



EVOLVE PACIFIC DEVELOPMENTS

265-267 KING GEORGES ROAD ROSELANDS NSW

DA ACCESS REVIEW
Version: FINAL

Morris Goding Accessibility Consulting

27th July 2016

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the conceptual design development of 265-267 King Georges Road in the City of Canterbury Bankstown, auditing according to the Commonwealth and State legislative requirements and the universal principles of inclusive design - an appropriate response to the AS1428 series, AS 2890.6, the Building Code of Australia (BCA), ARH SEPP, the Disability (Access to Premises) Standard 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 development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, accessible sole occupancy units and the common areas, on the ground floor, comply with relevant statutory requirements.

The report has been requested by council after development application lodgement and takes into account the request for additional information and commitment. In general, the development has accessible paths of travel that are continuous throughout. In line with the report's recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The development application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access and accessible sanitary facilities, can be readily achieved. The recommendations in this report are associated with detailed design and should be addressed prior to construction certificate.

The design includes 25 x sole occupancy units as a boarding house, a manager's unit and office, parking and communal/common areas.

Discussions with the architect in the period between the issue of council's letter dated 6th July 2016, a design meeting and several design advice emails, have resolved the key issues. To assist with the ongoing design advice, MGAC has also reviewed a report by the project's BCA Consultant.

The report concludes that the accessibility, as shown on the amended drawings and contained with the Access Report, is according to the requirements of the applied and associated controls.

2. INTRODUCTION

2.1. General

Evolve Pacific Developments, has engaged Morris Goding Accessibility Consulting, to provide a design review of the proposed development known as 265-267 King Georges Road Roselands in the City of Canterbury Bankstown of NSW. This report is for the auditing and assessment of drawings for a final access report to accompany the Development Application lodgement DA-193/2016.

The building design will consider universal and inclusive design principles as well as minimum accessibility compliance determined by The Disability Discrimination Act 1992 (DDA), the current Building Code of Australia (BCA), the City of Canterbury Bankstown's DCP and relevant/referred Australian Standards.

This audit/assessment includes a review of the architectural design arrangement documentation and provides innovative approaches to access management with the aim of alleviating access barriers in the environment as well as make recommendations for inclusive and compliant design.

The report results from accessibility items raised in council's letter dated 6th July 2016, design discussions with the project architect following receipt of that letter (ref: 485/265D) and has been finalised for inclusion in the Planning Development Application, as shown on drawings "160505 Sissons DA ISSUE_B" issued in a bundled PDF by Sissons Architects on 12th July 2016.

The scope of construction works can be summarised as follows:

- Demolition of existing structures,
- Construction of 25 x sole occupancy units (boarding rooms), a communal room, a manager's unit and an office/store.
- Construction of 6 x car parking spaces, 5 x motor cycle parking spaces and 5 x bicycle parking spaces.

2.2. Objectives

The report considers user groups that include owners, staff, residents, tenants and guests/visitors, as well as building management and maintenance, deliveries etc.

The observations and recommendations in the report attempt to deliver equality, dignity, independence and functionality to all people, including those with disabilities that require the use of mobility aids, have vision or hearing impairment, reduced strength and dexterity, amputees etc. – all as defined in the Disability Discrimination Act 1992 (DDA).

Universal and inclusive design goes beyond minimum access compliance for people with a disability and take account of nursing mothers, strollers and prams, children, temporary disability through injury or surgery and the like.

2.3. Limitations

This report, as per the provided documentation, is conceptual and is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues such as facilities and features of guest rooms internally, fit-out, lift specifications, slip resistance, finishes, door schedules, hardware and controls, glazing, luminance contrast, stairways and ramps, signage, hearing augmentation and the like. All facilities and features will be assessed in subsequent audits as design and documentation progresses through Construction Certification (CC), construction detailing and specifications, Practical Completion and/or Occupation Certification.

2.4. Statutory Requirements

The access requirements for this project are benchmarked by:

- The Disability Discrimination Act:1992 (DDA),
- The Disability (Access to Premises) Standard:2010 (APS),
- The Building Code of Australia Part D3 (BCA),
- Affordable Rental Housing SEPP:2009 Part 2 Division 3 (ARH SEPP),
- AS 1428.1:2009 Design for access and mobility Part 1: General requirements for access,
- AS 1429.4.1:2009 Design for Access and Mobility – Tactile Ground Surface Indicators (TGSI),
- AS2890.6:2009 Off-street parking for people with disabilities,
- Canterbury Bankstown's DCP Part 6.1 and post-submission letter dated 6th July 2016

3. INGRESS, EGRESS AND PATHS OF TRAVEL

3.1. Main Pedestrian Entry on King Georges Road

As required by the BCA Part D3, an accessible path of travel is provided from the property boundary on King Georges Road, adequately serving the mail boxes and garbage bin area for people with a disability to independently collect mail and dispose of their garbage without the assistance of others.

The path of travel will, in no part be narrower than 1500mm or steeper than a grade of 1 in 20. Where exposed to the weather, the path will have a cross-fall to shed water - no greater than a grade of 1 in 40 for concrete or 1 in 33 for asphalt/bitumen.

All trafficable surfaces will have slip resistant finishes.

3.2. External Corridors

As required by the BCA Part D3, an accessible path of travel is provided to the entry doors of all (Class 3) sole occupancy units on the ground floor. (The upper floor does not have this requirement as it is not served by a lift or accessible ramp.)

The path of travel also extends to the communal room and the manager's unit.

The external corridors, on both levels, will have all the accessible features such as slip resistance, at least 30% luminance contrast, level thresholds and cross-falls no steeper than 1 in 40 to shed water.

Any glazing along the accessible paths of travel and on the upper floor capable of being mistaken for a doorway or opening, where no chair rail, handrail or transom is provided, will be clearly marked in accordance with AS 1428.1 Clause 6.6.

3.3. Car Parking

Car parking is provided on ground, between the front boundary and the building, and according to the requirements of ARH SEPP. There are 6 x car parking spaces as well as 5 x motor cycle parking spaces and 5 x bicycle parking spaces.

3 x dedicated accessible parking spaces are provided with shared zones – according to AS 2890.6.

The slip resistant car parking area, which will be graded to falls to shed water, is essentially level with the ground floor external corridor – not requiring a kerb ramp. The parking spaces and shared zones will be clearly marked as required with slip resistant paint and the bollards in the shared zones will be clearly visible and permanent.

Grated drains in the carpark and anywhere on an accessible path of travel will have openings no greater than 13mm.

3.4. Communal/Common Open Space

Full access is extended to the communal open space and the clothes drying court. Seating, including benches, will be provided, in part, with armrests to assist those who require them to sit down and get back up.

The heavily landscaped areas along the northern and southern boundaries are not for common use – only for maintenance and care.

3.5. Emergency Egress

There are no special requirements for emergency egress for people with a disability, but strobe and/or vibration alarms could be included for people who are deaf.

3.6. Exemptions

Clause D3.4 of the BCA allows exemptions for areas that are dangerous and/or not suitable for access by people with a disability. For operational and functional reasons, the applicant seeks to have the manager unit's WC/laundry, the office and the store exempt. The heavily landscaped areas, between the buildings and the side boundaries, are only accessed by maintenance staff and are also exempt.

3.7. Stairs

There are 2 x open common stairs connecting the ground floor and the upper L01 floor – stair B to the southern building and stair A to the northern building.

Details at Construction Certification (CC) will show compliance with AS1428.1 Clause 12 – including handrails on both sides of the stair at a continuous height (requiring tread off-sets at landings) and handrail extensions at the top and bottom of the stairways that do not protrude into the intersecting corridors. Risers will be opaque and have nosings that are slip resistant and have at least 30% luminance contrast. Tactile ground surface indicators (TGSIs) will be installed at the top and bottom of the stairways in accordance with AS1428.4.1.

3.8. Ramps

No ramps are required or provided.

4. ACCOMMODATION MIX

4.1. General

The development is composed of 11 x accessible units on the ground floor and 14 x units of identical spatial design on the upper floor. The ground floor units will be fitted as accessible with all features according to AS1428.1 including circulation, grabrails, shower seat, door closers and the like.

The 14 x upper floor units are not required to be accessible, but will be provided with wall reinforcement allowing for grabrails and shower seat etc. to be added at a later time, if required for use by a person with an ambulant disability (able to walk).

4.2. Accessible Rooms

The accessible rooms are all the rooms on the ground floor other than the manager's unit.

All dimensions and details have not been provided, but circulation diagrams indicate that spatial requirements can be met, including dimensions at latch-side clearances. Detailed circulation space, dimensions, facilities, fixtures and fittings will be assessed when provided, prior to CC.

5. DETAIL ITEMS (from Council Letter ref: 485/285D)

5.1. General

The letter from council requires demonstration of compliance addressing the following issues:

- a) *The drawings show the Ground Floor Level of the Accessible Rooms to be 40.100, and the level of the Central Courtyard to be 40.000, which indicates a step of 100mm at the entry to each Accessible Room. The step is to be deleted.*

Response:

RLs have been adjusted to achieve level thresholds – to the extent possible. If, during construction, adjustments have to be applied, threshold ramps could be deployed. These will not rise more than 35mm, be no longer than 280mm and a rise grade no more than 1 in 8.

- b) *No levels are shown on the drawings for the Open Areas at the rear of each Accessible Room, although a door is shown to open onto these areas. The use of, and access to, these open spaces is to be identified.*

Response:

Drawings have been amended to avoid the misunderstanding that these are doors accessing the non-accessible landscaped areas. These are windows.

- c) *It is possible that a Room on Level 1 could be occupied by a person who has an ambulant disability, but who does not require an Accessible Room.*

Response:

All Level 1 rooms have the same spatial dimensions and features as the accessible rooms other than grabrails and shower seat. These rooms will include reinforcement in the walls to adapt at a later time, if required, being able to fit the 'ambulant' grabrails and shower seat. The outer grabrail, where required, will be a proprietary drop-down

type.

- d) *Council requires the Stairs between the Ground Floor and Level 1 to comply with AS1428.1 (2009); with equal height risers, opaque risers; handrails on both sides; and full width contrast nosings on all steps.*

Response:

Details to be provided at CC – refer *Clause 3.7 Stairs* in this report.

- e) *All doorways on the Ground Floor are to provide a clear width of at least 850mm, when the door is full open.*

Response:

All doorways, other than in areas proposed to be exempt under BCA D3.4 will have a clear opening width of at least 850mm – using 920mm leaf doors. Circulation and latch-side clearances according to AS1428.1 will also be provided.

