



Morris Goding
Access Consulting

Kiama Shores Pty Ltd

33 Collins Street Kiama.

**Access Report
Final v4**

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This report prepared by:

A handwritten signature in black ink that reads "G. S. Leis".

Garry Leis

Senior Access Consultant

Morris Goding Accessibility Consulting



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1. Executive Summary

The seniors living development at 23 Meares Place & 33 Collins Street, Kiama will be committed to providing housing choice for seniors and people with disabilities. The SEPP (Housing for Seniors or People with a Disability) 2004, hereinafter cited as 'the SEPP', is intended to promote a balance between the need for greater housing choice and the need to safeguard the character of residential neighbourhoods.

The design principles have been based on the development of housing that is located and designed in a manner particularly suited to both those older people who are independent, mobile and active as well as people with a disability regardless of their age.

The Access Review Report is a key element in design development of this seniors living development and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code), the SEPP (Housing for Seniors or People with a Disability) 2004 and ultimately the Commonwealth Disability Discrimination Act (DDA).

The development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas and car parking comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the report's recommendations, the proposed development is capable of achieving appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access and ILU layout can be readily achieved.

The recommendations in this report are to be developed in the ongoing design development and should be confirmed prior to construction certificate stage. As the project proceeds, further review of documentation is strongly recommended to ensure that appropriate access is provided to and throughout the development.



2. Introduction

2.1. General

Kiama Shores Pty. Ltd. has engaged Morris-Goding Accessibility Consulting to provide a design review of the proposed seniors living development located at 23 Meares Place & 33 Collins Street, Kiama.

The development consists of 55 independent living units spread over 5 levels with 2 basement levels of car parking below.

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 Federal Disability Discrimination Act (DDA), DDA Access to Premises Standards (including DDA Access Code), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The report considers user groups such as residents and residential visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- ✘ People with sensory impairment (hearing and vision)
- ✘ People with mobility impairments (ambulant and wheelchair)
- ✘ People with dexterity impairments

The Report seeks to provide compliance with the DDA. 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, TGSI's, handrail design, signage, hearing augmentation 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, SEPP Seniors Living Policy, AS1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.



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.

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) Part D3, F2,
- AS 1428.1:2009 - (General Requirement of Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- Kiama Municipal Council DCP 2012



3. Site Topography & Linkages

Location and access to facilities – (SEPP 2004 Part 2, Sub-clauses 26(1) and (2))

(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:

(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and

(b) community services and recreation facilities, and

(c) the practice of a general medical practitioner.

(2) Access complies with this clause if:

(c) in the case of a proposed development on land in a local government area is not within the Sydney Statistical Division – there is a public transport service available to the residents who will occupy the proposed development:

(i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and

(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and

(iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive),

and the gradient along the pathway from the site to the public transport services and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).

Assessment

Currently, there are facilities along Terralong Street that are found within 400m proximity to the proposed development in accordance with the SEPP. From the information gathered the facilities include local shops, bank services (ANZ, St George), health and retail (e.g. Woolworths, Terralong Street Surgery (medical centre) Blooms The Chemist – Kiama, Rosebank Meats (butcher) etc. along this street.

The locality is condensed and all required services are within 400 metres of the development. However, should services beyond the locality be required, Kiama Station is within 400m and has a path of travel via Collins Street, Terralong Street and Railway Parade.

The requirements of this clause appear to be achievable.



From the information provided, there is

Housing Siting (Schedule 3 Part 1 Clause 2 (1) & (2))

(1) If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428) to an adjoining public road.

(2) If the whole of the site does not have a gradient of less than 1:10:

- ***a percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10. or 50%, whichever is the greater, and***
- ***the wheelchair access provided must use by a continuous accessible path of travel (within the meaning of AS1428.1.) to an adjoining public road or an internal road or a driveway that is accessible to all residents.***

Assessment

The proposed development has an overall site gradient and cross falls of greater than 1:10. However, the client has provided a continuous accessible path of travel to 100% of the dwellings, exceeding the requirements of the SEPP.

