

Development Application - Access Report Col James (Student Accomodation) - 83-123 Eveleigh Street, Redfern (7040)



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Project Title

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Project Number

7040

Date

7/06/2017

Prepared For

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Revision History

Doc #	Rev #	Title	Author	QA Reviewer	Date
01	-	Development Application - Access Report	Andrew Sanderson	Melanie Bond	9/6/2017

Introduction

Architecture & Access has been commissioned to provide access consulting services for the Development Application stage of the proposed Col James (Student Accommodation) development to be located at 83-123 Everleigh Street, Redfern.

The proposed project is multi storey student accommodation building to include 596 beds over 522 Rooms to be constructed over 23 Levels plus plant. The facility to be provided include the following:

- Lower Ground
 - Lobby
 - Landscaped Courtyard
 - Plant/Loading Dock
 - Gymnasium

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- Lounge
- Family Room
- Kitchen
- Cinema
- Amenities
- Laundry
- Services area
- Upper Ground
 - Forecourt
 - Entry Lounge/Lobby
 - Reception
 - Administration
 - Meeting Rooms
 - Studio and Cluster Accommodation Units
- Levels 1- 20
 - Studio and Cluster Accommodation Units
- Level 21
 - Studio and Cluster Accommodation Units
 - Lounge
 - Courtyard/Landscaped Terrace

Vertical travel to the upper levels is provided by 3 lifts. A stair is provided for pedestrian movement between the lower ground and the upper ground

In addition four fire stairs are provided for egress from the upper levels.

Documentation Reviewed

The report is based on drawings, received on

Drawing	Title	Revision
Architectural Drawings	DA Submission - For Client Approval	P

Architecture & Access accept no responsibility for the accuracy of the drawings or for any documentation updates that affect this Performance Solution and supersede the above documentation.

Purpose of Report

This report has been developed in response to the assessment completed against the DCP and other relevant Legislation pertaining to access for people with disabilities.

The report will provide comment on and advice regarding elements within the design that requires additional design development.

Where details are not available at this stage of development, notes and dimensions have been included to ensure the design intent is achieved as the design is progressed.

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

Legislative Requirements

City of Sydney - Access Development Control Plan 2004

The City of Sydney Access Development Control Plan (DCP) provides guidance to Council building owners and applicants in providing a barrier free environment for all persons, including those with a disability.

The Access DCP aims to provide non-discriminatory, equitable and dignified access for all people who use the City of Sydney, regardless of disability.

The objectives of this Access DCP are:

- To provide equitable access within all new developments and ensure that substantial building work carried out on or intensified use of existing buildings provides upgraded levels of access and facilities for all people.
- To ensure that the public domain of new development provides permeability, legibility, flexibility, consistency, integration and clarity to allow for equitable and safe access for all people.
- To provide a reasonable proportion of residential units in multi-unit developments which are designed to be flexible and easily modified to cater for occupants with existing disabilities or progressive disabilities.
- To implement the principles and fulfill the objectives established in the City of Sydney 2002 - 2005 Action Plan for People with Disabilities.
- To encourage consideration of access issues early in the development design process.
- To raise awareness and understanding of access issues for people with disabilities through investigation of best practice.

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) 2016

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.

The proposed development will be assessed under NCC/BCA 2016.

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.

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

- *Disability Discrimination Act (DDA) 1992.*
- *Disability (Access to Premises – Buildings) Standards 2010.*
- *Guideline on the Application of the Premises Standards Version 2 (2013), produced by Human Rights & Equal Opportunities Commission.*
- *National Construction Code / Building Code of Australia (NCC/BCA)*, as it applies to disability access in new buildings or buildings undergoing significant refurbishment or alteration.
- *AS 1428.1 – 2009 Design for access and mobility – General requirements for access – New building work (including Amendment 1 – 2010)*, referenced by the NCC and therefore includes mandatory requirements which impact on new building design.
- *AS 1428.2 – 1992 Design for access and mobility – Enhanced and additional requirements.* Whilst not mandatory, it is recommended as it contains preferred requirements for providing improved access for people with disabilities including fitout.
- *AS 1428.4.1 – 2009 Design for access and mobility – Means to assist the orientation of people with vision impairment – Tactile ground surface indicators*, also referenced by the NCC and includes mandatory requirements.
- *AS 1735.12 – 1999 Lifts, escalators and moving walks – Facilities for persons with disabilities.*
- *AS 1288 – 2006 Glass in Buildings – Selection and installation.*
- *AS 1428.5 – 2010 Design for access and mobility – Communication for people who are deaf or hearing impaired.*

