

FRASERS PROPERTY AUSTRALIA

EDMONDSON PARK, RP1 - STAGE 2

ACCESS REVIEW

Morris Goding Accessibility Consulting

FINAL v2

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REPORT REVISIONS		
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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design development of the residential precinct development located at Edmondson Park, NSW, and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) 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 proposed development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, and accommodation comply with relevant statutory guidelines.

The recommendations in this report are to be developed in the ongoing design development and should be confirmed prior to construction certificate stage. As the project proceeds, further review of documentation is strongly recommended to ensure that appropriate access is provided to and throughout the development.

Recommendations are listed throughout the report and we encourage a full review of all recommendations.

In general the proposal is capable of achieving the accessibility objectives of the project and at the same time meet all mandatory requirements pertaining to accessibility. The landscaping proposals for the project are capable of being developed to offer accessible links to and within. There are no observations or recommendations made in this report which will trigger modifications applicable to DA stage, and these recommendations can instead be revisited at detail design stage.

The main recommendations that have arisen from the access review include:

- (i) Nominated Universal Design Silver Level units do not achieve the required 820mm min. clear opening width to internal doors, modifications are required at CC Stage.

2. INTRODUCTION

2.1. General

Frasers Property Australia has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed DA application for the residential development within Edmondson Park known as Residential Precinct 1 – Stage 2.

Edmondson Park Residential Precinct 1 – Stage 2 (RP1 – Stage 2) is located south of the overall development site and consists of six separate residential blocks totalling 128 dwellings, arranged over two or three levels.

All dwellings have direct entry from the street at the boundary, and internally from a central parking arrangement at ground floor. A number of 1 bed dwellings are located wholly at ground level (at all residential blocks except T-C and T-D), with the remaining dwellings each occupying all three levels, and consisting of variable bedroom numbers (Blocks T-C and T-D are limited to two levels). For the purposes of this assessment, RP1 - Stage 2 has a building classification of class 2 (residences) and class 7a (parking), except at Blocks T-C and T-D which are class 1a (residences) and 10b (garages).

The requirements of the investigation are to:

- Review supplied drawings of the proposed development;
- 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 Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The report considers user groups such as the public, residents and residential visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- People with sensory impairment (hearing and vision)
- People with mobility impairments (ambulant and wheelchair)
- 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. Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: fit-out, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSI's, handrail design, signage etc. that will be included in construction documentation.

2.4. Statutory Requirements

The following standards are to be used to implement the Report:

- Federal Disability Discrimination Act (DDA)
- AS 1428.1:2009 (General Requirements for Access-New Building Work)

- AS 1428.4.1:2009 (Tactile Indicators)
- AS 2890.6:2009 (Parking Facilities)
- BCA – Building Code of Australia 2016 (Part D3, F2)
- DDA Access to Premises Standards 2010
- Edmondson Park South Development Control Plan 2012
- Liverpool Development Control Plan 2008

3. RP1 – STAGE 2

3.1. Ingress and Egress

RP1 – Stage 2 has a building classification of class 2 (residences) and class 7a (parking), except at Blocks T-C and T-D which are class 1a (residences) and 10b (garages).

Under the DDA Premises Standards and the BCA, access is required to the front entry doorway of each sole occupancy dwelling on at least one level of the building (class 2 only).

All dwellings in RP1 – Stage 2 have exclusive, gated street entrances directly accessible from the surrounding footpaths. These gated entrances are set within walled surrounds to private open space and are located directly on the boundary.

Because all of the dwelling entry gates are located directly on the property boundary, access to the front entry gates for compliance with the DDA Premises Standards and the BCA is not triggered.

3.2. Common Facilities

The configuration of RP1 – Stage 2 presents exclusive dwelling entries directly from the street, to all 128 dwellings. Garbage and recycling bins are held inside property boundaries on most occasions within private open space on and behind the street entrances. Mailboxes are integrated with the boundary wall, gate or doorway, adjacent to each dwelling street entrance.

In short, the typical common area facilities found in residential developments are not seen here. This means that the requirements for accessible common facilities under the DDA Premises Standards and the BCA are not triggered.

