



FRASERS PUTNEY

FRASERS PUTNEY STAGE 1 PHASE 1

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL v2

17th March 2011

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of Frasers Putney Stage 1, Phase 1 and an appropriate response to the AS Suite, 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, and accommodation comply with relevant statutory guidelines.

It is advised that the provisions of the DDA Premises Standards 2010 (DDA Access Code) 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.

2. INTRODUCTION

2.1. General

Frasers Putney Pty Ltd has engaged Morris-Goding Accessibility Consulting, to provide an accessibility design review of the proposed residential development, located at Putney Green, Victoria Road, Putney NSW

The development incorporates a range of housing types and apartments which include:

- Housing type 1 – park view detached house x 14
- Housing type 2 – semi-detached house x 21
- Housing type 3 – split level house x 11
- Housing type 4 – courtyard terrace house x 12
- Apartment blocks – x 2

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

Housing types 1, 2, 3, 4 are designated as class 1a under the BCA and are therefore not required to comply with BCA part D3 & the DDA Premises Standards.

In general, housing types 1 and 4 extend over 3 levels and housing types 2 and 3 extend over 2 levels. Each of the 58 housing units provides a separate entrance and car-parking area.

The apartment building is designated as class 2 under the BCA and is therefore required to comply with BCA part D3, DDA Premises Standards, and AS4299.

The apartment building incorporates 2 blocks which are split level. They extend over 5 residential levels and include a total of 60 apartments. The blocks connect via the split level basement car park, located at levels L1, L3.

The site is located on a parcel of land with steep gradients.

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 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 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 1735.12 - (Lifts, Escalators, & Moving Walks)
- AS4299 – (Adaptable Housing)
- BCA - Building Code of Australia Part D3
- DDA Premises Standards 2010 (DDA Access Code)

3. INGRESS & EGRESS

3.1. Apartment Building, Block 1 Main Entrances

There are continuous paths of travel to the 2 main entrances of Block 1 via pathways (1200mm wide) from the pedestrian footpath on Road 5. At this stage, the drawings do not show external RL levels of the pathways.

The 2 main entrance doors to Block 1 are located at ground level on split levels of the building at RL 45.050 and RL 46.550. The entries are identical in mirror reverse. There is an entry lobby vestibule, (containing an internal stair) with 2 sets of doorways leading to the residential lift lobby.

Entry is via hinged double doors of un-equal width, with combined clearance of 1050mm. This will provide an active leaf less than 850mm clear width and requires review for compliance with AS1428.1:2009.

The distance between the inward and outward door swings of successive doorways in is currently 800mm length which is an access barrier and requires review for compliance with AS1428.1:2009. The external doorway circulation space of entry doors is appropriate however the internal side of doorway (from lift lobby side) requires review for compliance with AS1428.1:2009.

The following recommendations can be incorporated into the design development drawings, prior to construction certificate.

Recommendations:

- (i) Ensure an accessible path of travel from pedestrian footpath to Block 1 main entrance doors, compliant with AS1428.1:2009 and AS4299.
- (ii) Ensure the active leaf of main entry doors provide at least 850mm clear width compliant with AS1428.1:2009 and AS4299.
- (iii) Ensure the distance between successive doorways in vestibules is at least 1450mm length between the edges of door swings, compliant with AS1428.1:2009.
- (iv) Ensure at least 510-530mm latch side clearance at main entry doors for a frontal approach, compliant with AS1428.1:2009 and AS4299.

3.2. Apartment Building, Block 2 Main Entrances

There are continuous paths of travel to the 2 main entrances of Block 2 via pathways (1200mm wide) from the pedestrian footpath on Road 8. At this stage, the drawings do not show external RL levels of the pathways.

The 2 main entrance doors to Block 2 are located at ground level on split levels of the building at RL 40.500 and RL 42.00. The entries are identical in mirror reverse. There is an entry lobby vestibule, (containing an internal stair) with 2 sets of doorways leading to the residential lift lobby.

Entry is via hinged double doors of un-equal width, with combined clearance of 1050mm. This will provide an active leaf less than 850mm clear width and requires review for compliance with AS1428.1:2009.

The distance between the inward and outward door swings of successive doorways in is currently 800mm length which is an access barrier and requires review for compliance

with AS1428.1:2009. The external doorway circulation space of entry doors is appropriate however the internal side of doorway (from lift lobby side) requires review for compliance with AS1428.1:2009.

The following recommendations can be incorporated into the design development drawings, prior to construction certificate.

Recommendations:

- (i) Ensure an accessible path of travel from pedestrian footpath to Block 2 main entrance doors, compliant with AS1428.1:2009 and AS4299.
- (ii) Ensure the active leaf of main entry doors provide at least 850mm clear width compliant with AS1428.1:2009 and AS4299.
- (iii) Ensure the distance between successive doorways in vestibules is at least 1450mm length between the edges of door swings, compliant with AS1428.1:2009.
- (iv) Ensure at least 510-530mm latch side clearance at main entry doors for a frontal approach, compliant with AS1428.1:2009 and AS4299.

