

**ARCHITECTUS**

**33 CROSS STREET DOUBLE BAY**

**ACCESS REVIEW**

**Morris-Goding Accessibility Consulting**

**FINAL v2**

21<sup>st</sup> August 2009

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## Access Review

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## 1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of 33 Cross Street, Double Bay 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 and toilets 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, can be readily achieved.

The recommendations in this report are associated with detailed design. These recommendations should be addressed prior to construction certificate.

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

- (i) In accordance with BCA part D3, ensure a minimum of 3 of the hotel guest rooms are accessible.
- (ii) An additional accessible car bay is required for hotel use under BCA part D3.
- (iii) Provide an accessible toilet on level 4 for hotel use.

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## **2. INTRODUCTION**

### **2.1. General**

Architectus has engaged Morris-Goding Accessibility Consulting to provide an access design review of the development at 33 Cross Street, Double Bay, NSW.

The development consists of residential apartments, a hotel, retail spaces, and two levels of basement car parking.

The requirements of the investigation are to:

- (i) Review supplied drawings of the proposed development;
- (ii) Provide a report that will analyse the design of the development; and
- (iii) Recommend actions that will ensure the design complies with the Federal Disability Discrimination Act (DDA), Building Code of Australia (BCA) and Australian Standards 1428.

### **2.2. Objectives**

The Report considers user groups that include hotel guest, staff and members of the public. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- People with sensory impairment (hearing & vision)
- People with mobility impairment (ambulant & wheelchair)
- People with dexterity impairment

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 statutory & regulatory guidelines to be encompassed in the Access Review include:

- Federal Disability Discrimination Act (DDA)
- Building Code of Australia
- AS 1428.1 - (80% of people with a disability accommodated)
- AS 1428.2 - (90% of people with a disability accommodated), where relevant
- AS 4299 – Adaptable Housing Code
- AS 1735.12 - Lift facilities for people with a disability
- Woollahra Municipal Council Access DCP 2004.

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### **3. INGRESS AND EGRESS**

#### **3.1. Site Entrances**

There is one main entry on the ground floor level into each of the following: the hotel, the bar/restaurant, and into each of the residential towers/blocks.

There is a continuous accessible path of travel from the street frontage to each of the entrances. The main paths of travel to these entrances from street frontage will allow two wheelchair users to pass each other simultaneously whilst travelling in the opposite direction, compliant with the DDA Premises Standards and AS 1428.2. The main paths of travel will also allow a single wheelchair user to turn 180° in an independent and dignified manner, compliant with the DDA Premises Standards and AS 1428.2.

#### **3.2. Building Entrances**

The main entry into the hotel and reception from Cross Street is via sliding door, which leads into a foyer area. A minimum clear width of 850 mm is achievable at each of the above entry doorway, compliant with AS 1428.2.

The main entry into the bar/restaurant from the courtyard is via a set of double swing doors. Each of door leaf at the above doorway appears to have a clear width of approximately 900 mm, compliant with AS 1428.2.

There is one main entry doorway to each of the four residential towers/blocks from Cross Street and the Courtyard. Each of the above doorways is a single-leaf swing door. Each of the above doorways appears to have a clear width of approximately 900 mm, compliant with AS 1428.2. Each of the above doorways has appropriate latch-side clearances, compliant with AS 1428.1.

There appears to be a total of 8 retail tenancies in the proposed development, all of which are located on the ground floor. Ensure all entry doorways to the above retail tenancies have a minimum 850 mm clear width (920 mm door leaf).

#### **3.3. Courtyard**

On the ground level, there is a central common courtyard. All of the retail tenancies and the each of the main residential and hotel entrances front this courtyard.

The courtyard is accessed from Cross Street via two separate pathways, each of which has gradients compliant with AS 1428.1. There is also a pathway connecting the courtyard to an adjacent existing allotment that is not part of the present access review.

In general, the ground level external domain is continuously accessible throughout. All pathways have appropriate gradients and clear widths that are compliant with AS 1428.2 and the DDA Premises Standards.

#### **3.4. Emergency Egress**

*Recommendations:*

- (i) Consider all doorways leading into the fire stairs (on all levels) have minimum clear width of 800 mm (870 mm door leaf) in accordance with AS 1428.1.
- (ii) Consider emergency warning systems to include audible and visual warnings to assist people with sensory disabilities, where appropriate.

