

ACCESS REPORT
PROJECT APPLICATION
CENTRAL PARK
BLOCKS 3B, 3C & 10
KENSINGTON STREET PRECINCT
STUDENT ACCOMMODATION DEVELOPMENT



VIEW 4 - LOOKING NORTH FROM CARLTON STREET

IMAGE RENDERED BY HAYCRAFT DULOY Pty Ltd. T: 9655 443

Prepared By Mark Relf

17th December 2012



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Introduction

This report has been prepared to provide an Access Report for a project application for student accommodation within the Kensington Street precinct of the Central Park development for Blocks 3B, 3C and 10.

Assessment Criteria

The assessment considers the following legislation, planning instruments and standards pertaining to access for people with disabilities:

- (1) DDA Premises Standards
- (2) Building Code of Australia (BCA 2012) – Parts D3, E3.6 and F2.4.
- (3) Australian Standard AS1428.1 (2009) – Design for Access and Mobility and referenced standards.
- (4) Australian Standard AS1428.4.1 (2009) – Tactile Indicators.
- (5) Australian Standard AS1735.12 (1999) – Lifts for people with disabilities.

Development Summary

The development proposes a student accommodation facility consisting of 276 units within three buildings; blocks 3B and 3C which include a bridge link at Levels 2 to 6 to effectively create one building 3B/3C and a third building Block 10.

With regard to access for people with disabilities the development proposes the following primary design elements and outcomes:

- On-grade and ramp access from multiple approaches to ensure equitable access for people with disabilities to enter ground floor retail/commercial areas and lift lobbies that serve the upper floors.
- The retail/commercial areas on the ground floor level shall provide appropriate access in accordance with AS1428 to satisfy Parts D3 and F2.4 of the BCA and DDA Premises Standards.
- The development proposes three (3) lifts (2 within Block 3B/3C and 1 for Block 10) that facilitate access to all levels with level corridor access to all apartment doorway entrances to ensure equitable and convenient access. The lift cars shall be at least 1400mm X 2000mm to readily comply with AS1735.12 and Part E3.6 of the BCA and DDA Premises Standards.
- The development proposes the following configurations for accommodation suites;
 - Block 3B/3C - 219 Beds within a mix of 195 studio and 5 X 4-5 bed cluster units, which includes 9 accessible studio units.
 - Block 10 – 57 Beds within a mix of 39 studio and 3 X 6 bed cluster units, which includes 3 accessible studio units.
- The proposed twelve (12) accessible single studio units comply with Table D3.1 and Part D3.3 of the BCA in terms of quantity.

Overall, I am satisfied that the development will provide appropriate access for people with disabilities and will integrate with the adjoining areas to comply with Parts D3, E3.6 and F2.4 of the BCA and DDA Premises Standards.



Mark Relf, Access Consultant (ACAA)

Development Application Plans

The plans relied upon for this accessibility assessment include the following:

Drawing No.	Issue	Description
I1021 A-001	B	Cover Page
I1021 A-101	A	Site Plan
I1021 A-201	A	Block 3B/3C Level B1 Substation
I1021 A-202	B	Block 3B/3C Ground Floor Plan
I1021 A-203	B	Block 3B/3C Level 1 Floor Plan
I1021 A-204	B	Block 3B/3C Level 2 Floor Plan
I1021 A-205	B	Block 3B/3C Level 3 Floor Plan
I1021 A-206	B	Block 3B/3C Level 4 Floor Plan
I1021 A-207	B	Block 3B/3C Level 5 Floor Plan
I1021 A-208	B	Block 3B/3C Level 6 Floor Plan
I1021 A-209	B	Block 3B/3C Level 7 Floor Plan
I1021 A-210	A	Block 3B/3C Roof Plan
I1021 A-211	B	Block 10 Ground & Level 1 Plan
I1021 A-212	B	Block 10 Level 2 & Level 3 Plan
I1021 A-213	B	Block 10 Level 4 & Level 5 Plan
I1021 A-214	A	Block 10 Roof Plan
I1021 A-301	B	Block 3B/3C Section 1
I1021 A-302	B	Block 3B/3C Section 2
I1021 A-303	B	Block 3B/3C Section 3
I1021 A-304	A	Block 10 Section 1
I1021 A-405	B	Block 3B/3C Elevation East
I1021 A-406	B	Block 3B/3C Elevation North & South
I1021 A-407	B	Block 3B/3C Elevation West
I1021 A-408	A	Block 10 Elevation East & West
I1021 A-409	A	Block 10 Elevation North
I1021 A-410	B	Block 10 Elevation South
I1021 A-501	A	Typical Studio
I1021 A-502	A	Typical Accessible Studios