4. PATHS OF TRAVEL

4.1. General

The paths of travel in the apartment building from the 4 residential lift lobbies to all upper floor units will be accessible to people using wheelchairs via the lift facilities in both blocks 1 & 2.

At this stage, the drawings do not show external RL levels of the pathways.

There is a main corridor (1300mm width) on each residential level which connects the lift and stair access to 3 units. While this is an appropriate width (greater than 1000mm) as a general path of travel it needs to be modified and to enable a person using a wheelchair to complete a 180 degree turn as required by AS1428.1:2009 and DDA Premises Standards.

The following recommendations can be incorporated into the design development drawings, prior to construction certificate.

Recommendations:

- (i) Ensure the main corridor on each residential level provides at least 1540mm clear width to enable an accessible entry at all units, compliant with AS1428.1:2009.
- (ii) Ensure at least 510-530mm latch side clearance at main entry doors to all units for a frontal approach, compliant with AS1428.1:2009 and AS4299.

4.2. Lifts

There are a total of 4 passenger lifts in the apartment building, with 2 lifts provided in Block 1 and 2 lifts in Block 2. Due to the split level configuration, each lift facility independently services half of the floor area of each block.

The lifts provide continuous vertical access from their respective entry ground levels (RL 40.500, RL 42.00, RL 45.050 and RL 46.550) to the units on the upper residential levels and the various basement car park levels that they serve.

The lifts are identical in size and location within mirror image reverse core layouts. The lift car provides internal dimensions of 1400mm x 1900mm which is compliant with AS1735.12 and the DDA Premises Standards.

The ground and upper floor lift lobbies have approx. 1300mm clear width. While this is compliant with AS1428.1:2009 for a general path of travel, the lift lobbies will need to be modified for a person using a wheelchair to manoeuvre in and out of the lift car.

The following recommendations can be incorporated into the design development drawings, prior to construction certificate.

Recommendation:

- (i) Ensure a clear circulation area of at least 1540mm x 2070mm outside the passenger lift for a person using a wheelchair to manoeuvre in and out of the lift car, compliant with AS1428.1:2009.

5. ACCOMMODATION

5.1. Residential Units

Based on the drawings provided, the apartment building provides a total of 60 residential units with 30 units provided in apartment block 1 and 30 units in apartment block 2.

From the information provided, the building proposes 3 different residential apartment layouts which include: 2 bed + media, 2 bed + media and 1 x 3 bed + media to be distributed between apartment blocks 1 & 2 as follows:

Apartment Layout Type	Apartment Block 1	Apartment Block 2
2 bed + media	20	20
2 bed + media	2	2
3 bed + media	8	8

There are continuous paths of travel to the units on all floors of the apartment building from the ground floor entrance lobbies, via the lift facilities compliant with DDA Premises Standard and SEPP 65 Residential Design Code.

At this stage, the drawings have not designated the proposed adaptable units.

Recommendations:

- (i) Ensure that 6 adaptable units are designated within the development to satisfy the 10% adaptable unit requirement of the total unit provision (60) in order to satisfy SEPP 65
- (ii) Ensure that the 6 designated adaptable units are designed to satisfy AS4299
- (iii) Ensure the adaptable units will represent a range of 2 and 3 bedroom unit types and be appropriately distributed throughout the apartment building to satisfy AS4299 and the 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.

The following recommendations can be incorporated into the design development drawings, prior to construction certificate.

Recommendations:

- (i) Provide drawings of the adaptable unit in its pre and post adaptation stage.
- (ii) 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.
- (iii) Internal doors (main bedroom, bathroom, laundry) require 820mm clear width with provision for 515mm - 565mm latch side clearance.
- (iv) Provisions for internal door circulation areas to comply with AS1428.1:2009.
- (v) The bedroom requires internal dimensions of 3.6m x 3.6m, outside the robe area.

- (vi) 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.
- (vii) The kitchen is required to have a clearance of 1550mm between base cabinets Provide work bench space (800mm min. width) adjacent to refrigerator, cook top, oven & sink which could be replaceable/adjustable in height.
- (viii) The living area should have clear area of 2250mm minimum diameter after the furniture has been placed will satisfy this requirement.
- (ix) The laundry area to have a circulation area in front of the laundry appliances of 1550mm in diameter

6. MISCELLANEOUS

6.1. Car Parking

There are 8 adaptable unit car bays located in the basement levels, adjacent the passenger lifts. This is suitable design practice in accordance with AS4299.

The car bays have overall dimensions of 2400mm width x 5400mm length with a dedicated shared space 2400mm width x 5400mm length, compliant with AS2890.6:2009.

The following recommendations can be incorporated into the design development drawings, prior to construction certificate.

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 2.2metres.

6.2. Common Facilities

There are accessible paths of travel leading to the garbage rooms in the basement levels.

There is lift access to the rooftop garden, available for all residents of the building.

The following recommendations can be incorporated into the design development drawings, prior to construction certificate.

Recommendations:

- (i) Ensure all mail boxes have a clear circulation area of 1550mm, suitable for use by wheelchair users
- (ii) Ensure garbage rooms doors have circulation areas and clearances in accordance with AS1428.1-2009