

ACCESS REPORT
SECTION 75W APPLICATION
CENTRAL PARK
BLOCK 4S
STUDENT ACCOMMODATION DEVELOPMENT

Prepared By Mark Relf

19th December 2012



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Introduction

This report has been prepared to provide an Access Report for a state significant development application for student accommodation within the Central Park development for Block 4S.

Abercrombie St – Student Accommodation Project

Frasers Property Australia's mission is to set a new benchmark in quality accommodation developments. Constantly scouring the world for innovative design or technological initiatives to bring to local markets, and interpreting new concepts for local conditions, Frasers work with the very best international and local award-winning architects and designers.

Frasers, in joint venture with Sekisui House may have a long term interest in this student accommodation facility. Frasers is committed to the success and suitability for the whole life cycle of each of its developments.

Every Frasers development has a specific focus on high quality design, sustainability, and community engagement to ensure that each development enhances the economic, social, and environmental attributes of its local community. Development sites are specifically chosen to enable active transport by its residents, with attributes including secure bicycle storage, and close proximity to public transport hubs, walking paths and amenities.

The Frasers development at Abercrombie St, Central Park comprises of fourteen (14) storeys and includes residential accommodation for 823 students, a variety of communal recreation, dining and study facilities, rooftop terraces, administration facilities, ground floor retail and a basement Central Park precinct-wide central thermal plant tri-generation plant. These areas have been classified in accordance with Part A3 of the Building Code of Australia (BCA) 2012 as follows:

- Student Accommodation Areas on Levels 00-14 classified as Class 3;
- Retail areas on Level Ground.

Assessment Criteria

The assessment considers the following legislation, planning instruments and standards pertaining to access for people with disabilities:

- (1) DDA Premises Standards and DDA Access Code
- (2) Building Code of Australia (BCA 2012) – Parts D3, E3.6 and F2.4.
- (3) Australian Standard AS1428.1 (2009) – Design for Access and Mobility and referenced standards.
- (4) Australian Standard AS1428.4.1 (2009) – Tactile Indicators.
- (5) Australian Standard AS1735.12 (1999) – Lifts for people with disabilities.

Development Summary

The development proposes a student accommodation building consisting of 685 units within a 16 storey plus roof building Block 4S.

With regard to access for people with disabilities the development proposes the following primary design elements and outcomes:

- On-grade and access from the adjacent public domain areas to ensure equitable access for people with disabilities to enter ground floor retail areas and lift lobby that serves the upper floors and basement parking.
- The retail areas on the ground floor level shall provide appropriate access in accordance with AS1428 to satisfy Parts D3 and F2.4 of the BCA and DDA Premises Standards.
- The ground floor level and level 1 shall provide student common amenities that will be accessible to comply with AS1428 to satisfy Parts D3 and F2.4 of the BCA and DDA Premises Standards.
- The development proposes three (3) lifts that facilitate access to all levels with level corridor access to all apartment doorway entrances to ensure equitable and convenient access. The lift cars shall be at least 1400mm X 2000mm to readily comply with AS1735.12 and Part E3.6 of the BCA and DDA Premises Standards.
- The development proposes the following configurations for accommodation suites;
 - 826 Beds within 688 units providing a mix of 519 studio and 167 X 4-5 bed clusters, including king single beds within 28 accessible studio units.
- The proposed twenty-eight (28) accessible single studio units complies with Table D3.1 and Part D3.3 of the BCA.

Overall, I am satisfied that the development will provide appropriate access for people with disabilities and will integrate with the adjoining areas to comply with Parts D3, E3.6 and F2.4 of the BCA and DDA Premises Standards.



