

ACCESS REPORT
DEVELOPMENT APPLICATION

35 WILFRED BARRETT DRIVE
ENTRANCE NORTH

MULTI-UNIT RESIDENTIAL DEVELOPMENT

Prepared By Mark Relf

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(Amended 26th June 2012)



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Introduction

The purpose of this report is to provide an accessibility review of a Development Application for a multi-unit "affordable housing" development on a site at 35 Wilfred Barrett Drive, North Entrance.

In particular, the report considers the accessibility of common areas within the development and the provision of 10% of units as Adaptable Housing within the meaning of AS4299.

Assessment Criteria

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

- (1) Building Code of Australia (2012) and DDA Premises Standards
- (2) Australian Standard AS1428.1 (2009) – Design for Access & Mobility & referenced standards.
- (3) Australian Standard AS4299 – Adaptable Housing.

Development Application Plans

The plans relied upon for this accessibility assessment include:

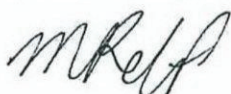
Dwg No.	Drawing Title	Revision
2011-13 DA 03	Basement Plan	E
2011-13 DA 04	Ground Floor Plan	E
2011-13 DA 05	First Floor Plan	E
2011-13 DA 06	Roof Plan	E
2011-13 DA 07	Unit Types	E
2011-13 DA 08	Shadow Analysis	E
2011-13 DA 09	Elevations	E
2011-13 DA 10	Elevations & Driveway Profile	E
2011-13 DA 11	Sections	E

Development Summary

The development proposes a residential development consisting of the following elements:

- Forty-two (42) affordable housing units with wheelchair accessible paths of travel to enter the site and access all twenty-one (21) ground floor units to satisfy BCA 2012 and the DDA Premises Standards. Details of ramps, walkways, stairs and doorway thresholds shall be confirmed at a later construction certificate stage in accordance with AS1428.1.
- On-site parking for 57 vehicles including 22 basement carparking spaces and 35 ground floor car spaces, which incorporates 5 X 4800mm width accessible parking bays for the adaptable units in accordance with AS4299/AS2890.6.
- The development proposes five (5) ground floor units will be adaptable with designs complying with AS4299 – Adaptable Housing.

In summary the access and adaptability review of the development demonstrates compliance with the relevant objectives and design code requirements of BCA 2012/DDA Premises Standard pertaining to accessible common domain areas and access to the ground floor level apartments and the Adaptable Housing standard AS4299 in terms of five (5) adaptable units for people with disabilities.



Mark Relf, Access Consultant (ACAA)

Residential Access & Adaptability Assessment

Accessibility of Common Domain Areas

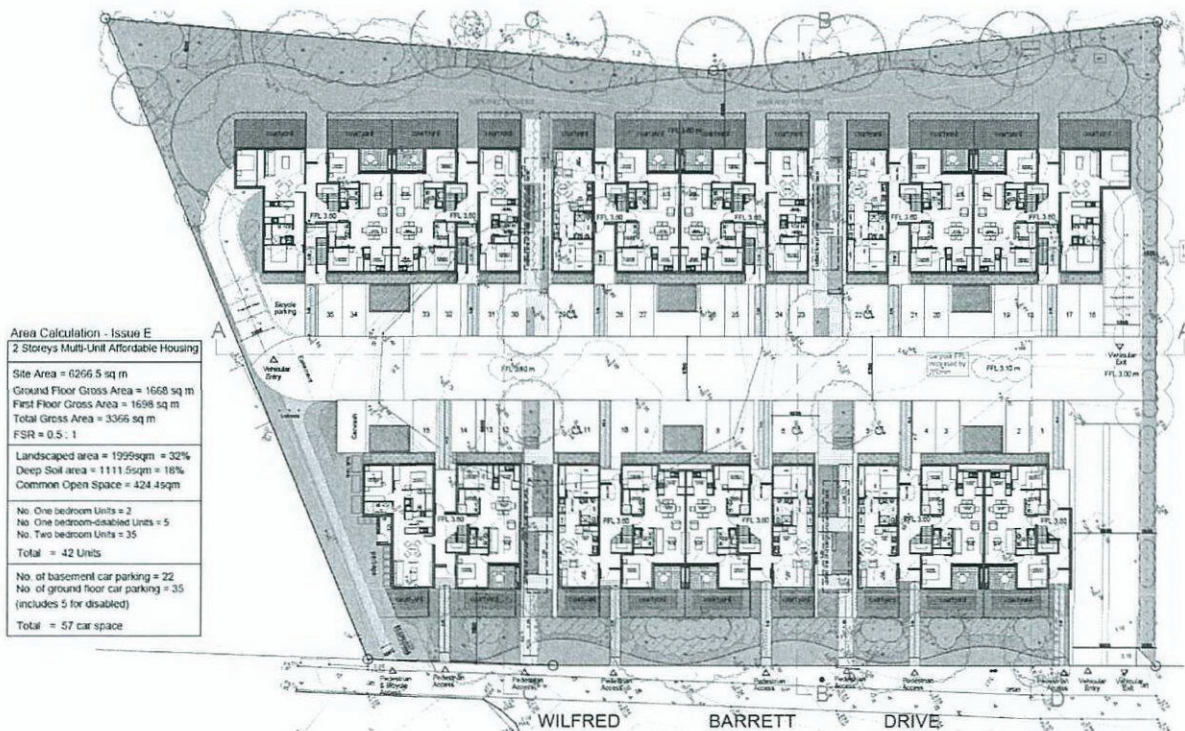
In accordance with Table D3.1 of the BCA a development is required;

