

report

Statement of Compliance Access For People With A Disability

Macquarie Village
110-113 Herring Rd Macquarie Park

Accessible Building Solutions
124 Upper Washington Drive
Bonnet Bay NSW 2226

P 9528 0276
F 9528 0896
E hmoutrie@optusnet.com.au

Accredited Access Consultant
Howard Moutrie ACAA No 177

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Introduction:

This report has been prepared at the request of Stamford Property services Pty Ltd to assess compliance of the proposed changes to the Stage 1 DA/ 75w approval, with the requirements of the Disability Discrimination Act 1992 . Compliance with the Access to Premises Standard and the BCA 2014 is deemed as compliance with the DDA.

The report shall not be used for any purpose other than its original intention.

Assessment Criteria:

This assessment considers the following:

- Compliance with the Access to Premises Standard 2010 and the BCA 2014.

Plus, where appropriate, consideration is given to:

- City of Ryde Development Control Plan 2010 part 9.2 Access for People with a Disability.
- Australian Standard AS 1428.1 – 2009 Design for Access and Mobility – General Requirements For Access -New Building Work. Australian Standard AS 4299 – 1995 Adaptable Housing.

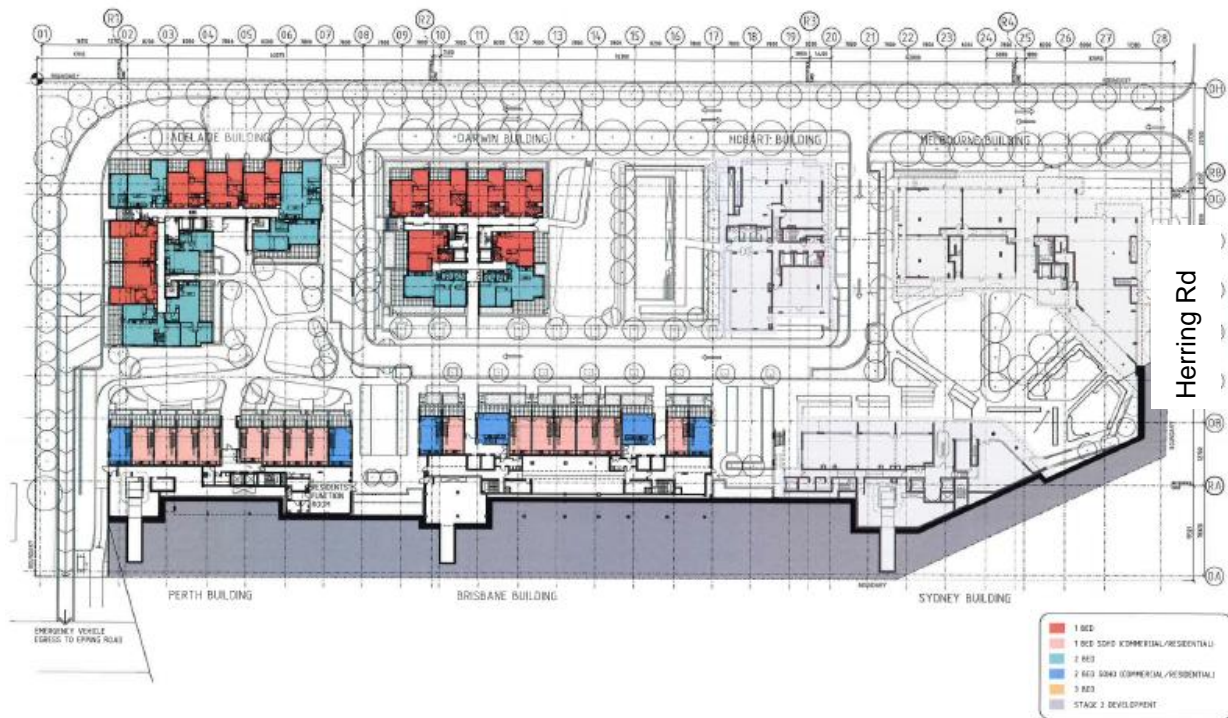
This assessment is divided into 2 sections, (i) assessment of the site concept plan and (ii) assessment of the stage 1 proposal.

