



ROZELLE VILLAGE PTY LTD

ROZELLE VILLAGE DEVELOPMENT

ACCESS REVIEW

Morris Goding Accessibility Consulting

FINAL v3

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TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY	4
2.	INTRODUCTION	5
2.1.	General.....	5
2.2.	Objectives	5
2.3.	Access Requirements.....	5
3.	SITE ENTRANCES.....	7
3.1.	Victoria Road.....	7
3.2.	Darling Street	7
3.3.	Waterloo Street.....	7
3.4.	Emergency Egress.....	8
4.	BALMAIN LEAGUES CLUB	9
4.1.	Ingress & Egress.....	9
4.2.	Paths of Travel	9
4.3.	Passenger Lifts	9
4.4.	Sanitary Facilities	10
5.	RETAIL AREAS	11
5.1.	Paths of Travel	11
5.2.	Gymnasium	11
5.3.	Passenger Lifts	12
5.4.	Sanitary Facilities	12
6.	COMMERCIAL AREAS	13
6.1.	Paths of Travel	13
6.2.	Passenger Lift	14
6.3.	Sanitary Facilities	14
7.	COMMUNITY AREAS	15
7.1.	Paths of Travel	15
7.2.	Passenger Lift	15
7.3.	Sanitary Facilities	15
8.	RESIDENTIAL AREAS	16
8.1.	Victoria Road Entrance.....	16
8.2.	Waterloo Street Entrance.....	16
8.3.	Paths of Travel	16
8.4.	Passenger Lifts	17
8.5.	Adaptable Units	18
8.6.	Adaptable Unit -Type 1, 60m2	18
8.7.	Adaptable Unit -Type 2, 67m2	19
9.	CAR PARKING.....	20

9.1.	General.....	20
9.2.	Retail & Commercial	20
9.3.	Residential	20
10.	MISCELLANEOUS.....	21
10.1.	Signage.....	21

1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design development of the Rozelle Village Development and an appropriate response to the AS1428 series, Building Code of Australia (BCA), Leichardt Council DCP 2000 and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris Goding Accessibility Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, toilets, car parking and residential accommodation and comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the reports' recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Project Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, toilets, car parking and residential accommodation can be readily achieved.

The recommendations in this report are associated with detailed design and are achievable. These recommendations should be addressed prior to construction certificate stage.

The main recommendations that have arisen from the access review include:

- Provide accessible linkage (ie. passenger lift) to level 2 gym areas from level 1 gym in accordance with the DDA Premises Standards. We understand that this linkage will be provided by third parties and through an additional development application.
- Provide 1 accessible toilet, compliant with AS1428.1 adjacent to male and female toilets on each level (Retail, Balmain Leagues Club) in accordance with the DDA Premises Standard. We understand that these facilities will be provided by third parties and through an additional development application.

2. INTRODUCTION

2.1. General

Rozelle Village Pty Limited has engaged Morris Goding Accessibility Consulting, to provide a design review of the proposed mixed used development at Rozelle Village located on Victoria Road, Darling Street and Waterloo Street, Rozelle.

The development consists of 8 basement levels that include specialty and supermarket retail tenancies with off-street car-parking; a 6 level podium building that includes Balmain Leagues Club, retail, commercial, childcare and medical centre, gymnasium, community areas; 2 residential tower buildings, B1 that extend over 25 levels and B2 that extends over 18 levels with a combined total of approx. 304 apartments.

The Concept Plan for the Rozelle Village development (MP11_0015) has been approved under Part 3A of the Environmental Planning and Assessment Act 1979.

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, and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The Report considers user groups such as residents, visitors, staff and members of the public. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- People with sensory impairment (hearing and vision)
- People with mobility impairments (ambulant and wheelchair)
- People with dexterity impairments

The Report seeks to provide compliance with the DDA. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3. Access Requirements

The following standards are to be used to implement the Report:

- AS 1428.1:2009 (General Requirements for Access-New Building Work)
- AS 1735.12:1999 - (Lifts, Escalators, & Moving Walks)
- AS2890.6:2009 – (Parking facilities)
- AS4299:1995 – (Adaptable Housing)
- BCA - Building Code of Australia 2011

