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IGLU 74 Carlton Crescent, Summer Hill (9393)  
Development Application - Access Report

## IGLU 74 Carlton Crescent, Summer Hill

### Project Number

9393

### Date

4/12/2018

### Prepared For

Adam Brown  
Iglu No. 210 Pty Ltd  
Level 4  
68 York Sreet  
Sydney NSW 2000  
Email: abrown@iglu.com.au

### ACAA Accredited Member

Andrew Sanderson  
Senior Access Consultant  
Architecture & Access (Aust) Pty Ltd  
Tel: 1300 715 866  
Email: asanderson@archaccess.com.au  
Accredited Member #51  
Association of Consultants in Access Australia

### Revision History

Doc #	Rev #	Title	Author	QA Reviewer	Date
01	Draft	Development Application - Access Report	Andrew Sanderson	Lucas Wheeler	29/11/2018
01	-	Development Application - Access Report	Andrew Sanderson	Lucas Wheeler	5/12/2018

### Introduction

Architecture & Access has been commissioned to provide access consulting services for the Development Application stage of the proposed student accommodation development to be constructed at 74 Carlton Crescent, Summer Hill on behalf of IGLU.

The proposed development consists of 184 Sole Occupancy Units over four levels:

#### Lower Ground

- Communal areas
- Media Room
- Laundry
- Amenities
- Bicycle Storage
- Accommodation Units

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- Courtyard

#### Ground

- Entrance
- Reception
- Communal Lounge
- Meeting & Study
- Accommodation Units

#### Level 1 & 2

- Accommodation Units

## Documentation Reviewed

The report is based on drawings, received on 29/11/2018 and 1/12/2018

Drawing No.	Title	Rev
A03.000	Ground Plan	29/11/2018
A03.001	L01 Plan	29/11/2018
A03.002	L02 Plan	29/11/2018
A03.003	Roof Plan	29/11/2018
A03.100	Lower Ground Plan	1/12/2018

Drawings reviewed are detailed in the attached transmittal.

## Purpose of Report

The purpose of this report is to provide the client and design team with an access evaluation of the proposed documentation with relation to a Development Application for the IGLU Student Accommodation development to be located at 74 Carlton Crescent, Summer Hill.

The development is located in Summer Hill, NSW which is part of Inner West Council and must comply with the requirements set out in the Ashfield Development Control Plan, (Ashfield DCP) 2016 Clause A7-Access & Mobility. The Ashfield DCP is a guideline used by developers with the aim of providing an environment in which people with disabilities can move about with dignity, and is both equitable and non-discriminatory. The purpose of the Ashfield DCP is:

- To improve access and mobility within, all properties within the LGA.
- To establish standards for Council's assessment of the provision of access to all new buildings, services and places.
- To encourage upgrading of existing buildings to provide access for all people.
- To ensure that the range of housing opportunities available for people with disabilities or other special mobility needs is representative of the local population in terms of access, size, location, orientation and general amenity of the accommodation.
- To provide additional and specific guidelines for residential building types.

The following sections of this report provides comment on elements within the design that comply with the National Construction Code - Volume One 2016 (Amdt 1), the spirit and intent of the DDA and the Disability (Access to Premises) Standards 2010 (Amdt 1) requirements to prevent the possibility of the building owner, tenants or the design team being exposed to a potential claim under the Disability Discrimination Act (DDA).

It is essential the objectives of safe, dignified and equitable access are met for all users of the building.

## Legislative Requirements

### The Disability Discrimination Act. (DDA) 1992

The DDA is Commonwealth legislation which was enacted in 1993. It aims to eliminate discrimination against people on the grounds of disability in many areas, including the following:

- Work;
- Accommodation;
- Education;
- The provision of goods and services; and
- Access to premises.

Whilst Section 23 of the DDA stipulates that it is unlawful to discriminate, it does not provide information on how to design, construct or manage buildings in a way that is not discriminatory.

