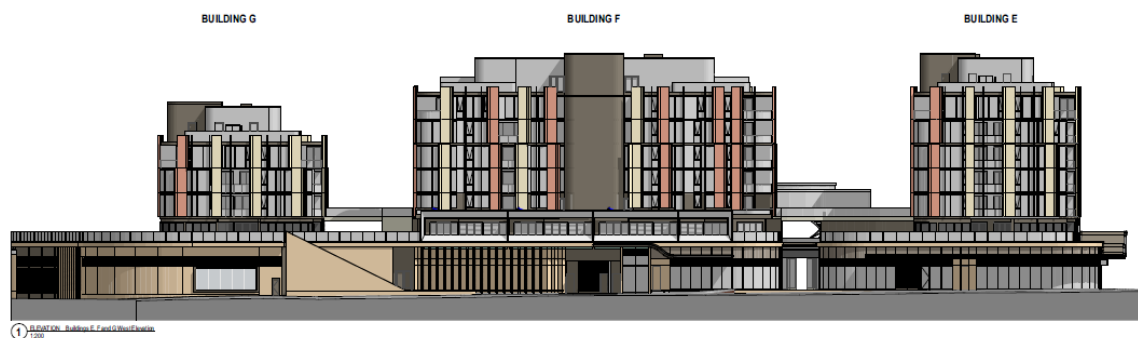


ACCESS REPORT

**AMENDED MP 09_0146 MOD 4
S75W APPLICATION**

EVANS AVENUE & BARBER AVENUE EASTLAKES TOWN CENTRE – SOUTH SITE

MIXED RESIDENTIAL / RETAIL DEVELOPMENT



Prepared By Mark Relf
10th October 2019



Accessibility Solutions (NSW) PTY LTD
ABN 20 105 200 128 | 20 Begonia Street PAGEWOOD 2035
Tel: 9695-1940 | Fax: 9695-1906 | Mob: 0417-467-007 | Email: markrelf@bigpond.com

CONTENTS

INTRODUCTION.....	3
ASSESSMENT CRITERIA	3
PART A – RETAIL & COMMON DOMAIN ACCESS ACCESSIBILITY ASSESSMENT.....	6
EXTERNAL PATHWAY LINKS AND BUILDING ENTRANCES (PARTS D3.2 & D3.3 OF THE BCA)	6
PARKING (PART D3.5 OF THE BCA)	7
INTERNAL ACCESSWAYS (PART D3.3 OF THE BCA)	8
ACCESSIBILITY OF COMMON DOMAIN AREAS (TABLE D3.1, PARTS D3.2 & D3.3 OF THE BCA)	10
LIFTS (PART E3.6 OF THE BCA)	12
ACCESSIBLE SANITARY FACILITIES (PART F2.4 OF THE BCA)	13
IDENTIFICATION – BRAILLE AND TACTILE SIGNAGE (PART D3.6 OF THE BCA)	13
TACTILE GROUND SURFACE INDICATORS (PART D3.8 OF THE BCA)	13
PART B - ADAPTABILITY ASSESSMENT	14
CONCLUSION.....	19
APPENDIX A – STATEMENT OF EXPERTISE	20

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;

- Modification to the project approval to modify the southern site, including redesign of the podium, revised building envelopes, reduced building height above podium, reduced number of apartments and additional levels of basement parking.

This development proposes:

- Several residential buildings above a ground floor retail area consisting of 361 apartments in the following manner;
 - Building Core D proposes 105 apartments.
 - Building Core E proposes 48 apartments.
 - Building Core F proposes 48 apartments.
 - Building Core G proposes 34 apartments.
 - Building Core J1 and J2 proposes 126 apartments.
- In response to Council's DCP the plans propose a minimum of seventy-three (73) adaptable apartments to comply with the DCP.
- Retail stores and supermarket complex on the ground floor.
- Child care centre, medical centre, commercial offices and restaurant on the lower podium level 1.
- Swimming pool and communal amenities on the upper podium level 2.
- 916 parking spaces within a four level basement car park including 63 accessible spaces (23 retail / medical centre, 37 residential, 3 visitor).
- Public domain landscaped areas associated with the development.