- DDA Access to Premises Standards 2010 (DDA Access Code)
- Leichhardt Council DCP 2000 Part D1.0 Balmain Leagues Precinct Control
- Leichhardt Council DCP 32
- NSW Department of Planning MP11_0015 Director-General's Requirements, issued 5th April 2011

3. SITE ENTRANCES

3.1. Victoria Road

There are three entrances into the development from Victoria Road. At basement 1 level (RL 35.00) there is an entrance into the development with entry ramp and stair to Retail Lobby (RL 34.80). At ground level (RL 39.57) a walkway leads to Club Entry/Gallery and the pedestrian 'Through Site Way' into the development. At level 1 (RL 44.22) a walkway leads to a Retail Lobby and pedestrian 'Passage' into the development.

The 'Passage' is a public thoroughfare that links the Victoria Road, Darling Street and Waterloo site entrances. There is an accessible path of travel from the pedestrian footpath on all 3 levels for a person with an accessibility issue (i.e. wheelchair & walking frame) into the development.

The paths of travel have greater than 1800mm clear width. The circulation spaces will allow a wheelchair user to turn 180° in an equitable and dignified manner and allow 2 wheelchair users the ability to pass each other travelling in the opposite direction, compliant with the DDA Premises Standard and AS1428.1.

3.2. Darling Street

There is an entrance into the development from Darling Street (RL40.39). Access from the pedestrian footpath is via a descending Arcade walkway with 1:20 gradient, which is suitable under AS1428.1.

The walkway has greater than 1800mm clear width. This will allow a wheelchair user the ability to turn 180° in an equitable and dignified manner. Also the walkway will allow 2 wheelchair users the ability to pass each other travelling in the opposite direction, compliant with the DDA Premises Standard and AS1428.1.

The walkway has 2 x 10m lengths with an intermediate level landing, which is a suitable area for locating door entrances into adjacent retail tenancies, compliant with AS1428.1.

3.3. Waterloo Street

There are three entrances into the development from Waterloo Street. At basement 1 level (RL 35.25) there is stair 1 (RL 34.80) with an adjacent lift providing continuous access to Retail Lobby. At ground level (RL 38.00) there are tapered entry stairs leading to Forecourt stairs 2 and 3 into the development. There is also a turn-back ramp access located within 50m of these stair entrances, compliant with the DDA Premises Standards. The Waterloo Street ramp will ensure an accessible path of travel from the pedestrian footpath for a person using a wheelchair into the development.

The gradient of the ramp appears to be 1:14. The ramp has a suitable 1200mm width and maximum length of 9m between landings compliant with AS1428.1. Mid-landings appear to have 1000mm length need to be modified to comply with AS1428.1. This is achievable.

Recommendations:

- (i) Ensure Waterloo Street entry ramp has mid-landings with minimum 1540mm depth suitable for 180° wheelchair turns, compliant with AS1428.1.
- (ii) Ensure Waterloo Street entry stairs and ramp has handrails installed on both sides, compliant with AS1428.1. The tapered entry stairs need to be recessed from site boundary to allow for handrails to be installed in compliance with AS1428.1.

3.4. Emergency Egress

The main accessible entry points described above are the accessible egress points from the precinct.

There are numerous fire egress stairs spread over the basement & upper levels of the development, which exit out on to the external street levels of Victoria Rd, Darling Street & Waterloo Street.

All fire stairs within the development appear to have 850mm clear width doors (920mm door leafs), compliant with AS1428.1.

4. BALMAIN LEAGUES CLUB

4.1. Ingress & Egress

The Balmain Leagues Club is located on level 3. The main entry is via the Club Entry and Gallery to the Club Lobby at ground level. The external dual hinged entry doors have greater than 850mm clear width each, compliant with AS1428.1.

There is an accessible path of travel to the ground floor Club Lobby passenger lifts that provide direct access to the club on level 3. There are suitable clearances in front of the lifts for wheelchair manoeuvrability in accordance with AS1428.1 and the DDA Premises Standards.

There is an additional Club entrance from within the development on level 3 (RL 53.22) via escalator 2. This internal linkage allows ambulant user access to the Club from ground, level 1 and 2 retail, commercial and community areas. It has been advised that an alternative accessible path of travel will be provided via one of the retail lifts (ground level to level 3) for people with mobility impairment in accordance with the DDA Premises Standards and BCA requirement.