Accessibility Assessment

Assessment Methodology

The review considers the accessibility requirements of the Building Code of Australia 2011 and the DDA Premises Standards as expressed by Parts D3, E3.6 and F2.4 and the various referenced standards AS1428.1, AS1428.4.1 – Design for Access and Mobility and related standards.

The review and assessment comments do not cover detail issues pertaining to construction documentation such as internal design of accessible toilet facilities, stairway and handrail designs, door schedule, doorway luminance contrasts, glazing safety markings, tactile ground surface indicators, signage, accessible room joinery fitouts and the like, which will be confirmed at construction certificate stage.

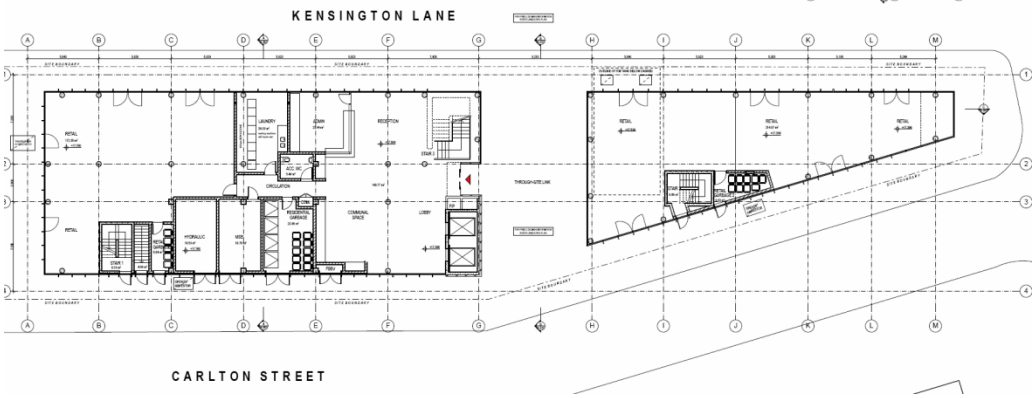
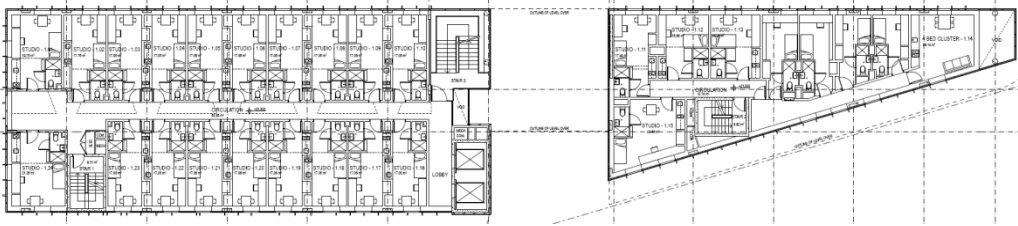
External Pathways & Building Entrances (Part D3.2 of the BCA)

