

APPENDIX F

Access Report

DA Access Report

Date of Report: 11 July 2016

Amendment A: 9 August 2016

Re: Residential Apartment Building with Associated Retail Spaces
Brooks Parade, Belmont

For: Marcus Investments Pty Ltd

Assessment: Plans by Coeve Design revision dated 4/08/16
Drawing Numbers DA02-A – DA10-A, DA21-A – DA22-A, DA51-A

This Access Report is an assessment of the proposed building to demonstrate consideration of accessibility requirements for the development application submission.

The following comments are based on access and adaptable housing requirements of the Building Code of Australia 2016 (BCA), Disability (Access to Premises – Buildings) Standards 2010 (including Amendment No. 1) (Premises Standards), Lake Macquarie City Council Development Control Plan (DCP), Australian Standards (AS), Disability Discrimination Act (DDA) and the Livable Housing Design Guidelines as referenced by State Environmental Planning Policy No 65-Design Quality of Residential Apartment Development (SEPP 65).

This report contains comments regarding issues of non-compliance, or identifying where insufficient information has been provided for an assessment to be made. Recommendations may also be made to enhance accessibility and minimise the risk of action under the Disability Discrimination Act (DDA).

Unless otherwise specified, all Australian Standards references are from the following:

- AS 1428.1-2009 (including Amendment No. 1)
- AS 1428.2-1992
- AS/NZS 1428.4.1-2009 (including Amendment No. 1)
- AS 1428.5-2010
- AS 1735.12-1999
- AS/NZS 2890.6-2009
- AS 4299-1995

Access elements		Reference	Assessment
1. Access requirements			
1.1	Access for people with a disability is required:		
	a) From the main points of a pedestrian entry at the allotment boundary.	BCA D3.2 a i	Compliance achievable
	b) From required accessible car parking spaces.	BCA D3.2 a iii	Compliance achievable
	c) Through the principal pedestrian entrance of each residential lobby and of each commercial tenancy.	BCA D3.2 b	Compliance achievable
	d) Where a passenger lift is installed, access is to be provided to the entrance doorway of each sole-occupancy unit located on the levels served by the lift.	BCA Table D3.1	Compliance achievable
	e) To and within all spaces for use in common by the residents. This includes garbage chutes and the common paved/landscaped area on the first floor between Blocks A and D.	BCA Table D3.1	Amend for CC
	Comment: Stairs are shown on the first floor within Block A on the path of travel to the common paved/landscaped area. Ramped access to this area is required.		
	f) To and within all areas of the commercial tenancies normally used by the occupants.	BCA Table D3.1	Confirm for CC
	Comment: The entrance to the retail/commercial space near Block B is not yet shown on plans. It is anticipated that an accessible path of travel will be provided from the main concourse.		
1.2	It is not necessary to provide access for people with a disability to or within an area where access would be inappropriate because of the particular purpose for which the area is used and/or an area that would pose a health or safety risk for people with a disability. Therefore, it is typically not considered necessary to provide access to and within areas such as plant rooms and services/maintenance areas as it is anticipated that the duties of staff in these areas will require physical capabilities.	BCA D3.4	