Mark Relf,
Access Consultant (ACAA)

Development Application Plans

The plans relied upon for this accessibility assessment include the following:

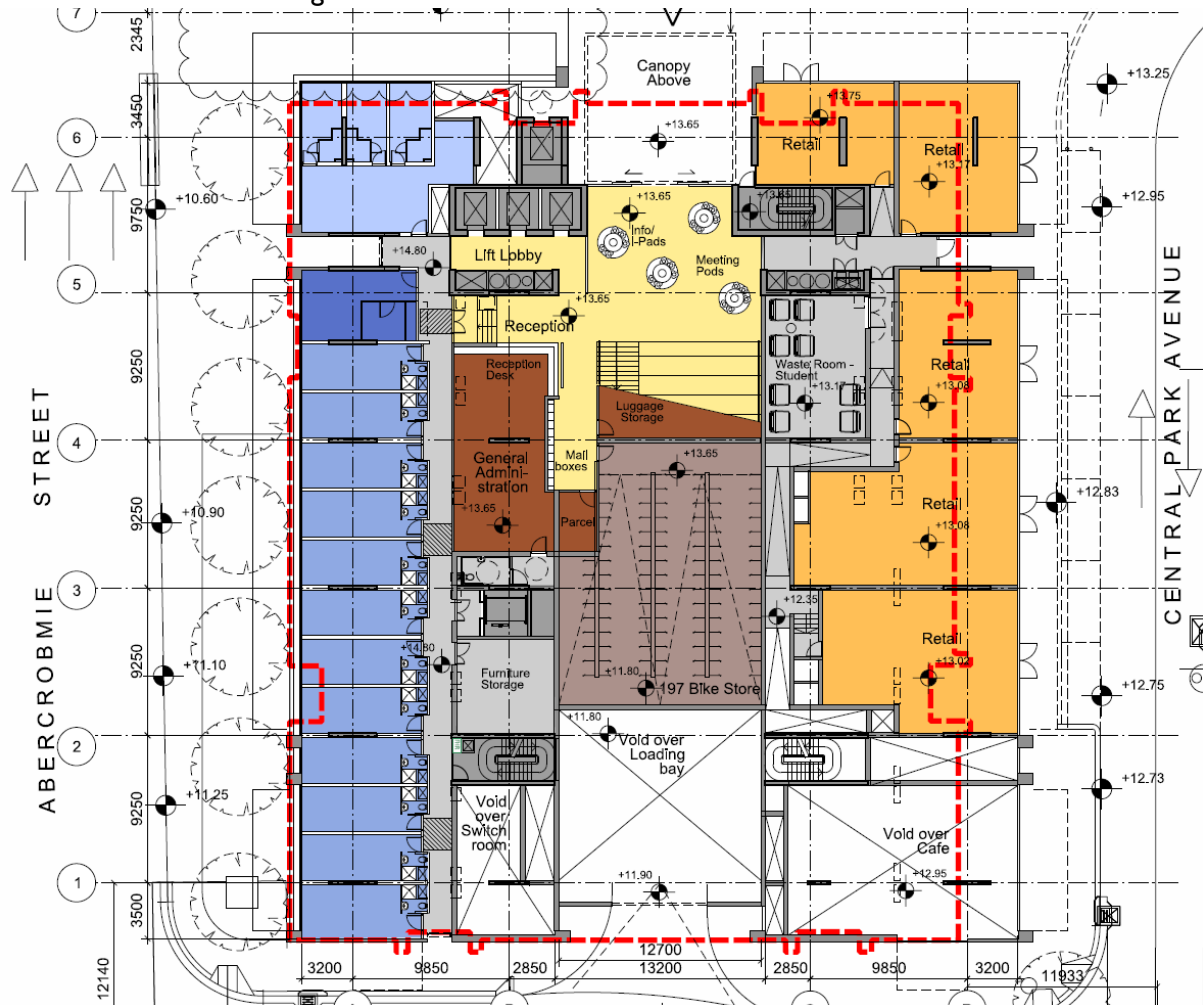
Drawing No.	Issue	Description
I645 PA-A-5010	02	Technical Sheet Drawing List
I645 PA-A-5013	01	Technical Sheet Area Schedule
I645 PA-A-5758	02	Basement B1 (plant)
I645 PA-A-5759	05	Lower Ground floor
I645 PA-A-5760	05	Ground Floor Plan
I645 PA-A-5761	05	Level 1 Floor Plan
I645 PA-A-5762	05	Level 2 Floor Plan
I645 PA-A-5763	05	Level 3 Floor Plan
I645 PA-A-5764	05	Level 4 Floor Plan
I645 PA-A-5765	05	Level 5 Floor Plan
I645 PA-A-5766	05	Level 6 Floor Plan
I645 PA-A-5767	05	Level 7 Floor Plan
I645 PA-A-5768	05	Level 8 Floor Plan
I645 PA-A-5769	05	Level 9 Floor Plan
I645 PA-A-5770	05	Level 10 Floor Plan
I645 PA-A-5771	05	Level 11 Floor Plan
I645 PA-A-5772	05	Level 12 Floor Plan
I645 PA-A-5773	05	Level 13 Floor Plan
I645 PA-A-5774	05	Level 14 Floor Plan
I645 PA-A-5775	05	Level 15 Floor Plan (Plant)
I645 PA-A-5776	05	Level 16 Floor Plan (Plant)
I645 PA-A-5777	04	Roof Plan
I645 PA-A-6250	04	Section 01
I645 PA-A-6251	04	Section 02
I645 PA-A-6252	04	Section 03
I645 PA-A-6050	04	Elevation 01 East
I645 PA-A-6051	04	Elevation 02 North
I645 PA-A-6052	04	Elevation 03 West
I645 PA-A-6053	04	Elevation 04 South