- f) *Glazed doors and side panels are to have a contrast strip, 75mm wide, for the full width of the door.*

Response:

Will be provided in accordance with BCA Part D3 and AS1428.1 as covered in this report.

- g) *The strip is to be located 900-1100mm above the finished floor level, and is to provide a 30% luminance contrast with its surroundings, when viewed from either inside or outside.*

Response:

Refer f) above.

- h) *Door closers are to be set so that the door can be operated with a force of 20 Newtons.*

Response:

Will be provided.

- i) *Confirmation is required to show the circulation space in the Accessible Kitchens to be at least 1550mm between all fixtures.*

Response:

By expert opinion, I encourage council to omit this requirement/request based on the following:

* This is not a mandatory requirement of the Premises Standard, the BCA, ARH SEPP, AS1428.1 or AS1428.2.

* Is not required in council's DCP Part 6.1.5 Assessment Table,

* It is a requirement of AS4299 Adaptable housing, but this is not adaptable housing and AS4299 does not apply.

* The sole occupancy units are well designed within the ARH SEPP limitation of 25sqm each. To increase the width in front of kitchenette cabinet would reduce and diminish the bedroom/living design and/or significantly diminish the facilities in the kitchenette.

* A person (using a wheelchair) living independently in one of these units will be able

to reverse for the short distance in the kitchenette.

* Considering the requirement at the ends of corridors that a space to turn a wheelchair through 180 degrees can be 2000mm from the end of the corridor. This means a reversing of 2000mm – well in excess of the distance in these kitchenettes.

- j) *All paving is to be non-slip in wet and dry conditions.*

Response:

Will be provided throughout – including within accessible units.

- k) *The carpark is shown to have a permeable surface. The surface within the Accessible Spaces and adjacent Shared Areas is to be hard-stand, and to have a maximum crossfall in all directions of 1:40, if concrete; or 1:33 if asphalt.*

Response:

The carpark has been reconfigured to satisfy this requirement – noting that the very large neighbour's tree on the boundary will require protective measures as is or will be required by the recommendations of the arborist. The permeable surface required might be confined to an area not required to be accessible.

- l) *The Communal Room and Communal Open Spaces are to be fully accessible, including the clothes drying area.*

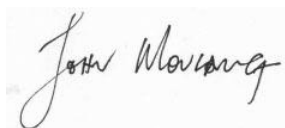
Response:

Refer item 3.4. Communal/Common Open Space in this report.

6. CONCLUSION

Having analysed the development application submission drawings and subsequent amendments issued for this audit and taking into account the compliance legislation, it is clear that the proposed project can achieve the intention to deliver a development as a high-quality accommodation building and satisfy the objectives of the Canterbury Bankstown DCP.

This report prepared by:



John Moulang

Senior Access Consultant: ACAA Accredited #383

Livable Housing Australia: Registered Assessor

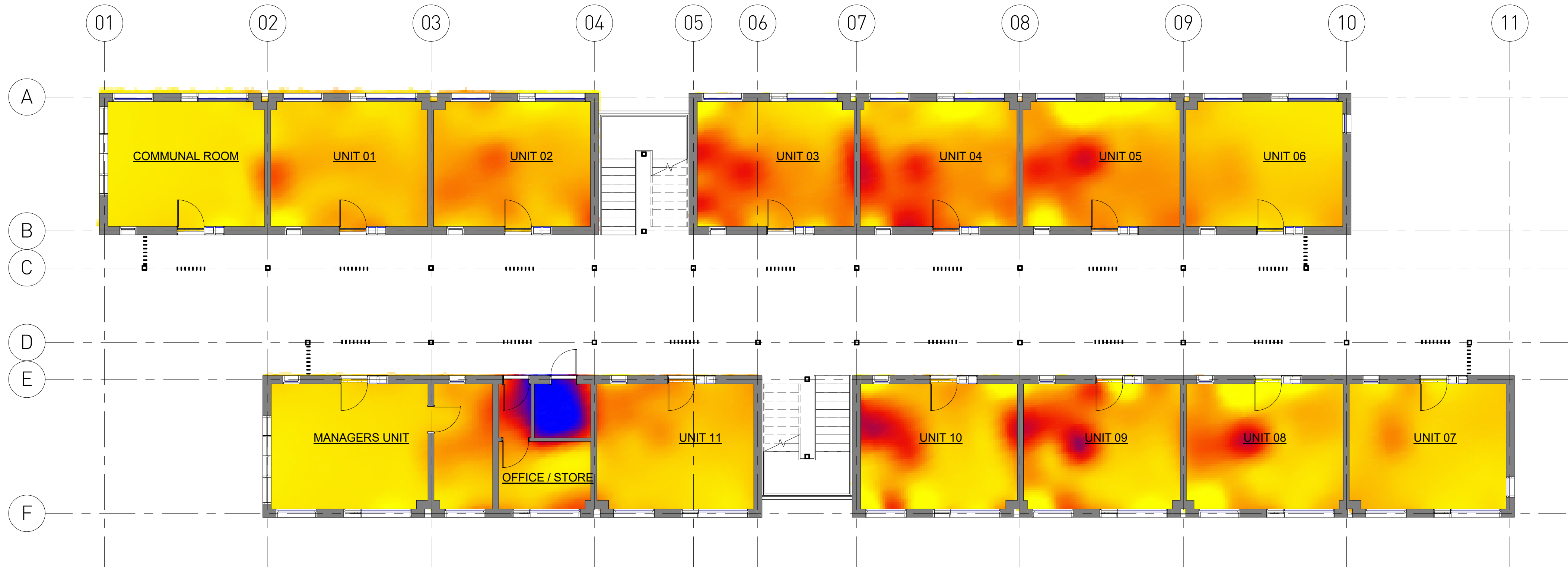
Morris Goding Accessibility Consulting

Email: jmoulang@mgac.com.au

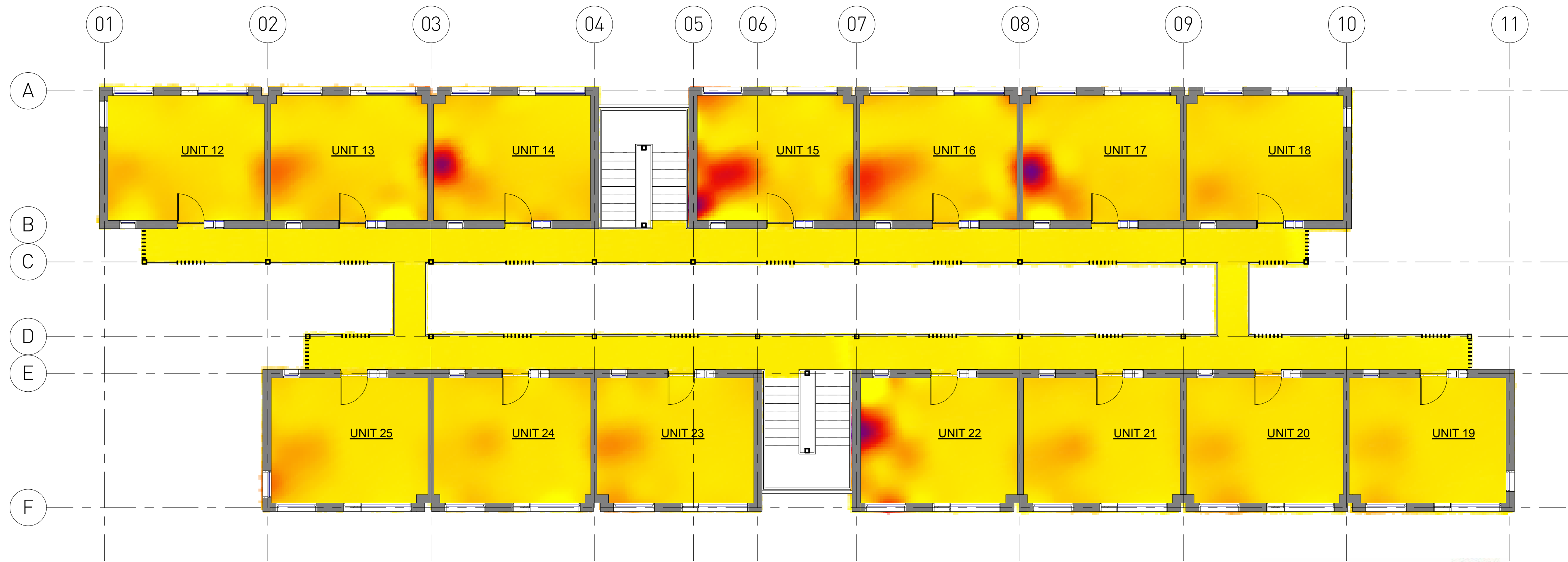
Mobile: 0419-688 344

Document Tracking

Date	Version	Author	Note
19 th July 2016	Draft	John Moulang	
27 th July 2016	FINAL	John Moulang	



3 GROUND FLOOR - ANNUAL DAYLIGHT ACCESS MIN. 300 LUX
1 : 100



1 LEVEL 01 - ANNUAL DAYLIGHT ACCESS MIN. 300 LUX
1 : 100



ANNUAL DAYLIGHT ACCESS SYNOPSIS

GROUND FLOOR ANNUAL SPATIAL DAYLIGHT AUTONOMY = 96%*

LEVEL 01 ANNUAL SPATIAL DAYLIGHT AUTONOMY = 99%

OVERALL ANNUAL SPATIAL DAYLIGHT AUTONOMY = 98%

(*PROPOSED BULKY WASTE STORE DOES NOT RECEIVE ANY DAYLIGHT)

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LEGEND

PERCENTAGE OF OCCUPIED HOURS WHERE ILLUMINANCE IS AT LEAST 300 lux, MEASURED 1.0M ABOVE FFL



sDA (SPATIAL DAYLIGHT AUTONOMY)

PERCENT OF SPACE THAT HAS SUFFICIENT DAYLIGHT FOR AT LEAST 50% OCCUPIED HOURS

Revision		Date
A	DA ADDITIONAL INFORMATION	22.08.16
Rev	Revision Description	Date

