morris goding accessibility consulting

FRASERS PUTNEY

FRASERS PUTNEY STAGE 1 PHASE 1 APARTMENT BLOCK 1

ACCESS REVIEW

Morris Goding Accessibility Consulting

FINAL

16th April 2012

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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, Apartment Block 1 residential development 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, car parking 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 Section 75W Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible parking and residential accommodation can be readily achieved.

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

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

(i) Ensure an accessible path of travel from the pedestrian footpath to Block 1 main entrance doors at ground level and lower ground levels, compliant with AS1428.1:2009 and AS4299.

(ii) Ensure the stair platform lift at the external stairway is compliant with AS1735.7 and BCA Part E3.6.

(iii) Ensure the 6 adaptable units are designed to satisfy AS4299.

2. INTRODUCTION

2.1. General

Frasers Putney Pty Ltd has engaged Morris-Goding Accessibility Consulting, to provide an accessibility design review of the Section 75W application for the proposed Apartment Block 1 residential development, located at Putney Green, Victoria Road, Putney NSW.

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

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

The site is located on a parcel of land with steep gradients. As a result the apartment building has two main entrances (lower ground and ground level) that serve separate residential areas of the building with separate lift cores. These areas are connected via external pathways and through the basement car-park levels.

The building extends over 5 residential storeys and includes a total of 54 apartments over 2 basement car park levels.

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) and AS1428.1 series.

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 1735.12:1999 - (Lifts, Escalators, & Moving Walks)
- AS4299:1995 – (Adaptable Housing)
- BCA 2011- Building Code of Australia Part D3, E3
- DDA Access to Premises Standards 2010 (DDA Access Code)
- DDA - Disability Discrimination Act

3. INGRESS & EGRESS

3.1. Ground Level Main Entrance

There are continuous paths of travel to the ground level main entrance of Block 1 via pathways (that exceed 2m width) from the pedestrian footpath on Road 5. At this stage, the drawings do not show external RL levels of the pathways.

At ground level, the main entrance doors to Block 1 are located at RL 46.800. The doors lead to an entry lobby that provides direct access to a passenger lift and an appropriate 1600mm wide corridor leading to the residential apartments on this level.

Entry is via hinged double hinged doors of equal width. Each door appears to have 800mm clear width which requires review for compliance with AS1428.1:2009.

There is suitable clear circulation space on both sides of the entry doors and outside the passenger lift doors compliant 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 the pedestrian footpath to Block 1 main entrance doors at ground level, 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.

3.2. Lower Ground Level Main Entrance

There are continuous paths of travel to the lower ground level main entrance of Block 1 via a stair platform lift at the external stairway. This area connects to suitable width pathways from the pedestrian footpath on Road 5. The stairway has a suitable 2m width which can accommodate handrails on both sides and the folded lift without encroaching on the required path of travel, compliant with AS1428.1 and the DDA Premises Standards Part E3.6.

The provision of the stair platform lift is a suitable interim measure for external access to the lower ground level of the building during the construction of Stage 2 external domain landscaped gardens. The future continuous paths of travel through the Stage 2 gardens (ramps and walkways) will provide the main external pedestrian access to the lower ground level main entrance of Block 1 from pedestrian footpaths on Road 5 and further east on Victoria Road, compliant with AS1428.1:2009, AS4299 and the intent of the DDA Premises Standards.

At lower ground level, the main entrance doors to Block 1 are located at RL 43.800. The doors lead to an entry lobby that provides direct access to a passenger lift and an appropriate 1600mm wide corridor leading to the residential apartments on this level.

Entry is via hinged double hinged doors of equal width. Each door appears to have 800mm clear width which requires review for compliance with AS1428.1:2009.

There is suitable clear circulation space on both sides of the entry doors and outside the passenger lift doors compliant 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 the pedestrian footpath to Block 1 main entrance doors at lower ground level, compliant with AS1428.1:2009 and AS4299.

(ii) Ensure external stairway is recessed at top and bottom to allow for appropriate handrail extensions, compliant with AS1428.1:2009.

(iii) Provide handrails on both sides of the external stairway, compliant with AS1428.1:2009 and suitable reinforcement to support stair platform lift.

(iv) Ensure the stair platform lift is compliant with AS1735.7 and BCA Part E3.6.

(v) Ensure the active leaf of main entry doors provide at least 850mm clear width compliant with AS1428.1:2009 and AS4299.

3.3. Emergency Egress

There are fire-isolated egress stairs near each lift lobby that connect the upper residential levels and lower basement car-parking levels to the external entry levels. The doors to the fire stairs appear to have 800mm clear width.

Recommendations:

(i) Consideration to provide 850mm clear width doors to fire stairs (advisory).

(ii) Consideration for emergency services to include audible and visual warnings/ signals to assist people with sensory disabilities (advisory)

4. PATHS OF TRAVEL

4.1. General

Due to the steep gradients of the site, the apartment building has two main entrances (lower ground and ground level) that serve separate residential areas with separate lift cores. These areas are connected via external pathways and through the basement car-park levels.