Accessibility Assessment

Assessment Methodology

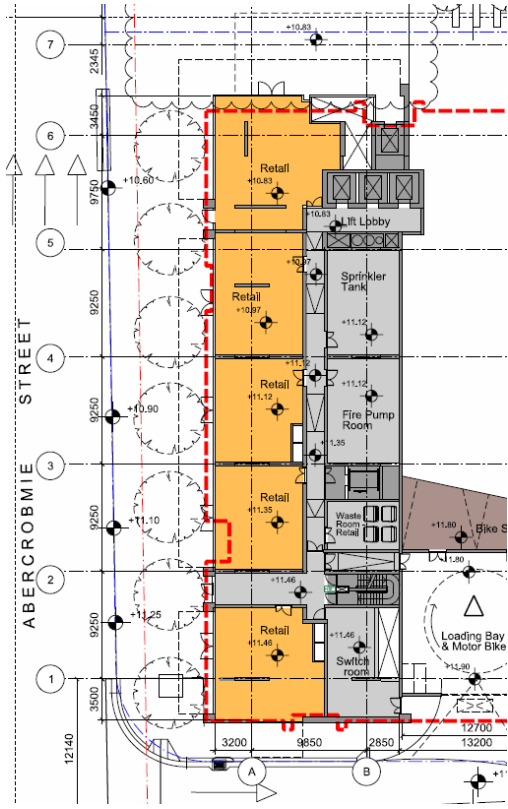
The review considers the accessibility requirements of the Building Code of Australia 2012 and the DDA Premises Standards as expressed by Parts D3, E3.6 and F2.4 and the various referenced standards AS1428.1, AS1428.4.1 – Design for Access and Mobility and related standards.

The review and assessment comments do not cover detail issues pertaining to construction documentation such as internal design of accessible toilet facilities, stairway and handrail designs, door schedule, doorway luminance contrasts, glazing safety markings, tactile ground surface indicators, signage, accessible room joinery fitouts and the like, which will be confirmed at construction certificate stage.



