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13 Bungendore St, Ingleside  
NSW – Stay Accommodation

**Access Review -  
Final**

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## 1. Executive Summary

The Access Review Report is a key element in the design development of Proposed Farm Stay accommodation, located at 13 Bungendore Street, Ingleside NSW 2101, and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris Goding Access Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The review will ensure that ingress and egress, paths of travel, circulation areas, and sanitary facilities comply with relevant statutory guidelines, and in addition, compliance with a higher level of accessibility and inclusiveness benchmarks set by the project.

## 2. Introduction

### 2.1 Background

John Holman has engaged Morris Goding Access Consulting, to provide a design review of Farm Stay Accommodation, located at 13 Bungendore Street, Ingleside NSW 2101. The development consists of,

- Alterations and additions of an existing property, split into 2 units with associated carparking.
- Change of use from a farm building to Farm Stay Accommodation.

The proposed development falls under a number of BCA classifications:

- Class 7a (carpark)
- Class 3 (Farm Stay Accommodation).

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), relevant Australian Standards, and enhanced benchmark requirements set by the project.

### 2.2 Objectives

The Report seeks to ensure compliance with statutory requirements and enhanced benchmark requirements set by the project. The Report considers user groups, who include students, staff, and members of the public. The Report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment

The Report seeks to provide compliance the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

### 2.3 Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.



## 2.4 Accessibility of Design

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, Universal Design principles, the AS 1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

## 2.5 Statutory Requirements

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with disabilities will be in accordance with:

- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2010;
- Building Code of Australia (BCA) Part D3;
- AS 1428.1:2009 - (General Requirement for Access);
- AS 2890.6:2009 - (Parking for People with Disabilities);
- AS 4299:1995 - (Adaptable Housing);
- Northern Beaches/Pittwater Local Council DCP – Pittwater 21 DCP (1<sup>st</sup> Feb. 2004);

Please note that there are also additional advisory standards (not currently referenced by BCA or DDA Premises Standards) as well as other relevant guidelines that will be considered, as relevant to promote equity and dignity in line with over-arching DDA principles and aspirational objectives. These include:

- Universal Design Principles;
- Human Rights Commission (HEREOC);
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture;
- AS1428.2:1992 Enhanced and Additional requirements;
- AS3745:2010 – Planning for Emergencies in Facilities (to assist with design strategies for provision for escape for people with disability that may require assistance).



### 3. General Access Planning Considerations

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

Since the 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1-2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

By utilizing AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

MGAC supports the use and consideration of universal design (UD) principles into the design to maximize access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialized 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:

- Principle 1: Equitable Use
- Principle 2: Flexibility in Use
- Principle 3: Simple and Intuitive Use
- Principle 4: Perceptible Information
- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and use

## 4. Ingress & Egress

### 4.1 External Linkages

The BCA and DDA Premises Standards contain requirements for site approaches for the use of persons with disabilities. These requirements can be summarised as follows:

- An accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS1428.1:2009. Currently, this requirement has been achieved as a 1:40 path from the pedestrian entrance to the building entrance door has been shown, in accordance with AS1428.1.
- An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required. Currently, this requirement has been achieved as a 1:40 path has been provided from the accessible parking bay to the main entrance of the SOU.

#### *Assessment*

MGAC has reviewed the drawings and documentation in relation to the above requirements.

On the basis of the current level of detail, all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

### 4.2 Entrances

The BCA and DDA Premises Standards contain requirements for building entry for the use of persons with disabilities. These requirements can be summarised as follows:

- Access through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings. Currently, this requirement has been achieved as the main entrance is accessible in accordance with AS1428.1.
- All accessible doors with 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009. Currently, this requirement has been achieved as the main entrance door measures at 920mm clear width.

#### *Assessment*

MGAC has reviewed the drawings and documentation in relation to the above requirements.

On the basis of the current level of detail, all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.



