

Access Solutions

disability access consultants

Disability Access Report

175-177 Cleveland Street & 1-5 Woodburn Street, Redfern

Report prepared for: **Platinum Restaurant Group.**



Introduction

Access Solutions has been asked to provide a report on the access for people with a disability to the proposed mixed-use multi residential development at 175 Cleveland St, Redfern, in the Local Government Area of City of Sydney. The building has a mix of 78 class 3 hotel rooms and 29 class 2 residential units.

Class 3 developments require access from the main building entrance to the entrance door of all units on the entry level and any other accessible level as well as to and within at least 1 of each type of common or communal area. You have 78 class three rooms and the BCA requires 4 rooms to be accessible. City of Sydney DCP says that accessible rooms shall be provided in the ratios outlined in Table D3.2 of the BCA for Class 3 developments and should be distributed as equitably as possible amongst the different ranges of amenity provided. The accessible rooms should comply with the requirements of Australian Standards AS1428.1, as well as with AS1428.2, which has information about reach ranges, lighting, circulation space etc.

You have 29 class 2 residential units with their entrance from Woodburn Street. For class 2 developments the BCA requires access from the main pedestrian entrance to the entrance door of all units on the entry level and any other accessible level as well as to and within at least 1 of each type of common or communal area. City of Sydney requires 3 adaptable units designed in accordance with AS4299.1 'Adaptable Housing', which you have provided.

You have provided 3 accessible car parking spaces for the adaptable units, 4 accessible car parks for the hotel rooms and 1 accessible visitor car park in compliance with City of Sydney DCP and the BCA.

Plans

This report is based on a review of the following plans and is in relation to those plans only.

Client	Project	Drawing	Issue	Date on plan
Platinum Restaurant Group.	Crn 175 Cleveland St. & 1-5 Woodburn St., Redfern.	DA2000 to DA2008 DA2104 to DA2106	A	01/9/2015 26/8/2015

Benchmarks

- The Building Code of Australia (BCA)
- Disability (Access to Premises - Buildings) Standard (2010) (Access Code)
- AS 1428.1 (2009) 'General requirements for access', New building work',
- AS 1428.2-1995 'Design for access and mobility – Enhanced and additional requirements-buildings and facilities',
- AS2890.6 (2009) 'Off Street Parking For People With Disabilities'
- AS4299 'Adaptable Housing'
- City of Sydney DCP

Compliance

It is my opinion that this development complies with the requirements of the benchmarks cited.



Comments – Class 2 Residential

Access from the boundary

An accessible path of travel, with a gradient of less than 1:20, is provided from the boundary at Woodburn Street to the main entrance to the class 2 part of the building, with no lip or other impediment indicated.

Access from accessible car parking

An elevator provides an accessible path of travel is provided from accessible basement car parking as required by BCA D3.2 'Access to buildings'.

Main entrance

The main entrance doorway at Woodburn Street has level access with no lip or other impediment indicated on the plans and compliant doorway clear opening width and circulation space in accordance with AS1428.1 (2009) Figure 31. Within the entrance there is a 1:14.5 gradient ramp that is compliant with the requirements of AS1428.1. 10 'Walkways, Ramps and Landings' and provides access to the internal floor level.

Car Parking

You have provided four accessible car parking spaces on the lower basement level in compliance with City of Sydney DCP requirement for adaptable units to each have an allocated accessible car parking space. The provision of accessible car parking meets the performance standard DP7 of the BCA, which requires that "car parking spaces for the use of people with a disability must be – (a) provided, to the degree necessary, to give equitable access for car parking; and (b) designated and easy to find" as well as dimensional requirements.

Elevator

Elevator access is provided from accessible car parking in the lower basement with a single lift to the ground floor and residential floors above. The lift has a floor space 2200mm wide and 2400mm long with a door opening of 1000mm, which complies with the dimensional requirements of the BCA (2015). The lift should comply with the fit out requirements of AS1735.12 as specified in BCA (2015) E3.6b.

