

Memorandum

To	Rod Sandoval	Email	rod@kud.com.au
Cc			
Company	Kavellaris Urban Design		
Project	Chora Development – 7 Hartington Street, Northcote		
Subject	Access to people with disabilities		
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From	George Xinos		

1.0 Introduction

Functional Access Solutions have been engaged as the disability access consultants for the early design stages of the proposed Chora development to be located at 7 Hartington Street, Northcote.

FAS have not completed a full assessment of the project at the time of producing this memorandum. The memorandum therefore looks to outline the design intent for further design development as it relates to access for people with disabilities and should not be accepted as a statement of compliance for the project.

FAS has provided preliminary advice to the project to date and will be undertaking a full assessment of the schematic documentation in the coming weeks.

2.0 Project Description

The subject site is the Holy Monastery of Axion Estin (Formerly the Little Sisters of the Poor Convent), with the project aiming to transform the site into a vibrant and cosmopolitan Greek village. The proposed works include the restoration of the existing monastery as well as the construction of an additional three buildings accommodating a diversity of functions.

The existing building will include a church, function spaces, residential accommodation, hotel accommodation, an art gallery, book shop, artisan spaces and a micro distillery.

The expansive site is bound by St George's Rd to the west, Hawthorn Rd to the north, Hartington Street to the east and abuts adjoining properties to the south of the site.

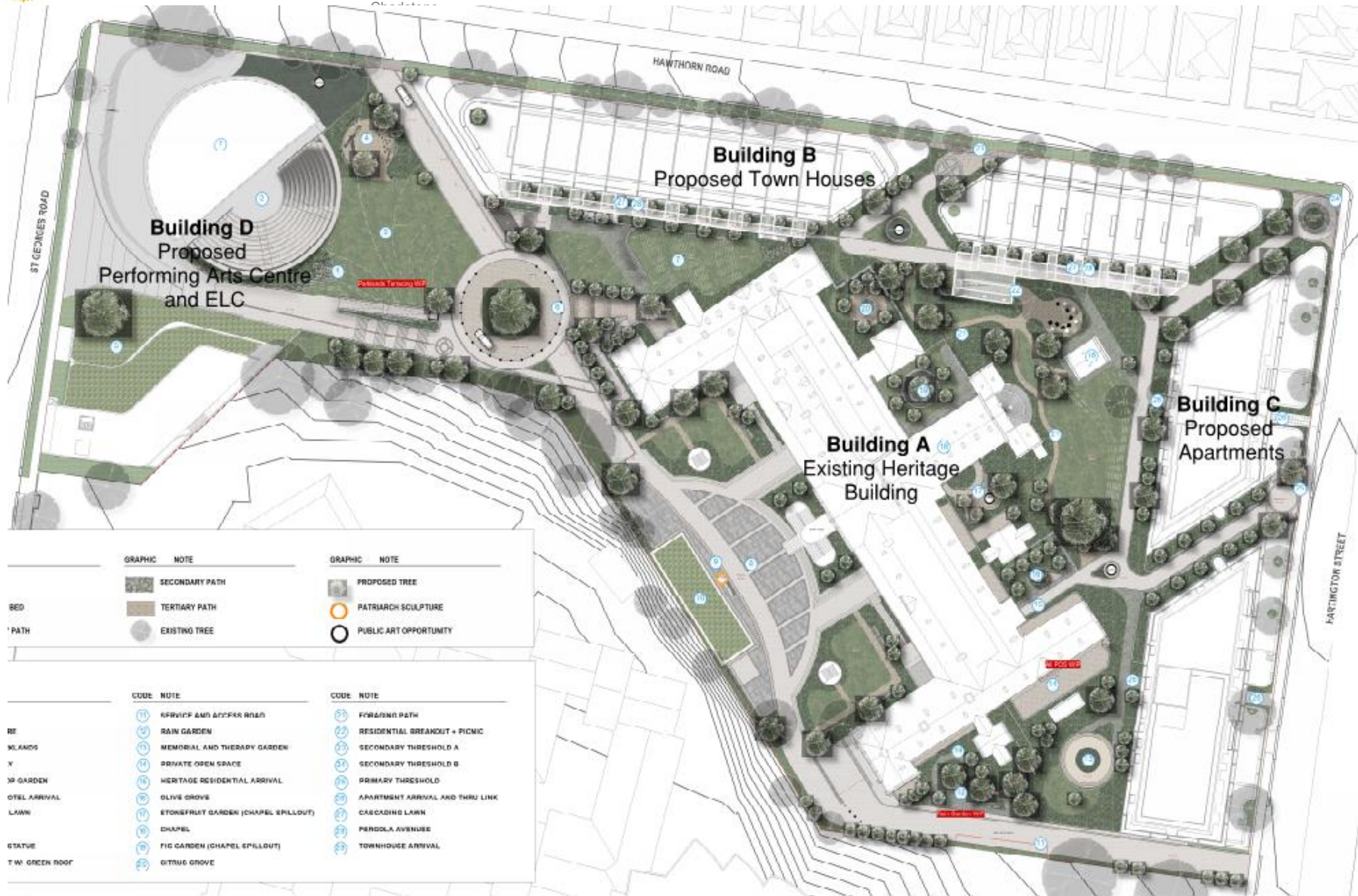


Figure 01 - Proposed Site

3.0 Accessibility Design Intent

As noted above, FAS had not undertaken a complete assessment of the project at the time of producing this memorandum but has provided preliminary advice to the project. A 'return access brief' was produced as part of our preliminary input. The intent being to adopt enhanced accessibility provisions where possible beyond base level compliance within the common areas of the site as well Buildings A and D given their highly public nature.

