ADVERTISED PLAN

427 Albert Street, Brunswick

DFP Preliminary Submission

Prepared for:

Clifton & Gilpin Pty Ltd
293 Barkly Street,
Brunswick VIC 3056

Prepared by:

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Project Number: 23762

Date: 3rd October 2024

Revision:

Doc	Rev	Date	Purpose	Prepared by:
APS	0	03/10/2024	DFP Preliminary Submission	Chris Nahanneah

Reviewed by:

Centre for Universal Design Australia Member

Access Consultants Association ACCREDITED MEMBER Annabel Drynan: 452

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1. Executive Summary

Clifton & Gilpin Pty Ltd has appointed Access Studio to undertake an accessibility evaluation for the residential building development located at 427 Albert Street, Brunswick VIC 3056.

Access Studio confirm that the proposed design meets the accessibility requirements of the Liveable Housing Design Guideline – Silver Level, more precisely minimum clear width of openings, pathways and adaptable bathrooms and bedrooms.

In summary, the project demonstrates the Guideline's objective to increase the supply of housing that is visitable and adaptable to meet the various needs of the community. The following assessment highlight the very high level of core accessibility design elements included and these, alongside the afore mentioned aspects, validate a particularly strong focus on the needs for people of all abilities. Therefore, the proposed plans meet the Liveable Housing Design Guideline – Silver Level benchmark for minimum accessibility requirements and use by a wide range of people, regardless of age, size, or disability status.

1.1 Relevant Documentation

The report is based on the information contained in the following documents and drawings:

Drawing Title	Issued By	Date-Revision
Project no: 231017 427 Albert Drawing no: A001– A002, A100 – A112, A201 – A206, A301 – A203, A401 – A403 & A501 - A503	Austin Maynard Architects	Date: 25/07/2024 Rev: A

1.2 Legislative Requirements

The primary legislation applicable to the development is the BCA 2022, the Disability Discrimination Act of Australia,1992 and the Disability (Access to Premises-Buildings) Standards, 2010.

The objective of the Premises Standards is to provide the building and design industry with detailed information about how they can design and construct their buildings in a way that meets their responsibilities under the Disabilities Discrimination Act.

It is acknowledged that there are limitations to these standards and their use exclusively, will not prevent a claim being made under the DDA. It is noted that the DDA is a complaints-based mechanism, whereby a claim of unlawful discrimination may be taken firstly to the Human Rights Commission and if unsuccessful, to the Federal Court of Australia. The report offers a merit-based assessment of those designs and plans against the BCA Performance Requirements and reference standards with respect to access for people with a disability.

The report references the following legislation and access standards:

- The Building Code of Australia (BCA) 2022 prepared by the Australian Building Codes Board
- The Disability (Access to Premises -Building) Standards 2010.
- Australian Standards AS1428.1-2009-Design for Access and Mobility-Part 1: General Requirements for access-New Building work.
- Australian Standards AS1428.4.1-2009 - Design for Access and Mobility-Part 4.1: Means to assist the orientation of people with vision impairment-Tactile Ground Surface Indicators.
- AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.
- AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
- AS1735.12 1999 Lift facilities for people with disabilities.
- AS 1657 Walkways, Stairs and Ladders.
- AS 1680.0 2009 Interior Lighting & Safe Movements.
- *Liveable Housing Design Guidelines* (Liveable Housing Australia, 2017)

3 Building Characteristics

The proposed project located at 427 Albert Street, Brunswick VIC 3056 consists of residential development with commercial tenancies on the ground floor and residential apartments on the upper storeys.

The proposed development incorporates:

- Retail tenancy (TBC)
- Office tenancies
- Residential apartments (SOUs)
- Basement Carparking

The information is based on referenced documentation and is current at the time of writing this report. It is not intended to restrict or limit the design and is subject to clarification or change as the design develops.

