APPENDIX 11

ACCESS REVIEW

Accessibility Report – DA Submission

Project Title: **Proposed Mainfreight Expansion Facility**
Prestons Distribution Centre
26 Yarrawa Street, Prestons

Job Number: **62988**

Date: 20 February 2013

Prepared For: Goodman
Level 17, 60 Castlereagh Street
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Prepared By: Abe Strbik
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One Group ID

Report Version: 2.0 final for DA

DESIGN REVIEW – DA Stage

PROJECT: Mainfreight Expansion Facility – Prestons distribution centre
Location: 26 Yarrawa Street, Prestons

PROJECT INFORMATION

The proposed project involves an extension of the existing Warehouse facility to include a new Dock Office space and on-grade car parking spaces at this site.

Goodman engaged the services of One Group ID as Accessibility and DDA consultants for this project. As members of the Access Consultants Association of Australia (ACAA), One Group ID staff use expert accessibility knowledge to ensure the project complies with the spirit and intent of the Disability Discrimination Act (DDA; 1992), within the project scope. Throughout a project One Group ID staff apply the principals of universal accessibility and the relevant technical requirements of the AS1428 series for access and mobility; the Access to Premises Standard (2010) and applicable associated documentation.

REPORT SCOPE

This report is specific to the DA Issue Design drawings prepared by Nettleton Tribe Architects.

A full listing of drawings and documentation pertinent to this report are attached in Appendix 1.

POSITIVE DESIGN ELEMENTS

The design review indicated many positive accessible elements. These include:-

- Accessible Unisex Shower and WC facility
- Ambulant toilet compartments
- Accessible carparking bays

LEGISLATIVE AND STATUTORY REQUIREMENTS

The Disability Discrimination Act (DDA - 1992) is a Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Access to Premises Standard (2010) and the Australian Standards 1428 series (AS 1428) design for access and mobility. The AS 1428 series details technical requirements related to design for access and mobility.

Compliance with these elements does not necessarily mean compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory.

Design Elements

1. Car Parking

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
DA01	• Accessible carparking bays • A total of 70 additional carparking bays are proposed with 40 provisional car spaces • A minimum of 1 accessible space for every 100 car parking spaces will be provided	• 1 new accessible carparking bay is proposed, if the provisional parking bays are provided a further 1 accessible carparking bay would be required. • Accessible parking requires complying with BCA D3.5 and AS 2890.6-2009. Minimum dimension 2.4m + 2.4m shared zone width.	YES
DA01	• Surfaces	• Accessible car parking bay surfaces to comprise a firm plane surface with fall not exceeding 1:40 in any direction. A fall of 1:33 is acceptable if surface is bituminous seal and parking space is outdoors.	Noted
Key Car parking and transport design recommendations: • Dimensions of angled accessible parking bays 2400 x 5400mm with adjacent 2400mm x 5400mm shared area and bollard in shared area. • Provide direct kerb ramp access from adjacent to the accessible parking space to pathway. • Accessible bays to be located near entrances.			

2. External Walkways, Kerbs and Pedestrian Crossings

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
	• Walkway clearance spaces	• External fixtures to be set back 500mm from the walkway. • Walkway to be a minimum of 1000mm clear width (1200mm preferred).	YES
	• Walkway surfaces	• Slip resistant surfaces required on all walkways. • Ground surfaces abutting walkways to follow grade of walkway for 600mm or provide 450mm kerb or handrail/kerb rail combination. • Drainage grates on the external path of travel shall have openings (circular or slotted) that do not exceed 13mm in width and be oriented so long dimension is transfer to direction of travel. • Changes in surface shall have abutment vertical rises of 3mm or less; or 5mm or less where rounded edges are provided.	Further review at detail design
External walkway dimensions: • Walkways to be provided with passing bays (1800 x 2000mm) every 20m • Walkway gradient to be 1:20 (max) with landings every 15m. • Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x			

1500mm. Landings at 180° directional change 1540mm length. • If gradient of walkway is less than 1:33 no landings are required.	
Key kerb and pedestrian crossing recommendations: • Kerb ramp to have gradient no steeper than 1:8, length no greater than 1520mm. • Pathways from accessible parking across roadways to have designated line marking.	

3. Entrances

Accessible entry is provided at the building entry by way of level grade

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
DA15	• The principal pedestrian entrance is provided via the carpark area using a pedestrian crossing which will be designed to compliant grade which leads to the dock office.	• Further review will be carried out at detail design stage	YES
Key entrance recommendations • Main entry must be accessible • other pedestrian entrances which is are not accessible must be located within 50m from an accessible pedestrian entrance. • Entry requires single door leaf width clearance of 850mm (920mm door size). • Circulation space of 1450mm required either side of entry. Minimum grade & crossfall 1:40. • Entrance doors to have operational weight of less than 20N of force or be automated. • All frameless glazed doors must be marked with contrasting marking not less than 75mm wide for full width of doors with lowest edge at 900-1000mm.			

4. Vertical Travel: Lifts, Stairs and Ramps

Lifts are not proposed within this development.