### The Disability (Access to Premises - Buildings) Standard. (DAPS) 2010

The DAPS purpose is to define how to provide dignified and equitable access for people with disabilities which meets the intent of the DDA. This provides greater access for people with disabilities as well as greater certainty for building owners and developers that their obligations under the DDA have been met.

Access is required to be provided to all levels of buildings and all facilities and services operating from them, unless to do so would impose an unjustifiable hardship or the purpose of an area is unsuitable for a person with a disability or poses a health and safety risk for that person.

### National Construction Code/Building Code of Australia (NCC/BCA)

The requirements of the DAPS were included in the National Construction Code/Building Code of Australia (NCC/BCA) in 2011 and apply to all new buildings and those undergoing building works which require a building permit.

### Australian Standards for Disability Access

The Australian Standards referenced by the NCC/BCA provide many of the technical details on the construction of accessible buildings.

## Reference Documents

The following reference documents have been used in the preparation of this report:

- Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon Pak, Haberfield, Hurlestone Park and Summer Hill (Clause A7).
- Disability Discrimination Act 1992 (Cth.) (DDA)
- Disability (Access to Premises - Buildings) Standard 2010 (Cth.) (DAPS)
- National Construction Code (NCC) incorporating the Building Code of Australia (BCA) 2016 - Volume 1 Sections D3, E3.6, F2.4 and H2
- AS 1428.1:2009 Design for access and mobility - General Requirements for Access - New Building Work
- AS/NZS 1428.4.1:2009 Tactile Ground Surface indicators for the Orientation of People with Vision Impairment
- AS 1735 Suite of standards - Lifts, escalators and moving walks

- AS 1288:2006 Glass in Buildings – Selection and installation
- AS 1428.2:1992 Design for access and mobility - Enhanced and Additional Requirements - Buildings and Facilities

## Compliance Statement

Architecture and Access have reviewed the Design drawings and note that a high level of compliance has been achieved at this stage of the design, with several accessibility features included. Access for people with disabilities will be provided to the main entrance (located on Carlton Crescent), the rear entrance to the Lower Ground Level (via the Pedestrian Walkway), up to the front door of all Sole Occupancy Units (SOUs) and to all common areas on an accessible path of travel.

An accessible path of travel or circulation spaces are not required to 'back of house' areas (Waste Rooms, Service Cavity, Cleaner Store, Elect/PV Store) which are deemed to be inappropriate for people with disabilities due to the health and safety risk they pose. These areas are exempt under D3.4 of the Disability (Access to Premises- Buildings) Standards 2010.

There are 184 bedrooms configured as follows:-  
- studio units with ensuites and kitchenettes;

The Disability (Access to Premises - Buildings) Standards, 2010 (DAPS) requirement for accessible units in Class 3 Buildings is 4.9%, which equates to 9 accessible units. A Performance Solution Assessment has been provided by Architecture & Access as part of this application which supports the provision of a reduced number of accessible units for students with mobility issues while in addition providing units for users with vision, hearing and intellectual disabilities.

The provision of three types of rooms available for the three key identified disability groups with provisions based on the proportion of people who experience these disabilities. Architecture & Access have classified these sub categories as:

- Type A SOU Accommodation
  - Primarily for people with a mobility impairment; will also provide for people with multiple disabilities.
  - Rooms that will incorporate the full NCC Deemed to Satisfy (DTS) legislative requirements of Class 3 buildings plus include enhanced room provisions to accommodate users with multiple needs.
  - To be representative of the 14.9% of the total Australian population of people with a disability who required use of a mobility aid.
- Type B SOU Accommodation
  - For people with a hearing and speech impairment.
  - To be representative of the 25.9% of the total Australian population of people with a disability who require use of a communication aid.
- Type C SOU Accommodation
  - For people with a vision impairment
  - To be representative of the 11.2% of the total Australian population of people with a disability who report to have a vision impairment.

