97 Alma Road, St Kilda East

Town Planning Accessibility Report

Prepared for:

Neometro
11 Smith Street
Fitzroy, VIC 3065

Prepared by:

Annabel Drynan
Access Studio
ACN: 99 655 671 300

Project Number: 20662

Date: 5th July 2024

Revision:

Doc	Rev	Date	Purpose	Prepared by:
APS	0	2/11/2022	Town Planning Report	Chris Nahanneah
APS	1	24/04/2024	Town Planning Report	Chris Nahanneah
APS	2	5/07/2024	Town Planning Report	Chris Nahanneah

Reviewed by:
Annabel Drynan

Centre for Universal Design Australia
Member

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1. Executive Summary

Neometro has appointed Access Studio to undertake an accessibility evaluation for 97 Alma Road, St Kilda East.

Access Studio can confirm that the proposed design meets the accessibility requirements of City of Port Phillip Planning Scheme more precisely Clause 58.05-1. 26 of the 47 proposed apartments 28 or 60% of the proposed apartments meet the Accessibility objectives as set out in Standard D18 for clear openings, pathways and adaptable bathrooms and bedrooms.

In summary, the project demonstrates City of Port Phillip objective of accessibility 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 aforementioned aspects, validate a particularly strong focus on the needs for people of all abilities. Therefore, the proposed plans meet the Council's 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: 2202 – 97 Alma Road Drawing Set: Issued for Town Planning Submission - [TP000 -TP003, TP010, TP020 – TP024, TP1B1, TP100 – TP104, TP300 – TP301, TP310, TP400, TP401 – TP402, TP600, TP610, TP620 – TP625, TP630-TP634, TP650 – TP655, TP660 – TP661, TP670 – TP673]	Kerstin Thompson Architects Pty Ltd	Date: 03.07.2024 Rev: 4

1.2 Legislative Requirements

The primary legislation applicable to the development is the BCA 2019, 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) 2019 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.

3 Building Characteristics

The proposed project located at 97 Alma Road, St Kilda East consists of a residential development including retail (food & beverages tenancy), apartments. townhouses, communal open spaces and vehicle parking.

The proposed development incorporates:

- 47 One-Bedroom to Three Bedroom apartments.
- 20 Townhouses.
- 1 Food & Beverage Tenancy.

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	Carparking, Apartment Storage	7a
Ground	Residential Units, F&B Tenancy (Retail), Townhouses	2, 6
Level 1, Level 2	Residential Units	2
Level 3	Residential Units, Communal rooftop deck	2

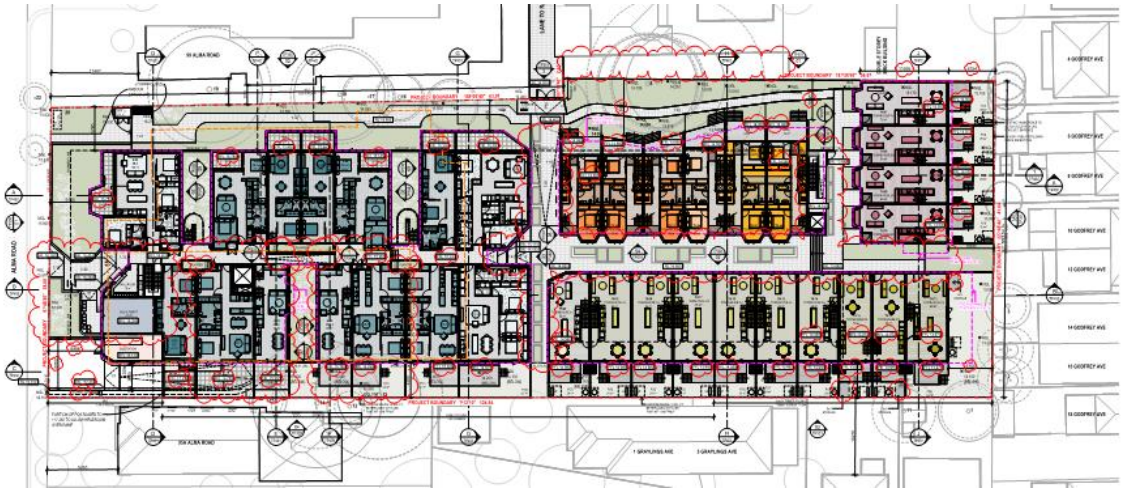


Figure 1 | Ground Floor Plan (not to scale)

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 tram network which provides public transport to and from the proposed site. Additionally, there is a community bus stop within less than 10 metres of the proposed development - along Alma Road. The free community bus provides access for all to services throughout the City of Port Phillip. The free community buses are wheelchair-accessible and suitable for people who have trouble on public transport services.

