Accessibility Report – DA Submission

Project Title: **Toll IPEC Freight Transport Facility**

Job Number: **62906**

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Prepared For:
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DESIGN REVIEW – DA Stage

PROJECT: Toll IPEC Freight Transport Facility
Location: Great Western Hwy / Brabham Dr, Eastern Creek

PROJECT INFORMATION

The proposed project involves a new Freight transport facility with ancillary warehouse and office space across 18ha. There will be provision for a fleet workshop with attached truck wash, a Drivers Rest Area, Gatehouses, Customer pick-up and staff/visitor entry.

Goodman engaged the services of One Group ID as Accessibility and DDA consultants for this project. As members of the Access Consultants Association of Australia (ACAA), One Group ID staff use expert accessibility knowledge to ensure the project complies with the spirit and intent of the Disability Discrimination Act (DDA; 1992), within the project scope. Throughout a project One Group ID staff apply the principals of universal accessibility and the relevant technical requirements of the AS1428 series for access and mobility; the Access to Premises Standard (2010) and applicable associated documentation.

REPORT SCOPE

This report is specific to the DA Issue Design drawings prepared by SBA Architects, project 12197
A full listing of drawings and documentation pertinent to this report are attached in Appendix 1.

POSITIVE DESIGN ELEMENTS

The design review indicated many positive accessible elements. These include:-

- Accessible Unisex sanitary facility
- Ambulant toilet compartments
- Passenger Lift Access
- Accessible carparking bays

LEGISLATIVE AND STATUTORY REQUIREMENTS

The Disability Discrimination Act (DDA - 1992) is a Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Access to Premises Standard (2010) and the Australian Standards 1428 series (AS 1428) design for access and mobility. The AS 1428 series details technical requirements related to design for access and mobility.

Compliance with these elements does not necessarily mean compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory.

Design Elements

1. Car Parking

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
DA03	• Accessible carparking bays • A total of 700 carparking bays are proposed • A minimum of 1 accessible space for every 100 car parking spaces will be provided	• 14 accessible carparking bays are proposed. • Accessible parking requires complying with BCA D3.5 and AS 2890.6-2009. Minimum dimension 2.4m + 2.4m shared zone width.	YES
DA03	• Surfaces	• Accessible car parking bay surfaces to comprise a firm plane surface with fall not exceeding 1:40 in any direction. A fall of 1:33 is acceptable if surface is bituminous seal and parking space is outdoors.	Noted
Key Car parking and transport design recommendations: • Provide 1:100 accessible parking bays within total car parking. • Dimensions of angled accessible parking bays 2400 x 5400mm with adjacent 2400mm x 5400mm shared area and bollard in shared area. • Dimensions of parallel parking bays 3200mm x 7800mm. advise location at end of row. • Provide direct kerb ramp access from adjacent to the accessible parking space to pathway. • Accessible bays to be located near entrances. • Provide a designated area for accessible drop off from private vehicles, taxis and community vehicles with kerb ramp access to the pathway.			

2. External Walkways, Kerbs and Pedestrian Crossings

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
	• Walkway clearance spaces	• External fixtures to be set back 500mm from the walkway. • Walkway to be a minimum of 1000mm clear width (1200mm preferred).	YES
	• Walkway surfaces	• Slip resistant surfaces required on all walkways. • Ground surfaces abutting walkways to follow grade of walkway for 600mm or provide 450mm kerb or handrail/kerb rail combination. • Drainage grates on the external path of travel shall have openings (circular or slotted) that do not exceed 13mm in width and be oriented so long dimension is transfer to direction of travel. • Changes in surface shall have abutment vertical rises of 3mm or less; or 5mm or less where rounded edges are provided.	Further review at detail design
External walkway dimensions:			

• Walkways to be 1800mm wide (minimum) or 1500mm with passing bays (1800 x 2000mm) every 20m • Walkway gradient to be 1:20 (max) with landings every 15m. • Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm length. • If gradient of walkway is less than 1:33 no landings are required.	
Key kerb and pedestrian crossing recommendations: • Kerb ramp to have gradient no steeper than 1:8, length no greater than 1520mm. • Pathways from accessible parking across roadways to have designated line marking.	

3. Entrances

Accessible entry is provided at the building entry by way of level grade

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
DA04	• The principal pedestrian entrance is provided via the carpark area with level access	• Further review will be carried out at detail design stage	YES
DA04	• The entrance from south carparking area is not provided with level access	• That the entry be provided by way of ramp or level grade. To be reviewed prior to construction phase	YES, Further review at CC stage
Key entrance recommendations • Main entry must be accessible • other pedestrian entrances which is are not accessible must be located within 50m from an accessible pedestrian entrance. • Entry requires single door leaf width clearance of 850mm (920mm door size). • Circulation space of 1450mm required either side of entry. Minimum grade & crossfall 1:40. • Entrance doors to have operational weight of less than 20N of force or be automated. • All frameless glazed doors must be marked with contrasting marking not less than 75mm wide for full width of doors with lowest edge at 900-1000mm.			

4. Vertical Travel: Lifts, Stairs and Ramps

Lifts are proposed within the development, The lifts are well located for anyone to gain direct access to all required levels. No detail of lift dimensions and features are provided at this stage of the design, this will be reviewed at detail design stage.