The following summarises the 'return access brief' with BCA requirements followed by (BCA) and best practice recommendations followed by (DDA).

3.1 General Site Access

- A continuous accessible path of travel will be provided between the allotment boundary, accessible car parking bays and adjoining buildings on the site to the main entrances of each building (BCA).
- All paths through the site to conform with the requirements of AS 1428.1, AS 1428.4.1 and AS1428.2 (DDA).
- Arterial paths to be at least 1800mm wide to accommodate the passing of two wheelchair users. Where narrower, incorporate passing areas which are at least 2000mm long x 1800mm wide at 6m intervals (path intersections may also be considered passing areas) (DDA).
- Street furniture such as seating, bins, drinking fountains, tables etc. are to conform to AS 1428.2 (DDA).
- Resting points incorporating an AS 1428.2 compliant seat and flat hard standing area adjacent to the seat for a wheelchair user or pram to sit with a companion are to be provided at maximum 60m intervals along paths. Seating should be offset by 500mm from the path edge to preserve a 'shoreline' for people with vision impairments (DDA).
- Similarly, street furniture or similar fixtures and fittings, are to be grouped and recessed off the path to preserve 'shorelines' for people with vision impairments (DDA).
- Key arterial paths are to consider incorporating lighting which achieves a 50lx at a 0.5 uniformity (DDA) where practicable.

3.2 General Internal Design

These are applicable to the Buildings A and D as well as the common areas of the residential buildings and the accessible SOUs within the hotel portions of the heritage building.

- Internal paths of travel, floor finishes, doors and door hardware, stairs, ramps, light switches and controls, sanitary facilities for people with disabilities, and people with ambulant disabilities and showers for people with disabilities must be provided in accordance with AS1428.1 (BCA).
- All lifts to be designed and specified in accordance with BCA:2022 E3D7 and E3D8 (BCA), as well as AS1735.12 (DDA).
- Consider providing wall and floor finishes which achieve no less than 30% luminance contrast to assist the orientation and mobility of people with visual impairments (DDA).
- Gloss, bold patterned floor surfaces as well as a carpet pile height that creates a "grain effect" are to be avoided as these can be perceptually confusing to people with a vision impairment (DDA).
- The amount of accessible sanitary facilities and showers are to be provided in accordance with BCA 2022 Clause F4D6 and F4D7.
- Reception joinery is to provide circulation, lower height counter and knee and foot clearance in accordance with AS1428.2 (DDA).

- Key area kitchen joinery is to provide a lower height counter, knee and foot clearance to the sink (and a further meal preparation bench if a large central facility) as well as appliances, fittings and fixtures (inclusive of a gpo within 300mm of the front of the bench) in accordance with AS1428.2 (DDA).
- Utility joinery in office spaces to provide circulation, lower height counter and knee and foot clearance in accordance with AS1428.2 (DDA).
- Joinery generally to provide matt non-reflective finishes which achieve no less than 30% luminance contrast between the floor and its benchtop as well as D-pulls in accordance with AS1428.2 (DDA).
- Tactile and braille signage must be provided to sanitary facilities, any non-accessible entries, assistive listening systems and required egress doors in accordance with BCA:2022 D4D7.
- Wayfinding package to consider including tactile and braille features to directories, maps and space naming signs (DDA).
- Wayfinding package luminance contrast, text and symbol sizing and location to be in accordance with AS1428.2 (DDA).
- Consideration to the emergency warning system providing visual alarms in accordance with AS1428.5.
- A suitable emergency evacuation plan be developed for people with disabilities. This will preferably include the use of lifts during evacuation and where not possible the use of evacuation devices in fire isolated stairs (DDA).

3.3 Child Care Facility Specific Inclusions

- At least one accessible car parking bay in accordance with AS 2890.6 should be allocated to the Child Care facility and be the closest possible car parking bay to the lift lobby from the Basement level (BCA).
- Provide an accessible sanitary facility to at least one of the children's sanitary facilities to each floor (BCA). Suitable adjustment to fixture selection given the differing anthropometrics can be gained from AS1428.3 and can be supported by performance solution.
- A cubicle for children with ambulant disabilities be included to each of the children's sanitary facilities (BCA). Suitable adjustment to fixture selection given the differing anthropometrics can be gained from an Access Insight publication and can be supported by performance solution.
- Assistive listening systems to be provided in accordance with BCA:2022 D4D8 (BCA), as well as AS1428.5 (DDA) within the children's rooms and Staff Planning room where an inbuilt amplification system is provided.

