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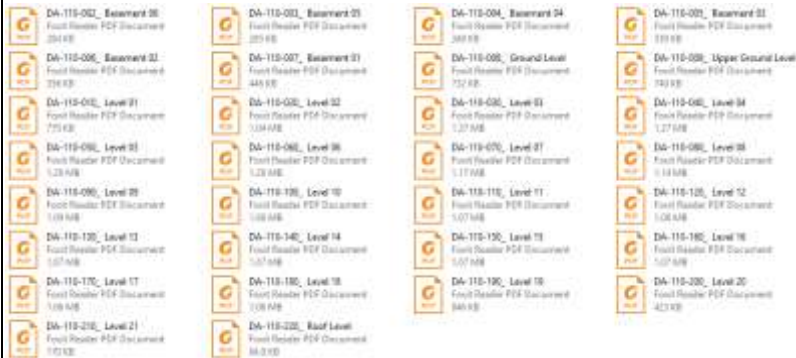

Deicorp Projects Showground
Pty Ltd

Doran Drive Precinct, Doran
Drive, Castle Hill NSW

**DA Access Review
Final**

22 April 2022



REPORT REVISIONS		
Date	Version	Drawing No / Revision
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1. Executive Summary

The Access Review Report is a key element in the design development of Doran Drive Precinct located at 2 Mandala Parade Doran Drive, Doran Drive, Castle Hill NSW, 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

Deicorp Projects Showground Pty Ltd has engaged Morris Goding Access Consulting, to provide a design review of Doran Drive Precinct, located at 2 Mandala Parade Doran Drive, Doran Drive, Castle Hill NSW. The new mixed-use development consists of four blocks, A (19 stories), B (18 stories), C (20 stories) and D (19 Stories).

The proposed residential units provide one, two, three bedroom and duplex layouts and 430 apartments across four towers.



Figure 1. Project Site 

Six (6) carparking basement levels proposed for residential and retail use. End of trip Facility (EOT) with associated sanitary facilities and supermarket pickup area with associated restricted services areas in basement 01.

Three (3) basement levels (B4 to B6) are proposed for carparking residential use;

- 421 carparking bays.
- A total of 43 accessible car parking bays
(Dedicated accessible parking bays - DAPB) are provided.

Three (3) basement levels (B1 to B3) are proposed for car parking retail use;

- 341 carparking bays are provided for parents with prams, retail staff and supermarket.
- A total of 7 accessible car parking bays
(Dedicated accessible parking bays - DAPB) are provided.

Ground floor, upper level and Towers D and C (level 2) contain supermarket and retail space, community spaces with 30 tenancies and associated sanitary facilities.

Level 1 - proposed community space and associated sanitary facilities. There are new public domain works and landscape works at the ground and podium level.

The proposed development falls under a number of BCA classifications:

- Class 2 (residential)
- Class 6 (retail)
- Class 5 (commercial lobby/office)
- Class 7a (carpark)
- Class 7b (storage)
- Class 8 (packing/cleaning of goods or produce/substation)
- Class 9b (communal area/childcare)

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.
- 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 residents, customers, visitors, 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, F2, E3;
- AS 1428.1:2009 - (General Requirement for Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- AS 2890.6:2009 - (Parking for People with Disabilities);
- AS 1735.12:1999 - (Lift Facilities for Persons with Disabilities);
- The Hill Shire Local Council DCP.