The Performance Solution highlights the fact that the student population, like the general population have varying disabilities, such as mobility, vision, hearing and intellectual impairments, it has been agreed to provide a number of accessible units to address the needs of people with this wider variety of disabilities. Therefore the following accessible units have been allocated within this development:

- Type A - 3 rooms
- Type B - 4 rooms
- Type C - 3 rooms

The IGLU Summer Hill Development proposal has been assessed in accordance with the relevant regulatory documents including the NCC/BCA, State Building Legislation, Australian Standards, the Disability (Access to Premises – Buildings) Standards, 2010 and the spirit and intent of the Disability Discrimination Act 1992 (DDA).

## Review Comments

The areas of the development where compliance has been achieved and areas which require review are identified in the remainder of this report.

The section numbers refer to Architecture & Access' standard report format. Please note, all numbers may not appear in this report as sections which are not relevant to this project have been deleted.

Items 1.0 - 19.0 are areas where compliance with the requirements of the National Construction Code and its referenced Australian Standards is required. Additional non-mandated recommendations are also included under each area.

Items 20.0 - 24.0 are items where there are no mandatory requirements but are recommended to more closely meet the intent of the DDA.

## 2.0 External Paths of Travel

The paths of travel along Carlton Crescent will be of appropriate widths and gradients. A path of travel will be provided to the principal pedestrian entrance via a connecting path of travel from Carlton Crescent.

A further path of travel (1:14 Ramp) will be provided to the rear entrance of the building providing access to the Lower Ground Level via the Pedestrian Walkway. The ramp will possess appropriate handrails, kerb rails and tactile ground surface indicators (TGSIs) in compliance with AS 1428.1 2009 and AS 1428.4.1 2009. Stairs are also proposed along this path of travel which will also include the provision of handrails, visual nosings, TGSIs in compliance with AS 1428.1 2009 and AS 1428.4.1 2009.

## 3.0 Entrances

The main entrance to the IGLU Summer Hill is via a single leaf sliding door located on Carlton Crescent. The door will possess an appropriate clear opening width, door hardware, visual indication and circulation space for access and egress operation. The door will be secured with appropriate located access controls provided on a level landing in compliance with AS 1428.1 2009.

Single leaf swing doors are proposed to the rear entrance. The doors will possess an appropriate clear opening width, door hardware, visual indication, circulation space and operating strength for manual operation.

As the design develops it will be ensured that all accessible doors may be independently operated by people with disabilities.

## 4.0 Doors

Doors referred to in this report relate to all doors on an accessible path of travel and include doors to the following; the front entry to each of the two accessible units, as well as the common areas and public amenities. The following common rooms will also be accessible:

- Laundry
- Media Room

- Bicycle Storage
- Reception
- Office
- Study Rooms
- Accessible Sanitary Facility

The proposed internal doors will achieve a clear opening of no less than 850mm wide (920mm door leaf) and will be provided with appropriate circulation space for their operation. Currently all internal doors have appropriate circulation, however some doors in the development need clarification of the circulation spaces and that they reflect appropriate circulation requirements, these will be amended during design development in accordance with AS1428.1 2009, where necessary.

## 7.0 Internal Paths of Travel

Access to common areas mentioned above will be provided and access to each of the SOU entrance doors. Compliance can be achieved if paths are constructed in accordance with AS1428.1: 2009. All internal pathways have a minimum clear width of between 1300mm - 1400mm (1000mm required) and will possess turning areas provided at dead end corridors, in front of the lifts and at 90 changes in direction. Appropriate visual indication will also be provided to ensure ease of navigation throughout each floor.

It has been noted that the Lower Ground Corridor may need to be reduced due to structural requirements however this will not affect access for people with disabilities.

The spirit and intent of the DDA has been met in the design and layout of the internal paths of travel.

## 8.0 Ramps

A number of ramps are proposed within the Lower Ground Floor (rear entrance) and on the Ground Floor (Entrance Lobby to the SOU Common corridors) to assist with the changes in level and to provide universal design and appropriate linkage for all occupants. The ramps will be of appropriate gradients and will possess appropriate handrails, kerb rails and TGSIs in compliance with AS 1428.1 2009 and AS 1428.4.1 2009.