No tactile indicators are highlighted at this stage of the design, however they will be provided at ramps with gradients in excess of 1 in 20, all stairs and appropriate transport hazards. Where possible the use of colour and textural contrast is preferred

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
DA16	• Stair access only is provided to the storage mezzanine area.	• Further review to be carried out at detail design phase. BCA part D3.4 allows for exemptions where access would be inappropriate because of the particular purpose for which the area is used.	YES, exempt under D3.4
DA16	• Stairways and ramps	• Handrails to be provided on both sides of stairs including tactile ground surface indicators. • To be reviewed at detail design stage	YES
• Common use stairs require AS1428 series compliant handrailing, tread features and TGSI. • Max gradient of a ramp exceeding 1900mm is 1:14. Gradient to be consistent throughout ramp. Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length.			

5. Internal Walkways and Surfaces

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
	• Walkway surfaces	• Ensure surfaces comply with slip resistance ratings.	Further review at CC stage
Key internal walkway and surface recommendations: • Minimum width of internal walkway 1000mm. • Path of travel in front of major thoroughfare doorways or those accessed from a frontal approach required to be a minimum of 1450mm. • Turning space at corridor terminations to be 1540mm width x 2070mm length.			

6. Internal Doorways

Specific dimensions have not been provided at this stage but doorways in the common areas appear to provide sufficient clear opening widths, circulation spaces and latchside clearances.

Key internal doorway recommendations • All doors require 850mm clearance width (920mm doors) inc. active leaf of double doors. • Latchside clearance of 510mm to inward opening doors; 530mm to outward opening doors. • Circulation space of 1450mm required either side of doors that are approached from the front. • Circulation space of 1240mm required in front of inward opening doors approached from latch side.	

7. Sanitary Facilities

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
DA18	• An Accessible unisex shower and sanitary facility combined with a Left Hand means of transfer has been shown within the new Dock Office ground floor area.	• Further review will be carried of fixtures and fitting at detail design stage	YES
DA18	• Ambulant sanitary facilities are shown to gender toilets	• Further review will be carried of fixtures and fitting at detail design stage	YES
Key sanitary facility recommendations • Accessible sanitary facilities to be in same location as gender facilities and located on all levels of a multi-level building. • Room dimension with WC and basin: 1900mm x 2630mm or 2330mm x 2200mm. • Room dimension with WC, basin, shower: 2300mm x 2690mm. • Provide AS1428 series compliant fixtures inclusive of shelf, clothes hooks, full length mirror.			

8. Signage

No specific detail on signage has been provided at this stage of the design. This will be reviewed at detail design stage.

DWG No	Comment/Issue(s)	Recommendation(s)	

Key Signage design recommendations
• Accessible way finding should highlight the pathway from entrance to reception to lifts/stairs, amenities and to key components of the facility.
• Ensure accessible way finding signage is:
  ○ Located at appropriate viewing heights
  ○ Perpendicular to the path of travel or beside identifiable features (e.g. door faces)
  ○ Of suitable colour contrast
  ○ Of compliant notation inclusive of use of the international symbol of access.
• Signage to accessible sanitary facilities requires identification with the international symbol of access, raised tactile and Braille signage and letters RH or LH to indicate side of transfer to the WC pan.
• Ensure parenting symbols are used to identify baby change locations.			

COMPLIANCE SUMMARY

One Group ID has completed a review of provided documentation to evaluate the compliance and functionality of the development. This is inclusive of the 2010 Access to Premises Standard and pertinent Australian Standards, inclusive of the AS1428 series.

Following this review, One Group id is able to confirm that at the DA stage of design the Proposed Mainfreight expansion facility at Prestons Distribution Centre can provide continuous path of travel and appropriate accessibility to all common areas from the pedestrian entrance.

In the next phase of the design process it is anticipated that as additional detail is provided, particularly dimensions and features, the accessibility of this development can be further detailed.

REVIEW PROVIDED BY

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APPENDIX 1:

CORRESPONDENCE SCOPE:

Specific Drawings and Documentation associated with this document are:
DA Design issue drawings prepared by nettleton tribe.

i. Technical Drawings:

DRAWING LIST

4167_DA000	COVER SHEET	NTS
4167_DA001	SITE PLAN / GROUND FLOOR	1:750
4167_DA002	SITE PLAN / ROOF PLAN	1:750
4167_DA011	BLDG 1 - GROUND FLOOR PLAN EXPANSION	1:250
4167_DA012	BLDG 1 - ROOF PLAN EXPANSION	1:250
4167_DA015	BLDG 2 - GROUND FLOOR PLAN EXPANSION	1:250
4167_DA016	BLDG 2 - MEZZANINE FLOOR PLAN	1:250
4167_DA017	BLDG 2 - ROOF PLAN EXPANSION	1:250
4167_DA018	BLDG 2 - DOCK OFFICE	1:100
4167_DA020	SITE ELEVATIONS	1:750
4167_DA021	BLDG 1 - ELEVATION EXPANSION	1:250
4167_DA025	BLDG 2 - ELEVATION EXPANSION	1:250
4167_DA031	SECTIONS	1:250
4167_DA041	BLDG 1 - RENDERED ELEVATIONS	1:250
4167_DA045	BLDG 2 - RENDERED ELEVATIONS	1:250

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