Block A is found towards the eastern side of the building. According to relevant site gradients, it would appear that wheelchair access to the entry door is possible from Killeaton Street footpath.

The main entry consists of an auto sliding door, providing a minimum 1400mm clear open width, exceeding minimum compliance with AS1428.1 and the Council DCP. The circulation space around the door will allow for appropriate manoeuvrability for wheelchair user, also compliant with Council DCP.

Once inside, there is a means of wheelchair access from the main entry to the passenger lift and to all units above the ground floor.

Recommendation:

- i) A means of wheelchair access via a continuous accessible path of travel shall be provided from Killeaton Street to the main entry.

3.2. Block B Entrance

Access into Block B is via the northern side of the building. According to relevant site gradients, wheelchair access to the entry door is possible from Killeaton Street footpath.

The main entry consists of a auto sliding door, providing a minimum 1000mm clear open width, exceeding minimum compliant with AS1428.1 and the Council DCP. The circulation space around the door will allow for appropriate manoeuvrability for wheelchair user, also compliant with Council DCP.

Once inside, there is a means of wheelchair access from the main entry to the passenger lift and to all units above the ground floor.

Recommendation:

- i) A means of wheelchair access via a continuous accessible path of travel shall be provided from Killeaton Street to the main entry.

3.3. Block C Entrance

Access into Block C is found toward the western side of the building. According to relevant site gradients, wheelchair access to the entry door is possible from Killeaton Street footpath.

The main entry consists of auto sliding door, providing a minimum 1000mm clear open width, exceeding minimum compliant with AS1428.1 and the Council DCP. The circulation space around the door will allow for appropriate manoeuvrability for wheelchair user, also compliant with Council DCP.

Once inside, there is a means of wheelchair access from the main entry to the passenger lift and to all units above the ground floor.

Recommendation:

- i) A means of wheelchair access via a continuous accessible path of travel shall be provided from Killeaton Street to the main entry.

3.4. Block D Entrance

Access into Block D is found toward the western side of the building. The main entry consists of auto sliding door, providing a minimum 1000mm clear open width, exceeding minimum compliant with AS1428.1 and the Council DCP. The circulation space around the door will allow for appropriate manoeuvrability for wheelchair user, also compliant with Council DCP.

Once inside, there is a means of wheelchair access from the main entry to the passenger lift and to all units above the ground floor.

Recommendation:

- i) A means of wheelchair access via a continuous accessible path of travel shall be provided from Killeaton Street to the main entry.

3.5. Block E Entrance

Access into Block E is found toward the western side of the building. The main entry consists of auto sliding door, providing a minimum 1400mm clear open width, exceeding minimum compliant with AS1428.1 and the Council DCP. The circulation space around the door will allow for appropriate manoeuvrability for wheelchair user, also compliant with Council DCP.

Once inside, there is a means of wheelchair access from the main entry to the passenger lift and to all units above the ground floor.

Recommendation:

- i) A means of wheelchair access via a continuous accessible path of travel shall be provided from Killeaton Street to the main entry.

4. PATHS OF TRAVEL

4.1. Buildings A, B, C, D, E & F

Access to all residential floors (within each building) is via the use of a passenger lift. All lift lobbies on all floors have appropriate clear widths allowing wheelchair users to manoeuvre a 180° turn, compliant with AS1428.1.

The main arterial corridors on all floors (within all buildings) maintain a constant 1550mm clear width in excess of 30 metres. The width of corridors will allow wheelchair users the ability to turn 180° in an equitable and dignified manner, compliant with AS1428.2 and the DDA Access to Premises Standards.

Currently there is a means of wheelchair access from all units to all lifts found within each building on all floors, including the basement floors.

Recommendation:

- i) Consideration shall be given as to ensure widths for corridors maintain a minimum 1800mm clear width, to allow 2 wheelchair users the ability to pass each other when travelling in the opposite direction.

4.2. Lifts

Currently, there is an at least 1 lift shaft within each building. Each lift shaft measures 1900mm x 1700mm in internal dimension. This should allow lift cars with a minimum 1400mm x 1100mm internal dimension compliant with A1735.12.

The passenger lifts within all building Blocks (A, B, C, D and E) provide access to all floors and basement levels within each building.

4.3. Common Facilities

There is a swimming pool and recreational facilities building common to all residents, found between buildings B, C and D. Currently there does not appear to be any means of wheelchair access to the building nor within the building due to the stair access only.

A garbage chute has been providing within all buildings on all floors found near the passenger lifts. Each garbage room door appears to have an 800mm open clear width (870mm door leaf) compliant with AS1428.1.

Currently there are no details on any letters boxes and their positioning. However, these details can be provided during the design stage of the development.

Recommendations:

- i) Provide wheelchair access to the swimming pool area as required under DDA Premises Standards and Council DCP.
- ii) Ensure positioning of letter boxes are made accessible for wheelchair users.

- iii) Consider that garbage rooms/with chute (on floors where adaptable units are found) have a minimum 1550mm unobstructed circulation space in front of the chute. This will ensure wheelchair users are able to enter and exit the room in a dignified manner

5. ACCOMMODATION UNITS

5.1. General

As previously mentioned, there are a total of 298 sole occupancy units spanning over 4 floors within each building A, B, C, D and E. These units are accessible via passenger lifts from the ground level.

From the information provided, there is a mix of 1, 2 or 3 bedroom sole occupancy units compliant with Council DCP. However, drawings do not show units nominated for adaptability to satisfy Council DCP.

Recommendation:

- i) Provide a number of adaptable units as to satisfy Ku-ring-gai Council DCP (Town Centres) 2010 section 3D.23 & Appendices A4, which asks for 10% (30 units) to be designed as adaptable, compliant with AS4299 class C.

5.2. Adaptable Units

The following recommendations have been made in relation to the typical 2 bed adaptable layout of units 101 and 201 provided.

Recommendations:

- i) The bedroom requires internal dimensions of 3600mm x 3600mm, outside the robe area. This will ensure a minimum 1000mm clear width is provided alongside the bed
- ii) Provide separate cook top and wall mounted oven with 800mm long bench between each. Provide a work bench space (800mm in length) adjacent to refrigerator, cook top, wall oven and sink.
- iii) The laundry area (found within the master bathroom) is to have a circulation area in front of the laundry appliances of 1550mm in diameter

5.3. Visitable Units

Council DCP (Town Centres) 2010, clause 3D.23 makes reference that at least 70% of the units need to be visitable in accordance with AS4299.

The design shows that 100% of all units achieve visitability to the main entry of all units and continue into the living/dining room areas. As previously mentioned access to all visitable units is achieved via the use accessible paths of travel from any main building entry near Killeaton Street.

All units have access to a bathroom that has sufficient circulation areas to be defined as a visitable toilet.

5.4. Car Parking

There are a number of car spaces within all basement car parking. As previously mentioned all car parking levels have lift access to all floors.

Currently drawings have not identified accessible parking bays allocated for each adaptable unit, which is suitable under Council DCP.

Recommendations:

- (i) An accessible parking bay shall be provided for each adaptable unit (total of 30).
- (ii) All undercover accessible parking bays have a vertical clearance of not less than 2500mm. The vertical clearance leading to the accessible car bays may not be less than 2200mm, compliant with AS2890.6.
- (iii) Ensure all car bays nominated for adaptable unit measure 3200mm in width which is suitable under Council DCP and the adaptable housing code AS4299.
- (iv) The placements of accessible parking bays are within close proximity to lift lobbies