SPD Residential Development
185 Fox Valley Road, Wahroonga

Access for People with Disabilities
Development Application Review

May 2014

Prepared for the Seventh Day Adventist Church
By Access Associates Sydney

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Document QA

Issue	Issued To	Qty	Date	Reviewed	Approved
DA-01	Morris Bray Martin Ollman	1	20.09.12	J Barling	R Thompson
DA-02	Morris Bray Martin Ollman	1	23.10.12	J Barling	R Thompson
DA-03	Morris Bray Martin Ollman	1	25.10.12	J Barling	R Thompson
DA-04	Morris Bray Martin Ollman	1	18.05.14	J Barling	R Thompson
DA-05	Morris Bray Martin Ollman	1	19.05.14	J Barling	R Thompson

Issued : 19 May 2014
File Name: E:\Access Associates\A12018Report\DAReport.Doc
Client : Seventh Day Adventist Church
Project Name: SPD Residential Development
Project Number: A12018

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1. Introduction

This review of the requirements for access and egress by people with disabilities based on the Building Code of Australia (BCA) 2014, the Disability (Access to Premises - Buildings) Standards 2010; Ku-Ring-Gai council requirements for Access and the objectives of the Disability Discrimination Act 1992 (DDA) – section 23, which focuses on equitable and dignified access for all users of a building or facility. This includes meeting the requirements of people who use wheelchairs, people who have ambulatory disabilities and people with cognitive or sensory impairments. The DDA extends beyond buildings to include outdoor spaces and areas within the building, to address furniture, fittings and practices and is concerned with providing equitable, dignified access to services and facilities for people with a disability.

To meet the objectives of the Disability Discrimination Act 1992 (DDA) – section 23, which focuses on equitable and dignified access for all users of a building or facility the key issue is the provision of a **continuous accessible path of travel.**

Equitable access throughout the site is proposed to be provided via a continuous accessible path of travel which links facilities including:

- public transport in the adjacent locality (Fox Valley Road bus stops)
- adjacent buildings and pathways to campus facilities
- principal entries
- common areas/student facilities including: reception, common room, laundry and open landscaped spaces
- equitably provided accessible car parking spaces
- equitably provided accessible administrative staff facilities
- equitably provided accessible student accommodation facilities
- equitably provided adaptable residential housing

Principles of equitable, dignified, independent access for people with mobility, vision or hearing disabilities underpin comments and recommendations of this Development Application review.

1.1 Drawings Reviewed

All comments written in this DA review have been made after discussions with the design team and reviewing of the following PDF copies of drawings received at this office on 16 May 2014 from MBMO Architects.

Dwg. No.	Issue	Title	Scale	Date
DA-01	B	Location Plan & Title Sheet	N/A	16/05/14
DA-02	B	Building Data Schedules	N/A	16/05/14
DA-03	B	Existing Survey		16/05/14
DA-04	B	Site Plan	1:250 @A2	16/05/14
DA-05	B	Ground Floor Plan	1:200 @A2	16/05/14
DA-06	B	Level 1 Plan	1:200 @A2	16/05/14
DA-07	B	Level 2 Plan	1:200 @A2	16/05/14
DA-08	B	Level 3 Plan	1:200 @A2	16/05/14
DA-09	B	Level 4 Plan	1:200 @A2	16/05/14
DA-10	B	Level 5 Plan	1:200 @A2	16/05/14
DA-11	B	Level 6 Plan	1:200 @A2	16/05/14
DA13	B	Basement 1 Plan	1:200 @A2	16/05/14
DA14	B	Basement 2 Plan	1:200 @A2	16/05/14
DA-15	B	Basement 3 Plan	1:200 @A2	16/05/14
DA-16	B	Section A	1:200 @A2	16/05/14
DA-17	B	Section B	1:200 @A2	16/05/14
DA-18	B	Section C	1:200 @A2	16/05/14
DA-19	B	Section D	1:200 @A2	16/05/14
DA-20	B	Section E	1:200 @A2	16/05/14
DA-21	B	Section F	1:200 @A2	16/05/14
DA-22	B	North Elevation	1:200 @A2	16/05/14
DA-23	B	South Elevation	1:200 @A2	16/05/14
DA-24	B	East Elevation	1:200 @A2	16/05/14
DA-25	B	West Elevation	1:200 @A2	16/05/14
DA-29	B	Estate Access Diagram	1:2000 @A2	16/05/14
DA-34	B	Communal Open Space diagram	1:250 @A2	16/05/14