The design and layout of the main entry lobbies at lower ground and ground level are identical in mirror reverse. The paths of travel within the building from the 2 residential lift lobbies to all residential units in both areas will be accessible to people using wheelchairs via the lift facilities, in accordance with the BCA and DDA Premises Standards Table D3.1.

There is a 1600mm width main corridor on each residential level which connects each lift lobby to all units. This is an appropriate width (ie. with areas greater than 1540mm width x 2070mm length) to enable a person using a wheelchair to complete a 180 degree turn, as required by AS1428.1:2009 and DDA Premises Standards.

4.2. Passenger Lifts

There are 2 passenger lifts within the apartment building that serve all residential and basement car-parking areas. Due to the separate building main entrances at lower ground and ground level, each lift facility independently services half of the floor area of the building.

The lifts provide continuous vertical access from their respective main entry levels (lower ground level: FFL 43.800 and ground level: and RL 46.800) to the residential unit 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 approx. internal dimensions of 1800mm x 1800mm which is compliant with AS1735.12 and the DDA Premises Standards Table E3.6.

All lift lobbies have greater than 2000mm clear width which is a suitable circulation area to allow two wheelchair users to pass each other in opposite directions and for a person using a wheelchair to manoeuvre in and out of the lift car, compliant with AS 1428.1:2009.

Recommendation:

(i) Lift car components (eg. grabrail, control buttons, lighting etc.) to comply with AS1735.12 and the DDA Premises Standards Part E3.6.

5. ACCOMMODATION

5.1. Residential Units

Based on the drawings provided, the apartment building Block 1 provides a total of 54 residential units.

From the information provided, the building proposes 3 different residential apartment types which include: 4 x 1 bedroom, 46 x 2 bedroom and 4 x 3 bedroom units.

There are continuous paths of travel to the residential units on all levels of the apartment building from their respective main entrances, at lower ground and ground levels, via the lift facilities compliant with DDA Premises Standard and SEPP 65 Residential Design Code.

5.2. Adaptable Unit Provision

There are 6 proposed adaptable units within the development to satisfy the 10% adaptable unit requirement of the total unit provision (54) in order to satisfy SEPP 65. The adaptable units represent a suitable range of unit types and locations within the building in accordance with the intent of SEPP 65 Residential Design Code and AS4299 as follows:

Apartment Type	Adaptable Unit no.	Level
1 bed	Unit 5A	Lower ground
2 bed	Unit 19A, 17B	Level 2
2 bed	Unit 24A, 22B	Level 2
3 bed	Unit 26B	Level 4

Recommendation:

(i) Ensure the 6 adaptable units are designed to satisfy AS4299.

5.3. Adaptable Unit Design

The overall dimensions of the proposed adaptable units are suitable to allow adaption in line with the intent of AS4299. 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, adaptable bathroom, laundry) require 820mm clear width with provision for suitable door circulation spaces to comply with AS1428.1:2009.

(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. COMMON FACILITIES

6.1. Car Parking

There are a total of 6 adaptable unit car bays and 1 accessible visitor car bay in the basement car parking levels which is suitable provision in accordance with AS4299. 3 adaptable car bays and 1 visitor bay are shown on basement level 1 with 3 adaptable car bays on basement level 2.

The adaptable unit car bays are located in reasonable proximity to the passenger lifts with 4 adaptable car bays adjacent to lift core 1 and 2 adaptable car bays adjacent to lift core 2.

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 and the approach to each accessible/adaptable car parking bay provides a height clearance of at least 2.2metres.

(ii) Consideration to move adaptable car bay 22 (B1) closer to lift core 2 to ensure that all adaptable unit car bays are close to their respective lift cores ie. 3 adaptable car bays for each lift core (advisory).

6.2. Common Facilities

There are accessible paths of travel leading to the garbage room in basement level 1. Currently the entry door appears to be 800mm clear width, which requires review for compliance with AS1428.1:2009.

It has been advised that there will be 2 separate mailbox areas located adjacent to the separate main entrances to the building at lower ground and ground levels.

There are external domain landscaped gardens to the east of the building which will be part of future Stage 2 works. From the information provided on concept landscape plan, there will be an accessible path of travel from the two main entrances of the Block 1 building to and within these common use areas in accordance with AS4299 and AS1428.1:2009.

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

Recommendations:

(i) Ensure all mail boxes are located on an accessible path of travel and have a clear circulation area of 1550mm, suitable for use by wheelchair users.

(ii) Ensure garbage room doors have 850mm min. clear width and door circulation areas in accordance with AS1428.1-2009.

(iii) Ensure an accessible path of travel from the Block 1 building main entrances at lower ground and ground level to and within the Stage 2 external domain areas, compliant with AS1428.1:2009.