

CITY WEST HOUSING

**NORTH EVELEIGH AFFORDABLE
HOUSING**

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL v2

4 April 2013

TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY	3
2.	INTRODUCTION	4
2.1.	General.....	4
2.2.	Objectives	4
2.3.	Statutory Requirements.....	4
3.	INGRESS & EGRESS	5
3.1.	Main Entrance.....	5
3.2.	Secondary Entrance.....	5
3.3.	Emergency Egress.....	5
4.	PATHS OF TRAVEL	6
4.1.	Paths of Travel	6
4.2.	Common Amenity.....	6
4.3.	Lifts.....	6
5.	ACCOMMODATION	7
5.1.	Residential Units	7
5.2.	Adaptable Type F.....	7
5.3.	Adaptable Type K	7
5.4.	Adaptable Type S.....	8
6.	COMMON USE FACILITIES	9
6.1.	Adaptable Unit Car Parking.....	9
6.2.	Garbage Areas.....	9
6.3.	Mailbox Areas.....	9

1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of North Eveleigh Affordable Housing and an appropriate response to the AS1428 series, 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 development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas and toilets 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 Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible parking and adaptable units, can be readily achieved.

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

The main recommendation that has arisen from the access review includes:

- (i) The secondary entrance (south) will require ramp or lift access to comply with DDA Premises Standards

2. INTRODUCTION

2.1. General

City West Housing has engaged Morris-Goding Accessibility Consulting, to provide an accessibility design review of the proposed residential development 'North Eveleigh Affordable Housing' project.

From the information provided, the development falls under the controls of the NSW Department of Planning.

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 AS 1428 series.

2.2. Objectives

The report considers user groups such as residents and residential 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 (General Requirements for Access-New Building Work)
- AS 4299:1995 (Adaptable Housing Code)
- AS 1735.12:1999 (Lifts, Escalators, & Moving Walks)
- BCA – Building Code of Australia 2012
- DDA Access to Premises Standards 2010

3. INGRESS & EGRESS

3.1. Main Entrance

Entry into the lobby is via the main entry doors that have direct access from the adjacent pedestrian footpath. A ramp commences from inside the entry door and provides an accessible path of travel to the lift lobby.

There are appropriate clearances and circulation areas of entry door, ramp and lift lobby for wheelchair accessibility in accordance with AS1428.1:2009 and the DDA Premises Standards.

Recommendations:

- (i) The main entry stair requires handrails, TGSi and nosings in accordance with AS1428.1
- (ii) The entry ramp requires handrails and TGSi designed in accordance with AS1428.1.

3.2. Secondary Entrance

The secondary entrance is from the south of the proposed building. Whilst the door has an accessible path leading to it, once inside the doors there is a set of stairs that renders the entrance inaccessible.

The concession in the DDA Premises Standards allows an entrance to be inaccessible as long as it is no more than 50 metres from another accessible entrance. In this case, the secondary entrance is 70 metres from the main entrance and thus the concession does not apply.

It is noted that the entry door has appropriate circulation areas in accordance with AS1428.1-2009.

Recommendation:

- (i) This entrance will require ramp or lift access to comply with DDA Premises Standards

3.3. Emergency Egress

Within the residential unit block, there are 2 emergency stair wells leading from the upper levels to street level as well as access from the basement car park to street level.

The main foyer entry is regarded as the most appropriate means of accessible egress in the event of an emergency situation.

Recommendation:

- (i) Consideration to provide fire doors with 850mm clear widths compliant with AS1428.1:2009.

4. PATHS OF TRAVEL

4.1. Paths of Travel

The passenger lifts provide an appropriate continuous path of travel to all residential levels of the development compliant with AS1428.1:2009. Lift lobby areas have an appropriate diameter turning area in front of the lift suitable for a person in a wheelchair to perform 180° turns and for two wheelchair users to pass one another in accordance with the DDA Premises Standards.

The common corridor areas on all levels allow people in wheelchairs to pass one another in accordance with the DDA Premises Standards. There are suitable clearances to allow a wheelchair 180° turn compliant with AS1428.1:2009 and the DDA Premises Standards.

4.2. Common Amenity

There is ramp access leading to a common use hard/soft landscaping area on ground floor, which is in accordance with DDA Premises Standards. All residential units have access to this area

There is a continuous accessible path of travel to the level 3 roof terrace via the 2 northern passenger lifts. All residential units have access to this area.

Recommendation:

- (i) Ensure the ramp handrails are designed in accordance with AS1428.1.

4.3. Lifts

The development is serviced by 3 passenger lifts (2 northern lifts and 1 southern lift) which provides a continuous accessible path of travel from the upper residential levels to street level, as well as to the basement level below compliant with AS1428.1:2009 and the DDA Premises Standards.

The passenger lifts have internal dimensions that comply with the DDA Premises Standards.

Recommendation:

- (i) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.