External Pathways & Building Entrances (Part D3.2 of the BCA)

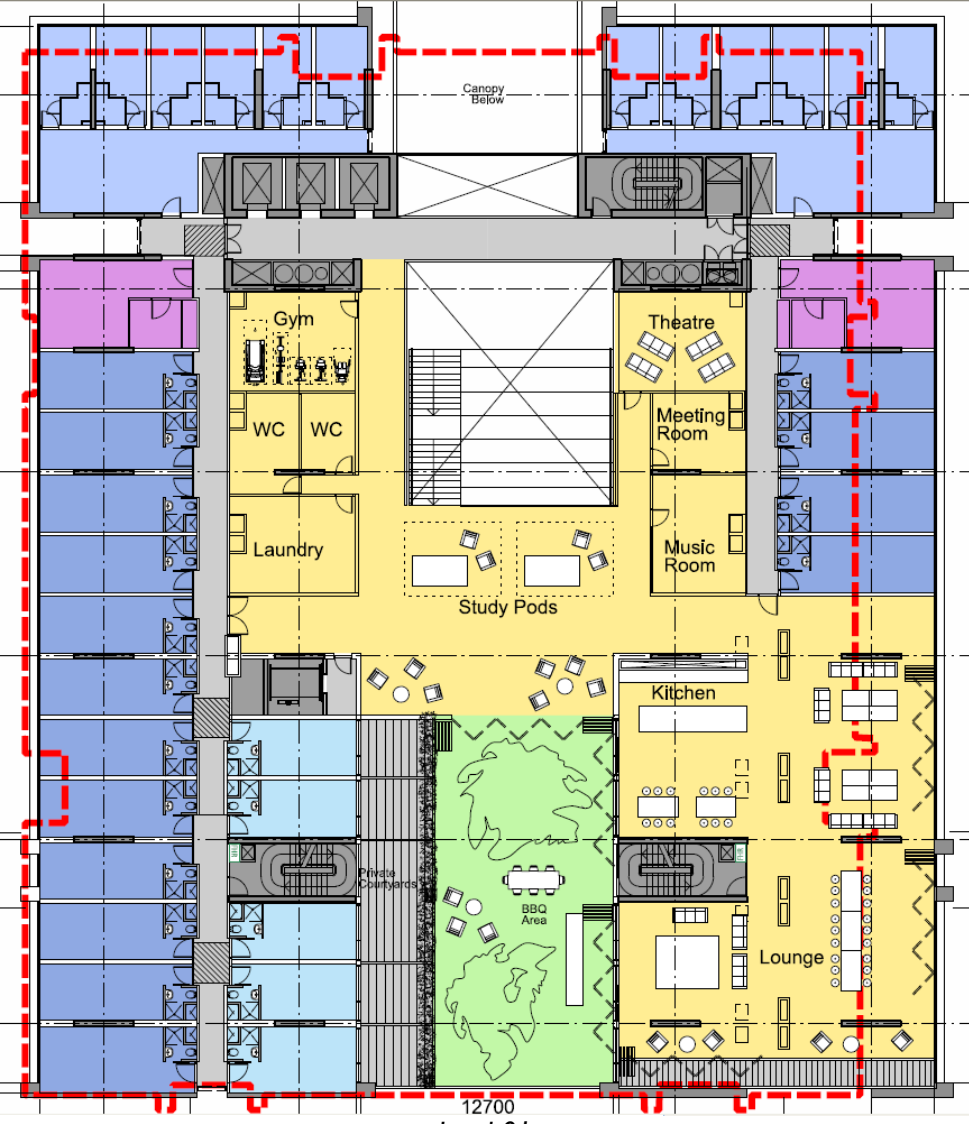
BCA / DDA Access Code Review	Complies
- The student accommodation development shall be located adjacent to Abercrombie Street, Central Avenue and Irving Street, which provide moderately graded topography. - The plans propose continuous accessible paths of travel along Abercrombie Street, Central Avenue, Irving Street and public domain areas adjacent to the	YES

