



AESTHETE NO.3 PTY LTD

**BARBER AVENUE
KINGSWOOD**

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL

15th October 2010

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the multi use development located at Barber Avenue, Kingswood 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, toilets, passenger lifts & carparking comply with the relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the reports 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, passenger lifts and accessible sanitary facilities, can be readily achieved.

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

2. INTRODUCTION

2.1. General

Aesthete No.3 Pty Ltd has engaged Morris-Goding Accessibility Consulting, to provide an access report of the proposed mixed use development located at Barber Avenue Kingswood. The development consists of retail tenancies, serviced apartments, and commercial tenancies with basement carparking.

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, and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA-2010), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The Report considers user groups, who include residence, 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 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. Access Requirements

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

- AS1428.1 – 2009 (80% of people with disabilities accommodated)
- AS1428.4 - (Tactile Ground Surface Indicators)
- AS1735.12 - Lift provision for people with disability
- BCA - Building Code of Australia
- DDA Access Code 2010
- Penrith City Centre DCP 2007, which requires compliance with DDA

3. INGRESS & EGRESS

3.1. Retail Areas

There is accessible entrance from the Great Western Highway via 2 x accessible ramps that lead to the retail areas on ground floor. The ramps appear to have appropriate gradient in accordance with AS1428.1 and the paths of travel have appropriate circulation areas in accordance with AS1428.2. There are 2 entry stairs nearby that are within 50 metres of the accessible entry, appropriate under DDA Premises Standards

There is an accessible entrance from Barber Ave to the retail areas on lower ground floor. The entrance is flush with the footpath. There is entry stair access on the corner of Parker Street and Barber Avenue that is within 50 metres of the accessible entry, appropriate under DDA Premises Standards. The paths of travel have appropriate circulation areas in accordance with AS1428.2.

Recommendation:

- (i) Entry stairs to have handrails in accordance with AS1428.1 and tactile ground indicators in accordance with AS1428.4.

3.2. Commercial Entries

The commercial area fronting Great Western Highway is accessed from the 2 x accessible ramps that allow access via automatic sliding doors to the commercial shuttle lift. The paths of travel have appropriate circulation areas in accordance with AS1428.2. The doors have appropriate width, compliant with the Penrith City Centre DCP 2007, the DDA Access Code 2010 and AS1428.1-2009.

The commercial area fronting is accessed from Barber Ave. There is appropriate access to the 2 x passenger lifts that access the commercial floor. The paths of travel have appropriate circulation areas in accordance with AS1428.2. The lift lobby doors have appropriate width compliant with the Penrith City Centre DCP 2007, the DDA Access Code 2010 and AS1428.1-2009.

3.3. Residential Entry

The residential building fronting Parker Street can be accessed from either the ground or lower ground floors.

The ground floor lift lobby is accessed via the 2 x accessible ramps from Great Western Highway. The paths of travel have appropriate circulation areas in accordance with AS1428.2. The lift lobby doors have appropriate width compliant with the Penrith City Centre DCP 2007, the DDA Access Code 2010 and AS1428.1-2009.

The lower ground floor lift lobby is accessed from Barber Ave. The paths of travel have appropriate circulation areas in accordance with AS1428.2. The lift lobby doors have appropriate width compliant with the Penrith City Centre DCP 2007, the DDA Access Code 2010 and AS1428.1-2009.

3.4. Emergency Egress

There accessible ramps at Great Western Highway on ground floor and Lower ground floor to Barber Ave are the most appropriate means of accessible emergency egress for a person (s) in a wheelchair.

There are multiple fire stairs scattered even around the mixed use development (north, east, south & west), which eventually exits to the surrounding exterior footpaths. The fire exit door appears to have an 800mm clear width (870mm door leaf).

Recommendation:

- (i) Consideration is needed for all new emergency exit doors to have 850mm clear widths (920mm door leafs). Consider creating fire safety refuges in fire stairs

4. RETAIL TENANCIES

4.1. General

There are numerous retail tenancies and a supermarket within the ground level & lower ground level.

According to RL readings, the thresholds into each retail area are flush with the surrounding floor surfaces and appropriate for all wheelchair users, compliant with the Penrith City Centre DCP 2007, the DDA Access Code 2010 and AS1428.1-2009.

The circulation areas within each of the retail tenancies are sufficiently wide enough to allow a person in a wheelchair the ability to turn 180° in an equitable and dignified manner. The paths of travel around each retail tenancy will also allow two people in wheelchairs the ability to pass each other, travelling in opposite directions, compliant with AS1428.1-2009.

