

Disability Access Report

175-177 Cleveland Street, Redfern

Report prepared for: EG Funds Management Pty Ltd

Introduction

Access Solutions has been asked to provide a report on the access for people with a disability to the class 3 Co-Living development at 175- 177 Cleveland St, Redfern, in the Local Government area of City of Sydney. Table D3.1 of the BCA requires: An accessible path of travel from a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units, to the entrance doorway of each sole-occupancy unit located on that level. Where a ramp complying with AS 1428.1 or a passenger lift is installed access is required to the entrance doorway of each sole-occupancy unit and to and within at least one of each rooms or spaces for use in common by the residents on all levels served by the lift or ramp. On the western side part of level 1 is not accessible, with no lift or ramp to that area.

On the ground floor level there is a café that is accessible and equipped with a common accessible toilet. There is also a common study area, a multi media room, common accessible toilets with a shower and pan and a laundry on the ground floor level. There are extensive outdoor common areas on the ground floor level, level 5, level 6 and the roof top. On the ground floor there is a deck that is not accessible but other common areas on level 5 and 6 also have these features.

The development has 120 rooms. In this class of building with between 101 to 200 rooms the BCA requires the provision of 6 fully accessible rooms that are designed according to AS1428.1 (2009).



This report is based on a review of the following plans

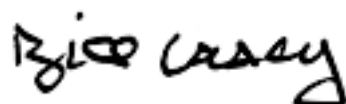
Client	Project	Drawing	Date revised
EG Funds Management	175- 177 Cleveland St, Redfern	DA1200 Site Plan DA2001 Basement DA2002 Ground floor DA2003 Level 1 DA2004 Level 2 DA2005 Level 3 DA2006 Level 4 DA2007 Level 5 DA2008 Level 6 DA2009 Roof DA2010 Site & Roof DA2012 Typical unit (C)	8/1/21

Benchmarks

- Disability Discrimination Act:1992 (DDA)
- Disability (Access to Premises - Buildings) Standards:2010 (Access Code)
- The National Construction Code incorporating the Building Code of Australia 2019 (BCA)
- AS 1428.1:2009 Design for access & mobility, Part 1 General requirements for access
- AS/NZS 2890.6 Off-street parking for people with disabilities
- AS 1428.4.1 Design for access and mobility: Means to assist the orientation of people with vision impairment—Tactile ground surface indicators
- City of Sydney Development Control Plan 2004 (DCP)
- City of Sydney Development Guidelines 2012 - Boarding houses
- AS 4299:1995 Adaptable Housing (Guidance Only)

Compliance

In my opinion this development is capable of complying with the requirements of the benchmarks cited.



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Report date: 29th January 2021

Comments

Access from the Boundary and Accessible Parking <i>Building Code of Australia – D3.2</i>			
1	An accessible path of travel has been provided from the points of pedestrian entry at the property boundary	yes	BCA D3.2.1b
2	An accessible path of travel has been provided from another accessible building connected by a pedestrian link	na	BCA D3.2.1b (i)
3	An accessible path of travel has been provided from any required accessible parking	yes	BCA D3.2.1b (ii)

Principal Pedestrian Entrance

The pedestrian entrance on the corner of Cleveland Street and Woodburn Street is accessible.

Principal Pedestrian Entrance <i>Building Code of Australia – D3.2 and D3.5</i> <i>AS1428.1 cl 13 'Doorways, Doors and Circulation Space at Doorways.'</i>			
1	The principal pedestrian entrance has at least one door leaf with a clear opening of at least 850mm.	yes	AS1428.1 cl 13
2	The principal pedestrian entrance door has circulation space complying with AS1428.1	yes	AS1428.1 cl 13, fig 31
3	Doors have a minimum luminance contrast of 30% between two adjacent parts of the door.	required	AS1428.1 cl 13.1
4	An accessible path of travel has been provided though an entrance < 50m from an inaccessible entrance in buildings with GFA >500m ²	na	AS1428.1 cl 13
5	An accessible path of travel has been provided through at least 50% of pedestrian entrances including the principal entrance	yes	AS1428.1 cl 13
6	Door controls are a lever type, located 900mm to 1100mm from the finished floor, at the same height as light switches and with 35mm to 45mm clearance behind the handle.	required	AS1428.1 cl 13

Accessible Parking

Accessible parking is provided for 2 accessible rooms in accordance with BCA (2019). Table D3.1. City of Sydney DCP 2012, Schedule 7 at 7.8.5 requires one accessible car parking space for every 20 car parking spaces or part thereof to be allocated as accessible visitor parking. As the proposal accommodates 2 accessible spaces out of 8 total parking spaces, it therefore complies with these rates.