1.2 References

Building Code of Australia BCA 2014 - Parts D3, E3.6 & F2.4

AS1428.1 – 2009 Design for access and mobility Part 1 (incorporating amendment No 1): General requirements for access – New building work.

AS1428.2 – 1992 Design for access and mobility Part 2: Enhanced and additional requirements – buildings and facilities.

AS1428.4 – 2009 Design for access and mobility Part 4.1 (incorporating amendment No 1): Means to assist the orientation of people with vision impairment -tactile ground surface indicators

AS1735.12 – 1999 Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities

AS2890.6 – 2009 Parking facilities– Off - street parking for persons with disabilities

AS 3745 - 2009 Planning For Emergencies In Facilities

Disability Discrimination Act 1992 (DDA) & DDA Advisory Notes on Access to Premises – HREOC, June 1997

Disability (Access to Premises - Buildings) Standard 2010 released by the Attorney General – 15 March 2010

Sydney Olympic Park Authority – Access Guidelines – Third Edition – 2010

Ku-ring-gai Council DCP No 31 and DA Guideline requirements for Access

1.3 Legislative background

In accordance with the principles of the Disability Discrimination Act 1992 (DDA) best practice is to be emphasised in the provision of access for people with a disability in the design of the proposed residential and student accommodation for the Seventh Day Adventist Church.

This DA review addresses the requirements for access by people with a disability, to the proposed facilities as students/residents and visitors and reviews the key legislative requirements the Building Code of Australia (BCA, Disability (Access to Premises - Buildings) Standard) and Ku-ring-gai Council access requirements.

DDA

The objectives of the Disability Discrimination Act 1992 (DDA) – section 23, focus on the provision of equitable, independent and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

The DDA covers existing premises, including heritage buildings, those under construction and future premises. It extends beyond the building itself to include outdoor spaces and within, to address furniture, fittings and practices provided within premises.

DDA Advisory Notes on Access to Premises (June 1997) provides recommendations for provision of access via continuous accessible paths of travel and facilities meeting the requirements of AS1428.2.

Disability (Access to Premises - Buildings) Standard 2010 clarifies how approval authorities, building professionals and owners can meet their responsibilities under discrimination law to ensure new buildings are accessible to people with a disability. The Access to Premises Standard commenced on 1 May 2011.

BCA

Changes to the BCA (2014) reflect the content of the Disability (Access to Premises - Buildings) Standard 2010 and commenced on 1 May 2011.

The BCA (2012) includes the following relevant parts to meet the deemed to satisfy provisions to satisfy the performance requirements DP1, DP4, DP6, DP8 and DP9:

D3 Access for People with Disabilities outlines the general building access requirements, it includes:

- Table D3.1 which outlines the parts of the building required to be accessible that must comply with AS1428.1 (2009)
- D3.2 access to buildings which outlines requirements for accessways, doors and entrances
- D3.3 the parts of buildings required to be accessible and meet the requirements of AS1428.1 (2009)
- D3.4 exemptions
- D3.5 accessible car parking requirements
- D3.6 signage requirements for identification of accessible facilities, services and features
- D3.7 hearing augmentation requirements
- D3.8 tactile ground surface indicators
- D3.9 wheelchair spaces in Class 9b Buildings

- D3.10 swimming pools
- D3.11 ramps
- D3.12 glazing on an accessway

Specification D3.6	Braille and tactile Signs
Specification D3.10	Accessible water entry/exit from swimming pool
E3.6	outlines the requirements for passenger lifts in accessible buildings.
F2.4	outlines the requirements for unisex accessible sanitary facilities, accessible showers and cubicles for people with ambulant disabilities designed to meet the requirements of AS1428.1 (2009).