Client
EVOLVE PACIFIC DEVELOPMENTS

Scale
1 : 100 @A1\ 1:200 @A3



Project
265 & 267 KING GEORGES ROAD, ROSELANDS

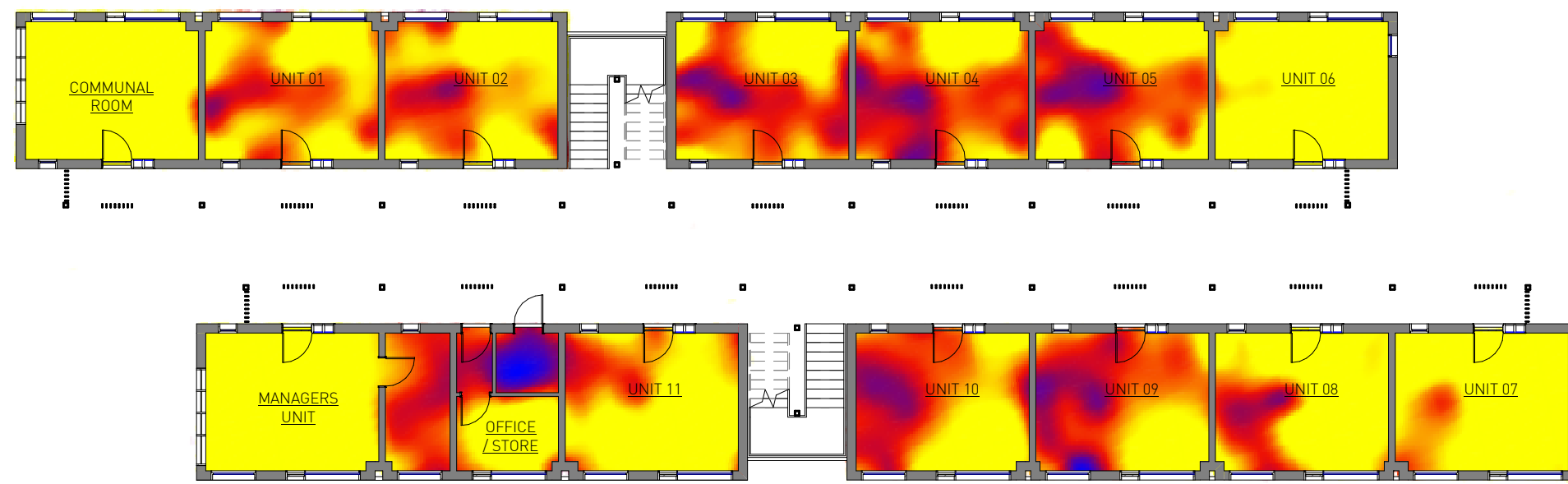
Architect
SISSONS ARCHITECTS
Studio 5, 81 Alexander St, Crows Nest, NSW 2065
Tel. 02 9460 8002

Drawing Title
ANNUAL DAYLIGHT ACCESS DIAGRAMs

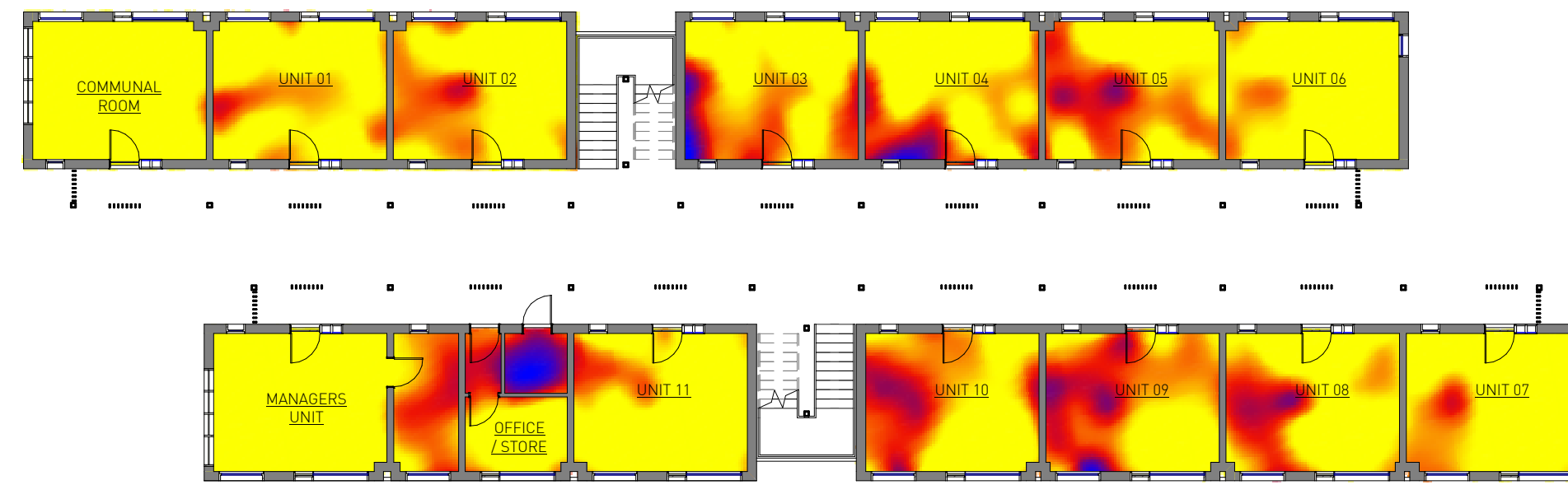
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15-022	SA_ADA_608	DA SUBMISSION	A

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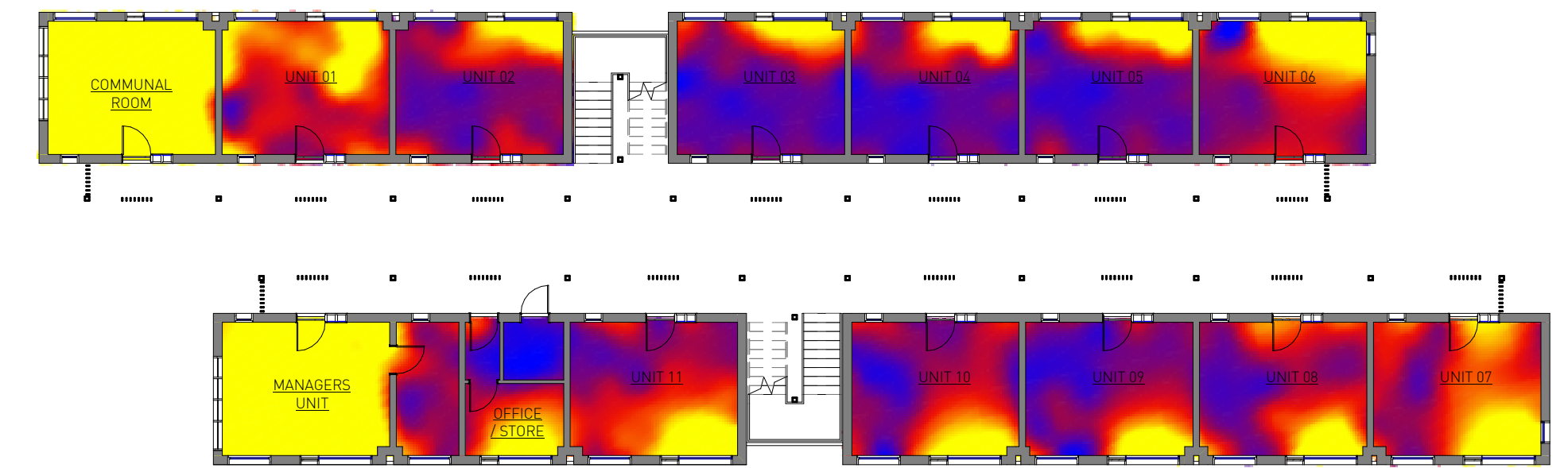
HOURLY DAYLIGHT ACCESS DIAGRAMS JUNE 21 - LEVEL 00