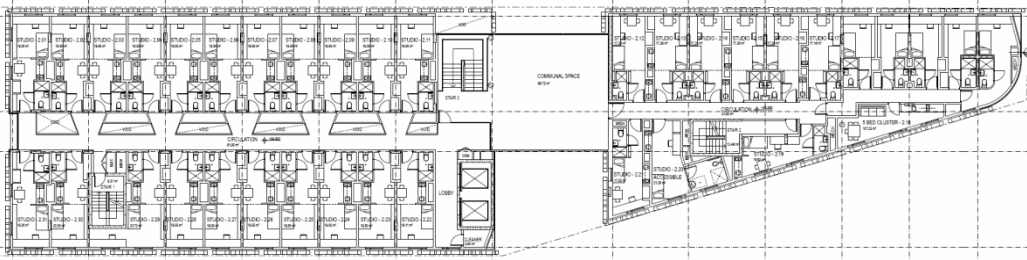
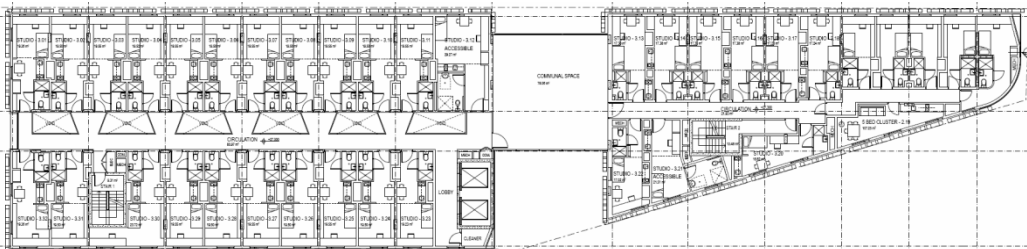
BCA / DDA Compliance	Complies
1. The student accommodation development shall be located adjacent to Kensington Lane, Goold Street, Kent Road and Outram Street, which provide moderately graded topography.	
2. The plans propose continuous accessible paths of travel along all roadway approaches which enable accessible entry paths in accordance with AS1428.	YES
3. Block 3B/3C is a new building which proposes level threshold doorway entrances to the ground floor retail and lift lobby. The plans indicate appropriate doorway circulation spaces while detailed construction documentation shall confirm door sizes and door hardware in accordance with AS1428.1 to satisfy part D3.2 of the BCA.	YES
4. Block 10 is an existing building which is of heritage significance. The new building works propose level threshold doorway entrances to the ground floor retail and lift lobby. The plans indicate appropriate doorway circulation spaces while detailed construction documentation shall confirm door sizes and door hardware in accordance with AS1428.1 to satisfy part D3.2 of the BCA.	YES

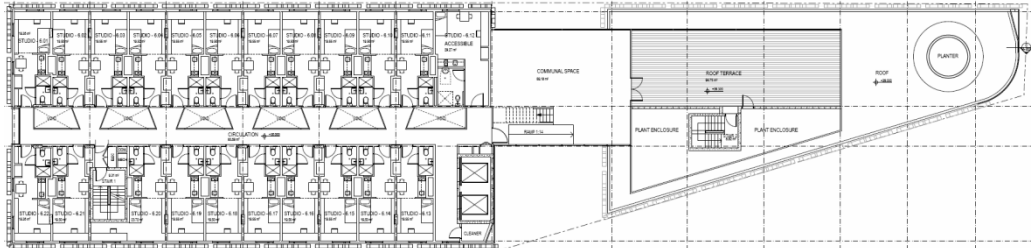
Internal Accessways (Part D3.3 of the BCA)