The classification proposed in the building include as follows:

Level	Use	BCA Classification
Basement	Carpark and Storage	7a, 7b
Ground	Office, Retail	5, 6
Level 1 - 7	Residential Apartments	2
Level 8	Roof Deck (Communal Outdoor Area)	2

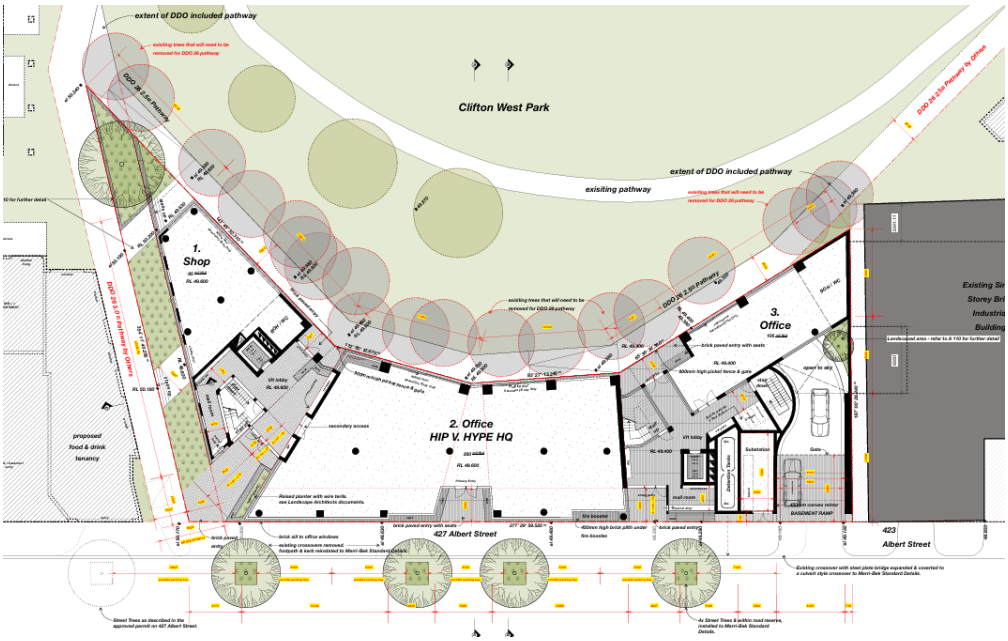


Figure 1 | Ground Floor Plan (not to scale)

4 Design Elements

The following table highlights the key considerations of Universal Design. The principles of Universal Design have been encompassed in this design to a planning level. As the design progresses, the detail will ensure that the design accommodates not only people with disabilities, but also the broader members of the population such as the elderly, families, and those with a cognitive impairment.

Equitable use	**The design is useful and marketable to people with diverse disabilities.**
Flexibility in Use	The design accommodates a wide range of individual preferences and abilities.
Simple and Intuitive Use	**Use of the design is easy to understand.**
Perceptible Information	The design communicates necessary information effectively to the user, regardless of the ambient conditions or the user's sensory abilities.
Tolerance for Error	**The design minimizes hazards and the adverse consequences of accidental or unintended actions.**
Low physical effort	The design can be used efficiently and comfortably with a minimum of fatigue.
Size and space for approach and use	**Appropriate size and space are provided for approach, reach, manipulation and use regardless of the user's body size, posture, or mobility.**

5 Principles Summary

In general, the design highlights a high degree of accessibility. The following design elements emphasize the key accessibility features from the current design set that have been encompassed.

5.1 External access to the site

The site is well serviced by the local bus, tram and train network which provide excellent public transport to and from the proposed site. Brunswick train station is located several hundred metres from the site. The train provides wheelchair accessible services and allows access for mobility aids and assistance animals.