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;
- AS1428.4.1 Draft Way-finding Standard;
- AS3745:2010 – Planning for Emergencies in Facilities (to assist with design strategies for provision for escape for people with disability that may require assistance);
- Livable Housing Australia guidelines (LHA) and
- AS4299:1995 - Adaptable Housing

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

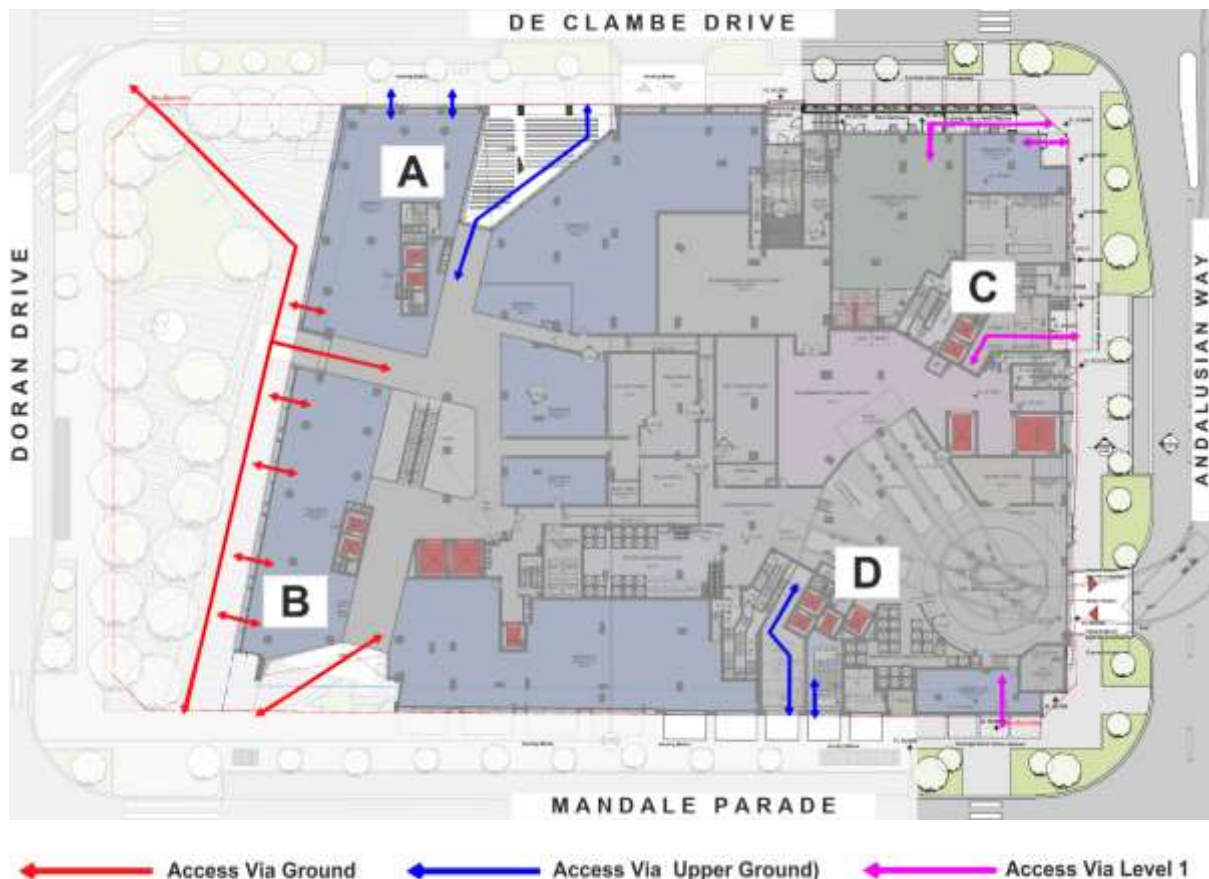
4.1 External Linkages

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.
- An accessible path of travel between buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS1428.1:2009 is also required.
- 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.
- Cross falls in the accessible path of travel are 1:40mm max. gradient.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. The following diagram shows proposed access from the allotment boundary to the four residential tower and retail tenancies.





On the basis of the current level of detail all access requirements appear capable of achieving compliance subject to the resolution of some minor issues with regards to the continuous accessible path of travel (CAPT) from the allotment boundary at corner of Clambe Drive and Doran Drive to the principal pedestrian entrance (PPE) and 600mm drop level from Doran Drive to the shopping centre principal pedestrian entrance. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

The proposed design is capable of achieving compliance, subject to details noted in the above. It is understood this will be refined during the design development stage and prior to Construction Certification (CC).