Appropriate minimum 1000mm wide paths of travel have been provided to the main entry doorway of each unit from the Collins Street pedestrian footpath via the passenger lifts.

Accessibility – (Part 3 Clause 38)

The proposed development should:

(a) Have obvious and safe pedestrian links from the site that provides access to the public transport services or local facilities

(b) Provide attractive, yet safe, environment for pedestrian and motorist with convenient access and parking for residential and visitors.

Assessment

From the information gathered, Collins Street and Terralong Street have firm paths of travel that have suitable gradients that will support safe passage to the local facilities. On this path of travel, there are appropriate kerb ramps leading to public transport services and the local facilities along Terralong Street. In general, this is compliant with AS1428.1 and SEPP.



4 Common Areas within Site

Common Areas (Schedule 3 Part 1 Cl 2(3))

Access must be provided in accordance with AS1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.

Access is achievable to common areas of the development

Security – (Schedule 3, Part 1, Clause 3)

Pathway lighting is required to be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and must provide at least 20 lux at ground level.

Letterboxes – (Schedule 3, Part 1, Clause 4)

Under Schedule 4 clause 4 of the SEPP, the letterbox area is required to be located along a continuous accessible path of travel (within the meaning of AS 1428.1) and is required to be located on a hardstand area.

Letter boxes are located at the main entrance from Collins street, immediately adjacent to principal accessible path of travel leading into the development. The area in front of the letterboxes will be a hard-standing area, at nominally a flat grade of 1:40, with ample turning space for users of mobility devices.

Detail in relation to the letterboxes being lockable will be provided during the design stage of the development.

Visitors' Car Park

The Development Yield schedule on drawing DA02.C designates a total of 15 visitor car parking bays of which 2 are accessible.

These are provided on Basement Level 01, and are provided with a continuous accessible path of travel to the lifts on Level 01, and via the lifts to the remainder of the development.

Both accessible visitor parking spaces measure 2400mm wide x 5400mm long with 2400mm wide x 5400mm long shared zones compliant with AS2890.6. These dimensions will support the requirements set for wheelchair users.



4. Independent Living Unit Design Requirements

From the information provided Units C1 and C2 are car takers accommodation and will not form part of the SEPP requirements.

The following refers to all other SOU's which will fall under the SEPP Seniors living requirements.

Accessible Entry – (Schedule 3, Clause 6)

The main entry doorway of each residential unit in the development has a clear width of 850mm (920mm door leaf), compliant with Schedule 3 clause 6.

Under Schedule 3 clause 6, the provision of a minimum internal latch-side clearance of 530mm over a minimum depth of 1450mm is required at the main entry doorway of each unit.

The design drawings indicate complying door circulation to enter and leave the individual living units will be achieved.

Door Hardware – (Schedule 3, Clause 12)

Detail in relation to door hardware to be provided during the design development stage of the project.

Interior General – (Schedule 3, Clause 7)

All residential units are required to achieve:

- Internal doorways with minimum clear opening width of 850mm,
- Internal corridors with a minimum clear width of 1000mm, and
- Internal doors having circulation space complying with AS1428.1:2009.

All internal doorways appear to be arranged to provide a clear width of 850mm, this is inclusive of doorways connecting to unit balconies.

The corridors within all of the units in the development have a clear width of no less than 1000mm

The door circulation for all required rooms (main bedroom, bathroom, laundry) achieve appropriate door circulation compliant with AS1428.1.

The balconies in each unit have the ability for providing door thresholds and compliant latch side clearances (between internal area and external balcony) in accordance with AS1428.1.

This will be reviewed during the design stage of the development.

Living Room and Dining Room – (Schedule 3, Clause 15)

In general units have living and dining room internal dimensions that will accommodate the minimum 2250 mm diameter unobstructed circulation area required under AS 4299.