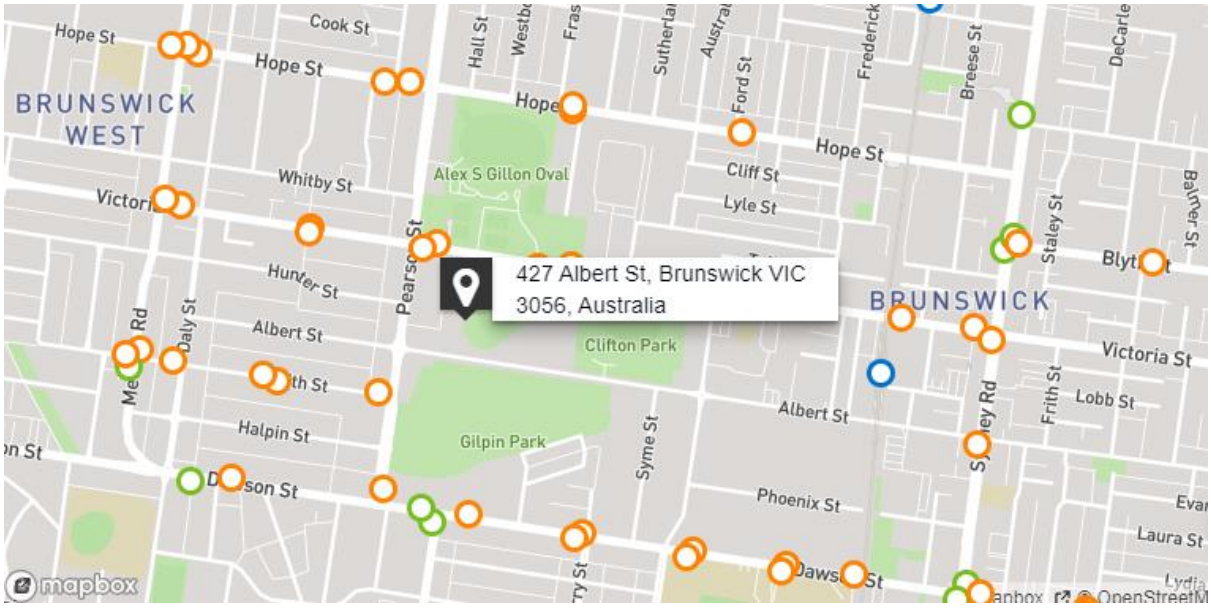
Furthermore, there is plenty of on-street parking located along Albert Street. Besides the designated accessible parking bays, those with a category one disabled parking permit to park for twice as long in a timed car parking space (non-disabled parking bay). For example, the permit holder is entitled to park for two hours in a one-hour car parking space. The permit holder is also exempt from paying for parking in a timed parking area.

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.

The principles of Universal Design have been incorporated with colour and contrast creating intuitive paths of travel.



Key: = Bus Stop = Tram Stop = Tram Stop

Figure 2 | Local Transport Options

5.2 Accessible Sanitary Compartments

Where toilets are required by NCC (DTS F4D4) for commercial and retail tenancies, a unisex accessible toilet compliant with Clause 15 AS 1428.1, is also provided as per NCC DTS F4D6(d).

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). Detail in following design stage.

5.3 Entrances

All doorways in the public areas have sufficient clear opening widths, circulation spaces and latch-side clearances. The entry doorway to the residential lift lobby shall have a security swipe located at a height of between 900mm-1100mm AFFL for readers to register and door to open automatically.

All manual swing door to the apartments will provide a min 50mm band of 30% luminance contrast to the adjacent area as per Clause 13.1 AS1428.1 2009 and include door hardware as per Clause 13.5 AS1428.1-2009 requirements. All apartment main entrance doors shall have the required minimum clear opening width of 850mm. These doors shall not exceed the max weight of 20N opening force.

5.4 Access to and within the lifts (reference AS1735.12)

There are two lifts that service all levels, providing accessible vertical movement throughout the entire site. This will enable people of all abilities to access their residential apartment or the roof deck outdoor area.

The lift specification complies with the requirements of E3D7 & E3D8 of the NCC and AS1735.12. The lift car dimensions are not less than 1.4m x 1.6m. Passenger lifts should be fitted out for disabled persons use with handrails, information aids, doors, sensors, and buttons to AS1735.12.

The lift area is well located for all residents to gain universal access.

5.5 Walkways and Pathways (reference AS1428.1 2009)

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

All common areas of the residential component of the development (including rubbish, storage, and mail) shall be accessible and corridors will be provided with sufficient width, and, turning and passing spaces to comply with the requirements of the NCC and the Disability (Access to Premises- Buildings) Standards (2010).

All corridors comply with the minimum width of 1000mm. Turning spaces and passing spaces have been provided as per NCC section D4D4.

Turning spaces must be 1540mm wide by 2070mm long and are to be provided within 2m of the end of a corridor and in not less than 20m intervals.

Passing spaces must be 1800mm wide by 2000mm long provided in each corridor longer than 20m, where a direct line of sight to the other end is not provided.

In this project a corridor widths of a minimum of 1575mm have generally been provided, allowing space for wheelchairs to turn around at any location, compliant passing spaces have also been provided.