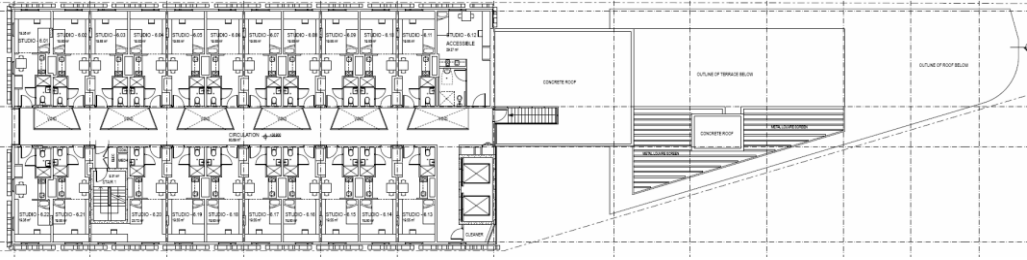
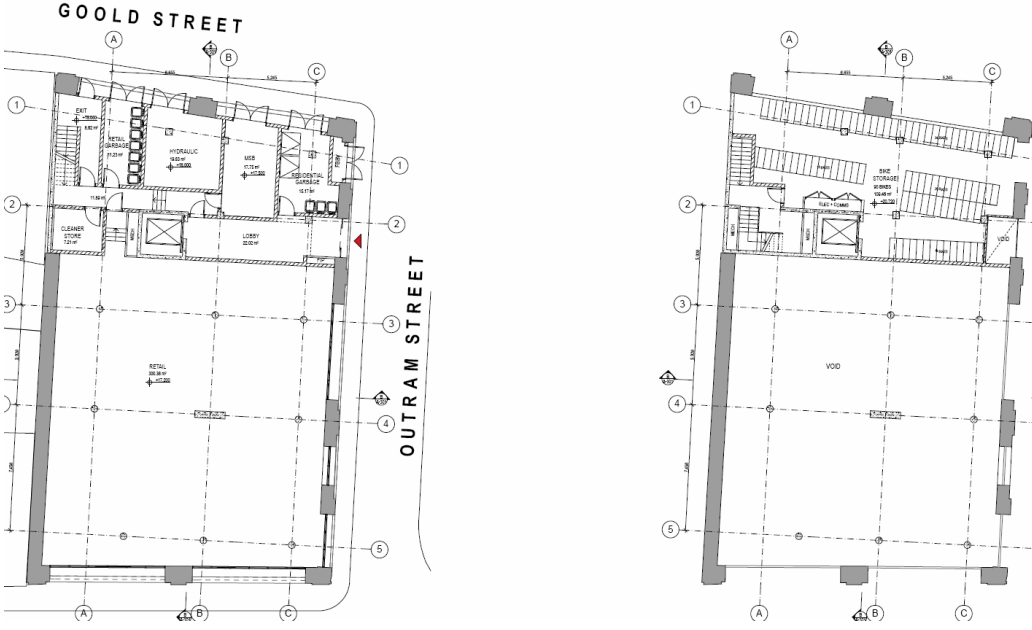
Having regard to the requirements of Part D3.3 of the BCA the assessments considers the on-site accessibility on internal circulation spaces within retail areas, common areas of the student accommodation and accessible student accommodation studio apartments.

BCA / DDA Compliance	Complies
Block 3B/3C Ground Floor: Internal Access –	
5. The ground floor of the two buildings that form Block 3B/3C propose varying levels on the ground floor level of RL17.300, RL17.500, RL17.700 which reflects then variable topography of Carlton Lane and Kensington Street to ensure level entrances. Where two internal retail areas on split levels in Block 3C form the one tenancy then an internal ramp or lift will be required at a future design stage	YES