Kitchen – (Schedule 3, Clause 16)



The kitchens are generally either Linear or “L-shaped”. For those kitchens with a parallel bench a separation of at least 1550mm has been provided between benches. Suitable circulation space is achieved within the kitchen areas.

At this stage of the design, the drawings do not detail the provision of a separate cook top and wall-mounted oven. Generally the overall kitchen layouts have the ability to achieve this provision of oven, cook top and bench space in accordance with the requirements of the SEPP.

Main bedroom – (Schedule 3, Clause 8)

In all units within the development, there is one bedroom with internal dimensions which will accommodate a minimum 1000 mm clear width circulation area on either side of the bed as well as a 1200 mm clear width circulation at the base of the bed compliant with Schedule 3 clause 8.

Bathroom – (Schedule 3 Clause 9)

The accessible bathroom in all units provides appropriate circulation around the toilet pan, washbasin and shower recess compliant with AS1428.1.

Toilet – (Schedule 3 Clause 10)

As above, the accessible bathrooms within each unit achieve spatial compliance with AS 1428.1. Accordingly, there is a visitable toilet within each unit in the development, which is compliant with Schedule 3 clause 10.

Access to Kitchen, Main Bedroom, Bathroom & Toilet – (Schedule 3 Clause 17)

All of the proposed residential units have only one storey each. Therefore, all kitchens, main bedrooms and toilet/bathrooms are located on the entry level to the unit as specified in this clause.

Laundry – (Schedule 3, Clause 19)

A clear space of minimum 1300mm will be provided in front of laundry appliances to all units.

This will be reviewed during the design stage of the development.

Storage – (Schedule 3, Clause 20)

All units have storage provision. Whilst a specific allocation to a type of storage is not indicated, the provision of linen storage in accordance with this SEPP provision is achievable.

Surface Finishes – (Schedule 3, Clause 11)

Detail complying with this clause will be provided during the design development stage of the project.

Ancillary Items – (Schedule 3, Clause 13)

Detail in relation to switches and power points complying with this clause will be provided during the design development stage of the project.

Garbage Room - (Schedule 3, Clause 21)



It appears there is a waste storage room on basement level. An accessible path if travel is provided to this room from all units.

In addition there are bin store room on all levels accessible off the lift lobby. An accessible path if travel is provided to this room from all units.

Circulation spaces into these rooms can be easily modified and will be reviewed during the design stage of the development.

Private Car Accommodation - (Schedule 3, Clause 5)

Currently the design shows a car parking space for each of the 55 units. Each of the car parking spaces are 2400mm wide x 5400mm long. Fifteen of these spaces comply with AS2890.6 requirements in that they also have an adjacent 2400mm wide x 5400mm long shared zone.

From the information provided, Council is satisfied that the proposal is appropriate. MGAC will therefore provide no further comment.



5. Building Accessibility

5.1. Main Entry

The entry into the development is located at the north-eastern corner of the site and is accessed from the Collins Street pedestrian footpath. From the allotment boundary, a network of pathways rises approximately 2.6m to the main building foyer entrance. The path of travel leading to the foyer is an appropriate clear width and incorporates ramped sections and walkways at gradients that will allow wheelchair users to comfortably navigate from the site boundary to the main entry foyer compliant with AS1428.1 and the DDA Premises Standards.

The buildings main foyer entrance doors have suitable 850mm clear width and appropriate latch side clearance compliant with AS1428.1. There are accessible paths of travel from the main entry foyer to various lifts and walkways leading to the different sections of the building, and ultimately to each residential unit.

5.2. Commercial Space

There is direct access from the Collins Street pedestrian footpath to the commercial space at the north eastern corner of the site. The entry doors have suitable 850mm clear width and appropriate door circulation compliant with AS1428.1.

5.3. Emergency Egress

The main entry doors entries are regarded as the most appropriate means of accessible egress in the event of an emergency situation.

There are 4 fire-isolated stairs connecting the basement car parking levels and the residential floors to the ground floor.

