

ACCESS REPORT

SECTION 75W APPLICATION

RACECOURSE PL, EVANS AVE & BARBER AVE EASTLAKES TOWN CENTRE NORTH

MIXED RESIDENTIAL / RETAIL DEVELOPMENT



Prepared By Mark Relf
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Introduction

This report has been prepared to provide an accessibility and adaptable housing review for a proposed mixed multi-unit residential and retail development on a site at Racecourse Place, Evans Avenue and Barber Avenue, Eastlakes.

In particular, this assessment considers a Section 75W application for the northern part of the overall development covering buildings I, IA, IB, associated communal residential amenities, ground floor retail and associated parking.

Owing to the historic approvals for the overall development there are varying controls for the three buildings that make up “Eastlakes North” as follows;

- Building I proposes 44 apartments including five (5) adaptable apartments in accordance with the original consent MP09_0146 dated 19th September 2013.
- Building IA proposes 62 apartments.
- Building IB proposes 27 apartments including six (6) adaptable apartments as per the approved S75W application.
- Retail stores and supermarket complex.
- 290 parking spaces within a three level basement car park including 15 accessible spaces (4 retail and 11 for the adaptable apartments).
- Public domain landscaped areas associated with the development.

Assessment Criteria

This assessment considers the following legislation, planning instruments and standards pertaining to access for people with disabilities:

- (1) Parts D3, E3.6, F2.4 of the Building Code of Australia (BCA) (2016)
- (2) DDA Premises Standards (2010).
- (3) The City of Botany Bay DCP 35 (2004) – *Sections 3.3.12 & 3.3.13 for Building I and IA.*
- (4) The City of Botany Bay DCP (2013) – *Sections 3C & 3A for Building IB.*
- (5) Australian Standard AS1428.1 (2009) – Design for Access and Mobility and referenced standards.
- (6) Australian Standard AS1428.4.1 (2009) – Tactile Ground Surface Indicators.
- (7) Australian Standard AS2890.6 (2009) – Parking for People with Disabilities.
- (8) Australian Standard AS4299 (1995) – Adaptable Housing.
- (9) Australian Standard AS1735.12 (1999) – Lifts.

Report Format

The report provides the following Parts to reflect the various elements:

- **Part A – Retail:** provides a general assessment of the retail areas on ground floor against the relevant Australian Standards AS1428 (Parts 1 and 4.1) in accordance with Parts D3, E3.6 and F2.4 of the BCA, DDA Premises Standards and Council’s DCP 35 regarding common domain area accessibility.
- **Part B – Residential:** provides a regulatory review of the residential component of the development against the accessibility and adaptability requirements of Council’s DCP 35 (2004). Council’s DCP 2013 and the Adaptable Housing standard AS4299.

S75W Application Plans

The plans relied upon for this accessibility assessment include the following:

Drawing No.	Issue	Description
CGEN-S75W130000	02	
CGEN-S75W130001	02	Site Plan
CGEN-S75W130002	10	Ground Floor Plan
CGEN-S75W130003	12	Podium Plan
CGEN-S75W130004	07	Withdrawn
CGEN-S75W130005	09	Basement Level 2 Plan
CGEN-S75W130006	07	Basement Level 1 Plan
CGEN-S75W130007	04	Withdrawn
CGEN-S75W130008	07	Withdrawn
CGEN-S75W130009	06	Withdrawn
CGEN-S75W130010	04	Building 1B Adaptable Apartment Floor Plan
CGEN-S75W130011	05	Withdrawn
CGEN-S75W130012	02	Shadow Diagrams
CGEN-S75W130013	02	Photomontages
CGEN-S75W130014	07	Photomontages
CGEN-S75W130015	04	Basement Level 3 Plan
CGEN-S75W130016	02	2 nd to 4 th Floor Plan
CGEN-S75W130017	05	5 th Floor Plan
I1001 – DA08		Level 3 Plan
I1001 – DA09		Level 4 Plan
I1001 – DA10		Level 5 Plan
I1001 – DA11		Level 6 Plan
I1001 – DA12		Level 7 Plan
I1001 – DA13		Level 8 Plan
I1001 – DA14		Roof Plan
I1001 – DA15		Building 1 & 1B Layouts
I1001 – DA16		Building 1B Layouts
I1001 – DA17		Buildings 2 & 3 Layouts
I1001 – DA18		Building 4 Layout
I1001 – DA19		Building 5 Layouts

Drawing No.	Issue	Description
I1001 – DA20		Building 6, 6A & 6 Layouts
I1001 – DA21		Building 7 Layouts
I1001 – DA22		Elevations Sheet 1
I1001 – DA23		Elevations Sheet 2
I1001 – DA24		Elevations Sheet 3
I1001 – DA25		Elevations Sheet 4
I1001 – DA26		Sections
I1001 – DA27		Sections
I1001 – DA28		Sections
I1001 – DA38		Staging Plan

Part A – Retail & Common Domain Access

Accessibility Assessment

Assessment Methodology

Part A of the review considers the accessibility requirements of the Building Code of Australia as expressed by Parts D3, E3.6 and F2.4 and Schedule 1 of the DDA Premises Standards the various referenced standards AS1428.1–Design for Access and Mobility and AS1735.12–Lifts.

The comments do not cover detail issues pertaining to construction documentation such as internal design of accessible toilet facilities, evaluation of slip resistant floor materials, lift specification, door schedule, tactile ground surface indicators, signage and the like, which will be confirmed at construction certificate stage.

