

ST GEORGE COMMUNITY HOUSING LTD.

**87-91 NUWARRA ROAD,
MOOREBANK NSW 2170**

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL v3

25th January 2018

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of St George Community Housing, Nuwarra, located on 87-91 Nuwarra Road, Moorebank, NSW 2170 and an appropriate response to the AS1428 series, Building Code of Australia (BCA), 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, lifts, adaptable units, SEPP 65 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 has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible parking, adaptable units and SEPP 65 requirements can be readily achieved.

2. INTRODUCTION

2.1. General

St George Community Housing Ltd has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed development located on 87-91 Nuwarra Road, Nuwarra NSW 2170.

The development is a 6 storey residential development.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development;
DA-A-000, DA-A-001, DA-A-010, DA-A-011, DA-A-100, DA-A-101, DA-A-102, DA-A-103, DA-A-104, DA-A-105, DA-A-150, DA-A-200, DA-A-201, DA-A-202, DA-A-203, DA-A-204, DA-A-205, DA-A-800, DA-A-801, DA-A-802, DA-A-803, DA-A-804, DA-A-851, DA-A-852, DA-A-853, DA-A-854, DA-A-855, DA-A-900, DA-A-990 all dated 23/01/18 issued for development application,
- 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), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The Access Review Report considers user groups, who include staff and visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

1. People with sensory impairment
2. People with mobility impairments
3. 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. Statutory Requirements

- The following standards are to be used to implement the Report:
- AS 1428.1 - (80% of people with disabilities accommodated)
- AS 1428.2 - (90% of people with disabilities accommodated)
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA 2016 - Building Code of Australia
- DDA – Premises Standards 2010
- Liverpool City Council DCP 2008

3. INGRESS & EGRESS

3.1. External Connection

The main accessible external connection is via the 1:27 graded walkway linking the front main entrance of the ground floor lobby to the footpath along Nuwarra Road. This pathway is 1700mm in width with kerbing along the opening sides of the graded walkway, compliant with AS 1428.1. Thus, this is deemed to be the principle pedestrian connection and main thoroughfare linking the development to the council footpaths.

Ground floor units G.01 and G.02 have secondary direct access from Nuwarra Road with the use of the gated entries, although the carpark entries are deemed the principle entries to these units, compliant with AS 1428.1.

3.2. Main Entrances

As mentioned above, the principle entrance to the development is the main entry fronting Nuwarra Road. This entry leads directly to the ground floor lift lobby. This entrance is located at the top landing of the graded walkway and has 870mm in opening clearance width, along with the appropriate internal/external door circulations, compliant with AS 1428.1.

3.3. Emergency Egress

There are two fire egress stairways servicing from ground level to level 5, with discharge points on the ground floor carpark area.

Currently, the mid-landings have depths of 1100mm and the proposed design utilises offset threads to achieve the required handrail extensions and furthermore between handrails and walls have in excess of the 1m required as per the BCA; D2.17.

Recommendations:

- (i) At least 1 lift should be operational in the event of an emergency (best practice).
- (ii) Emergency services should include audible and visual warnings and signals to assist people with sensory disabilities (DDA issue)

4. PATH OF TRAVEL

4.1. General

In general, the clear depth for circulations found on all floors in front of the lift openings are 1800mm. This space provides sufficient circulation spaces that will allow wheelchair users to turn 180° and have the capacity to allow two wheelchair users to pass one another when traveling in the opposite directions.

Corridors at lobbies throughout all floors have widths of 1710mm, compliant with AS 1428.1 and thus allowing for wheelchair users to freely conduct 180° turns at corridor ends. Furthermore, corridors have passing bays at every 15m.

There is a continuous accessible path of travel provided from the ground floor lift to the carpark areas. Furthermore, there is a direct connection between G.01 & G.02 to the carpark and through to communal open space.

The lifts provide access to the upper floors of level 1 to level 5 and thus providing continuous accessible path of travel from the allotment boundary to the front entries of units, compliant with the Disability (Access to Premises – Buildings) Standards 2010.

Mailboxes are placed near the main connection entry into the development along Nuwarra Road. The measurement from the internal property boundary to the mailboxes have 1550mm in depth, thus compliant with AS4299.

4.2. Doors

Throughout the development all common doorways including main entry to the development frontage and all common areas lobbies have the required minimum 850mm clear opening widths and the required internal and external doorway circulations as per the requirement of AS 1428.1.

Recommendation:

- (i) Ensure all doorways have the required door hardware and luminance contrasts compliant with AS 1428.1.

4.3. Stairway

There is a common stairway at the communal open spaces on the ground floor. This common stairway has widths greater than what is required between handrails and is in accordance with AS 1428.1.

4.4. Lifts

There are two passenger lifts servicing the development and providing means of vertical travel between floors. The lifts appear to have openings of 1000mm in clear width, compliant with AS1735.12. Furthermore, the internal lift cart dimensions measure to be 1400mm (W) x 2000mm (L) in the current drawings supplied for review, compliant with AS 1735.12 requirements.

The lift lobbies have circulation spaces that are large enough to allow for appropriate manoeuvrability for wheelchair users and appropriate for two wheelchair users to pass one another in a dignified manner, compliant with AS1428.1.

