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report

Statement of Compliance Access For People With A Disability

17-23 Merriwa St Gordon

Accessible Building Solutions

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Report

Report Type: BCA Access Provisions & Adaptable Housing Statement of Compliance
Development: Residential Flat Building at 17-23 Merriwa St Gordon

Introduction

This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by Brewster Murray:

04	Basement 2A Plan
05	Basement 1A & Basement 2B Plan
06	Basement 1B Plan
07	Ground Floor Plan
08	Level 1 Floor Plan
09	Level 2 Floor Plan
10	Level 3 Floor Plan
11	Level 4 Floor Plan
12	Level 5 Floor Plan
13	Level 6 Floor Plan
15 & 16	Sections
17-22	Elevations

The report is not to be used for any other purpose than its original intention.

Assessment

Assessment Criteria

This assessment has been undertaken to the extent necessary to issue a development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements will occur at CC stage.

Compliance is required with the following:

- The access provisions of the BCA as they relate to a Class 2 building
- The Council's DCP relating to Adaptable Housing.
- AS 1428.1 for the common areas
- AS 4299 for the adaptable units

Assessment

The proposal is for a residential flat development in two blocks up to 7 stories in height and over a basement carpark. Under the BCA the building is classified as follows:

Residential portion: Class 2
Commercial Portion: Class 6
Carpark: Class 7a

The following tables assess compliance with the relevant parts of the BCA and Standards

D3 Access & Egress

Requirement	Class 2 To at least 1 floor containing units, and any floor accessed by a lift or ramp, and to the entry door of all units on that floor To and within not less than 1 of each type of common use facility
Compliance Comment	Yes Lift provides access to all levels
Requirement	Class 5,6, 7b & 8 To all areas normally used by the occupants
Compliance Comment	Yes
Requirement	Required external access must be provided from (i) The main pedestrian entry points at the allotment boundary (ii) from any other accessible building connected by a pedestrian link (iii) accessible carparking space
Compliance Comment	Yes An accessible path to the building entry points is provided from the eastern side of the site in Merriwa St to Block A and from Fitzsimons Lane to Block B. Block A and B are linked using a pathway and platform lift to the stair.
Requirement	In a building required to be accessible an entry must be: (i) Through the principal entry (ii) Not less than 50% of all pedestrian entries (iii) In a building >500sqm a non accessible entry must be <50m from an accessible entrance (iv) If the doorways are separated by more than the width of a door leaf they will be considered as separate entrances
Compliance Comment	Yes Verify at CC
Requirement	Where an accessible entry has more than 1 doorway, 50% of the doors shall be accessible if there are >3 doors
Compliance Comment	N/A
Requirement	Where a doorway has multiple door leafs, unless it is auto opening, at least 1 leaf must have a clear opening of 850mm
Compliance Comment	Yes Verify at CC
Requirement	In areas required to be accessible: (i) Every ramp or stairway which is not fire isolated must comply with AS 1428.1 (ii) Every lift must comply with E3.6 (iii) Passing bays must be provided at max 20m intervals (iv) Turning spaces must be provided at max 20m intervals and within 2m of a dead end passage
Compliance Comment	Yes Verify at CC

Requirement	It is not necessary to provide access to <ol style="list-style-type: none"> An area which would be inappropriate because of its particular use An area that would pose a health or safety risk for people with a disability a path of travel to a space exempted in (a) or (b).
Compliance Comment	Yes Verify at CC
Requirement	Class 6 & 9b Carparking <ol style="list-style-type: none"> up to 1000 spaces 1 per 50 in excess of 1000 1 per 100
Compliance Comment	Yes 4 commercial space – 1 accessible
Requirement	Every building required to be accessible shall provide Braille and tactile signage to identify sanitary facilities, a space with hearing augmentation, where an entry is not accessible the location of the nearest accessible facility.
Compliance Comment	Yes Verify at CC. Will apply to commercial toilets
Requirement	For sanitary facilities signage must: <ul style="list-style-type: none"> identify the handing identify on the door, if a facility is ambulant accessible identify at a bank of facilities which does not contain an accessible facility, where the nearest accessible facility is located
Compliance Comment	Yes Verify at CC
Requirement	Tactile indicators required at stairs other than a fire isolated stair, escalators, travelator, ramp other than a kerb or step ramp, a fire isolated ramp or a swimming pool ramp
Compliance Comment	Yes Verify at CC
Requirement	Tactile indicators or other suitable barrier is required to warn of overhead obstruction less than 2m above floor or a pathway meeting a vehicle accessway adjacent to a pedestrian entrance, if there is no kerb or kerb ramp at that point.
Compliance Comment	Yes Verify at CC
Requirement	On an accessway, where there is no chair rail, handrail or transom, all fully glazed or frameless doors, sidelights and any glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with AS 1428.1
Compliance Comment	Yes Verify at CC. May apply to shopfront glazing and entry doors.

