

ROBERTSON + MARKS

STAGE 1 SHEPHERDS BAY RESIDENTIAL

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL v3

18th November 2010

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the Sheppard's Bay Residential units 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, passenger lifts, car parking, common facilities and adaptable units comply with relevant statutory guidelines.

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

- (i) All adaptable units will require modification in order to comply with AS4299.
- (ii) Relocate the correct number of adaptable parking bays so that they are adjacent the lifts that access the adaptable units.
- (iii) All adaptable units require access into the courtyard. These access doors require clear widths of 850mm with latch side clearances of 510mm.

2. INTRODUCTION

2.1. General

Robertson + Marks have engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed residential development located at Rothesay Avenue, Meadowbank within the Shepherds Bay Precinct.

From the information provided, the residential building associated with the Shepherds Bay Precinct has 242 units over 10 residential levels.

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 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. Statutory Requirements

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

- AS 1428.1 - (80% of people with disabilities accommodated)
- AS 1428.2 - (90% of people with disabilities), where relevant
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act
- City of Ryde Access DCP 2010

3. INGRESS & EGRESS

3.1. Rothesay Ave Entrance

There is an accessible path of travel leading to the lower ground floor (LGF) entry from Rothesay Ave via a series of 1:14 gradient ramps. The entry has double hinged doors with appropriate clearances and circulation compliant with AS1428.2 and the DDA Premises Standards. There is appropriate circulation areas in front of the passenger lift appropriate for a person in a wheelchair. The passenger lifts provide access to all residential levels and car parking.

It is noted that the ground floor entry from Pocket Park is not accessible.

3.2. Belmore Street Entrance

The lower ground (LGF) and ground floor (GF) Belmore Street entries appear to be accessible via the pedestrian footpath. The wheelchair accessibility of the path of travel from the pedestrian footpath to the building entry is unclear.

It is noted that Belmore Street has a steeper gradient than what is required under AS1428.1

LGF and GF lobbies near Belmore Street are accessible via double hinged doors that have appropriate clearances and circulation compliant with AS1428.2 and the DDA Premises Standards. There is appropriate circulation areas in front of the passenger lift appropriate for a person in a wheelchair. The passenger lifts provide access to all residential levels and car parking.

3.3. Hamilton Crescent Entrance

The Level 1 Hamilton Crescent lobby is accessible via the pedestrian footpath. The path of travel appears to be on grade compliant with AS1428.1. The doors have an 850mm clear width (900mm door leaf) and appropriate clearances and circulation compliant with AS1428.2 and Ryde Access DCP. There is appropriate circulation areas in front of the passenger lift appropriate for a person in a wheelchair. There are stairs in the lift lobby which provides access into the level 1 units and can be wheelchair accessible via the passenger lifts which provide access to all residential levels and car parking.

Access into level 2 lift lobby near Hamilton Crescent is via the pedestrian bridge. The bridge appears to be on grade with the footpath and lobby area, appropriate for wheelchair users in accordance with AS1428.1. The bridge has a minimum width of 2.2m appropriate for two wheelchair users to pass each other in accordance with Ryde Access DCP and AS1428.2. The double doors at the lobby entry have a clear width of 850mm (900mm door leaf) and appropriate clearances and circulation compliant with AS1428.2 and Ryde Access DCP. There is appropriate circulation areas in front of the passenger lift appropriate for a person in a wheelchair. The passenger lifts provide access to all residential levels and car parking.

3.4. Emergency Egress

There are 6 emergency stair wells leading from the upper residential levels down to street level and others leading out from the lower basement car park levels.

All fire doors appear to have a 1000mm clear width in accordance with AS1428.2.
All fire stairs and corridors are wheelchair accessible on all levels.