The purpose of this report is to provide an accessibility review of the subject development to ascertain whether the development is consistent with Part D3 of the BCA 2016 / DDA Premises Standards for the retail aspects of the development and SEPP 65 and the Council's DCP pertaining to accessibility of common domain areas and adaptability of at least 20% of apartments within the multi-unit residential 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) SEPP 65 Apartment Design Guide – *Section 4Q Universal Access and Livable Housing Design Guidelines*
- (4) The City of Botany Bay DCP (2013 amdt 2) – *Part C3 Access & Mobility*
- (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/Common Areas:** 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 2013 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 2013 and the Adaptable Housing standard AS4299. Silver level Livable Housing requirements are also considered.

Project Application Plans

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

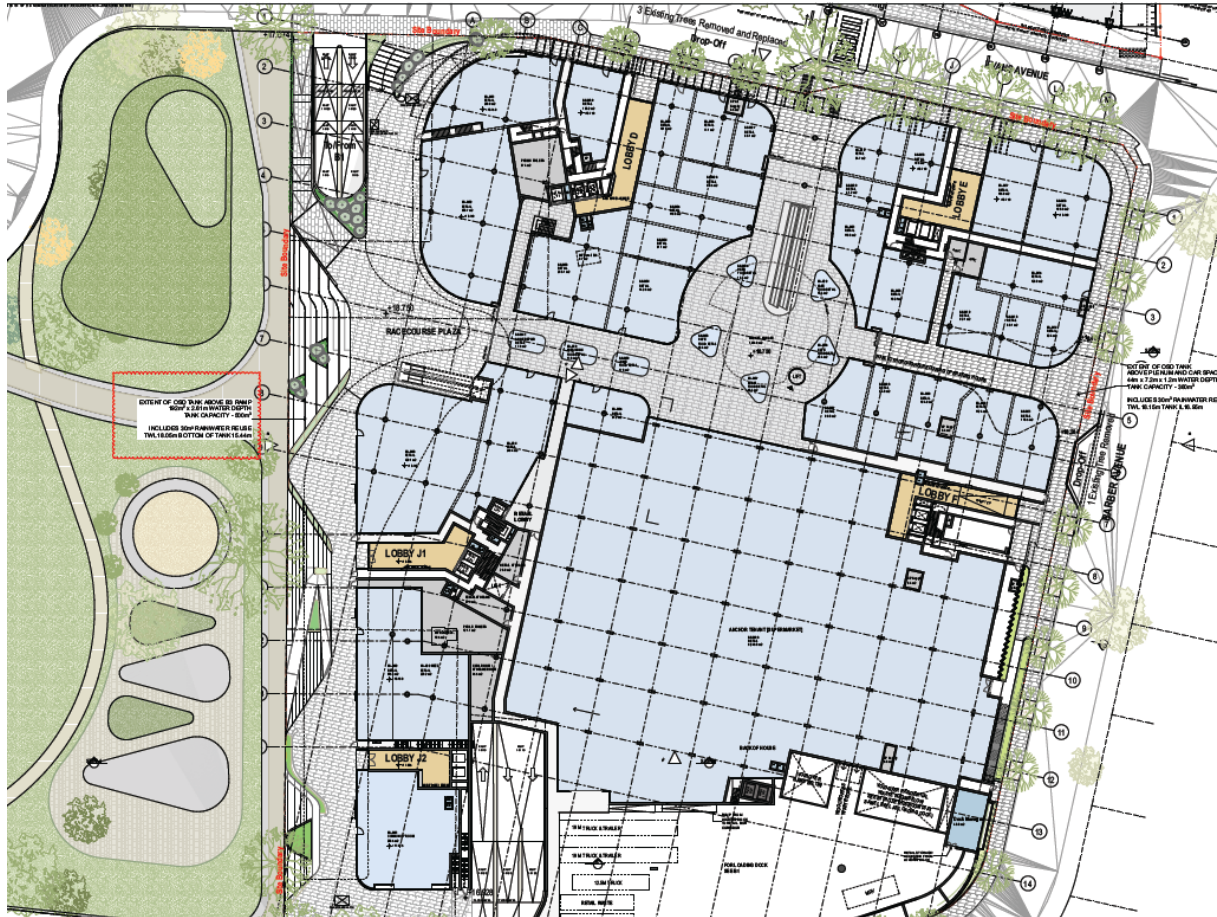
Drawing No.	Issue	Description
CGES – 2000.00	M01	Site Plan
CGES – 2000.RF	M01	Roof Plan
CGES – 2000.B4	M01	Basement Level 4 Plan
CGES – 2000.B3	M01	Basement Level 3 Plan
CGES – 2000.B2	M01	Basement Level 2 Plan
CGES – 2000.B1	M01	Basement Level 1 Plan
CGES – 2000.GF	M01	Ground Floor Plan
CGES – 2000.01	M01	Level 1 Podium Plan
CGES – 2000.02	M01	Level 2 Plan
CGES – 2000.03	M01	Level 3 Plan
CGES – 2000.04	M01	Level 4 Plan
CGES – 2000.05	M01	Level 5 Plan
CGES – 2000.06	M01	Level 6 Plan
CGES – 2000.07	M01	Level 7 Plan
CGES – 2000.08	M01	Level 8 Plan
CGES – 2000.09	M01	Level 9 Plan
CGES – 2000.10	M01	Level 10 Plan
CGES – 2000.11	M01	Level 11 Plan
CGES – 2100.01	M01	Adaptable Apartments 1

