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2nd August 2016

Jam Architects
Level 2, 7 Howard Street
RICHMOND VIC 3121

Attention: Stephen Lightbody

Dear Stephen,

Re: Accessibility Plan
Project: Mixed Use Development
**Address: 127-137, 139 & part 149 Nicholson Street,
Brunswick East – Stage 1, Lots 1, 2 & 3**

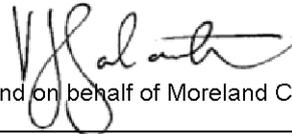
PLANNING & ENVIRONMENT ACT 1987
MORELAND PLANNING SCHEME

Amended Report to Permit No. MPS/2013/979/A

Sheet No. 58 of 58 (entire 9 page report endorsed)

Date: 26/04/2018

Signed



For and on behalf of Moreland City Council

This report supersedes the corresponding report
endorsed on 17.8.15

Philip Chun Accessibility provides the following professional opinion in regards to access for people with disabilities to and throughout the proposed mixed use development at 127-137, 139 & part 149 Nicholson Street, Brunswick East – Stage 1, Lots 1, 2, & 3.

1.0 INTRODUCTION

This accessibility report has been prepared for Jam Architects and represents a review of all aspects of access to and within the site with respect to the Building Code of Australia (BCA), Disability Discrimination Act 1992 (*Cth*) (DDA), and relevant Australian Standards as applicable to this project. This report confirms accessibility has been appropriately addressed in the associated planning documentation and confirms the Client's commitment to the development of an equitable and accessible environment for all.

Philip Chun Accessibility permits submission of this report to the relevant authority, City of Moreland, to satisfy planning requirements.

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The following documentation prepared by Jam Architects (Job No. 1416) was reviewed as part of our assessment:

Document No	Title	Revision
TP01	Cover Page	H – 28.07.16
TP02	Location Plan	H – 28.07.16
TP03	Basement 2 Site Plan	H – 28.07.16
TP04	Basement 1 Site Plan	H – 28.07.16
TP05	Ground Floor Site Plan	H – 28.07.16
TP06	First Floor Site Plan	H – 28.07.16
TP07	Second Floor Site Plan	H – 28.07.16
TP08	Third Floor Site Plan	H – 28.07.16
TP09	Fourth Floor Site Plan	H – 28.07.16
TP10	Fifth Floor Site Plan	H – 28.07.16
TP12	Basement 2 Detail Plan	H – 28.07.16
TP13	Basement 1 Detail Plan	H – 28.07.16
TP14	Ground Floor Detail External Works Plan	H – 28.07.16
TP15	First Floor Detail Plan	H – 28.07.16
TP16	Second Floor Detail Plan	H – 28.07.16
TP17	Third Floor Detail Plan	H – 28.07.16
TP18	Fourth Floor Detail Plan	H – 28.07.16
TP19	Fifth Floor Detail Plan	H – 28.07.16
TP21	Site Sections	H – 28.07.16
TP22	Site Sections	H – 28.07.16
TP23	Streetscape Elevations	H – 28.07.16
TP24	Streetscape Elevations	H – 28.07.16
TP25	Lot 1 – Ground & First Floor Plan	H – 28.07.16
TP26	Lot 1 – Second & Third Floor Plan	H – 28.07.16
TP27	Lot 1 – Fourth Floor & Roof Plan	H – 28.07.16
TP28	Lot 1 - Elevations	H – 28.07.16
TP29	Lot 1 - Sections	H – 28.07.16
TP30	Lot 2 – Ground & First Floor Plan	H – 28.07.16
TP31	Lot 2 – Second & Third Floor Plan	H – 28.07.16
TP32	Lot 2 – Fourth Floor & Roof Plan	H – 28.07.16
TP34	Lot 2 - Elevations	H – 28.07.16
TP35	Lot 2 - Sections	H – 28.07.16
TP36	Lot 3 – Ground & First Floor Plan	H – 28.07.16
TP37	Lot 3 – Second & Third Floor Plan	H – 28.07.16
TP38	Lot 3 – Fourth Floor & Roof Plan	H – 28.07.16
TP39	Lot 3 - Elevations	H – 28.07.16
TP40	Lot 3 - Sections	H – 28.07.16
TP62	Typical Unit Plans	H – 28.07.16
TP65	Adaptable Unit Plans	H – 28.07.16