Designated Accessible Parking Bays <i>AS2890.6 'Off-street parking for people with disabilities'</i>			
1	The building has an appropriate number of accessible parking bays provided	yes	BCA D3.5
2	Bays are at least 5400mm long and 2400mm wide	yes	AS2890.6.2.2.1a
3	Bays have a shared space to one side.	yes	AS2890.6.2.2.1b
4	Shared spaces have a bollard centrally placed, 800 - 850mm from the front of the shared space	yes	AS2890.6.2.2.1e

5	Bays are provided on a level surface with a cross-fall not steeper than 1:40	required	AS2890.6.2.3
6	Accessible parking bays have overhead clearance of not less than 2500mm	required	AS2890.6 2.4
7	The vehicular path of travel from the car park entrance to the accessible space has an overhead clearance of at least 2200mm	required	AS2890.6 2.4
8	Bays, other than those for adaptable/accessible units, are marked with the international symbol of access.	na	AS2890.6.3.1

Café

The café on the ground floor is accessible from Eveleigh Street as well as from within the building with a 1:20 gradient into the café . Doorways have compliant clear opening and circulation space.

An accessible toilet that complies with the requirements of AS1428.1 is provided in the café.

Unisex Accessible Public Toilet <i>AS1428.1 'Design for access and mobility – General requirements for access – New building work'</i> BCA F2.4			
1	Accessible sanitary facilities can be accessed without entering an area reserved for one sex only	yes	BCA F2.4 AS1428.1.15
2	Accessible sanitary facilities are at least 2630mm x 1900mm	yes	AS1428.1.15
3	Accessible sanitary facilities have circulation space at least 1900mm wide and 2300mm long around the pan	yes	BCA F43 AS1428.1
4	Accessible sanitary facilities have compliant grab rails around the pan	required	AS1428.1.15.2.7
5	Accessible sanitary facilities have a hand basin that is least 425mm clear from any obstruction	yes	AS1428.1(F46)
6	Accessible sanitary facilities have a hand basin that has at least 1500mm clear space in front	yes	AS1428.1(F46)
7	Accessible sanitary facilities have a hand basin that is at least 300mm clear of a door swing	yes	AS1428.1(F46)
8	Accessible sanitary facilities have a hand basin that intrudes no more than 100mm into the pan circulation space	yes	AS1428.1(F46)

9	Accessible sanitary facilities have a shelf beside the hand basin that at least 120-150mm wide	required	AS1428.1(F46)
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Ground Floor Common Area

The BCA requirement D3.1 for access to and within all areas normally used by the occupants includes access from the boundary to the doorway of all dwellings on the ground level and to at least 1 of each type of common area. Common areas on the ground floor include a common study area, a multi-media room, a laundry and a common accessible toilets with a shower and pan.

Access for people with a disability is provided to the common outdoor area on the ground floor with the exception of the raised grassed area and the raised deck however facilities with the same features are provided on other levels.

Combined Unisex Sanitary Facilities <i>AS1428.1 'Design for access and mobility – General requirements for access – New building work'</i>			
1	Sanitary Facilities are at least 2630mm x 2300mm	yes	AS1428.1(F50)
2	Sanitary Facilities have circulation space at least 1900mm wide and 2300mm long around the pan (can overlap with shower space)	yes	AS1428.1(F43)
3	Sanitary Facilities have grab rails around the pan	yes	AS1428.1.15.2.7
4	Sanitary Facilities have a hand basin at least 425mm from any obstruction (such as a wall) and 1500mm clear in front, 300mm clear of a door swing and intruding no more than 100mm into the pan circulation space	yes	AS1428.1(F46)
5	Sanitary Facilities have a shower recess with at least 1600mm x 2350mm circulation space	yes	AS1428.1(F47)
6	Sanitary Facilities have a shower seat 400mm deep x 1000mm long	required	AS1428.1(F47)
7	Sanitary Facilities have a shower head on the wall beside the shower seat, 580-600mm from the corner	yes	AS1428.1(F47)