External Pathway Links and Building Entrances (Parts D3.2 & D3.3 of the BCA)

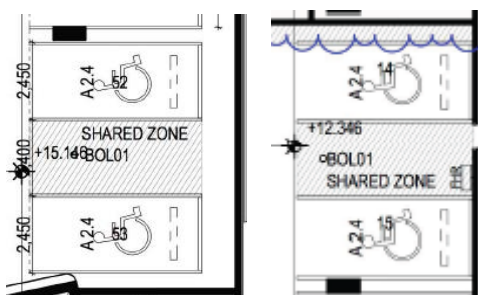


BCA / DDA Compliance	Complies
<p>I. Street Frontage Retail & Common Domain Entrances – The development proposes multiple pedestrian site entrances including the following;</p> <ul style="list-style-type: none"> (a) North side of the development provides a central 1:40 gradient walkway from Evans Avenue @RL18.540 to the Mall North @RL18.700 which facilitates access to the retail areas. (b) Evans Avenue also provides direct on-grade generally level entry to a residential lift lobby where lifts 21 and 22 access Building 1B, which proposes a common lobby that enables all residents to access the podium area and accessways to buildings I and 1A. 	<p>YES</p> <p>YES</p>

BCA / DDA Compliance	Complies
2. With respect to the actual entrances into the street frontage retail tenancies there will be generally level access with several providing 1:8 threshold ramps, which will be detailed to be 35mm maximum rise and 280mm maximum length in accordance with ASI428.1 to comply and satisfy D3.2 of the BCA	YES at CC Stage

Parking (Part D3.5 of the BCA)

BCA / DDA Compliance	Complies
3. 290 parking spaces within a three level basement car park including 15 accessible spaces (4 retail and 11 for the adaptable apartments).	YES
4. With respect to accessible parking , the plans proposes 2400mm width spaces adjoining a 2400mm shared area to enable transfers in and out of vehicles by people with mobility aids in accordance with AS2890.6.	YES
5. The car park shall provide 2200mm minimum height entry and aisle height and 2500mm height over the accessible spaces in accordance with AS2890.6	YES

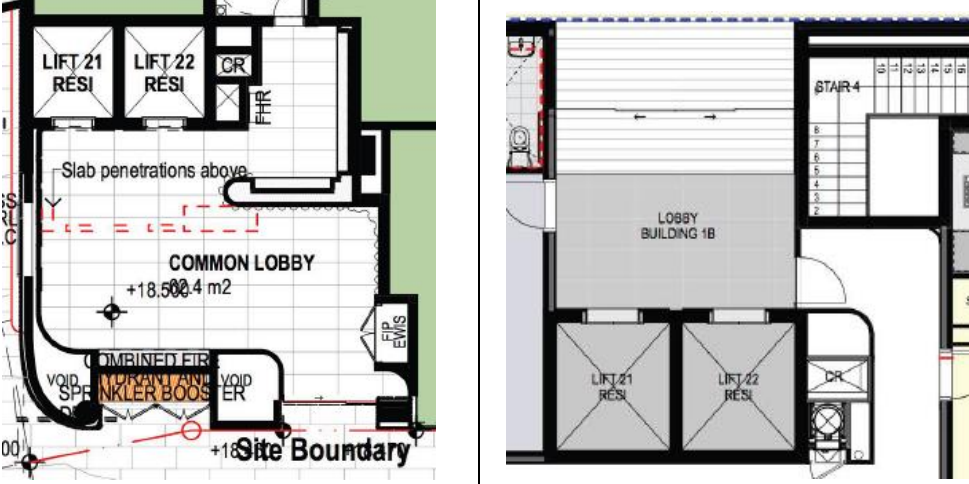
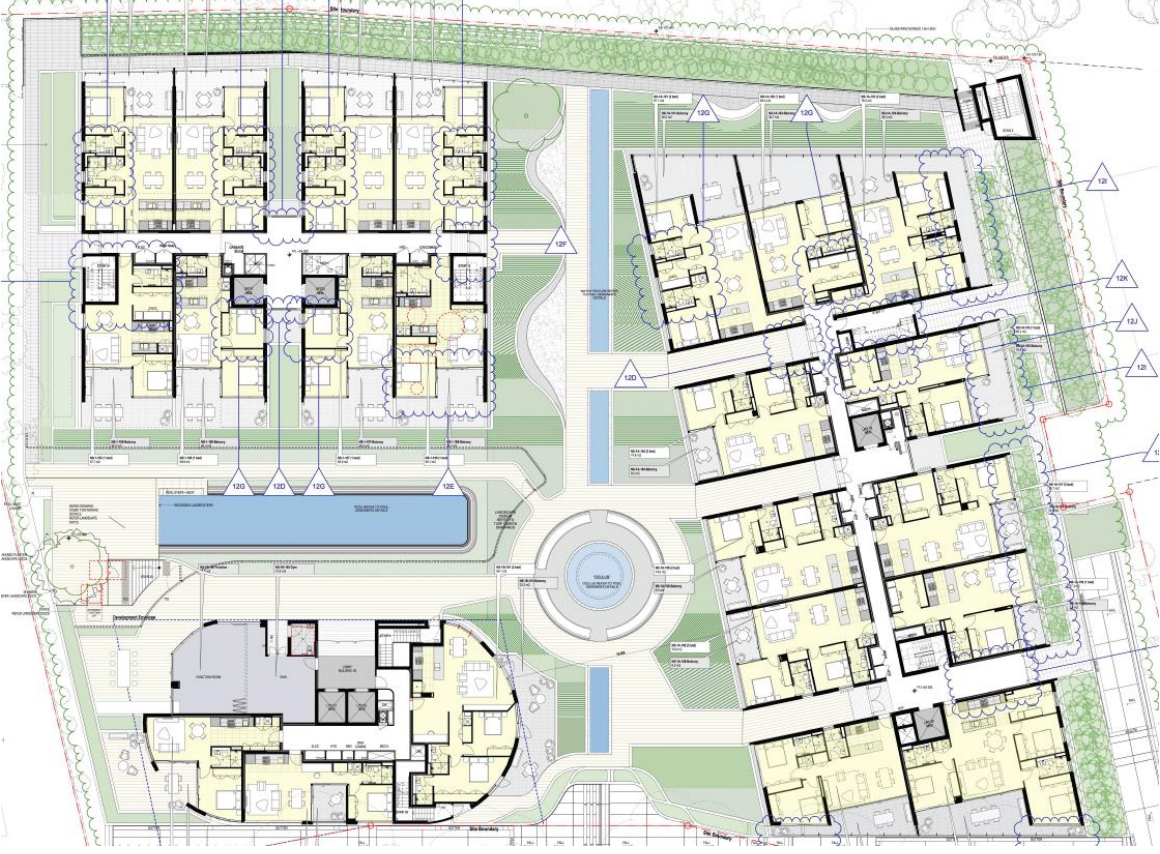