This assessment is based on the following drawings prepared by Allen Jack + Cottier Architects.

DA2001	Level B1 Plan
DA2002	Level B2 Plan
DA2003	Level B3 Plan
DA2100	Ground Level Plan
DA2101	Level 1 Plan
DA2102	Level 2 Plan
DA2103	Level 3 Plan
DA2105	Level 5 Plan
DA2106	Level 6 Plan
DA2107	Level 7 Plan
DA2108	Level 8 Plan
DA2109	Level 9 Plan
DA2110	Level 10 Plan
DA2111	Level 11 Plan
DA2112	Level 12 Plan
DA2113	Level 13 Plan
DA2114	Level 14 Plan
DA2115	Level 15 Plan
DA 3100	Elevations
DA 3101	Elevations
DA 3102	Elevations
DA 3110	Sections
DA 3111	Sections
DA 3112	Sections
DA 3113	Sections

Section 1: Concept Plan

The proposal includes the construction of a road network linking 7 residential buildings.



Assessment

For people with disabilities, the proposal provides:

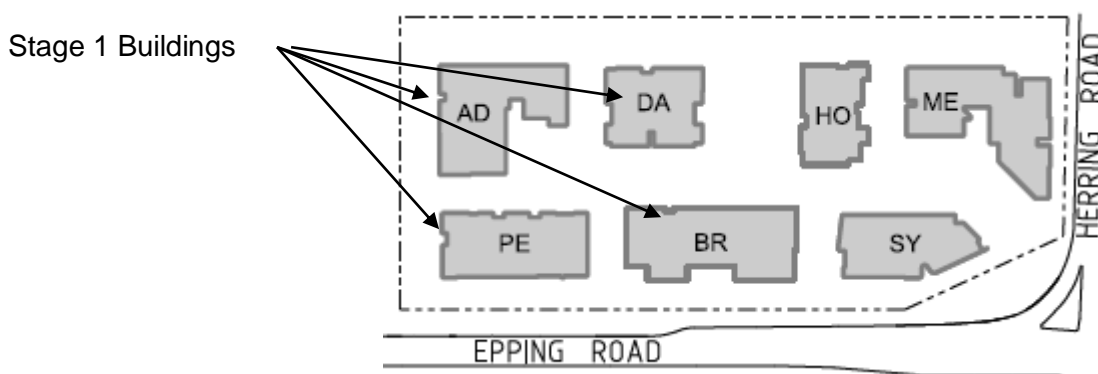
- Footpaths providing an accessible path to each building from the street
- On street and basement carparking
- Kerb ramps to AS 1428.1 to provide access from the road to the footpath level
- Access to all levels of each building by way of a lift complying with BCA 2013.
- Access to communal facilities.

Conclusion

I am satisfied that the proposal will provide appropriate access for people with disabilities throughout the development.

Section 2: Stage 1 Proposal

The Stage 1 proposal comprises 4 buildings as indicated below. These buildings vary in height, with apartments on all levels and basement carparking. They are accessed by a network of internal roads and pedestrian paths. The roads and paths provide access from the street frontage to all buildings and to common facilities. A communal swimming pool is centrally located.



Assessment to BCA 2014

Each building has been assessed separately, and for the sake of brevity, these assessments have been incorporated into the following table.