AS1428.1 (2009) (incorporating Amendment No. 1)

AS1428.1 was revised and updated in 2009 and 2010 and is referenced in BCA 2011. The 2009 version of AS1428.1 adopts in principle the increased circulation space requirements of AS1428.2 (1992) developed to satisfy the needs of 90% of people with a disability in an age range 18-60 years.

We note that the Australian Standards on access and mobility do not include a section for outdoor environments. We recommend that Sydney Olympic Park Access Guidelines (2010) section 6 Public Domain and Outdoor Access be used as guidelines in access provision in outdoor spaces.

AS1428.2 (1992)

AS1428.2 is currently only referenced in the BCA 2012 in respect to public transport buildings. The DDA Advisory Notes on Access to Premises – HREOC, June 1997 reference AS1428.2.

AS1428.2 sets out design requirements for the design of buildings and facilities for access for people with disabilities, which are enhanced from the minimum requirements of AS1428.1 (2001). This standard also includes requirements for fittings and items which are not covered in AS1428.1 (2001). The design data was developed to satisfy the needs of 90% of people with a disability in an age range 18-60 years, so that they could achieve independent access to buildings available for public use. Proposed updates of AS1428.2 will include fittings and fixtures only.

Ku-ring-Gai Council

The Ku-ring-Gai Council requires this residential development to provide 10% of dwellings to be accessible to people with a disability. In addition to meet the DDA suitable lighting along footpaths and entries, suitable signage to clearly identify specific

areas, suitable gradients with limited use of stairs, access to the public road and common areas, access to shopping, health, commercial and recreational facilities via either pedestrian access or public transport and proposed or existing path of travel between the site pedestrian access points and shopping, health, commercial and recreational facilities are required.

1.4 Access Strategy Recommendations:

In principle a design based on AS1428.1 (2009) (Incorporating Amendment No 1) will in our opinion meet the following:

- The intent of the DDA
- BCA 2014 and the Disability (Access to Premises- Buildings) Standards 2010
- The requirements of an anticipated 90% of people with a disability
- The intent of the Ku-ring-gai Council access requirements

1.5 Management Strategies

In addition to the provision of an accessible base building in the student accommodation areas and adaptable resident dwellings it will be necessary to develop an operational management strategy that includes the proposed intention to provide equipment and adapt areas within the facility to meet the requirements of specific individuals with a disability. This strategy is to meet the specific requirements of residents with a disability, who may fall outside the 90% of people for whom AS1428.2 was prepared or whose individual requirements cannot be addressed within the base building design and existing building facilities.

An operational management strategy, acknowledges the need to meet full accessibility compliance through the provision of policy strategies.

A design that has the potential to be modified as required to suit individuals with a disability is desirable. Operational management strategies will be required for:

- emergency egress
- the allocation of accessible parking
- the allocation of resident storage areas in convenient, accessible locations

2. Site and Building Description

The proposed development, to be located within Sydney Adventist Hospital (SAH) Campus, at 185 Fox Valley Road Wahroonga is proposed to provide student accommodation and residential dwellings crucial for the function and future of a key health care facility by providing affordable accommodation.

This development is proposed to provide 186 dwellings located in 4 buildings over 3 levels of shared basement parking.

126 student dwellings in Buildings A and B are proposed to meet the access requirements of the BCA and the Access to Premises Standards for a Class 3 building and 60 residential dwellings in Buildings C and D which are proposed to meet the access requirements of the BCA and the Access to Premises Standards for a Class 2 building which include adaptable apartments to meet the Ku-ring-gai Council DCP as follow:

- Building A – 7 levels of residential student studio dwellings (total 70 SOU) including 5 accessible dwellings
- Building B – 4 levels of residential student studio dwellings (total 56 SOU) including 4 accessible dwellings
- Building C – 7 levels of residential 1 and 2 bedroom dwellings (total 36 dwellings) including 6 one (1) bed accessible dwellings
- Building D – 4 levels of residential 1 and 2 bedroom dwellings (total 24 dwellings) including 4 one (1) bed accessible dwellings
- 3 basement car park levels connected to the 4 residential buildings via lift access

Each of the residential buildings is proposed to include a principal entry, which are accessed via ground floor entrance lobbies from a central open courtyard. A reception, student common room and common laundry are proposed on the ground floor level of Building A. Vertical access in each building is proposed via 2 passenger lifts.