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 (ie. when they have a separate function and/or use eg. external retail tenancy). Note all entrances are to be accessible as these lead to different commonly used areas. All tenancies are to ensure level threshold provision is in accordance with AS1428.1.
- A non-accessible entry located no more than 50m distance from an accessible entry (for buildings greater than 500m²).
- All accessible doors to have 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009. Note: Manual doors require lightweight door forces to be operable by people with disabilities (20N max.). We recommend that main entrances include automated sliding doors to be used where possible.
- An accessible path of travel eg. ramp or lift provided adjacent (or in reasonable proximity) to any stair access. Note: providing choice of access route directly adjacent so that people can start and finish in the same location/travel similar route promotes inclusion and UD principles.
- Where there is a lack of RL levels (internal and external) or RL levels are not provided, ensure commonly use doors provide threshold level in accordance with AS1428.1.

Note that under DDA Premises Standards Table D3.1 (class 2) access is required to the entry doorway of each SOU.

Assessment

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

On the basis of the current level of detail all access requirements appear capable of achieving compliance subject to the resolution of some minor issues with regards to level entrance of tenancy 8 proposed in the block A facing Doran Drive (ground floor), doors circulation width

and clearances. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

The proposed design is capable of achieving compliance, subject to details noted in the above. It is understood this will be refined during the design development stage and prior to Construction Certification (CC).

4.3 Emergency Egress

BCA 2016 Part D2.17 has requirements for all fire-isolated egress stairs from areas required to be accessible (not communication stairs) to include at least one continuous handrail designed to be compliant with AS1428.1 Clause 12. Provision of an off-set tread at the base of stair flights or an extended mid-landing that will allow a 300mm extension clear of egress route is considered appropriate for achieving a consistent height handrail (without vertical or raked sections). Such an off-set tread configuration has been shown at the majority of stairs and would appear to be possible elsewhere, subject to further detail design.

Where fire-isolated egress stairs will also be used for communication stair purposes between levels, they should be designed to meet AS1428.1:2009. Confirmation is required on the likely use of certain stairs for this purpose.

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 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.

Consideration of management systems and fire wardens for emergency egress for people with disabilities.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. All egress stairs are to ensure compliance with BCA requirements. On the basis of the current level of detail all access requirements appear capable of achieving

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.
- Turning spaces (at least 1540mm W x 2070mm L) within 2m of every corridor end and at 20m.max intervals along all access-ways.
- All common-use doors (ie. 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.
- Turning spaces (at least 1500mm W x 1500mm L with splays) are required to achieve a 90-degree turn. This is needed for wheelchairs to make a 180-degree turn, compliant with AS1428.1:2009.
- 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.
- Curved walkways are to provide 1500mm min. clear width with appropriate min. inside curve radius compliant with AS1428.1.
- All common-use doors (ie. not excluded under Part D3.4) to have 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009.
- If doors cannot achieve suitable latch side clearances in accordance with AS1428.1, these doors are to be automated.
- Where a double door is provided at least one leaf is to provide 850mm min. clear width (active leaf).

Assessment

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

On the basis of the current level of detail all access requirements appear capable of achieving compliance subject to the resolution of some minor issues with regards to corridor ends suitable circulation, passing bays, door clearances and opening clear widths. Doors may require to be automated. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

The proposed design is capable of achieving compliance, subject to details noted in the above. It is understood this will be refined during the design development stage and prior to Construction Certification (CC).

5.2 Passenger Lifts

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

- Passenger lifts with min. internal size at floor of 1400mm width x 1600mm depth, compliant with BCA/DDA Access Code Part E3.6 and AS1735.12.
- All lift lobbies and main corridors on each level with 1800mm min. clear width to allow two wheelchairs ability to space pass each other.
- All travelators are to comply with AS1735.2-2001. Lifts, escalators and moving walkways.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned 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.