Class 3 Student Accommodation

NCC/BCA Requirements

For a Class 3 Building Table 3.1 requires access:

- "From a pedestrian entrance *required* to be *accessible* to at least 1 floor containing *sole-occupancy units* and to the entrance doorway of each *sole-occupancy unit* located on that level"; and
- "To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, *swimming pool*, common laundry, games room,

- TV room, individual shop, dining room, public viewing area, ticket purchasing area, lunch room, lounge room or the like"; and
- Where a AS1428.1 2009 compliant ramp or passenger lift is installed (a) to the entrance doorway of each sole occupancy unit and (b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp".
 - Not more than 2 required accessible sole-occupancy units may be located adjacent to each other and where more than 2 accessible sole occupancy units are provided they must be representative of the range of rooms available.
 - "To and within the appropriate number of sole-occupancy units representative of the total number of sole-occupancy units as per Table 3.1. Where 1-10 SOUs are provided, 1 accessible unit. Where 11-40 SOUs are provided, 2 accessible units. Where 41-60 SOU, 3 accessible units. Where 61-80 SOU, 4 accessible units. Where 81-100 SOU, 5 accessible units. Where 101-200 SOU, 5 accessible plus 1 additional per every 25 of part thereof in excess of 100. Where 201-500 SOU, 9 accessible plus 1 additional per every 30 of part thereof in excess of 200. Where more than 500 SOU, 19 accessible plus one additional accessible per every 50 units or part thereof in excess of 500."

Standard Access Notes & Dimensions

1. Kerb ramps to be provided in accordance with AS1428.1:2009, including maximum gradient of 1:8 and length of 1520mm.
2. Gradient of paths to be maximum 1:20 with level landings as required by AS1428.1:2009 or a ramp must be provided.
3. All paths of travel to be minimum 1000mm wide. Crossfalls on paths of travel, ramps and walkways to be maximum 1:40 as required by AS1428.1:2009.
4. Paths and floor surfaces shall be slip resistant. Abutments of surfaces on a path of travel shall have no lip or step greater than 5mm and be rounded or bevelled. Joints between pavers to be no wider than 12mm and in compliance with AS1428.1:2009.
5. Drainage grates located on a path of travel to have openings or slots no larger than 13x150mm. The longer dimension of the opening is to be transverse to the direction of travel, as required by AS1428.1:2009.
6. Tactile ground surface indicators to be provided where a pedestrian path intersects with a roadway at the same grade. Indicators are to be setback 300mm from the roadway for a depth of 600-800mm, in a colour which provides a luminance contrast with the background surface, as required by AS1428.4.1:2009.
7. Obstructions such as bins, seats, bike racks, light poles, trees and planters are to be provided away from the building line and outside the path of travel.
8. Level landings at doors to have a maximum crossfall of 1:40. Landing dimensions are to be provided in accordance with AS1428.1:2009. Level transition to be provided at door threshold or threshold ramps in accordance with AS1428.1:2009 with maximum rise of 35mm, gradient of 1:8 and length of 280mm.
9. Door, door frame or adjacent wall to provide a minimum 30% luminance contrast between two of these surfaces.
10. Doors to provide a minimum 850mm clear opening width and door circulation space in accordance with AS1428.1:2009.

