



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

Contents

Introduction	2
Assessment Criteria	2
Section 1 – Concept Plan	3
Assessment	3
Conclusion	3
Section 2 – Stage 1 Proposal	4
Assessment to BCA 2011	4
Assessment to AS 4299 Adaptable Housing	8
Conclusion	11
Conclusion and Recommendations	12

Document Control

Principal Author: Howard Moutrie	Issue.	Revision	Date
	Draft		10/01/2011
	For Submission	Drawing list added	14/01/2011

Introduction:

This report has been prepared at the request of Stamford Land Corporation Ltd to assess compliance of the works proposed Concept Plan and the Stage 1 Project Application, with the requirements of the Disability Discrimination Act 1992 . Compliance with the Access to Premises Standard and the draft BCA 2011 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 draft BCA 2011.

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 – 2010 Design for Access and Mobility – General Requirements For Access -New Building Work. Although the 2001 version is current at the time of this report it is anticipated that the 2010 version will apply to this project.
- 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
DA2115	Level 15 Plan
DA2116	Level 16 Plan
DA2117	Level 17 Plan
DA2118	Level 18 Plan
DA2119	Level 19 Plan
DA2120	Level 20 Plan
DA2121	Level 21 Plan
DA2122	Level 22 Plan
DA2123	Level 23 Plan
DA2124	Level 24 Plan

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:

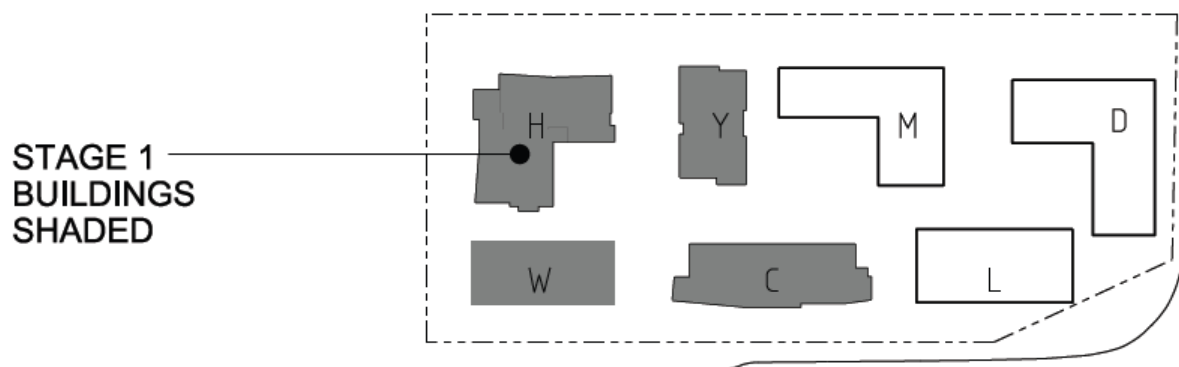
- Footpaths providing an accessible path to each building from the street
- On street and basement carparking
- Kerb ramps to AS 1428.1 to provide access from the road to the footpath level
- Access to all levels of each building by way of a lift complying with BCA 2011.
- Access to communal facilities.

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 buildings C, H, W & Y. 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 2011

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	Yes
Comment	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	Yes
Comment	
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	Yes
Comment	

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 handling • 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 Comment	Yes 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 Comment	Yes 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 Comment	Yes
Requirement	Latching devices on swimming pool gates do not need to comply with AS 1428.1
Compliance Comment	Yes
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 Comment	Yes 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 Comment	Yes

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	Yes
Comment	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	Yes
Comment	
F3.6 Lifts	
Requirement	In an accessible building every lift must comply with Table E3.6a & b
Compliance	Yes
Comment	Verify at CC
Requirement	If the car is fully enclosed it must not rely on a constant pressure device
Compliance	Yes
Comment	Verify at CC
Requirement	A stairway platform lift must not be used: <ul style="list-style-type: none"> • To serve a space accommodating >100 people • Used in high traffic areas such as a theatre, auditorium, shopping centre or the like • Where it is possible to install another type of lift • To connect more than 2 storeys or 2 consecutive storeys if more than one stairway lift is provided • When in the folded position encroach on the reqd stair width
Compliance	N/A
Comment	
Requirement	A low- rise platform lift must not travel more than 1m
Compliance	N/A
Comment	
Requirement	A lift complying with AS 1735.15 must not: <ul style="list-style-type: none"> • Travel >2m if unenclosed • Travel > 4m if enclosed • Be used in high traffic areas
Compliance	N/A
Comment	
Requirement	A lift complying with AS 1735.16 must not travel more than 12m
Compliance	Yes
Comment	Verify at CC
Requirement	A lift must comply with Table E3.6b
Compliance	Yes
Comment	Verify at CC

