

TOGA DEPL No. 45

HALL STREET BONDI DEVELOPMENT

ACCESSIBILITY REVIEW

Morris-Goding Accessibility Consulting

FINAL v2

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design review of the residential development located at Hall Street, Bondi 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, toilets and car parking 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 a reasonable degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible parking and accessible sanitary facilities, can be readily achieved.

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

The main recommendations that has risen from the access review include:

- (i) Provide an additional 2 accessible hotel rooms as required under BCA part D3.

2. INTRODUCTION

2.1. General

Morris-Goding Accessibility Consulting has been engaged, to provide a design review of the proposed residential development, located at Hall Street, Bondi.

The development consist of class 2 sole occupancy units, class 3 hotel rooms, retail areas and basement car parking.

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), AS 1428 series and Waverley DCP 2006 Part J1 – Access for People with Disabilities.

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 - (80% of people with disabilities accommodated)
- AS 1428.2 - (90% of people with disabilities), where relevant
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act
- Waverley Council DCP 2006 Part J1 Access for People with Disabilities

3. INGRESS & EGRESS

3.1. Serviced Apartments & Residential Entrances

The serviced apartments lobby entrance is directly from Hall Street. The entrance has automatic sliding doors with appropriate circulation areas in accordance with AS1428.1.

The residential entrance is directly from Hall Street. The entrance has a single hinged door with suitable circulation areas in accordance with AS1428.2.

Both entrances have wheelchair accessible paths of travel to the ground floor lift lobby. The circulation areas in front of the passenger lift and lobby are appropriate for a person in a wheelchair. The circulation space will allow for two wheelchair users to pass each other or be able to turn 180° in an equitable and dignified manner, compliant with DDA.

3.2. Retail Entrances

The main entrance to the through site link and the majority of retail tenancies is directly from Hall Street via an accessible ramp of 1:14 gradient. All retail tenancies are accessible from the through site link and Hall Street. There is a continuous accessible path of travel from hall Street to level 00 through site link to lifts L6 and L7 to lower ground retail area.

It appears that all retail tenancies have clear widths and latch side clearances in accordance with AS1428.2.

There are also 2 flights of stairs from Hall Street and O'Brien Street to retail tenancies between lower ground and ground floor. Whilst Hall Street is the main pedestrian access point, it noted that the lesser-used O'Brien Street, also has appropriate wheelchair access via lifts 6 & 7 from the pedestrian footpath to provide an accessible through site link.

The main access point into the gym is via the ground floor through site link and pool & deck area from Hall Street. There is suitable wheelchair access to and within the gym. The fit-out of the gym will be subject to a separate DA.

Recommendation:

- (i) All through site stairs and Hall Street ramp requires handrails compliant with AS1428.1 and tactile ground surface indicators compliant with AS1428.4.

3.3. Emergency Egress

There are various emergency stair wells leading from the upper levels down to street level and others leading out from the lower basement car park levels.

Recommendation:

- (i) Consideration shall be given with the provisions of 850mm clear widths to all fire doors. This will allow some level of fire safety protection for a person in wheelchairs.

4. PATHS OF TRAVEL

4.1. Paths of Travel

The paths of travel throughout the basement and ground floor retail spaces have areas at intervals that are generally wide enough (at least 1800mm) to allow two wheelchair users to pass each other in accordance with AS1428.2 and the Draft DDA Premises Standards.

These north-south or west-east lengths of corridors have lengths between 20m and 43m. These lengths of corridors have 1800mm wide passing pass at 6m intervals compliant with AS1428.2 and the DDA Premises Standards.

The corridor ends in the serviced apartments (levels 1-3) and residential (4-6) have at least width of 1550mm which will allow for appropriate manoeuvrability for wheelchair users, complaint with the DDA Premises Standards.

The corridor width in front of lifts 1 and 2 (serviced apartments) and lifts 3 and 4 (residential) will allow for appropriate manoeuvrability for wheelchair users, compliant with AS1428.2.

There are appropriate paths of travel to all retail tenancies from all serviced apartments and residential units on all levels via passenger lifts. There is suitable wheelchair access from serviced apartments, residential and gym to the common use outdoor pool and spa on ground floor.

4.2. Doors

There appears to be common use doors leading to and from the serviced apartments and residential lift lobbies to the pool view terrace area. Both doors have appropriate clear widths in accordance with AS1428.2.