	Access elements	Reference	Assessment
1.3	The Lake Macquarie City Council Development Control Plan requires that one adaptable dwelling be provided for every 10 dwellings. 13 of the 130 units are therefore required to be adaptable and plans indicate that 26 units are capable of being adapted. The DCP requires that these have a car park linked to the dwelling by an unobstructed path of travel at a suitable gradient for wheelchair access and passenger lifts are shown to provide this link to each of the four blocks. It also requires that adaptable dwellings have entries, doors and passageways that are of suitable dimensions to facilitate wheelchair access and reference is made to AS 4299 in the assessment of these elements. The Class C requirements of AS 4299 have been utilised for the assessment of the adaptable units.	DCP 9.11.10	Compliance achievable
1.4	State Environmental Planning Policy No 65-Design Quality of Residential Apartment Development (SEPP 65) requires that the Apartment Design Guide be considered in the determination for development consent. Clause 4Q of the Apartment Design Guide requires that universal design features be included in apartment design and suggests that 20% of the dwellings be designed to meet the silver level of the Livable Housing Design Guidelines. 26 of the 130 units have therefore been assessed against these guidelines and plans indicate 51 units will be capable of compliance.	SEPP 65 28	Compliance achievable
2. Continuous accessible path of travel			
2.1	The continuous accessible path of travel to and within areas required to be accessible is to comply with AS 1428.1. This is generally achievable subject to assessment of specific dimensions and features which are not fully detailed on the plans at this early stage of design such as flush transitions between floor surfaces. The following requirements are to particularly be confirmed at CC stage:		
	a) An unobstructed width of at least 1000mm (with additional space at doorways and changes in direction) and an unobstructed vertical clearance of at least 2000mm (or 1980mm at doorways).	AS 1428.1 6.3 6.2	Compliance achievable/ confirm for CC
	b) A continuous accessible path of travel is not to include a step, stairway or other impediment.	AS 1428.1 6.1	Ensure compliance

Access elements	Reference	Assessment
c) Turning spaces of at least 1540mm x 2070mm are to be provided within 2m of the end of accessways where it is not possible to continue travelling along the accessway. Comment: A scaled assessment indicates sufficient space will be provided. Note that the required turning space is to be clear of the finished surface (ie skirting) and CC plans are to consider this.	AS 1428.1 6.5	Confirm for CC
d) Walkways are required to have firm and level ground of a different material to the walkway abutting the sides of the walkway, extending horizontally for at least 600mm and following the same grade unless a kerb; a kerb rail and handrail; or a wall at least 450mm high is provided.	AS 1428.1 10.2 a	Confirm for CC

3. Approaches and entrances

3.1	The approach to the building is considered to be via the ramp at the Edgar Street boundary. It is understood that flood requirements have necessitated the ground floor to be raised and precluded level access from surrounding pedestrian footpaths. To provide equitable access, lifts are proposed at the Sharp Street and Brooks Parade boundaries to provide direct access to the retail/commercial space and the main concourse respectively (refer to Section 5 for required features).	BCA D3.2 a l, b	
3.2	The ramp is to comply with AS 1428.1 and plans showing more details and dimensions are to be provided at CC stage. Required features are to include: a gradient no steeper than 1:14, handrails and kerbs/kerbrails on both sides, tactile ground surface indicators at the top and bottom and landings with dimensions appropriate to changes in direction. The BCA also requires that the slip-resistance of this ramp be tested in accordance with AS 4586 and comply with BCA Table D2.14.	BCA D3.3 a Table D2.14 D2.10 c AS 1428.1 10	Confirm for CC/ obtain slip resistance certification
3.3	Intercom and remote controlled entry doors are shown for the entrance to each residential lobby. Operable parts eg intercom panels are to be placed at a height between 900-1100mm and at least 500mm from an internal corner.	AS 1428.1 14.1	Confirm for CC
	Comment: It is recommended that the style of controls is considered in relation to potential use by people with a disability (eg keypad access may be difficult for people with limited hand dexterity).		Consider DDA risk/ best practice

Access elements	Reference	Assessment
3.4 Stairs are shown as an alternative approach to the site and are located adjacent to the ramp, adjacent to lifts at the property boundaries and at the northwest corner. They are also shown from Block D to the common paved/landscaped area on the first floor, within Block A on the first floor, to the loading dock and for egress externally on the ground floor. The BCA requires all stairs (except fire-isolated stairs) to have accessible features complying with AS 1428.1 including opaque risers, sharp nosing profile, non-slip contrasting edge strips, handrails on both sides and tactile ground surface indicators at the top and bottom. All other fire-isolated stairs are to have contrasting non-slip edge strips in accordance with AS 1428.1. The BCA requires slip-resistance of all stair treads and landings or their nosing strips to be tested in accordance with AS 4586 and comply with BCA Table D2.14. Plans do not show full details at this early stage of design and plans are to demonstrate compliance at CC stage.	BCA D3.3 a AS 1428.1 11	Confirm for CC

Comment:

The stairs at the property boundary are to be set back at least 900mm to allow for the required handrail extensions and tactile ground surface indicators.