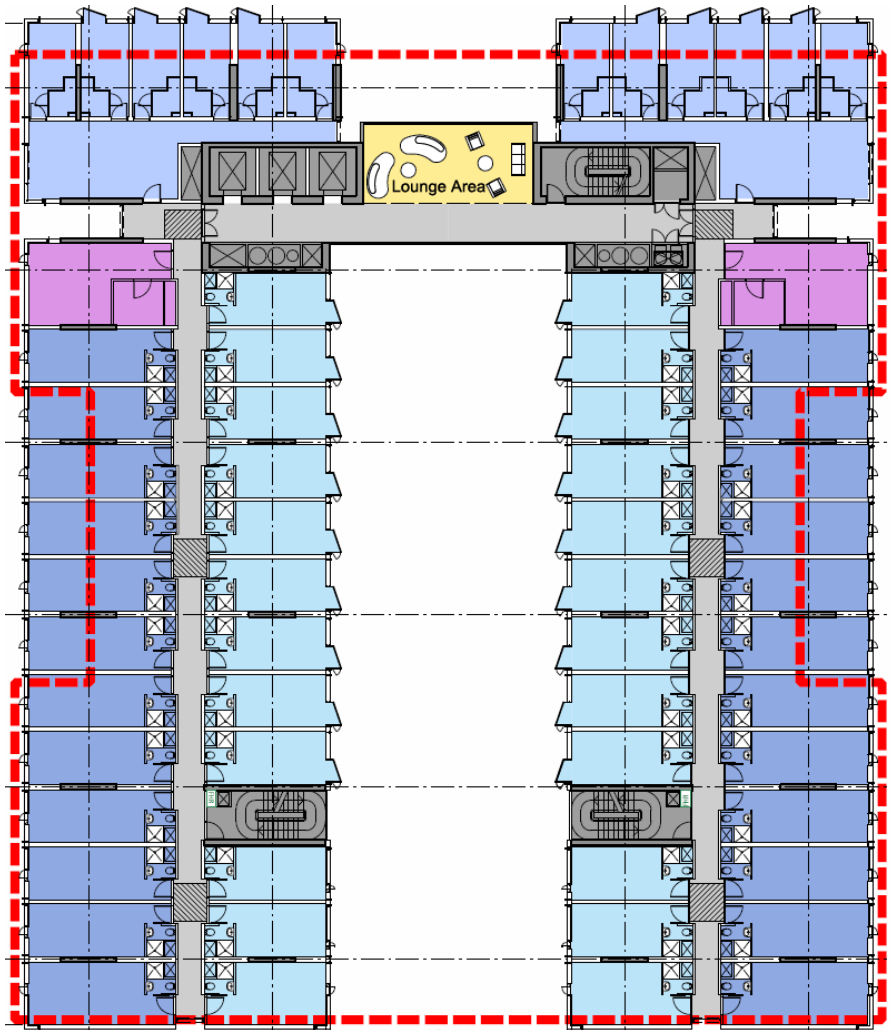
BCA / DDA Access Code Review		Complies
building which enables accessible entry paths in accordance with ASI428, subject to the detailing of kerb ramps on Irving Street at the loading crossover. 3. Public Domain Ramp/Stairway - The public domain area between Blocks 4S and 4N shall be landscaped with a ramp and stairway system that will facilitate and accessible entry from Abecrombie Street to the effective ground floor level (Level 00 on plan). This are shall be subject of a separate DA.		YES
4. Block 4S is a new building which proposes level threshold doorway entrances to the lower ground floor retail tenancies and ground floor (level 00 on plan) retail tenancies and lift lobby. The plans indicate appropriate doorway circulation spaces while detailed construction documentation shall confirm door sizes and door hardware in accordance with ASI428.1 to satisfy Part D3.2 of the BCA and DDA Access Code.	 Lower ground level (ground floor on plan)	YES