4.2. Paths of Travel

The 2 passenger lifts within the Club development and the nominated retail lift are centrally located to be easily accessible by all persons with an accessibility issue (i.e. wheelchair users and mobility aids). There is an accessible path of travel from all areas of the Club, to the passenger lifts & external terrace areas.

In general, the circulation spaces within the club are sufficient to allow two wheelchair users to pass one another when travelling in the opposite direction and also allow a person in a wheelchair to turn 180° in an equitable and dignified manner.

Recommendation:

- (i) Ensure all terrace entry points are wheelchair accessible, compliant with AS1428.1.

4.3. Passenger Lifts

There are 2 Club passenger lifts that service the club areas and associated car parking level. These lifts operate at ground level, level 3 and at basement level 6. As noted above, one of the retail lifts will also service the Club (ground level to level 3) to provide an accessible linkage to the Club from within the development.

The above passenger lifts have suitable internal dimensions compliant with the DDA Premises Standards, AS1735.12 & Leichhardt Municipal Council DCP 32.

The area in front of the passenger lifts have sufficient circulation spaces (to allow 180° turn) and will allow a person with or without a mobility aid (i.e wheelchair) the ability to enter and exit the passenger lift in an equitable and dignified manner.

The Rozelle Village vertical transport design report (dated 25th January 2012) states that lifts will comply with AS1735.12 and the DDA Premises Standards which will ensure suitable accessible components in all lift cars (control panels, audio/visual indicators, handrails and light levels).

4.4. Sanitary Facilities

There appear to be two amenities blocks within the club, located in the Bistro and Gaming areas on level 3, however limited detail is provided at this stage. It is assumed a separate building approval will be required by third parties.

Recommendations:

- (i) Provide at least 1 accessible toilet, compliant with AS1428.1 adjacent to the male and female toilets on level 3. If there are male and female toilets at each of the 2 toilet banks, an accessible toilet is only required at 50% of toilet banks in accordance with the BCA and DDA Premises Standard.
- (ii) Provide at least 1 ambulant cubicle for people with disabilities, compliant with AS1428.1 within the male and female toilets, adjacent to an accessible toilet facility in accordance with the BCA and DDA Premises Standard.

5. RETAIL AREAS

5.1. Paths of Travel

There are numerous specialty retail shops, a supermarket, a restaurant and food court areas within the development. These are located over, ground level, level 1, level 2 and basement levels 1 and 2. There is access to all retail areas from within the development as well as external access to some retail shops at street level.

There are retail passenger lifts that service all retail areas and associated basement car-parking levels, providing continuous access between levels. The lifts are located in close proximity to two sets of escalators. Escalator 1 links basement level 1 up to ground level. Escalator 2 links the ground level to level 3. There are also centrally located travelators which link basement 1 to basement level 4 near the retail lifts.

There is a communication stair 65 that links level 1 and 2 retail areas that is suitably recessed from transverse pedestrian paths of travel in Lobby, compliant with AS1428.1.

The circulation area within each retail tenancy appears to be appropriate for wheelchair users. The circulation spaces will allow a person using a wheelchair to make 180° turns in an equitable and dignified manner. Also the circulation spaces will allow two wheelchair users to pass one another when travelling in the opposite direction.

At this stage, retail doorways are not identified on plans.

Recommendations:

- (i) Ensure internal communication stairs (eg. stair 65) have handrails installed on both sides, compliant with AS1428.1.
- (ii) Ensure retail entry doors are located on a level surface (no greater than 1:40 gradient) with minimum 850mm clear widths and doorway circulation areas compliant with AS1428.1 & Leichhardt Municipal Council DCP 32.

5.2. Gymnasium

There is a gymnasium located on level 1 and 2 of the development. Entry is shown at level 1 from the Retail Lobby which has suitable lift access from the ground level entrances. The dual hinged entry doors location (near column) requires review to ensure suitable 850mm clear width active leaf and door circulation, compliant with AS1428.1. This is achievable.

There are communication stairs shown within the tenancy between the level 1 and 2 gym areas. The design is capable of accommodating an alternative lift access as required by the DDA Premises Standards to ensure equity for people using wheelchairs who wish to use both levels of the gym.