3.4 Theatre, Amphitheatre and Church Specific Inclusions

- At least two accessible car parking bays in accordance with AS 2890.6 should be allocated to the Theatre and be the closest possible car parking bay to the associated lift lobby from the Basement level (BCA). Given the anticipated demographics of the occupant group it is recommended that the inclusion of 3-4 accessible car parking bays be considered (DDA).
- Wheelchair seating spaces, connecting paths of travel, and companion seating are to be designed in accordance with AS1428.1 (BCA).
- The amount and distribution of wheelchair seating spaces to be in accordance with BCA:2022 D4D2 (BCA).
- The wheelchair seating space location should be representative of the of the range of seating provided (e.g. spaces included at the top and bottom rows) (DDA).
- Consider including an aisle to either side of the Theatre spaces so that a handrail to one side can be incorporated to each of these (DDA)

- Assistive listening systems to be provided in accordance with BCA:2022 D4D8 (BCA), as well as AS1428.5 (DDA) within the theatre spaces which include an inbuilt amplifications system.
- Access in accordance with AS1428.1 must also be provided to the stage, alter and backstage areas (BCA).

3.5 Hotel Component of the Heritage Building Specific Inclusions

- Accessible Sole Occupancy Units (SOU) to be provided in the proportions noted in BCA:2022 D4D2a (BCA) and to be designed in accordance with AS1428.1 (BCA) and AS 1428.2 (DDA).
- The accessible SOUs must not be adjacent to each other (BCA).
- The amenity provided to the accessible SOUs should be representative of the rooms available (e.g. views, access to natural light, number of rooms, etc) (DDA).
- Transitions to any SOU balconies must be accessible (BCA).
- The bedroom area circulation within accessible SOUs should be provided in accordance with AS1428.2 Clause 24.3 (DDA).
- At least one window within the habitable rooms of the accessible SOUs should provide a sill height no higher than 1000mm above the finished floor level (DDA).
- Consider the inclusion of a portable vibrating alarm which is capable of activation by the emergency warning system for guests with hearing impairments (DDA).

3.6 Church Function Room Specific Inclusions

- Assistive listening system to be provided in accordance with BCA:2022 D4D8 (BCA), as well as AS1428.5 (DDA) within the function area where an inbuilt amplifications system is present.

3.7 Carparking to Heritage Building Basement Specific Inclusions

- It is anticipated that given the mixture of Class 5, 9 and 3 parts of the building, that at least four accessible car parking bays may be required. That is, it is anticipated more than 50 carparks will be allocated to the class 5, 6 and 9 portions of the building and that at two accessible SOUs may be required to the class 3 portion. Final car parking allocations will be required to determine the exact numbers necessary (BCA).

3.8 New Apartment and Townhouse Buildings (Assumed Class 2 classification) Specific Inclusions

- All SOUs to be designed in accordance with the ABCB Livable Housing Design Standard (2022) (BCA).

3.9 Anticipated Exemptions

Clause D4D5 of the BCA allows for some areas to not be accessible. It is anticipated that this will be applicable to the following types of areas and functions:

- Exclusive plant and service areas.

- Refuse areas.
- Loading docks or similar.
- Storage associated with bulky items (e.g. furniture).
- Commercial kitchens serving the Childcare centre and potentially function rooms.

Further discussion to determine these will be required as the project progresses, as will the consideration and acceptance of the relevant building surveyor and the client.

3.10 Building A Heritage Considerations

The age and nature of Building A sees numerous deviations from today's accessibility provisions. We also anticipate that the building's significance and the importance of its preservation will present considerable challenges in achieving 'deemed to satisfy' compliance.

A series of performance solutions ensuring the building confirms to the relevant performance requirements of the BCA and the Disability (Access to Premises – Buildings) Standards 2010 will consequently be required.

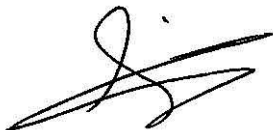
Examples may include:

- Additional wayfinding signage to warn people of areas lacking circulation within the building.
- The potential automation of key hinged doors lacking circulation for wheelchair users.
- The improvement of stairs without detrimentally affecting the fabric of the stair (e.g. the inclusion of TGSI and nosing treatments but not the removal of original timber handrailing).
- The operational management of key areas such as the Hotel and the Church where staff/volunteers are generally available (e.g. provision of schematic plans or an 'access key' highlighting accessible features and routes for visitor use).

The retrospective inclusion lifts for vertical circulation is of course critical to providing access to people with disabilities however the existing fabric of the building does not allow for vertically aligned locations making navigation and orientation through the building challenging to some. It is anticipated that a wayfinding system which incorporates tactile and braille features will be implemented to lessen the impact of this.

If you require further information or want to discuss the contents of this advice further, please do not hesitate to contact me at your convenience.

Yours sincerely,



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