5. ACCOMMODATION

5.1. SEPP 65

Recent amendments to SEPP 65 (Design Quality of Residential Apartment development) commenced on 17 July 2015, including release of a new Apartment Design Guide. Liverpool City Councils adheres to the requirements under SEPP 65 criteria for residential development.

Under SEPP 65 referenced Apartment Design Guide Section 4Q: Universal Design, 20% total dwellings are required to incorporate Silver level universal design features (from LHA: Liveable Housing Design Guidelines). The intent is to improve the liveability of mainstream housing.

Of the overall all 42 units within the development meets the elements of criteria under SEPP 65 at silver level. The development achieves greater than the required benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features. This development achieves 100% silver level of the overall units provided.

5.2. Adaptable Unit Design

The intent of adaptable housing is to provide a range of housing choices within the community promoting equitable access to residential accommodation. Adaptable housing is designed so that it can be adapted to meet the changing needs of residents at minimal personal and economic costs.

The development falls under Liverpool City Council - According to Council DCP, 10% of the total units are to be designed adaptable in accordance with AS4299. The development has a total of 42 residential units with the inclusion of 5 adaptable units. The development design achieves 11% adaptable units of the overall units and thus satisfies the minimum 10% adaptable requirement under Liverpool City Council DCP.

The adaptable units have main entry doors with 850mm clear width (920mm door leaf). Furthermore, all adaptable units the required internal latch side clearance, compliant with the requirements of AS1428.1 – 2009.

The kitchen benchtops have appropriate spaces between the cooktop/washbasin (800mm pre-adaptation), compliant with AS4299. There are also small bench space (300mm) adjacent to the fridge, compliant with AS4299. The post-adaptations indicate the L-shaped kitchen benches will be maintained and island kitchen benches will be shifted to provide 1550mm turning circles in front of the kitchen benchtops, compliant with the principles of AS4299 to allow person(s) on wheelchair to conduct a 180° (1550mm diameter) turns in an equitable and dignified manner,

The living rooms has appropriate 2250mm diameter clearance suitable for wheelchair manoeuvrability (pre-adaptation), compliant with AS4299.

The adaptable bedrooms have an 850mm clear width (890mm door leaf) hinged door (pre-adaptation), compliant with the requirements of AS4299.

The bedrooms have internal dimensions of 3650mm (W) x 3650mm (D) in front of the wardrobe. The bedrooms will achieve a 1000mm minimum circulation spaces alongside both sides of the queen bed. The bedrooms can achieve a 1550mm circulation space at the foot of the bed beside the door (post adaptation) and some cases as per the requirements of AS4299.

The accessible bathrooms within have min internal dimension of 2350mm (W) x 2640mm. The internal dimensions will allow for a minimum 1900mm x 2300mm circulation area around the pan with the basin sitting outside of this area (basin may only encroach a maximum of 100mm from the front) at post adaption.

The bathrooms do have the required circulation spaces outside the shower (1400mm x 1600mm), compliant with AS4299 and AS1428.9-2009.

The laundries appliances are within the accessible bathrooms and has the required circulations spaces of 1550mm in front, compliant with AS4299.

The balconies appear to be level with the apartment FFL. It is unclear if access continuous accessible path of travel is provided to the balconies.

Recommendations:

- (i) Ensure the adaptable bathrooms to have level access between bathroom and adjacent room/area e.g. set-down slab, compliant with AS4299.
- (ii) Provide continuous wheelchair access to balconies or if not accessible from outset, provide a set-down slab down to allow for use of removable ramp, compliant with AS1428.1:2009.

Alternatively, the height of balcony balustrades to be increased from the outset to allow for a elevated external floor surface, level with internal area to be installed (at post-adaption) and still satisfy BCA balustrade height requirements.

- (iii) Provide slip-resistant floor surface with min. wet pendulum test rating of 'X' (under HB197/AS4856) in adaptable unit bathroom, kitchen and laundry as required in AS4299 clause 4.5.4. Note: Test certificate/results will be required at OC Stage.

6. ACCESSIBLE PARKING

In total, the development has 22 car parking spaces located on the ground floor. Of the 22 parking spaces provided there are 5 accessible parking spaces provided with their respective shared zones, equating to 22%. This meets the minimum requirement under Liverpool City Council DCP of 2% and it complies with the DDA Premises Standards Table: D3.5. Furthermore, the 5 accessible parking spaces provided satisfies the requirement to provide each adaptable unit with an accessible parking spaces and shared zone.

Four of the accessible parking bays have dimensions of 5400mm (length) x 2400mm (width), suitable under AS 2890.6. Furthermore, one of the accessible parking bays has overall dimension of 3.8m x 5.4m compliant with AS 4299.

The accessible parking spaces are appropriately located nearest to the lift cores on the ground carpark.

Recommendation:

- (i) Ensure the accessible car bays and shared zones have a vertical clearance of 2.5 metres, compliant with AS2890.6.

7. MISCELLANEOUS

7.1. Communal Open Space

The communal open space on ground floor has stairs leading to the landscaped area. There is an accessible 1:14 ramp leading to a portion of the landscaped area in line with the DDA Premises Standards.

7.2. Lighting

Recommendation:

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

7.3. Signage

Recommendation:

- (i) Signage to comply with BCA part D3.6.