Common use retail entry doors appear to clear widths in accordance with the Penrith City Centre DCP 2007, the DDA Access Code 2010 and AS1428.1-2009.

4.2. Passenger Lifts

There are a total of 4 passenger lifts within the retail area located near Great Western Highway. These lifts provide a continuous accessible path of travel to and from the ground level and the lower ground and also the 3 basement levels.

The passenger lifts have 1500mm (W) x 2400mm (L) internal dimension, compliant with the Penrith City Centre DCP 2007 and the DDA Access Code 2010 Table E3.6.

The circulation spaces in front of the passenger lifts will allow two wheelchair users the ability to turn 180° in an equitable and dignified manner. The paths of travel around the passenger lift lobby's will also allow two people in wheelchairs the ability to pass each other travelling in the opposite directions compliant with the Penrith City Centre DCP 2007, the DDA Access Code 2010 and AS1428.1-2009.

The circulation spaces around the lobbies will also allow all persons in wheelchairs the ability to enter and exit the passenger lift in an equitable and dignified manner.

Recommendation:

- (i) Ensure the passenger lift has internal components (control panels, audio/visual indicators, handrails and light levels) that meet the requirements of AS1735.12.

4.3. Escalator

There is an escalator located within the retail area adjacent to the north-west entry stair. This escalator provides access to and from the ground floor and basement levels 1 & 2. The escalator is located adjacent the bank of retail lifts.

Recommendation:

- (i) Provide tactile ground surface indicators (TGSI) at the top and bottom of the escalator, compliant with AS1428.4.

4.4. Sanitary Amenities

There is a bank of male/female toilets located on the ground level in close proximity to the travelator and the passenger lifts. There is an accessible adjacent to the bank of male/female toilets. The accessible toilet appears to have 2500mm x 2000mm internal dimension, compliant with AS1428.1 and BCA.

There is another bank of male/female toilets located near the lower ground level and the supermarket. There is an adjacent accessible toilet, which appears to have 2500mm x 2000mm internal dimension, compliant with AS1428.1 and BCA.

Recommendations:

- (i) Ensure all accessible toilets are enlarged to comply with DDA Access Code 2010 and AS1428.1-2009.
- (ii) Where there are banks of male/female toilets there needs to be at least one ambulant cubicle installed in each male and female sanitary block, compliant with the DDA Access Code 2010 clause F2.4.

5. COMMERCIAL AREAS

5.1. Path of Travel

In general, the common areas within all levels within all buildings are appropriate for wheelchair users. All commercial tenancies are open planned and will allow a person in a wheelchair the ability to turn 180° in an equitable and dignified manner. The paths of travel to and within will also allow two people in wheelchairs the ability to pass each other, travelling in opposite directions, compliant with the Penrith City Centre DCP 2007, the DDA Access Code 2010 and AS1428.1-2009. There is appropriate accessibility to and within all floors.

All commercial floors are accessed by passenger lifts. The accessible paths are appropriate under Penrith City Centre DCP 2007, the DDA Access Code 2010 and AS1428.1-2009.

All common use commercial entry doors have appropriate width, compliant with the Penrith City Centre DCP 2007, the DDA Access Code 2010 and AS1428.1-2009.

5.2. Passenger Lifts

The passenger lifts provide a continuous accessible path of travel to and from the lower ground level to level 8.

The passenger lift has a 1500mm (W) x 2400mm (L) internal dimension, compliant with the Penrith City Centre DCP 2007 and the DDA Access Code 2010 Table E3.6.

The circulation spaces in front of the passenger lift (lower ground level, ground level & levels 1-7) allow two wheelchair users the ability to turn 180° in an equitable and dignified manner. The paths of travel will also allow two people in wheelchairs the ability to pass each other travelling in the opposite directions compliant with the Penrith City Centre DCP 2007, the DDA Access Code 2010 and AS1428.1-2009.

The circulation spaces around the lobbies will also allow all persons in wheelchairs the ability to enter and exit the passenger lift in an equitable and dignified manner.

Recommendation:

- (i) Ensure the passenger lift has internal components (control panels, audio/visual indicators, handrails and light levels) that meet the requirements of AS1735.12.

5.3. Sanitary Amenities

There is a bank of male/female toilets located on each of the upper levels (1-7). There is an accessible toilet adjacent to each bank of male/female toilets.