Assessment of Compliance with AS 4299 Adaptable Housing

The City of Ryde DCP requires 10% of the units to comply with AS 4299 as Class A adaptable dwelling. This is a typical requirement and considered appropriate. Stage 1 comprises 311 units and 32 adaptable units have been provided. The following units have been designated as adaptable:

- Building C: Units C1301, C1302, C2303, C2304, C1501, C1502, C2504 & C1601
- Building H: Units HG02, HG07, H102, H108, H208, H502
- Building W: Units W1201, W2204, W1301, W2304, W1501, W1504, W2501, W2504, W1604, W2601, W1704, W2701 & W11304
- Building Y: Units YG02, YG05, Y103, Y104 & Y202

The units provide a proportional representation of 1, 2 & 3 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	Where open spaces are provided, compliance with AS 2890.6 is considered appropriate
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	Generally 1 bed 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
--	-----

Main Bedroom

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

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
--	-----

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
---	-----

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
--	-----	------------------------------------

Door hardware

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

In addition to the requirements for compliance with Class C the following are required to achieve a Class A dwelling, or 50% of them for Class B, and will be incorporated if required:

The Site

Accessible path of travel from street and car park
 Other pathways complying with AS1428.1
 Common facilities to be accessible (This is also required by draft BCA 2011)
 Roadways & pedestrian walkways separated
 Low height pathway lighting min 50lux
 Clear line of sight from vehicle drop off point to pedestrian access point
 Letterboxes located adjacent to street entry
 Letterboxes to be roofed and lit
 Parcel rack included with letterboxes

Carparking

Roof to carspace
Internal height of carspace to be 2.5m clear
Provision for power operated door
Covered access from carspace to unit
Illumination in carspace min 50lux

Unit Entry

Covered
Provision for security door
Potential for illumination to 300lux

Exterior

Doors to be keyed alike
Provision for security screens to be fitted to doors and windows

Interior - General

Window sills <750 in living areas and 600 in bedrooms

Living/ Dining Rooms

Min 4 double GPO
Telephone located between kitchen & living area
TV antenna outlets to permit viewing in Dining and Kitchen

Kitchen

Tap set to include thermostatic mixing valve
Microwave oven space between 750 –1200mm above floor
Central light with second light over sink. 550lux on worksurface
Storage to have adjustable shelving
D-handles top of bottom cupboard doors and bottom of overhead cupboard doors

Main Bedroom

Two double GPOs for likely bedhead location
Min 1 GPO on opposite wall
Telephone outlet (and GPO) next to bed on side closest to door
TV outlet and GPO opposite bedhead
2 way light switch, one at bedhead
Potential illumination to 300lux
Sliding wardrobe doors with full height mirror

Other Bedrooms

Two double GPOs for likely bedhead location
Min 1 GPO on opposite wall
Telephone outlet (and GPO) next to bed on side closest to door
TV outlet and GPO opposite bedhead
2 way light switch, one at bedhead

Bathroom

Min 80 DIA shower waste
Wall structure to allow installation of additional grabrail in shower
Wall structure to allow installation of folding seat in shower
Tapsets to comply with AS1428.1
Tapsets to be thermostatic mixing valves
Wall cabinet and light provided
Lighting generally to 300 lux, 600 lux task lighting

Toilet

Recessed toilet roll holder

Laundry

Provision for drier
Thermostatic mixing valve
Taps at side of tub
Double GPO
Shelf at 1200 max ht for soaps etc
Lighting at 300 lux, 550 lux task lighting

Storage

Min 600 mm wide linen cupboard adjustable shelving

Floor finish

Balconies and external paved areas to be slip resistant

Ancillary items

Light switches to be at same height as door handles
GPOs to be located > 600mm above floor
Electrical distribution board located within unit
Window controls to be in accessible position
Garbage bin storage to be in accessible location
External wheelchair storage
Area for external battery charging facility
Guide dog accommodation

Relevance of Class A Adaptable Unit

Though the Council's DCP requires Class A adaptable units, the relevance of this requirement must be questioned. The Class A was essentially determined for retirement villages where a high level of adaptability and occupant turnover is envisaged and its applicability to general housing stock is, in my opinion, inappropriate. Even SEPP Seniors Living only requires Class C. My recommendation would be that Class C is sufficient or an upgrade to Class B. At this approval stage, the spatial requirements are essentially the same for all Classes, the differences are mainly in the detail.

It is also noted that some of the requirements are not specifically appropriate to high rise multi unit dwellings, though the principle can be achieved in alternative means.

My expertise in making this comment is as a Standards ME 64 Committee member responsible for writing the Standard and being responsible also for the introduction of the concept of adaptable housing to many Council's DCPs.

Conclusion

Based on the preceding assessment, I am satisfied that the proposal will comply with the access provisions of the draft BCA 2011 and that a minimum of 10% of the units will comply with AS 4299 as adaptable. Although compliance with Class C is recommended compliance with the requirements of Class B and/or Class A can also be achieved in most cases.

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