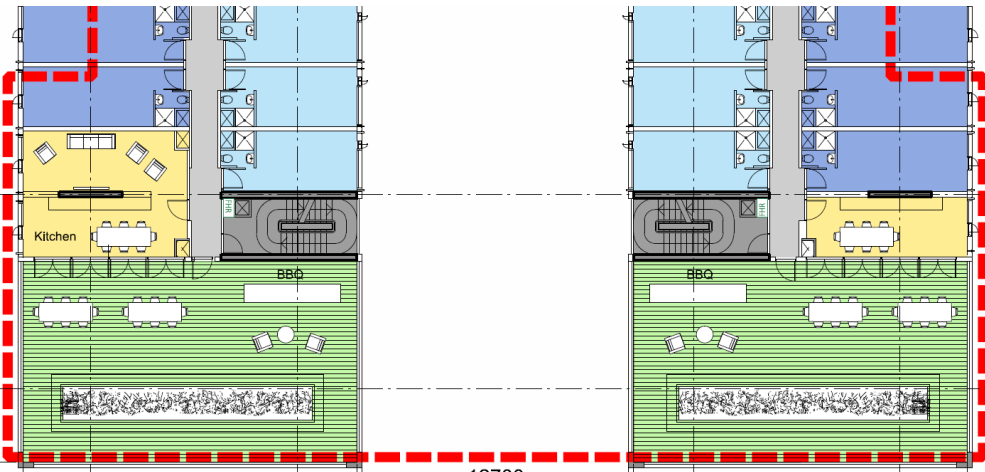
Internal Accessways (Part D3.3 of the BCA)

Having regard to the requirements of Part D3.3 of the BCA the assessments considers the on-site accessibility on internal circulation spaces within retail areas, common areas of the student accommodation and accessible student accommodation studio apartments.

BCA / DDA Access Code Review		Complies
Block 4S Ground Floor: Internal Access		
5. The ground floor level propose a row of retail shops on the eastern and western sides of the building that propose a single internal floor level within each area that provide no inherent access barriers and will be subject of a future detailed design prior to the construction certificate in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.		YES
6. The lift lobby lounge/reception administration office areas propose a single internal floor level @RL13.65 that provides no inherent access barriers to comply with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.		YES

BCA / DDA Access Code Review	Complies
7. The storage room and bike store show open plan areas with no inherent access barriers and will be subject of a future detailed design prior to the construction certificate in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.	YES
Block 4S Level 1: Internal Access 8. The plans show a lift landing providing at least 2000mm X 7000mm circulation area that facilitate direct access to common corridors, which incorporate; A) 1400mm minimum width corridors; and B) 1550mm width areas adjacent to doorways which facilitate ample “turning” opportunities; and C) 1800 x 2000mm “passing areas” at the 90 degree turns and maximum 20 metre intervals. 9. The common access corridors provide appropriate access to comply with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.  12700 Level 01	

BCA / DDA Access Code Review	Complies
10. The ground floor lounge to first floor level vertical access proposes a stairway in addition to the lifts. Details of step geometry, luminance contrasting step nosings, handrails and tactile ground surface indicators shall be confirmed at construction certificate stage in accordance with ASI428 parts 1 and 4.1 as required by Part D3.3 of the BCA and DDA Premises Standards. 11. The first floor (level 01 on plan) communal amenities propose games/lounge areas, gymnasium, meeting rooms, music rooms, theatre, laundry, sanitary facilities and large outdoor terrace, which will include a unisex accessible toilet at construction certificate stage. 12. Doorways and corridors to enter the various communal amenities will generally comply with ASI428.1 subject to the doors to the gym, meeting room west and adjacent 1600mm width corridor being adjusted accordingly. 13. Outdoor Terrace – Level 01 plans show an outdoor terrace that incorporates fold-back door systems, which will require the detailing of a single door leaf independent of the fold-back systems with doorway circulation spaces and thresholds to comply with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.	YES YES YES at CC stage YES at CC stage
Block 4S Levels 2-12 & 14: Internal Access 	

