

Disability Access Audit
Town Planning Stage

of

Mixed Use Development
(Residential & Retail)
40 Upper Heidelberg Road
Ivanhoe, Victoria

prepared for

John Demos Architects

13 February

2017

ref: 17046 TPv2

Revised: 03/04/2017

Overview

Equal Access Pty Ltd, accredited disability access consultants, has been commissioned by John Demos Architects to undertake a desktop accessibility review for the proposed mixed use development at 40 Upper Heidelberg Road, Ivanhoe, Victoria.

This report reviews the key building access provisions associated with the proposed works as part of the Town Planning stage of documentation.

Documentation Provided

For the preparation of this assessment, the Town Planning Application documentation prepared by John Demos Architects (Project No. 2039) has been reviewed:

• Site Survey / Context Plan	Dwg: TP.A01	Revision: 1	Dated: 02/12/2016
• Ground & Level 5 Basement Plan	Dwg: TP.A04	Revision: 1	Dated: 02/12/2016
• First Floor / Second Floor Plan	Dwg: TP.A05	Revision: 1	Dated: 02/12/2016
• Typical Floor Levels	Dwg: TP.A10	Revision: B	Dated: April 2017
• Third & Fourth Floor Plan	Dwg: TP.A06	Revision: 1	Dated: 02/12/2016
• Fifth & Sixth Floor Plan	Dwg: TP.A07	Revision: -	Dated: Nov 2016
• Sixth Floor Plan	Dwg: TP.A15	Revision: B	Dated: April 2017
• Seventh Floor Plan	Dwg: TP.A16	Revision: B	Dated: April 2017
• West Elevation	Dwg: TP.A09	Revision: 1	Dated: 02/12/2016
• North & South Elevations	Dwg: TP.A10	Revision: 1	Dated: 02/12/2016
• East Elevation	Dwg: TP.A11	Revision: 1	Dated: 02/12/2016
• Typical Apartment Floor levels	Dwg: TP.A20	Revision: 1	Dated: April 2017

Referenced Documentation

This report references the following legislation and access standards:

- *Disability Discrimination Act 1992 (Cth) (DDA)*
- *Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards)*
- *Building Code of Australia 2016 (BCA)*
- *Victorian Building Regulations 2006*
- *Australian Standard AS 1428.1–2009 – Design for access and mobility, Part 1: General requirements for access – New building work (AS 1428.1)*
- *Australian/New Zealand Standard AS/NZS 1428.4.1–2009 – Design for access and mobility, Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators (AS/NZS 1428.4.1)*
- *Australian Standard AS 1735.12–1999 – Lifts, escalators and moving walks, Part 12: Facilities for persons with disabilities (AS 1735.12)*
- *Australian/New Zealand Standard AS/NZS 2890.6–2009 – Parking facilities, Part 6: Off-street parking for people with disabilities (AS/NZS 2890.6)*
- *Australian Standard AS 4299–1995 – Adaptable Apartments (AS 4299)*

- *Australian Standard AS 1428.2-1992 – Design for Access and mobility, Part 2: Enhanced and additional requirements – Buildings and facilities (AS 1428.2)*
- *Banyule City Council Livable Housing Design Guidelines.*

Throughout this report, it identifies clauses from the *Building Code of Australia 2016* (BCA) and a number of Australian Standards referenced within the BCA and not the *Commonwealth Disability (Access to Premises – Buildings) Standards 2010* (Premises Standards).

But as the BCA access provisions identified within this report are also included within the Premises Standards, if reference is made to the BCA, it is also consistent with the provisions of the Premises Standards.

In addition to the current disability standards, we understand that Banyule City Council will be seeking additional access provisions for the development under condition of current Planning Permit application. This includes the provision of 20% of the dwellings to comply with the Banyule City Council Livable Housing Design Guidelines.

Scope of Report

The submitted Town Planning drawings have been reviewed against the *Disability (Access to Premises – Buildings) Standards 2010* (Premises Standards), the 2016 version of the *Building Code of Australia* (BCA) and the applicable versions of the Australian Standards referenced within these documents.

The access provisions that will affect the spatial requirements of the project are indicated in the main (front) section of this report. Other access provisions that still apply, but will be detailed as part of future documentation stages, are included at Appendix A. Please note that we acknowledge that these broad recommendations do not include 'Performance Solutions' which may be more practical in some circumstances. Any 'Performance Solution' assessments are beyond the scope of this report.

Please note that where measurements have been nominated in this report, they relate to disability access provisions only. Any reference to spatial demands for access provisions are quoted as 'minimum' dimensions only. Other codes and standards may require additional requirements, which need to be confirmed by the relevant building certifier responsible for issuing the building approval for the proposed works.