4. PATHS OF TRAVEL

4.1. Paths of Travel

In general, once inside the building there are 6 passenger lifts at each of the 6 entrances that provide a continuous accessible path of travel to each apartment in accordance with AS1428.1. The corridors have a width of 1950mm which will allow wheelchair users to perform 180 degree turns in accordance with AS1428.2 and the DDA Premises Standards. There is appropriate circulation to allow two wheelchair users to pass one another in accordance with AS1428.2.

The ends of the corridors on all floors have suitable width of 1950mm to allow wheelchairs user to perform 180 degree turns AS1428.2 and the DDA Premises Standards.

4.2. Lifts

There are 6 passenger lifts within the building with suitable wheelchair access to all residential floors and car parking. The lifts provide an appropriate continuous accessible path of travel to and from the ground floor lift lobby to the residential apartments.

The passenger lift shaft appears to have internal dimensions of 1940mm x 2300mm.

Recommendation:

- (i) Confirmation required for passenger lifts with internal dimensions of 1400mm x 1700mm in accordance with AS1428.2 and the Ryde Council DCP.

4.3. Common Amenities

There is a landscaped courtyard on the ground floor of the residential development. Access to the courtyard from within the building is unclear.

The courtyard appears to have a set of stairs which separates the courtyard. If different facilities are available on the separate levels, there could be a possible equity issue due to the stairs accessing the separate levels of the landscaped courtyard and no other means of wheelchair access at this point.

Recommendations:

- (i) All adaptable units require access into the courtyard. These access doors require clear widths of 850mm with latch side clearances of 510mm
- (ii) Provide handrails for courtyard stairs compliant with AS1428.1.

5. ACCOMMODATION

5.1. Residential Units

The development falls under Ryde Council. According to Ryde Council Access DCP 2010, 10% of the total amounts of apartments are to be designed according to AS4299. There are a total of 242 apartments.

A total of 25 adaptable units have been selected compliant with Ryde Council Access DCP. This is suitable under the DCP.

5.2. Adaptable Unit Design: Type 1 (2 Bed/2 Bath)

The following comments relate to units UB-27, LG-16, LG-27, GF-16, GF-27, 1-16, 1-27, 2-16, 2-27, 3-16, 3-27, 4-27

The entry doors have an 850mm clear width and a 700mm latch side clearance on the internal and external side of the door, compliant with AS1428.2. Bedroom and bathroom doors have a clear width of 800mm compliant with AS4299.

The corridor width in front of the bedroom door appears to be 1100mm, non-compliant with AS1428.1. The bedroom has internal dimensions of 3600mm x 3600mm, outside the robe area compliant with AS4299. The main bedroom door has a 300mm latch side clearance, non-compliant with AS1428.1.

It is assumed that the ensuite attached to the main bedroom will be the accessible bathroom. The ensuite door has a clear width of 650mm and 150mm latch side clearance.

Drawings are to show post-adaptation layouts with capped off services as required in pre-adaptation drawings to achieve the circulation requirements in compliance with AS1428.1. Bathrooms are to have internal dimensions with circulation areas to cater for pan, basin and shower in accordance with AS1428.1 at pre-adaptation stage. The en-suite will need to be enlarged.

There is a 1200mm clearance between base cabinets of kitchen. Drawings to show kitchen bench can be relocated to provide 1550mm clearance. Floor to be tiled pre-adaptation to allow for relocated kitchen bench. There is sufficient work bench space to allow for a compliant kitchen.

The living area has appropriate circulation space of 2250mm diameter after furniture has been placed in compliance with AS4299. There is an accessible path from the living area to the balcony.

The laundry has a 1550mm diameter circulation area in front of laundry appliances compliant with AS4299.

Recommendations:

- (i) En-suite door and bedroom door requires 800mm open clear width and 470mm latch side clearance
- (ii) Ensure the corridor width in front of the bedroom door is 1200mm
- (iii) Bathroom (shower, toilet, wash basin) to comply with circulation area requirements of AS1428.1, that is provide an area of 2000mm x 1600mm around the pan. The wash basin should sit outside this area, and if needed

only encroach into this area by 100mm (max). The shower area requires 2500mm x 1600mm.