Continuous Accessible Path of Travel

The BCA requires an accessible path of travel from the property boundary, to any floor serviced by a lift or a ramp and containing sole occupancy units, to all common areas and to, but not through, the doorway of each unit. An accessible path of travel is provided from the boundary to the entrance doorway units on all floors and to communal areas including communal open space. Access to a garbage bin holding area is provided in the café.

Continuous Accessible Path of Travel <i>Building Code of Australia – D3.1 and D3.2</i>			
1	An accessible path of travel has been provided to a building required to be accessible	na	BCA D3.2.1a
2	An accessible path of travel has been provided from the points of pedestrian entry at the boundary	yes	BCA D3.2.1b
3	An accessible path of travel has been provided from another accessible building connected by a pedestrian link	na	BCA D3.2.1b(i)
4	An accessible path of travel has been provided from any required accessible parking	yes	BCA D3.2.1b(ii)
5	An accessible path of travel has been provided with passing spaces 1800mm x 2000mm with 400mm chamfers every 20m where there is a change of direction in the path of travel	na	BCA D3.3c(i)
6	Accessible paths of travel have been provided with turning spaces of at least 1540 x 2070mm where it is impossible to continue along the accessway	yes	BCA D3.3c(ii)a
7	Accessible paths of travel have been provided with turning spaces of at least 1540 x 2070mm at 20m intervals	yes	BCA D3.3c(ii)b
8	An accessible path of travel has been provided to the entrance of each dwelling on any level served by a lift or a ramp	yes	BCA D3.1
9	Access has been provided to and within the garbage holding room	yes	BCA D3.1
10	An accessible path of travel has been provided to and within one of each type of common space	yes	BCA D3.1

Glazing On Accessways

Where glazing can be mistaken for a door or opening and has no barrier such as a rail, it must be marked with a solid contrasting strip, in accordance with AS1428.1.

Glazing on access ways AS1428.1 clause 6.6 'Visual Indicators on glazing' BCA D3.2 'Glazing on access ways'			
1	Where glazing can be mistaken for a door or opening and has no barrier such as a rail, it must be marked in accordance with AS1428.1	required	AS1428.1 clause 6.6 'Visual Indicators on glazing'

Floor and Ground Surfaces

On a continuous accessible path of travel, AS1428.1 (2009) 7.1 requires a slip resistant surface that can be traversed by a person using a wheelchair and those with an ambulant or sensory disability. Vertical changes shall have construction tolerance no more than 3mm if vertical or 5mm if rounded or bevelled. Grates slots no more than 30mm and aligned across the path of travel. Grates slots no more than 8mm can be aligned across the path of travel.

The BCA D3.3 over-rides AS1428.1 and requires carpet pile height not exceeding 11mm thickness and backing not exceeding 4mm thickness. An exposed edge should be attached to the floor and shall have a trim along its entire length. At the leading edge, carpet and tiles should not have a vertical lip of more than 10mm.

Floor and ground surfaces <i>Building Code of Australia – D3.3</i> <i>AS1428.1, 7</i>			
1	Surfaces are slip resistant	required	AS1428.1, 7
2	Surfaces are traversable by people who use a wheelchair and those with ambulant or vision impairment	required	AS1428.1, 7
3	Vertical changes shall have construction tolerance no more than 3mm if vertical or 5mm if rounded or bevelled	required	AS1428.1, 7
4	Grates slots no more than 30mm and aligned across the path of travel. Grates slots no more than 8mm can be aligned across the path of travel	required	AS1428.1, 7
5	Carpet pile height no more than 11mm and carpet backing no more than 4mm.	required	BCA D3.3 (over rides AS1428.1)

Lifts

Two lift that are compliant with the requirements of AS2890 and BCA E3.6 provide access from basement car parking to all floors above.