Drawing No.	Issue	Description
CGES – 2100.02	M01	Adaptable Apartments 2
CGES – 3000.01	M01	East & West Elevations
CGES – 3000.02	M01	North & South Elevations
CGES – 3000.03	M01	Internal Elevations
CGES – 4000.01	M01	Longitudinal Sections
CGES – 4000.02	M01	Cross Sections
CGES – 9100.01	M01	Solar Access

Part A – Retail & Common Domain Access

Accessibility Assessment

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) South side of the development provides a central 1:20 gradient walkway from Evans Avenue @RL18.560 to the Market Square and adjoining speciality shops @RL18.750 to comply with D3 of the BCA and Council's DCP. (b) Evans Avenue also facilitates direct on-grade access to the street frontage speciality shops and lift lobbies D and E to comply with D3 of the BCA and Council's DCP. (c) Evans Avenue proposes a 1:14 ramped site entry from a westerly approach @RL17.00 to the ground floor @RL18.750, although detailing of the position of the ramps shall be amended at a future design stage to be recessed 900mm from the boundary to accommodated handrails and tactile ground surface indicators as required by ASI428.1. The stairway at the boundary is recessed at least 900mm for the same reasons to comply with ASI428.1 and satisfy Parts D3.2 and D3.3 of the BCA. 	<p>YES</p> <p>YES</p> <p>YES at CC stage</p>