2.0 DISABILITY DISCRIMINATION ACT 1992 (*Cth*) (DDA)

The Disability Discrimination Act 1992 (*Cth*) (DDA) states it is unlawful to discriminate on the basis of disability, protecting persons with disability and their associates. Section 23 of the DDA relates to access to premises and facilities which the public may enter or use, and states it is unlawful to:

- a) Refuse access to, or the use of, any premises, or the facilities within them.
- b) Impose terms or conditions specific to persons with disability and their associates on the access and use of any premises or facilities;
- c) Exclude access based on the provision of an appropriate means of access;
- d) Request persons with disability or their associates to leave premises or cease use of facilities.

The DDA also addresses discrimination in other areas, including:

- a) In employment (Sections 15 to 21);
- b) Provision of goods, services and facilities (Section 24);
- c) Accommodation (Section 25);
- d) Land (Section 26).

In contrast to building regulations, the DDA is not prescriptive and previously, there was a lack of uniformity between the building regulations in each State and Territory and the DDA. Since the DDA, it became evident that compliance with the Building Code of Australia (BCA) was insufficient to meet the objectives of the DDA. However subsection 31(1) of the DDA permits the development of Disability Standards, leading to the implementation of the *Disability (Access to Premises - Buildings) Standards 2010* (Premises Standards) and *Disability Standards for Accessible Public Transport 2002* (DSAPT). It is unlawful to contravene the Disability Standards, however if the Disability Standards are met, those responsible for the building cannot be subject to a successful complaint for the matters covered by the Standards.

The implementation of the Premises Standards, and corresponding changes to the BCA, is a significant step towards achieving equal access to premises and is crucial to justice and social inclusion for people with disabilities. The Premises Standards will assist in the creation of a more sustainable built environment which is responsive to the changing circumstances of the wider Australian community.

It is noted that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA. It is acknowledged that the Premises Standards could address a broader range of accessibility issues including considerations to accessibility of parkland, playgrounds, transport vehicles, interior fit-out of buildings, and fixtures and fittings. As such, there are features which fall beyond the scope of the Standards which may be subject to the general complaints provisions of the DDA.

In this assessment, Philip Chun will refer, not only to the Disability (Access to Premises - Buildings) Amendment Standards 2010 (No. 1), but to additional Accessibility Standards in draft and current Australian Standards, to meet the spirit and intent of the DDA and to ensure best practice principles are applied for this project. A full list of references for this report is available upon request.

3.0 PROJECT DESCRIPTION

The proposed project is a mixed-use development located at 127-137, 139 & part 149 Nicholson Street, and, Elm Grove, Brunswick East. The development incorporates:

- 6 levels of Class 2 apartments (extending from the ground floor to the fifth floor).



- 3 levels of residential and commercial car parking (extending from the ground floor to basement level 2).
- Retail tenancies at the ground floor.

The residential (Class 2) component of the development incorporates three hundred and eight (308) sole-occupancy units. For Stage 1 of the development not less than thirty-one (31) of the sole-occupancy units shall be adaptable, equating to 10% of the residential units.

Please refer to subsequent sections of this report for further details.

4.0 ACCESS PROVISION

The following areas of the development will be accessible by the residents, public and staff, excluding maintenance and storage facilities, enabling safe, equitable and independent travel.

4.1 Parking Provisions

An internal, undercover car park is proposed at the ground floor, basement level 1 and basement 2. A total of seven-hundred and fifty-five (755) car parking spaces are proposed in the following configuration:

- Five-hundred and thirty-three (533) car parking spaces to serve the residential (Class 2) component of the development.
- Two-hundred and fifty-two (252) car parking spaces to serve the commercial (Class 6) component of the development.

Seven (7) accessible car parking spaces shall be provided to serve the commercial component of the development, which is sufficient to meet the requirements of BCA Part D3.5.