## 9.0 Stairs

A number of stairs have been identified within the development. Stair to the rear entrance, occupant stair between the Lower Ground Floor and the Ground Floor, common stair between Levels, and three fire isolated stairs are included which service ground to level 2.

Stairs will have the appropriate layout to ensure provision of continuous handrails on both sides and are set back from transverse paths of travel to allow for handrail extensions and tactile ground surface indicators.

Stair details will be designed in accordance with AS 1428.1 and AS 1428.4; provision of handrails to both sides with appropriate extensions, tactile ground surface indicators, visual indication at the nosings is required. Provision of visual nosing as per AS 1428.1 shall be made to all egress stairs.

## 12.0 Ambulant Sanitary Facilities

An Ambulant cubicle is proposed on the Ground Floor. Further design will be required to ensure appropriate circulation space and fixture placement is achieved in compliance with AS1428.1 2009.

## 13.0 Media Room

A Media Room is proposed on the lower ground level. Appropriate access will be provided to and within the facility with allocated wheelchair seating space provided. Further design will be required to ensure appropriate circulation space is achieved in compliance with AS1428.1 2009.

## 15.0 Signage

Signage will be provided in compliance with the requirements set out in AS 1428.1, 2009, no details have been provided as yet.

## 18.0 Sole Occupancy Units

The following accessible units have been allocated within this development:

- 3 Type A rooms (Mobility Impairment/Multiple Disabilities).
- 4 Type B rooms (Speech/Hearing Impairment).
- 3 Type C Rooms (Vision Impairment).

The accessible units shall include the provision of a kitchen and bathroom and shall be designed to meet the requirements of AS 1428.1, 2009 and 1428.2.

### Accessible Room Design and fitout

The rooms will be designed to meet the requirements for each specific type of disability as well as meet the needs of people who may have other types of restrictions. The facilities required relative to the different room types are as follows:

Type A - Mobility Impairment and/or Multiple Impairment within an enhanced Accessible room design:

- Fully compliant room in accordance with AS 1428.1.
  - Including, however not limited to, appropriate door circulation spaces, clear path widths and circulation spaces within the bedroom and living areas, increased toilet and shower facilities with appropriate grabrails and fittings.
- Accessible Bathrooms to be provided as ensuites to the bedroom.
- Where a kitchen is provided - AS148.1 circulation space in front of bench/sink. Fitout features in line with AS1428.2 including:
  - A 900mm wide 870mm high bench area with accessible underclearance; sink/tap access as per AS 1428.2; D-pull handles to refrigerators.
  - Underclearance can be provided through the use of removable/relocatable joinery to provide room flexibility.
- Features of joinery including handles, wardrobe and desk fitout as detailed in AS 1428.2.
- Door to SOU to meet 20N (max) of force to operate requirement. If door is fire rated it is required to be automated or fitted with door closer which is triggered to operate in fire alarm conditions.
- Television with caption decoder.
- Visual fire alarms.
- Provision of a door bell and light-emitting receiver.
- Dimming switches on all light controls for light adjustment.
- Additional lighting within the room including task lighting above the desk, washbasin, vanity mirror and at the wardrobe. These are preferably triphosphorous fluorescent light strips, which offer natural diffused light.
- Use of colour contrast between wall, floor, doors and furnishings.
- Matte and low reflective surfaces.
- Tap hardware in kitchens and bathrooms which clearly defines hot and cold allocations.
- Light switch plates or light switches to be of 30% luminance contrast to the background on which they are mounted.

