



Sam Crawford Architects

19-23 Douglas Street & 6 Neal
Place, Wallsend NSW – LAHC
Residential Development

(Job number J000136)

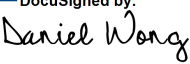
**DA Access Review
(Stage 5/Part 5)
Final v3**

09 February 2024



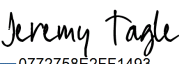
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This report was prepared by:

DocuSigned by:

 602B2553CAFB43F...

Daniel Wong
Snr Access Consultant

Reviewed by

DocuSigned by:

 0772758E2FF1493...

Jeremy Tagle

Associate



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1. Executive Summary

The Access Review Report is a key element in the design of the LAND AND HOUSING CORPORATION (LAHC) residential development, located at 19-23 Douglas Street and 6 Neal Place, Wallsend NSW and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) 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 review will ensure that ingress and egress, paths of travel, circulation areas, and sanitary facilities comply with relevant statutory guidelines, and in addition, compliance with a higher level of accessibility and inclusiveness benchmarks set by the project.

2. Introduction

2.1 Background

Sam Crawford Architects has engaged Morris-Goding Accessibility Consulting, to provide a design review of the LAND AND HOUSING CORPORATION (LAHC) residential development, located at 19-23 Douglas Street, and 6 Neal Place, Wallsend. The development consists of,

- Demolition of existing residential houses.
- Proposed 2 Storey building and associated external and landscape works.
- On grade 9 car parking bays, including 2 accessible car parking bays.
- 20 Residential Units

The proposed development falls under a number of BCA classifications:

- Class 2 (residential units)
- Class 7a (carpark)



Figure 1. Site Location



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), relevant Australian Standards, and enhanced benchmark requirements set by the project.

2.2 Objectives

The Report seeks to ensure compliance with statutory requirements and enhanced benchmark requirements set by the project. The Report considers user groups, who include residents, staff, and members of the public. The Report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment

The Report seeks to provide compliance the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3 Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

2.4 Accessibility of Design

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, Universal Design principles, the AS 1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

The Project Architect and an appropriately qualified accessibility consultant will examine key physical elements during design development stage, to identify physical barriers and incorporate solutions as a suitable response to disability statutory regulations and other project objectives.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.



The design will comply with the requirements of the DDA Access to Premises Standards and include requirements for accessible buildings, linkages and the seamless integration of access provisions compliant with AS1428.1. The developed design will consider all user groups, who include members of the public, visitors, residents and staff members.

2.5 Statutory Requirements

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with disabilities will be in accordance with:

- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2010;
- Building Code of Australia (BCA) 2022;
- AS 1428.1:2009 - (General Requirement of Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- AS 2890.6:2009 - (Parking for People with Disabilities);
- City of Newcastle Local Council DCP 2023
- LAHC Design Requirements 2023

Please note that there are also additional advisory standards (not currently referenced by BCA or DDA Premises Standards) as well as other relevant guidelines that will be considered, as relevant to promote equity and dignity in line with over-arching DDA principles and aspirational objectives. These include:

- Universal Design Principles;
- Human Rights Commission (HEREOC)
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture;
- AS1428.2:1992 Enhanced and Additional requirements;
- AS1428.4.1 Draft Way-finding Standard;
- AS3745:2010 – Planning for Emergencies in Facilities (to assist with design strategies for provision for escape for people with disability that may require assistance)
- Livable Housing Design Guidelines (LHA) – Fourth Edition.



3. General Access Planning Considerations

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

Since the 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1-2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

By utilizing AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

MGAC supports the use and consideration of universal design (UD) principles into the design to maximize access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

A UD approach has numerous benefits for the client as an education provider, for businesses within the building, for individual users and for society in general. An inclusive environment that can be accessed, understood and used by as many people as possible, is good business sense, is more sustainable and is socially progressive, in line with the aims of the DAP.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialized 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:

- Principle 1: Equitable Use
- Principle 2: Flexibility in Use
- Principle 3: Simple and Intuitive Use



- Principle 4: Perceptible Information
- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and use

4. Ingress & Egress

4.1 External Linkages

The BCA and DDA Premises Standards contain requirements for site approaches for the use of persons with disabilities. These requirements can be summarised as follows:

- It will be necessary to provide an accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS1428.1:2009. Currently this requirement is achieved via both Douglas and Neal Place from allotment boundaries to the principal pedestrian buildings entrances.



Figure 2. Linkages from the boundary (Red) and Secondary Site Linkage (Blue)

- An accessible path of travel between buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS1428.1:2009 is also required. Currently this requirement is achieved via internal footpath that connects a secondary buildings entrance.
- An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required. Currently this requirement is achieved via internal pathway. Currently this requirement is achieved via internal footpath that connects these buildings rear entrances with the carparking. Note carparking is 1:40 gradient in accordance with the carparking and secondary entrance shown is blue in figure 3 below.



