

Disability Access Report

101 Nuwarra Road, Moorbank

Report prepared for: **Oar 2 Trust**

Introduction

Access Solutions has been asked to provide a report on the access for people with a disability to the proposed class 2 building at 97 to 101 Nuwarra Rd, Moorbank. You have 147 units in LGA of Liverpool with two towers, two basement levels with car parking and with car parking on the ground floor level.

The BCA requires access from the property boundary, to any floor serviced by a lift or a ramp and containing sole occupancy units, to at least one of each type of common area and to, but not through, the doorway of each unit. An accessible path of travel is provided from the boundary, through the main entrance on Lucas Avenue and Nuwarra Road and four lifts are provided from accessible parking on the basement level, to the doorway of all units and to communal space.

Although Liverpool Council encourages it there is no requirement in their DCP for adaptable units outside Liverpool City precinct. You have however provided 10% of the units as adaptable and compliant with AS4299 'Adaptable Housing

Plans

This report is based on a review of the following plans and is in relation to those plans only.

Client	Project	Drawing	Issue	Date on plan
Oar 2 Trust	101 Nuwarra Rd, Moorbank	DA07 to DA22	Consultants Coordination For DA	18/5/16



Benchmarks

- The Building Code of Australia (BCA)
- Disability (Access to Premises - Buildings) Standard (2010) (Access Code)
- Australian Standard AS 1428.1 (2009) 'Design for access and mobility, General requirements for access', New building work',
- AS4299 'Adaptable Housing'.
- Liverpool Council DCP



Compliance

In my opinion this development complies with the requirements of the benchmarks cited.



Comments

Access from the Boundary

An accessible path of travel is provided from the boundary, through the main entrances on Lucas Avenue on the ground floor level and Nuwarra Road, which has the entrance on level 1. Four lifts are provided from accessible parking on the basement level, to the doorway of all units and to communal space. Both the entrance paths at Nuwarra Road have a 1:20 gradient and the entrance path at Lucas Avenue is level.

Main entrance

The main entrance doorways have a single leaf with no lip or other impediment indicated on the plans and have compliant door clear opening and circulation space in accordance with AS1428.1 (2009) Figure 31.

Car Parking

Adaptable units are required to have adaptable parking available. I note you have provided accessible car parking spaces on the basement level that comply with AS2890 'Off street parking for people with a disability'. Accessible car parking meets the performance standard DP7 of the BCA, which requires that "car parking spaces for the use of people with a disability must be – (a) provided, to the degree necessary, to give equitable access for car parking". Access is provided from the car parking to the upper floors with a lift.

Lift

Lift access is provided from accessible car parking on the basement level with 4 lifts servicing all floors in two towers. The lifts are 2400mm x 1800mm and this complies with the requirements of the BCA (2011) E3.6b. With regard to fit out, lifts should comply with the requirements of AS1735.12 as specified in BCA (2013) E3.6b.

Common Areas

Access for people with a disability is provided throughout the common areas of the building in compliance with the BCA table D3.1. This includes access from the boundary and from accessible car parking, to the doorway of each unit, communal areas and landscaped common open space.

Doors in common areas comply with or exceed the minimum door width allowed by AS1428.1 7.2 'Clear opening of doorways', which is 850mm. Circulation space at doorways on accessible paths of travel comply with the requirements of AS 1428.1 (2009) 'Design for access and mobility, General requirements for access-New building work', figure 31. Door controls should be a lever type, located 900mm to 1100mm from the finished floor, at the same height as light switches and with 35mm to 45mm clearance behind the handle.

Bin Storage Area

I note that an area for storage of garbage bins is provided in a central location on the basement level. Door width and circulation space are sufficient to comply with AS1428.1 figure 31.

Fire Stairs

Contrasting nosing strips are required across stair treads in fire stairs, D shaped handles are required on exit doors, Braille and tactile signage with the word 'exit' and the floor level are required on all exits and a handrail is required on at least one side of dedicated fire stairs.