5.4. Paths of Travel

The main paths of travel throughout the building have minimum 1000mm clear width allowing for accessible paths of travel to all common areas.

In general, turning spaces are provided at all required corridor ends and will allow a wheelchair user to make 180° turns compliant with AS1428.1 and in accordance with the DDA Premises Standards.

There are minimum 1800mm x 2000mm passing spaces provided at suitable intervals along paths of travel where line of sight is not achieved as is required by the DDA Premises Standards. These passing bays provide sufficient circulation areas that will allow one wheelchair user to pass another wheelchair user travelling in the opposite direction compliant with AS1428.1 and in accordance with the DDA Premises Standards.

The architect needs to provide minimum 1540mm x 2070mm turning spaces within 2m of the end of corridors at the south western corner of the building on the first, second and third floors in accordance with the DDA Premises Standards.



5.5. Doors

In general, common use doors within the development appear to achieve minimum 850mm clear width (920mm door leaf) compliant with AS1428.1.

5.6. Passenger Lifts

There are 6 passenger lifts serve building, one serves the Commercial tenancy area whilst the remaining 5 serve the residential area, from basement to topmost level.

The lift shafts all have internal dimensions of 2000mm x 2400mm, providing sufficient space to install minimum 1400mm x 1600mm lift cars compliant with AS1735.12 and the DDA Premises Standards.

In general, the lift lobbies for all lifts on all floors provide an ample amount of circulation space of minimum 2000mm depth that will allow a wheelchair user to make a 180° turn or pass another wheelchair user travelling in the opposite direction in accordance with the DDA Premises Standards.

A revision has been made with regards the lowering the lift over-run. The resultant design shows that passenger lift access has not been provided to unit 54 and a small communal open space. In order to counter, the architect has provided a stair platform lift at the half flight stair. This is a suitable approach under the DDA Premises Standards given the very low population of occupants in this area.

5.7. Accessible Toilets

Accessible toilets are provided on/at:

- Level 00 near the workshop,
- Level 00 within the Gym (which also includes a shower),
- Level 01 off the waiting area adjacent to the Main building Foyer entry.

These accessible toilets all have suitable internal dimensions of 2200mm x 2750mm allowing for appropriate circulation space around the toilet pan and washbasin compliant with AS1428.1. The Toilet in the Gymnasium is large enough to also accommodate the additional shower and attendant circulation zone for the shower.

5.8. Commercial Car Bays

The Development Yield table on drawing DA-02C indicates a total of 5 commercial car parking spaces, of which 1 is designated as accessible. This satisfies the accessible car parking provision requirements of DDA Premises Standards Table D3.5.

There is an accessible path of travel from the commercial accessible car bay to the lift foyer.

5.9. Accessible Car Bay Design

The commercial accessible car parking space is 2400mm wide x 5400mm long with an adjacent 2400mm wide x 5400mm long shared zone compliant with AS2890.6.

Recommendation:



- (i) Ensure minimum 2500mm clearance above the commercial accessible car bay and associated shared zone compliant with AS2890.6.
- (ii) Ensure minimum 2200mm clearance over the vehicular path of travel from the carpark entrance to the commercial accessible car bay compliant with AS2890.6.

5.10. Communications

There are various areas within the building that could be classified as Class 9B under the BCA (e.g. the gym, recreational space and theatre). If there are areas that have inbuilt amplification systems, hearing augmentation will be required under Clause D3.7 of the DDA Premises Standards.

Should there be rooms within the building that have inbuilt amplification systems, suitable hearing augmentation systems must also be provided in accordance with DDA Premises Standards Clause D3.7.

In general the maintenance illumination levels should be 150 lux for paths of travel, corridors and stairs. Ensure all lighting levels comply with AS1680

Signage to comply with BCA part D3.6.



6. Conclusion

MGAC has assessed the proposed scheme. The proposed drawings indicate that accessibility requirements, common area access, paths of travel and dwelling design; can be readily achieved at DA Stage.