Figure 3. Linkages from the Accessible Parking Bay to development Main footpath Linkage (Blue)

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

4.2 Entrances

The BCA and DDA Premises Standards contain requirements for building entry for the use of persons with disabilities. These requirements can be summarised as follows:

- Access is required through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings (ie. when they have a separate function and/or use eg. external retail tenancy). Note it is preferred that all entrances are accessible. Currently requirement appears capable of being achieved.
- A non-accessible entry cannot be located more than 50m distance from an accessible entry (for buildings greater than 500m²). Currently requirement appears capable of being achieved.
- All accessible doors to have 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009. Note: Manual doors require lightweight door forces to be operable by people with disabilities (20N max.). We recommend that main entrances include automated sliding doors to be used where possible. Currently requirement appears capable of being achieved.



Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.



5. Paths of Travel

5.1 Circulation Areas

The BCA and DDA Premises Standards contain requirements for circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Wheelchair passing bays (1800mm width x 2000 length) are also required when a direct line of sight is not available and are to be provided at 20m max. intervals along access-ways. Currently requirement appears capable of being achieved.
- Turning spaces (at least 1540mm W x 2070mm L) are required within 2m of every corridor end and at 20m.max intervals along all access-ways. This is needed for wheelchairs to make a 180 degree turn, compliant with AS1428.1:2009. Currently requirement appears capable of being achieved.
- All common-use doors (ie. not excluded under Part D3.4) to have 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009. Currently requirement appears capable of being achieved.
- All common-use corridors and accessible paths of travel to be at least 1000mm min. width when travelling in linear direction. Note: Increased clear width paths of travel required for doorway circulation, turning areas etc. Currently requirement appears capable of being achieved.
- Turning spaces (at least 1500mm W x 1500mm L with splays) are required to achieve a 90-degree turn. This is needed for wheelchairs to make a 180-degree turn, compliant with AS1428.1:2009. Currently, this requirement has not been achieved as there is a lack of 1500mm min. clear circulation space to achieve 30/60-degree turn.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

The proposed design is capable of achieving compliance, subject to details noted in the above clause being addressed.

Some entrance lobbies require, 1540 x 2070mm minimum clear circulation space in accordance with AS1428.1 Fig. 4 for turning around. This is to be clear of handrails extensions. Possible handrail to wrapped around landing detail to a further stage. It is understood this will be refined during the design development stage and prior to Construction Certification (CC).

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

5.2 Passenger Lifts

The project does not have lift provision.



5.3 Stairs & Ramps

The BCA and DDA Premises Standards contain requirements for stairs and ramps for the use of persons with disabilities. These requirements can be summarised as follows:

- Ramps are to have maximum 1:14 gradient with landings at no more than 9 metre intervals. Currently requirement appears capable of being achieved.
- 1:14 Ramp is to have handrails on both sides in accordance with AS1428.1. 1200mm minimum overall.
- Walkways are to have maximum 1:20 gradient with landings at no more than 15 metres intervals. Walkways are to have kerbs or suitable barrier on both sides with minimum 1 metre clearance in accordance with AS1428.1. Currently requirement appears capable of being achieved.
- Ramps are to have handrails on both sides with minimum 1 metre clearance in accordance with AS1428.1. Currently requirement appears capable of being achieved.
- Landings are to have 1200mm length with 1500mm length at 90 degree turns. Currently, this requirement has not been achieved there is a lack of suitable circulation space (1500mm) at the base of a walkway adjacent to carparking ramp and adjacent to building No.23-Lot C.
- Ramps and walkways doorways at landings are to comply with AS1428.1 Fig. 25(D). Currently requirement appears capable of being achieved.
- Stairs are to have handrails on both sides in accordance with AS1428.1. Currently requirement appears capable of being achieved.
- Stairs and ramps are to be offset to ensure no encroachment of handrail extensions into from transverse path of travel at top and bottom of stair/ramp.
- Kerb ramp 1:8 is to ensure compliance with AS1428.1, 1-metre width, 1200mm length, 1520 length and 190mm maximum height. Currently, this requirement has not been achieved there is a lack of 45 splay at the kerb ramp linking accessible parking to main development footpath linkage. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

The proposed design is capable of achieving compliance, subject to details noted in the above clause being addressed (1500mm minimum level clear circulation space top and



bottom in accordance with AS1428.1 Fig. 4 and kerb ramp splays). It is understood this will be refined during the design development stage and prior to Construction Certification (CC).

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

6. Silver Livable Units

6.1 Silver Livable Unit Provision

Livable Housing Australia (LHA) Silver rating is to be applied to 10 new LAHC dwellings on the Ground floor. The DCP requires all units to be provided with LHA silver level but LAHC's instructions were to not apply this to the first floor units as a lift will not be provided. However, the internal layouts of the first floor units as designed are capable of achieving silver level dimensions. DCP 2023 requires 20% of units to be provided with Platinum Level LHA. LAHC's instructions were to not adopt the Platinum Level features.

Assessment

A total of 20 dwellings have been proposed throughout the development. 10 units are designed to be (LHA) silver and to meet the following requirements.