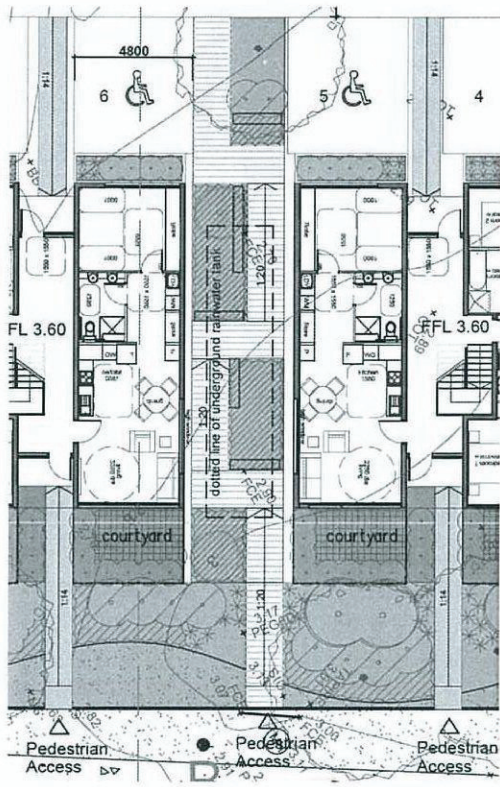
- To provide a pedestrian entrance to be accessible to at least one (1) floor containing sole occupancy units and to the entrance doorway of each sole occupancy unit located on that level, and
- To and within not less than one (1) of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.
- Where a ramp complying with AS 1428.1 or a passenger lift is installed —
 - a) to the entrance doorway of each sole-occupancy unit; and
 - b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.

Adaptability Assessment

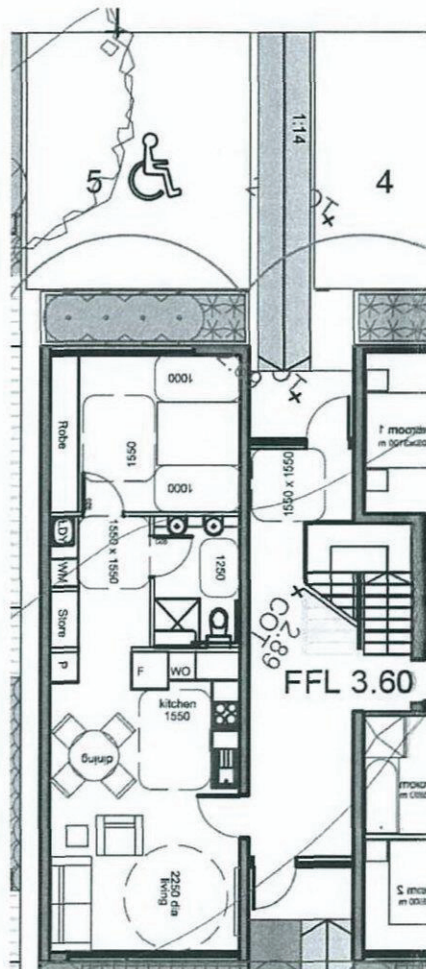
The following provides an assessment of the designated “adaptable” units in accordance with Category C of the Adaptable Housing Standard – AS4299.

Adaptable – To provide wheelchair accessible entry to a single level apartment or a level of a residential unit that provides a “living/dining area”, “kitchen”, “main bedroom” and a “bathroom” that can be accessible from the outset or modified at minimal expense to satisfy the performance objectives of AS4299 – Adaptable Housing to Category C.