4. Doorways

4.1 The principal pedestrian entrance into each block of units and doorways of common and retail/commercial areas are required to comply with AS 1428.1. Doorways are not fully detailed on the plans at this early stage of planning. Further details and dimensions are to be assessed at CC stage, including a minimum clear opening width of 850mm to the active leaf and circulation spaces with a maximum gradient and cross fall of 1:40. Features such as luminance contrast to the doors or frames, opening force of the doors, level or ramped thresholds, glazing identification and door hardware are to comply with AS 1428.1.	BCA D3.2 e AS 1428.1 13.2	Confirm for CC
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A scaled assessment indicates that compliance with circulation space requirements will generally be in accordance with AS 1428.1 with the exception of:

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| a) The pedestrian doorway from the ground floor car parking near Block D lacks latch side clearance when a vehicle is parked in the adjacent space. At least 510mm latch side clearance is required internally. | Amend for
CC |
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Access elements		Reference	Assessment
	b) The doors from Blocks A and D to the common paved/landscaped area on the first floor have reduced latch side clearance. At least 530mm latch side clearance is required internally, with 110mm hinge side clearance.		Amend for CC
4.2	Doorways at the entrance to the adaptable units are to comply with AS 1428.1. A scaled assessment indicates sufficient doorway circulation spaces will be provided. A door schedule is to confirm a minimum clear opening width of 850mm for each adaptable unit entry door at CC stage.	AS 4299 4.3	As scaled from plans/ confirm for CC
Comment: It is recommended that the entrance door to each residential unit comply with AS 1428.1 for the purpose of visitability.			
4.3	While AS 4299 permits internal doors to have a reduced clear width of 820mm, it is recommended that a minimum 920mm door leaf be utilised as best practice. A door schedule is to confirm compliance at CC stage. Internally, circulation spaces are to be achievable upon adaptation and a scaled assessment indicates sufficient will be provided (note that dimensions are to be confirmed at CC stage and onsite to ensure minimum clearances will be achievable).		Confirm for CC
5. Lifts			
5.1	Four passenger lifts are proposed to provide vertical circulation from basement car parking to each block of the development. Passenger lifts are also proposed to provide accessible paths of travel from the property boundary to the retail/commercial space on the south side of the building and to the main concourse from the west side of the building.		
5.2	All passenger lifts are to comply with BCA E3.6 including minimum floor dimensions of 1400mm x 1600mm for a lift travelling more than 12m and minimum floor dimensions of 1100mm x 1400mm for a lift travelling less than 12m. (Note that the BCA may prescribe requirements in relation to accommodating a stretcher in addition to elements required for access for people with a disability). Plans are to show further details for assessment at CC stage and certification is to be obtained from the lift supplier regarding compliance with BCA E3.6.	BCA E3.6	Obtain certification from supplier

Access elements		Reference	Assessment
6. Adaptable units			
6.1	The adaptable units are to have a minimum bedroom width to provide 1m clearance on each side of a queen bed and at least 1540mm x 2070mm for turning space at the foot of the bed (or at one side). A scaled assessment indicates that this will be achievable in the main bedroom of each adaptable unit.	AS 4299 4.6.1	As scaled from plans
6.2	The living/dining area in each adaptable unit is to have at least 2250mm clear of furniture in accordance. The open plan designs are conducive to this, however, will be impacted by an occupant's furniture layout.	AS 4299 4.7.1	As scaled from plans
6.3	The kitchen in each adaptable unit is to have at least 1550mm clearance in front of the kitchen bench. A scaled assessment indicates this will be achievable upon adaptation with some kitchen reconfiguration. Other Class C features of AS 4299 are to be incorporated during reconfiguration and adaptation work and will be intended to meet the needs of the occupants. Floor finishes are to be slip-resistant continuous beneath kitchen joinery to enable removal of cabinets or replacement/relocation of joinery for adaptation.	AS 4299 4.5.2 4.5.4	As scaled from plans/ confirm for CC
6.4	The laundry in each adaptable unit is to have at least 1550mm clearance in front of or beside appliances and a scaled assessment indicates this will be achievable upon adaptation. There is to be provision an automatic washing machine and a slip resistant floor surface.	AS 4299 4.8 4.9.1	As shown on plans
6.5	Letterboxes are to be located on a hard standing area which is to be connected to an accessible pathway. These are not indicated on the plans and CC plans are to confirm compliance.	AS 4299 3.8	Confirm for CC
6.6	While storage lockers are not addressed by AS 4299, it is recommended that the lockers allocated to adaptable units are connected to an accessible pathway. The lockers on the basement level are therefore preferable over the lockers in Blocks A and B, which are reached via a narrow corridor.		Consider best practice and DDA risk