- (iv) The kitchen is required to have a clearance of 1550mm between base cabinets (post adaptation). Provide separate cook top and wall mounted oven. Provide a work bench space (800mm in length) adjacent to refrigerator, cook top, oven and sink.

5.3. Adaptable Unit Design: Type 2 (3 Bed/2 Bath)

The following comments relate to units UB-21, LG-21 and GF-21.

The entry doors have an 850mm clear width and circulation and clearances compliant with AS4299. Bedroom, bathroom and laundry doors have a clear width of 700mm. The ensuite door has a clear width of 650mm.

The main bedroom door has a 370mm latch side clearance. The ensuite has a 150mm latch side clearance.

The main bedroom has internal dimensions of 3600mm x 3600mm, outside the robe area compliant with AS4299.

The en-suite will need to be enlarged to show post-adaptation layouts with capped off services as required in pre-adaptation drawings to achieve the circulation requirements in compliance with AS1428.1.

There is an 1100mm clearance between base cabinets of kitchen. Drawings to show kitchen bench can be relocated to provide 1550mm clearance. Floor to be tiled pre-adaptation to allow for relocated kitchen bench. A separate cook top and wall mounted oven to be provided pre-adaptation. There is sufficient work bench space to allow for a compliant kitchen.

The living area has appropriate circulation space of 2250mm diameter after furniture has been placed in compliance with AS4299. There is an accessible path from the living area to the balcony.

The laundry requires a 1550mm diameter circulation area in front of laundry appliances compliant with AS4299.

Recommendations:

- (i) Ensure the main bedroom and en-suite door has a latch side clearance of 470mm. The en-suite, bedroom, bathroom and laundry doors door requires an 800mm clear width.
- (ii) Bathroom (shower, toilet, wash basin) to comply with circulation area requirements of AS1428.1, that is provide an area of 2000mm x 1600mm around the pan. The wash basin should sit outside this area, and if needed only encroach into this area by 100mm (max). The shower area requires 2500mm x 1600mm.
- (iii) The kitchen is required to have a clearance of 1550mm between base cabinets (post adaptation). Provide separate cook top and wall mounted oven. Provide a work bench space (800mm in length) adjacent to refrigerator, cook top, oven and sink.
- (iv) Provide a minimum circulation space of 1550mm diameter to satisfy the circulation requirements as in AS4299 clause 4.8.

5.4. Adaptable Unit Design: Type 3 (3 Bed/3 Bath)

The following comments relate to unit 5-28.

The entry doors have an 850mm clear width and circulation and clearances compliant with AS4299. Bedroom, bathroom and laundry doors have a clear width of 750mm. The ensuite door has a clear width of 650mm and 150mm latch side clearance.

The corridor width in front of the bedroom door appears to be 1050mm. The main bedroom has internal dimensions of 3800mm x 4200mm, outside the robe area compliant with AS4299.

The ensuite will need to be enlarged to show post-adaptation layouts with capped off services as required in pre-adaptation drawings to achieve the circulation requirements in compliance with AS1428.1.

There is an 1100mm clearance between base cabinets of kitchen. Drawings to show kitchen bench can be relocated to provide 1550mm clearance. There is sufficient work bench space to allow for a compliant kitchen.

The living area has appropriate circulation space of 2250mm diameter after furniture has been placed in compliance with AS4299. There is an accessible path from the living area to the balcony.

The laundry requires a 1550mm diameter circulation area in front of laundry appliances compliant with AS4299.