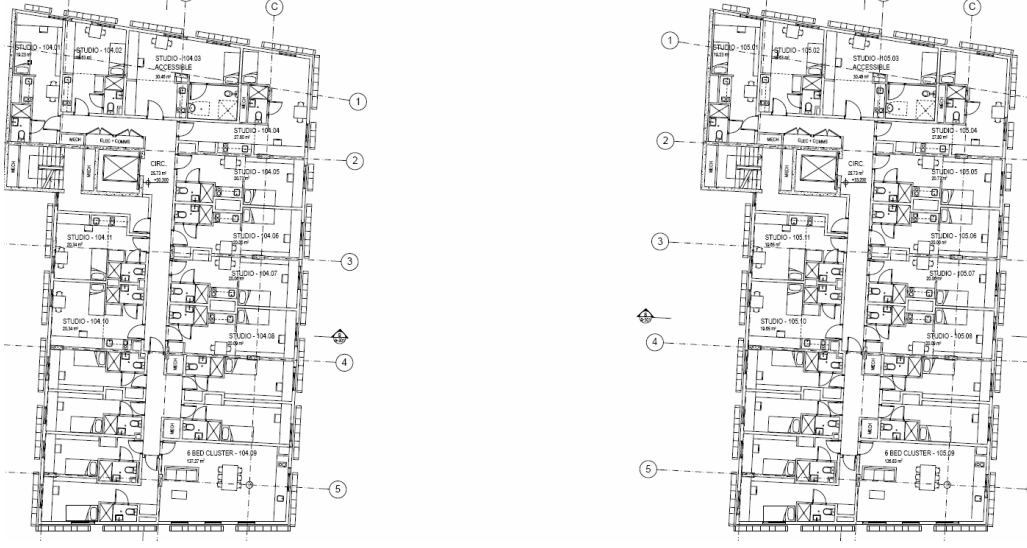
BCA / DDA Compliance	Complies
<p>to ensure equitable access continues to all areas of the retail/commercial areas and adjacent reception/lounge and lift lobby, communal laundry, bike store and garbage rooms,</p> <p>6. Within the various retail/commercial areas, reception/lounge area of Block 3B the plans show open plan areas with no inherent access barriers and will be subject of a future detailed design prior to the construction certificate in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> 	<p>YES</p> <p>YES</p>
<p>Block 3B/3C Level 1: Internal Access –</p>  <p>7. The plans show a lift landing within Block 3B providing at least 1700mm X 6000mm circulation area that facilitate direct access to a lobby and a 1250mm minimum width common corridor, which incorporate 1800mm minimum width areas at each end for “turning” and “passing areas” to comply with ASI428.1 and reasonably satisfy the intent of Part D3.3 and DPI of the BCA and DDA Premises Standards, albeit the Passing Areas are 24 metres apart.</p> <p>8. The common 1250mm minimum width corridors also provide adequate doorway circulation spaces to enter the designated accessible unit to comply with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>9. Block 3C at level 1 provides stairway access only.</p> <p>10. The enclosed access stairway No. 3 shall confirm details at construction certificate stage of step geometry, luminance contrasting step nosings, handrails and tactile ground surface indicators in accordance with ASI428 parts 1 and 4.1 as required by Part D3.3 of the BCA and DDA Premises Standards.</p> <p>11. The enclosed fire-isolated stairways shall confirm details at construction certificate stage of step geometry, luminance contrasting step nosings in accordance with ASI428.1 as required by Part D3.3 of the BCA and DDA Premises Standards.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>

BCA / DDA Compliance	Complies
<p>Block 3B/3C Level 2: Internal Access –</p>  <p>12. The plans show a lift landing providing at least a 1700mm X 6000mm circulation area that facilitates direct access to the 3B building central corridor which provides a 1250mm minimum width with multiple void areas adjoining and access links to the eastern units that facilitate ample “turning” and “passing areas” to comply with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards, including 1540mm width corridor to unit 2.01.</p> <p>13. The 3B/C buildings propose a large common lounge area that bridges between the two buildings to facilitate an accessible link which incorporates an accessible doorway from 3B and a “hold-open” door on magnamatics to building 3C which facilitates appropriate access to comply with ASI428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>14. The 3C block provides a 1250mm width central corridor that facilitates adequate doorway circulation spaces and a 1800mm X 2000mm area at the end of the corridor to facilitate “turning” and “passing areas” to comply with ASI428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>15. The 1250mm width corridor adjoining the designated accessible unit complies with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>16. The enclosed access stairway No. 3 shall confirm details at construction certificate stage of step geometry, luminance contrasting step nosings, handrails and tactile ground surface indicators in accordance with ASI428 parts 1 and 4.1 as required by Part D3.3 of the BCA and DDA Premises Standards.</p> <p>17. The enclosed fire-isolated stairways shall confirm details at construction certificate stage of step geometry, luminance contrasting step nosings in accordance with ASI428.1 as required by Part D3.3 of the BCA and DDA Premises Standards.</p>	<p>YES at CC stage</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES at CC stage</p> <p>YES at CC stage</p>
<p>Block 3B/3C Levels 3, 4, 5 (similar): Internal Access –</p>  <p>18. The plans show a lift landing providing at least a 1700mm X 6000mm circulation area that facilitates direct access to the 3B building central corridor which</p>	