Access elements		Reference	Assessment
7. Sanitary facilities			
7.1	The bathroom in each adaptable unit is to be capable of complying with AS 1428.1 in the future. They are to incorporate the following features:		
	a) Minimum room size conducive to AS 1428.1 circulation space requirements.	AS 4299 4.4.1	As scaled from plans
	b) A hobless shower recess with the shower screen able to be easily removed.	AS 4299 4.4.4 f	Confirm for CC
	c) A recessed soap holder.	AS 4299 4.4.4 f	Confirm for CC
	d) A slip-resistant floor surface.	AS 4299 4.4.2	Confirm for CC
	e) Shower taps able to be positioned in accordance with AS 1428.1.	AS 4299 4.4.4 f	Confirm for CC
	f) Provision for an adjustable, detachable hand held shower rose.	AS 4299 4.4.4 h	Confirm for CC
	g) Provision for a grabrail in the shower to comply with AS 1428.1 through reinforced walls.	AS 4299 4.4.4 h	Confirm for CC
	h) Tap sets to be capstan or lever handles with a single outlet.	AS 4299 4.4.4 c	Confirm for CC
	i) Provision for a washbasin with clearances to comply with AS 1428.1.	AS 4299 4.4.4 g	Confirm for CC
7.2	The toilet for each adaptable unit is to be capable of complying with AS 1428.1 in the future. They are to incorporate the following features:	AS 4299 4.4.1	
	a) The WC pan located at correct distances from fixed walls.	AS 4299 4.4.3	Confirm for CC
	b) Provision for a grab rail through reinforced walls.	AS 4299 4.4.4 h	Confirm for CC
	c) Slip resistant floor surface.	AS 4299 4.4.2	Confirm for CC

Access elements	Reference	Assessment
d) Minimum circulation space of 900mm x 1250mm in front of the WC pan clear of any door swing or obstruction in the initial construction.	AS 4299 4.4.3 Fig. 1.1	As scaled from plans

Comment:

This is achieved with sliding doors and partial shower screens which are required to be incorporated in the initial construction to ensure compliance.

8. Universal design

- 8.1 Apartment plans have been assessed against the silver level requirements of the Livable Housing Design Guidelines (LHDG) as prescribed by SEPP 65. A scaled assessment indicates that compliance will generally be achievable subject to confirmation of elements not shown on the plans at this early stage of design including:

Dwelling entrance

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| a) Entrance door with a minimum clear opening width of 820mm. | <i>LHG 2.a.i</i> | Confirm for CC |
| b) A level (step-free) transition and threshold. A maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled. | <i>LHG 2.a.ii</i> | Confirm for CC |
| c) A ramped threshold may be provided at the entrance where the threshold is between 5mm and 56mm. | <i>LHG 2.c</i> | Confirm for CC |

Internal doors and corridors

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| d) Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide a minimum clear opening width of 820mm. | <i>LHG 4.a.i</i> | Confirm for CC |
| e) Internal corridors to the doorways referred to above should provide a minimum clear width of 1000mm. | <i>LHG 4.b</i> | Confirm/
amend for CC |

Comments:

- i. Confirmation will be required as to the clear width of corridors in Block B Units 2.01, 3.01, 4.01, 5.01, 6.01, 2.07, 3.06 and 4.06, and in Block C Units 2.01 and 3.01 as a scaled assessment indicates that 1000mm width may not be achieved.