The use of contrasting paving or surface materials shall be provided to assist the vision impaired. The design of the pathways follows the principles of Universal Design to maximise widths, turning spaces and passing spaces, all providing strong visual cues for those with low vision.

Minimum 2000mm 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) and enable stretcher use evacuation via the lift.

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 lighting and adequate overhead clearance will provide a clear path of accessible travel.

Suitable 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.

5.6 Floor Finishes (reference AS1428.1 2009)

All floor finishes in the public areas are to be flush, enabling an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance to be 3mm (5mm for bevelled edges) as part of the accessible path of travel.

5.7 Signage and wayfinding (reference AS1428.4.2 2018)

Limited documentation is available at this stage regarding the proposed wayfinding strategy for the development.

Where possible, tactile indicators will be minimised instead colour and textural contrasting floor surfaces / paving being provided to highlight the potential hazard. All signage and wayfinding will ensure viewing ranges are accessible and use of pictograms assists wayfinding.

Directional Braille & tactile signage incorporating the International Symbol of Access will be installed at common areas, lifts, and sanitary facilities. These will be installed at a height of 1400mm -1600mm from finished floor level.

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 wayfinding 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 NCC and provisions outlined in AS 1428.1 (2009), including additional signage were deemed appropriate.

5.8 Stairs (reference AS1428.1 2009)

There are two main access stairs proposed in the development serving all levels of the building. The primary function of those stairs is for emergency egress.

Fire-isolated stairs, proposed for emergency egress only, shall be installed with provisions to meet minimum building code requirements, visual indication to stair nosing's and non-slip treads.

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

5.9 Emergency Evacuation (Equity Provisions of the DDA)

NCC 2022 (D3D22), requires all fire-isolated stairs and egress stairs from areas required to be accessible require at least one continuous handrail designed to be compliant with Clause 12 of AS1428.1. Provision of an off-set tread at the base of the stairs or an extended mid-landing that will allow 300mm extension clear of egress route is considered appropriate for achieving a consistent height handrail (without vertical or raked sections).

Where fire-isolated stairs will also be used for general vertical movement purposes between levels, they should be designed to meet AS1428.1 2009.

There is currently no mandatory requirement within NCC or DDA Premises Standards for provision of independent accessible egress for people with a disability in accordance with AS1428.1 and this remains an important DDA issue. Consideration of an accessible egress strategy with emergency evacuation plan will be needed as a minimum starting point.

5.10 Lighting (AS1428.2)

The lighting criteria of the building will comply with AS1680.0 2009 and AS1428.2 standards to include appropriate illumination levels for vision impaired people and the wider occupancy group.

5.11 Living Spaces

Bedrooms achieve the minimum area space of 3m x 3.4m as required under Functional Layout specified in ADGV (Apartment Desing Guideline for Victoria).

The living area achieves the minimum measurement, depending on the apartment type as required under the same standard.

5.12 Open Spaces

The common areas on the rooftop level (level 8), provide abundant space for various recreational activities and service needs of residents. Indoor and outdoor dining tables, seating and other fixtures shall be of colour which provides a contrast to their background with a luminance contrast of at least 30%.

We recommend that the common seating area is designed to meet Universal Design principles to ensure that they are functional for ambulant occupants and wheelchair users. Some guidance is provided in AS1428.2.

The roof deck outdoor area includes dining and seating areas as well as a BBQ area. These facilities are readily accessible, inclusive of accessible sanitary facilities, supporting the wellbeing for residents with a diverse range of impairments.

Figure 3 | Roof deck outdoor area (Communal Area)

The floor surface materials within all common area should be slip resistant to comply with HB197/AS4586 (Wet Pendulum Methods). All common area furniture and fixtures are accessible and easy to use by people of all abilities with seating at a recommended height of 450mm, to ensure that the common areas comply with clauses of AS1428.2.

5.13 Accessible Accommodation

40 or 65.6% of the apartments comply with the Liveable Housing Design Guideline – Silver Level.