6.2 Silver Livable Unit Design

The following requirements refers to (SLLHA_GuidelinesJuly2017FINAL4) and are to be satisfied in the design of these units.

- The entry door into the units are to be detailed to achieve suitable clear width of at least 820mm during detailed design development stage to be compliant with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015. Currently requirement appears capable of being achieved.
- Entrance door landing to be 1200mm x 1200mm minimum clear circulation space compliant with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015.
- From the unit entry, there needs to be appropriate 1m clearances throughout the unit to allow suitable accessible paths of travel within accordance with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015.
- All internal doorways into bathroom, bedroom and out to balcony are required to achieve at least 820mm clear open widths in accordance with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015. Currently requirement appears capable of being achieved.
- The silver levels units require bathrooms that can accommodate the required 900mm wide by 1200mm long clear toilet circulation space in front of the leading edge of the pan (excluding the door swing) compliant with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2015.



- The walls surrounding the shower and toilet pan require sufficient reinforcements for the provision of grab rails in the future when required. Currently requirement appears capable of being achieved.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.



7. Adaptable Units

7.1 Adaptable Unit Provision

The concept of adaptable housing is to design units with provisions in place from the outset (pre-adaption) so they can be easily adapted to meet changing needs of residents in the future (post-adaption) in accordance with AS4299.

City of Newcastle Local Council does not have a development control to include adaptable housing.

The LAHC brief calls for Adaptable Housing as:

“The Land and Housing Corporation (LAHC) Dwelling Requirements inform the design and development of the LAHC social housing property portfolio.” Also:

Gold standard – future adaptation

LAHC may opt to provide a percentage of ‘adaptable’ dwellings, to be specified in the development brief. These are designed for cost effective future conversion to Gold Standard. Apply AS 4299 Class C to adaptable dwellings.

Assessment

2x Class C adaptable dwellings have been proposed throughout the development of 20 units. Unit 8 has 2 x bedrooms and Unit 10 has 1 x bedroom.

7.2 Adaptable Unit Design

The following requirements are to be satisfied in the provision of adaptable unit design at the pre-adaptation stage.

- The entry door of the unit achieves an 850mm clear width opening (920 door leaf). Latch side clearance of 530mm needs to be achieved at pre-adaptation, externally and internally of the door in accordance with AS4299.
- The kitchen needs 1550mm circulation space outside of the kitchen workspaces
- The bathroom needs to be of an adequate size to achieve an AS1428.1 compliant bathroom or shower, WC, and basin with required circulation spaces. Capped off service can be provided for the relocation of the basin at post adaptation. The shower recess will require review during design development.
- The living area needs to be large enough to achieve a circulation space of 2250mm min diameter after furniture placement, compliant with AS4299.
- The bedroom needs to achieve 1 metre either side of queen size bed and 1550 x 2070mm at the base of bed or similar configuration.



- The laundry area requires 1500mm in front of laundry appliances in accordance with AS4299.
- All doors need to achieve 850mm clear opening width from the outset and easily achievable latch side clearances, compliant with AS1428.1:2009.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.



8. Facilities & Amenities

8.1 Sanitary Facilities

The project does not have common sanitary facilities.

8.2 Common Areas

The BCA and DDA Premises Standards contain requirements for common use areas suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- For class 2, access is required to a unique common use facility such as common bin store, entertainment rooms, etc. Currently requirement appears capable of being achieved.
- Accessibility is required to common use courtyards within buildings. Currently requirement appears capable of being achieved.
- Mailboxes and garbage rooms within residential buildings require appropriate accessibility. Currently requirement appears capable of being achieved.
- Wheelchair access is required to any external and outdoor terrace areas including roof terraces compliant with AS1428.1. Currently requirement appears capable of being achieved. Ensure door latch side are provided.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

8.3 Car Parking

The BCA and DDA Premises Standards contain requirements for parking which are applicable to this project. These requirements can be summarised as follows:

- Accessible car bays require 2.4 metre with 2.4 metre shared area.
- Class 2 residential. Provide an adaptable unit car bay for each adaptable unit. These car bays can have 3.8 metre width or 2.4 m with 2.4 metre shared zone
- All accessible car bays to be located near relevant lifts and/or associated building entry points to minimise distance to relevant lift and ensure accessible path of travel between these areas.



- Ensure 2.5m min. height clearance, compliant with AS2890.6 fig 2.7 over accessible car bays with 2.2 m min. vertical clearance leading to the accessible and adaptable unit car bays (Note: consideration for 2.3 or 2.4m min. height preferred for higher vans/adapted vehicles is recommended as good practice).
- All adaptable units must to provide at least 1 accessible car parking bay.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.



9. Conclusion

MGAC has assessed the proposed scheme for the LAND AND HOUSING CORPORATION (LAHC) residential development, located at 19-23 Douglas Street and 6 Neal Place, Wallsend NSW. The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, LHA Silver units, adaptable units, carparking and adaptable units (x2) can be readily achieved

It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.