The accessible car parking spaces have been appropriately designed in accordance with AS 2890.6 (2009), including the provision of head height clearance in accordance with AS 2890.6 (2009) Clause 2.4. That is, head height clearance to be provided between the car park floor and any overhead obstruction of not less than 2200mm between the car park entrance, accessible parking spaces and the car park exit; and, the head height clearance at the accessible car parking spaces and adjacent shared spaces shall be not less than 2500mm from the entrance of the space to a distance of no less than 1000mm from the front of the space, where the height may be reduced to no less than 2200mm, and, to not less than 1800mm within 500mm from the front of the space (AS 2890.6:2009 Figure 2.7).

The gradient and crossfall of the accessible car parking spaces and associated shared spaces shall be not steeper than 1:40.

There are no accessible car parking spaces required to be provided to the residential (Class 2) component of the development to meet BCA Part D3.5.

4.2 External Access to the Site

The site is located on Nicholson Street (to the east), with John Street located to the rear (west) of the site. Additionally, pedestrian access may be gained to the site via Rickard and Gamble Streets.

Continuous, accessible pedestrian paths of travel shall be provided to and throughout the site in accordance with AS 1428.1 (2009).

Where pedestrian ramps (gradient 1:14 – 1:20) and walkways (gradient 1:20 – 1:33) are provided, they shall meet AS 1428.1 (2009) Clause 10. The crossfall to pedestrian paths of travel shall be not steeper than 1:40.

External pedestrian paths of travel shall incorporate the use of contrasting surface materials to assist the orientation and mobility of people with a visual impairment.

Warning tactile ground surface indicators to be installed in accordance with AS 1428.4.1 (2009) to all stairs, escalators, ramps, and, where pedestrian accessways meet a vehicular roadway at grade.

4.3 Building Entrances and Internal Doors

Residential and retail tenancy entrances shall be accessed via Nicholson Street, and, shall typically incorporate double doors.

Each residential block and retail tenancy shall be provided with entrance doors meeting AS 1428.1 (2009) including: provision of a clear opening door width of not less than 850mm (including to the active leaf of double doors), door operating forces (to manual doors) not exceeding 20N/20N/20N, and, the provision of door circulation space per AS 1428.1 (2009) Clause 13.3.

Each accessible entrance shall be at grade, or alternatively, ramps shall be provided in accordance with AS 1428.1 (2009) Clause 10.

All entry doors to the nominated adaptable units will enable independent access by all users, including clear opening widths of not less than 850mm to the operable leaf (minimum 920mm door leaf width) and appropriate circulation space for operation, per AS 1428.1 (2009) Clause 13.3.

Entry doors to all other units will possess clear opening widths of not less than 850mm to the operable leaf (minimum 920mm door leaf width) to ensure units are visitable by people with disabilities. It is assumed that in this instance, visitors will be greeted at the entry door and there will be assistance available if required, therefore circulation space has not been provided.

Internal doors to all remaining areas of the development, including tenancy amenities, will possess clear opening widths of not less than 850mm to the operable leaf (minimum 920mm door leaf width) to enable access by all.

Door hardware and any security measures will be selected and installed to comply with the requirements of AS 1428.1 (2009).

4.4 Internal Paths of Travel

A continuous accessible path of travel, by means of a passenger lift, is provided to the entry to each unit, ensuring visitability by people of all abilities.

All common areas of the residential component of the development (including rubbish, storage and outdoor areas) and all areas of the retail component (excluding service and maintenance areas), shall be accessible and corridors will be provided with corridors of sufficient width, and, turning and passing spaces to comply with the requirements of the BCA and the Disability (Access to Premises - Buildings) Standards No. 1 (2010).

Typically, corridor widths of not less than 1800mm shall be achieved to the residential component of the development and not less than 1540mm to the retail component of the development.



Sufficient circulation space shall be provided to the front of each passenger lift on every floor to facilitate completion of a 90-degree turn by a wheelchair user (AS 1428.1:2009)

Finished surfaces, including wall, floor and door finishes will be selected to ensure adequate definition for people with varying degrees of vision impairment, such as minimum 30% luminance contrast between door and door frame, or door frame and adjacent wall. Appropriate visual indication which meets the compliance criteria of AS 1428.1 (2009) will be installed to all frameless or fully glazed doors and sidelights, and any glazing which may be mistaken for a doorway or opening.

4.5 Retail Tenancies

Philip Chun Access understands that floor, ceiling and column finishes will be provided by the tenant. Any requirements within the tenancy should be the responsibility of the individual tenant. The lease agreement should clearly stipulate that all finishes be selected with consideration to the relevant Australian Standards and the spirit and intent of the DDA.