The accessible toilets appear to have 2500mm x 2000mm internal dimension, compliant with AS1428.1 and BCA.

Recommendations:

- (i) Ensure all accessible toilets are enlarged to comply with DDA Access Code 2010 and AS1428.1-2009.
- (ii) The accessible toilet pans should have a combination of left and right hand transfer in accordance with DDA Access Code 2010
- (iii) Where there are banks of male/female toilets there needs to be at least one ambulant cubicle installed in each male and female sanitary block, compliant with the DDA Access Code 2010 clause F2.4.

6. RESIDENTIAL AREAS

6.1. Path of Travel

From the information provided there are approximately 182 serviced apartments.

The serviced apartments are accessed via the use of 3 banks of passenger lifts. All serviced apartment levels within buildings A & C have long or short corridors, with 1400mm minimum width.

The lift lobbies have approximately 2 metre width and the ends of the corridor have 2 metre width in accordance with DDA Access Code.

6.2. Passenger Lifts

There are two passenger lifts in the serviced apartment lift lobby located in the plaza area on the lower ground floor. Both passenger lifts have appropriate internal dimensions, compliant with the DDA Access Code 2010.

The circulation spaces in front of the passenger lifts will allow two wheelchair users the ability to turn 180° in an equitable and dignified manner.

The paths of travel around the passenger lift lobby's (1550mm minimum widths) will also allow two people in wheelchairs the ability to pass each other travelling in the opposite directions compliant with the Penrith City Centre DCP 2007, the DDA Access Code 2010 and AS1428.1-2009.

The circulation spaces around the lobbies will also allow all persons in wheelchairs the ability to enter and exit the passenger lift in an equitable and dignified manner.

Recommendation:

- (i) Ensure the passenger lift has internal components (control panels, audio/visual indicators, handrails and light levels) that meet the requirements of AS1735.12.

6.3. Serviced Apartments Design

There are 92 serviced apartments in stage 2 and 90 serviced in apartments in building C, which is a total of 182 serviced apartments. From the information provided, 9 accessible serviced apartments have been provided, however there is no indication of accessible sole occupancy serviced apartments allocated on the drawings.

At this stage of the development ensure the following recommendations are implemented in the design layout of each serviced apartment. These recommendations will ensure the correct circulation areas are provided for all persons in a wheelchair.

Recommendations:

- (i) Ensure there is a total of 9 accessible serviced apartments allocated for this develop spread over all residential areas (stage 2 & building C), compliant with the DDA Access Code 2010 Table D3.1.

- (ii) Ensure entry door to have 850mm clear width (920mm door leaf) and provide a 510mm latch side clearance on the internal and external side of the door, compliant with the Penrith City Centre DCP 2007, the DDA Access Code 2010 and AS1428.1-2009.
- (iii) Ensure the bedroom shall have an internal dimension of 3600mm x 3600mm with the robe to be located outside this circulation space.
- (iv) Ensure the bathroom has pan, washbasin & shower in accordance with AS1428.1
- (v) Ensure the living area should have clear area of 2250mm minimum diameter after the furniture has been placed.
- (vi) Where provided kitchenettes shall have a 1550mm circulation space between base cabinets or in front of them, compliant with the Penrith City Centre DCP 2007 & AS1428.2.

7. MISCELLANEOUS

7.1. Car Parking

From the information provided there is a total of 960 car spaces. Of the total amount of carparking bays there is 239-retail, 500-commercial & 221-residential allocated.

The basement plans show a total of 19 accessible car bays. From the information provided are 5 accessible bays allocated for retail, 5 accessible car bays allocated for commercial and 9 accessible car bays allocated for serviced apartments. These numbers are appropriate under DDA Access Code.

The accessible car bays have been designed with adjacent shared zone of 5400mm (L) x 2400m (W), compliant with AS2890.6 clause 2.2.1.

Recommendations:

- (i) In general ensure there is a minimum 2200mm vertical clearance from the car park opening to all accessible parking bays, compliant with AS2890.6-Fig 2.7.
- (ii) All accessible car bays to have 2.5 metre vertical clearance
- (iii) Ensure accessible car parking bays shall have a 5400mm (L) x 2400m (W), with and

7.2. Signage

Recommendation:

- (i) Signage shall comply with the DDA Access Code 2010 (signage specifications) Clause D3.6 and AS1428.1-2009 Clause 8.