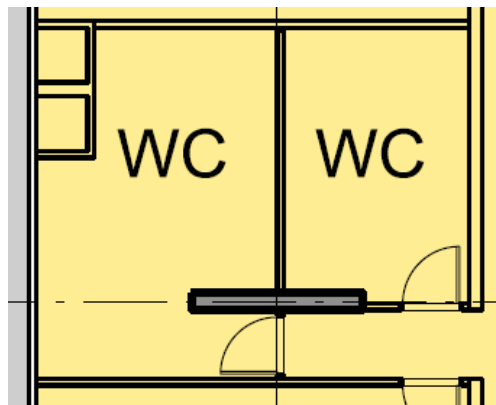
BCA / DDA Access Code Review	Complies
14. The plans show a lift landing providing at least 2000mm X 7000mm circulation area that facilitate direct access to common corridors, which incorporate; A) 1400mm minimum width corridors; and B) 1550mm width areas adjacent to doorways which facilitate ample “turning” opportunities; and C) 1800 x 2000mm “passing areas” at the 90 degree turns and maximum 20 metre intervals. 15. The common access corridors provide appropriate access to comply with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards. 16. Each level incorporates a common lounge area adjacent to the lifts with direct access in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.	YES YES YES
Block 4S Level 13: Internal Access –  17. The plans show a lift landing providing at least 2000mm X 7000mm circulation area that facilitate direct access to common corridors, which incorporate; A) 1400mm minimum width corridors; and B) 1550mm width areas adjacent to doorways which facilitate ample “turning” opportunities; and C) 1800 x 2000mm “passing areas” at the 90 degree turns and maximum 20 metre intervals. 18. The common access corridors provide appropriate access to comply with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards. 19. Outdoor Terrace – Level 13 plans show outdoor terraces, which will require the detailing of a door to be modified to provide doorway circulation spaces and thresholds to comply with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.	YES YES YES at CC stage

Identification – Braille and tactile signage (Part D3.6 of the BCA)

BCA / DDA Access Code Review	Complies
20. The communal sanitary facilities shall be detailed at construction certificate stage to include raised tactile and Braille signage as required by AS1428.1 and Specification D3.6 of the BCA and DDA Premises Standards.	YES at CC stage

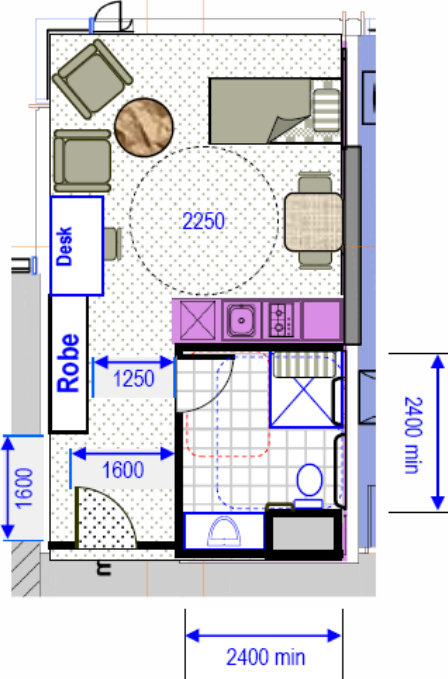
Accessible Sanitary Facilities (Part F2.4 of the BCA)

BCA / DDA Access Code Review	Complies
21. Accessible Toilets – The development proposes communal sanitary facilities on the ground floor and one (1) with a wheelchair accessible toilet on the ground floor.	YES
22. Ground Floor - At ground level the unisex wheelchair accessible toilet is required to provide an internal area of at least 2900mm X 2000mm with an airlock of at least 2000mm X 2600mm.	YES at CC stage
23. The layout and doorway circulation spaces will be confirmed at a future design stage to comply with AS1428.1 and satisfy Part F2.4 of the BCA and DDA Premises Standards.	YES at CC stage
24. Level 01 - At level 01 the plans show indicative sanitary facilities which are required to include a unisex wheelchair accessible toilet and male/female ambulant accessible cubicle to comply with AS1428.1 and satisfy Part F2.4 of the BCA and DDA Premises Standards.	YES at CC stage