Access elements	Reference	Assessment
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- ii. Other corridors scale at exactly 1000mm and will not have any construction tolerance. On initial construction, 1000mm clearance is required between skirtings or the narrowest point.
- iii. The clearance between the end of the kitchen bench and the bedroom wall/door is less than 1000mm in Block B Units 2.06, 3.05 and 4.05.

Shower

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| f) One bathroom should feature a slip resistant, hobless (step-free) shower recess. Shower screens are permitted provided they can be easily removed at a later date. | <i>LHG 6.a</i> | Confirm for CC |
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Toilet

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| g) A minimum 900x1200 clear circulation space in front of pan clear of door swing. | <i>LHG 5.a.ii
Fig. 3(a)</i> | As scaled from plans |
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Reinforcement of bathroom & toilet walls

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| h) Except for walls constructed of solid masonry or concrete, the walls around the shower and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails. | <i>LHG 7</i> | Confirm for CC |
| i) The fastenings, wall reinforcement and grabrails combined must be able to withstand 1100N of force applied in any position and in any direction. | <i>LHG 7.b</i> | Confirm for CC |
| j) The walls around the toilet and shower recess are to be reinforced by installing: | | |
| i. Noggings with a thickness of at least 25mm in accordance with Fig. 6a or 8a of LHDG; or | <i>LHG 7.c.i,
7.e.i
Figs. 6(a),
8(a)</i> | Confirm for CC |
| ii. Sheeting with a thickness of at least 12mm in accordance with Fig. 6b or 8b of LHDG. | <i>LHG 7.c.ii,
7.e.11
Figs. 6(b),
8(b)</i> | Confirm for CC |

Comment:

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| Ensure that dimensions of nib wall adjacent to toilet and shower recess are sufficient to achieve compliance regarding location of noggings and sheeting for reinforcement. | <i>LHG 7
Figs. 6(a),
6(b), 8(a),
8(b)</i> | Confirm for CC |
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	Access elements	Reference	Assessment
9.	Car parking		
9.1	With 130 units in the development, 13 adaptable units are required and therefore 13 car parks are required to be allocated to adaptable units as shown on plans. AS 4299 requires that these have a minimum width of 3.8m, however, the car parks are typically shown in a configuration consistent with AS 2890.6 and this is acceptable as current best practice. Six of the car parks are shown to have a reduced width to the adjacent shared space and this is acceptable given that the overall width remains in excess of 3.8m. Plans showing further details and dimensions are to be assessed at CC stage.	AS 4299 3.7.2 BCA D3.5 c	Confirm for CC
9.2	Two accessible car parks are shown in the ground floor visitors parking area. These may be used by customers of the retail/commercial spaces to satisfy BCA Table D3.5. The car parking spaces are to comply with AS 2890.6 and the configuration shown is generally consistent with this standard. Plans showing further details are to be assessed at CC stage to confirm compliance.	BCA D3.5 c Table D3.5	Confirm for CC
9.3	Where entry to the car park is restricted with a security system, the style of controls is to be considered in relation to potential use by people with a disability (eg swipe card or keypad access may be difficult for people with limited arm use who may not be able to reach out the car window or who have weak grip). Plans note remote control operation and this is preferred from an accessibility perspective.	AS 2890.6 A4	Consider DDA risk

Conclusion

Generally, the plans assessed show that compliance with requirements for access for people with a disability and adaptable/livable housing is achievable subject to further details. At this early stage of design, full details are not shown on plans. As further planning occurs, consideration is to be given to specific elements including switches, controls, lighting levels and signage, and plans showing more detailed dimensions and features should be assessed prior to the issue of a construction certificate.

Aja Goddard

Aja Goddard

Access Consultant • ACAA Accredited Member 243

Reasonable care and skill have been exercised in the assessment of the building and the preparation of this report. However, this report shall not be construed as relieving any other party of their responsibilities or obligations.

The advice given is based on the assessment of the plans and other relevant documentation supplied regarding access requirements in the BCA, Australian Standards, Premises Standards and Disability Discrimination Act current at the time. The advice relates specifically to this project and may not apply to any other building or to this building at any other point in time.