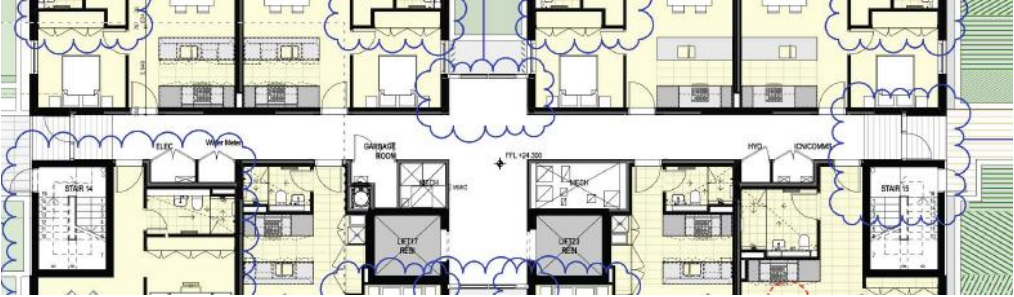

Internal Accessways (Part D3.3 of the BCA)

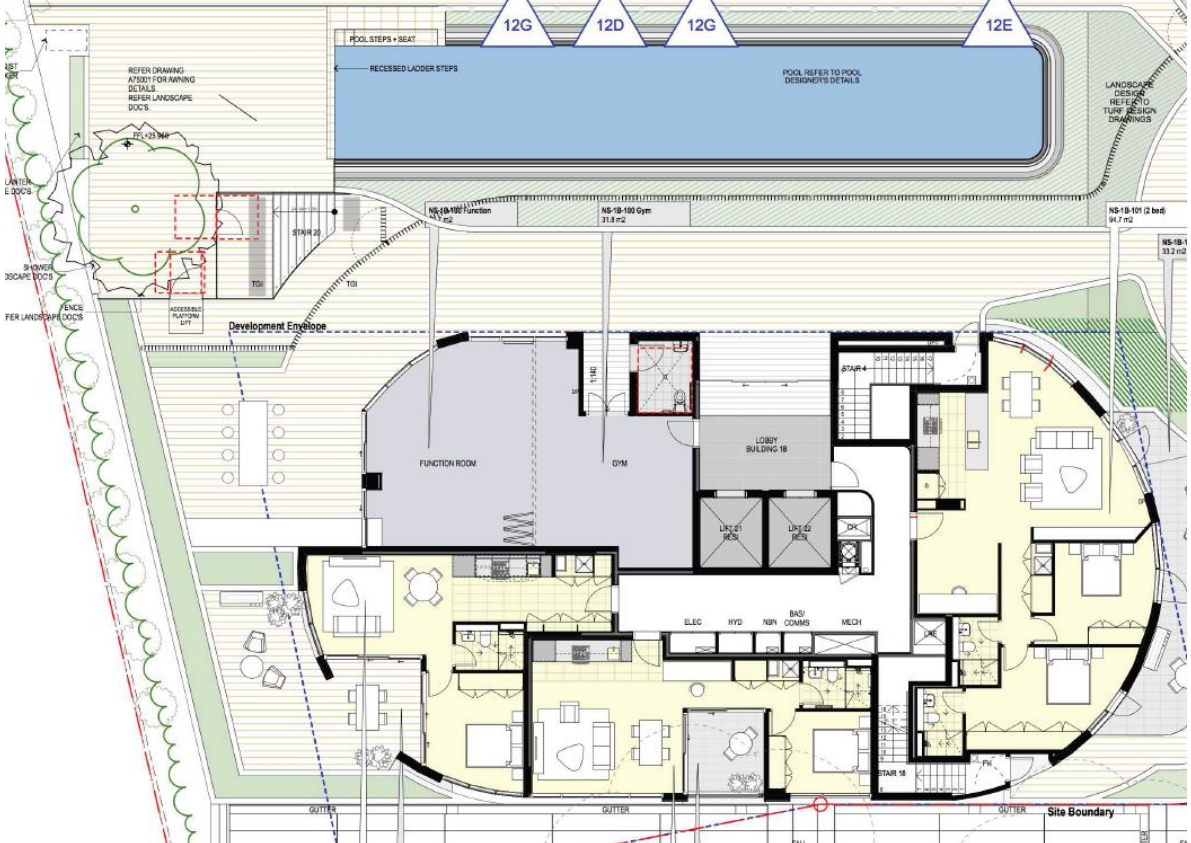
BCA / DDA Compliance	Complies
6. Ground Floor Retail - The ground floor retail areas shall provide an open plan layout across a single level @RL18.700 for the South Mall areas enabling access to all areas in accordance with ASI428.1 and Part D3.3 of the BCA.	YES
7. Future DA's shall be prepared relating to the internal fitouts of these areas.	YES at CC stage
8. The ground floor retail area proposes a 1500-1800mm width accessway to communal sanitary facilities which enables turning and passing in accordance with ASI428.1 and satisfy Part D3.3 of the BCA.	YES
9. The retail area incorporates a lift and travelator from the basement parking levels to the ground floor to ensure equitable access to satisfy Part D3.3 of the BCA.	YES
10. Doors and Door Hardware - The construction documentation shall confirm 920mm minimum doors (butt hinge) providing 850mm clear opening width with lever handles, 20 N maximum force to open doors, which have appropriate luminance contrast to adjoining walls and level thresholds in accordance with ASI428.1 to satisfy Part D3.3 of the BCA.	YES at CC stage


