

# Development Application - Access Report Iglu 60-78 Regent Street, Redfern

3484



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Iglu 60-78 Regent Street, Redfern  
Development Application - Access Report

## Project: Iglu 60-78 Regent St, Redfern

### Project Number

3484

### Date

19/11/2014

### Prepared For

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### Revision History

Date	Review Title	Revision	Created By	Reviewed By
28/10/2014	Access Report Town Planning	Revision 1	Sarah McCarthy	Andrew Sanderson
11/11/2014	Access Report Town Planning	Revision 2	Sarah McCarthy	Andrew Sanderson
13/11/2014	Access Report Town Planning	Revision 3	Sarah McCarthy	Andrew Sanderson
19/11/2014	Access Report Town Planning	Revision 4	Sarah McCarthy	Andrew Sanderson

## Introduction

### Project Summary

Architecture & Access have been commissioned to provide a Development Application Report for the student accommodation development, Iglu, located at 60-78 Regent Street, Redfern.

The development consists of 370 bedrooms configured as follows:-

- 44 six bedroom cluster units with ensuite bedrooms and shared kitchens
- 1 five bedroom cluster etc
- 4 four bedroom cluster etc
- 80 studio units with ensuites and kitchenettes
- 5 accessible studio units with ensuite and kitchenette
- Common areas such as: bike and bin, study room, laundry, media room, meeting and reception rooms, several lounge and games areas, outdoor terrace and BBQ areas.
- Five retail tenancies
- Dance rehearsal studio
- Public amenities, including one accessible facility
- Two lifts

### Documentation Reviewed

The report is based on Concept Design Stage drawings, received on 27th October, 2014 via email to Andrew Sanderson.

Drawing No.	Title	Rev
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A01.001	Site Plan	2
A02.000	Ground Floor Plan	4
A02.M01	Mezzanine Plan	4
A02.001	Podium Plan Level 1	4
A02.002	Typical Plan Accessible, Levels 02-05	4
A02.008	Typical Plan Levels 06-17	4
A03.002	Bedroom Plans - Accessible	1

## Purpose of Report

The purpose of this report is to provide the client and design team with an access evaluation of the proposed plans with relation to a Development Application for the Iglu development approval.

The development is located in Redfern, which is part of the council of the City of Sydney and must comply with the requirements set out in the Access Development Control Plan, (Access DCP) 2004. The Access DCP is a guideline used by developers with the aim of providing an environment in which people with disabilities can move about with dignity, and is both equitable and non-discriminatory.

The report provides comment on elements within the design that comply with the BCA, DDA and the Disability (Access to Premises) Standards requirements to prevent the possibility of the building owner, tenants or the design team being exposed to a potential claim under the Disability Discrimination Act (DDA).

It is essential the objectives of safe, dignified and equitable access are met for all users of the building.

## Legislative Requirements

### The Disability Discrimination Act. (DDA) 1992

The DDA is Commonwealth legislation which was enacted in 1993. It aims to eliminate discrimination against people on the grounds of disability in many areas, including the following:

- Work;
- Accommodation;
- Education;
- The provision of goods and services; and
- Access to premises.

Whilst Section 23 of the DDA stipulates that it is unlawful to discriminate, it does not provide information on how to design, construct or manage buildings in a way that is not discriminatory.

### The Disability (Access to Premises - Buildings) Standard. (DAPS) 2010

The DAPS purpose is to define how to provide dignified and equitable access for people with disabilities which meets the intent of the DDA. This provides greater access for people with disabilities as well as greater certainty for building owners and developers that their obligations under the DDA have been met.

Access is required to be provided to all levels of buildings and all facilities and services operating from them, unless to do so would impose an unjustifiable hardship or the purpose of an area is unsuitable for a person with a disability or poses a health and safety risk for that person.

## National Construction Code/Building Code of Australia (NCC/BCA)

The requirements of the DAPS were included in the National Construction Code/Building Code of Australia (NCC/BCA) in 2011 and apply to all new buildings and those undergoing building works which require a building permit.

## Australian Standards for Disability Access

The Australian Standards referenced by the NCC/BCA provide many of the technical details on the construction of accessible buildings.

