

Access Report 02 - Development Application

The Timberyards by RTL Co.

Ref: AA01055



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The Timberyards by RTL Co.

Project Number: AA01055

Prepared for

Varsity Assets Management Pty Ltd on behalf of RTL Investments 2 Pty Ltd as trustee for RTL Marrickville Property Trust ('RTL Co.')

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Revision History

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01	-	Schematic Design Review	Vibhika Valimbe	Stephanie Loria Andrew Sanderson	16/10/2024
02	-	Development Application Report	Stephanie Loria	Chris Porter	06/12/2024

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Introduction

Project Summary

The Timberyards by RTL Co. is a mixed use rental housing precinct located on multiple lots bound by Victoria Road, Sydenham Road, Farr Street And Mitchell Street, Marrickville NSW, and will deliver low-cost 'for-rent' housing solutions. The project will include:

- 1,188 Sole^occupancy Units
- 7 buildings up to 13 storeys
- 2,394sqm retail and commercial space
- 278 parking bays
- 3,170sqm of indoor amenity
- 10,207sqm of outdoor open space

The units will be delivered as two specific provisions including:

1. Build to Rent - totaling 599 Sole Occupancy Units (including 115 Affordable Housing) - The proposed Build to Rent model aims to provide housing stock for the rental market. This means the emphasis is on making the homes desirable and liveable for the renter demographic. It provides a ready to move in model allowing quick and efficient accommodation needs to be fulfilled.
2. Co-Living - totaling 589 Sole Occupancy Units - The proposed Co-Living Development will include all-inclusive accommodation which are fully furnished to accommodate the needs of the occupants. The development will offer a range of studios and cluster rooms, containing private ensuite bathrooms and kitchenettes. These developments also include communal spaces allowing people to socialise and collaborate with each other on a daily basis.

Documentation Reviewed

The report is based on drawings (architectural drawings, landscape and schedules), received on 13th November 2024 via Outlook.

Purpose of Report

The purpose of this report is to provide the client and design team with an access evaluation of the proposed documentation with relation to a Development Application for The Timberyards by RTL Co. development to be located, bound by Victoria Rd, Sydenham Rd, Farr St and Mitchell St, Marrickville.

The following sections of this report provides comment on elements within the design that comply with the National Construction Code - Volume One 2022 (Amdt 1), the spirit and intent of the DDA and the Disability (Access to Premises) Standards 2010 (Amdt 1) 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.

Reference Documents

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

- Disability Discrimination Act 1992 (Cth.) (DDA)
- Disability (Access to Premises - Buildings) Standard 2010 (Cth.) (DAPS)
- National Construction Code 2022 Volume One - Building Code of Australia (NCC/BCA)
- AS 1428.1:2009 Design for access and mobility - General Requirements for Access - New Building Work
- AS/NZS 1428.4.1:2009 Tactile Ground Surface indicators for the Orientation of People with Vision Impairment
- AS/NZS 2890.6:2009 Off street parking for people with disabilities
- AS 1735 Suite of standards - Lifts, escalators and moving walks
- AS 1288:2006 Glass in Buildings - Selection and installation
- AS 1428.2:1992 Design for access and mobility - Enhanced and Additional Requirements - Buildings and Facilities
- Livable Housing Australia (LHA) Design Guidelines Fourth Edition
- Apartment Design Guide - New South Wales

Exemptions

Access for people with disabilities is not required to be provided to areas which are exempt under Section D4D5 of the NCC/BCA, including:

- An area where access would be inappropriate because of the particular purpose of that area;
- An area which would pose a health and safety risk for people with a disability, or
- Any path of travel to those areas.

Subject to the acceptance of the Building Certifier, areas which may be considered suitable for an exemption from the requirements of access for people with disabilities are:

Basement 01

- RW Plant Room BOH
- Cold Water Plant Room BOH
- Main Switchrooms BOH
- Lift Pit BOH

Ground Level - Victoria Road

- *Building A, B, C*
 - Cold Water Plant Room BOH
 - OSD BOH
 - Main Distribution Room BOH
 - Cleaner's / Store
 - Bump In/Out BOH
 - GHR BOH
 - Resi GHR BOH
 - Mech Fan Room BOH
 - Fire Pump Room BOH
 - Fire Tank Room BOH
 - Comms Room BOH
 - Main Switchroom BOH
 - PBM & BPA BOH
 - Fire Control Room BOH
 - Substation BOH
 - Temporary Garbage Holding
- *Building D*
 - GHR BOH
- *Building E*
 - Cold Water Plant Room BOH
 - Cleaner's / Store
 - Bump In/Out
 - GHR BOH
- *Building F*
 - Bump In BOH
 - GHR BOH
- *Building G*
 - GHR BOH