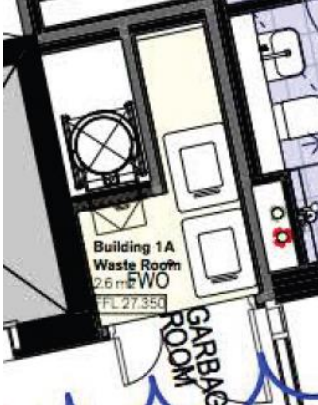

Accessibility of Common Domain Areas (Table D3.1, Parts D3.2 & D3.3 of the BCA)

BCA / DDA Compliance	Complies
<p>11. In accordance with Table D3.1 of the BCA a development is required for Class 2 Areas of a development (residential flat buildings);</p> <ul style="list-style-type: none"> • <i>To provide a pedestrian entrance to be accessible to at least one (1) floor containing sole occupancy units and to the entrance doorway of each sole occupancy unit located on that level, and</i> • <i>To and within not less than one (1) of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</i> • <i>Where a ramp complying with AS 1428.1 or a passenger lift is installed —</i> <ul style="list-style-type: none"> <i>a) to the entrance doorway of each sole-occupancy unit; and</i> <i>b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</i> 	
<p>12. Overview of Apartment Access for Buildings 1, 1A, 1B - As detailed below the development will provide equitable access to enter the residential foyer and lifts at the ground floor and basement parking to travel to all levels within the residential development and ultimately from the lifts to approach the entry doorways of 133 apartments to satisfy Table D3.1 of the BCA.</p>	<p>YES</p>

BCA / DDA Compliance	Complies
	
<p>13. Northern Residential – Building 1B - The ground level proposes direct access from Evans Avenue to the Lift Lobby for Building 1B which provides ample double doorway circulation spaces to enter the lobby and access the lifts to travel to the units on all levels or the podium level and transfer to other buildings to ensure equitable access in accordance with ASI428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council's DCP.</p>	<p>YES</p>
	
<p>14. Level 1 Podium Area North – The plans show a Building 1B provides a communal lift lobby that is available to all residents. The podium provides a single level, except for the swimming pool, that will provide accessible pathways to all lift lobbies to ensure equitable access and satisfy Table D3.1 of the BCA.</p>	<p>YES</p>

BCA / DDA Compliance	Complies
<p>15. Lifts -The plans indicate the Residential lift cars will be at least 2000mm X 1400mm to satisfy the E3.6 of the BCA and will be detailed to comply with AS1735.12 – <i>Lifts For People With Disabilities</i>.</p>	YES
<p>16. Building I - The plans propose 1600mm width pathway approach to a lobby entrance doorway with 530mm latchside clearance to a 920mm door that will comply with AS1428.1 and Parts D3.2 and D3.3 of the BCA.</p> 	YES
<p>17. Common Corridor Access to Apartment Entrance Doorways – The plans show 1600mm width common corridors at all levels and 2800mm width lift landings which provide direct access to access all apartment entrance doorways in Building I and facilitate Turning and Passing Areas that comply with AS1428.1 and Part D3.3 of the BCA.</p>	YES
<p>18. Building IA - The plans propose 2800mm width pathway approaches to two lobby entrance doorways which have double 920mm minimum doorways that will comply with AS1428.1 and Parts D3.2 and D3.3 of the BCA.</p>	YES
	
<p>19. Common Corridor Access to Apartment Entrance Doorways – The plans show 1600mm width common corridors at all levels and 2800mm width lift landings which provide direct access to access all apartment entrance doorways in Building IA and facilitate Turning and Passing Areas that comply with AS1428.1 and Part D3.3 of the BCA.</p>	YES

BCA / DDA Compliance	Complies
<p>20. Building 1B - The plans propose ample pathway approach to the lobby entrance doorway and 1600mm width exit approach to a lobby entrance doorway with 530mm latchside clearance to a 920mm door that will comply with AS1428.1 and Parts D3.2 and D3.3 of the BCA.</p>	<p>YES</p>
	
<p>21. Common Corridor Access to Apartment Entrance Doorways – The plans show 2000mm width common corridors at all levels and 2000mm width lift landings which provide direct access to access all apartment entrance doorways in Building 1B and facilitate Turning and Passing Areas that comply with AS1428.1 and Part D3.3 of the BCA.</p>	<p>YES</p>
<p>22. Lobby Doors - The construction documentation shall ensure that entry doorways shall incorporate level landings and threshold ramps (max 1:8 X 35mm X 280mm) while details of door schedule and door hardware shall confirm 850mm clear opening widths with lever and D-pull handles and other features to comply with AS1428.1 and satisfy Parts D3.2 and D3.3 of the BCA and Council's DCP.</p>	<p>YES at CC stage</p>
<p>23. Swimming Pool – The plans illustrate a communal swimming pool on the podium level that has a platform lift and stairway entry to the pool enclosure and deck area in accordance with AS1428.1 to satisfy BCA/DDA Access Code Parts D3.3, E3.6, F2.4 and D3.10 for swimming pools.</p>	<p>YES</p>
<p>24. The platform lift shall be documented with a 1400 X 1100 lift car and gate circulation spaces complying with AS1428.1 and AS1735.15 to satisfy part E3.6 of the BCA.</p>	<p>YES at CC stage</p>