Recommendations:

- (i) Ensure an alternative accessible linkage (ie. passenger lift) to the level 2 gym area from level 1 gym area in accordance with the DDA Premises Standards. We understand that this linkage will be provided by third parties and through an additional development application.
- (ii) Ensure the internal communication stair between gym levels have handrails installed on both sides, compliant with AS1428.1.

5.3. Passenger Lifts

There are 3 retail passenger lifts within the development that service the retail areas from basement 1 up to level 2 and associated car-parking on basements levels 2-6. A nominated retail lift will also serve the level 3 Balmain Tiger's Club.

The passenger lifts have suitable internal dimensions, compliant with the DDA Premises Standards, AS1735.12 & the Leichhardt Municipal Council DCP 32.

The area in front of the retail passenger lifts have sufficient circulation spaces (to allow 180° turn) and will allow a person with or without a mobility aid (i.e wheelchair) the ability to enter and exit the passenger lift in an equitable and dignified manner.

The Rozelle Village vertical transport design report (dated 25th January 2012) states that lifts will comply with AS1735.12 and the DDA Premises Standards which will ensure suitable accessible components in all lift cars (control panels, audio/visual indicators, handrails and light levels).

5.4. Sanitary Facilities

There is a retail amenities block located at the north of general retail area at ground level. The pedestrian 'Passage' leads to the amenities block which has a suitable clear width, compliant with AS1428.1.

There appear to be amenities blocks within the gym on level 1 and level 2 however limited detail is provided at this stage. It is assumed a separate building approval will be required by third parties.

Recommendations:

- (i) Provide at least 1 accessible toilet, compliant with AS1428.1 adjacent to the male and female toilets on each level where provided in accordance with the BCA and DDA Premises Standard.
- (ii) Provide at least 1 ambulant cubicle for people with disabilities, compliant with AS1428.1 within the male and female toilets, adjacent to an accessible toilet facility in accordance with the BCA and DDA Premises Standard.
- (iii) Provide a combined accessible toilet/shower, compliant with AS1428.1 within the gymnasium adjacent to the male and female change rooms in accordance with the BCA and DDA Premises Standard.

6. COMMERCIAL AREAS

6.1. Paths of Travel

There are various commercial areas within the development. These include Soho tenancies at basement 1, ground and level 1 and a Childcare Centre and Medical Centre at level 2. Access to these commercial areas is from within the development.

In general, there is an accessible path of travel leading to the Soho tenancies, via internal corridors and a suitable passenger lift. Entry to each tenancy is via a single hinged entry door with greater than 850mm clear width, compliant with AS1428.1. Some corridor widths require review at doorway entrances and at corridor ends to ensure circulation areas compliant with AS1428.1 and DDA Premises Standards. This is achievable.

There appear to be internal stairs within Soho tenancies to a raised studio/storage level.

Entry to the Medical and Childcare Centre is on level 2 via the central Lobby. There is an accessible path of travel to the both facilities from the ground level retail passenger lifts. This lift provides continuous access between the retail and public basement car parking in accordance with the DDA Premises Standards. The lifts are located in close proximity to the retail escalators that also connect these levels.

The dual hinged entry doors to Childcare Centre have less than 850mm clear width each, which requires review for compliance with AS1428.1. This is achievable.

The circulation area within all commercial tenancies appears to be appropriate for wheelchair users. The circulation spaces will allow a person using a wheelchair to make 180° turns in an equitable and dignified manner. Also the circulation spaces will allow two wheelchair users to pass one another when travelling in the opposite direction.

Recommendations:

- (i) Ensure all corridor ends provide a wheelchair turning area (1540mm width x 2070mm length) within 2m of the end, compliant with AS1428.1 and DDA Premises Standard.
- (ii) Provide entry doors with 850mm clear widths (920mm door leafs) and 510mm latch side clearance compliant with AS1428.1 & Leichhardt Municipal Council DCP No 32.
- (iii) Ensure internal stairs within Soho tenancies have handrails installed on both sides, compliant with AS1428.1.
- (iv) Ensure Childcare Centre terrace is accessible for people using wheelchairs, compliant with AS1428.1.