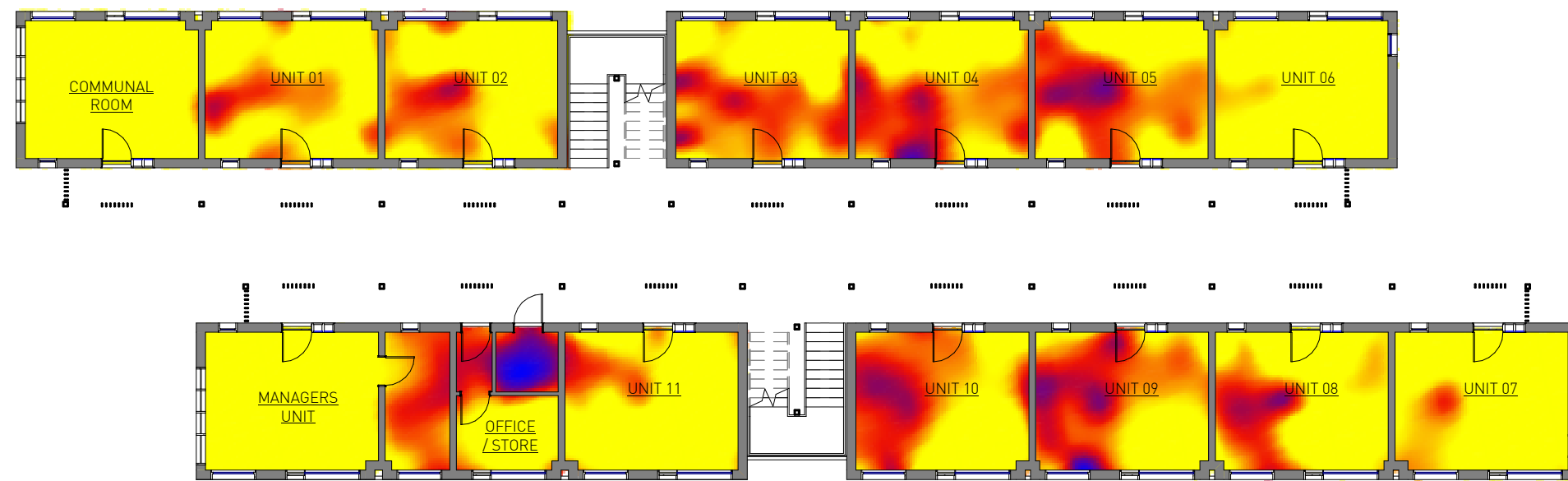
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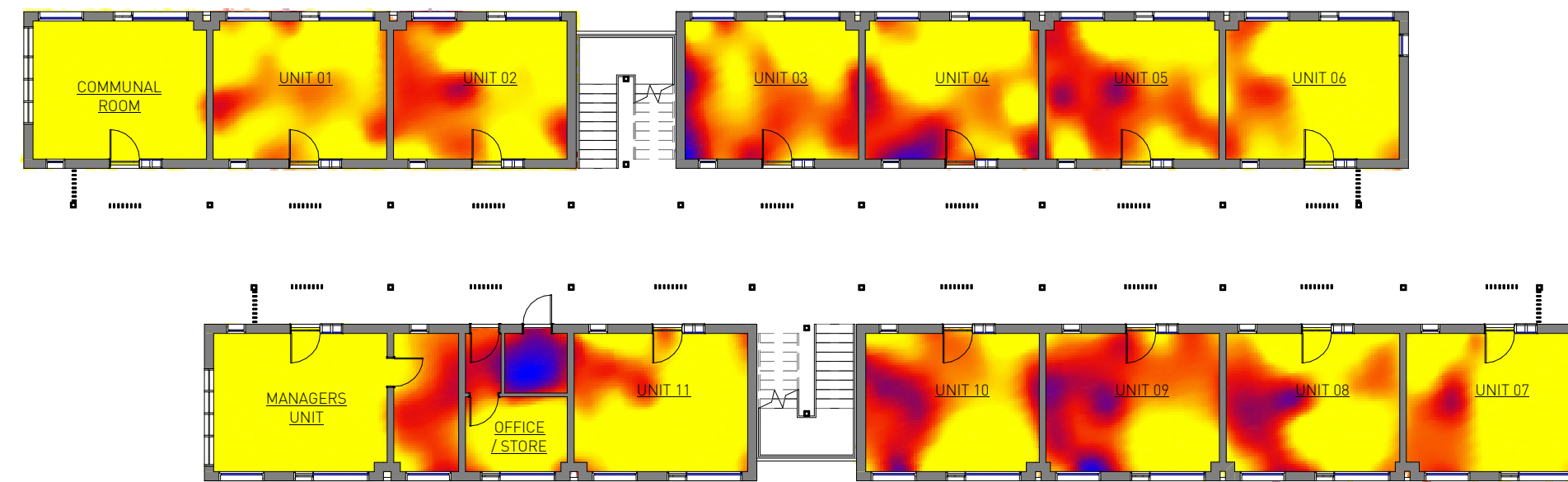
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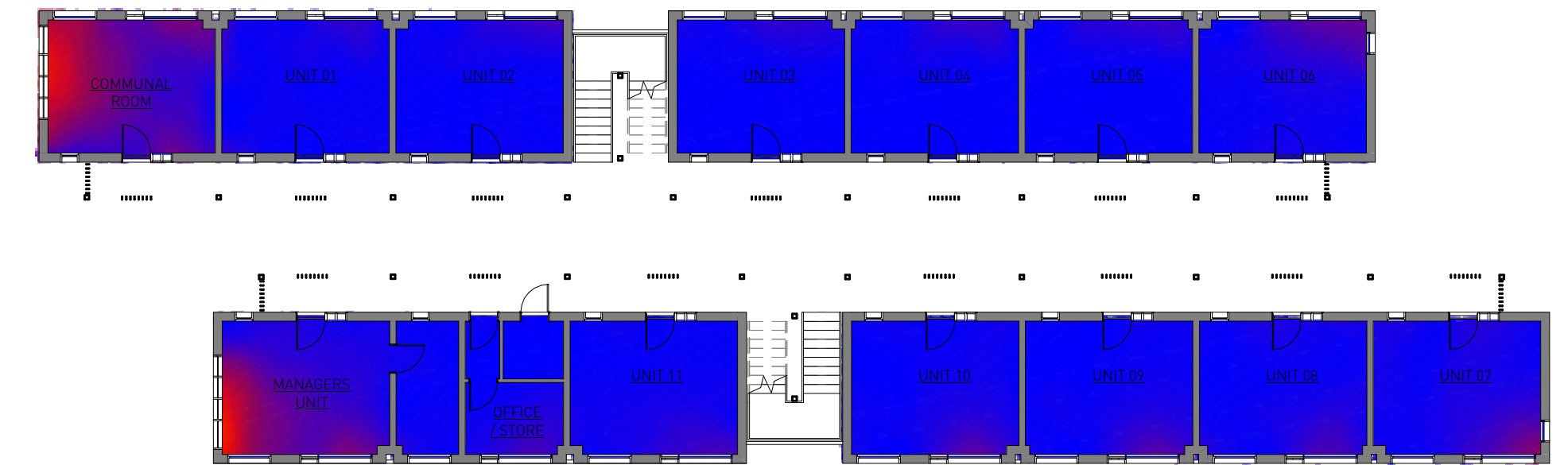
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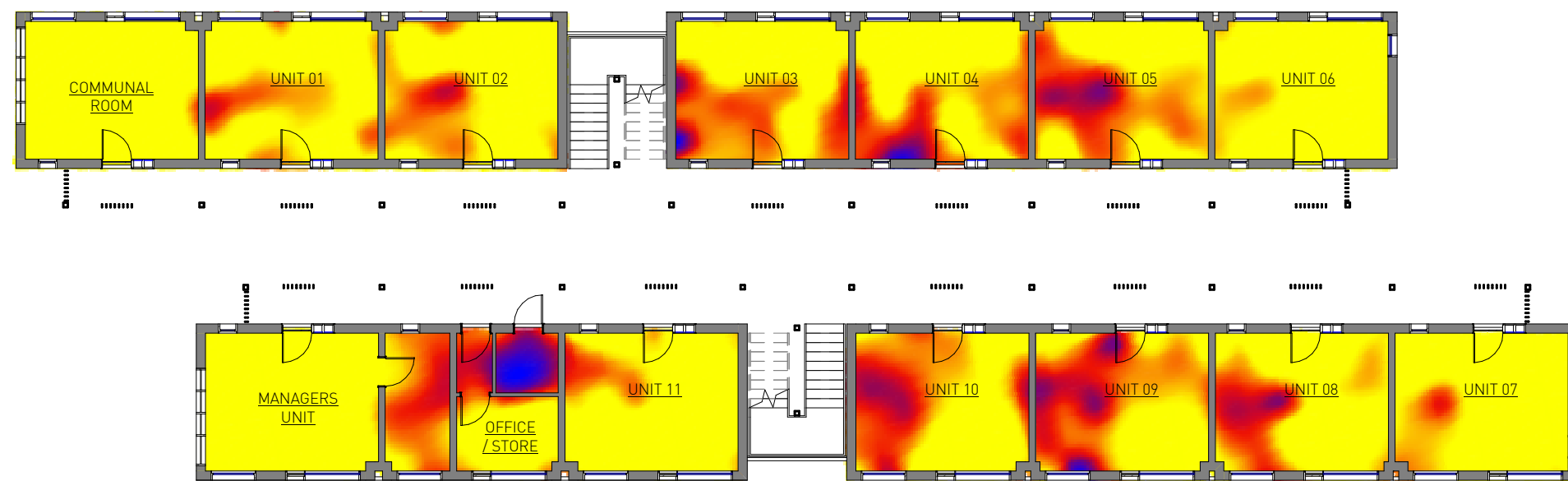
2 GROUND FLOOR - DAYLIGHT ACCESS 10AM
1 : 200



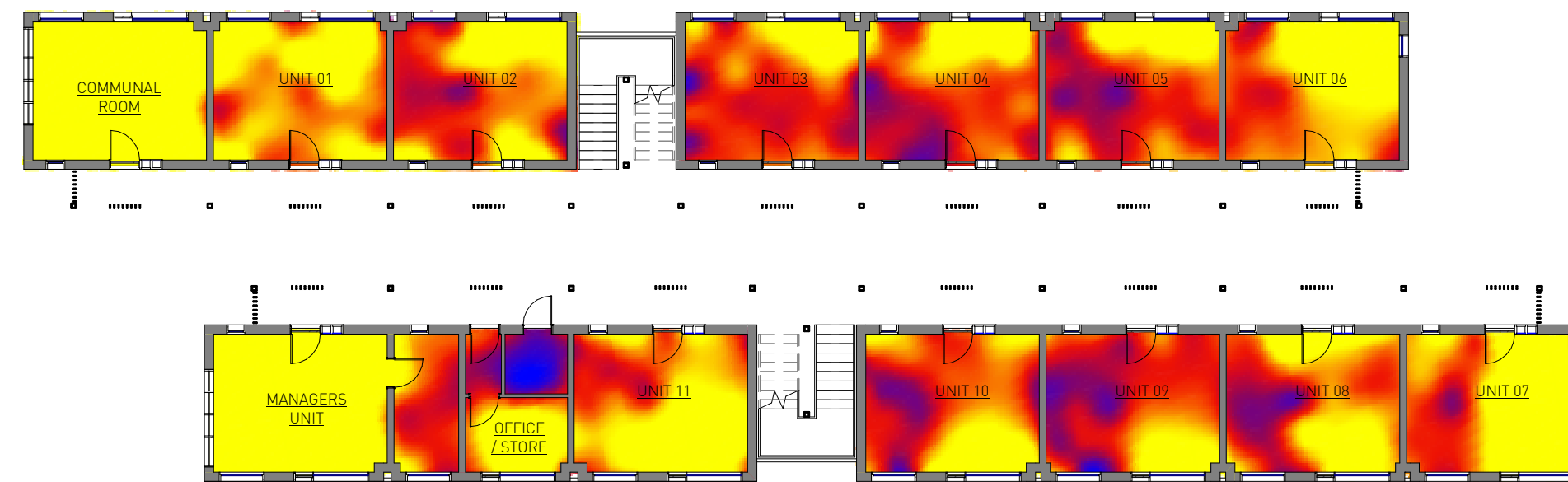
5 GROUND FLOOR - DAYLIGHT ACCESS 1PM
1 : 200



8 GROUND FLOOR - DAYLIGHT ACCESS 4PM
1 : 200



3 GROUND FLOOR - DAYLIGHT ACCESS 11AM
1 : 200



6 GROUND FLOOR - DAYLIGHT ACCESS 2PM
1 : 200

JUNE 21 DAYLIGHT ACCESS SYNOPSIS - GROUND FLOOR

COMMUNAL ROOM: MIN. LUX LEVELS OF 800 ACHIEVED BETWEEN 9AM & 3PM

MANAGER'S UNIT: MIN. LUX LEVELS OF 800 ACHIEVED BETWEEN 9AM & 3PM

UNITS 01 - 11: MIN. LUX LEVELS OF 300 ACHIEVED BETWEEN 9AM & 3PM

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LEGEND

LUX LEVELS AT GIVEN TIME ON JUNE 21 MEASURED 1.0M ABOVE FFL



A MINIMUM LUX LEVEL OF 300 IS RECOMMENDED FOR RESIDENTIAL DESIGN


A	DA ADDITIONAL INFORMATION	22.08.19
By:	Description	Date

Client
EVOLVE PACIFIC
DEVELOPMENTS

Scale	1 : 200 @A1\ 1:400 @A3
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North



Project	265 & 267 KING GEORGES ROAD, ROSELANDS
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Architect