11. Door furniture to be located between 900 – 1100mm AFFL. Lever and pull handles to be 'D' profile as required by AS1428.1:2009. Push buttons, intercoms and all door controls to be located 900-1200mm AFL, not within 500mm of an internal corner and as required by AS1428.1:2009.
12. Where door closers are installed, the maximum force to open is not to exceed 20N.
13. Visual indicators in accordance with AS1428.1:2009 to be provided to all glazed doors, sidelights and windows capable of being mistaken for an opening.
14. Ramp gradients, level landings, handrails and kerbrails to be provided in accordance with AS1428.1:2009.
15. Tactile ground surface indicators to be provided at top and bottom of ramps and stairs (excluding fire stairs) in compliance with AS1428.4.1:2009.
16. Stairs to be provided in accordance with AS1428.1:2009, including contrast nosing to treads and handrails with compliant profile and extensions on both sides of the stair.
17. Fire isolated stairs to be provided with contrast nosings to treads and at least one handrail with compliant profile in accordance with NCC/BCA D3.3 (a)(iii) and AS1428.1:2009.
18. Lift car to have minimum car size of 1400 width x1600mm depth for lifts which travel greater than 12m, with fitout in accordance with NCC/BCA E3.6. Lift landing buttons to be 900-1200mm AFL, not within 500mm of an internal corner and as required by AS1735.12:1999.
19. Size, fitout and circulation spaces of Unisex Accessible WC shall be provided in compliance with AS1428.1:2009.
20. Size, fitout and circulation spaces of WC cubicles for people with ambulant disabilities to comply with AS1428.1:2009.
21. Accessible seating spaces to be provided in locations, numbers and dimensions, as required by NCC/BCA Table D3.9 and AS1428.1:2009.
22. Hearing augmentation systems to be provided in accordance with NCC/BCA Clause D3.7. Associated raised tactile and Braille signage shall be provided in accordance with NCC/BCA D3.6 and Specification D3.6.
23. Raised tactile and Braille signage to all sanitary facilities to be provided in accordance with NCC/BCA D3.6 and Specification D3.6. Signs to be positioned at a height of 1200–1600mm AFL on the wall to the latchside of the door and as required by AS1428.1:2009.
24. Raised tactile and Braille signage to be provided at exit doors to paths of egress, as required by BCA E4.5. Signage shall comply with D3.6(a)(ii) identifying the exit and the level of the building.
25. All light switches & GPOs to be located in accordance with AS1428.1:2009. All light switches to be between 900–1100mm AFFL, GPOs in unisex accessible WCs to be located between 600-1100mm AFFL and no closer than 500mm to internal corners. Switches to be 30mm rocker switches in unisex accessible WCs.
26. Lighting levels to comply with AS1428.1 Clause 17.1, i.e. uniform and in accordance with AS1680.0 to provide for safe movement within buildings.
27. Carpet pile height is to be 11mm maximum in compliance with NCC/BCA D3.3.
28. All internal fitouts to be by tenants and shall not compromise the minimum requirements for disability access.

29. Kitchenette fitout to provide access under bench and sink in accordance with AS1428.2 or be capable of easy modification if required to accommodate wheelchair access.
30. Emergency warning information systems to be provided in accordance with NCC/BCA.

2.0 External Paths of Travel

Appropriate paths of travel will be provided along Eveleigh Street for access to the Upper and Lower entrances.

All paths of travel required to be accessible will be of an appropriate gradient and crossfall as per AS1428.1:2009. kerb ramps will be provided to enable linking with other paths of travel and building within the area. As the design develops it will be ensured that all accessible paths of travel are appropriate for use by people with disabilities.

3.0 Entrances

There are two entrances to the Student Accommodation building at the lower and upper ground levels via automated sliding doors.

All doors required to be accessible will be of an appropriate operating strength as per AS1428.1:2009, have appropriate door hardware, appropriately located security and access controls, and visual indication in accordance with AS 1428.1 and AS 1428.2. 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 the accessible apartments and doors into common areas within the apartment building. Access will be provided to all common areas.

Access will be provided to all accessible apartments as well as to the front door of all of the clusters of apartments.

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 circulation requirements, these will be amended during design development in accordance with AS1428.1 2009, where necessary.

All doors required to be accessible will be of an appropriate operating strength as per AS1428.1:2009, have appropriate door hardware, appropriately located security and access controls, and visual indication in accordance with AS 1428.1, 2009.

7.0 Internal Paths of Travel

An accessible path of travel is to be provided to the front door of each cluster of apartments. A door bell or intercom will be provided at these doors so wheelchair users can have assisted entry to clusters when visiting friends.

Access to all Common Areas will be provided. Compliance can be achieved if paths are constructed in accordance with AS1428.1: 2009. All internal pathways have a minimum clear width of 1000mm.