Recommendation:

- (i) Ensure the serviced apartment door (to pool area) has suitable latch side clearance
- (ii) Ensure residential corridor doors on level 4 have 850mm clear width in accordance with AS1428.2.

4.3. Lifts

There are 6 passenger lifts within the building with suitable wheelchair access to all retail and residential floors. The lifts 1-4 provide an appropriate continuous accessible path of travel to and from the ground floor lift lobby to the residential and serviced apartments.

The 2 remaining lifts (labelled 6 and 7) provide an appropriate continuous accessible path of travel between both the ground floor and lower ground floor tenancies.

The paths of travel to all lifts are wheelchair accessible from all areas within the building.

The passenger lifts have internal dimensions in accordance with AS1735.12 and AS1428.2.

Recommendations:

- (i) Ensure the new lift cars have internal components (control panels, audio/visual indicators, handrails and light levels) that meet the requirements of AS1735.12.
- (ii) Ensure all lift lobbies have suitable call buttons and arrival signals in accordance with AS1735.12.

5. ACCOMMODATION

5.1. Residential Units

There are 27 units within levels 4-6. The development falls under the Waverley Council. According to Waverley Council DCP 2006, 10% of the total amounts of apartments are to be design according to AS4299.

The drawings show that 3 adaptable units have been provided, those being 4.01, 5.01 and 6.01, which is in accordance with Waverley Council DCP 2006

5.2. Adaptable Unit Design

The entry doors have 850mm clear width and suitable latch side clearance on the internal and external side of the door in accordance with AS4299.

The living areas have clear area of 2250mm minimum diameter after the furniture has been placed.

The laundry areas have circulation area in front of the laundry appliances in accordance with AS4299.

The main bedroom requires modification to comply with circulation area requirements of AS4299.

The bathrooms have suitable internal dimensions that will allow shower, toilet and washbasin to comply with circulation area requirements of AS1428.1. Further design development will be needed

The kitchens have the potential to allow clearance of 1550mm between base cabinets. The kitchen benches have enough space to allow provision of separate cook top and oven, as well as adjacent areas for sink and fridge in accordance with AS4299. Further design development will be needed.

Recommendation:

- (i) The main bedroom requires 1200mm clearance between base of bed and wall. A 470mm latch side clearance is required at bedroom door

5.3. Serviced Apartments

There are 136 hotel rooms within the development. The drawings show 3 accessible units (1.30, 2.31, 3.31), which needs enhancement under BCA part D3

Recommendation:

- (i) Provide an additional 2 accessible hotel rooms as required under BCA part D3.

5.4. Accessible Unit Design

The entry door appears to have suitable clear width however modification is required at latch side of door.

The living area has suitable circulation. The bathroom appears to have suitable internal dimensions that will allow shower, toilet and washbasin to comply with circulation area requirements of AS1428.1. Further design development will be needed

The main bedroom requires modification to comply with suitable circulation area requirements.

Recommendations:

- (i) The entry door to have 850mm clear width (920mm door leaf) and provide a 460mm latch side clearance on the internal and external side of the door
- (ii) The bedroom requires 1200mm clearance between base of bed and wall and 1 metre either side of bed. A 470mm latch side clearance is required at bedroom door.

6. MISCELLANEOUS

6.1. Car Parking

There are 3 adaptable unit car bays located on basement level 003. The width and number of these car bays is in accordance with AS4299.

There are 34 car bays provided for the serviced apartments, with 2 accessible car bays. The accessible car bay has 3.2 metre width, which is suitable under AS2890.1. This number of accessible car bay is suitable under BCA part D3.

There are 110 retail car bays with 3 accessible car bays located over basements levels 001 and 002. The accessible car bays have 3.2 metre width, which is suitable under AS2890.1. This number of accessible car bays is suitable under BCA part D3 and draft DDA Premises Standards.

All accessible car bays are suitably located adjacent to passenger lifts.

Recommendation:

- (i) All accessible parking shall have a minimum 2500mm height clearance compliant with AS2890.1. The approach to each adaptable car parking bay should not have vertical clearance of less than 2.3mm.

6.2. Signage

Recommendation:

- (i) Signage shall comply with the BCA clause D3.6.