Pedestrian links from the proposed adjacent Education building (western side of development) and the proposed future new mixed use buildings and Fox Valley Road (eastern side of the development) are proposed via a central pedestrian avenue, indicated to link the site in an east west direction between buildings A/B and C/D. The pedestrian link to the internal roadway and passenger drop off area to the north of the site is indicated on the western side of Building A. A pedestrian link is proposed adjacent to Building A to link to Fox Valley Road on the north side of the proposed development.

Points for consideration in ongoing design are highlighted by a ‘recommendation’ throughout the report.

3. Access Provisions

3.1 Car Parking

Three levels of basement car park are proposed to provide 185 parking spaces. Resident vehicle entry/exit is proposed directly from the internal roadway linking to Fox Valley Road on the north western corner of Building A.

To meet the Access to Premises Standard and the BCA (2012) Table D3.5 and the Council requirements to provide 10% of the development as accessible accommodation (19 accessible dwellings) the following provision of accessible parking spaces is proposed:

Basement 1 is indicated to include:

- 47 visitor parking spaces including 5 accessible parking space
- 39 allocated and 18 car share spaces for resident parking
  Total: 75 spaces

Basement 2 is indicated to include:

- 49 allocated spaces including 10 accessible parking spaces
- 6 car share spaces for resident parking
  Total: 55 spaces

Basement 3 is indicated to include:

- 36 allocated including 9 accessible parking spaces
- 9 car share spaces for resident parking
  Total: 55 spaces

Total car parking: 185 spaces:

In summary 105 allocated residence car spaces are proposed including 19 accessible residence car spaces allocated to accessible dwellings. In addition 33 unallocated standard car share spaces are proposed and 47 visitor spaces including 5 accessible spaces are proposed. Total: 24 accessible car spaces

Accessible car spaces are indicated to be located in areas located on accessible paths of travel which will potentially meet the requirements of AS1428.1, linking to the lifts within Buildings A, B, C and D where accessible accommodation is proposed.

Accessible parking spaces are indicated to include dimensions to meet the requirements of AS2890.6 (2009).

A continuous accessible path of travel meeting the requirements of the BCA part D3.2 and AS1428.1 is proposed via double outward opening doors linking to the lift lobbies A, B, C and D

Recommendation:

(i) An operational management strategy is to be developed to facilitate the use of the accessible parking spaces for use by residents with a disability and short term use by visitors requiring an accessible parking space.

(ii) Ensure in ongoing design accessible parking spaces meet the requirements of AS2890.6 and include dimensions and a layout as per AS2890.6 (2009) figure 2.3 (car space dimensions: W: non shared 2.4m + shared 2.4m (min 4.8m); L: non shared 5.4m + shared 2.4m; height 2.5m over the accessible space and share area and 2.2m on the path of travel to the space).

(iii) Ensure in ongoing design a minimum clear door opening of 850mm (approx 920mm leaf) is provided for the active leaf to meet the requirements of AS1428.1 (2009) clause 13 and circulation spaces to meet figures 31 – 34.

(iv) Ensure in ongoing design threshold ramps indicated at lift foyer entrances meet the requirements of AS1428.1 (2009) to include a maximum rise of 35mm, a maximum length of 280mm and a maximum gradient of 1:8.

(v) In ongoing design, surfaces are to be constructed and maintained with no lip at joints between abutting surfaces exceeding 3mm or 5mm at bevelled edges to comply with AS1428.1 (2009) clause 7.

3.2 External paths of travel

The Access to Premises Standard and the BCA (2014) clause D3.2 requires accessways to be provided to accessible buildings from the main points of a pedestrian entry at the allotment boundary and from any accessible car parking space or accessible associated buildings connected by a pedestrian link.