BCA / DDA Compliance	Complies
<p>provides a 1250mm minimum width with multiple void areas adjoining and access links to the eastern units that facilitate ample “turning” and “passing areas” to comply with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards, including 1540mm width corridor to units 3.01, 4.01, 5.01.</p> <p>19. The 3B/C buildings propose a large common lounge area that bridges between the two buildings to facilitate an accessible link which incorporates an accessible doorway from 3B and a “hold-open” door on magnamatics to building 3C which facilitates appropriate access to comply with AS1428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>20. The 3C block provides a 1250mm width central corridor that facilitates adequate doorway circulation spaces and a 1800mm X 2000mm area at the end of the corridor to facilitate “turning” and “passing areas” to comply with AS1428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>21. The 1250mm width corridor adjoining the designated accessible units complies with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>22. The 3B/3C blocks provide adequate doorway circulation spaces to enter the designated accessible units to comply with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p>	<p>YES at CC stage</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
<p>Block 3B/3C Level 6: Internal Access –</p>  <p>23. The plans show a lift landing providing at least a 1700mm X 6000mm circulation area that facilitates direct access to the 3B building central corridor which provides a 1250mm minimum width with multiple void areas adjoining and access links to the eastern units that facilitate ample “turning” and “passing areas” to comply with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards, including 1540mm width corridor access to unit 6.01.</p> <p>24. The 3B/C buildings propose a large common lounge area that bridges between the two buildings to facilitate an accessible link which incorporates an accessible doorway from 3B and double doorway to the roof terrace area of building 3C which facilitates appropriate access to comply with AS1428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards, subject to the 1:14 ramp being moved to ensure a 1600mm X 1600mm minimum doorway landing with doorway arrangement providing 530mm minimum latchside clearance.</p> <p>25. The access stairway within the common lounge area shall confirm details at construction certificate stage of step geometry, luminance contrasting step nosings, handrails and tactile ground surface indicators in accordance with AS1428 parts 1 and 4.1 as required by Part D3.3 of the BCA and DDA Premises Standards.</p>	<p>YES at CC stage</p> <p>YES at CC stage</p> <p>YES at CC stage</p>

BCA / DDA Compliance	Complies
<p>Block 3B/3C Level 7: Internal Access –</p>  <p>26. The plans show a lift landing providing at least a 1700mm X 6000mm circulation area that facilitates direct access to the 3B building central corridor which provides a 1250mm minimum width with multiple void areas adjoining and access links to the eastern units that facilitate ample “turning” and “passing areas” to comply with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards, including 1540mm width corridor to unit 7.01.</p> <p>27. The 3B building provides adequate doorway circulation spaces to enter the designated accessible unit to comply with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p>	<p>YES at CC stage</p> <p>YES</p>
<p>BLOCK 10 Ground Floor & Level 1: Internal Access –</p> <p>28. The ground floor of Block 10 proposes retail/commercial area and adjacent entrance lift lobby, bike store, unisex accessible toilet and garbage rooms, while Level 1 proposes a bike store.</p>  <p>29. Within the retail/commercial area the plans show an open plan area on a single floor level with no inherent access barriers in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>30. The entrance lobby proposes 1900mm width at the entrance doorway to facilitate appropriate doorway circulation spaces and 2400mm width lift landing for easy turning and passing areas in accordance with AS1428.1 to satisfy part D3.3 of the</p>	<p>YES</p> <p>YES</p> <p>YES</p>

BCA / DDA Compliance	Complies
<p>BCA and DDA Premises Standards.</p> <p>31. Level 1 lift lobby proposes an area of at least 2000mm X 6000mm which facilitates ample access and circulation spaces to approach the adjoining bike store areas in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p>	YES
<p>BLOCK 10 Levels 2 & 3: Internal Access –</p> <div data-bbox="204 517 598 1048"> </div> <div data-bbox="858 517 1236 1048"> </div> <p>32. Levels 2 & 3 Block 10 lift lobby proposes an area of at least 1800mm X 4400mm and 1250mm width corridor which facilitates adequate access and circulation spaces to approach the adjoining doorways, turning and passing areas in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards, subject to the corridor link to Units 102.01 and 103.01 and 103.09 being modified to include a 1600 X 2100 area at the doorway for Turning.</p> <p>33. The common room and outdoor roof terrace provides appropriate circulation areas and approaches to doorways to comply with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p>	<p>YES at CC stage</p> <p>YES</p>
<p>BLOCK 10 Levels 4 & 5: Internal Access –</p> <p>34. Levels 4 & 5 Block 10 lift lobby proposes an area of at least 1800mm X 4400mm and 1250mm width corridor which facilitates adequate access and circulation spaces to approach the adjoining doorways, turning and passing areas in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards, subject to the corridor link to Units 104.01, 105.01, 104.09 and 105.09 being modified to include a 1600 X 2100 area at the doorway for Turning.</p>	YES at CC stage