6.2. Passenger Lift

There is 1 passenger lift located at the western side of development in close proximity to the Soho, and Childcare Centre commercial tenancies within the development. The lift is two sided and opens directly onto Waterloo Street at basement level 1 to provide continuous access between basement levels 1 up to level 2 in accordance with the DDA Premises Standards.

The commercial passenger lift has suitable internal dimensions, compliant with the DDA Premises Standards, AS1735.12 & the Leichhardt Municipal Council DCP 32.

The area in front of the commercial passenger lift has sufficient circulation spaces (to allow 180° turn) and will allow a person with or without a mobility aid (i.e wheelchair) the ability to enter and exit the passenger lift in an equitable and dignified manner.

The Rozelle Village vertical transport design report (dated 25th January 2012) states that lifts will comply with AS1735.12 and the DDA Premises Standards which will ensure suitable accessible components in all lift cars (control panels, audio/visual indicators, handrails and light levels).

6.3. Sanitary Facilities

At this stage sanitary facilities for the commercial tenancies have not been documented. It is assumed a separate building approval will be required by third parties.

7. COMMUNITY AREAS

7.1. Paths of Travel

There is a Community Room located on level 1 of the development. Entry is via the ground level Community Room Lobby, accessed from the Waterloo Street entry ramp and the pedestrian 'Passage'. There is a single hinged entry door with greater than 850mm clear width and suitable doorway circulation areas, compliant with AS1428.1.

There is an accessible path of travel via the community passenger lift that provides continuous access up to level 1. There is also an adjacent communication stair between these levels.

In general, the circulation spaces within the Community Room is sufficient to allow two wheelchair users to pass one another when travelling in the opposite direction and also allow a person in a wheelchair to turn 180° in an equitable and dignified manner.

Recommendation:

- (i) Ensure the communication stairs that link the Community Room levels have handrails installed on both sides, compliant with AS1428.1.

7.2. Passenger Lift

There is 1 passenger lift that services the Community Lobby and Community Room. The lift operates from ground level to level 1 providing continuous access. The passenger lift has suitable internal dimensions compliant with the DDA Premises Standards, AS1735.12 & Leichhardt Municipal Council DCP 32.

The area in front of the passenger lift has sufficient circulation spaces (to allow 180° turn) and will allow a person with or without a mobility aid (i.e wheelchair) the ability to enter and exit the passenger lift in an equitable and dignified manner.

The Rozelle Village vertical transport design report (dated 25th January 2012) states that lifts will comply with AS1735.12 and the DDA Premises Standards which will ensure suitable accessible components in all lift cars (control panels, audio/visual indicators, handrails and light levels).

7.3. Sanitary Facilities

At this stage sanitary facilities for the Community Rooms have not been documented. It is assumed a separate building approval will be required by third parties.

8. RESIDENTIAL AREAS

8.1. Victoria Road Entrance

Entry into the B2 residential tower is via the Residential Entry Lobby at ground level from Victoria Road. There is an accessible path of travel from the pedestrian footpath to the main entry doors via a 1:20 walkway.

The dual hinged entry doors have each less than 850mm clear width which requires review for compliance with AS1428.1. This is achievable. There are suitable doorway circulation areas, compliant with AS1428.1. From the entry, there is an accessible path of travel to the residential lift lobby area, compliant with AS1428.1. The lobby has suitable circulation to allow a person in a wheelchair to perform 180° turns in a dignified manner compliant with the DDA Premises Standards. There are suitable clearances for two people in a wheelchair to pass one another compliant with AS1428.1

There is an additional entry point to the B2 tower from the Waterloo Street Residential Entry (ground level) via the passenger lifts and internal Lobby linkage at level 1.

Recommendation:

- (i) Provide a level landing area at the main entry doors. The doors require 850mm clear widths (920mm door leafs) compliant with AS1428.1 & Leichhardt Municipal Council DCP No 32.

8.2. Waterloo Street Entrance

Entry into the B1 (east and west) residential tower is via the Residential Entry Lobby at ground level from Waterloo Street. There is an accessible path of travel from the pedestrian footpath to the main entry doors via the Waterloo Street 1:14 entry ramp.