D3 Access & Egress	
Requirement	Class 2 To at least 1 floor containing units, and any floor accessed by a lift or ramp, and to the entry door of all units on that floor To and within not less than 1 of each type of common use facility
Compliance Comment	Yes Lifts provide access to all levels
Requirement	Required external access must be provided from (i) The main pedestrian entry points at the allotment boundary (ii) from any other accessible building connected by a pedestrian link (iii) accessible carparking space
Compliance Comment	Yes

Requirement	In a building required to be accessible an entry must be: (i) Through the principal entry (ii) Not less than 50% of all pedestrian entries (iii) In a building >500sqm a non accessible entry must be <50m from an accessible entrance (iv) If the doorways are separated by more than the width of a door leaf they will be considered as separate entrances
Compliance Comment	Yes
Requirement	Where an accessible entry has more than 1 doorway, 50% of the doors shall be accessible if there are >3 doors
Compliance Comment	Yes
Requirement	Where a doorway has multiple door leafs, unless it is auto opening, at least 1 leaf must have a clear opening of 850mm
Compliance Comment	Yes
Requirement	In areas required to be accessible: (i) Every ramp or stairway which is not fire isolated must comply with AS 1428.1 (ii) Every lift must comply with E3.6 (iii) Passing bays must be provided at max 20m intervals (iv) Turning spaces must be provided at max 20m intervals and within 2m of a dead end passage
Compliance Comment	Yes To be confirmed at CC
Requirement	It is not necessary to provide access to a. An area which would be inappropriate because of its particular use b. An area that would pose a health or safety risk for people with a disability c. a path of travel to a space exempted in (a) or (b).
Compliance Comment	Yes
Requirement	For sanitary facilities signage must: • identify the handing • identify on the door, if a facility is ambulant accessible • identify at a bank of facilities which does not contain an accessible facility, where the nearest accessible facility is located
Compliance Comment	Yes Applies to common facilities only
Requirement	Tactile indicators required at stairs other than a fire isolated stair, escalators, travelator, ramp other than a kerb or step ramp, a fire isolated ramp or a swimming pool ramp
Compliance Comment	Yes

Requirement	Tactile indicators or other suitable barrier is required to warn of overhead obstruction less than 2m above floor or a pathway meeting a vehicle accessway adjacent to a pedestrian entrance, if there is no kerb or kerb ramp at that point.
Compliance	Yes
Comment	No instances identified at this stage but compliance will be achieved
Requirement	Where access is reqd to a swimming pool it must be: <ul style="list-style-type: none"> i. A fixed or moveable ramp ii. A zero depth entry and an aquatic wheelchair iii. A platform lift and an aquatic wheelchair iv. A sling style lift All in accordance with Spec D3.10.
Compliance	Yes
Comment	Ramp access provided to communal pool
Requirement	Where the swimming pool has a perimeter of >70m at least 1 entry must not be sling type lift
Compliance	Yes
Comment	
Requirement	Latching devices on swimming pool gates do not need to comply with AS 1428.1
Compliance	Yes
Comment	
Requirement	On an accessway, where there is no chair rail, handrail or transom, all fully glazed or frameless doors, sidelights and any glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with AS 1428.1
Compliance	Yes
Comment	No instances identified at this stage but compliance will be achieved
Requirement	On an accessway: <ul style="list-style-type: none"> a. A series of connected ramps must not have a combined vertical rise of > 3.6m b. A landing for a step ramp must not overlap a landing for another ramp or step ramp
Compliance	Yes
Comment	

F2 Sanitary Facilities

Requirement	A unisex accessible toilet must be provided and at each bank of toilets on a storey required to be accessible, and <ul style="list-style-type: none"> • where there is more than 1 toilet in addition to an accessible toilet, a toilet suitable for a person with ambulant disabilities must be provided, and • Where male and female facilities are provided at separate locations the accessible facility need only be provided at one of the locations. • Be accessible without crossing an area reserved for one sex only • Provide even distribution of left and right hand facilities where more than 1 facility is provided
Compliance Comment	Yes
Requirement	An accessible sanitary compartment must contain: <ul style="list-style-type: none"> • A closet pan • A basin • A shelf or bench • A means of disposal of sanitary towels.
Compliance Comment	Yes Verify at CC
Requirement	Layout to comply with AS 1428.1
Compliance Comment	Yes Verify at CC
Requirement	Class 2 Where sanitary compartments are provided in common areas, not less than 1, Where showers are provided in common areas, not less than 1,
Compliance Comment	Yes

F3.6 Lifts

Requirement	In an accessible building every lift must comply with Table E3.6a & b
Compliance Comment	Yes Verify at CC

Assessment of Compliance with AS 4299 Adaptable Housing

Based on the original report and the subsequent approval for the project, it is assumed that the requirement for the adaptable units is 10% of the units to comply with AS 4299 as Class C adaptable dwelling. This is a typical requirement and considered appropriate.