Doorways

Internal doorways in common areas have level access and no lip or other impediment indicated on the plans. The clear opening of the doorways and the circulation space is in accordance with AS1428.1 (2009) figure 31.

Common Areas

Access for people with a disability is provided throughout the common areas of the building in compliance with the BCA table D3.1. This includes access from the boundary and from accessible car parking, to the doorway of each unit and communal space on the ground floor. The common open space on the roof is not required to be accessible as the BCA requires access to "not less than 1 of each type of room or space for use in common". This area has stairs leading to

it and provision has been made for a platform stair lift, which exceeds the requirements of the Standard.

The bicycle storage room is not required to have access for a person with a disability as it is an area where “access would be inappropriate because of the particular purpose for which the area is used” and is exempted by the BCA D3.4 ‘Exemptions’.

Bin Storage Area

I note that an area for storage of garbage bins is provided in a central location on the ground floor level. The area is accessed with a 1:14 ramp that complies with the requirements of AS1428.1 - 10 ‘Walkways, Ramps and Landings’, Door width and circulation space are sufficient to comply with AS1428.1 figure 31.

Fire Stairs

Contrasting nosing strips are required across stair treads in fire stairs, D shaped handles are required on exit doors, Braille and tactile signage with the word ‘exit’ and the floor level are required on all exits and a handrail is required on at least one side of dedicated fire stairs.

Switches and GPO

AS1428.1 14 requires all switches and controls on an accessible path of travel, other than GPO, to be located between 900mm and 1100mm from the finished floor and not less than 500mm from internal corners, except when the switch is on the latch side architrave. GPO should be located between 600mm and 1100mm from the finished floor. Rocker action and toggle switches with a minimum dimension of 30mm x 30mm should be used in accessible sanitary facilities.

Floor covering

On a continuous accessible path of travel AS1428.1 (2009) 7.1 requires a slip resistant surface that can be traversed by a person using a wheelchair and those with an ambulant or sensory disability. The BCA D3.3 over rules AS1428.1 and requires carpet pile height not exceeding 11mm thickness and backing not exceeding 4mm thickness. An exposed edge should be attached to the floor and shall have a trim along it’s entire length. At the leading edge, carpet and tiles should not have a vertical lip of more than 10mm.



Adaptable Units

Three units, G.1, 1.1 and 2.1 are adaptable in line with the requirements of City of Sydney DCP and in compliance with AS4299 ‘Adaptable Housing’ and AS1428.1 with consideration for the requirements of AS1428.

Accessible Entry

I note that the entrances to the adaptable units have 850mm clear opening with sufficient circulation space to comply with AS1428.1 figure 31.

Floor covering

On a continuous accessible path of travel AS1428.1 (2009) 7.1 requires a slip resistant surface that can be traversed by a person using a wheelchair and those with an ambulant or sensory disability. The BCA D3.3 over rules AS1428.1 and requires carpet pile height not exceeding 11mm thickness and backing not exceeding 4mm thickness. An exposed edge should be attached to the floor and shall have a trim along it's entire length. At the leading edge, carpet and tiles should not have a vertical lip of more than 10mm.

Doorways

Doors in the accessible unit comply with or exceed the minimum door width allowed by AS1428.1 7.2 'Clear opening of doorways', which is 850mm. Circulation space at doorways comply with the requirements of AS 1428.1 (2009) 'Design for access and mobility, General requirements for access-New building work', figure 31. Door controls should be a lever type, located 900mm to 1100mm from the finished floor, at the same height as light switches and with 35mm to 45mm clearance behind the handle.

Bedrooms

The bedroom in the adaptable units are able to accommodate a queen size bed and with circulation space, clear of wardrobes, of 1000mm each side of the bed with 2070mm in the direction of travel and 1540mm wide at the foot of the bed as required by AS4299, 4.6. 'Bedrooms'. This depends on the placement of the bed.

Sanitary Facilities

Combined shower and sanitary facilities are adaptable and can be made accessible in accordance with AS1428.1 15 'Sanitary Facilities' and will be fitted out according to that standard without major changes to plumbing or electrical. Rocker action and toggle switches with a minimum dimension of 30mm x 30mm should be used in accessible sanitary facilities. In the absence of a vanity unit a shelf at a height of 900mm to 1000mm, 120mm to 150mm deep and 300mm to 400 mm long should be provided.