The dual hinged entry doors have each less than 850mm clear width which requires review for compliance with AS1428.1. This is achievable. There are suitable doorway circulation areas, compliant with AS1428.1. From the entry, there is an accessible path of travel to the residential lift lobby area, compliant with AS1428.1. The lobby has suitable circulation to allow a person in a wheelchair to perform 180° turns in a dignified manner compliant with the DDA Premises Standards. There are suitable clearances for two people in a wheelchair to pass one another compliant with AS1428.1

Recommendation:

- (i) Provide a level landing area at the main entry doors. The doors require 850mm clear widths (920mm door leafs) compliant with AS1428.1 & Leichhardt Municipal Council DCP No 32.

8.3. Paths of Travel

There is access to all residential units within the development (B1, B2) from the building entry via the residential passenger lifts in accordance with the DDA Premises Standards and AS4299. The lifts also provide access to the residential common use facilities, including: tennis court, common room, pool, gym, massage room, change rooms,

combined accessible toilet/shower facility, communal garden that are located over levels 3 and 4.

The B1 and B2 residential towers lifts have a suitable access linkage at levels 3 (external) via the communal garden and at level 5 (internal) via the Lobby ensuring access between all residential units the common use facilities. The above linkages will ensure at least one type of all common-use residential areas on each level are accessible in accordance with AS1428.1 and the DDA Premises Standards.

The provision of a combined accessible toilet/shower facility adjacent to the male/ female residential change rooms is in line with the BCA and DDA Premises Standard requirement.

In general, circulation spaces within the various residential lift lobbies are sufficient to allow two wheelchair users to pass one another when travelling in the opposite direction, compliant with AS1428.1. The main corridors have greater than 1540mm clear width which will allow a person in a wheelchair to turn 180° in an equitable and dignified manner.

There is an accessible path of travel to the waste chute area on each residential level in accordance with the DDA Premises Standards and AS4299. The entry door has suitable 850mm clear width and latch side clearance on both sides, compliant with AS1428.1.

Recommendation:

- (i) Provide common-use residential letterboxes on a hardstand accessible area to assist wheelchair users. Ensure there is a clear circulation space of 1550mm in front of the letterboxes, compliant with AS1428.1 and AS4299.

8.4. Passenger Lifts

There are 4 residential passenger lifts in the B1 tower and 3 lifts in the B2 tower that service all residential levels. They also travel to basement 7, 8 residential car parking levels.

The passenger lifts have suitable internal dimensions compliant with the DDA Premises Standards, AS1735.12 & Leichhardt Municipal Council DCP 32. The area in front of the passenger lifts have sufficient circulation spaces (to allow 180° turn) and will allow a person with or without a mobility aid (i.e wheelchair) the ability to enter and exit the passenger lift in an equitable and dignified manner.

The Rozelle Village vertical transport design report (dated 25th January 2012) states that lifts will comply with AS1735.12 and the DDA Premises Standards which will ensure suitable accessible components in all lift cars (control panels, audio/visual indicators, handrails and light levels).

8.5. Adaptable Units

There are approx. 304 apartments provided between the B1 and B2 tower buildings of the development with a mix of 1, 2 and 3 bedroom unit types. The distribution is as follows:

BUILDING	1B	2B	3B	TOTAL
B1 EAST	5	107	12	124
B1 WEST	90	18	0	108
B2	17	53	2	72
TOTAL	112	178	14	304

There are 31 x 1 bedroom units nominated as adaptable units in Building B1 west. This number of adaptable units satisfies Leichhardt Council DCP's requirement for 10% of the total dwellings to be designed to be adaptable in accordance with AS4299.

8.6. Adaptable Unit –Type 1, 60m2

From the information provided, the dimensions and design of the proposed adaptable unit is generally in accordance with AS4299 and will be further developed during design development stage.

There is an accessible path of travel to the unit entry door, which has 850mm clear width (920mm door leaf). There is suitable latch side clearance on the external and internal side of the door, compliant with AS1428.1 and AS4299. Internal doors have 820mm min. clear width with provision for suitable latch side clearance to bathroom, compliant with AS1428.1.

The main bedroom is enclosed by sliding screens on two sides which allow for flexibility in layout. There is suitable 1000mm width clear path of travel around the bed, and a 1540mm width x 2070mm length turning area is achievable at the wardrobe and at base/side of bed when sliding screens are partially open which will satisfy AS4299.