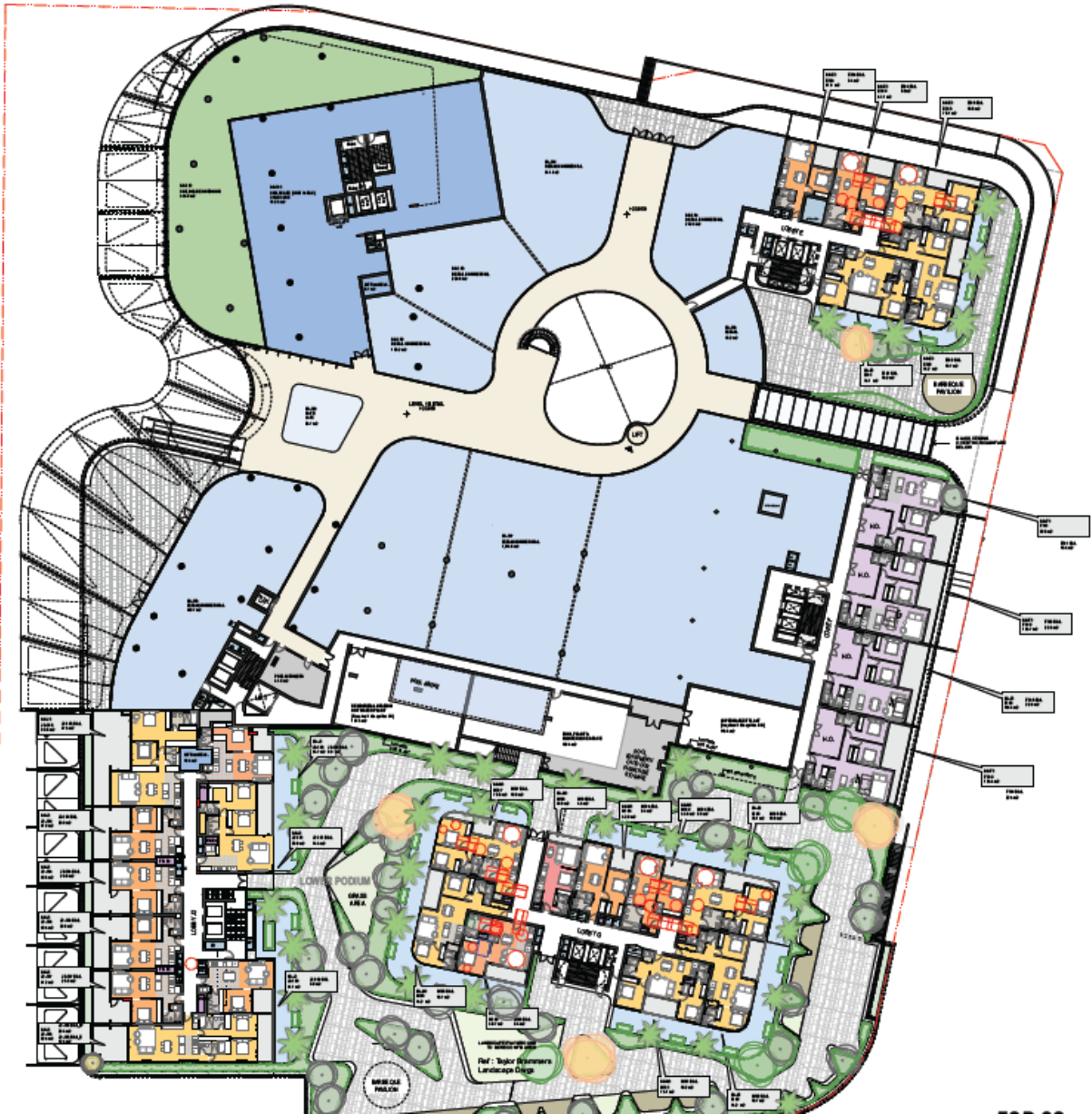
BCA / DDA Compliance	Complies
(d) The western podium terrace adjoining the public park (Eastlakes Reserve) facilitates stairway access from the Reserve while the plans confirm 1:14 ramps from the north (Evans Avenue) and south (Barber Avenue) to ensure equitable access into the development and residential lobby J to comply with D3 of the BCA and Council's DCP.	YES
(e) Barber Avenue also provides direct on-grade generally level entry to residential lift lobby F on the eastern side @RL17.950 with an internal 1:20 walkway to the lifts at RL 18.340 to comply with D3 of the BCA and Council's DCP.	YES
2. The plans shall confirm the ramps and stairways will be setback from the property boundary by at least 900mm to accommodate tactile indicators and handrails in accordance with AS1428.1 and satisfy Part D3.3 of the BCA.	YES at CC Stage
3. 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 AS1428.1 to comply and satisfy D3.2 of the BCA.	YES at CC stage
4. Residential Entry Lobbies – The abovementioned accessways also facilitate appropriate access from the property boundary the entry lobbies consistent with AS1428.1 to satisfy D3.2 and Table D3.1 of the BCA.	YES

Parking (Part D3.5 of the BCA)

BCA / DDA Compliance	Complies
5. The development proposes 444 retail/commercial car spaces on B1 and B2 basement car park levels, which incorporate 23 accessible car spaces designed to comply with AS2890.6 and satisfy Council's DCP 2013 requirement that 5% of retail/commercial parking spaces are accessible.	YES
6. With respect to accessible parking , the plans propose 2400mm minimum 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
7. The car park shall provide 2200pmm minimum height entry and aisle height and 2500mm height over the accessible spaces in accordance with AS2890.6.	YES
8. The plans also show 400 residential and 72 visitor parking spaces on the B2, B3 and B4 basement levels with residential lift access to the upper levels.	YES
9. There are 36 accessible resident spaces for the adaptable apartments and 3 accessible visitor spaces which are designed in accordance with AS2890.6.	YES