Levels - Upper Ground - Level 12

- *Building A*
 - Services Cupboards
- *Building B*
 - Services Cupboards
- *Building C*
 - Services Cupboards
- *Building D*
 - Services Cupboards
- *Building F*
 - Services Cupboards
- *Building G*
 - Services Cupboards

Compliance Statement

Architecture and Access have reviewed the 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 and through the landscaping areas and the main paths of travel to the principal pedestrian entrances of each of the buildings, to all the retail tenancies located on the ground floor. Vertical transportation (lifts and stairs) are proposed to provide access to each of the upper levels to services communal spaces and each of the accommodation levels and up to the front door of all Sole Occupancy Units (SOUs) on an accessible path of travel.

An accessible path of travel or circulation spaces are not required to 'back of house' areas (Waste Rooms, Loading Dock, Service Cavity, Cleaner Store, Elect/PV Store) 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 development consists of 1,188 Sole Occupancy Units (SOUs). These are divided up into 599 Build to Rent (BTR) SOUs and 589 Co-Living SOUs. Refer to Section 18 for the proposed Access Strategy plan.

The Timberyards by RTL Co. development proposal has been assessed in accordance with the relevant regulatory documents including the NCC/BCA, 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).

Review Comments

The areas of the development where compliance has been achieved and areas which require review are identified in the remainder of this report.

The section numbers refer to Architecture & Access' standard report format. Please note, all numbers may not appear in this report as sections which are not relevant to this project have been deleted.

The following colour codes and letters have been used:

Colour	Icon		Comments
Red		Required	Required items which are mandatory under the Disability Access to Premises Standards legislation and NCC/BCA Deemed-to-Satisfy requirements.
Amber		Additional	Additional, enhanced items which more closely align with the intent of the DDA These are based on other Australian Standards, relevant industry documentation and Architecture & Access' professional opinion. Additional comments are also based on Architecture & Access' experience to ensure accurate installation on site is achieved.
Green		Universal	Universal design solutions that encompass the philosophy and goals of universal design which aims to promote the inclusion of all people.
Purple		Project requirement	Project specific requirements as determined by the project brief.
Blue		Exempt	Areas where exemption under NCC/BCA D3.4/D4D5 or use of performance solution approach is proposed. Performance Solution items require review by the project Building Surveyor and stakeholders.
Clear			No further action required or area achieves a concession for existing buildings.

1.0 Parking & Drop Off Zones

A total of 279 carparking spaces are proposed within Basement 01, Ground Level and Retail.

155 residential car parking spaces are proposed in Basement 01 including six (06) accessible car parking spaces, 83 car parking spaces are proposed on the Ground Level parking including two (02) accessible car parking spaces and 22 x car share spaces. 33 car parking spaces are proposed in the Retail parking on ground level and includes one (01) accessible car parking bay and 2 drop off spaces. Within the RTLco. staff car parking spaces, seven (7) car parking spaces are proposed including two (2) accessible spaces. Therefore a total of eleven (11) accessible car spaces are proposed within the development.

The bays are proposed to be located directly adjacent to the lifts on each level and will be designed in compliance with AS2890.6 in relation to dimensions, kerb ramp provision, linemarking and signage.

2.0 External Paths of Travel

A path of travel will be provided to the principal pedestrian entrance (PPE) of each Building and retail tenancy. A Pocket Park connecting from Farr Street will possess appropriate widths and gradients to allow a connecting accessible path of travel through the centre of the development, leading to Buildings A, B & C. An accessible path of travel is provided to the PPE of Building G from along Sydenham Road and additional continuous accessible paths of travel are provided from Victoria Road and Mitchell Street leading to common open outdoor spaces.

Further information and designs will be developed as information is provided regarding the connection to the existing streets and the provision of kerb ramps if applicable.

3.0 Entrances

The main entrances to the Residential lobbies and retail tenancies will possess swing doors. The doors will possess an appropriate clear opening width, door hardware, visual indication and circulation space for access and egress operation. Access controls provided to any secure doors will be provided on a level landing in compliance with AS 1428.1 2009.

As the design develops it will be ensured that all accessible doors will be able to be independently operated by people with disabilities.