Tap hardware

Basins, and sinks will have capstan or lever style hardware with a central spout. The tap control should be reachable within 300mm of the front of the bench.

Living space

As required by AS4299 (1995) 'Adaptable Housing' a clear space 2250mm in diameter is available, depending on placement of furniture, to allow ease of movement.

Window Sills

Window controls should be accessible from a seated or standing position and operable with one hand.

Kitchen

Kitchens in accessible units are labeled that they will comply with AS4299 clause 4.5 'Kitchen Areas'. Benches will include a work surface at least 800mm

in length, that complies with AS4299.1 clause 4.5.5 (a). This work surface is adjustable or replaceable as a unit between 750mm and 850mm height from the finished floor and has clear floor space in front 850mm wide and 1500mm long. The sink and surrounding bench area are adjustable or replaceable as a unit within the range 750mm to 850mm. Plans are marked up as such.

Taps should be of a lever type, reachable within 300mm from the front of the sink with a clearance of 50mm from the nearest obstacle.

A wall oven will be provided adjacent to a work area in each unit with at least 1500mm deep and 820mm width circulation space in front.

Cupboards should be fitted with "D" pull handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards,

At least one GPO should be a double general power outlet and be within 300mm of the front of a work surface. A GPO should be provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.

Living Area

In the adaptable unit there is sufficient room in the living area for a wheelchair user to make a 180 degree turn. This requires a space of 2250mm diameter, which would be achievable in accessible units in accordance with AS4299 'Adaptable Housing' depending on the placement of furniture.

Laundry

There is sufficient circulation space in front of laundry appliances to comply with AS4299 'Adaptable Housing'.



Comments – Class 3 Hotel

Access from the boundary

An accessible path of travel is provided from the property boundary to the class 3 part of the building through the entrance on Eveleigh Street. The entrance doors are double leaf with each leaf 850mm wide and with sufficient circulation space to comply with ASA1428.1.

Main entrance

The main entrance doorway has level access with no lip or other impediment indicated on the plans and compliant doorway clear opening width and circulation space in accordance with AS1428.1 (2009) Figure 31.

Within the entrance at Woodburn Street there is a 1:14.5 gradient ramp that is compliant with the requirements of AS1428.1. 10 'Walkways, Ramps and Landings' and provides access to the internal floor level.

Reception

The reception counter should have a low area of counter. AS1428.2 asks for a height of 750mm + or – 20mm with leg room 730mm + or – 20mm.

An accessible path of travel, with a gradient of less than 1:20, is provided from the boundary at Woodburn Street to the main entrance of the class 2 part of the building, with no lip or other impediment indicated.

Accessible car parking

Accessible parking is provided on the upper basement level in compliance with the BCA table 3.5. The provision of accessible car parking meets the performance standard DP7 of the BCA, which requires that “car parking spaces for the use of people with a disability must be – (a) provided, to the degree necessary, to give equitable access for car parking; and (b) designated and easy to find”. An accessible path of travel is provided from accessible car parking as required by BCA D3.2 ‘Access to buildings’.

Lift

Lift access is provided from accessible car parking on the upper basement level with two lifts to the ground floor and residential floors above. The emergency lift is 2200mm wide and 2400mm long with a door opening of 1000mm and the second lift has a floor space 2000mm x 2000mm. The floor space dimensions comply with the requirements of the BCA (2015). With regard to fit out, lifts should comply with the requirements of AS1735.12 as specified in BCA (2015) E3.6b.

Doorways

Internal doorways in common areas have level access and no lip or other impediment indicated on the plans. The clear opening of the doorways and the circulation space is in accordance with AS1428.1 (2009) figure 31.

Common Areas

Access for people with a disability is provided throughout the common areas of the building in compliance with the BCA table D3.1. This includes access from the boundary and from accessible car parking, to the doorway of each unit and communal space on the ground floor and the common open space on the roof.