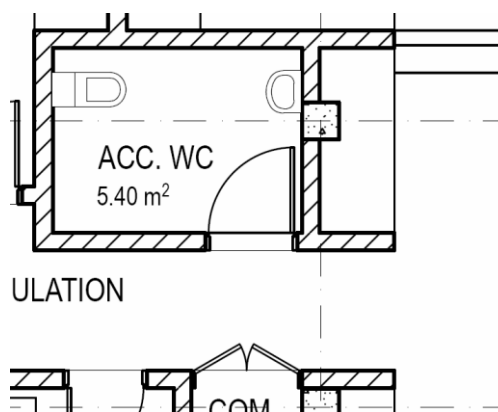
BCA / DDA Compliance	Complies
	

Identification – Braille and tactile signage (Part D3.6 of the BCA)

BCA / DDA Compliance	Complies
<p>35. The communal sanitary facilities shall be detailed at construction certificate stage to include raised tactile and Braille signage as required by AS1428.1 and Specification D3.6 of the BCA and DDA Premises Standards.</p>	<p>YES at CC stage</p>

Accessible Sanitary Facilities (Part F2.4 of the BCA)

BCA / DDA Compliance	Complies
<p>36. Accessible Toilets – The development proposes a communal sanitary facility on the ground floor of Block 3B which is a wheelchair accessible toilet.</p>	<p>YES</p>
<p>37. Block 3B - At ground level the unisex wheelchair accessible toilet provides 2700mm X 2000mm with a layout and 1300mm corridor for adequate side-on approach doorway circulation space that complies with AS1428.1 to satisfy Part F2.4 of the BCA and DDA Premises Standards.</p>	<p>YES</p>




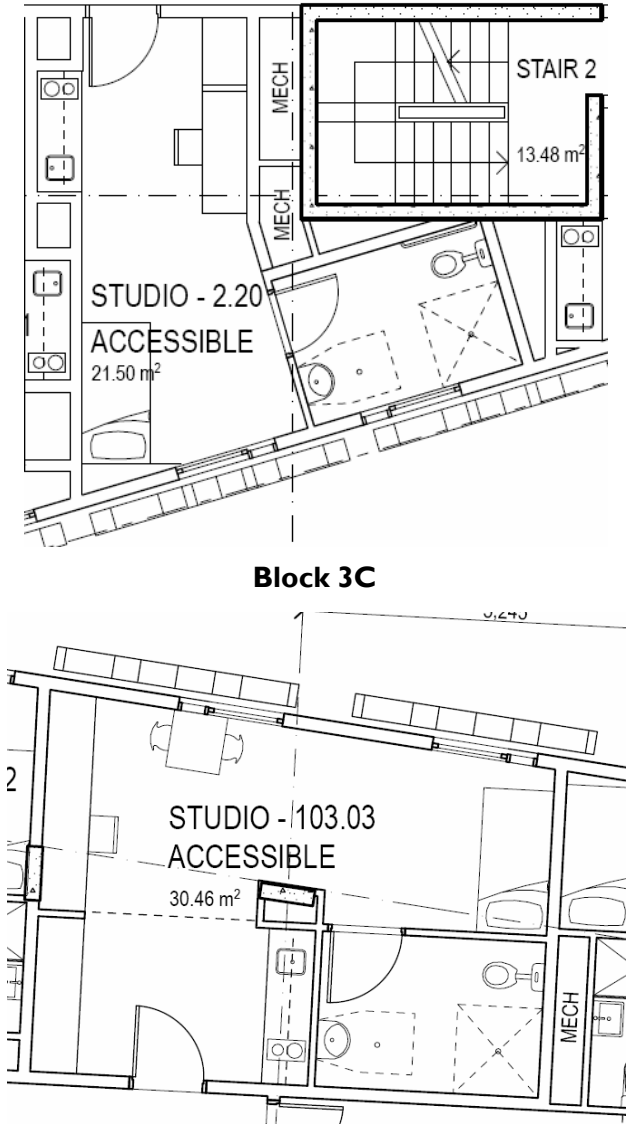
Tactile ground surface indicators (Part D3.8 of the BCA)