4.0 Doors & Door Controls

Doors referred to in this report relate to all doors on an accessible path of travel and include doors to the following; the front entry to each of the accessible units, as well as the common areas and public amenities. The following common rooms will also be accessible:

- Bicycle Storage
- Doors to Common Terraces
- Floor security doors
- Laundry
- Communal
- Accessible amenities
- Reception
- Office
- Retail Tenancies

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 space, however some doors in the development need clarification of the circulation spaces and that they reflect appropriate circulation requirements. These will be amended during design development in accordance with AS1428.1 2009, where necessary.

6.0 Internal Paths of Travel

Access to all common areas will be provided and access to each of the SOU entrance doors. Compliance can be achieved if paths are constructed in accordance with AS1428.1: 2009. All internal pathways have a clear width greater than 1000mm and will possess turning areas provided at dead end corridors, in front of the lifts and at 90 changes in direction. Appropriate visual indication will also be provided to ensure ease of navigation throughout each floor.

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

7.0 Walkways & Ramps

A number of ramps and graded walkways are proposed within the development to assist with the changes in level and to provide universal design and appropriate linkage for all occupants. The ramps and walkways will be of appropriate gradients and will possess appropriate handrails, kerb rails and TGSIs in compliance with AS 1428.1 2009 and AS 1428.4.1 2009.

8.0 Stairs

A number of stairs have been identified within the development. Fire isolated stairs are included which service basement to all levels of each building.

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

Stair details will be designed in accordance with AS 1428.1 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.

9.0 Lifts

Lifts have been proposed for vertical travel between levels of all buildings. All lifts are suitable for the transport of stretchers with an internal car dimension of 2100 x 2000mm. Internal fit-out of lifts will 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 NCC/BCA and that details will be as per AS1735.12 which covers elements such as handrails and braille and tactile buttons.

10.0 Unisex Accessible Sanitary Facilities

Accessible and ambulant sanitary facilities are not indicated as part of the common areas. Some amenities are however indicated for the retail tenancies and BOH amenities within Building C.

If accessible and ambulant sanitary facilities are to be provided in the common areas, ensure they are designed in accordance to the requirements and recommendations outlined in Reference Sections 10.0 and 11.0.

Further design will be required to ensure appropriate circulation space and fixture placement is achieved in compliance with AS1428.1 2009.

11.0 Ambulant Sanitary Facilities

Further design will be required to ensure appropriate circulation space and fixture placement is achieved in compliance with AS1428.1 2009.

18.0 Sole Occupancy Units

The development consists of 1,188 Sole Occupancy Units (SOUs). These are divided up into;

- 599 Build to Rent (BTR) SOUs (including 115 Affordable Housing)
- 589 Co-Living SOUs

Within the proposal, there are 619 SOUs designed to meet LHA Design Guidelines silver level.

Accommodation Access Strategy

Following a review of the benchmark for the development and given the type of accommodation proposed we have developed an Accommodation Access Strategy for consideration.

As part of the Access Strategy for the BTR provisions it is proposed to utilise the NCC Class 3 requirements as a guide to provide fully designed apartments for people with disability. For **599** SOUs proposed for the BTR a total of **21 Accessible SOUs** would be required under Table D4D2b to be designed in compliance with AS 1428.1 2009. Based on the 2% of the population requiring the use of aids, a total of 12 would be required therefore we believe the 24 accessible apartments proposed is an appropriate allocation.

In addition, it is recommended that a % of the 24 be designed as Specialist Disability Accommodation either Fully Accessible or High Physical Support. This would provide additional opportunity for the developer to support people with disability Accommodation requirements. This will be developed as the design progresses.

Legislative Framework - Co-Living

As stated above it is proposed to provide **589** Co-Living SOUs which will be managed by SCAPE Living Australia. Under the NCC 2022 the proposed development is designated as a Class 3 - Housing. For Class 3 - Housing, the NCC Clause D4D2 (5) sets requirements for access to Class 3 - Housing developments common areas and the number of accessible SOUs for a development based on a percentage of the total number of SOUs (refer to NCC 2022 Table D4D2b for number of sole occupancy units for a Class 3).

Based on the above mentioned requirements the proposed co-living development would require **21 Accessible SOUs** designed in compliance with AS 1428.1 2009. Under the NCC 2022 compliance can be achieved through Deemed-to-Satisfy or via a performance approach.

Project Specific Accessible SOU Allocations

The aim of the framework is to provide features specific to the needs of people with different types of disability. Each type of accessible sole occupancy unit has different requirements to meet the different needs. Specifics of each room type and common area requirements will be presented by Architecture & Access early in the project as the strategy is developed and will be required to be implemented if the strategy is adopted.