Requirement	<p>On an accessway:</p> <ul style="list-style-type: none"> a. A series of connected ramps must not have a combined vertical rise of > 3.6m b. A landing for a step ramp must not overlap a landing for another ramp or step ramp
Compliance Comment	<p>Yes Verify at CC</p>
Requirement	<p>In areas required to be accessible, the following are to be considered:</p> <ul style="list-style-type: none"> • Width of access ways min 1m clear, and be increased for door circulation, turning areas and passing areas as required by AS 1428.1 • Doors shall provide a clear opening of 850mm • Doors to provide circulation space, hardware and luminance contrast as required by AS 1428.1 • Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1 • In sole occupancy units the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner. • Fire isolated stairs to have contrasting nosing strips to AS 1428.1
Compliance Comment	<p>Yes Verify at CC</p>

F2 Sanitary Facilities

Requirement	An accessible sanitary compartment must contain: <ul style="list-style-type: none">• A closet pan• A basin• A shelf or bench• A means of disposal of sanitary towels.
Compliance Comment	Yes Verify at CC
Requirement	Layout to comply with AS 1428.1
Compliance Comment	Yes Verify at CC
Requirement	Class 2 Where sanitary compartments are provided in common areas, not less than 1, Where showers are provided in common areas, not less than 1,
Compliance Comment	N/A No toilets for the common use of the residents
Requirement	Class 5,6,7, 8 & 9 (except ward area of 9a) <ul style="list-style-type: none">• At least 1 on every storey containing sanitary compartments• Where a storey has more than 1 bank of compartments at not less than 50% of those banks• Where showers are reqd by F2.3 then 1/10 to be accessible
Compliance Comment	Yes No toilets indicated. Verify at CC

F3.6 Lifts

Requirement	In an accessible building every lift must comply with Table E3.6a & b
Compliance Comment	Yes Verify at CC
Requirement	Where the lift travels more than 12m above the floor providing access to the road or open space then at least 1 lift must be a stretcher lift
Compliance Comment	Yes Verify at CC

Adaptable Housing

The Council's Planning Regulations requires the following:

- At least 70% of dwellings are to be "visitable" in accordance with the definition prescribed under Part 14 of Ku-ring-gai Local centres DCP
- At least 10% of dwellings in a residential flat development be designed as adaptable housing as per AS4299-1995.
- The adaptable dwelling must be provided with at least one disabled car parking space designed in accordance with AS2890.6.

The Council's DCP requires that 70% of the units be visitable. Visitable is defined as providing an accessible path of travel from the unit entry door to the living area and a toilet. In this context an accessible path is one where assistance can be provided, thus door circulation spaces are not required. The definition of a visitable toilet is taken from AS 4299. This definition is based on a traditional toilet cubicle and it is considered that a design, where the wheelchair is positioned sideways to the toilet, is just as valid. In fact, more people use a side transfer than a front transfer. Thus this report accepts that provided a wheelchair can be appropriately positioned to the toilet that the bathroom is compliant as visitable. It is confirmed that 70% of the units meet the requirement of visitability.

The development contains 117 dwellings of which 12 are adaptable. The adaptable units are :
A2.05, A3.05,
A011, A1.11, A2.11,A3.11, A4.08 A5.08
B0.03, B1.06, B2.06, B3.06

They are in each building and provide 3 plan types and a mix of 1 & 2 bedroom units. At DA stage there is insufficient information to certify compliance with the Standard, however, in accordance with the following table, the units can comply with the spatial requirements of AS4299 for Adaptable Housing.

AS 4299 Adaptable Housing Class C

The Site	Requirement	An accessible path of travel from the street, letterboxes, car park and to common facilities is provided
	Compliance Comment	Yes Verify at CC
Carparking	Requirement	A carspace 6m x 3.8m is provided
	Compliance Comment	Yes Provided in accordance with AS 2890.6 which is acceptable
Unit Entry	Requirement	The entry is accessible, covered, level, has a low threshold, permits wheelchair manouverability and has an 850 clear door with lever handles
	Compliance Comment	Yes Verify at CC
Interior - General	Requirement	Access to bathroom, kitchen, laundry, living areas and outside areas is provided.
	Compliance Comment	Yes Threshold ramps will be required in adapted state for wheelchair if tiled areas are not setdown
	Requirement	Doors are 820mm clear (870 leaf) with corridors a min. 1000mm wide with circulation space at doors as per AS1428.1
	Compliance Comment	Yes Verify at CC
Living/ Dining Rms	Requirement	Provision for circulation space of min 2250 dia, a telephone point adjacent to GPO and lighting which can achieve min 300 lux
	Compliance Comment	Yes Verify at CC
Kitchen	Requirement	Floor surface to be non slip with 1550 clear between benches and circulation space at door to comply with AS1428.1. workbenches can be setout to provide requirements of AS 4299 including tap type and location, GPO locations.
	Compliance Comment	Yes Verify at CC
Main Bedroom	Requirement	Can accommodate a queen size bed, wardrobe and circulation to AS 1428.2
	Compliance Comment	Yes Verify at CC
Bathroom	Requirement	Provision to allow bathroom to be converted to complying with AS 1428.1. The floor is slip resistant and the shower recess is hobless and can provide a compliant shower area with provision for grabrails, mirror, GPO etc.
	Compliance Comment	Yes Provisional plumbing will be provided to accommodate the changed bathroom layout

Toilet	Requirement	An accessible toilet or an enlarged toilet with an area 1200x900w in front of pan is provided which is capable of modification to comply with AS 1428.1. The floor is slip resistant and the wall is capable of installing grabrails.
	Compliance Comment	Yes Verify at CC
Laundry	Requirement	Circulation at doors to comply with AS 1428.1 is provided with adequate circulation in front of appliances (min 1550mm). Provision for washing machine and drier is available with a double GPO and an accessible path of travel to clothes line if provided. The floor is slip resistant.
	Compliance Comment	Yes Verify at CC
Door Hardware	Requirement	Lever door handles are provided, located 900-1100mm above floor
	Compliance Comment	Yes Verify at CC

Statement of Compliance

On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA and AS 4299 Adaptable Housing.



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