Lifts <i>Building Code of Australia – E3.6 and AS1735.12 – ‘Lifts, escalators and moving walks’</i>			
1	Lifts should have min dimensions appropriate to accommodate a lift car. Travel < 12m 1100mm x 1400mm or > 12m at least 1400mm x 1600mm in size	yes	BCA E3.6b
2	Audio announcements are used to identify each floor level	required	

3	Lifts should have doorway circulation space in accordance with AS1428.1 fig 31.	yes	AS1428.1 fig 31
	Control panels are low glare	required	AS1735.12
	Control buttons 900mm to 1200mm from FFL	required	AS1735.12
	Handrail circular for 270 deg and 30mm to 50mm diameter	required	AS1735.12
	Lifts should have space beside the lift doors that is at least 550mm from an internal corner to accommodate lift controls	required	BCA E3.6b

Stairs

Stairs must have opaque risers, handrails on both sides with compliant extension in accordance with AS1428.1 clause 11 'Stairways', and tactile ground surface indicators at the top and bottom. The width of stairs complies with the requirements of AS1428.1 for a minimum 1000mm wide accessible path of travel.

Stairs <i>AS1428.1 'Design for access and mobility – General requirements for access – New building work'</i>			
1	Stairs have setbacks of at least 900mm at property boundaries	na	1428.1.11.1a
2	Stairs have setbacks of at least 400mm at transverse paths of travel at internal corridors	na	1428.1.11.1b
3	Stairs have TGSI at the top and bottom		1428.1.11.1h
4	Stairs have handrails on both sides		1428.1.11.2b
5	Stairs have 300mm handrail extensions at the top of the stairs		1428.1.11.2e
6	Stairs have handrail extensions at the bottom of the stairs of one tread width plus 300mm		
7	Stairs have at least 1000mm clear width between handrails.	yes	

Fire Stairs

Fire stairs must have opaque risers and handrails on at least one side with

compliant handrail extension in accordance with AS1428.1 clause 11 'Stairways'.

Fire Stairs <i>BCA D2.17 and D3.3</i> <i>AS1428.1 'Design for access and mobility – General requirements for access – New building work' 11.1 (f) & (g) and 12 'Handrails'.</i>			
	Fire stairs handrails are 865mm to 1000mm high measured from the step nosing	required	AS1428.1 cl 12 (d)
	The height of handrails is consistent	required	AS1428.1 cl 12 (e)
	Fire stairs allow a clear passage with at least 1000mm clear width	yes	BCA cl D1.6
	Fire stairs have the bottom step of each flight setback so handrails meet at the landing without a vertical section	yes	AS1428.1 cl 12 (e)
1	Fire stairs have handrails on at least one side	yes	AS1428.1 cl 12
4	Fire stairs have 1 tread width plus 300mm horizontal handrail extension at the top of the stairs where the handrails terminate	required	AS1428.1.11.2b
4	Fire stairs have 300mm horizontal handrail extensions at the bottom of the stairs where the handrail terminates	required	AS1428.1.11.2b
5	Steps have compliant stair nosing	required	AS1428.1. 11.1 (f) & (g)

Common Areas

The BCA requirement D3.1 for access to and within all areas normally used by the occupants including access from the boundary to at least 1 of each type of common area. Access for people with a disability is provided to the common outdoor area and common rooms.

Common Room

Kitchen benches in common rooms should include a work surface at least 800mm in length, between 750mm and 850mm in height from the finished floor and with clear floor space in front 850mm wide and 1500mm long. Taps should be of a lever type, reachable within 300mm from the front of the sink with a clearance of 50mm from the nearest obstacle. Cupboards should be fitted with "D" pull handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards. At least one GPO should be a double general power outlet and be within 300mm of the front of a work surface.

Common Area Doorways

Doorways in communal areas comply with the door width requirement of AS1428.1 7.2 'Clear opening of doorways', which is 850mm. Circulation space at doorways in communal areas comply with the requirements of AS 1428.1 (2009) 'Design for access and mobility, General requirements for access–New building work', Figure 31. Door controls should be a lever type, located 900mm to 1100mm from the finished floor, at the same height as light switches and with 35mm to 45mm clearance behind the handle.

