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Iglu Redfern II - 80-88 Regent St, Redfern (8973)
Development Application - Access Report

Project Title

Project: Iglu Redfern II - 80-88 Regent St, Redfern

Project Number

8973

Date

17/08/2018

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Revision History

Doc #	Rev #	Title	Author	QA Reviewer	Date
01	-	Development Application - Access Report	Andrew Sanderson	Rebecca Cribbes	17/8/2018

Introduction

Architecture & Access has been commissioned to provide access consulting services for the town planning stage of the proposed Student Accommodation Development to be located at 80-88 Regent Street, Redfern NSW.

The proposed development will be located adjacent to the original Iglu student accommodation development at 66 Regent St Redfern which commenced operation in early 2018 and will consist of:

- site preparation works;
- construction and use of an 18 storey building comprising:
- 265 student accommodation beds within 185 units, arranged as follows:
 - 163 x studio units;
 - 6 x loft units; and
 - 16 x 6-bed cluster units.

- communal student facilities including study areas, lounge rooms, laundry facilities and a rooftop terrace;
- three ground floor retail tenancies;
- a single commercial tenancy;
- landscaping works including terrace planting; and
- extension and augmentation of services and infrastructure as required.

Documentation Reviewed

The report is based on drawings, received on

Drawing No.	Title	Rev
209ADB-180709-S12174	IgluRedferII_Drawing Set	A

Purpose of Report

The purpose of this report is to provide the client and design team with an access evaluation of the proposed plans with relation to a Development Application for the Iglu II development approval.

The development is located in Redfern, which is part of the council of the City of Sydney and must comply with the requirements set out in the Access Development Control Plan, (Access DCP) 2004. The Access DCP is a guideline used by developers with the aim of providing an environment in which people with disabilities can move about with dignity, and is both equitable and non-discriminatory.

The report provides comment on elements within the design that comply with the National Construction Code - Volume One 2016 (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 (Amdt 1)

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 (NCC) incorporating the Building Code of Australia (BCA) 2016 - Volume 1 Sections D3, E3.6, F2.4 and H2
- 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 1735 Suite of standards - Lifts, escalators and moving walks
- AS 1288:2006 Glass in Buildings - Selection and installation
- AS 1428.5 - 2010 Design for access and mobility - Communication for people who are deaf or hearing impaired.
- AS 1428.2:1992 Design for access and mobility - Enhanced and Additional Requirements - Buildings and Facilities

Compliance Statement

Architecture and Access have reviewed the Concept 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 the main entrance (located on Marian Street), the retail tenancies, up to the front door to all clusters of units, studio units, to all common areas on an accessible path of travel.

An accessible path of travel or circulation spaces are not required to 'back of house' areas (bin store, commercial bin store, switch room etc) 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.

There are 265 bedrooms configured as follows:-

- 16 six bedroom cluster units with ensuite bedrooms and shared kitchens;
- 163 studio units with ensuites and kitchenettes;

The Disability (Access to Premises - Buildings) Standards, 2010 (DAPS) requirement for accessible units in Class 3 Buildings is 4.50%, which equates to 12 accessible units. A Performance Solution

Assessment has been provided by Architecture & Access as part of this application which supports the provision of a reduced number of accessible units for students with mobility issues while in addition providing units for users with vision, hearing and intellectual disabilities.

The provision of three types of rooms available for the three key identified disability groups with provisions based on the proportion of people who experience these disabilities. Architecture & Access have classified these sub categories as:

- Type A SOU Accommodation
 - Primarily for people with a mobility impairment; will also provide for people with multiple disabilities.
 - Rooms that will incorporate the full NCC Deemed to Satisfy (DTS) legislative requirements of Class 3 buildings plus include enhanced room provisions to accommodate users with multiple needs.
 - To be representative of the 14.9% of the total Australian population of people with a disability who required use of a mobility aid.
- Type B SOU Accommodation
 - For people with a hearing and speech impairment.
 - To be representative of the 25.9% of the total Australian population of people with a disability who require use of a communication aid.
- Type C SOU Accommodation
 - For people with a vision impairment
 - To be representative of the 11.2% of the total Australian population of people with a disability who report to have a vision impairment.

The Performance Solution highlights the fact that the student population, like the general population have varying disabilities, such as mobility, vision, hearing and intellectual impairments, it has been agreed to provide a number of accessible units to address the needs of people with this wider variety of disabilities. Therefore the following accessible units have been allocated within this development:

- 3 Type A rooms
- 6 Type B rooms
- 3 Type C Rooms

The Iglu II 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).