The following reference documents have been used in the preparation of this report:

- Disability Discrimination Act (DDA) 1992.
- Disability (Access to Premises – Buildings) Standards 2010.
- Guideline on the Application of the Premises Standards Version 2 (2013), produced by Human Rights & Equal Opportunities Commission.
- National Construction Code / Building Code of Australia (NCC/BCA), as it applies to disability access in new buildings or buildings undergoing significant refurbishment or alteration.
- AS 1428.1 – 2009 Design for access and mobility – General requirements for access – New building work (including Amendment 1 – 2010), referenced by the NCC and therefore includes mandatory requirements which impact on new building design.
- AS 1428.2 – 1992 Design for access and mobility – Enhanced and additional requirements. Whilst not mandatory, it is recommended as it contains preferred requirements for providing improved access for people with disabilities including fitout.
- AS 1428.4.1 – 2009 Design for access and mobility – Means to assist the orientation of people with vision impairment – Tactile ground surface indicators, also referenced by the NCC and includes mandatory requirements.
- AS 1428.1 – 2001 Design for access and mobility – General requirements for access – New building work, as referenced by the DAPS for existing buildings.
- AS 2890.1 – 1993 Parking facilities Off-street parking.
- AS / NZS 2890.6 – 2009 Parking facilities Off-street parking for people with disabilities.
- AS 1735.12 – 1999 Lifts, escalators and moving walks – Facilities for persons with disabilities.
- AS 1288 – 2006 Glass in Buildings – Selection and installation.
- AS 1428.5 – 2010 Design for access and mobility – Communication for people who are deaf or hearing impaired.
- Sports and Recreation Victoria, Access for All: 1996

## Compliance Statement

Architecture and Access have reviewed the Concept Design drawings and note that a high level of compliance has been achieved at this stage of the design, with several accessibility features included. Access for people with disabilities will be provided to the main entrance, to the front door to all

clusters of units, studio units, to all common areas on an accessible path of travel and the retail and dance rehearsal tenancies.

Due to the steep gradient of the site, the walkway travelling east - west will be stepped to the west end with the purpose of providing a compliant accessible path of travel from the east entrance (Regent Street) to the walkway junction, the main entrance to the Iglu Student Accommodation, the dance studio and turning north up the Retail Laneway to Redfern Street Laneway.

An accessible path of travel or circulation spaces are not required to 'back of house' areas (bin store, commercial bin store, ground level bike store, sub-station, switch room etc) which are deemed to be inappropriate for people with disabilities due to the health and safety risk they pose. These areas are exempt under D3.4 of the Disability (Access to Premises- Buildings) Standards 2010.

The student accommodation consists of four, five and six bed clusters of units with a shared kitchen and dining facility for each cluster. There are 370 bedrooms configured as follows:-

- 44 six bedroom cluster units with ensuite bedrooms and shared kitchens;
- 1 five bedroom cluster etc;
- 4 four bedroom cluster etc;
- 80 studio units with ensuites and kitchenettes;
- 5 accessible studio units with ensuite and kitchenette;

The Disability (Access to Premises - Buildings) Standards, 2010 (DAPS) requirement for accessible units in Class 3 Buildings is 4.05%, which equates to 15 units. An Alternative Solution Report has been provided by Architecture & Access as part of this application which supports the provision of a reduced number of accessible units for students with mobility issues while in addition providing units for users with vision, hearing and intellectual disabilities. The Alternative Solution highlights the fact that the student population, like the general population have varying disabilities, such as mobility, vision, hearing and intellectual impairments, it has been agreed to provide a number of accessible units to address the needs of people with this wider variety of disabilities. Therefore five accessible units have been proposed for students with mobility impairments, eight units are proposed with features to assist those who are speech and hearing impaired and four units for those who are vision impaired.

The Iglu Development proposal has been assessed in accordance with the relevant regulatory documents including the Building Code of Australia, State Building Legislation, Australian Standards, the Disability (Access to Premises – Buildings) Standards, 2010 and the spirit and intent of the Disability Discrimination Act 1992 (DDA).

### 3.0 Entrances

The main entrance to the Iglu Lobby is via a walkway and automated sliding doors. Three security gates have been proposed at street level. The gates must be provided with level landings in compliance with AS 1428.1, 2009.

All doors required to be accessible will be of an appropriate operating strength as per AS1428.1:2009, have appropriate door hardware, appropriately located security and access controls, and visual indication in accordance with AS 1428.1 and AS 1428.2. As the design develops it will be ensured that all accessible doors may be independently operated by people with disabilities.

### 4.0 Doors

Doors referred to in this report relate to all doors on an accessible path of travel and include doors to the following; five accessible units, studio units, the front entry to each cluster of units, as well as the public amenities, all retail tenancies and the dance rehearsal tenancy. The following common rooms will also be

accessible; laundry, study, sanitary facilities, reception office, meeting and media rooms, doors to terrace and the bike store on the mezzanine level.

The proposed internal doors will achieve a clear opening of no less than 850mm wide (920mm door leaf) and will be provided with appropriate circulation space for their operation. Currently all internal doors have appropriate circulation, however some doors in the development need clarification of the circulation spaces and that they reflect DDA circulation requirements, these will be amended during design development in accordance with AS1428.1 2009, where necessary.

All doors required to be accessible will be of an appropriate operating strength as per AS1428.1:2009, have appropriate door hardware, appropriately located security and access controls, and visual indication in accordance with AS 1428.1, 2009.

## 7.0 Internal Paths of Travel

Access to common areas mentioned above will be provided. Compliance can be achieved if paths are constructed in accordance with AS1428.1: 2009. All internal pathways have a minimum clear width of 1000mm.