Statistical data from the Australian Bureau of Statistics, The Australian Institute of Health and Welfare, and the National Eye Health Survey Report provides information about:

- the total numbers of Australians who report living with a disability in 2022 (21.4% of the total population¹)
- the proportions of users living with subsets of different types of disability^{1 2}
- the total number of students in non-school education (i.e. university, TAFE or similar higher education) reported to have a disability (8.3% of the total student population)³.

To establish the provided number of sole occupancy units for a person with disability, an initial calculation of 8.3% of the total number of sole occupancy units for the project provides information on the percentage of rooms that would meet the target representation for people with a disability within the total student population³.

$$\begin{aligned} &\text{Total SOUs} \times \% \text{ occupant population with disabilities} \\ &= 593 \times 8.3\% \\ &= 49.2 \text{ or } 50 \text{ SOUs to be provided for persons with disabilities.} \end{aligned}$$

The Access Strategy proposes that the accessible room types are divided as per below table. Architecture & Access have used the key statistical data on the percentages of people in the general Australian population with a disability who report to (a) use a mobility aid; (b) have a speech/hearing impairment who require a communication aid and (c) have a vision impairment to calculate the required Accessible Type room numbers from the determined number of sole occupancy units that would potentially be in use by a student with a disability.

Disability group	Room type	Calculation	Number required
Mobility Impairment & Multiple Disability	A	18.4% of 50 SOUs	10 (9.2)
Speech and Hearing Impairment	B	24.5% of 50 SOUs	13 (12.25)
Vision Impairment	C	10.5% of 50 SOUs	6 (5.25)
Total			29 accessible SOUs

Accessible Room Design and Fitout

The three identified subsets for which statistical data is available are - people with a vision impairment; people with a hearing and speech impairment and people with a mobility impairment. Full details regarding the statistics and data can be reviewed as the strategy progresses.

Type A - Mobility Impairment and/or Multiple Impairment within an enhanced Accessible room design:

- Primarily for people with a mobility impairment; will also provide for people with multiple disabilities.
- To be representative of the 18.4% of the total Australian population of people with a disability who required use of a mobility aid¹.
- To be in accordance with NCC/BCA DTS requirements, including (but not limited to) inter-alia AS 1428.1:2009 clauses related to:
 - Paths of travel to and within the room and ensuite

- Doors to and within the room, including circulation, hardware and luminance contrast
- Accessible sanitary, washbasin and shower facilities.
- Features of joinery including handles, wardrobe and desk fitout as detailed in AS 1428.2:1992.
- Door to SOU to meet 20N (max) of force to operate requirement. If door is fire rated it is required to be automated or fitted with door closer which is triggered to operate in fire alarm conditions.
- Television with caption decoder (if provided).
- Visual fire alarms.
- Provision of a door bell and light-emitting receiver.
- Accessible communication means between SOU and reception (eg. Smart phone/tablet connectivity).
- Dimming switches on all light controls for light adjustment.
- Additional lighting within the room including task lighting above the desk, washbasin, vanity mirror and at the wardrobe.
- Use of colour contrast between wall, floor, doors and furnishings.
- Matte and low reflective surfaces.
- Tap hardware in kitchens and bathrooms which clearly defines hot and cold allocations.
- Light switch plates or light switches to be of 30% luminance contrast to the background on which they are mounted.
- Occupant use GPOs to have switch plates or switches that are of 30% luminance contrast to the background on which they are mounted.
- Provision of at least one additional occupant use double GPO in an accessible location suitable or use for charging specialist equipment (eg power wheelchair or sleep apnoea machine).

Type B - Speech and/or Hearing Impairment, to be provided within a standard accommodation room:

- For people with a hearing and speech impairment.
- To be representative of the 24.5% of the total Australian population of people with a disability who require use of a communication aid.
- Television with caption decoder (if provided).
- Visual fire alarms.
- Provision of a door bell and light-emitting receiver.
- Accessible communication means between SOU and reception (eg. Smart phone/tablet connectivity).
- Door hardware as required by AS1428.1:2009.
- Door luminance contrast as required by AS1428.1:2009.

Type C - Vision Impairment, to be provided a standard accommodation room:

- For people with a vision impairment
- To be representative of the 10.3% of the total Australian population of people with a disability who report to have a vision impairment.
- Paths to be free from projecting wall mounted obstacles.
- Dimming switches on all light controls for light adjustment.
- Additional lighting within the room including task lighting above the desk, washbasin, vanity mirror and at the wardrobe.
- Use of colour contrast between wall, floor, doors and furnishings.
- Matte and low reflective surfaces.
- Tap hardware in kitchens and bathrooms which clearly defines hot and cold allocations.
- Vertical grab rail in the shower to extend 1000-1880 (minimum). Rail to be graspable with a diameter of 30-40mm; located with a clearance between the grab rail and the wall of between 50-60mm and fastened to be able to withstand 1100N of force.
- Any glazed shower screens to be fitted with visual indicators as per AS1428.1 2009 glazing requirements.
- Pan lid and seat that has a 30% luminance contrast (minimum) to the pan, as required by AS1428.1:2009.
- Door hardware as required by AS1428.1:2009.
- Door luminance contrast as required by AS1428.1:2009.