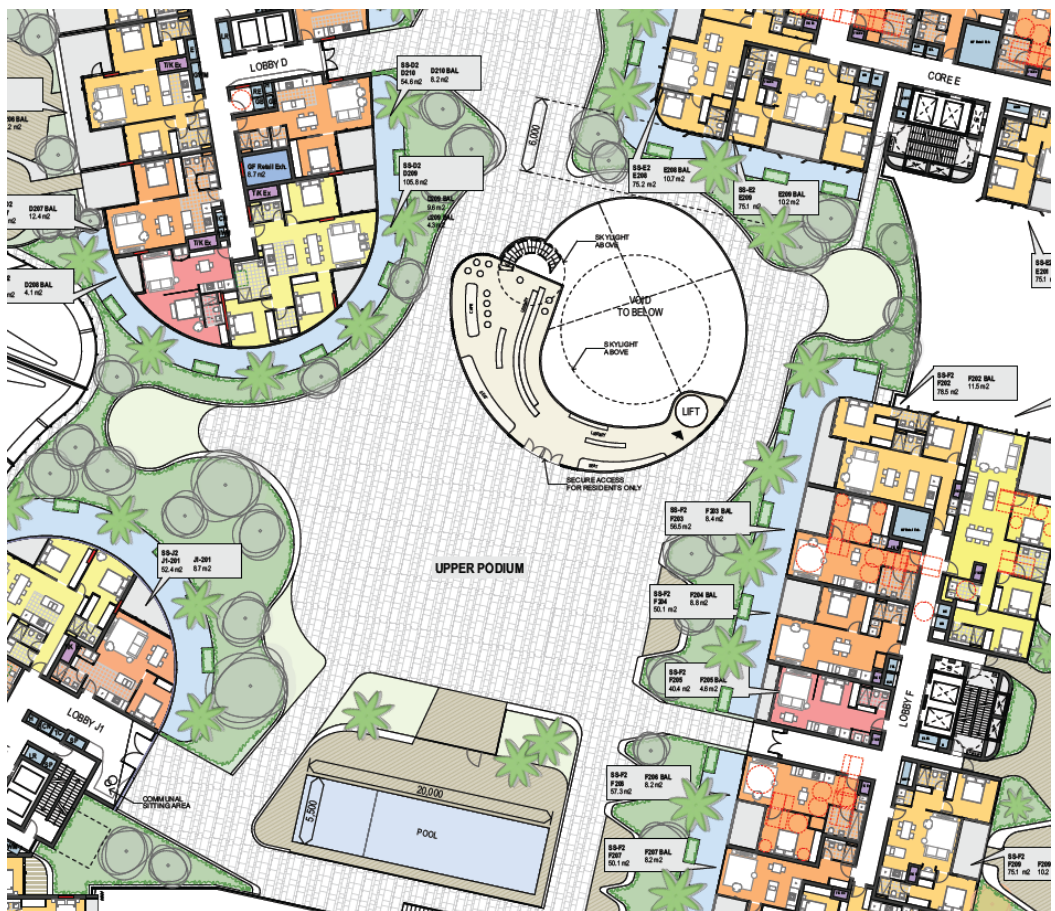
[illegible]

accessibility
solutions (NSW) PTY LTD

BCA / DDA Compliance	Complies
<p>15. Future DA's shall be prepared relating to the internal fitouts of the child care centre, medical centre, offices and restaurant areas.</p>	<p>YES at a future stage</p>
	
<p>16. 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 AS1428.1 to satisfy Part D3.3 of the BCA.</p>	<p>YES at CC stage</p>