Stage 1 comprises 343 units and 34 adaptable units have been provided. The units are distributed between the various buildings as follows:

Brisbane – 12 units

Darwin – 6 units

Perth – 8 units

Adelaide – 8 units

The units provide a representation of 1, & 2 bedroom units, are located on a range of floor levels and offer a variety of orientations.

At Development Application stage it is not possible to fully assess compliance as the requirements are in many instances related to detail requirements not considered for DA. This assessment has generally assessed if there is sufficient space provided to achieve compliance.

Requirement	Compliance	Remarks
The Site		
An accessible path of travel from the street, letterboxes, car park and to common facilities is provided	Yes	
Carparking		
A carspace 6m x 3.8m is provided	Yes	
Unit Entry		
The entry is accessible, covered, level, has a low threshold, permits wheelchair manoeuvrability and has an 850 clear door with lever handles	Yes	
Interior - General		
Access to bathroom, kitchen, laundry, living areas and outside areas is provided.	Yes	
Doors are 820mm clear (870 leaf) with corridors a min. 1000mm wide with circulation space at doors as per AS1428.1	Yes	In some cases units are planned for the removal of a cupboard to achieve the door circulation space to the bedroom
Living/ Dining Rooms		
Provision for circulation space of min 2250 dia, a telephone point adjacent to GPO and lighting which can achieve min 300 lux	Yes	

Kitchen

Floor surface to be non slip with 1550 clear between benches and circulation space at door to comply with AS1428.1. workbenches can be setout to provide requirements of AS 4299 including tap type and location, GPO locations.	Yes
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Main Bedroom

Can accommodate a queen size bed, wardrobe and circulation to AS 1428.2	Yes
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Bathroom

Provision to allow bathroom to be converted to complying with AS 1428.1. The floor is slip resistant and the shower recess is hobless and can provide a compliant shower area with provision for grabrails, mirror, GPO etc.	Yes
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Toilet

An accessible toilet or an enlarged toilet with an area 1200x900w in front of pan is provided which is capable of modification to comply with AS 1428.1. The floor is slip resistant and the wall is capable of installing grabrails.	Yes
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Laundry

Circulation at doors to comply with AS 1428.1 is provided with adequate circulation in front of appliances (min 1550mm). Provision for washing machine and drier is available with a double GPO and an accessible path of travel to clothes line if provided. The floor is slip resistant.	Yes	Cupboard style located in bathroom
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Door hardware

Lever door handles are provided, located 900-1100mm above floor	Yes
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Conclusion

Based on the preceding assessment, I am satisfied that the proposal will comply with the access provisions of the BCA 2013 and that a minimum of 10% of the units will comply with AS 4299 as adaptable.

Conclusion and Recommendation:

In summary, the project will provide:

- access for people with a disability from the street to all the proposed buildings via accessible pathways
- access to all communal facilities
- the provision of lifts allow access to the front door of all dwelling units.
- 10% of the units are designed to be adaptable in accordance with AS 4299, so that they can be easily modified to suit people with a disability.
- The adaptable units provide a variety of plan types, orientation and location
- Carparking is provided to the latest Standard for accessible car parking

On the basis of these outcomes, I am satisfied the project will exceed its obligations under the Disability Discrimination Act. Therefore, I recommend approval on the basis of its provision of access for people with a disability.



Howard Moutrie

ACAA Accredited Access Consultant No 177