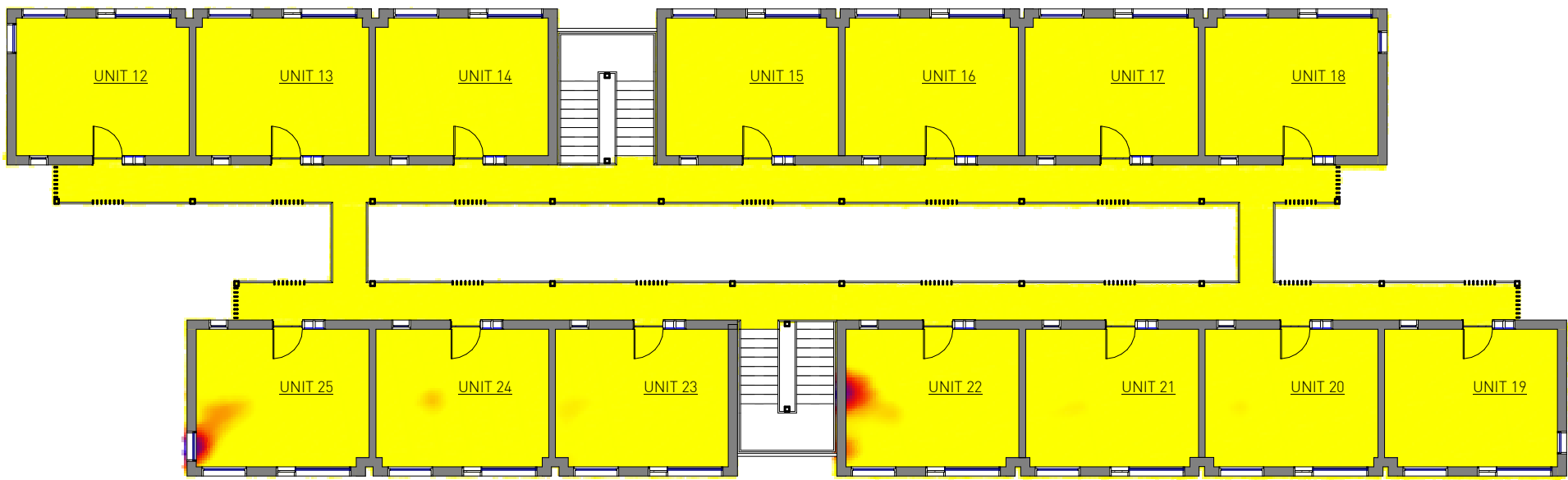
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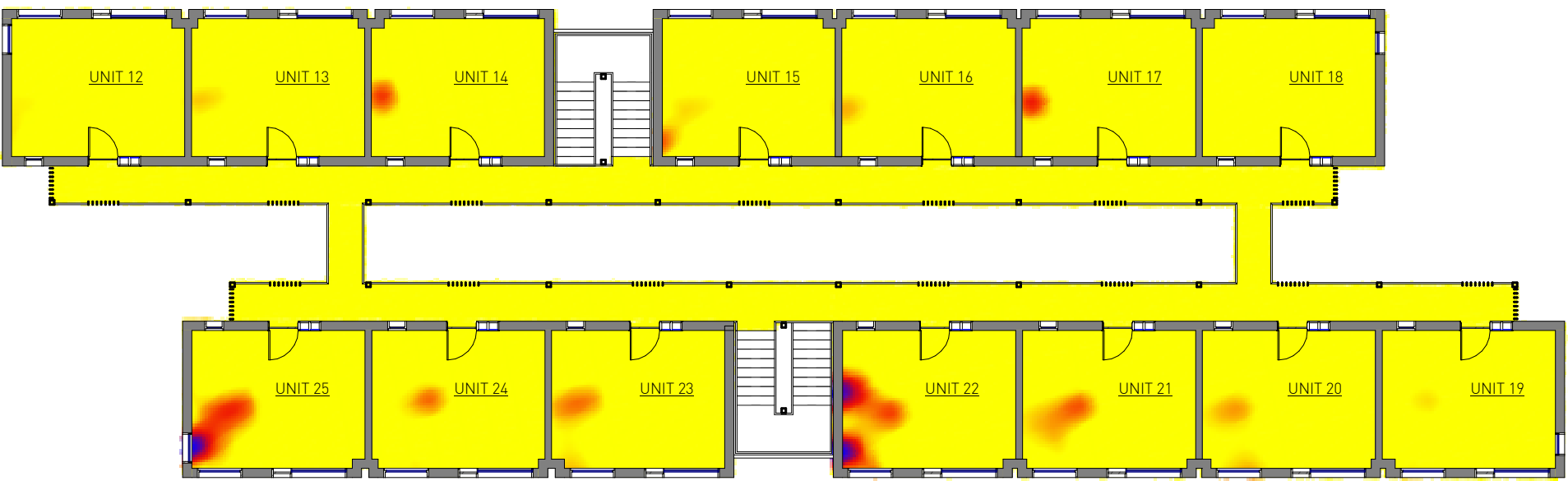
Drawing Title
DAYLIGHT ACCESS HOURLY DIAGRAMS JUN 21 01

Project No. 15-022	Drawing No. SA_ADA_609	Stage DA SUBMISSION	Revision A
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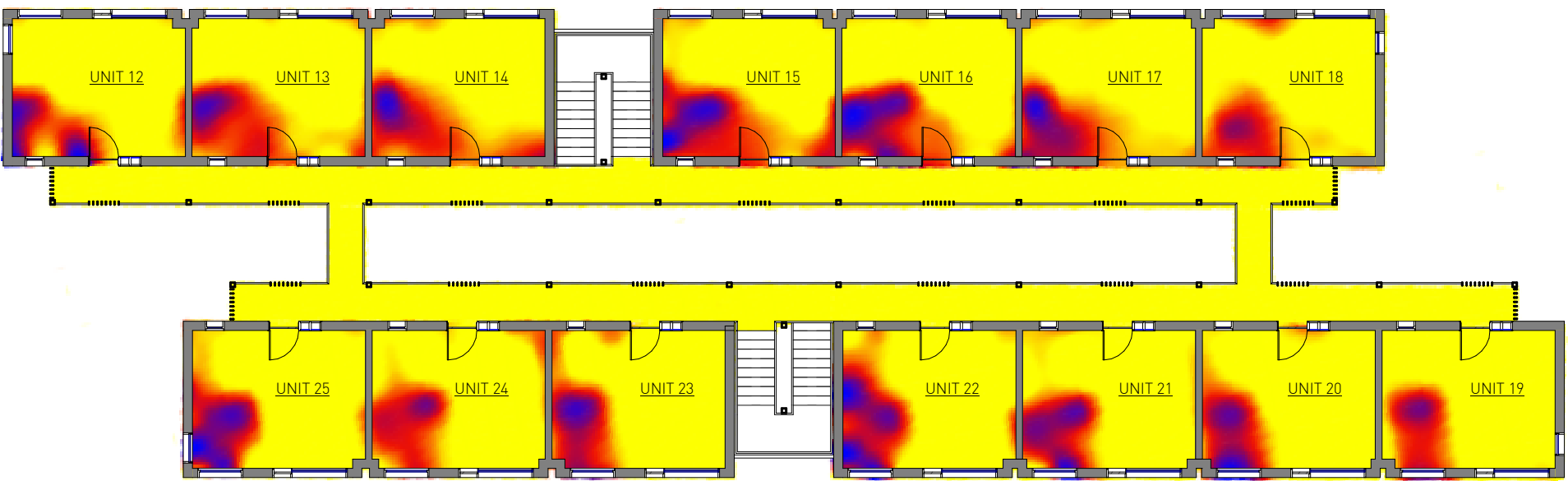
HOURLY DAYLIGHT ACCESS DIAGRAMS JUNE 21 - LEVEL 01