This policy will allow each individual tenant to design their space to suit their needs with relevant access features for people with disabilities.

4.6 Accessible Sanitary Facilities

Each retail tenancy shall be served by a unisex accessible sanitary facility.

The internal dimensions and layout of the accessible facility will be appropriate to ensure circulation of not less than 1900mm X 2300mm to the pan, in accordance with AS 1428.1 (2009) Clause 15. The washbasin will not encroach greater than 100mm into this space.

All accessible facilities will be designed and constructed with appropriate selection and placement of fixtures and fittings which enable access by all users and meet the compliance requirements of AS 1428.1 (2009).

4.7 Stairs

A number of fire-isolated egress stairs and communication stairs are proposed to the development.

Fire-isolated stairs, proposed for emergency egress only, shall be installed with provisions to meet minimum building code requirements, including a balustrade to the open side, visual indication to stair nosings and non-slip treads. The Disability (Access to Premises - Buildings) Standards No. 1 does not require additional components where the stair is fire-isolated and unlikely to be used for general communication between floors.

All communication stairs shall fully comply with the requirements of AS 1428.1 (2009) Clause 11, including handrails to both sides with appropriate height, dimensions, profile and extensions, opaque risers, no overhanging treads, visual indication to stair nosings and tactile ground surface indicators (per AS 1428.4.1:2009).

4.8 Lifts

Ten (10) passenger lifts are proposed to serve the development, extending from basement level 2 to the fifth floor. Passenger lift shall have internal floor dimensions of not less than 1400mm x 1600mm to meet BCA Part E3.6.

The lift will consist of enhanced features for people with disabilities to meet the parameters of AS 1735.12 (1999), including however not limited to, handrails, tactile and Braille lift landing and car controls, and visual and audible lift arrival indication.

4.9 Sole-Occupancy Units

A total of three-hundred and eight (308) sole-occupancy units. are proposed within the residential development, including thirty-one (31) adaptable units.

The following apartments have been nominated as adaptable for accessibility:

- Lot 1 – L1.106, L1.1.15, L1.2.06, L1.2.14, L1.3.06, L1.3.14, L1.4.06
- Lot 2 – L2.2.09, L2.2.11, L2.2.22, L2.2.24, L2.3.09, L2.3.11, L2.3.20, L2.3.22, L2.4.05, L2.4.07, L2.4.19, L2.4.21, L2.5.05, L2.5.18, L2.5.20
- Lot 3 – L3.1.8, L3.1.20, L3.2.19, L3.2.2.1, L3.3.18, L3.3.20, L3.4.18, L3.4.20

All adaptable units will achieve full compliance with the accessibility requirements for sole-occupancy units under the BCA, including apartment entrance and internal doors with minimum clear opening widths of 850mm and circulation space per AS 1428.1 (2009). The internal dimensions of the bedroom(s) and bathroom(s) will facilitate future access by a wheelchair user with minor modifications only.

Minor modifications may be required in the future, however are limited to elements which required adaptation to meet individual need, and all reasonable attempts have been made to address key accessibility matters pursuant to the BCA and Disability (Access to Premises - Buildings) Standards, which may impede access by a person with a disability.

Additional provisions have been accommodated to facilitate ease of modification in the future, including ceiling framing in the bedroom and bathroom will be structurally adequate for future installation of a ceiling hoist. Structural support will be provided within the bathroom to facilitate future installation of grabrails.

Adaptable Apartments

It is noted that Class 2 residential developments do not require the provision of accessible units to meet the BCA. However Philip Chun Access recommends apartments which have been designed to enable ease of adaptability by residents in the future. Adaptable units permit more flexible kitchen design, do not require the installation of grabrails within bathrooms initially (but facilitate the future installation of grabrails by the provision of structural support within bathroom walls), and allow for the installation of additional, removable storage within circulation areas (such as a vanity unit within the bathroom). Philip Chun Access understands this to be in line with Moreland's approach on similar residential developments, where greater focus has been on achieving a higher percentage of adaptable units than fully accessible. In this instance, 10% of total units have been designed to adaptable principles.