5.3 Stairs and Ramps

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

- Ramps and walkway landings are to provide 1200mm length or 1500mm length at 90 degree turns.
- Stair handrails on both sides in accordance with AS1428.1.
- Stairs and ramps with offset on the continuous accessible path of travel (CAPT) are to ensure no encroachment of handrail extensions into transversal path of travel at top and bottom of stair.
- Stairs and ramps are to be offset from the property allotment boundary 900mm min.
- Step ramps are to have 1:10 gradient, 190mm max. height and 1900mm max. length.
- Doorway threshold ramps are to have 1:8 gradient, 35mm max. height and 280mm max. length, compliant with AS1428.1.
- Walkways are to provide landings at 15metre intervals.
- Ramps and walkway doorways at landings are to comply with AS1428.1 Fig. 25(D).
- Middle landings off-set tread configuration must be provided to ensure the consistent height of the stair handrail.

Assessment

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

On the basis of the current level of detail all access requirements appear capable of achieving compliance subject to the resolution of some minor issues with regards to Stair setout angles, stairs and walkways level landings. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

The proposed design is capable of achieving compliance, subject to details noted in the above. It is understood this will be refined during the design development stage and prior to Construction Certification (CC).



6. Adaptable Units

6.1 Adaptable Unit Provision

The concept of adaptable housing is to design units with provisions in place from the outset (pre-adaption) so they can be easily adapted to meet changing needs of residents in the future (post-adaption) in accordance with AS4299.

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

- A total of 43 adaptable units are required based on Council DCP 2012 B Section 5 Residential Flat. Currently this requirement is not achieved as only 42 adaptables are being provided.
- The adaptable units are to be designed in accordance with AS4299 Class C.
 - (c) At least 1, or 5 percent, of the units in a development of 20 or more dwellings must be either;
 - an accessible unit to Australian Standard 1428 Part 2, suitable for occupation by a wheelchair user; or
 - meeting Class B adaptability under Australian Standard 4299.

Provide at least 1 or 5% Class B adaptability (which is all essentials and 50% of desirable feature incorporated, including those noted as first priority).

- The adaptable units designed in accordance with AS4299 Class C.

Assessment

A total of 430 dwellings have been proposed throughout the development. There are 43 apartments (10%) designed to be adaptable, which does satisfy Council DCP 2012 B Section 5 Residential Flat.

The adaptable units have been nominated as units:

B206; C917; D923; D725;
B307; C1017; D1023; D823;
B407; C1117; D1123;
B507; C1217; D1223;
B607; C1317; D1323;
B707; C1417; D1423;
B806; C1517; D1523;
B906; C1617; D1623;
B1006; C1715; D1721;
B1106; C1814; D1820;
B1206; C1909; D1915;
B1306; C2004;
B1406;
B1506;

Above noted unit numbers are a mixture of 1, 2 and 3 bed types.

6.2 Adaptable Unit Design

The following requirements are to be satisfied in the provision of adaptable unit design at pre-adaptation stage.