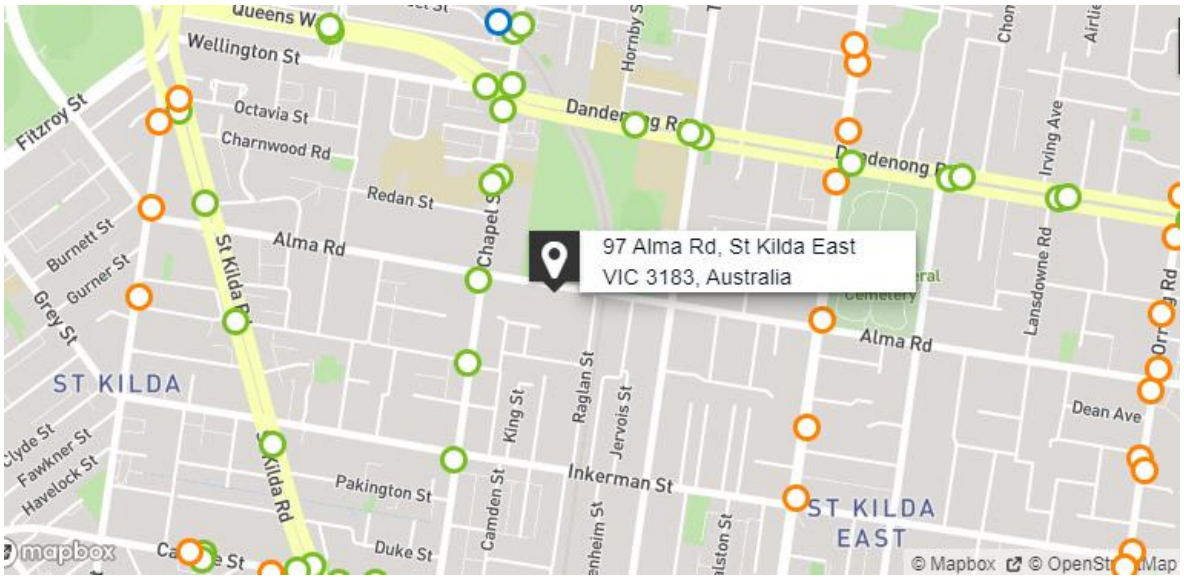
Furthermore, there is plenty of on-street parking located along the neighbouring streets. Besides the designated accessible parking bays located within the vicinity, City of Port Phillip allows those with a category one disabled parking permit to park for twice as long in a timed car parking space (non-disabled 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 Entrances

All doorways in the public areas have sufficient clear opening widths, circulation spaces and latch-side clearances. The entry doorway to the residential foyer 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 doors shall have the required minimum clear opening width of 850mm. These doors shall not exceed the max weight of 20N opening force.

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

There is a total of two lifts that services the basement to the Ground Level and one of those lift services the Ground Level to the Level 3 of the apartment building. The lifts provide accessible vertical movement throughout the site. This will enable people of all abilities to access their residential apartment or the communal roof deck.

The lift specification complies with the requirements of E3.6 of the BCA and AS1735.12. 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.

5.4 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 BCA and the Disability (Access to Premises- Buildings) Standards (2010).

All corridors comply with the minimum width of 1000mm with a typical width of 1800mm generally achieved. Turning spaces and passing spaces have been provided as per BCA section D3.3.

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 the case of the proposed building at 97 Alma Road, St Kida East corridor widths in excess of 1300mm have generally been provided, with wheelchair turning spaces of 1800mm wide at the end of corridors allowing space for wheelchairs to turn around at any location.

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 1800mm 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 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.

5.5 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.

5.6 Signage and wayfinding (reference AS1428.4.2 2018)

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

Where possible, tactile indicators will be minimised in particular in lieu of 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 and lifts. 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 BCA and provisions outlined in AS 1428.1 (2009), including additional signage were deemed appropriate.

5.7 Stairs (reference AS1428.1 2009)

Several general access stairs are proposed in the development.

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).

5.8 Emergency Evacuation (Equity Provisions of the DDA)

BCA 2019 (D2.17), 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 BCA 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.

5.9 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.

5.10 Living Spaces

Several bedrooms achieve the minimum area space of 3m x 3.4m as required under Functional Layout specified in ADGV (Apartment Design Guidelines for Victoria).

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

5.11 Open Spaces

The common areas on Level 3, 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.

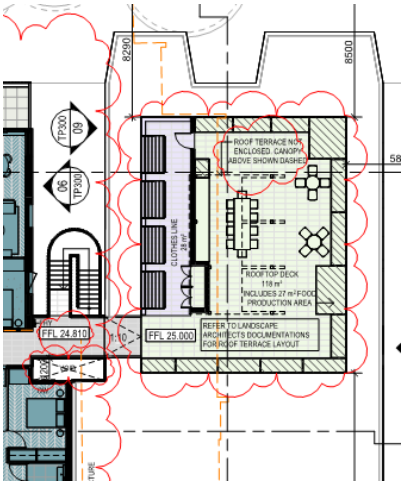


Figure 3 | Rooftop Deck

The floor surface materials should all 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.

