Access Solutions
disability access consultants

175-177 Cleveland Street Redfern

Disability Access Report

Report prepared for Krikor Simonian

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⟳ Introduction

Access Solutions has been asked to provide a report on the access for people with a disability to the proposed development at 175-177 Cleveland Street, Redfern. The building has class 2 residential units and class 3 student accommodation. In a class 2 building City of Sydney DCP requires the provision of units that are designed according to AS4299 'Adaptable Housing' and two adaptable units are provided. In a class 3 building the BCA requires accessible units and two units that comply with the requirements of AS1428.1 are provided. Both City of Sydney DCP and the BCA require access to all common areas and to, but not through, the doorway of each unit, which is also provided.

⟳ Plans

This report is based on a review of the following plans and is in relation to those plans only.

Client	Project	Drawing	Revision	Date on plan
Krikor Simonian	175-177 Cleveland St, Redfern	A1200-A1208 A1500-A1501 A1700-A1701	A	30/4/14 11/12/13 11/12/13

⟳ Benchmarks

- Disability Discrimination Act (1992),
- The Building Code of Australia (BCA)
- Disability (Access to Premises - Buildings) Standard (2010) (Access Code)
- Australian Standard AS 1428.1 (2009) 'Design for access and mobility, General requirements for access', New building work',
- City of Sydney DCP

⟳ Compliance

This development complies with the requirements of the benchmarks cited.

⊛ Comments

Access from the boundary

Access is provided at the boundary of the property to one basement level with two accessible car parks. Access is provided from accessible car parking to the residential parts of the building with a lift. Pedestrian access from the boundary is level and plans do not indicate a step, lip or other impediment at any entrance. The building is accessed with two lifts, one for student accommodation and one for the units, from the basement level, to the entrance level and to all floors.

Main Entrance

The main entrance to the class 3 part of the building is level access and no lip, step or other impediment indicated on the plans. The main entrance is shown as 2000mm wide with each leaf 1000mm wide and compliant doorway circulation space.

The main entrance to the class 2 part of the building has level access with no lip, step or other impediment indicated on the plans. The difference in ground level is overcome with stairs that are compliant with AS1428.1 11 Stairways and a 1:14 ramp that is compliant with the requirement of AS1428.1 10 Walkways Ramps and Landings.

Car Parking

I note that the two accessible car parking spaces are provided. Accessible car parking complies with the disability parking requirements of AS 2890.6 (2009). The spaces are at least 2400mm long and 5400mm long with a shared area adjacent to it 2400mm wide and a shared area at one end 2400mm wide and 2400mm long, with an overhead clearance of 2500mm. City of Sydney DCP requires an adaptable car parking space 3800mm wide and 6000mm long for each adaptable unit and the provision of accessible car parking exceeds this requirement. BCA requires one accessible space for the class three part of the building and this is provided.

Common Areas

Access for people with a disability is provided throughout the common areas of the building in compliance with City of Sydney requirements for class 2 buildings and the BCA requirement for access to common areas for class 3 buildings. This includes access from the boundary, through the main entrances of the building and not less that 50% of other entrances and throughout all public areas. Level access is provided to communal open space.

Lifts

One lift with sufficient circulation space to be accessible is provided to all levels. Lifts should comply with the requirements of the BCA 3.6 'Passenger Lifts', and table 3.6b Application of features to passenger lifts. Lobby areas in front of lift doors have at least 1500mm circulation space.

Garbage Area

I note that an area for storage of garbage bins is provided on the lower ground floor with level access and sufficient doorway circulation space to comply with AS1428.1 figure 31.

Fire Stairs

The ABCB has recently introduced some changes to evacuation provisions in commercial buildings with regard to fire stairs. Contrasting nosing strips are required across stair treads

in fire stairs, D shaped handles are required on exit doors, Braille and tactile signage with the word 'exit' and the floor level are required on all exits and a handrail is required at least one side of dedicated fire stairs.

Switches and GPO
AS1428.1 14 requires all switches and controls on an accessible path of travel, other than GPO, 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 architrave. 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 in accessible sanitary facilities.

Floor covering
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. The BCA D3.3 over rules 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 it's entire length. At the leading edge, carpet and tiles should not have a vertical lip of more than 3mm or a beveled lip of more than 5mm.

Signage
The BCA contains requirements for Braille and tactile signage incorporating the international symbol of access or deafness as appropriate, in accordance with AS1428.1. Braille and tactile signs must be used where a pedestrian entrance/exit is not accessible in which case signage should be provided to direct people to the nearest accessible entrance/exit.

Adaptable Units

In the class 2 section, on the ground floor and level 1, adaptable units are provided in accordance with requirements of City of Sydney DCP and in accordance with AS4299 (1995). In the class 3 section two accessible units are provided in accordance with the BCA and AS1428.1.

Accessible Entry
I note that the entrances to accessible and adaptable units are 850mm with sufficient circulation space. At an inward opening doorway 850mm wide, which can be approached straight on there should be 460mm width of clear, unencumbered circulation space on the latch side of the doorway. The requirement for the hinge side is 0mm.

Kitchen
Kitchens in adaptable units have circulation space in accordance with clause 4.5.2 of AS4299. Benches include a work surface at least 800mm in length, that complies with AS4299.1 clause 4.5.5 (a). This work surface should be adjustable or replaceable as a unit between 750mm and 850mm height from the finished floor and have clear floor space in front 800mm wide and 1500mm long.

The sink and surrounding bench area should be adjustable or replaceable as a unit within the range 750mm to 850mm.

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.

A wall oven should be provided adjacent to a work area in each unit with at least 1500mm deep and 820mm width circulation space in front.

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. A GPO should be provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.

Living Area
There is sufficient room in the living area for a wheelchair user to make a 360 degree turn in compliance with AS1428.2, 6, 'Circulation Space'. This requires a space of 2250mm diameter, which is achievable in adaptable units in accordance with Ashfield Municipal Council DCP 2007, Access and Mobility Part C1.

Laundry
There is sufficient circulation space in front of laundry appliances to comply with AS4299.1 4.8 'Laundry Areas'.

Sanitary facilities
Sanitary facilities comply with the requirement that an accessible toilet with a shower and hand basin would have a minimum dimension of 2300mm x 2630mm. The shower has a depth of 1100mm and there is 1400mm x 1600mm circulation space in front of the shower. The hand basin may protrude into the pan circulation space 100mm.

In the note to AS1299 4.4 'Sanitary facilities' it says in regard to adaptability that "The required circulation space at the door and around WC pans, washbasins and showers shall be able to be provided without major plumbing changes". Adaptable units comply with the above requirements.

Bedrooms
At least one bedroom in each unit can accommodate a queen size bed and with circulation space, clear of wardrobes, 1000mm each side of the bed with 2070mm in the direction of travel and 1540mm wide at the foot of the bed as required by AS4299, 4.6.1 Bedroom Areas.

Accessible units

AS1428.1 requirements for accessible rooms in the class 3 section of the building does not provide information about access to bedrooms, kitchens or other facilities excepting sanitary facilities, however for a class three building you need two accessible units in compliance with BCA table D3.1. Two units that comply with the requirements of AS1428.1 are provided, on level 1 and level 2. Guidance has also been sourced from AS4299.1 with regard to kitchen and bedroom layout in order to achieve compliance with the Disability Discrimination Act. Accessible sanitary facilities that comply with the requirements of AS1428.1 (2009) 15, 'Sanitary Facilities' are provided in accessible units in compliance with Disability (Access to Premises - Buildings) Standard (2010). Rocker action and toggle switches with a minimum dimension of 30mm x 30mm should be used in accessible sanitary facilities.

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