The Access to Premises Standard and the BCA (2014) clause D3.2 - Access to buildings requires the principal pedestrian entrance to be accessible in all cases and not less than 50% of all pedestrian entrances, including the principal pedestrian entrance to be accessible. In buildings with a total floor area of more than 500 square meters, an inaccessible entrance cannot be more than 50 meters from an accessible entrance.

External accessible pedestrian paths meeting AS1428.1 are proposed to provide continuous accessible paths of travel as following:

- Linking the drop off area on the internal roadway from Fox Valley Road to the ‘pedestrian through link’ via a forecourt, steps and adjacent ramp (gradient 1:14) linking to the ramped education building pathway indicated on the adjacent site and an east /west walkway (gradient 1:20) linking to the proposed ‘pedestrian through link’

- The principal entry to **Building A** located on the western side of the building on the ground floor is accessed via a link from the external entry pathway mid landing on the path of travel linking to the drop off area.
- The principal entry to **Building B** located on the western side of the building on the ground floor is accessed via a link from an external forecourt located at the top of the external entry pathway linking to the drop off area.
- The principal entries to **Building C and D** are accessed from the 'pedestrian through link'. Building C via a walkway (gradient 1:20) to a plaza space which links to the ground floor entry located on the western side of the building and Building D via a walkway to a courtyard space which links to the ground floor entry on the western side of the building.
- A future accessible link to the east via the continuation of the 'pedestrian through link' is proposed to link to a new mixed building area and link to the Fox Valley Road footpath, where bus stops for Bus Route 589 - the Wahroonga/Hornsby service and Bus Route 573 - the Turramurra Loop Service are located.
- Prior to the development of the new mixed building site to the east of the site, the apartment development is proposed to be linked to the footpath on Fox Valley Road via a footpath on the southern side of the existing internal link road, where traffic lights provide a controlled road crossing for pedestrians on Fox Valley Road.
- A link to the east via the continuation of the 'pedestrian through link' is proposed to link to the Education Building.

Landscaped areas within the site, are indicated to include turfed areas located on accessible paths of travel meeting AS1428.1 however seating is generally not indicated on accessible paths of travel.

As a result of the topography of the site the secondary linking path from the internal link road from Fox Valley Way to the northern plaza (entry to Building C and link to Building D) includes stairs a ramped link is not proposed.

Recommendations:

(i) Landscape drawings to be reviewed in ongoing design to confirm accessible paths of travel comply with AS1428.1 and the Access to Premises Standards Part D3.
(ii) Ensure in ongoing design external stairs meet AS1428.1 clause 11.
(iii) Ensure in ongoing design that the entry ramp (gradient 1:14) meets AS1428.1 clause 10.3 to include a set back from the adjacent path of travel, complying landings, handrails, kerb rails and tgsi.
(iv) Ensure in ongoing design that all principal entry doors include a minimum 850mm clear opening and circulation space to comply with AS1428.1 (2009) clause 13.3 and figure 31
(v) Ensure in ongoing design to meet the BCA part D3.12 (2011) that any unframed glazed doors and walls that could be mistaken for an opening are provided with visual indicators to fully comply with AS1428.1 (2009) clause 6.6 and that doorways are provided with luminance contrast to meet the requirements of AS1428.1 (2009) clause 13.1.

(iii) Ensure in ongoing design all controls including intercoms and digital access readers are located on level landings and at a height of not less than 900mm and not more than 1250mm to comply with AS1428.1 clause 14.

3.3 Principal Entrances and Communal Facilities – internal paths of travel

For Class 2 Buildings the common areas of the development are required to meet the Access to Premises Standards and the BCA (2012): clause D3.1 to include accessways meeting AS1428.1 (2009) from the pedestrian entrance to at least one floor containing sole occupancy units and to the entrance doorway of each sole occupancy unit located on that level. Access is required to and within not less than 1 of each type of room or space for use in common by the residents located on levels served by the lift.