1.0 Doorways in common areas <i>Building Code of Australia – D3.2 and D3.5</i>			
1	Doors on accessible paths of travel have clear openings of at least 850mm.	yes	AS1428.1 13.2
2	Doors have circulation space complying with AS1428.1, Figure 31	yes	AS1428.1, Figure 31
3	Doors on accessible paths of travel have circulation space complying with AS1428.1, Figure 31	yes	D3.2 (e) AS1428.1 fig 37
4	Doors on accessible paths of travel have at least one leaf with clear openings of at least 850mm	yes	AS1428.1 13.5
5	Doors on accessible paths of travel have circulation space complying with AS1428.1, Figure 31	yes	AS1428.1 figure 31
6	Door controls are a lever type, located 900mm to 1100mm from the finished floor, at the same height as light switches and with 35mm to 45mm clearance behind the handle.	n/a	AS1428.1, 13.5 'Door Controls'

Common Accessible Sanitary Facilities

Combined shower and sanitary facilities in communal areas are accessible in accordance with AS1428.1. Rocker action and toggle switches with a minimum dimension of 30mm x 30mm should be used in accessible sanitary facilities. In the absence of a vanity unit a shelf at a height of 900mm to 1000mm, 120mm to 150mm deep and 300mm to 400 mm long should be provided. A clothes hook should be provided in compliance with AS1428.1 15 Sanitary Facilities.

The design of sanitary facilities should ensure there is sufficient allowance for wall thickness with bracing as well as cladding, to allow for compliant internal room dimensions when built.

Unisex Accessible Public Toilet <i>AS1428.1 'Design for access and mobility – General requirements for access – New building work'</i> <i>BCA F2.4</i>			
1	Accessible sanitary facilities can be accessed without entering an area reserved for one sex only	yes	BCA F2.4 AS1428.1.15

2	Accessible sanitary facilities are at least 2630mm x 1900mm	yes	AS1428.1.15
3	Accessible sanitary facilities have circulation space at least 1900mm wide and 2300mm long around the pan	yes	BCA F43 AS1428.1
4	Accessible sanitary facilities have compliant grab rails around the pan	required	AS1428.1.15.2.7
5	Accessible sanitary facilities have a hand basin that is least 425mm clear from any obstruction	yes	AS1428.1(F46)
6	Accessible sanitary facilities have a hand basin that has at least 1500mm clear space in front	yes	AS1428.1(F46)
7	Accessible sanitary facilities have a hand basin that is at least 300mm clear of a door swing	yes	AS1428.1(F46)
8	Accessible sanitary facilities have a hand basin that intrudes no more than 100mm into the pan circulation space	yes	AS1428.1(F46)
9	Accessible sanitary facilities have a shelf beside the hand basin that at least 120-150mm wide	required	AS1428.1(F46)

Combined Accessible Sanitary Facilities

There are 2 accessible sanitary facilities on the ground floor near the multimedia area.

Combined Unisex Sanitary Facilities <i>AS1428.1 'Design for access and mobility – General requirements for access – New building work'</i>			
1	Sanitary Facilities are at least 2630mm x 2300mm		AS1428.1(F50)
2	Sanitary Facilities have circulation space at least 1900mm wide and 2300mm long around the pan (can overlap with shower space)		AS1428.1(F43)
3	Sanitary Facilities have grab rails around the pan		AS1428.1.15.2.7
4	Sanitary Facilities have a hand basin at least 425mm from any obstruction (such as a wall) and 1500mm clear in front, 300mm clear of a door swing and intruding no more than 100mm into the pan circulation space		AS1428.1(F46)
5	Sanitary Facilities have a shower recess with at least 1600mm x 2350mm circulation space		AS1428.1(F47)

6	Sanitary Facilities have a shower seat 400mm deep x 1000mm long		AS1428.1(F47)
7	Sanitary Facilities have a shower head on the wall beside the shower seat, 580-600mm from the corner		AS1428.1(F47)

Out Door Cinema

The outdoor cinema on the roof level requires accessible seating with 3 spaces per 150 seats or part thereof. If fixed seating is not to be provided this would not be a design issue but would need to be managed when the building is occupied.

Switches and GPO

AS1428.1 14 requires switches and controls on an accessible path of travel (other than General Power Outlets but including light switches), to be located between 900mm and 1100mm from the finished floor and not less than 500mm from internal corners, except when the switch is on the latch side of the architrave. The light switch should be at the same height from the finished floor level as the door handle.