4. LIVEABLE HOUSING

4.1. General

This section of the report is concerned with the requirements affecting the design layout of one or more of the dwellings in the development, beyond the DDA Premises Standards minimum requirements for accessibility up to the entry doorway of all Sole Occupancy Units, and to and within common areas. Typically the requirements for accessibility and adaptability are contained in the relevant development control codes applicable to the site.

Edmondson Park South Development Control Plan 2012 is the relevant DCP applicable to the site. In addition we understand that a site specific design guideline has been lodged as part of the S75W application. We are advised that the design guideline will not make any reference to accessibility requirements, and Edmondson Park South DCP contains no requirements for accessibility.

The dwellings are defined as 'multi dwelling housing' and therefore are not subject to the requirements of SEPP 65 and associated Apartment Design Guide.

Frasers Property Australia has, as part of the concept plan, committed to targeting 20% of all dwellings across the Frasers Town Centre site as incorporating Livable Housing Guidelines Silver Level Universal Design features to provide housing that is appropriate for, but not limited to seniors. Note that 20% will be targeted across the entire Town Centre and not specifically in each individual Development Application. The 20% universal housing component will be provided in lieu of any separate adaptable dwellings.

4.2. Design Assessment of Liveable Housing Silver Level

The drawings nominate the following dwellings as candidates for LHA – Silver Level compliance (the basis of the universal housing target):

Block C North – 12089, 12095, 12098, 12104

Block C South – 12056, 12062, 12068, 12071, 12077, 12083

Block D North – 12005, 12011, 12014, 12020

Block D South – 12026, 12032, 12038, 12041, 12047, 12053

No Silver level dwellings have been proposed for Blocks T-C and T-D.

With 20 units proposed from a total of 128, the project has an initial target of 15.6% Silver level dwellings. It is understood that other residential blocks in other stages of the development (including the Town Centre) may also not initially target 20% (noting also that initial targets and nominated dwellings may vary through design development) however the overall “site-wide” project target of 20% will be strived for.

Layouts are generally identical in mirror image configuration. A slight exception occurs at three of the units with the addition of a study.

Compliance is assessed in general terms with a statement on each element.

Element 1 – There is at least one safe, continuous step-free pathway from the street entrance and/or parking area to a dwelling entrance that is level in accordance with LHA Silver requirements. This has been provided through the parking area (Element 3).

Element 2 – At least one level (step-free) entrance into the dwelling via the entry door, with 820mm min., clear width opening and level threshold transition can be achieved. The

dwelling entry is internal to building and is suitably weather protected. The rear carpark entrances of all universal dwellings can achieve these requirements.

Element 3 – Where a parking space forms part of the dwelling access it is to have level and slip resistant surfaces and dimensions of 5.4mts L x 3.2mts W. This has been achieved.

Element 4 - The dwelling layouts require internal doors to required entry level rooms within the dwelling to achieve 820mm min. clear opening width and a level threshold transition connected by 1000mm min. width of corridor/path of travel. In all cases the door clear widths scale as being slightly less than required. This will be further developed and detailed at CC stage.

Element 5 – At least one bathroom has a WC with clear circulation space of 900 W x 1200mm L forward of the pan and outside of door swing and located adjacent to a wall (to enable future installation of grab rails). This has been provided for all dwellings however the narrow width of the bathrooms means that the clearance is only just satisfied with the WC symbol shown. Final selection of WC must consider this to achieve compliance.

Element 6 – At least one bathroom can achieve a hob-less shower to be located in the corner of the room (to enable future installation of grab rails). This has been provided for all dwellings.

Element 7 – The relevant bathrooms can be detailed to provide suitable wall reinforcing around the shower and WC, to meet Liveable Housing Design requirements. This is achievable and will be further detailed at CC stage.

Element 8 – is not applicable as there is no internal stairway requiring a continuous handrail within any of the dwellings.

Recommendation:

- (i) Provide details at detailed design stage demonstrating compliance with Silver level universal design features (from LHA: Liveable Housing Design Guidelines).

4.3. Car Park Main Entrances to Liveable Housing

The drawings indicate parking spaces which are wider than standard and directly forward of the universal design dwellings.

These car spaces scale as 5.4mts L x 3.2mts W and occupy level floor surfacing. This is in accordance with Silver Level Universal Design from LHA: Liveable Housing Design Guidelines.