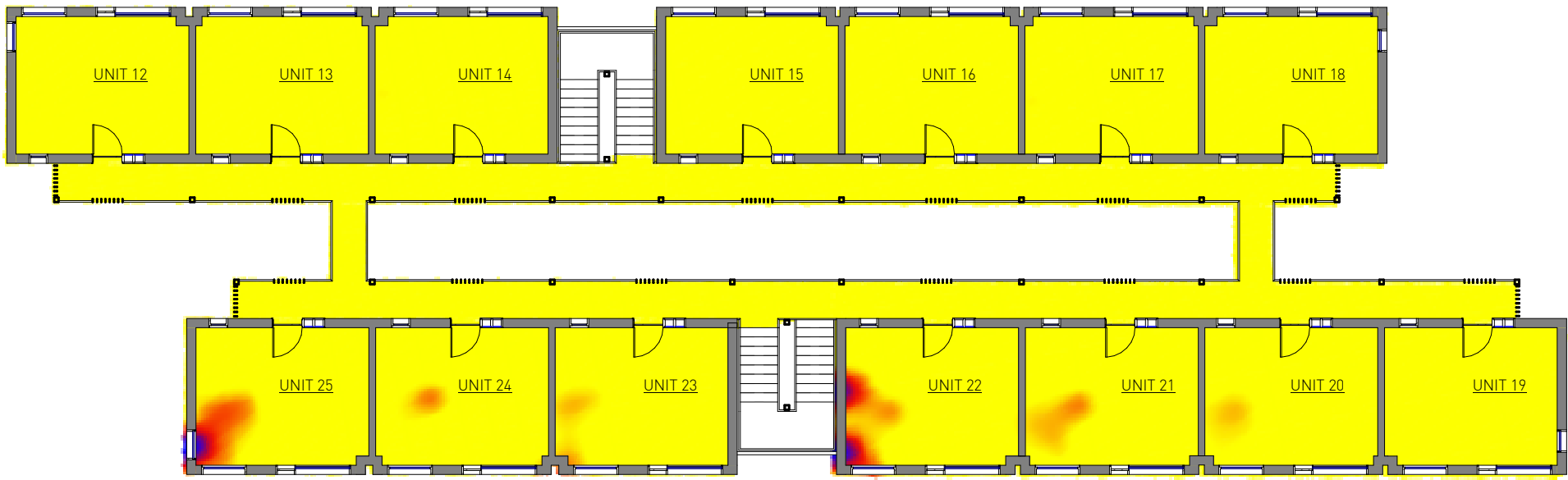
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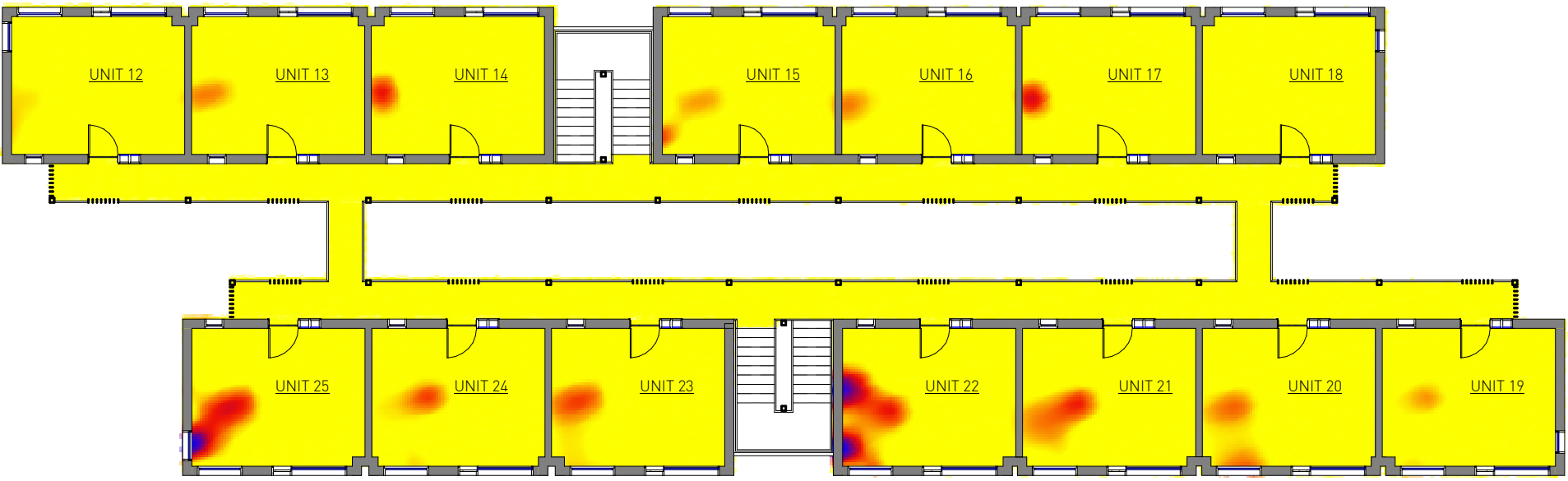
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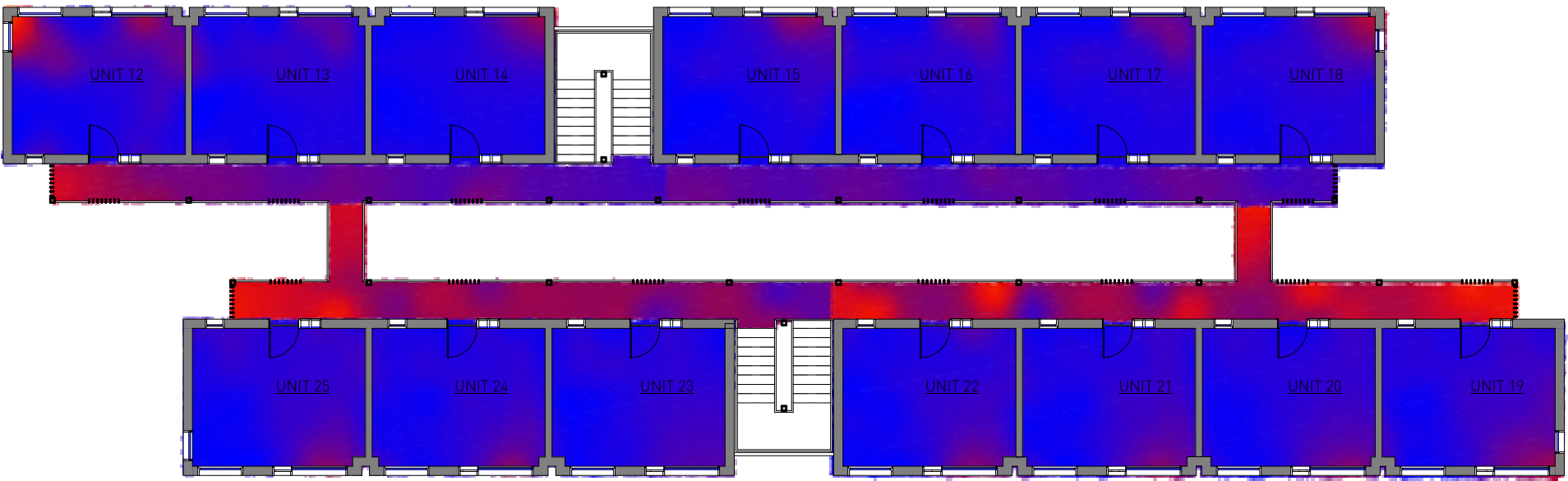
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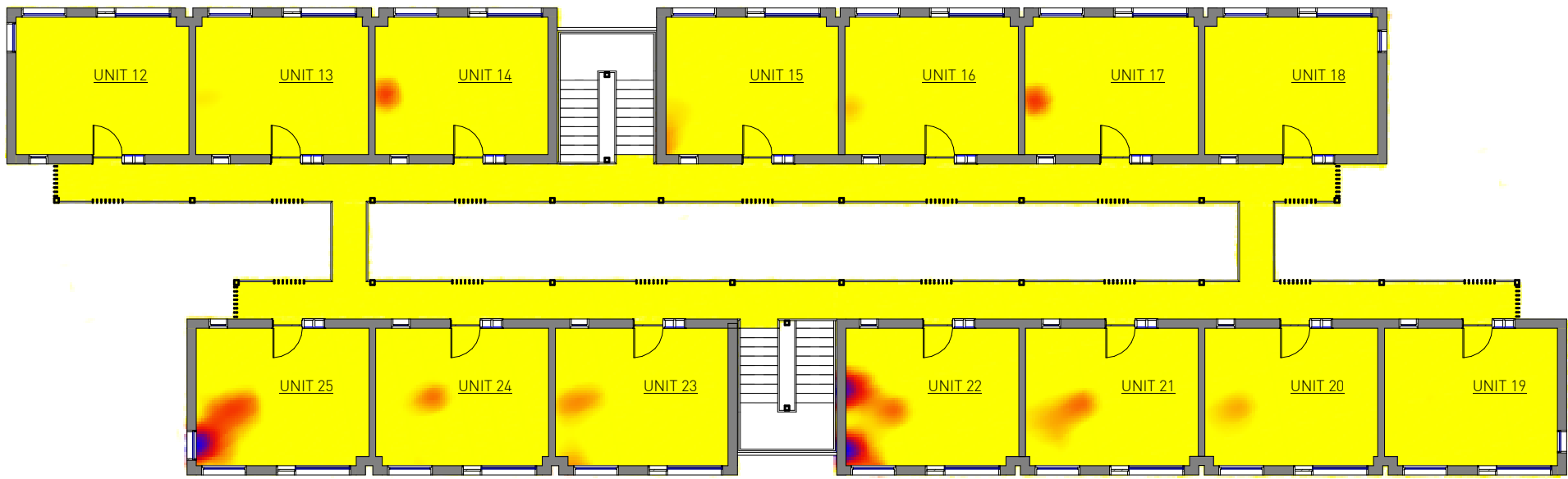
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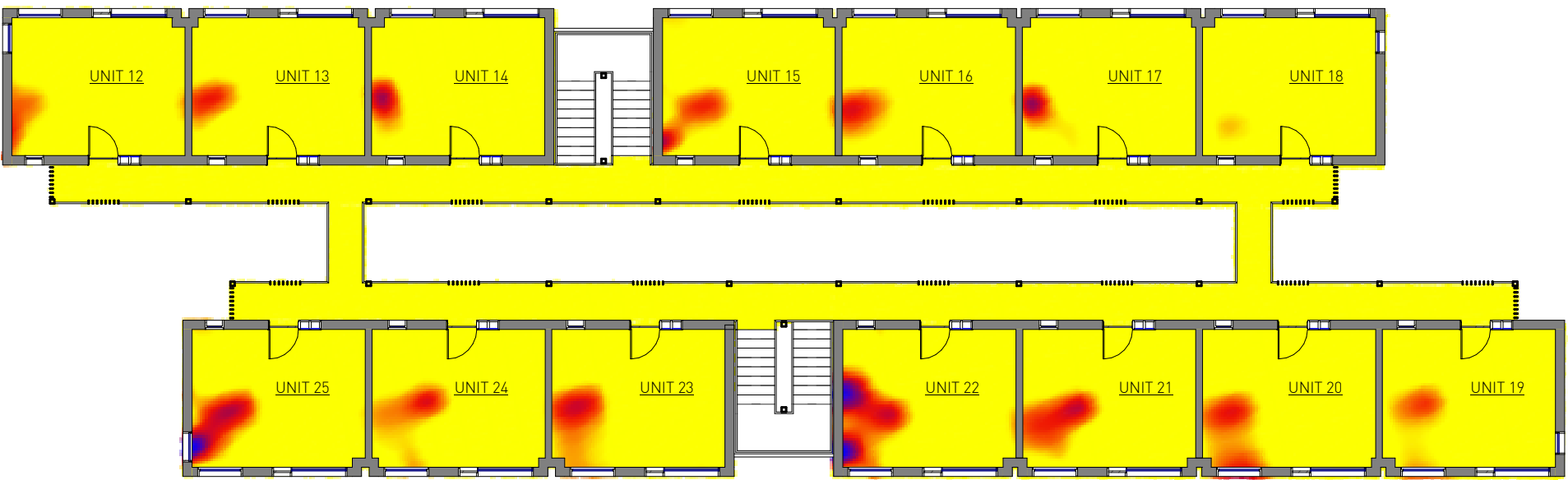
5 LEVEL 01 - DAYLIGHT ACCESS 1PM
1 : 200