Switches and GPO

AS1428.1 14 requires all switches and controls on an accessible path of travel, other than GPO, to be located between 900mm and 1100mm from the finished floor and not less than 500mm from internal corners, except when the switch is on the latch side architrave. GPO should be located between 600mm and 1100mm from the finished floor. Rocker action and toggle switches with a minimum dimension of 30mm x 30mm should be used in accessible sanitary facilities.

Floor covering

On a continuous accessible path of travel AS1428.1 (2009) 7.1 requires a slip resistant surface that can be traversed by a person using a wheelchair and those with an ambulant or sensory disability. The BCA D3.3 over rules AS1428.1 and requires carpet pile height not exceeding 11mm thickness and backing not exceeding 4mm thickness. An exposed edge should be attached to the floor and shall have a trim along its entire length. At the leading edge, carpet and tiles should not have a vertical lip of more than 10mm.

Adaptable Units

Although Liverpool Council encourages it there is no requirement in their DCP for adaptable units outside Liverpool City precinct. You have however provided 10% of the units as adaptable and compliant with AS4299 'Adaptable Housing'.

Accessible Entry

I note that the entrances to the adaptable units have 850mm clear opening with sufficient circulation space to comply with AS1428.1 figure 31.

Doorways

Doors in the accessible unit comply with or exceed the minimum door width allowed by AS1428.1 7.2 'Clear opening of doorways', which is 850mm. Circulation space at doorways on accessible paths of travel comply with the requirements of AS 1428.1 (2009) 'Design for access and mobility, General requirements for access-New building work', figure 31.

Door controls should be a lever type, located 900mm to 1100mm from the finished floor, at the same height as light switches and with 35mm to 45mm clearance behind the handle.

Bedrooms

One bedroom in adaptable units is able to accommodate a double bed with circulation space, clear of wardrobes, of at least 1000mm each side of the bed with 2070mm in the direction of travel and 1540mm wide at the foot of the bed as required by AS4299, 4.6.1 Bedroom areas and AS1428.2, 24.3 Beds.

Sanitary Facilities

Combined shower and sanitary facilities are accessible in accordance with AS1428.1 15 Sanitary Facilities. Rocker action and toggle switches with a minimum dimension of 30mm x 30mm should be used in accessible sanitary facilities. In the absence of a vanity unit a shelf at a height of 900mm to 1000mm 120mm to 150mm deep and 300mm to 400 mm long should be provided. A clothes hook should also be provided.

Kitchen

Kitchens in accessible units are labeled that they will comply with AS4299.clause 4.5 'Kitchen Areas'. Benches will include a work surface at least 800mm in length, that complies with AS4299.1 clause 4.5.5 (a). This work surface is adjustable or replaceable as a unit between 750mm and 850mm height from the finished floor and has clear floor space in front 850mm wide and 1500mm long. The sink and surrounding bench area are adjustable or replaceable as a unit within the range 750mm to 850mm. Plans are marked up as such.

Taps should be of a lever type, reachable within 300mm from the front of the sink with a clearance of 50mm from the nearest obstacle.

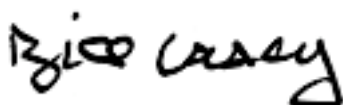
A wall oven will be provided adjacent to a work area in each unit with at least 1500mm deep and 820mm width circulation space in front.

Cupboards should be fitted with "D" pull handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards,

At least one GPO should be a double general power outlet and be within 300mm of the front of a work surface. A GPO should be provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.

Laundry

There is sufficient circulation space in front of laundry appliances to comply with AS4299 'Adaptable Housing'.

A handwritten signature in black ink that reads "Bill Casey". The signature is written in a cursive, slightly slanted style.

Bill Casey
Disability Access Consultant

ACAA Accredited (9)
Master Disability Studies (dist)

Report date: 1st June 2016