3.0 Entrances

The main entrance to the Iglu II Lobby is via a single leaf swing door located on Marian Street. The door will possess an appropriate clear opening width, door hardware, circulation space and operating strength for manual operation. The door will be secured with appropriate located access controls provided on a level landing in compliance with AS 1428.1 2009.

Single leaf swing doors are proposed to the retail and commercial tenancies. The doors will possess an appropriate clear opening width, door hardware, circulation space and operating strength for manual operation.

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

4.0 Doors

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 three accessible units, as well as the public amenities, all retail tenancies. The following common rooms will also be accessible; community areas. All other common spaces will be shared with the adjacent Iglu Development.

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, 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.

All doors required to be accessible will be of an appropriate operating strength as per AS1428.1:2009, have appropriate door hardware, appropriately located security and access controls, and visual indication in accordance with AS 1428.1, 2009.

7.0 Internal Paths of Travel

Access to common areas mentioned above will be provided. Compliance can be achieved if paths are constructed in accordance with AS1428.1: 2009. All internal pathways have a minimum clear width of 1000mm.

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

9.0 Stairs

A number of stairs have been identified within the retail and commercial development. One fire isolated stairs is included which service ground to roof level.

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

Stair details will be designed to ensure that where fire stairs will be used as general access stairs between floors by residents, they 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.

10.0 Lifts

Two lifts have been provided for vertical travel. Both lifts service ground floor to rooftop (Level 17). Both lifts are suitable for the transport of stretchers with an internal car dimension of 2000 x 1400mm.

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.

11.0 Unisex Accessible Sanitary Facilities

Two unisex accessible sanitary facilities have been provided for the retail and commercial facilities. The number and location of these facilities are appropriate as they provide equitable access and meet the spirit and intent of the DDA.

All unisex accessible sanitary facilities will be designed in compliance with the requirements set out in AS 1428.1, 2009 and will have fittings, features and circulation spaces consistent with the requirements.

12.0 Ambulant Sanitary Facilities

Ambulant cubicles will be provided where gender banks of toilets and a UAWC are located together. A unisex ambulant cubicle will be proposed adjacent to each of the accessible facilities. Further design will be required to ensure appropriate circulation space and fixture placement is achieved in compliance with AS1428.1 2009.

15.0 Signage

Signage will be provided in compliance with the requirements set out in AS 1428.1, 2009, no details have been provided as yet.

18.0 Sole Occupancy Units

The following accessible units have been allocated within this development:

- 3 Type A rooms (Mobility Impairment/Multiple Disabilities).
- 6 Type B rooms (Speech/Hearing Impairment).
- 3 Type C Rooms (Vision Impairment).

The accessible units shall include the provision of a kitchen and bathroom and shall be designed to meet the requirements of AS 1428.1, 2009 and 1428.2.

20.0 Roof Terrace

A rooftop terrace is proposed which will include seating and bbq areas for use by the residents. Appropriate paths of travel will be provided from the lifts to the seating areas of a minimum of 1000mm.

24.0 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 refugees 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).

Standard Access Report Numbers & Items

Notes and items have only been included in this report which are relevant to the project building. A full list of the items used in Architecture & Access' standard report are listed below.

- 1.0 Parking & Drop Off Zones.
- 2.0 External Paths of Travel.
- 3.0 Entrances.
- 4.0 Doors.
- 5.0 Door Controls.
- 6.0 Glazing & Visual Indicators.
- 7.0 Internal Paths of Travel.
- 8.0 Walkways & Ramps.
- 9.0 Stairs.
- 10.0 Lifts & Escalators.
- 11.0 Unisex Accessible Sanitary Facilities.
- 12.0 Ambulant Sanitary Cubicles.
- 13.0 Auditorium & Assembly Areas.
- 14.0 Hearing Augmentation.
- 15.0 Signage.
- 16.0 Switches, GPOs & Lighting.
- 17.0 Floor Finishes.
- 18.0 Sole Occupancy Units.
- 19.0 Swimming Pools.
- 20.0 Site Specific Areas.
- 21.0 Street Furniture
- 22.0 Joinery, Furniture & Fittings.
- 23.0 Food & Beverage Areas.
- 24.0 Emergency Evacuation.

Iglu Redfern II - 80-88 Regent St, Redfern (8973)
Development Application - Access Report

Attachments

New Attachments

209ADB-180709-
S12174_IgluRedfernII_DrawingSet.pdf
(See PDF Attachments)

Description

No files attached