8 LEVEL 01 - DAYLIGHT ACCESS 4PM
1 : 200



3 LEVEL 01 - DAYLIGHT ACCESS 11AM
1 : 200



6 LEVEL 01 - DAYLIGHT ACCESS 2PM
1 : 200

JUNE 21 DAYLIGHT ACCESS SYNOPSIS - LEVEL 01

UNITS 12 - 25: MIN. LUX LEVELS OF 800 ACHIEVED BETWEEN 9AM & 3PM

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LEGEND

LUX LEVELS AT GIVEN TIME ON JUNE 21 MEASURED 1.0M ABOVE FFL

0 200 400 600 800+

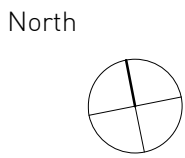
A MINIMUM LUX LEVEL OF 300 IS RECOMMENDED FOR RESIDENTIAL DESIGN

Rev	DA ADDITIONAL INFORMATION	22.08.16
	Revision Description	Date

Client
EVOLVE PACIFIC DEVELOPMENTS



Scale
1 : 200 @A1 \ 1:400 @A3



Project
265 & 267 KING GEORGES ROAD, ROSELANDS

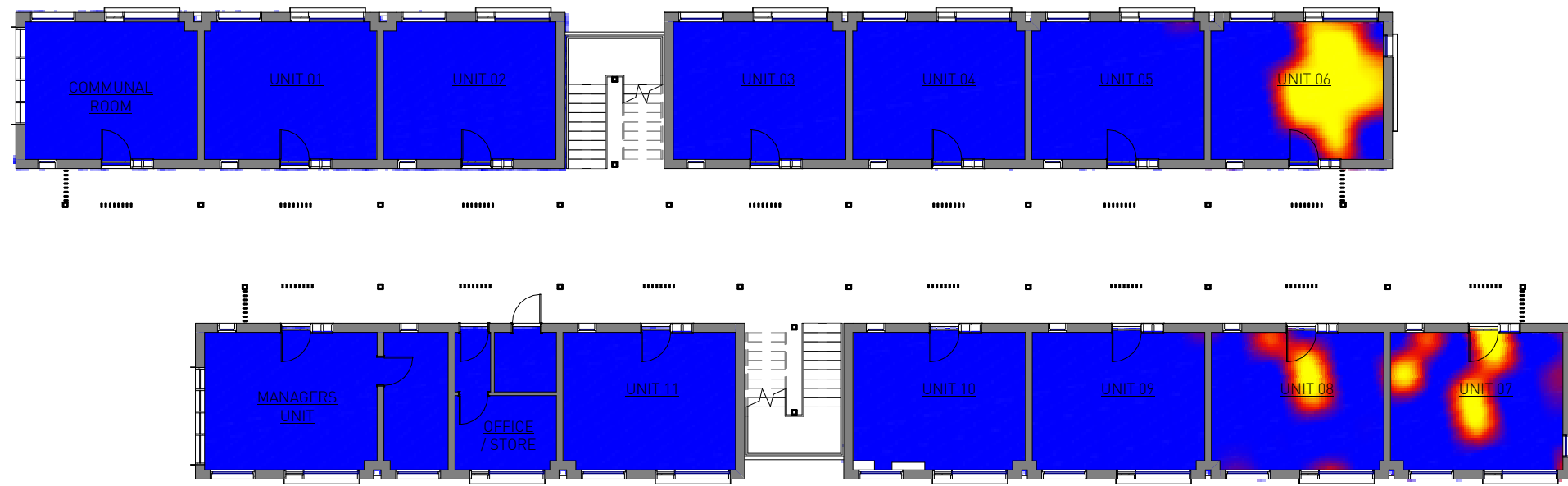
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Drawing Title
DAYLIGHT ACCESS HOURLY DIAGRAMS JUN 21 02

Project No.	Drawing No.	Stage	Revision
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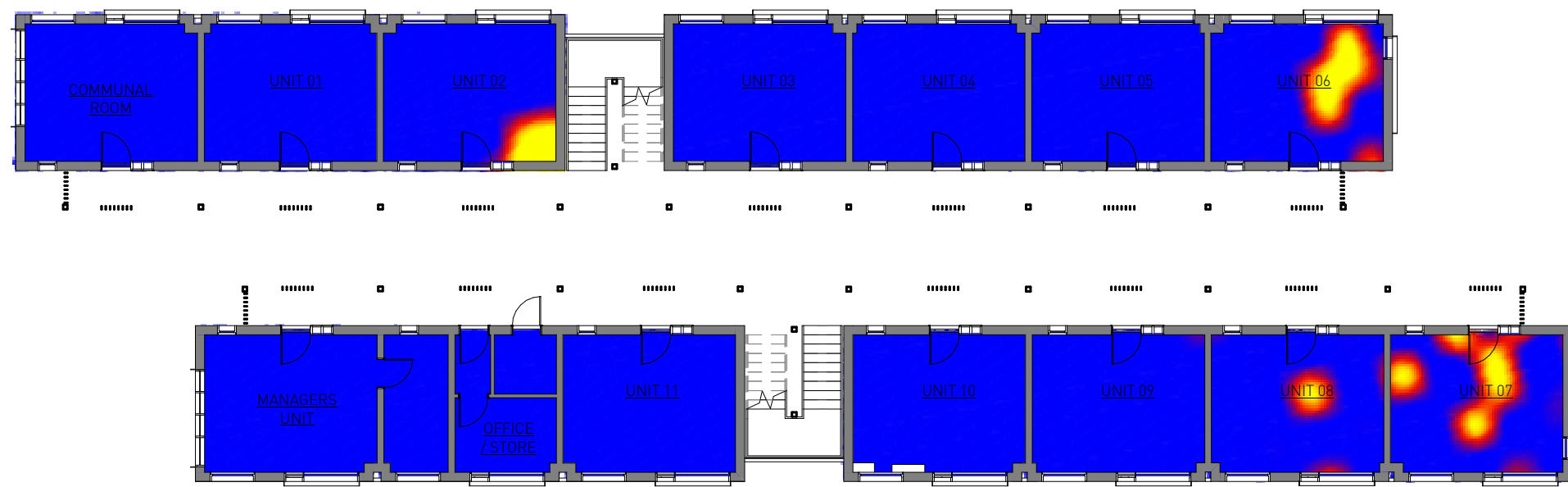
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HOURLY SOLAR ACCESS DIAGRAMS JUNE 21 - LEVEL 00



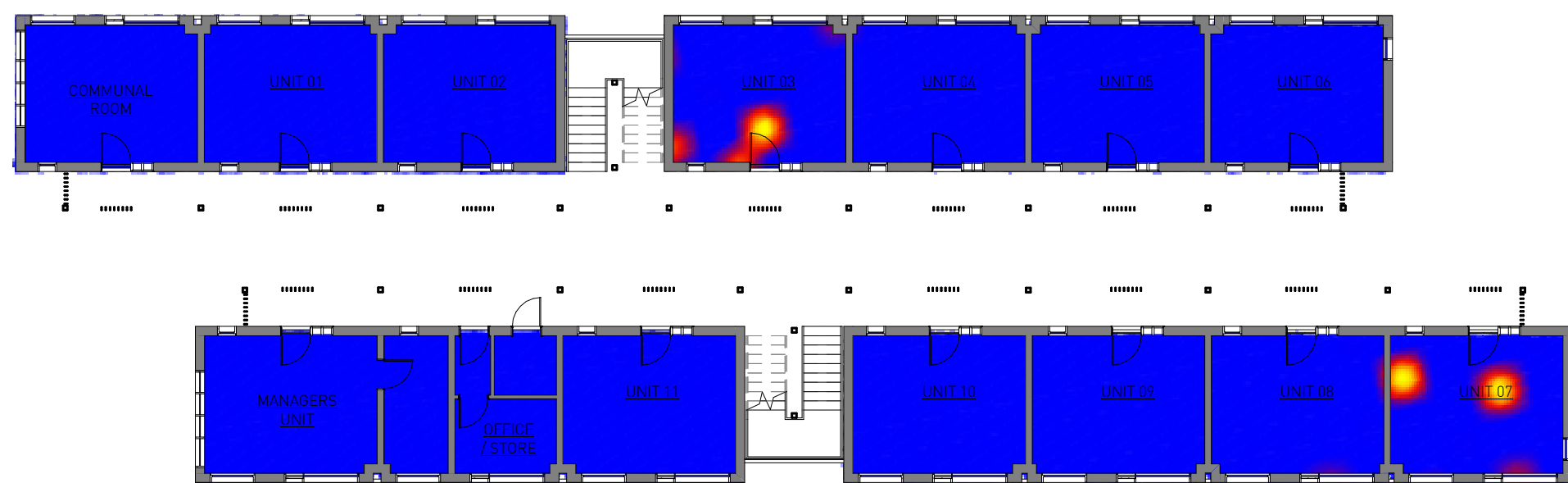
1 GROUND FLOOR - HOURLY SOLAR ACCESS 9AM - 10AM
1 : 200

UNITS 06, 07 & 08 - 1 HOUR DIRECT SUNLIGHT



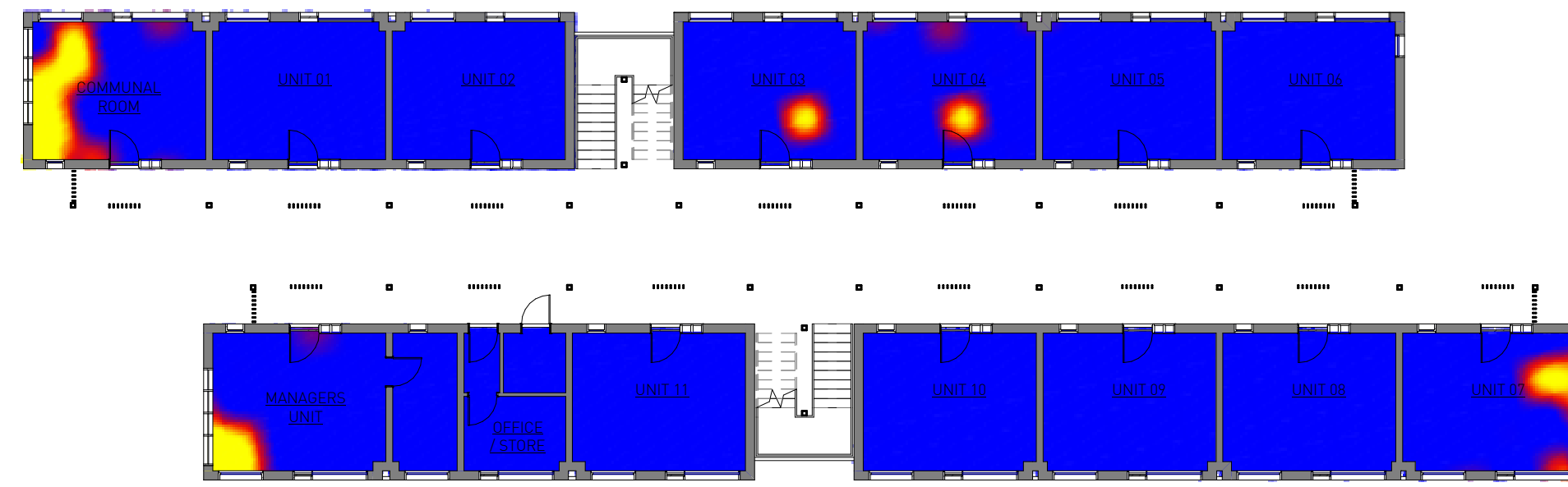
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1 : 200