- The entry door of the unit achieves 850mm clear width opening (920 door leaf). Latch side clearance of 530mm achieved at pre-adaptation, externally and internally of the door in accordance with AS4299.
- The kitchen needs to provide 1550mm circulation space outside of the kitchen work spaces. Currently this requirement appears capable of being achieved. Ensure where islands are proposed in pre-adaption that tile is provided under the island and services are capped.
- The bathroom must be of an adequate size to achieve an AS1428.1 compliant bathroom of shower, WC and basin with required circulation spaces. Capped off service can be provided for the relocation of basin at post adaptation. The shower recess will require review during design development (hobless). It has been confirmed that all adaptable units pre-and-post layout will provide the pan and shower at the same location. Currently this requirement appears capable of being achieved.
- The living area large enough to achieve a circulation space of 2250mm min diameter after furniture placement, compliant with AS4299. Currently, this requirement is capable of achieving compliance.
- The bedroom achieves 1 metre either side of queen size bed and 1550 x 2070mm at the base of the bed or similar configuration. Currently, this requirement is not achieved as unit 2B_20 lacks 1-metre at the bedside clear circulation at the pre-and-post adaptable layout. There is also the lack of 1550mm x 2070mm clear circulation, this is a non-compliance to be addressed to meet the relevant code.
- The laundry area is to provide 1500mm in front of laundry appliances in accordance with AS4299. Currently this requirement appears capable of being achieved.
- All doors achieve 850mm clear opening width from the outset and easily achievable latch side clearances at post adaptation, compliant with AS1428.1:2009. Currently this requirement has not been achieved as unit 2B_39 lack 530mm (external) latch side clearance. There are also various doors within the unit excluding the second bathroom that lack 850mm min. clear width. There is sufficient space for amendments to be readily made to achieve compliance during a further stage. Currently this requirement appears capable of being achieved.
- Architect is to ensure balconies are threshold level (accessible from living areas). Ensure latch side clearance is in accordance with AS1428.1. Note: Preferable where practicable and possible, both bedrooms and living room areas provide access to balconies. Or MGAC is to support compliance under a management plan. This requirement can be addressed at a later detail design development.



Assessment

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

It is understood non-compliance above noted will be refined during the design development stage and prior to Construction Certification (CC).



7. Silver Liveable Units

7.1 Silver Liveable Unit Provision

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

- A total of 20% units to satisfy SEPP 65 (including referenced Apartment Design Guide) requirements to incorporate Liveable Housing Guidelines Silver Level Universal design features.
- Note the 10% adaptable units can be counted in the 20% calculation if the apartment also meets the following requirements.

Assessment

A total of 430 dwellings have been proposed throughout the development. There are 86 apartments (20% of total) designed to be visitable and these meet the above requirements.

The Livable Housing units have been nominated as units are:

A209; A309;	A210; A310;	B202; B302;	C318; C418;	D524; D622;	C917; C1017;	D923; D1023;
A409; A509;	A410; A510;	B402; B502;	C519; C617;	D722; D820;	C1117; C1217;	D1123; D1223;
A609; A709;	A610; A710;	B602; B702;	C717; C815;	D919; D1019;	C1317; C1417;	D1323; D1423;
A808; A908;	A809; A909;		D333; D428;	D1119; D1219;	C1517; C1617;	D1523; D1623;
A1008; A1108;	A1009; A1109;		D528; D626;	D1319; D1419;	C1715; C1814;	D1721; D1820;
A1208; A1308;	A1209; A1309;		D726; D824;	D1519; D1619;	C1909; C2004;	D1915
A1408; A1508;	A1409; A1509;			D1717; D1816;		
A1608	A1609			D1911		

m 7.2 Silver Livable Unit Design

The following requirements are to be satisfied in the design of these units;

- Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. Currently this requirement is capable of achieving compliance.
- The entry door into the units is to be detailed to achieve suitable clear width of at least 820mm during detailed design development stage and compliant with Silver Level rating requirements in accordance with Liveable Housing Design Guideline 2015. Currently this requirement is capable of achieving compliance.
- From the unit entry, there needs to be appropriate 1m (skirting to skirting) clearance throughout the unit to allow suitable accessible paths of travel and compliant with Silver Level rating requirements in accordance with Liveable Housing Design Guideline 2015. Currently this requirement is capable of achieving compliance.
- All internal doorways into bathroom, bedroom and out to balcony are required to achieve at least 820mm clear open widths and compliant with Silver Level rating requirements in accordance with Liveable Housing Design Guideline 2015. Currently this requirement is capable of achieving compliance.
- The silver level units require bathrooms that can accommodate the required 900mm wide by 1200mm long clear visitable toilet circulation space in front of the leading edge



of the pan, excluding the door swing, compliant with Silver Level rating requirements in accordance with Liveable Housing Design Guideline 2015. Currently this requirement appears capable of being achieved.