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

BCA / DDA Compliance	Complies
<p>17. 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"> 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 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. Where a ramp complying with AS 1428.1 or a passenger lift is installed — <ul style="list-style-type: none"> a) to the entrance doorway of each sole-occupancy unit; and b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp. 	
<p>18. Overview of Apartment Access - As detailed below the development will provide equitable access to enter the residential lift lobbies at the ground floor to travel to all levels within the residential development and ultimately from the lifts to approach the entry doorways of 361 apartments to satisfy Table D3.1 of the BCA.</p>	YES
<p>19. Southern Residential Building Cores “D” and “E” - The ground level proposes on-grade 1:20 access from Evans Avenue to the entry lobbies for Lift Cores D and E which incorporate lifts to access upper and basement parking levels to ensure equitable access to all unit entrance doorways in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council’s DCP 2013.</p>	YES
<p>20. Southern Residential Building Core “J” - The ground level proposes 1:14 ramp access from Evans Avenue and Barber Avenue to the raised podium terrace on the western side of the site which facilitates level access to the entry lobbies for Lift Core J which incorporate lifts to access upper and basement parking levels to ensure equitable access to all unit entrance doorways in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council’s DCP 2013.</p>	YES
<p>21. Southern Residential Building Core “F” - The ground level proposes 1:14 ramp within the lift lobby from Barber Avenue which incorporates lifts to access upper and basement parking levels to ensure equitable access to all unit entrance doorways in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council’s DCP 2013.</p>	YES
<p>22. Southern Residential Building Core “G” - The access to Core G proposes access via Core F or directly from the basement parking level B2/B3 to ensure equitable access to all unit entrance doorways in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council’s DCP 2013.</p>	YES
<p>23. 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</p>	YES

BCA / DDA Compliance	Complies
and satisfy Parts D3.2 and D3.3 of the BCA and Council's DCP 2013.	
24. With regard to doorway circulation space the plans indicate appropriate circulation spaces at common lobby doorways and 1800mm minimum width lift landings and common corridors to comply with AS1428.1 and satisfy Parts D3.2 and D3.3 of the BCA and Council's DCP 2013.	YES
25. Level 1 Podium Area South – The plans show a communal resident area on the Level 1 podium that will be accessible from all level accessways from all of the building lift lobbies to ensure equitable access and satisfy Table D3.1 of the BCA.	YES
26. Details of the gymnasium and music room shall be confirmed at a future design stage in accordance with AS1428.1 to satisfy BCA/DDA Access Code Parts D3.3, F2.4 and D3.10 for swimming pools.	YES
27. There are three barbecue pavilions located in accessible areas to comply with Table D3.1 and Part D3.3 of the BCA/DDA Access Code.	YES
28. The plans show an independent lift and stairway linking podium levels 1 and 2.	YES
29. Level 2 Podium Area South – The plans show a communal resident area on the Level 2 podium that will be accessible from building lift lobbies E, F, G, J and a separate common use lift to ensure equitable access and satisfy Table D3.1 of the BCA.	YES Lobby E doorway to
	Lobby E doorway to the podium to be increased to 1600
30. Details of the pool, ramp access to the deck areas and pool hoist shall be	YES

BCA / DDA Compliance	Complies
confirmed at a future design stage in accordance with AS1428.1 to satisfy BCA/DDA Access Code Parts D3.3, F2.4 and D3.10 for swimming pools.	
31. There are two barbecue pavilions located in accessible areas to comply with Table D3.1 and Part D3.3 of the BCA/DDA Access Code.	YES
32. Lifts -The plans indicate the Residential lift cars will be at least 2000mm X 1400mm while the podium lift will be a slightly smaller 1600mm X 1400mm lift car to satisfy the E3.6 of the BCA and will be detailed to comply with AS1735.12 – <i>Lifts For People With Disabilities</i> .	YES
33. Common Corridor Access to Apartment Entrance Doorways – On the upper levels 1 to 14 the plans show 1800mm-3200mm width lift landings which provide direct access to 1600mm minimum width common corridor accessways to access all apartment entrance doorways in Buildings D, E, F, G, J.	YES
34. The 1600mm minimum width common corridor accessways facilitate appropriate doorway circulation access, Turning and 1800mm width for Passing Areas to comply with AS1428.1 and Part D3.3 of the BCA.	YES
35. Stairways - In accordance with part D3.3(a)(ii) of the BCA the common area stairs adjoining the external stairs at ground level adjoining Evans Avenue, Barber Avenue and Eastlakes Reserve and podium levels will be detailed at construction certificate stage with handrails on both sides, closed stair risers with no overhanging lip and step nosings to the requirements of AS1428.1 to satisfy Parts D3.3(a)(i) and D3.8 of the BCA.	YES at CC stage
36. Stairways - In accordance with part D3.3(a)(ii) of the BCA the common area fire-isolated stairs will be detailed at construction certificate stage with: <ul style="list-style-type: none"> a) Step nosings providing 50-75mm width and a colour that facilitates 30% luminance contrast to the treads and risers in accordance with AS1428.1. b) Treads and landings shall provide a minimum R10 or P3 slip-resistance as specified by D2.14 of the BCA. c) A single continuous inner handrail complying with AS1428.1 to satisfy D2.17 of the BCA. d) Raised tactile text and Braille Fire Exit signs as required by D3.6 of the BCA. 	YES at CC stage
37. Garbage – The plans illustrate garbage rooms and chutes on each floor that provide adequate doorway and internal circulation areas to comply 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
38. 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	YES at CC stage