**Tactile ground surface indicators (Part D3.8 of the BCA)**

BCA / DDA Access Code Review	Complies
25. Details concerning the provision of tactile ground surface indicators (TGSI's) as required by Part D3.8 of the BCA will be provided at construction certificate stage that will include the public/common stairway landings indoor and outdoor (excluding dedicated fire stairs).	YES at CC stage

Accessible Accommodation (Table D3.1 of the BCA)

BCA / DDA Access Code Review		Complies
26. In accordance with Table D3.1(b) of the BCA for a class 3 buildings the development proposes that up to twenty-eight (28) of the 688 student accommodation units will be accessible. The twenty-eight (28) units are evenly distributed on almost all levels from 01 to 14. 27. The development proposes the following configurations for accommodation suites; ○ 631 single studio units ○ 167 Beds within 29 X 5-6 bed cluster units, ○ 28 accessible studio units with king single beds. 28. The designs are generally 1 bedroom plus ensuite studio units. The distribution and mix of accessible units readily provides equitable access to comply with Table D3.1 of the BCA and DDA Premises Standards. 29. The assessment considers the accessibility of the room entrance, bathroom and circulation spaces to the bed, robe, kitchenette, desk and general internal areas. 30. Floor plans of the typical accessible rooms appear below.		YES YES
31. Unit & Room Entrances provide at least 1600mm X 1600mm circulation space within the corridor lounge areas. Details of 950mm minimum width doors with 530mm minimum latch side will confirm doors and circulation spaces will comply with AS1428.1. 32. Living Areas provide adequate spaces for the furniture arrangement to facilitate 2250mm minimum diameter circulation areas within the central zone with 1500mm width access paths to kitchenette, which enables adequate access for wheelchair manoeuvrability consistent with AS1428.1 and Part D3.3 of the BCA and DDA Premises Standards.		YES YES
33. Bedroom Areas provide approximately 2250mm X 1540mm minimum circulation spaces adjacent to a king single size bed and to doorways to comply with AS1428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.		YES
34. Ensuite Bathrooms provide an area of at least 2400mm X 2400mm plus vanity within a recessed alcove that has a layout of a hobless shower, WC pan and		YES

BCA / DDA Access Code Review	Complies
washbasin in accordance with AS1428.1 to satisfy Part F2.4 of the BCA and DDA Premises Standards. 35. Approximately 50% of the ensuite configurations are in left and right handed designs in accordance with AS1428.1 to satisfy Part F2.4 of the BCA and DDA Premises Standards. 36. The construction certificate documentation shall confirm fittings and fixtures as required by AS1428.1.	
37. Summary – Subject to further construction details concerning bathroom fitout, electrical switches and the like I am satisfied that the designated accessible suites will comply with AS1428.1 to satisfy Table D3.1, Parts D3.3 and F2.4 of the BCA and DDA Premises Standards.	YES

Lifts (Part E3.6 of the BCA)

BCA / DDA Access Code Review	Complies
38. The development proposes three (3) lifts which will travel from the ground floor levels to all upper levels normally used by the occupants (excluding plant room areas) to facilitate equitable and inclusive access to all areas of the project to readily satisfy the BCA and DDA Premises Standards,	YES
39. In accordance with Part E3.6 of the BCA and the DDA Premises Standards the Lift Specification will confirm a 1400mm X 2000mm minimum lift car that shall provide control panels with tactile and Braille, handrails to comply with AS1735.12 and Part E3.6 of the BCA.	YES

Appendix A – Statement of Expertise



CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy No. 5/Seniors Living & Housing for Seniors Policies, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Committee of the NSW Access Advisory Committee.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