The cleaners room on the ground floor is an accessible toilet that complies with the requirements of AS1428.1 Sanitary Facilities.

The bicycle storage room is not required to have access for a wheelchair user as it is exempted by the BCA D3.4 ‘Exemptions’. This is an area where “access would be inappropriate because of the particular purpose for which the area is used”.

Bin Storage Area

I note that an area for storage of garbage bins is provided in a central location on the ground floor level. The area is accessed with a 1:14 ramp that complies with the requirements of AS1428.1 - 10 ‘Walkways, Ramps and Landings’, Door width and circulation space are sufficient to comply with AS1428.1 figure 31.

Fire Stairs

Contrasting nosing strips are required across stair treads in fire stairs, D shaped handles are required on exit doors, Braille and tactile signage with the word 'exit' and the floor level are required on all exits and a handrail is required on at least one side of dedicated fire stairs.

Switches and GPO

AS1428.1 14 requires all switches and controls on an accessible path of travel, other than GPO, to be located between 900mm and 1100mm from the finished floor and not less than 500mm from internal corners, except when the switch is on the latch side architrave. GPO should be located between 600mm and 1100mm from the finished floor. Rocker action and toggle switches with a minimum dimension of 30mm x 30mm should be used in accessible sanitary facilities.

Floor covering

On a continuous accessible path of travel AS1428.1 (2009) 7.1 requires a slip resistant surface that can be traversed by a person using a wheelchair and those with an ambulant or sensory disability. The BCA D3.3 over rules AS1428.1 and requires carpet pile height not exceeding 11mm thickness and backing not exceeding 4mm thickness. An exposed edge should be attached to the floor and shall have a trim along it's entire length. At the leading edge, carpet and tiles should not have a vertical lip of more than 10mm.



Accessible Rooms

Four hotel rooms G01, 101, 201 and 301 are accessible in line with the requirements of the BCA and in compliance with AS1428.1 (2009) 'General requirements for access, New building work' and with guidance taken from AS4299 'Adaptable Housing'.

Accessible Entry

I note that the entrances to the accessible rooms have 850mm clear opening with sufficient circulation space to comply with AS1428.1 figure 31.

Circulation Space

In the accessible rooms there is sufficient room in the living area for a wheelchair user to make a 180 degree turn. This requires a space of 2250mm diameter, which would be achievable in accessible units in accordance with AS4299 'Adaptable Housing' depending on the placement of furniture.

Floor covering

On a continuous accessible path of travel AS1428.1 (2009) 7.1 requires a slip resistant surface that can be traversed by a person using a wheelchair and those with an ambulant or sensory disability. The BCA D3.3 over rules AS1428.1 and requires carpet pile height not exceeding 11mm thickness and backing not exceeding 4mm thickness. An exposed edge should be attached to

the floor and shall have a trim along it's entire length. At the leading edge, carpet and tiles should not have a vertical lip of more than 10mm.

Doorways

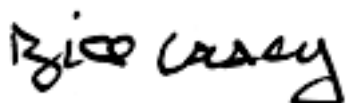
Doors to the accessible rooms comply with or exceed the minimum door width allowed by AS1428.1 7.2 'Clear opening of doorways', which is 850mm.

Circulation space at doorways on accessible paths of travel comply with the requirements of AS 1428.1 (2009) 'Design for access and mobility, General requirements for access-New building work', figure 31.

Door controls should be a lever type, located 900mm to 1100mm from the finished floor, at the same height as light switches and with 35mm to 45mm clearance behind the handle.

Sanitary Facilities

Combined shower and sanitary facilities are accessible in accordance with AS1428.1 15 'Sanitary Facilities' and will be fitted out according to that standard. Rocker action and toggle switches with a minimum dimension of 30mm x 30mm should be used in accessible sanitary facilities. In the absence of a vanity unit a shelf at a height of 900mm to 1000mm, 120mm to 150mm deep and 300mm to 400 mm long should be provided.



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Report date: 8th September 2015