AS1735.12 to satisfy Part E3.6 of the BCA and DDA Premises Standards.	
---	--

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

BCA / DDA Compliance	Complies
39. 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 and satisfy Part F2.4 of the BCA.	YES at CC stage
40. 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.	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 communal 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/escalator Landings; (c) Non fire-isolated stairways at the ground floor and podium levels; (d) Low headroom areas in pedestrian areas. 	YES at CC stage

Part B - Adaptability Assessment

The following provides an assessment of the designated “adaptable” apartments in accordance with Category B of the Adaptable Housing Standard – AS4299 as required by Part C3 of Council’s DCP 2013.

In accordance with Council’s DCP 2013 at least 20% of the three hundred and sixty-one (361) residential apartments (BCA Class 2), that being a minimum of seventy-three (73) adaptable apartments shall be adaptable and shall comply with AS4299 to Category B.

The plans indicate seventy-three (73) adaptable apartments in 1, 2 and 3 bedroom configurations which are representative of the overall development as shown below;





Clause	Adaptability Assessment	Compliance
AS4299 Cls 3.3.3, 3.7 & AS2890.6	<p>Car Parking</p> <p>The plans show at least thirty-seven (37) accessible resident car spaces within the basement level B3 to be allocated to the adaptable apartments, which complies with Council's DCP ratio of 1 accessible space for every 2 adaptable units.</p> <p>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 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 lobbies 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
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, except for;</p> <p>Doors and Door Hardware</p> <p>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	<p>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.</p>	YES
AS4299 Clause 4.5	<p>Kitchen – The kitchen post adaptation plans provide the required 1550mm minimum circulation space adjacent to the benches and appliances to comply with AS4299 requirements.</p>	YES

Clause	Adaptability Assessment	Compliance
	1550mm X 1550mm clear circulation space in front of the appliances to comply with AS4299.	
AS4299 Clause 4.11	Garbage – The plans illustrate garbage chutes on each floor that provide adequate circulation areas and doorway access that will comply with AS1428.1 and satisfy Table D3.1 and Part D3.3 of the BCA.	YES at CC stage
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.	YES

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.

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 Part C3 for Adaptable Housing.

Conclusion

In summary this assessment confirms the following outcomes;

- The access to the ground level retail areas and residential lift lobbies will provide appropriate access for people with disabilities in accordance with Part D3 of the BCA, DDA Premises Standards and Council's DCP 2013 accessibility requirements; and
- The lifts provide access from the ground floor to all upper levels of the apartment buildings including the Level 1 and 2 podium areas 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.
- Spatial allocations for the accessible sanitary facilities associated with retail / commercial component will comply with AS1428.1 to satisfy Council's DCP 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 DCP 2013. The parking for adaptable units will be consistent with AS4299 design requirements to satisfy Council's DCP 2013; and
- The plans show seventy-three (73) adaptable units thereby confirming at least 20% of residential apartments will be adaptable in accordance with Category B of AS4299 to satisfy Council's DCP 2013.
- The seventy-three (73) adaptable units also provide universal access to all areas required by the silver level Livable Housing Guidelines to satisfy SEPP 65 Apartment Design Guide for universal access.

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 DCP 2013 and SEPP 65 requirements pertaining to accessible pathways, visitable, adaptable housing and universal access 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 principal 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 committees responsible for the AS1428 suite, AS4299 – Adaptable Housing, AS2890 – Parking and AS1735 - Lifts.
- Registered Assessor for Livable Housing.
- Former Member 2000-2014, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

