

9 May 2012

Ben Michell
Billbergia Design Pty Ltd
Suite 101, 25 Angas Street
Meadowbank NSW 2114

Dear Ben,

RE: VQ2 WALKER STREET RHODES ADAPTABLE UNIT CAR PARKING v2

There are 2 levels of basement car parking provided underneath the development with additional car parking provided at podium level in building B. A total of 787 car spaces are provided which includes residential and visitor car parking.

The residential car parking provisions include: basement level 1 with 320 car spaces, including 30 adaptable car spaces; basement level 2 provides 433 car spaces, including 40 adaptable car spaces. The podium car park near building B provides 34 car spaces, including 5 adaptable car spaces.

At least 1 car space (at least 2400mm x 5400mm) is provided for each of the 735 units within the development. Of the car spaces provided for the 111 adaptable units at least 75 of these have increased dimensions (3800mm x 5400mm min. dimensions, sometimes including partial space shared with adjacent walkways). The number of adaptable car spaces (75) represents 10% of the apartments or approx. 9.5% of the total car parking, within the site.

This nominated percentage is less than the 15% adaptable car spaces required by City of Canada Bay DCP Section 3.2.5, which requires all adaptable units to be provided with an accessible parking space (3800mm wide).

Consideration is sought to adopt the nominated percentage (10% of apartments) of adaptable car spaces due to the close proximity to Rhodes Railway station that provides a convenient and direct alternative means of travel for people, including people with disabilities, without car availability. This is also in line with the Rhodes Peninsula DCP Section 4.1.3 and Section 5.6.3 strategies which seek to promote public transport use and decrease car dependency by minimising car parking requirements.

This precedent to minimize the amount of adaptable unit car bays when there is a nearby railway station to a residential development is also supported by Willoughby Council (refer Willoughby Council WDCP part C.4).

The visitor car parking provisions are located on basement level 2 with 30 car spaces including 2 accessible car spaces (V-A1 & V-A2) with dimensions (3600mm x 5400mm). The visitor car parking is conveniently located to the general public, with no security gate access in accordance with Canada Bay Section 6.4.8.

The proposed development is located within direct and convenient access (approx. 200 metres) to Rhodes Railway Station via Walker Street. This area of the existing pedestrian footpath generally provides an appropriate pathway suitable for people using wheelchairs with 1:20 approx. gradient.

The CityRail Guide (June 2010) to accessible train services identifies Rhodes railway station as wheelchair accessible providing "...a step-free path, suitable for independent access by a person using a manual wheelchair from the station entrance to all platforms and essential station facilities."

It states that the station does not provide staffed access for all train services however it does provide a passenger lift facility, portable boarding ramp, tactile tiles, audio announcements, accessible toilet facility, accessible telephone, ticket office hearing loop and bus connection to enhance access for people with disabilities to this key public transport facility.

Yours Sincerely



David Goding
Morris Goding Accessibility Consulting