GPO should be located between 600mm and 1100mm from the finished floor. Rocker action and toggle switches with a minimum dimension of 30mm x 30mm should be used for lights and power points.



Accessible Rooms

Six boarding rooms are accessible in compliance with the requirements of the BCA table D3.1 and Australian Standard AS1428.1 (2009) 'Design for access and mobility, General requirements for access', New building work'. AS4299 'Adaptable Housing' has also been used as guidance in defining accessibility. They are units 2.21, 2.14, 3.21, 3.14, 4.21 and 4.14.

Accessible Entry

I note that the entrance to the accessible room has 850mm clear opening with sufficient circulation space to comply with AS1428.1 figure 31. Door controls should be a lever type, located 900mm to 1100mm from the finished floor, at the same height as light switches and with 35mm to 45mm clearance behind the handle.

Living Area

The living area has sufficient circulation space for a wheelchair user to make a 180deg turn. This requires at least 2070mm x 1540mm in accordance with the requirements of AS1428.1 6.5.3

Accessible Sanitary Facilities

Common shower and sanitary facilities that are accessible in accordance with AS1428.1, are provided. Rocker action and toggle switches with a minimum

dimension of 30mm x 30mm should be used in accessible sanitary facilities.

Sole occupancy units Class 3 AS4299 'Adaptable Housing', BCA F2.4, AS1428.1 (2009)			
1	SOU doors have clear openings of at least 850mm.	yes	D3.2.3a AS1428.1, 13
2	SOU doors have circulation space complying with AS1428.1, Figure 31	yes	D3.3.3a AS1428.1, 13
3	Door controls in SOU are a lever type,	required	AS1428.1, 13
4	Door controls in SOU are located 900mm to 1100mm from the finished floor and with 35mm to 45mm clearance behind the handle.	required	AS1428.1, 13
5	Door controls in SOU are located at the same height as light switches	required	AS1428.1, 13
6	Door controls in SOU have door handles with 35mm to 45mm clearance behind the handle.	required	AS1428.1, 13
7	An accessible sanitary facility is provided in any accessible SOU	yes	BCA F2.4
8	An accessible shower is provided in an accessible SOU	yes	BCA F2.4
9	The bathroom within a SOU must be arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1	yes	AS1428.1, 15
10	The bathroom within a SOU must have a slip-resistant floor surface	yes	AS1428.1, 15
11	The bathroom within a SOU must have a washbasin with plumbing that allows clearances that comply with AS 1428.1.	yes	AS1428.1, 15
12	The bathroom within a SOU must have a shower that complies with AS 1428.1, with the following to be accommodated; a grab rail, portable shower head and a folding seat	required	AS1428.1, 15

13	A wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it and a double general power outlet beside the mirror is provided.	required	AS1428.1, 15
15	Minimum 1550mm clear is provided between kitchen benches	na	AS4299 'Adaptable Housing' 4.5.1
16	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable	required	AS4299 'Adaptable Housing' 4.5.5
17	Kitchen tap set capstan or lever handles or lever mixer	required	AS4299 'Adaptable Housing' 4.5.5
18	Tap set located within 300mm of front of sink	required	AS4299 'Adaptable Housing' 4.5.6
19	Cooktops to include either front or side controls with raised cross bars	required	AS4299 'Adaptable Housing' 4.5.6
20	Cooktops to include isolating switch	required	AS4299 'Adaptable Housing' 4.5.6 (e)
21	Locate handles towards the top of below bench cupboards and towards the bottom of overhead cupboards. Provide 'D' pull handles.	required	AS4299 'Adaptable Housing' 4.5.7
22	GPOs to comply with AS1428.1. At least one double GPO within 300mm of front of work surface.	required	AS4299 'Adaptable Housing' 4.5.7
23	Circulation space in the living area is at least 1540mm x 2070mm for a wheelchair user to turn.	yes	AS4299 'Adaptable Housing' 4.5.7
	Provision for adequate circulation space in front of or beside appliances (min. 1550mm depth).	yes	AS4299 'Adaptable Housing' 4.5.8

End