- Occupant use GPOs to have switch plates or switches that are of 30% luminance contrast to the background on which they are mounted.
- Provision of at least one additional occupant use double GPO in an accessible location suitable or use for charging specialist equipment (eg power wheelchair or sleep aponea machine)

Type B - Speech and/or Hearing Impairment, to be provided within a standard accommodation room:

- Television with caption decoder.
- Visual fire alarms.
- Provision of a door bell and light-emitting receiver.
- Door hardware as required by AS1428.1.
- Door luminance contrast as required by AS1428.1.

Type C - Vision Impairment, to be provided a standard accommodation room:

- Paths to be free from projecting wall mounted obstacles.
  - Note: wall mounted lights are acceptable where projection is less than 300mm and lowest edge is at 1500mm.
- Dimming switches on all light controls for light adjustment.
- Additional lighting within the room including task lighting above the desk, washbasin, vanity mirror and at the wardrobe. These are preferably triphosphorous fluorescent light strips, which offer natural diffused light.
- Use of colour contrast between wall, floor, doors and furnishings.
- Matte and low reflective surfaces.
- Tap hardware in kitchens and bathrooms which clearly defines hot and cold allocations.
- Step free shower recess.
- Vertical grab rail in the shower to extend 1000-1880 (minimum). Rail to be graspable with a diameter of 30-40mm; located with a clearance between the grab rail and the wall of between 50-60mm and fastened to be able to withstand 1100N of force.
- Any glazed shower screens to be fitted with visual indicators as per AS1428.1 2009 glazing requirements.
- Pan lid and seat that has a 30% luminance contrast (minimum) to the pan, as required by AS1428.1.
- Door hardware as required by AS1428.1.
- Door luminance contrast as required by AS1428.1.
- Light switch plates or light switches to be of 30% luminance contrast to the background on which they are mounted.
- Occupant use GPOs to have switch plates or switches that are of 30% luminance contrast to the background on which they are mounted.

## 20.0 Common Spaces

A number of common spaces are proposed on both the Lower Ground and Ground Levels including:

### Lower Ground

- Communal Lounge & Games Area
- Media Room
- Laundry
- Landscaping
- Outdoor Communal Area
- Bicycle Store

### Ground Level

- Reception/Administration
- Study Rooms

- Communal Lounge

Appropriate paths of travel will be provided from the lifts to the guest lounge and terrace of a minimum of 1000mm with grade access.

In addition the specific fitout of each area will ensure appropriate circulation space for ease of access.

Further design will be required to ensure appropriate circulation space and fixture placement is achieved in compliance with AS1428.1 2009.

## Standard Access Report Numbers & Items

Notes and items have only been included in this report which are relevant to the project building. A full list of the items used in Architecture & Access' standard report are listed below.

- 1.0 Parking & Drop Off Zones.
- 2.0 External Paths of Travel.
- 3.0 Entrances.
- 4.0 Doors.
- 5.0 Door Controls.
- 6.0 Glazing & Visual Indicators.
- 7.0 Internal Paths of Travel.
- 8.0 Walkways & Ramps.
- 9.0 Stairs.
- 10.0 Lifts & Escalators.
- 11.0 Unisex Accessible Sanitary Facilities.
- 12.0 Ambulant Sanitary Cubicles.
- 13.0 Auditorium & Assembly Areas.
- 14.0 Hearing Augmentation.
- 15.0 Signage.
- 16.0 Switches, GPOs & Lighting.
- 17.0 Floor Finishes.
- 18.0 Sole Occupancy Units.
- 19.0 Swimming Pools.
- 20.0 Site Specific Areas.
- 21.0 Street Furniture
- 22.0 Joinery, Furniture & Fittings.

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23.0 Food & Beverage Areas.

24.0 Emergency Evacuation.

## Attachments

Existing Attachments	Description	Version Added
A03.000 - Ground Plan.PDF		1
A03.001 - L01 Plan.PDF		1
A03.002 - L02 Plan.PDF		1
A03.003 - Roof Plan.PDF		1
A03.100 - Lower Ground PPlan.PDF		1
Andrew_Sanderson_CV 2018 (rev 1).pdf		1
(See PDF Attachments)		

No files attached