BCA / DDA Compliance	Complies
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BCA / DDA Compliance	Complies
38. Details concerning the provision of tactile ground surface indicators (TGSI's) as required by Part D3.8 of the BCA will be provided at construction certificate stage that will include the public/common stairway landings indoor and outdoor (excluding dedicated fire stairs).	YES at CC stage

Accessible Accommodation (Table D3.1 of the BCA)

BCA / DDA Compliance	Complies
39. In accordance with Table D3.1(b) of the BCA for a class 3 buildings the development proposes that twelve (12) of the 276 student accommodation units will be accessible. The twelve (12) units are evenly distributed on almost all levels of all three buildings.	YES
40. The development proposes the following configurations for accommodation suites; <ul style="list-style-type: none"> Block 3B/3C - 219 Beds within a mix of 195 studio and 5 X 4-5 bed cluster units, which includes 9 accessible studio units. Block 10 – 57 Beds within a mix of 39 studio and 3 X 6 bed cluster units, which includes 3 accessible studio units. 	YES
41. The designs are generally 1 bed plus ensuite studio units. The distribution and mix of accessible units readily provides equitable access to comply with Table D3.1 of the BCA and DDA Premises Standards.	YES
42. The assessment considers the accessibility of the room entrance, bathroom and circulation spaces to the bed, robe, kitchenette, desk and general internal areas.	
43. Floor plans of the typical accessible rooms appear below.	
44. Unit & Room Entrances provide at least 1600mm X 1600mm circulation space within the corridor lounge areas. Details of 950mm minimum width doors with 530mm minimum latch side will confirm doors and circulation spaces will comply with AS1428.1, subject to a reduction in the void area adjoining the accessible studios in Block 3B such as Unit 3.12.	YES at CC stage
45. Living Areas provide ample spaces for the furniture arrangement to facilitate 2250mm minimum diameter circulation areas within the central zone with 1500mm width access paths to kitchenette, which enables adequate access for wheelchair manoeuvrability consistent with AS1428.1 and Part D3.3 of the BCA and DDA Premises Standards.	YES
46. Bedroom Areas provide approximately 2250mm X 1540mm minimum circulation spaces adjacent to a single bed and to doorways to comply with AS1428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.	YES

BCA / DDA Compliance	Complies
 <p>Block 3B</p>	 <p>Block 3C</p> <p>Block 10</p>
<p>47. Ensuite Bathrooms provide an area of at least 2250mm X 2800mm with a layout of a hobless shower, WC pan and washbasin in accordance with ASI428.1 to satisfy Part F2.4 of the BCA and DDA Premises Standards.</p> <p>48. Approximately 50% of the ensuite configurations are REQUIRED in left and right handed designs in accordance with ASI428.1 to satisfy Part F2.4 of the BCA and DDA Premises Standards, which will be confirmed construction certificate documentation.</p> <p>49. The construction certificate documentation shall confirm fittings and fixtures as required by ASI428.1.</p>	<p>YES</p> <p>YES at CC stage</p>
<p>50. Summary – Subject to further construction details concerning bathroom fitout, electrical switches and the like I am satisfied that the designated accessible suites will comply with ASI428.1 to satisfy Table D3.1, Parts D3.3 and F2.4 of the BCA and DDA Premises Standards.</p>	<p>YES</p>

Lifts (Part E3.6 of the BCA)

BCA / DDA Compliance	Complies
51. The development proposes three (3) lifts which will travel from the ground floor levels to all upper levels normally used by the occupants (excluding plant room areas) to facilitate equitable and inclusive access to all areas of the project to readily satisfy the BCA and DDA Premises Standards,	YES
52. In accordance with Part E3.6 of the BCA and the DDA Premises Standards the Lift Specification will confirm a 1400mm X 2000mm minimum lift car that shall provide control panels with tactile and Braille, handrails to comply with AS1735.12 and Part E3.6 of the BCA.	YES

Appendix A – Statement of Expertise



CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy No. 5/Seniors Living & Housing for Seniors Policies, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Committee of the NSW Access Advisory Committee.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