Assessment

We assume that the development contains the following classifications (as defined in Part A3 of the BCA):

- Class 2 – Residential Apartments at First - Seventh Floors
- Class 6 – Retail Tenancy (unknown use) – Ground Floor
- Class 5 – Commercial Tenancy (unknown use) – Ground Floor
- Class 7a – Carparking for apartment and retail occupants – Basement Levels 1 – 5

For a building with multiple classifications of Class 2, 6, 5 and 7a, access is required to be in accordance with BCA Table D3.1, as follows:

Class 2

Common areas shall be accessible –

- *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.*
- *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, individual shop, eating area, or the like.*
- *Where a ramp complying with AS 1428.1 or a passenger lift is installed access is required to be provided:
(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.*

Class 2 Apartment Doors

(It is our view that the access provisions of the BCA and AS 1428.1 do not apply to the doorway or internal parts of apartments of Class 2 buildings. BCA Table D3.1 refers to the requirement for a continuous accessible path of travel ‘to the entrance doorway’ of apartments located on a level required to be accessible. It does not say ‘through the doorway’. The intent of the access provisions for a Class 2 building required under BCA Table D3.1 is about visitation, and allows a person using a wheelchair the ability to visit friends who will open the door for them.)

However, the BCA access provisions are considered a ‘minimum’ only. Hence, we *recommend* that apartment entry doors achieve 850mm clear opening (920mm leaf) as per AS 1428.1 Clause 13.2, so that a visitor using a wheelchair can pass through the apartment entry doorway. Note that this is not mandatory.

Class 6 & 5

Access is required to and within all areas normally used by the occupants.

Class 7a

Access is required to and within any level containing accessible carparking spaces.

On the assumption that particular spaces of the development will not be for public access and will be restricted to operational staff only, we have taken the view that the majority of spaces noted as Services (other than Fire-isolated Stairs) could be considered exempt under BCA D3.4 from the requirement to provide compliant access.

Furthermore due to the scale of drawings and minimal dimensions provided at this stage some of the items identified below may be compliant with the relevant sections of AS 1428.1 2009, BCA 2016, and Premises standards 2010.

TP.A04, BASEMENT FLOOR PLAN – Level 5

Accessible Carparking for People with Disability – Residential Component

*It should be acknowledged, however, that the Premises Standards which sits under the Disability Discrimination Act and was introduced on 1 May 2011, does **not** require accessible carparking spaces for Class 2 buildings, and we consider this a higher required level of compliance. This is in comparison to AS 4299 issued in 1995 – i.e. now 20 years old.*

*Should accessible carparking be provided out of best practice (non-mandatory) for the Adaptable SOUs, we **recommend** provision as per AS/NZS 2890.6–2009 – again, a more recent version of Australian Standards.*

Accessible Carparking for People with Disability – Retail Tenancy Component

- 1.1. Accessible carparking and shared space has been provided in accordance with AS 2890.6, Clause 2.2.1.

TP.A04 - GROUND FLOOR PLAN

External Walkways

- 1.2. External walkways have been provided in accordance with AS 1428.1 Clauses 10.1, 10.2, 10.4 & 10.8.
- 1.3.

Access to and within Retail / Commercial Tenancies

- 1.4. Where toilets are required by BCA Table F2.3 for these tenancies, a unisex accessible toilet compliant with AS 1428.1 Clause 15 will also need to be provided (BCA Table F2.4(a)). Detail in following stage of documentation.
See www.disabilityaccessconsultants.com.au/how-big-size-disabled-toilet/ re: spatial requirements and layout of accessible sanitary facilities.
- 1.5. Toilet facilities form part of Tenancy fitout.

BANYULE CITY COUNCIL Livable Housing Design Guidelines

- 1.6. It is our view that all apartments meet the requirements on the Banyule City Council Livable Housing Design Guidelines for residential developments of 10 or more dwellings where a minimum of 20 % of dwellings incorporate the guidelines. (namely: 23 Apartmnets).
- 1.7. Each apartment provides:
 - a clear and continuous path from the street into the dwelling. Access into apartment is via lift or stairway
 - Each apartment provides step free access from the accessway.
 - internal corridors minimum 1000mm wide;
 - Doorway width minimum 850mm clear
 - Toilet and shower rooms are combined and provides for 1200mm x 1200mm circulation space in front of wc / shr. (for a minimum of one bathroom per apartment)
- 1.8. Each apartment is on a single level however includes a bedroom of minimum 10 square metres;

- 1.9. The development at 40 Upper Heidelberg Road, Ivanhoe by providing all apartments to be compliant with the Banyule City Council LHA Design Guidelines and therefore meets and exceeds the minimum requirement for 23 apartments for the development.

Should you require any further clarification or assistance, please do not hesitate to contact the undersigned on 03 9001 5805 or via email office@equalaccess.com.au.

Yours faithfully,
EQUAL ACCESS PTY LTD

A handwritten signature in black ink, appearing to read "Mark Krause".

MARK KRAUSE
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A handwritten signature in black ink, appearing to read "Bruce Bromley".

BRUCE BROMLEY
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Notes:

1. It must be noted that this report discusses the BCA, Premises Standards and Disability Discrimination Act best practices for consideration, that include the provision of products and services. Equal Access Pty Ltd must disclose that it is part of the **Equal Access Group** which also owns Luminos Consulting, EvacuLife, Evacuation Chairs Australia and Accessible Carpark Bollards. The recommendations made within this report should not be considered a recommendation to use any of the business listed above for provision of products or services. The recommendations are made only to highlight the minimum access requirements or products required, not the supplier of the equipment or services discussed.