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

8.0 Walkways

A number of walkways are provided throughout the building. Generally these are provided with gradients of 1:20 or better and possess appropriate widths for turning areas and passing areas.

The walkways will be design in compliance with AS 1428.1 2009 inclusive of floor finishes and luminance contrast.

9.0 Stairs

A number of stairs are proposed for the development. Four fire isolated stairs are included to provide egress throughout the building. An additional access stair is provided from the lower ground to the upper ground.

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

Stair details will be designed to ensure that where fire stairs will be used as general access stairs between floors by residents, they will be designed in accordance with AS 1428.1, AS 1428.2 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.

10.0 Lifts

Three lifts have been provided for vertical travel. Both travel from Lower Ground Floor to Level 21. Internal fit-out of lifts must comply with requirements set-out in AS 1735.12.

Limited details regarding the lifts are available at this stage of the project, however lifts will have minimum internal dimensions of 1400mm wide x 1600mm deep as per AS1428.2 and that details will be as per AS1735.12 which covers elements such as handrails and Braille and tactile buttons.

11.0 Unisex Accessible Sanitary Facilities

A number of unisex accessible sanitary facilities have been provided within the common areas for residents.

The number and location of these facilities are appropriate as they provide equitable access and meet the spirit and intent of the DDA.

All unisex accessible sanitary facilities will be designed in compliance with the requirements set out in AS 1428.1, 2009 and will have fittings, features and circulation spaces consistent with the requirements.

12.0 Ambulant Sanitary Facilities

Ambulant cubicles will be provided where gender banks of toilets and a UAWC are located together.

Further documentation is required to ensure appropriate circulation space and cubicles design is achieved within each of the gender facilities.

14.0 Hearing Augmentation

A Hearing Augmentation Listening System will be provided where there is provision of a public announcement system as per AS1428.2 to assist visitors with a hearing impairment.

These will be provided at the Reception and within the Meeting Rooms and Cinema as required.

15.0 Signage

Signage will be provided in compliance with the requirements set out in AS 1428.1, 2009, and as is appropriate for this stage of the design, no details have been provided as yet.

18.0 Sole Occupancy Units

23 Accessible apartments have been proposed for the residents which is above the requirements set out in the DAPS and NCC/BCA. The make up of the accessible rooms include seven accessible apartments proposed for students with mobility impairments. In addition eleven apartments with features to assist those who are speech and hearing impaired and five apartments for those who are vision impaired will be provided (refer attached Access Strategy - Student Accommodation SOU Provisions).

Equal numbers of left and right hand transfer apartments should be provided. The accessible apartments will have a kitchen and bathroom and be designed to meet AS 1428.1, 2009 and 1428.2 with appropriate knee clearances and circulation spaces.

20.0 Bike Store & Laundry

A bike store is proposed for use by residents, one on the Lower Ground Floor. Lift access is provided to this area with an entrance also proposed from Eveleigh Street which allows ease of access for users of hand-cycles as there is an accessible path of travel.

Consideration should be given to providing an area of the bike store where hand cycles could be stored and locked, they require a space of 2000mm l x 750mm w. We recommend providing doors with a width of 1000-1200mm and automated for ease of use by all residents.

One Laundry is provided for common use by residents. Circulation space in front of washers/dryer must be provided.

24.0 Emergency Evacuation

Emergency evacuation for people with disabilities is of utmost importance. Evacuation routes (accessible paths of travel) through the building will be provided with appropriately located emergency evacuation signage and appropriate evacuation plans incorporating access for people with disabilities.

Further discussion and investigation will be required regarding the evacuation of people with disabilities with the potential of refuges subject to discussion with the Fire Engineer.

An emergency evacuation plan inclusive of accessible egress routes will be developed to assist in the safe evacuation of all people using the facility inclusive of people with a disability (DDA).

Attachments

New Attachments

Col James (Student Accommodation) Access Strategy (Student Accommodation SOU Provisions).pdf

Andrew_Sanderson_CV.pdf

(See PDF Attachments)

Description

Col James (Student Accomodation) - 83-123 Eveleigh Street, Redfern (7040)
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No files attached