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## **4. HOTEL AREAS**

### **4.1. Paths of Travel**

In the hotel foyer, there are circulation spaces which will allow a single wheelchair user to turn 180° in an independent and equitable manner, compliant with AS 1428.2. The main paths of travel will also allow two wheelchair users to pass each other whilst travelling in the opposite direction, compliant with AS 1428.2.

In the hotel foyer, there is a raised area at grid reference O11. There is a stairway connecting the lower and upper area of the foyer. There is a lack of access to the upper area for wheelchair users, which may give rise to a DDA issue.

The hotel guest rooms are located on levels 1 through level 3 (inclusive).

There is a continuous accessible path of travel from the front entrance and reception (ground floor) to all guest rooms on the upper floors and the basement car parking respectively via the lifts.

On every hotel room level, the corridor ends have circulation spaces which will allow wheelchair users to turn 180°, compliant with the draft DDA Premises Standards and AS 1428.2.

*Recommendations:*

- (i) Provide an internal accessible path of travel from the lower to the upper areas of the hotel foyer at grid reference Q10. This can be achieved.
- (ii) Provide handrails compliant with AS 1428.1 on both sides of the stairway connecting the lower and upper areas of the hotel foyer.

### **4.2. Restaurant/Bar (Ground Level and Level 4)**

There is a restaurant/bar on ground level. There is a bar on level 4. In general, there is a continuous accessible path of travel to each of the above restaurants from the entry lobby, from the basement car parking levels, and from the hotel guest rooms.

There is a 1:14 ramp on level 4 connecting the upper and lower levels of the bar, suitable under AS1428.1. There is also a stairway on level 4 connecting the upper and lower levels of the restaurant.

*Recommendation:*

- (i) Provide handrails compliant with AS 1428.1 on either side of the stairway and ramp

### **4.3. Hotel Pool & Locker Rooms (Level 4)**

On level 4, there is a pool located adjacent to the bar. There is a 1:14 ramp along the path of travel from the passenger lifts to the pool, compliant with AS 1428.1. There is a continuous accessible path of travel from the passenger lifts to the pool. The pool itself has circulation areas which will readily accommodate accessibility in accordance with the DDA Premises Standards

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clause D3.10. There is a continuous accessible path of travel within the pool area itself.

On level 4, there is a male locker room and a female locker room at grid reference G2. A clear width of 850 mm is achievable at the entry doorways to the male and female locker rooms respectively, compliant with AS 1428.2.

*Recommendation:*

- (i) Provide an accessible toilet on level 4 for hotel use.

#### **4.4. Hotel Passenger Lifts**

There are a total of two passenger lifts servicing the hotel. Each of these lifts services the ground floor level through level 4 of the hotel (inclusive).

Each of the above lifts has internal dimensions compliant with AS 1735.12 and AS 1428.2.

The lift lobbies in front of the lifts on every level have circulation areas that will allow a single wheelchair user to turn 180° in an independent and dignified manner, compliant with AS 1428.2 and the DDA Premises Standards.

In general, the hotel lifts provide a continuous accessible path of travel between the street frontage, the ground level common areas, the upper basement accessible car bay and the retail, residential, and hotel areas above.

*Recommendation:*

- (i) Ensure each of the above lift cars components in accordance with AS 1735.12 (buttons/raised/Braille/well lit, handrails, audio and visual devices).

#### **4.5. Accessible Hotel Rooms**

There are 69 hotel rooms. It is not clear from the drawings which of the hotel rooms are accessible.

*Recommendations:*

- (i) In accordance with BCA part D3, ensure a minimum of 3 of the hotel guest rooms are accessible. Ensure all designated accessible hotel guest rooms are located adjacent or close to the lift lobbies.
- (ii) The following recommendations are needed for an accessible room.
  - Ensure entry door and carer room door have 850mm clear width in accordance with AS1428.2.
  - Ensure the bedrooms have enough circulation area for 1000mm clearance on both sides and foot of a queen size bed. Ensure there is sufficient area for turning adjacent to the door (1550mm x 2070mm).
  - Ensure bathroom has circulation area of pan, basin and shower that complies with AS1428.1.



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## **5. RESIDENTIAL ACCOMMODATION**

### **5.1. Paths of Travel**

In general, there are continuous accessible paths of travel from the street frontage, the basement car parking and the retail, residential, and hotel areas above.

The lift lobbies on each level have circulation areas that will allow a single wheelchair user to turn 180° in an independent and dignified manner, compliant with AS 1428.2 and the DDA Premises Standards.

### **5.2. Passenger Lifts**

There is one passenger lift servicing the north tower. The lift connects the upper basement car parking level with ground floor and levels 1-5.