Clause	Accessibility Assessment – Common Domain	Compliance
BCA Table D3.1	<p>Site Access Paths -</p> <p>The plans show an entrance that provides on-grade access with 1:20 gradient walkways, 1:14 gradient ramp and 1:10 step ramp access from the public domain footpath to the front entry door of all twenty-one (21) ground floor units to satisfy Table D3.1 of the BCA.</p> <p>Details of ramp handrails and tactile indicators shall be confirmed at construction certificate stage in accordance with ASI428.1 and ASI428.4.1.</p> <p>The Common Landscaped areas between the buildings propose on-grade transition access from the paved ramp landings which enables satisfactory access to this soft landscaped area and communal facility.</p>	YES
		YES
BCA D3.3(a)(ii) D3.8	<p>Stairways</p> <p>In accordance with part D3.3(a)(ii) of the BCA the stairways will be detailed at construction certificate stage with handrails on both sides to the requirements of ASI428.1, step nosings, closed risers and tactile ground surface indicators.</p>	YES
BCA Table D3.1	<p>Letterboxes</p> <p>The letter boxes shall be adjacent the site entrance driveway and will provide at least 1550mm X 1550mm circulation area and access to comply with ASI428.1 to satisfy Table D3.1 of the BCA.</p>	YES

Clause	Adaptability Assessment	Compliance
AS4299 Clause 3.7	<p>Resident Car Parking</p> <p>The carpark provides five (5) X 4800mm width resident parking spaces to satisfy AS4299, including extra transfer space for people with mobility restrictions.</p> <p>The car spaces will be graded at a 1:40 maximum slope and crossfall in accordance with AS2890.</p> <p>The outdoor parking provides unrestricted height clearance over the designated accessible parking space in accordance with AS4299.</p>	YES
AS4299 Clauses 4.3.1, 4.3.2 and 4.3.3	<p>Accessible entries – The front entrances to the adaptable units provide at least 1550mm X 1550mm externally and internally with 530mm minimum latch side clearance, which complies with the spatial requirements of AS4299.</p>	YES
AS4299 CIs 4.3.7	<p>Interior of ground floor: general – With regard to the internal corridor and doorway approach to a <u>main bedroom</u>, adaptable bathroom and storage facilities the development complies with the doorway circulation space requirements of AS1428/4299.</p> <p>Doors and Door Hardware</p> <p>The plans will confirm 920mm external door widths, 870mm internal door widths and lever handles at construction drawing stage to confirm compliance.</p>	YES
AS4299 Clause 4.7	<p>Living and Dining rooms – The plans show combined living and dining areas on a single level with sufficient area to provide a 2250mm diameter turning area to comply with this clause.</p>	YES
AS4299 Clause 4.5	<p>Kitchen – with regard to kitchen design the L-shaped kitchen inherently provides 1550mm clearance between benches to comply with AS4299.</p> <p>With regard to the “adaptability” of the kitchen the construction drawings shall provide details of an appropriate layout of sink, fridge, wall oven, cooktop and height adjustable workbench that readily satisfies the “ease of adaptation” guidelines outlined in section 2 –</p>	YES YES



Clause	Adaptability Assessment	Compliance
	Performance Objectives of AS4299. Therefore, subject to confirmation of the installation of kitchen cupboards, appliances and the like at the construction documentation stage it is evident that the kitchens will comply with AS4299.	
AS4299 Clause 4.6	Main bedroom – The plans show a main bedroom for the adaptable units that are at least 3500mm X 3600m which allows a circulation area of 1540mm X 2070mm clear of a queen sized bed and in front of the wardrobe while maintaining 1000mm clearance on both sides of the bed to satisfy AS4299.	YES
AS4299 Clause 4.7	Bathroom – The plans show that the bathroom will be at least 2000mm X 3000mm which enables compliance with AS1428 in terms of spatial area. To facilitate adaptation to an accessible unit the toilet pan, washbasin and shower are in pre and post adaptation to satisfy the performance requirements of AS4299.	YES
AS4299 Cls 4.4.3	Toilet – The toilet within the bathroom shall comply with AS4299 by providing 1250mm X 900mm in front of the WC pan.	YES
AS4299 Clause 4.8	Laundry – The laundry facilities are provided in a closet, which enables 1550mm X 1550mm clear circulation space in front of the appliances to comply with AS4299.	YES
AS4299 Cls 3.5(b)	Outdoor Private Open Space – The plans show outdoor terrace area adjacent living area with sliding doors. The areas provide adequate space to perform a 180 degree wheelchair manoeuvre. While the plans do not indicate thresholds the construction drawings will confirm a 35mm maximum change in level with the capability for threshold ramps to comply with AS1428/4299.	YES

In summary, I conclude that these units and associated common domain facilities will comply with fundamental spatial design criteria of Adaptable Housing AS4299.

Appendix A – 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 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, 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.
- 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.