- Light switch plates or light switches to be of 30% luminance contrast to the background on which they are mounted.
- Occupant use GPOs to have switch plates or switches that are of 30% luminance contrast to the background on which they are mounted.

Building Wide Additional Accessible Features

- Common areas of the building must comply with the legislative requirements of the National Construction Code unless specific Performance Solutions have been identified and prepared.
- Identification signage to the doors of all SOU accommodation rooms in tactile (raised) text. Text to be in San Serif typeface; Upper Case letters and numbers to have a height between 15mm-55mm; lower case letters to be half the height of upper case letters; text raised by 1-1.5mm above the background, text to be displayed horizontally, have rounded edges and be installed at a height between 1200-1600mm AFFL. All tactile text to be of matte finish and a minimum of 30% luminance contrast to the surface on which it is finished.
- Identification signage to doors of occupant use common areas in tactile raised text and Braille. Signage specifications to be as per AS1428.1 2009 requirements.
- Directional signage is provided to ensure independent way finding to all occupant use accommodation rooms and facilities within the building. Signage location is to be consistent in location and style. Directional signage to common areas in tactile (raised) text. Text to be in San Serif typeface; Upper Case letters and numbers to have a height between 15mm-55mm; lower case letters to be half the height of upper case letters; text raised by 1-1.5mm above the background, text to be displayed horizontally, have rounded edges and be installed at a height between 1200-1600mm AFFL. All tactile text to be of matte finish and a minimum of 30% luminance contrast to the surface on which it is finished.
- Visual fire alarms to be provided in occupant use common areas (Exception: Common Accessways /Corridors on SOU only levels where there are no Type A, B or C rooms.)

Operational Management Conditions

- The client will need to accept, develop and implement operational plans and procedures around the management, allocation and marketing of the sole occupancy rooms for people with a disability, relative to the rooms available. They are also required to develop and implement an evacuation plan for people with a disability. The operator of the space will be required to accept these conditions as part of the Access strategy adoption process.

Livable Housing Design Guidelines

As mentioned above, 619 SOUs are being designed to meet the LHA Design Guidelines - Silver Level. This is being implemented across the site and will be further developed as the design progresses.

The Apartment Design Guide - New South Wales

This standard provides guidance on the design of communal areas in the apartment buildings and complexes and is to be implemented into the design.

See the comments below:

Clause 3D - Communal and public open spaces

Objective 3D-2

- Facilities are provided within communal open spaces and common spaces for a range of age groups, incorporating some of the following elements:
 - seating for individuals or groups
 - barbecue areas
 - play equipment or play areas
 - swimming pools, gyms, tennis courts or common rooms

Objective 3D-3

- Communal open spaces should be well lit.

Objective 3D-4

- Opportunities for a range of recreational activities should be provided for people of all ages.

Clause 3G Pedestrian access and entries

Objective 3G-1

- Building entries should be clearly identified and communal entries should be clearly distinguishable from private entries.

Objective 3G-2

- For large developments 'way finding' maps should be provided to assist visitor and residents.
- For large developments electronic access and audio/video intercom should be provided to manage access.

Objective 3G-3

- Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport.
- Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces or dwellings, be well lit and contain active uses, where appropriate.

Clause 3H Vehicle access

Objective 3H-1

- Adequate separation distances should be provided between vehicle entries and street intersections.
- Clear sight lines should be provided at pedestrian and vehicle crossings.
- Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include:
 - changes in surface materials
 - level changes
 - the use of landscaping for separation

Clause 3J Bicycle and car parking

Objective 3J-3

- Directly and clearly visible and well lit access should be provided into common circulation areas.
- A clearly defined and visible lobby or waiting area should be provided to lifts and stairs.
- For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards.
-

Clause 4F Common circulation and spaces

Objective 4F-2

- Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines.
- Circulation spaces should be well lit at night.

Clause 4G Storage

Objective 4G-2

- If communal storage rooms are provided they should be accessible from common circulation areas of the building.

Clause 4M Facades

Objective 4M-2

- Building entries should be clearly defined.

23.0 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).