- The walls surrounding the shower and toilet pan require sufficient reinforcements for the provision of grab rails in the future when required. Currently this requirement appears capable of being achieved.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned 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.



8. Facilities & Amenities

8.1 Sanitary Facilities

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

- For 7a, 9b: At least 1 unisex accessible toilet, adjacent to every bank of toilets (where provided) on each storey, compliant with AS1428.1 under BCA/DDA Access Code part F2.4. If more than 1 toilet bank provided on each level, accessible toilet is required at 50% min. of toilet banks at each level.
- An even number of left hand (LH) and right hand (RH) transfer WC pans (accessible toilets) within the building. There is a lack of unisex accessible toilets to assess this requirement.
- Accessible WC with 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1.
- An ambulant cubicle within every standard toilet bank adjacent to an accessible toilet under DDA Access Code Part F2.4 compliant with AS1428.1:2009.
- Planner is to revisit the design occupancy and confirm that updated design and design occupancy is under 3,500 people. Therefore, unisex accessible adult change facility is not required.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned 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.

8.2 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:

- For class 2 buildings, access to a unique common use facility such as community spaces, communal podium, etc.
- Mailboxes, bike storage, storage cages and garbage chutes within residential buildings are to provide appropriate accessibility.
- Rubbish chute doors are to be 850mm min. clear width or the chute handle is to be an arm's reach.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. The following diagram shows proposed access from proposed lift lobbies residential communal podium via each lobby of towers A, B, C & D at level 2.

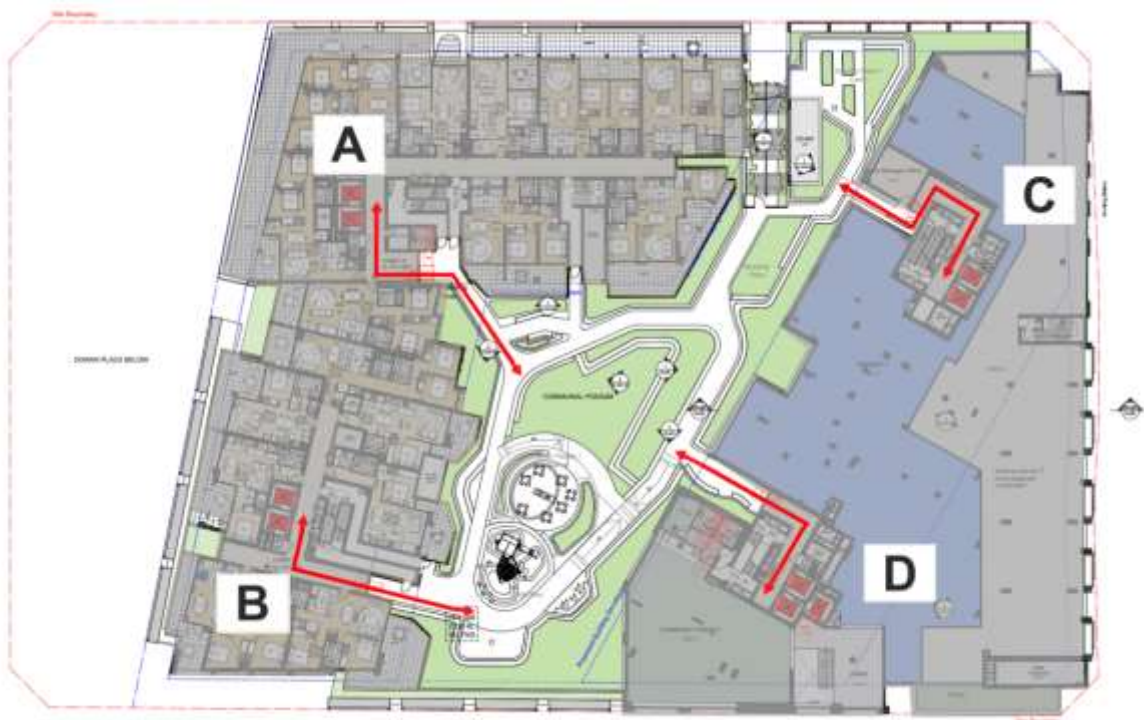


Figure 2. L2 - Access Points from Lift Lobbies to Residential Podium

Design team is to ensure that the continuous accessible path of travel (inside/outdoor) is compliant with AS1428.1 Clause 6 and 7. Pathways link intersections are to provide compliance with AS1428.1 Figure 4.