BCA / DDA Compliance			Complies
sides, closed stair risers with no overhanging lip and step nosings to the requirements of AS1428.1 to satisfy Part D3.3(a)(ii) and D3.8 of the BCA.			CC stage
32. Stairways - In accordance with part D3.3(a)(iii) of the BCA the common area fire-isolated stairs will be detailed at construction certificate stage with step nosings to the requirements of AS1428.1 to satisfy Parts D3.3(a)(iii) of the BCA.			YES at CC stage
33. Slip Resistance - In accordance with part D2.14 of the BCA the fire-isolated stairs, other stairs, walkways and ramps will be detailed at construction certificate stage with slip resistant surfaces.			YES at CC stage
34. Garbage – The plans illustrate garbage rooms and chutes on each floor that provide corridor circulation spaces to approach and open doors complying with AS1428.1 and satisfy Table D3.1 and Part D3.3 of the BCA.			YES at CC stage
			

Lifts (Part E3.6 of the BCA)

BCA / DDA Compliance			Complies
35. While the development provides lifts to comply with Table D3.1 / Part D3.3 BCA in enabling vertical access to various details of lift car controls, handrails and the like will be provided at construction documentation stage to confirm compliance with AS1735.12 to satisfy Part E3.6 of the BCA and DDA Premises Standards.			YES at CC stage
36. Swimming Pool Platform Lift - The platform lift shall be documented with a 1400 X 1100 lift car and gate circulation spaces complying with AS1428.1 and AS1735.15 to satisfy part E3.6 of the BCA.			YES at CC stage

Accessible Sanitary Facilities (Part F2.4 of the BCA)

BCA / DDA Compliance			Complies
37. Retail - The ground floor retail areas propose common domain sanitary facilities that incorporate unisex wheelchair accessible toilets, which will be further detailed at construction documentation stage to ensure 2350 X 2350mm minimum size and layout and a 1600mm width airlock to comply with AS1428.1			YES at CC stage

BCA / DDA Compliance	Complies
and satisfy Part F2.4 of the BCA.	
38. A future design stage shall also confirm the provision of ambulant accessible male and female cubicles as required by Part F2.4 of the BCA and DDA Access Code.	
39. Residential Bldg 1B – The podium level sanitary facility indicated on the plans will also be detailed at a future design stage to incorporate accessible facilities as required by AS1428.1 and Part F2.4 of the BCA.	YES
40. Residential Bldg 1B – The roof terrace sanitary facility indicated on the plans will also be detailed at a future design stage to incorporate accessible facilities as required by AS1428.1 and Part F2.4 of the BCA, including the doorway modified to achieve appropriate circulation space..	YES at CC stage

Identification – Braille and tactile signage (Part D3.6 of the BCA)

BCA / DDA Compliance	Complies
41. Details concerning the provision of raised tactile and Braille signage for the retail and common toilets and fire exit doorways as required by AS1428.1, Part D3.6 and Specification D3.6 of the BCA will be provided at construction certificate stage.	YES at CC stage

Tactile ground surface indicators (Part D3.8 of the BCA)

BCA / DDA Compliance	Complies
42. The ramps and stairways within the development shall of documented at construction certificate stage with tactile ground surface indicators (TGSI's) in accordance with AS1428.4.1 to satisfy Parts D3.3 and D3.8 of the BCA on the following areas; <ul style="list-style-type: none"> (a) Pedestrian ramps steeper than 1:20 (excluding 1:10 step ramps); (b) Travelator Landings; (c) Non fire-isolated stairways at the podium level; 	YES at CC stage

Glazing Markings (Part D3.12 of the BCA)

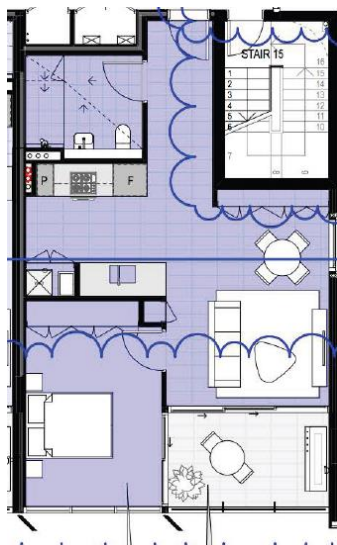
BCA / DDA Compliance	Complies
43. Details concerning the provision of glazing markings within retail and common area amenities will be documented at construction certificate stage as required by AS1428.1 to satisfy Part D3.12.	YES at CC stage

Part B1 - Adaptability Assessment

The adaptable housing assessment is provided in two parts:

- Part B1 provides an assessment of the designated “adaptable” apartments within Building I consistent with the original consent, which approved five (5) x 1 bedroom apartments as illustrated below in accordance with Category A of the Adaptable Housing Standard – AS4299 as required by Section 3.3.13 of Council’s DCP 35.
- Part B2 provides an assessment of the designated “adaptable” apartments within Building 1B consistent with the section 75W consent, which approved SIX (6) x 2 bedroom apartments as illustrated below in accordance with Category B of the Adaptable Housing Standard – AS4299 as required by Section 3.3.13 of Council’s DCP 2013.

There are no changes proposed within this Section 75W application regarding the adaptable apartments and the following commentary is for information only.



Building I – 5 X 1 bedroom apartments on levels 1, 2, 3, 4, 5

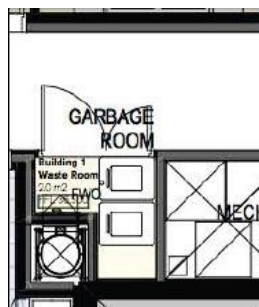


Building 1B – 6 X 2 bedroom apartments on levels 2, 3, 4, 5, 6, 7.