- There is a safe, continuous, step-free pathway from the street entrance and/carparking area to the respective apartment's main entrance;
- Step-free entrance into the dwelling to enable home occupants to easily enter and exit the dwelling;
- Main entry doorways of a minimum clear opening width of 850mm;
- Internal doorways to rooms on the entry level; used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes provide a minimum clear opening width of 820mm;
- A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled);
- Internal corridors/passageways to the doorways provide a minimum clear width of 1000mm;
- Toilet pans are 1200mm clear circulation space forward of exclusive of the swing;

- At least one bathroom within the accessible dwellings provides a slip resistant, hobless shower recess located in the corner of the room.
- Except for walls constructed of solid masonry or concrete, the walls around the shower, shall be reinforced to provide a fixing surface for the safe installation of grabrails.

As the design progresses, a more detailed design review will be undertaken to ensure dimensions, fixtures and fittings are appropriately implemented.

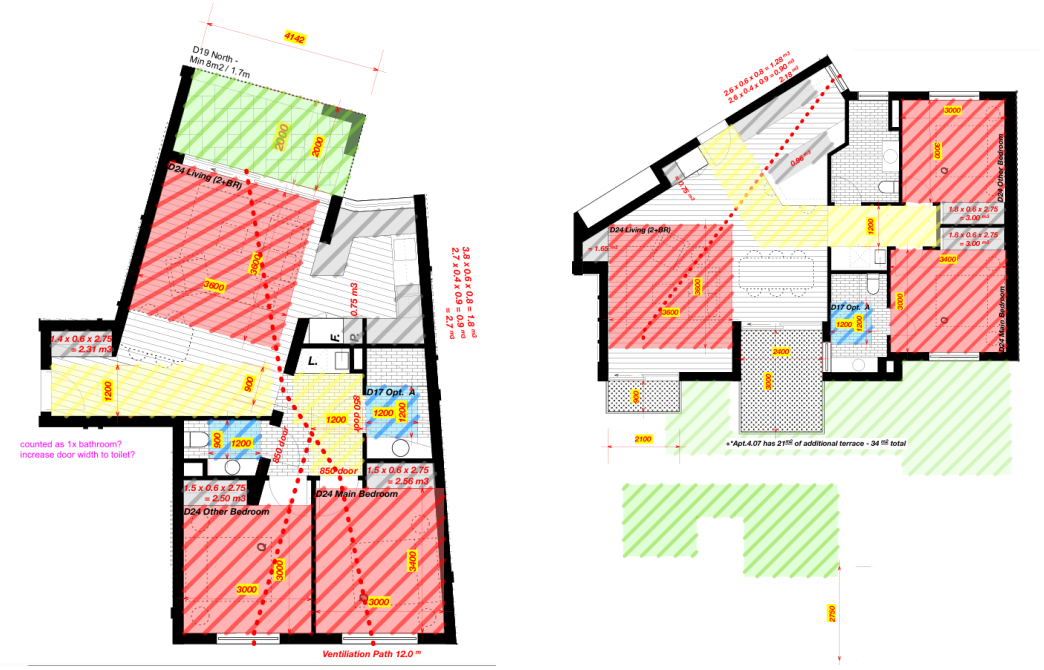


Figure 4 Typical 2- & 3-bedroom adaptable apartments

6 Conclusion

The accessibility evaluation undertaken has determined that the proposed development achieves the minimum requirements for accessibility by providing 40 out of the 61 apartments or 65.6% that meet the Silver Level of the Liveable Housing Design Guidelines, thus ensuring that the apartments are adaptable and visitable.

The public and common areas all meet the minimum requirements for accessibility prescribed in the NCC and AS1428.1.

Overall, the development readily achieve compliance with the NCC provisions for Access and Mobility and provides a desirable residence for those members of the community with a diverse range of accessibility requirements

7 References

Australian Building Codes Board. 2022. *National Construction Code Series Volume 1 – Building Code of Australia*. 1st ed. Canberra: ABCB.

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Australian Standard. 2009. *Design for Access and Mobility.* Amendment 1 AS1428.1 – 2009. 6th ed. Sydney: SAI Global Limited.

Australian Human Rights Commission. 2013. *Guideline on the Application of the Access to Premises Standards Version 2*. Melbourne: Australian Human Rights Commission.

The Office of the Victorian Government Architect. 2016. *Better Apartment Design Standards*. The State of Victoria Department of Environment, Land, Water & Planning. December 2016

Liveable Housing Design Guidelines (Liveable Housing Australia, 2017)