5. ACCOMMODATION

5.1. Residential Units

The passenger lifts provide an appropriate continuous path of travel to all units on all floors from the pedestrian footpath. There are a total of 89 residential units within the development.

The development has 8 adaptable units that have been designed in accordance with AS4299. These 8 adaptable units have 3 types of design, that is, types F, K and S.

Type F adaptable includes units 101 & 201.

Type K adaptable includes units 104, 204, 304, 404 & 504.

Type S adaptable includes unit G01.

5.2. Adaptable Type F

These adaptable units should not be used due to the position of the units 101 & 102. These units have suitable circulation area in front of the entry door in accordance with AS4299.

The entry door has suitable clear width under AS1428.2. There are accessible internal corridors leading to the essential features of the adaptable unit.

The internal doors have appropriate clearances under AS1428.1.

The bedroom requires has appropriate internal dimensions to satisfy AS4299

The bathroom internal dimensions can accommodate the pan circulation area, shower circulation area and shower areas in accordance with AS1428.1-2001. It is noted that the architect has not used AS1428.1-2009 in the design of the bathroom areas due to the enlarged circulation areas required, and the subsequent loss of areas in adjacent units. It is further noted that AS1428.1-2001 provides suitable functionality for persons with mobility impairments based on the design requirements of the Liveable Housing Design Guidelines.

The kitchen has clearance of 1550mm between base cabinets as required under AS4299. The cook top has appropriate work bench space adjacent to refrigerator, cook top and sink under AS4299.

The living area has minimum clear area of 2250mm minimum diameter after the furniture has been placed, suitable under AS4299.

The laundry area has circulation area in front of the laundry appliances of 1550mm in diameter, suitable under AS4299.

5.3. Adaptable Type K

The entry door has suitable clear width and circulation areas under AS1428.2 and AS4299. There are accessible internal corridors leading to the essential features of the adaptable unit.

The internal doors have appropriate clearances under AS1428.1.

The bedroom requires has appropriate internal dimensions to satisfy AS4299

The bathroom internal dimensions can accommodate the pan circulation area, shower circulation area and shower areas in accordance with AS1428.1-2001. It is noted that the architect has not used AS1428.1-2009 in the design of the bathroom areas due to the enlarged circulation areas required, and the subsequent loss of areas in adjacent units. It is further noted that AS1428.1-2001 provides suitable functionality for persons with mobility impairments based on the design requirements of the Liveable Housing Design Guidelines.

The kitchen has clearance of 1550mm as required under AS4299.

The living area has minimum clear area of 2250mm minimum diameter after the furniture has been placed, suitable under AS4299.

The laundry area has circulation area in front of the laundry appliances of 1550mm in diameter, suitable under AS4299.

Recommendation:

- (i) Ensure the kitchen has appropriate work bench space adjacent to refrigerator, cook top and sink under AS4299.

5.4. Adaptable Type S

The entry door has suitable clear width and circulation areas under AS1428.2 and AS4299. There are accessible internal corridors leading to the essential features of the adaptable unit.

The internal doors have appropriate clearances under AS1428.1.

The bedroom requires has appropriate internal dimensions to satisfy AS4299

The bathroom internal dimensions can accommodate the pan circulation area, shower circulation area and shower areas in accordance with AS1428.1-2001. It is noted that the architect has not used AS1428.1-2009 in the design of the bathroom areas due to the enlarged circulation areas required, and the subsequent loss of areas in adjacent units. It is further noted that AS1428.1-2001 provides suitable functionality for persons with mobility impairments based on the design requirements of the Liveable Housing Design Guidelines.

The kitchen has clearance of 1550mm between base cabinets as required under AS4299. The cook top has appropriate work bench space adjacent to refrigerator, cook top and sink under AS4299.

The living area has minimum clear area of 2250mm minimum diameter after the furniture has been placed, suitable under AS4299.

The laundry area has circulation area in front of the laundry appliances of 1550mm in diameter, suitable under AS4299.

6. COMMON USE FACILITIES

6.1. Adaptable Unit Car Parking

There are 4 adaptable unit car bays provided within the basement car parking area.

The design of the circulation areas of the car bays is suitable, that is 2.4 metre car bay with 2.4 metre wide shared zone.

The adaptable unit car bays, whilst located adjacent the passenger lift; are positioned on 1:20 gradient.

It is noted that under AS4299 each adaptable unit should have an adaptable unit car bay.

Recommendation:

- (i) The approach to each adaptable car parking bay should not have vertical clearance of less than 2.2m and height clearance of 2.5m at adaptable unit car bays compliant with AS4299.

6.2. Garbage Areas

There is a residential refuse room located on the ground floor of the development near lift lobby.

There is a suitable accessible path of travel to the garbage room in accordance with AS1428.1 and AS4299.

6.3. Mailbox Areas

Recommendation:

- (i) Ensure a level area (maximum 1:40 gradient) over 1550mm diameter turning area in front of mailboxes suitable for a wheelchair user to perform 180° turns in accordance with AS4299.