Clause	Adaptability Assessment	Compliance
AS4299 Clauses 3.3 and 3.5	<p>Common Resident Entry Lobbies – Section A describes the site accessways to all residential apartments which confirms equitable access to the adaptable units in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council’s Access DCP.</p> <p>Overall I am satisfied that the principal building entrances and access to the lifts will provide appropriate access for people with disabilities in accordance with AS1428.1 / AS4299.</p>	YES
AS4299 Cls 3.3.3, 3.7 & AS2890.6	<p>Car Parking</p> <p>The plans shown eleven (11) accessible car spaces within the Basement 2 and 3 parking levels to be allocated to the adaptable apartments.</p> <p>With respect to accessible parking designs, the plans propose 2400mm width spaces adjoining a 2400mm shared area to enable transfers in and out of vehicles by people with mobility aids in accordance</p>	<p>YES</p> <p>YES</p>

Clause	Adaptability Assessment	Compliance
	with AS2890.6 and the intent of AS4299.	
	The car park shall provide 2200pmm minimum height entry and aisle height and 2500mm height over the accessible spaces in accordance with AS2890.6 and the intent of AS4299.	YES
AS4299 Clause 3.8	Letterboxes The development will provide the letter boxes within the residential lift lobby and will provide at least 1550mm X 1550mm level landing areas in front of all letter boxes for circulation and access to comply with AS4299.	YES at CC stage
Part E3.6 of the BCA	Lift Access The plans indicate the lift cars will be at least 1400mm X 2000mm to satisfy Part E3.6 of the BCA and Council's Access DCP and will be detailed to comply with AS1735.12 – <i>Lifts For People With Disabilities</i> .	YES
AS4299 Clauses 4.3.1, 4.3.2 and 4.3.3	Accessible entry – The front entrances to these units provide a level threshold and a doorway with 850mm clear opening width. With respect to doorway circulation spaces the plans show the required 1600mm X 1600mm externally in the common corridors and internally with 530mm minimum latch side clearance with a 920mm min entry door, as specified by AS4299.	YES YES
AS4299 Cls 4.3.7	Interior: general – The pre adaptation plans provide open plan living areas with direct access to the main bedroom doorways in accordance with AS1428.1/4299.	YES
	Doors and Door Hardware While the plans do not indicate 920mm external door widths, 870mm internal door widths and lever handles these details should be provided at construction drawing stage to confirm compliance.	At CC Stage
AS4299 Clause 4.7	Living and Dining rooms – The plans show combined living and dining area on a single level with sufficient area to provide a 2250mm diameter turning area to comply with this clause.	YES
AS4299 Clause 4.5	Kitchen – The kitchen pre adaptation plans provide the required 1550mm minimum circulation space adjacent to the benches and appliances to comply with AS4299 requirements. With regard to the “adaptability” of the kitchen the pre-adaptation plan provides an appropriate layout of sink, fridge, wall oven, cooktop while the post adaptation plan proposes a height adjustable workbench that is readily adaptable and satisfies the “ease of adaptation” guidelines outlined in section 2 – Performance Objectives of AS4299. Therefore, subject to confirmation of the installation of kitchen cupboards, appliances and the like at the construction documentation stage it is apparent that the kitchen will comply with AS4299.	YES YES

Clause	Adaptability Assessment	Compliance
AS4299 Clause 4.6	Main bedroom – The plans show the main bedroom will be at least 3200mm x 4200mm providing 1540mm X 2070mm circulation space at the side of the bed and a 1200mm on the other sides of the queen sized bed with appropriate doorway circulation spaces to enter/exit the room and access to the robe area to satisfy AS4299/1428.	YES
AS4299 Clause 4.7	Bathroom – The post adaptation plans show the bathrooms will be 2300mm X 2800mm which provides adequate area to comply with AS1428.1/4299. The construction certificate plans shall confirm an appropriate layout of sanitary facilities with dual plumbing services for the toilet relocations and shower/basin modifications to comply with AS1428/4299 to satisfy the performance requirements of AS4299.	YES
AS4299 Cls 4.4.3	Toilet – With respect to the provision of visitable toilets the plans indicate that the abovementioned adaptable bathrooms will provide a design with a size and layout that enables the toilet to comply with AS4299 by providing 1250mm X 900mm in front of the WC pan.	YES
AS4299 Clause 4.8	Laundry – The laundry facilities provide adequate space for a washing machine/drier while the adjacent area facilitates the required minimum 1550mm X 1550mm clear circulation space in front of the appliances to comply with AS4299.	YES
AS4299 Clause 4.11	Garbage – The plans illustrate garbage closets and chutes on each floor that provide 1550mm X 2000mm circulation area in the common corridor adjoining the doorway which facilitate appropriate access to comply with AS1428.1 and satisfy Table D3.1 and Part D3.3 of the BCA.	YES
AS4299 Cls 3.5(b)	Outdoor Private Open Space – The plans show outdoor balcony terrace areas adjacent living areas for each of these units with sliding doors for convenient access and an approximate, which provide at least 2000 X 3600, which is adequate to perform a 180 degree wheelchair manoeuvre. While the plans do not indicate thresholds the construction drawings will confirm the capability for installing in-fill decks and 35mm height threshold ramps over sliding door tracks to comply with AS1428/4299.	YES



In summary, I conclude that these apartments and associated common domain facilities will comply with fundamental spatial design criteria of AS4299 and Council's DCP 35 for Adaptable Housing.

Other aspects of Category A adaptable housing shall be confirmed at construction certificate stage to satisfy Council's DCP 35 Section 3.3.13 for Adaptable Housing.