To comply with the Access to Premises Standards and the BCA (2012) Part D3 and Table D3.1 for a Class 3 building an accessible path of travel from the property boundary is required to:

- to and within not less than 1 type of each room or space for use in common by residents including: a cooking facility; sauna; gymnasium; swimming pool; common laundry; games room; TV room; individual shop; dining room; public viewing area; ticket purchasing service; lunchroom; lounge or the like
- where vertical access via a ramp or lift is provided and accessible path of travel is required to the entrance doorway of each sole-occupancy unit and to all common use facilities

To meet the Access to Premises Standards and the BCA part 3.2 common areas are proposed to include internal paths meeting AS1428.1 to provide continuous accessible paths of travel to and throughout as following:

- Ground Floor **Block A** – at the entrance foyer and lift lobby, reception, common resident areas, common laundry and recreational spaces on this level.
- Levels 1 to 6 of Building A from the lift to studio dwelling entries and common lounges on each level.

- Ground Floor **Block B** at the entrance foyer and lift lobby.
  The links to the northern and southern corridors include smoke doors with circulation space to meet AS1428.1 figure 31.
  Recommendation:
  (i) We recommend in ongoing design the smoke doors at the corridor entries be provided with hold open devices to facilitate accessibility.

- On Levels 1 to 3 of Building B the path of travel from the lift to studio dwellings and common lounge areas includes smoke doors with circulation space to meet AS1428.1 figure 31.

Recommendation:

(i) We recommend in ongoing design the smoke doors at the corridor entries be provided with hold open devices to facilitate accessibility.

- **Building C** on the ground floor and levels 1 to 6 includes accessible paths of travel linking the lifts and dwelling entries on each level.
- **Building D** on the ground floor and levels 1 to 3 includes accessible paths of travel linking the lifts and apartment entries on each level.

Accessible paths of travel are proposed to link to the garbage facilities Buildings A, B, C and D located on Basement 1 in areas adjacent to the lift lobby, via the lifts and double entry doors to garbage rooms.

Resident storage areas are located on accessible paths of travel on Basement 02 and 03.

Recommendation:

(i) Ensure in ongoing design an accessible paths of travel are maintained to the storage areas allocated to accessible dwellings.
(ii) Ensure in ongoing design letterboxes are located on accessible paths of travel.

3.5 Accessible Accommodation

To comply with the Access to Premises Standards and the BCA (2012) Part D3 and Table D3.1 for a Class 3 building accessible sole-occupancy units are to be provided as follows:

- not more than 2 required accessible sole-occupancy units may be located adjacent to each other
- where 2 or more accessible sole-occupancy units are required, they must be representative of the range of rooms available
- for a building containing 101 to 200 sole-occupancy units, access is required 5 accessible sole-occupancy units plus 1 additional accessible sole-occupancy unit for every 25 units or part thereof in excess of 100

In addition it is our understanding that Ku-ring-gai Council requires 10% of dwellings within the proposed development are to be designed as accessible.

Building A is proposed to include 5 accessible dwellings located on Levels 2 to 6 inclusive (RH ensuite layout)

Building B is proposed to include 4 accessible dwellings located on the Ground floor level and Levels 2 to 3 inclusive (LH ensuite layout)
Building C is proposed to include 6 accessible one bedroom dwellings located on Levels 1 to 6 inclusive (LH bathroom layout)
Building D is proposed to include 4 accessible one bedroom dwellings located on the Ground floor level and Levels 2 to 3 inclusive (RH bathroom layout)

Total Number of accessible dwellings**: 19** - 10% of the total number of 190 dwellings.

126 studio **student** dwellings are proposed in Buildings A and B. Each dwelling is proposed to include an ensuite, bedroom and living room spaces and kitchenette facilities.
The 9 accessible studio dwellings are proposed to include circulation space at the entry to the studio, ensuite (entry, WC pan, basin and shower) around the bed and within the living/kitchenette area to meet AS1428.1.