On the basis of the current level of detail all access requirements appear capable of achieving compliance subject to the resolution of some minor issues with regards to tenancy 8 proposed in the block A facing Doran Drive (ground floor) provides connection to the upper level via stairs only.

Design is to consider the continuous accessible path of travel (CAPT) journey to be made by a wheelchair user from the inside of the tenancy at the ground floor to the upper level. Provide lift access or MGAC is to support compliance under a Performance Based Solution, by a management plan. This is to include an agreement with building owner to ensure that tenants are provided the same experience equally on both levels. Agreement is to be recorded in the tenancy agreement by-laws. This requirement can be addressed during detail design stage. Note: The Performance Based Solution via a management plan will be subject to the provision of a statement from the stake-holder outlining the reasons why compliance has not been achieved

There are minor non-compliance regarding wheelchairs and people with prams access to the proposed landscape areas, however, there is sufficient space for amendments to be made to readily achieve compliance during a further stage.

The proposed design is capable of achieving compliance, subject to details noted in the above. It is understood this will be refined during the design development stage and prior to Construction Certification (CC).

8.3 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 9b development: 1 accessible car bay for every 100 car bays or part thereof, compliant with AS2890.6. Currently the requirement appears capable of being achieved as there is one accessible car parking bay for proposed childcare.
- Class 6 retail development: 1 accessible car bay for every 50 car bays or part thereof, compliant with AS2890.6. Currently the requirement appears capable of being achieved as there are 290 proposed car parking spaces for retail and 7 accessible car parking spaces.
- Under the Hills Council the accessible parking provisions require 3.2metres x 5.4metres. However, MGAC will support 2.4metre x 5.4metre and 2.4 metre with 5.4 metre shared area as this is compliant with AS2890.6:2009 and suitable for the function. Currently the requirement appears capable of being achieved
- Class 2 residential. An adaptable unit car bay for each adaptable unit. These car bays can have 3.8 metre width or 2.4 m with 2.4 metre shared zone. Currently the requirement appears capable of being achieved as there are accessible parking provided for 43 adaptable units.

(b) One visitor parking bay and one pick-up and drop-off bay for mobility impaired people must be provided complying with the provisions of AS 2890 for people with a disability, additional to the requirements for any visitor parking elsewhere in The Hills



Shire Council DCP. Currently, the requirement appears capable of being achieved as there is a drop-off zone provided at basement 02.

- All accessible car parking bays located near relevant lifts and/or associated building entry points to minimise distance to relevant lift and ensure accessible path of travel between these areas. No all-accessible car parking bays are adjacent to the lift lobby. Ensure accessible car parking bays are adjacent to the lift lobbies. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.
- 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). Currently, the requirement appears capable of being achieved as the basement overall height is 3-meters

Assessment

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

On the basis of the current level of detail all access requirements appear capable of achieving compliance subject to the resolution of some minor issues with regards to proposed drop-off at basement 2, which is encroached on by a column and this makes the overall size deficient with 6400mm L in lieu of 7800mm in accordance with AS2890.6:2009. This can be resolved during a later detail design stage.

The proposed design is capable of achieving compliance, subject to details noted in the above. It is understood this will be refined during the design development stage and prior to Construction Certification (CC).



9. Conclusion

MGAC has assessed the proposed scheme for Doran Drive Precinct. The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building entrances, common area access, sanitary facilities, silver level, adaptable units and parking 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.