Part B2 - Adaptability Assessment

Part B2 provides an assessment of the designated “adaptable” apartments within Building IB consistent with the section 75W consent, which approved six (6) x 2 bedroom apartments as illustrated below in accordance with Category B of the Adaptable Housing Standard – AS4299 as required by Section 3C of Council’s DCP 2013.

There are no changes proposed within this Section 75W application regarding the adaptable apartments and the following commentary is for information only.

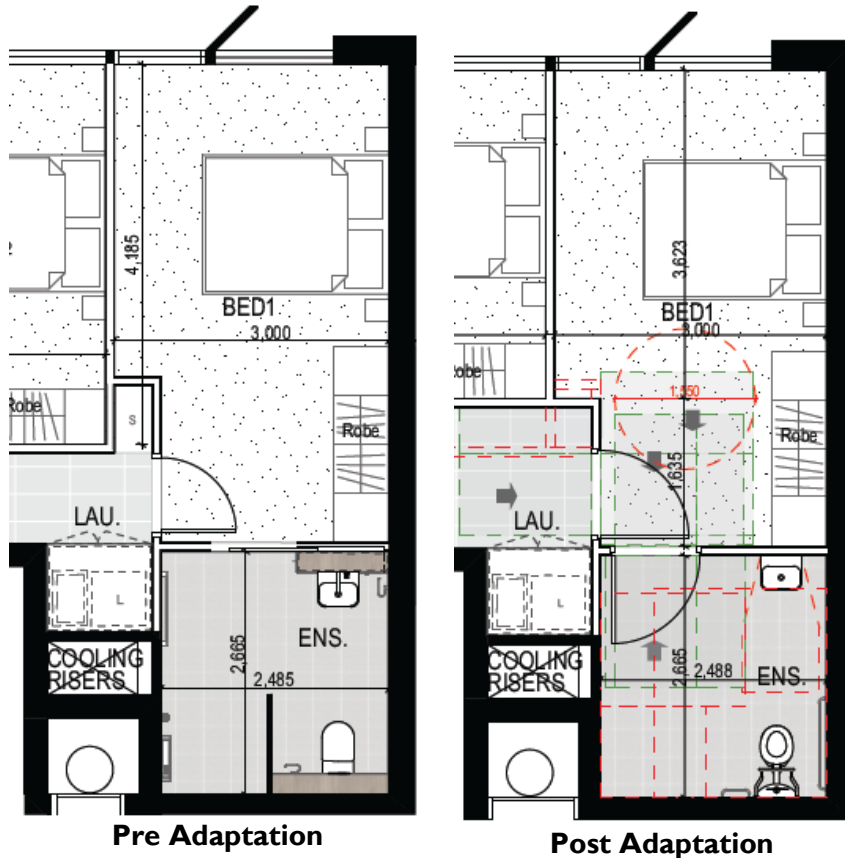


Building IB – 6 X 2 bedroom apartments on levels 2, 3, 4, 5, 6, 7.

Clause	Adaptability Assessment	Compliance
AS4299 Clauses 3.3 and 3.5	<p>Common Resident Entry Lobbies – Section A describes the site accessways to all residential apartments which confirms equitable access to the adaptable units in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council’s Access DCP.</p> <p>Overall I am satisfied that the principal building entrances and access to the lifts will provide appropriate access for people with disabilities in accordance with AS1428.1 / AS4299.</p>	YES
AS4299 Cls 3.3.3, 3.7 & AS2890.6	<p>Car Parking</p> <p>The plans shown eleven (11) accessible car spaces within the Basement 2 and 3 parking levels to be allocated to the adaptable apartments.</p> <p>With respect to accessible parking designs, the plans propose 2400mm width spaces adjoining a 2400mm shared area to enable transfers in and out of vehicles by people with mobility aids in accordance with AS2890.6 and the intent of AS4299.</p> <p>The car park shall provide 2200pmm minimum height entry and aisle height and 2500mm height over the accessible spaces in accordance with AS2890.6 and the intent of AS4299.</p>	<p>YES</p> <p>YES</p> <p>YES</p>
AS4299 Clause 3.8	<p>Letterboxes</p> <p>The development will provide the letter boxes within the residential lift lobby and will provide at least 1550mm X 1550mm level landing areas in front of all letter boxes for circulation and access to comply with AS4299.</p>	YES at CC stage
Part E3.6 of the BCA	<p>Lift Access</p> <p>The plans indicate the lift cars will be at least 1400mm X 2000mm to satisfy Part E3.6 of the BCA and Council’s Access DCP and will be detailed to comply with AS1735.12 – <i>Lifts For People With Disabilities</i>.</p>	YES

Clause	Adaptability Assessment	Compliance
AS4299 Clauses 4.3.1, 4.3.2 and 4.3.3	<p>Accessible entry – The front entrances to these units provide a level threshold and a doorway with 850mm clear opening width.</p> <p>With respect to doorway circulation spaces the plans show the required 1600mm X 1600mm externally in the common corridors and internally with 530mm minimum latch side clearance with a 920mm min entry door, as specified by AS4299.</p>	<p>YES</p> <p>YES</p>
AS4299 Cls 4.3.7	<p>Interior: general – The pre adaptation plans provide open plan living areas with direct access to the main bedroom doorways in accordance with AS1428.1/4299.</p> <p>Doors and Door Hardware While the plans do not indicate 920mm external door widths, 870mm internal door widths and lever handles these details should be provided at construction drawing stage to confirm compliance.</p>	<p>YES</p> <p>At CC Stage</p>
AS4299 Clause 4.7	Living and Dining rooms – The plans show combined living and dining area on a single level with sufficient area to provide a 2250mm diameter turning area to comply with this clause.	YES
AS4299 Clause 4.5	<p>Kitchen – The kitchen pre adaptation plans provide the required 1550mm minimum circulation space adjacent to the benches and appliances to comply with AS4299 requirements.</p> <p>With regard to the “adaptability” of the kitchen the pre-adaptation plan provides an appropriate layout of sink, fridge, wall oven, cooktop while the post adaptation plan proposes a height adjustable workbench that is readily adaptable and satisfies the “ease of adaptation” guidelines outlined in section 2 – Performance Objectives of AS4299.</p> <p>Therefore, subject to confirmation of the installation of kitchen cupboards, appliances and the like at the construction documentation stage it is apparent that the kitchen will comply with AS4299.</p>	<p>YES</p> <p>YES</p>
AS4299 Clause 4.6	<p>Main bedroom – The plans show the main bedroom for;</p> <ul style="list-style-type: none"> Building 1B - 6 X 2 bedroom layout will be at least 3000mm x 5250mm providing 1540mm X 2070mm circulation space at the side of the bed and a 1000mm-1200mm on the other sides of the queen sized bed with appropriate doorway circulation spaces to enter/exit the room and access the robe area to satisfy AS4299/1428. 	YES