UNITS 02, 06, 07 & 08 - 1 HOUR DIRECT SUNLIGHT



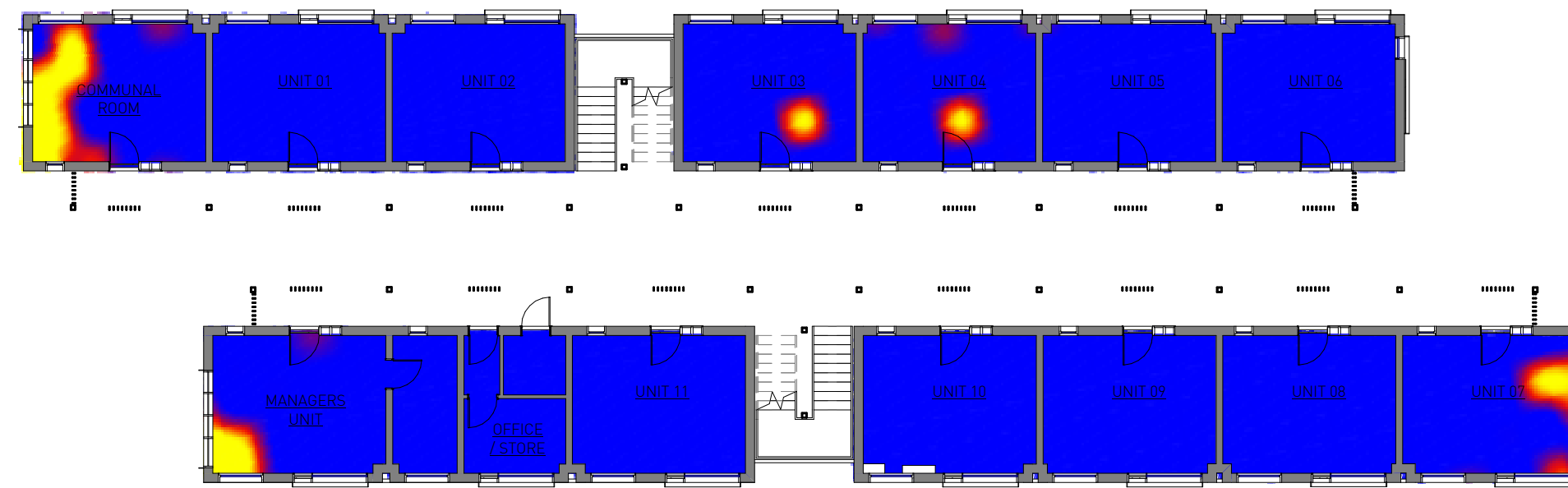
3 GROUND FLOOR - HOURLY SOLAR ACCESS 11AM - 12PM
1 : 200

UNITS 03, 07 - 1 HOUR DIRECT SUNLIGHT



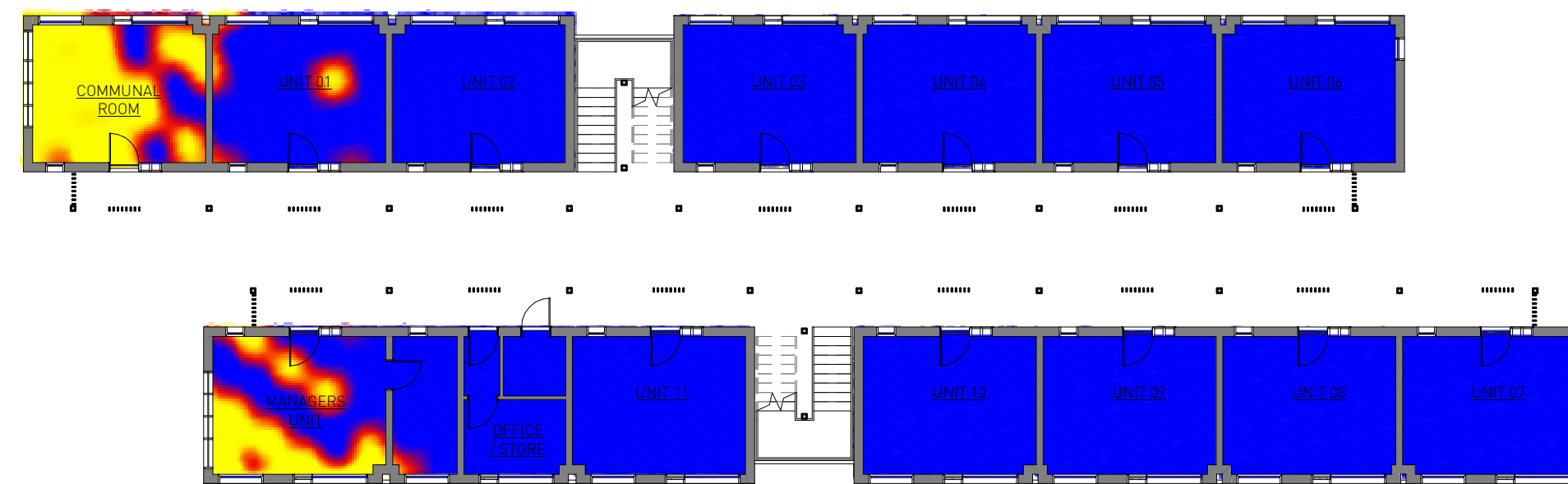
4 GROUND FLOOR - HOURLY SOLAR ACCESS 12PM - 1PM
1 : 200

COMMUNAL ROOM - 1 HOUR DIRECT SUNLIGHT
UNITS 03, 04 & 07 - 1 HOUR DIRECT SUNLIGHT
MANAGER'S UNIT - 1 HOUR DIRECT SUNLIGHT



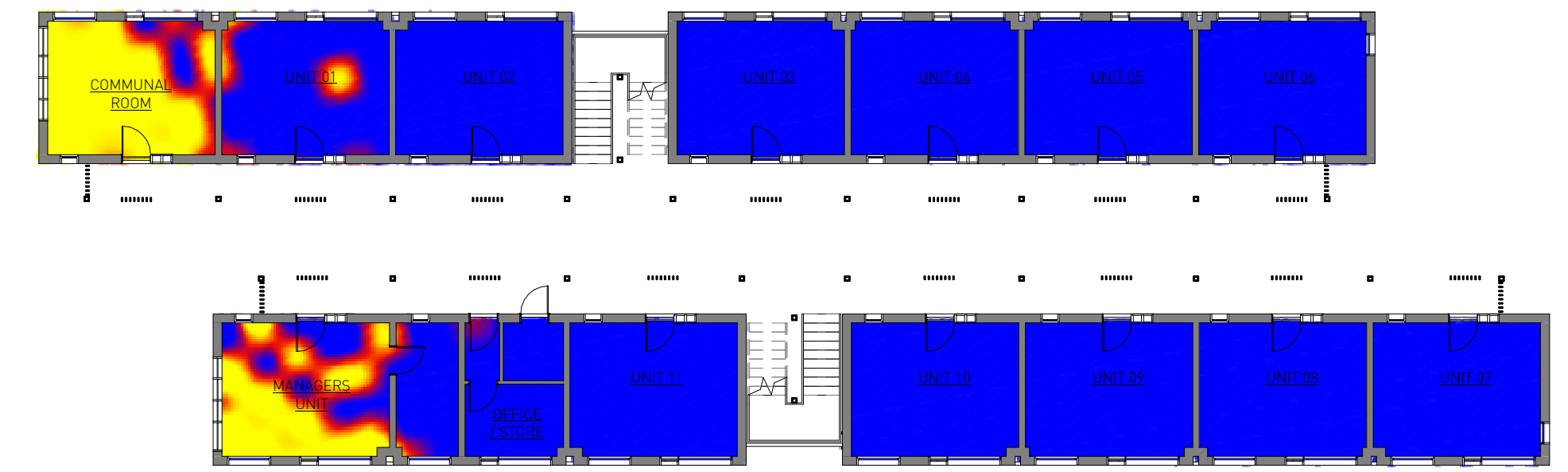
5 GROUND FLOOR - HOURLY SOLAR ACCESS 1PM - 2PM
1 : 200

COMMUNAL ROOM - 1 HOUR DIRECT SUNLIGHT
UNITS 03, 04 & 07 - 1 HOUR DIRECT SUNLIGHT
MANAGER'S UNIT - 1 HOUR DIRECT SUNLIGHT



6 GROUND FLOOR - HOURLY SOLAR ACCESS 2PM - 3PM
1 : 200

COMMUNAL ROOM - 1 HOUR DIRECT SUNLIGHT
UNIT_01 - 1 HOUR DIRECT SUNLIGHT
MANAGER'S UNIT - 1 HOUR DIRECT SUNLIGHT



7 GROUND FLOOR - HOURLY SOLAR ACCESS 3PM - 4PM
1 : 200

COMMUNAL ROOM - 1 HOUR DIRECT SUNLIGHT
UNIT 01 - 1 HOUR DIRECT SUNLIGHT
MANAGER'S UNIT - 1 HOUR DIRECT SUNLIGHT

NOTES:
ALL EXISTING CONDITIONS TO BE CHECKED ON SITE.
ALL DIMENSIONS AND SETOUTS TO BE VERIFIED PRIOR TO
COMMENCEMENT ON SITE. ALL OMISSIONS OR DISCREPANCIES
TO BE NOTIFIED TO THE ARCHITECT.

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LEGEND

PERCENT OF TIME THERE IS MORE THAN 1 HOUR OF DIRECT SUNLIGHT ON JUNE 21st (MID WINTER)




A	DA ADDITIONAL INFORMATION		22.08.16
Rev	Revision Description		Date

Client
EVOLVE PACIFIC
DEVELOPMENTS

Scale
1 : 200 @A1\ 1:400 @A3



North

A circular compass rose with a vertical line and a horizontal line intersecting at the center. The top of the vertical line is labeled 'North'. The bottom of the vertical line is labeled 'South'. The right end of the horizontal line is labeled 'East'. The left end of the horizontal line is labeled 'West'.

Project	265 & 267 KING GEORGES ROAD, ROSELANDS
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Architect

SISSONS ARCHITECTS

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Drawing Title
SOLAR ACCESS HOURLY DIAGRAMS JUN 21 01

Project No.	Drawing No.	Stage	Revision
15-022	SA_ADA_604	DA SUBMISSION	A