The main bathroom has internal dimensions of 2.3m width x 3.1m length which is large enough to comply with the circulation requirements of AS1428.1 and AS4299.

The kitchen design will ensure suitable 1550mm suitable circulation areas in front of the bench and 800mm clear bench area between cooktop and sink, compliant with AS4299. The laundry has suitable 1550mm circulation area in front of appliances, compliant with AS4299.

The living area has suitable clear circulation area of 2250mm minimum diameter after the furniture has been placed, compliant with AS4299.

Recommendations:

- (i) Ensure proposed bedroom screening has provision for suitable latch side clearance at sliding panels to be accessible to wheelchair users in compliance with AS1428.1. This is achievable.

- (ii) Relocate basin to ensure wash basin sits outside the pan circulation area (100mm max. encroachment at basin front only), compliant with AS1428.1. This is achievable.

8.7. Adaptable Unit –Type 2, 67m2

From the information provided, the dimensions and design of the proposed adaptable unit is generally in accordance with AS4299 and will be further developed during design development stage.

There is an accessible path of travel to the unit entry door, which has 850mm clear width (920mm door leaf) and suitable latch side clearance on both sides of the door. Internal doors have 820mm min. clear width with provision for suitable latch side clearance to main bedroom and bathroom, compliant with AS1428.1.

The main bedroom has overall dimensions of 3.4m x 3.0m which provides suitable circulation area around the bed as required by AS4299.

The main bathroom has suitable internal dimensions of 2.5m width x 2.8m length to comply with the circulation requirements of AS1428.1 and AS4299. The proposed basin location will need to be reviewed to ensure compliance with AS1428.1.

The kitchen design will ensure suitable 1550mm suitable circulation areas in front of the bench and 800mm clear bench area between cooktop and sink, compliant with AS4299.

The living area has suitable clear circulation area of 2250mm minimum diameter after the furniture has been placed, compliant with AS4299.

The living area has suitable clear circulation area of 2250mm minimum diameter after the furniture has been placed, compliant with AS4299.

Recommendation:

- (i) Relocate basin to ensure wash basin sits outside the pan circulation area (100mm max. encroachment at basin front only), compliant with AS1428.1. This is achievable.

9. CAR PARKING

9.1. General

There are approx. total of 834 car bays within the development, comprised of 544 public car bays located between basement 2 – 6 levels for the retail, commercial and community development and 290 car bays located between basement 7-8 levels for residents.

Recommendations:

- (i) Ensure the vertical clearance leading to accessible/adaptable car bays is not less than 2200mm above the FFL, in compliance with AS2890.6.
- (ii) Ensure there is a clear space of 2500mm above the FFL over the accessible/adaptable car bay, compliant with AS2890.6.

9.2. Retail & Commercial

There are a total of 12 public accessible car bays which satisfies the 2% accessible requirement for this type of development under the BCA and DDA Premises Standard Table D3.5. The spaces are shown to have dimensions of 2.4m x 5.4m with a suitable 2.4m x 5.4m shared space, compliant with AS2890.6.

They are suitably located on an accessible path of travel adjacent to the retail lifts/entrances to facilitate ease of access for people with mobility impairment compliant with the D1.0 Balmain Leagues Club Precinct Control planning principles. They are distributed as follows:

- B2 – 2 accessible spaces
- B3 – 4 accessible spaces
- B4 – 2 accessible spaces
- B6 – 4 accessible spaces

9.3. Residential

There are a total of 31 adaptable car bays allocated for the 31 adaptable units in accordance with the AS4299 requirement. The spaces are shown to have dimensions of 3.8m x 5.4m, compliant with AS4299.

They are located on residential basement levels 7 and 8 in close proximity to the residential B1 tower lifts to facilitate ease of access for people with mobility impairment to the adaptable units in accordance with the D1.0 Balmain Leagues Club Precinct Control planning principles.

10. MISCELLANEOUS

10.1. Signage

Recommendations:

- (i) Signage shall comply with the BCA clause D3.6 (signage specifications), DDA Premises Standards and AS1428.1.
- (ii) Provide way-finding signage to lifts, accessible toilets and car parking.