Clause	Adaptability Assessment	Compliance
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AS4299
Clause 4.7

Bathroom – The post adaptation plans show the bathrooms for the adaptable unit type will be at least 2480mm X 2660mm which provides ample area to comply with AS1428.1/4299.

YES

The construction certificate plans shall confirm an appropriate layout of sanitary facilities with dual plumbing services for the toilet relocations and shower/basin modifications to comply with AS1428/4299 to satisfy the performance requirements of AS4299.

AS4299
Cls 4.4.3

Toilet – With respect to the provision of visitable toilets the plans indicate that the abovementioned adaptable bathrooms will provide a design with a size and layout that enables the toilet to comply with AS4299 by providing 1250mm X 900mm in front of the WC pan.

YES

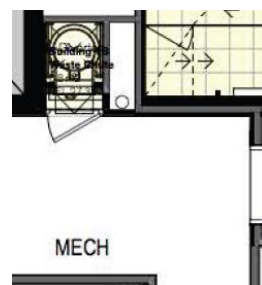
AS4299
Clause 4.8

Laundry – The laundry facilities provide adequate space for a washing machine/drier while the adjacent area facilitates the required minimum 1550mm X 1550mm clear circulation space in front of the appliances to comply with AS4299.

YES

AS4299
Clause 4.11

Garbage – The plans illustrate a garbage chute on each floor that is adjacent to a 2000mm width common corridor, which provides appropriate access to comply with AS1428.1 and satisfy Table D3.1 and Part D3.3 of the BCA.



YES

Clause	Adaptability Assessment	Compliance
AS4299 Cls 3.5(b)	<p>Outdoor Private Open Space – The plans show outdoor balcony terrace areas of 11sqm adjacent living areas for each of these units with sliding doors for convenient access and an approximate, which provide at least 1500 X 2800, which is adequate to perform a 180 degree wheelchair manoeuvre.</p> <p>While the plans do not indicate thresholds the construction drawings will confirm the capability for installing in-fill decks and 35mm height threshold ramps over sliding door tracks to comply with AS1428/4299.</p>	YES

In summary, I conclude that these apartments and associated common domain facilities will comply with fundamental spatial design criteria of AS4299 and Council's DCP 2013 for Adaptable Housing.

Other aspects of Category B adaptable housing shall be confirmed at construction certificate stage to satisfy Council's DCP 2013 Section 3C for Adaptable Housing.

Conclusion

In summary this assessment confirms the following outcomes;

- The access to the ground level retail areas and residential lift lobby will provide appropriate access for people with disabilities in accordance with Part D3 of the BCA, DDA Premises Standards and Council's DCPs 35 and 2013 accessibility requirements; and
- The lifts provide access from the ground floor to the podium level which incorporates level accessways to all lobbies which have lifts to access all upper levels of the apartment buildings and enabling access to all apartment entrance doorways to comply with Table D3.1, Parts D3.2, D3.3 of the BCA and DDA Premises Standards.
- Details of accessible sanitary facilities associated with retail component will comply with AS1428.1 to satisfy Council's DCPs 35 and 2013, DDA Premises Standards and Part F2.4 of the BCA; and
- Parking designs and allocations will provide appropriate access for people with disabilities in accordance with AS2890.6 for the retail areas to satisfy Part D3.5 of the BCA, DDA Premises Standards and Council's DCPs 35 and 2013. The parking for adaptable units will be consistent with AS4299 design requirements to satisfy Council's DCPs 35 and 2013; and
- The plans show eleven (11) adaptable units which is consistent with previous approvals and no design changes are proposed within the context of this S75W. The eleven (11) apartments will be documented at the construction certificate stage in accordance with AS4299, which is consistent with SEPP 65, SEPP 65 Design Code and Council's DCPs 35 and 2013 requirements to Category A and B AS4299.

The access and adaptability review of the development demonstrates compliance with the relevant objectives and design code requirements of SEPP 65, which is consistent with the City of Botany Bay DCPs 35 and 2013 for adaptable housing within multi-unit residential developments.

Therefore, given the degree of access to the retail areas, common domain residential amenities, visitability and adaptability of residential apartments I conclude that the development satisfies the accessibility provisions of the BCA, DDA Premises Standards and relevant Council DCPs 35 and 2013 and SEPP 65 requirements pertaining to accessible pathways, visitable, adaptable housing for people with disabilities.



Mark Relf
Access Consultant (ACAA)

Appendix A – Statement of Expertise



CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy Housing for Seniors or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 – Apartment Design Guide and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is an accredited member of the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Former Member (2000-2014), NSW Heritage Office's – Fire, Access and Services Advisory Panel.