There is one passenger lift servicing the north-western residential tower. The lift connects the upper basement level, ground, levels 1 and 2.

There is one passenger lift servicing the west tower. The lift services the upper basement level, ground and levels 5-14 of the tower.

There is one passenger lift servicing the east tower. The lift services the upper basement level, ground and levels 1-11.

Each of the above lifts has internal dimensions compliant with the draft DDA Premises Standards and AS 1428.2.

*Recommendation:*

- (i) Ensure each of the above lift cars components in accordance with AS 1735.12 (buttons/raised/Braille/well lit, handrails, audio and visual devices).

### **5.3. Adaptable Units**

There are a total of 44 residential units in the proposed development.

There are a total of 11 residential units designated as adaptable. The north-east tower has units 105, 205, 305, 405 and 505 that are designated as adaptable. The east tower has units 403, 503, 603, 703, 803 and 903 that are designated as adaptable.

The development therefore achieves a proportion of 25% adaptable units, which easily satisfies the minimum of 10% adaptable units required under Woollahra Access DCP Table.

In all adaptable units, all of the entry and internal doorways appear to have clear widths of 750 mm, which will require modification under AS 4299.

In general, the internal corridors in all unit designs have clear widths which will provide a continuous accessible path of travel to all areas in the unit. The paths of travel are assumed to be level throughout.

In all kitchens, a circulation space of 1550 mm between base cabinets is, compliant with AS 4299. The provision of a separate cooktop and wall-mounted oven is achievable in all designs post-adaptation, compliant with AS 4299.

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In all living/dining areas, an unobstructed circulation space compliant with AS 4299 is appropriate

In all of the laundries, the circulation space in front of the laundry appliances is achievable under AS 4299.

Each of the bedrooms designated at the post-adaptation stage as accessible has internal dimensions readily accommodate the minimum circulation requirements under AS 4299. However, the clear widths and latch-side clearances of the main bedroom doorways will require modification.

All bathroom/ensuite designs have internal dimensions which will readily accommodate the combined pan, shower and washbasin circulation requirements under AS4299 and AS1428.1. At the accessible bathroom doorway, latch-side clearances will require modification.

The following recommendations need to be carried prior to CC.

*Recommendations:*

- (i) Unit main entry doors to have minimum clear width of 850 mm (920 mm door leaf), compliant with AS 4299.
- (ii) Ensure each of the internal doorways (including doorways connecting to a balcony) has a minimum clear width of 800 mm, compliant with AS1428.1.
- (iii) Main bedroom and ensuites of north east apartment adaptable units require latch-side clearance of 470 mm, compliant with AS 1428.1.
- (iv) At the main kitchen, provide separate cook top and wall-mounted oven. Provide a work bench space a minimum of 800mm in length adjacent to cook top, oven and sink.

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## **6. AMENITIES & FACILITIES**

### **6.1. Car Parking**

There are total of 6 accessible car parking bays, all of which are located on the upper basement level.

There is 1 accessible car parking bays that appear to be designated for hotel use, which will need to be increased under BCA. These car bays have clear widths of 3.2 m, which is compliant with AS 2890.1.

There are 2 lower basement car bays that appear to be designated for adaptable units within the east tower. There are 4 upper basement car bays that appear to be designated for adaptable units within the north-east tower.

The numbers of adaptable car bays comply with the 10% criteria of Council DCP.

All adaptable units have clear widths of 3.2 m, which satisfies AS2890.1 and Woollahra DCP table 1 requirements for adaptable unit car bays.

All accessible/adaptable car parking bays are located adjacent to the lift lobbies.

#### *Recommendations:*

- (i) An additional accessible car bay is required for hotel use under BCA part D3. This can be achieved.
- (ii) Provide a minimum vertical clearance of 2.5 m over each accessible/adaptable unit car parking bay.
- (iii) Provide a minimum 2.3 m vertical clearance over the vehicular path of travel leading to the each accessible adaptable unit parking bay.

### **6.2. Residential Garbage Bay (Upper Basement Level)**

There is a total of one residential garbage room, located on the upper basement level. The path of travel from each of the residential lift lobbies to the garbage room is accessible.

## **7. MISCELLANEOUS**

### **7.1. Lighting**

*Recommendation:*

- (i) Consider lighting to comply with AS1428.2

### **7.2. Signage**

*Recommendations:*

- (i) Signage shall comply with the BCA clause D3.6.
- (ii) Provide accessible way finding signage to and within the hotel areas