No tactile indicators are highlighted at this stage of the design, however they will be provided at ramps with gradients in excess of 1 in 20, all stairs and appropriate transport hazards. Where possible the use of colour and textural contrast is preferred

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
	• Access to proposed Lifts within the building is provided to access all levels	• Further review to be carried out at detail design phase for fixtures.	YES
	• Stairways and ramps	• Handrails to be provided on both sides of stairs including tactile ground surface	YES

		indicators. • To be reviewed at detail design stage	
Key lift design recommendations: • Lift dimensions to be 1400mm x 1600mm minimum. Lift doorway opening clearance to be 900mm • Stairs to be set back 900mm at property boundaries or sufficient space to accommodate required handrails internal corners. • Circular or spiral stairs are generally unsafe due to their inconsistent tread width. • Common use stairs require AS1428 series compliant handrailing, tread features and TGSI. • Ramps to be set back 900mm at property boundaries or 400mm at internal corners. • Max gradient of a ramp exceeding 1900mm is 1:14. Gradient to be consistent throughout ramp. Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length.			

5. Internal Walkways and Surfaces

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
	• Walkway surfaces	• Ensure surfaces comply with slip resistance ratings.	Further review at CC stage
Key internal walkway and surface recommendations: • Walkways to be provided with passing bays (1800 x 2000mm) every 20m in high trafficable zones. • Minimum width of internal walkway 1000mm. • Path of travel in front of major thoroughfare doorways or those accessed from a frontal approach required to be 1450mm width (minimum). • Path of travel in front of minor thoroughfare doorways accessed from the latch side to be 1240mm minimum width (for example corridor widths in low traffic areas). • Landing spaces at directional changes of: at 90° - 1500mm x 1500mm (corner can be truncated); at 180°- 1540mm x 2070mm. • Turning space at corridor terminations to be 1540mm width x 2070mm length.			

6. Internal Doorways

Specific dimensions have not been provided at this stage but doorways in the common areas appear to provide sufficient clear opening widths, circulation spaces and latchside clearances.

Key internal doorway recommendations • All doors require 850mm clearance width (920mm doors) inc. active leaf of double doors. • Latchside clearance of 510mm to inward opening doors; 530mm to outward opening doors. • Automated doors can negate latchside clearance and are preferred on entry/ outside opening doors. • Circulation space of 1450mm required either side of doors in high traffic areas or that are approached from the front. • Circulation space of 1240mm required in front of inward opening doors approached from latch side (for example corridor widths within low traffic areas). • All frameless glazed doors must be marked with contrasting marking not less than 75mm wide for full width of doors with lowest edge at 900-1000mm.	

7. Sanitary Facilities

DWG No	Comment/Issue(s)	Recommendation(s)	Compliance Achieved
DA09	• No Accessible unisex sanitary facility shown on main office ground floor	• Require an accessible unisex sanitary facility to be provided on the ground floor • Indicate on plans accessible unisex sanitary facility • Further review will be carried of fixtures and fitting at detail design stage	Noted
DA09, DA10,	• No Ambulant sanitary facilities are shown to gender toilets	• Where gender toilets are provided, 1 ambulant compartments within each gender toilets is required • Indicate on plans which toilet is ambulant • Further review will be carried of fixtures and fitting at detail design stage	Noted
DA10	• No Accessible unisex sanitary facility shown on operations office ground floor	• Require an accessible unisex sanitary facility to be provided on the ground floor • Indicate on plans accessible unisex sanitary facility	Noted
DA11	• No Accessible unisex sanitary facility shown on drivers rest area building	• Require an accessible unisex sanitary facility to be provided on the ground floor • Indicate on plans accessible unisex sanitary facility	Noted
Key sanitary facility recommendations • Accessible sanitary facilities to be in same location as gender facilities and located on all levels of a multi-level building. • Room dimension with WC and basin: 1900mm x 2630mm or 2330mm x 2200mm. • Room dimension with WC, basin, shower: 2300mm x 2690mm. • Provide AS1428 series compliant fixtures inclusive of shelf, clothes hooks, full length mirror. • Consider provision of shower to enhance operational flexibility for all users.			

8. Signage

No specific detail on signage has been provided at this stage of the design. This will be reviewed at detail design stage.

DWG No	Comment/Issue(s)	Recommendation(s)	

Key Signage design recommendations
• Accessible way finding should highlight the pathway from entrance to reception to lifts/stairs, amenities and to key components of the facility.
• Ensure accessible way finding signage is:
  ○ Located at appropriate viewing heights
  ○ Perpendicular to the path of travel or beside identifiable features (e.g. door faces)
  ○ Of suitable colour contrast
  ○ Of compliant notation inclusive of use of the international symbol of access.
• Signage to accessible sanitary facilities requires identification with the international symbol of access, raised tactile and Braille signage and letters RH or LH to indicate side of transfer to the WC pan.
• Ensure parenting symbols are used to identify baby change locations.			

COMPLIANCE SUMMARY

One Group ID has completed a review of provided documentation to evaluate the compliance and functionality of the development. This is inclusive of the 2010 Access to Premises Standard and pertinent Australian Standards, inclusive of the AS1428 series.

Following this review, One Group id is able to confirm that at the DA stage of design the Proposed Freight transport Warehouse and Distribution facility at Bungarribee Industrial Estate can provide continuous path of travels and appropriate accessibility to all common areas from the pedestrian entrance.

In the next phase of the design process it is anticipated that as additional detail is provided, particularly dimensions and features, the accessibility of this development can be further detailed.

REVIEW PROVIDED BY

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APPENDIX 1:

CORRESPONDENCE SCOPE:

Specific Drawings and Documentation associated with this document are:
DA Design issue drawings prepared by SBA Architects, project 12197

i. Technical Drawings:

DWG No	Title
DA-01	Cover Sheet
DA-02	MasterPlan
DA-03	Site Plan
DA-04	Warehouse Ground Floor Plan
DA-05	Warehouse Mezzanine Plan
DA-06	Warehouse Roof Plan
DA-07	Warehouse Elevations
DA-08	Warehouse Sections & Elevations
DA- 09	Office Plans & Elevations
DA -10	Operations Office & Gatehouses
DA - 11	Fleet Workshop & Drivers Area

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