5.12 Accessible Accommodation

28 or 60% of the apartments comply with the standard and objective of City of Port Phillip Planning Scheme. These include compliance with the standard and objective of Clause 58.05-1 Standard D18 (Accessibility) of the City of Port Phillip Planning Scheme; including a minimum corridor width of 1200mm, step free bathrooms in accordance with Table D7 and appropriate circulation spaces for people with a diverse range of abilities. Balconies with minimum dimensions specified in Table D8 and convenient access from a living room shall also be included in accordance with Clause 58.05-3 (Standard D20-Private Open Space) and a minimum clear opening width of 850mm at the adaptable apartment's front entry doorway and main bedroom.

- 28 or 60% of apartments achieve the requirements for adaptable bathrooms of either Design A or Design B specified in Table D4. These include clear door opening widths of either 820mm or 850mm; and door design that has a sliding door, an outward opening or indoor opening door and has removable hinges; and circulation area meets Design option A or B, and a clear minimum path width of 900mm from the door opening to the circulation area, and a hobless shower and or has a removable shower screen and is located on the furthest wall from the door opening.
- 28 or 60% of apartments meet the minimum requirement of 1200mm path of travel from the entry.
- 28 or 60% of apartments have an adaptable bathroom.
- 28 or 60% of apartments have a minimum clear opening width of 850mm at the main entrance and main bedroom doorway.

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

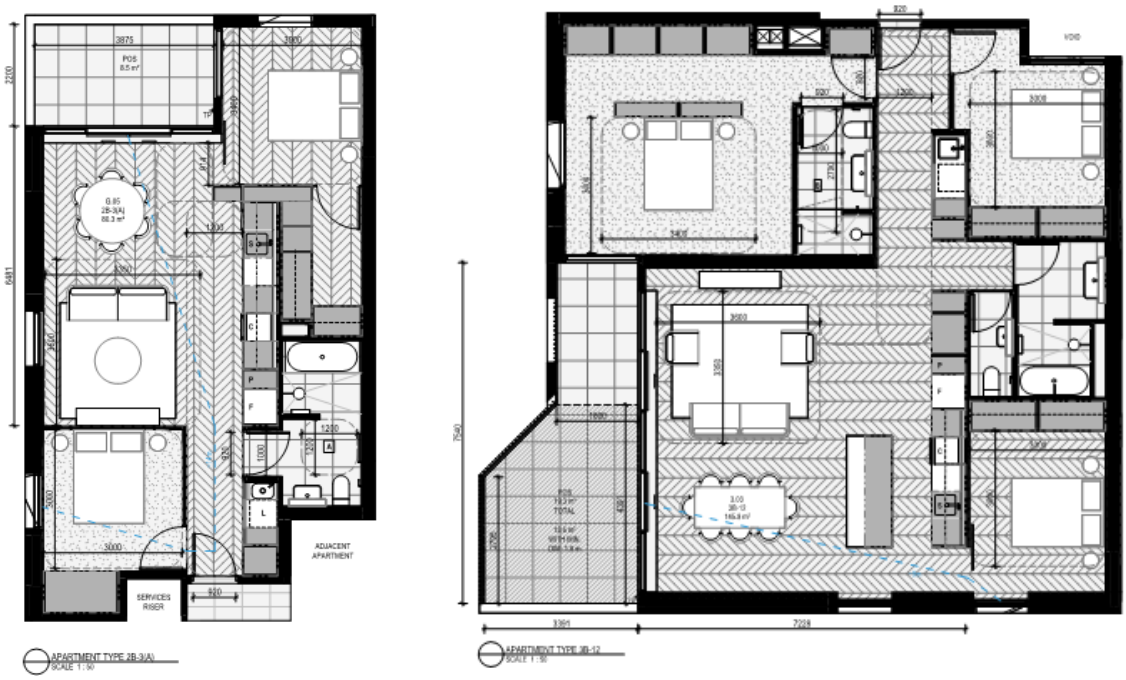


Figure 4 Typical 2- & 3-bedroom ADGV apartments

6 Conclusion

The accessibility evaluation undertaken has determined that the proposed development achieves and exceeds the minimum requirements for accessibility as set out by the City of Port Phillip by providing a minimum of 60% of apartments that comply with Clause 58.05 of the planning scheme. The public and common areas all meet the minimum requirements for accessibility prescribed in the BCA.

Overall, the development readily achieves compliance with the BCA 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. 2019*. National Construction Code Series Volume 1 – Building Code of Australia*. 1st ed. Canberra: ABCB.

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