60 **residential** dwellings are proposed in Buildings C and D. 40 one (1) bedroom and 20 two (2) bedroom dwellings are indicated.
The 10 accessible one bedroom dwellings are proposed to include circulation space at the entry to the dwelling, bathroom (entry, WC pan, basin and shower), at the bedroom entry and around the bed, at the laundry facility and within the living/kitchenette area to meet AS1428.1.

Recommendations:

(i) In ongoing design ensure the fitout of the accessible student studio dwellings meets AS1428.1 including bathroom fittings to meet clause 15 and kitchenette facilities within the reach range required to meet AS1428.2.
(ii) Ensure in ongoing design common area facilities including the laundry area facilities include access to machines and washing facilities.
(iii) In ongoing design ensure the sliding doors to the balconies include circulation space to meet AS1428.1 figure 32.

3.6 Vertical access

3.6.1 Lift

To meet the requirements of the Access to Premises Standards and the BCA (2012) part E3.6 the passenger lifts must be suitable for use by people with a disability. Be one of the lift identified in Table E3.6 (a); have accessible features in accordance with Table E3.6 (b);

Two passenger lifts are proposed within Buildings A, B, C and D of the development. Each lift is indicated to link the Basement Level 3 with each upper level of the Building they are located within. Each lift appears to include a car size to meet the requirements of Part E3.6 and includes additional length to provide stretcher lift facilities.

Recommendations:

(i) Ensure in ongoing design that the passenger lifts include features to fully comply with AS1735.12 and the BCA E3.6: floor dimensions not less than 1400mm x 1600m for lifts travelling more than 12m and 1100mm x 1400 and accessible features including provision of a handrail and call & control buttons meeting the requirements for tactile and Braille and luminance contrast. The inclusion of auditory announcement in lift cars serving more than 2 levels is required.

3.6.2 Stairs

Internal fire isolated stairs are proposed in each Building.

Recommendations:

(i) Ensure in ongoing design to meet AS1428.1 clause 11 (f) and (g) fire isolated stairs include:

- nosing profiles which include 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing that includes a minimum luminance contrast of 30% with the tread to comply with AS1428.1 figures 27a and b

3.7 Emergency Evacuation

A safe means of evacuation must be provided for building occupants to meet the objectives and performance requirements of BCA Section D (2012).

To meet the objective of the DDA all users of the facility are to be provided with a means of egress from the premises to a place of safety. People with disabilities should be provided with the same level of protection as other premises users. In this residential development potentially each SOU can be used as a refuge area where residents with a disability can wait for assisted evacuation.

Recommendation:

(i) It is recommended that if resident rooms are used as places of refuges, where people who are unable to negotiate stairs, can wait for assisted evacuation, a management strategy to ensure evacuation is provided is developed. Individual evacuation plans for staff are recommended as part of the operational management strategy.

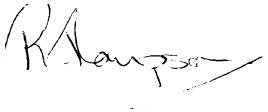
(ii) It is recommended in Australian Standard AS 3745—2009 Planning for Emergencies in Facilities that suitable emergency evacuation devices be provided in an appropriate location for people to be carried down the stairwell, this should be considered in ongoing design

4. Conclusion

Having reviewed the listed drawings, it is our opinion that the access provisions for people with physical and sensory disabilities will comply with the performance requirements of BCA (2014) sections D3 and E3.6; AS1428.1 (2009), AS1428.2, AS2890.6, Disability (Access to Premises - Buildings) Standard and the Ku-Ring-Gai Council requirements for accessibility and equity.

With the inclusion of the listed recommendations and operational management strategies listed in the report, the provision of access for people with a disability in the proposed new buildings will provide continuous accessible paths of travel and the equitable provision of accessible facilities including accessible accommodation, common use facilities and accessible parking to provide inclusive design to meet the anticipated requirements of residents, students and visitors.

Consequently, in our opinion the proposed drawings, in conjunction with developed operational management strategies, will meet the objectives of the Disability Discrimination Act through its intention to provide non-discriminatory access and the equitable and dignified use of all appropriate areas of the facility. This will be achieved through the ongoing design which includes continuous accessible paths of travel and equitable provision of accessible facilities to facilitate inclusive access.



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