The spirit and intent of the DDA have been met in the design and layout of the internal paths of travel.

## 8.0 Walkways

The proposed walkways within the development on ground level provide access from two street fronts to the retail tenancies, Iglu entrance, dance rehearsal and public amenities in the Retail Laneway.

The Retail Laneway walkway has a gradient of 1:20 and will require landings at 15m intervals as well as landings to all doors into the retail tenancies and public amenities, with a crossfall no steeper than 1:40. A compliant accessible path of travel will be provided in compliance with AS 1428.1, 2009.

## 9.0 Stairs

Three sets of stairs have been identified within the development. Two fire isolated stairs are included which service ground to roof level. The fire stair adjacent to the lift core links the fire control room to the basement tank and pump room.

The third stair is a general access stair from the Iglu lobby on ground floor to Level 1 and is for use by residents only.

Stairs will have the appropriate layout to ensure provision of continuous handrails and are set back from transverse paths of travel to allow for handrail extensions and tactile ground surface indicators.

Stair details will be designed to ensure that where fire stairs will be used as general access stairs between floors by residents, they will be designed in accordance with AS 1428.1, AS 1428.2 and AS 1428.4; provision of handrails to both sides with appropriate extensions, tactile ground surface indicators, visual indication at the nosings is required. Provision of visual nosing as per AS 1428.1 shall be made to all egress stairs.

## 10.0 Lifts

Two lifts have been provided for vertical travel. Both lifts service ground floor to level 17. In addition, the west lift accesses the mezzanine level where an additional bike store is located. It is expected this store could be used by residents in wheelchairs who use hand-cycles, as an accessible path of travel is provided.

Both lifts are suitable for the transport of stretchers with an internal car dimension of 2000 x 1400mm.

Internal fit-out of lifts must comply with requirements set-out in AS 1735.12.

Limited details regarding the lifts are available at this stage of the project, however lifts will have minimum internal dimensions of 1400mm wide x 2000mm deep as per AS1428.2 and that details will be as per AS1735.12 which covers elements such as handrails and braille and tactile buttons.

## 11.0 Unisex Accessible Sanitary Facilities (UAWC)

One unisex accessible sanitary facility has been provided for Iglu residents on Level 01, a second UAWC is located in the public amenities in the Retail Laneway. A UAWC is also proposed for the dance rehearsal studio on ground floor.

The number and location of these facilities are appropriate as they provide equitable access and meet the spirit and intent of the DDA.

All unisex accessible sanitary facilities will be designed in compliance with the requirements set out in AS 1428.1, 2009 and will have fittings, features and circulation spaces consistent with the requirements.

## 12.0 Ambulant Sanitary Cubicle (AmbWC)

Ambulant cubicles will be provided where gender banks of toilets and a UAWC are located together. A unisex ambulant cubicle is proposed for the public amenities which are located off the Laneway, an outward opening door will be provided to ensure compliant circulation spaces.

Architecture and Access has reviewed the drawings and provision of ambulant cubicles has been made to all gender facilities as per AS1428.1 2009. I

## 14.0 Hearing Augmentation

A Hearing Augmentation Listening System will be provided where there is provision of a public announcement system as per AS1428.2 to assist visitors with a hearing impairment. These will be provided in the meeting and media Rooms as required.

## 15.0 Signage

Signage will be provided in compliance with the requirements set out in AS 1428.1, 2009, which is appropriate for this stage of the design, no details have been provided as yet.

## 18.0 Sole Occupancy Units

Five accessible units have been proposed for residents with mobility impairments, eight units for those who are speech and hearing impaired and four units for those who are vision impaired.

The accessible units shall include the provision of a kitchen and bathroom and shall be designed to meet the requirements of AS 1428.1, 2009 and 1428.2 with appropriate knee clearances and circulation spaces.

## 20.0 Bike Store and Laundry Room

Two bike stores are proposed for use by residents, one on ground floor and the second on mezzanine level. Lift access is provided to the mezzanine level where users of hand-cycles with accessibility needs could store their bikes as an accessible path of travel is provided.

Consideration should be given to providing an area of the bike store where hand cycles could be stored and locked, they require a space of 2000mm l x 750mm w.

One laundry is provided for common use by residents. Circulation space in front of washers/dryer must be provided.

## 24.0 Emergency Evacuation

Emergency evacuation for people with disabilities is of utmost importance. Evacuation routes (accessible paths of travel) through the building will be provided with appropriately located emergency evacuation signage and appropriate evacuation plans incorporating access for people with disabilities.

Further discussion and investigation will be required regarding the evacuation of people with disabilities with the potential of refuges subject to discussion with the Fire Engineer.

An emergency evacuation plan inclusive of accessible egress routes will be developed to assist in the safe evacuation of all people using the facility inclusive of people with a disability (DDA).