Recommendations:

- (i) The en-suite, bedroom, bathroom and laundry doors door requires an 800mm clear width. Ensure the main bedroom and ensuite has a latch side clearance of 470mm.
- (ii) Ensure the corridor width in front of the bedroom door is 1200mm in compliance with circulation requirements of AS1428.2.
- (iii) Bathroom (shower, toilet, wash basin) to comply with circulation area requirements of AS1428.1, that is provide an area of 2000mm x 1600mm around the pan. The wash basin should sit outside this area, and if needed only encroach into this area by 100mm (max). The shower area requires 2500mm x 1600mm.
- (iv) The kitchen is required to have a clearance of 1550mm between base cabinets (post adaptation). Provide separate cook top and wall mounted oven. Provide a work bench space (800mm in length) adjacent to refrigerator, cook top, oven and sink.
- (v) Provide a minimum circulation space of 1550mm diameter to satisfy the circulation requirements as in AS4299 clause 4.8.

5.5. Adaptable Unit Design: Type 4 (1 bed, 1 bath)

The following comments relate to units GF-01, 1-01, 2-01, 3-01, 4-01, 5-01, 6-01, 7-01 and 8-01. These units access Hamilton Crescent.

The entry doors have an 850mm clear width with suitable external latch side and poor internal latch. Bedroom and bathroom doors have a clear width of 750mm.

The corridor widths in front of the bedroom and laundry doors are appropriate.

The bedroom has internal dimensions, outside the robe area compliant with AS4299.

The bathroom will need to be enlarged to show post-adaptation layouts with capped off services as required in pre-adaptation drawings to achieve the circulation requirements in compliance with AS1428.1. Bathrooms are to have internal dimensions with circulation areas to cater for pan, basin and shower in accordance with AS1428.1 at pre-adaptation stage. The en-suite will need to be enlarged.

There is a 1200mm clearance between base cabinets of kitchen. Drawings to show kitchen bench can be relocated to provide 1550mm clearance. Floor to be tiled pre-adaptation to allow for relocated kitchen bench. There is sufficient work bench space to allow for a compliant kitchen.

The living area has appropriate circulation space of 2250mm diameter after furniture has been placed in compliance with AS4299. There is an accessible path from the living area to the balcony.

Recommendations:

- (i) Bathroom door and bedroom door requires 800mm open clear width
- (ii) Bathroom (shower, toilet, wash basin) to comply with circulation area requirements of AS1428.1, that is provide an area of 2000mm x 1600mm around the pan. The wash basin should sit outside this area, and if needed only encroach into this area by 100mm (max). The shower area requires 2500mm x 1600mm.
- (iii) The kitchen is required to have a clearance of 1550mm between base cabinets (post adaptation). Provide separate cook top and wall mounted oven. Provide a work bench space (800mm in length) adjacent to refrigerator, cook top, oven and sink.
- (iv) The laundry has a 1550mm diameter circulation area in front of laundry appliances compliant with AS4299.

6. MISCELLANEOUS

6.1. Car Parking

There are 3 separate levels of car parks with adaptable parking bays located across all levels.

There are 25 adaptable unit parking bays provided with a width of 3.8m compliant with AS4299.

Recommendations:

- (i) Relocate 5 adaptable parking bays adjacent to passenger lifts which form part of the continuous path of travel to the relevant adaptable units. The path of travel from the Rothesay Avenue and Belmore Street entry adaptable unit car bays to the lift lobby is traversal of vehicular paths of travel, which could be a safety issue for people with mobility impairments.
- (ii) Each adaptable unit car park requires a height clearance of 2.5 metres.
- (iii) The approach to each adaptable car parking bay should not have vertical clearance of less than 2200mm.

6.2. Garbage Area

There are 6 garbage holding rooms located in the basement car parking levels. The garbage holding rooms are accessible via the 6 passenger lifts. The garbage rooms are located adjacent to the passenger lift. The double doors have clear widths of 600mm.

Recommendation:

- (i) Garbage holding room doors are to have a clear width of 800mm appropriate for wheelchair users.

6.3. Letterbox Area

It is currently unclear where the letterbox areas are located and how it is accessed.

Recommendation:

- (i) Provide a hardstand letterbox area adjacent to lift lobby areas with 1550mm circulation area appropriate for wheelchair users.