Entrances and Internal Doors

All adaptable units will be designed to enable access to and through the main entrance with clear opening widths to entrances of not less than 850mm and appropriate circulation space (refer Building Entrances and Internal Doors). In regards to internal doors, each will possess appropriate clear opening width and circulation space.



Bedroom

The main bedroom within the adaptable units will possess sufficient circulation space to permit movement by a wheelchair user, being not less than 1540mm X 2070mm clear circulation to at least one side and/or base of a queen size bed. Ceiling framing which is structurally adequate for future installation of a ceiling hoist.

Window sills within the bedroom and living areas will be a maximum of 730mm above finished floor level to enable viewing by persons in the seated position and persons of small stature (AS 4299:1995 Clause 4.7.2).

Bathroom

At least one bathroom within each adaptable unit is sufficient in width and/or length to enable ease of adaptability in the future. Typically, the dimensions achieved are 2400mm (width) X 2700mm (length), achieving sufficient circulation space per AS 1428.1 (2009).

Structural support (such as structural ply sheeting) is to be provided at toilet and shower grab rail zones to allow for ease of installation of any future fixings. Whilst a vanity unit may be installed, this could be removed to enhance circulation as required. Generally, unit bathrooms have been designed within the pan and shower in the appropriate location for compliant circulation space.

Laundry

Laundry facilities and joinery will be designed to allow for easy removable or relocation to cater for accessibility in the future. Sufficient circulation space has been provided in front of the fixtures.

Kitchen

The kitchen facilities have been located and designed to achieve a minimum clearance of 1540mm between joinery, including opposing walls, cabinets and appliances to facilitate completion of a 180 degree turn by a wheelchair user.

Balcony

The width of the balconies to adaptable units is 1540mm or greater which will permit access to these spaces and facilitate completion of a 180 degree turn by wheelchair user. Internal and external surfaces will be designed and constructed at grade to enable access by all. Where waterproofing is a concern a maximum threshold of 35mm will be provided, with a 1:8 graded ramp abutting the door (with a maximum length of 280mm). Alternatively, consideration will be given to a raised, permeable balcony surface, such as decking which will not impede drainage.

Visitable

It is understood that the City of Moreland Structure Plan defines visitable as “housing that can allow all people to enter a home, navigate through the ground or entry level and to a bathroom suitable for universal use. It should include a suitable bedroom on the ground or entry level to allow for an overnight stay”.

For this development, all units, other than those which have been designed to be adaptable, will possess appropriate clear opening width to the entry door to permit assisted access by a

wheelchair user. In the majority of cases, at least one bedroom is sufficient in size to permit an overnight stay, however the bathroom facilities have not been designed for universal use. Philip Chun interprets universal use as requiring sufficient circulation space to the fixtures installed, which would require an increased facility size and would limit the fit-out design.

4.10 Signage

Limited documentation is available at this stage regarding the proposed way-finding strategy for the development.

When the development design progresses, it is recommended that a comprehensive review be undertaken to ensure signage is designed and installed with predictability and consistency of information, facilitating safe, independent and dignified travel by all.

The way-finding strategy should be developed with consideration to landmarks and visual architectural features, including the use of varied surfaces to differentiate areas of the building, including amenities, lobby areas and to identify unit and tenancy entrances.

Tactile and Braille signage shall be provided to meet the compliance requirements of the BCA and provisions outlined in AS 1428.1 (2009), including additional signage where deemed appropriate.

4.11 Emergency Evacuation

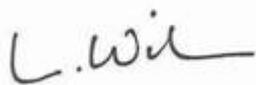
The provision of an emergency evacuation chair is proposed within the fire-isolated egress stairs, to assist in the evacuation of people with disabilities.

This access plan has been prepared at the request of the applicant and does not absolve the applicant and owner of the requirements pursuant of the Disability Discrimination Act 1992 (Cth).

Philip Chun Access has endeavored to ensure all key aspects of access provision have been addressed and all reasonable attempts have been made to identify the main matters pursuant to the DDA. This professional opinion is subject to further assessment of detailed design documentation, to ensure the design principles are adhered to throughout subsequent stages of design and construction.

If you have any queries in regard to the above, please do not hesitate to contact the undersigned.

Yours sincerely,



Lynda Wilem
Access Consultant
PHILIP CHUN ACCESS