## 5. Paths of Travel

### 5.1 Circulation Areas

The BCA and DDA Premises Standards contain requirements for circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Wheelchair passing bays (1800mm width x 2000 length) when a direct line of sight is not available and are to be provided at 20m max. intervals along access-ways. Currently, this requirement has been achieved as areas where required have open space and the main pedestrian path to entrance door has provided with sufficient space to be amended to being capable of achieving 1800mm passing bays.
- Turning spaces (at least 1540mm W x 2070mm L) within 2m of every corridor end and at 20m.max intervals along all access-ways. Currently, this requirement has been achieved as turning bays have been provided where required.
- All common-use doors (i.e. not excluded under Part D3.4) with 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009. Currently, this requirement has been achieved as all doors measure at a min. 850mm clear width with sufficient door circulation spaces as per AS1428.1 and the DDA Premises Standards.
- All common-use corridors and accessible paths of travel with at least 1000mm min. width when travelling in linear direction Note: Increased clear width paths of travel required for doorway circulation, turning areas etc. Currently, this requirement has been achieved as paths of travel measure 1000mm or greater.

#### *Assessment*

MGAC has reviewed the drawings and documentation in relation to the above requirements.

On the basis of the current level of detail, all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

## 6. Accessible Sole Occupancy Unit (SOU)

### 6.1 Accessible SOU Provision

The BCA and DDA Premises Standards contain requirements for accessible SOUs for the use of persons with disabilities. These requirements can be summarised as follows:

The following requirements are to be satisfied in the provision of adaptable units

- A total of 1 accessible unit based on DDA Premises Standards
- The accessible units are designed in accordance with AS1428.1 and AS4299.

#### *Assessment*

A total of 2 dwellings have been proposed throughout the development. There is 1 unit designed to be accessible in accordance with AS1428.1 and AS4299. This satisfies the DDA Premises Standards.

### 6.2 Accessible SOU Design

The BCA and DDA Premises Standards contain requirements for accessible SOUs for the use of persons with disabilities. These requirements can be summarised as follows:

- The entry door of the unit achieves 850mm clear width opening (920 door leaf). Latch side clearance of 530mm needs to be achieved externally and internally of the door in accordance with AS1428.1.
- The bathroom of an adequate size to achieve an AS1428.1 compliant bathroom of shower, WC and basin with required circulation spaces. Normally 2750mm x 2300mm will satisfy the circulation area requirements.
- The bedroom with 1 metre either side of queen size bed and 1550 x 2070mm at the base of bed or similar configuration.
- All doors with 850mm clear opening width from the outset and easily achievable latch side clearances compliant with AS1428.1:2009.

#### *Assessment*

MGAC has reviewed the drawings and documentation in relation to the above requirements.

Currently, all requirements of SOU's have been provided in accordance with AS1428.1, AS4299 and the DDA Premises Standards.

MGAC understands that toilet piping is existing. Pan location compliance will be supported under a MGAC Performance Based Solution. Details to be finalised at a later stage (design stage).



On the basis of the current level of detail, all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

## 7. Facilities

### 7.1 Common Areas

The BCA and DDA Premises Standards contain requirements for common use areas suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- Accessibility to common use courtyards within buildings
- Wheelchair access is required to any external and outdoor terrace areas compliant with AS1428.1.

#### *Assessment*

MGAC has reviewed the drawings and documentation in relation to the above requirements.

Currently, there is accessible paths ways to the patio and common use garage store area in accordance with AS1428.1 and the DDA Premises Standards.

On the basis of the current level of detail, all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

### 7.2 Car Parking

The BCA and DDA Premises Standards contain requirements for parking which are applicable to this project. These requirements can be summarised as follows:

- Class 3 accommodation. Number of accessible car bays based on total number of car bays multiplied by percentage of accessible SOU to the total SOUs.
- Accessible car bays 2.4 metre with 2.4 metre shared area.
- All accessible car bays located near to the relevant associated building entry points to minimise distance to relevant lift and ensure accessible path of travel between these areas.
- 2.5m min. height clearance, compliant with AS2890.6 fig 2.7 over accessible car bays with 2.2 m min. vertical clearance leading to the accessible and adaptable unit car bays (Note: consideration for 2.3 or 2.4m min. height preferred for higher vans/adapted vehicles is recommended as good practice).

#### *Assessment*

MGAC has reviewed the drawings and documentation in relation to the above requirements.

Currently, there is one accessible parking bay provided measures 5.4m x 2.4m with adjacent share area with replicated dimensions. The accessible parking bay for the SOU is located near the front entrance of the unit and shown to be on 1:40. The accessible parking bay therefore shows compliance with AS2890.6 and the DDA Premises Standards.



On the basis of the current level of detail, all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.



## 8. Conclusion

MGAC has assessed the proposed scheme for 13 Bungendore Street, Ingleside, NSW 2101.

The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, SOU sanitary facilities, accessible parking and building access can be readily achieved.

It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.