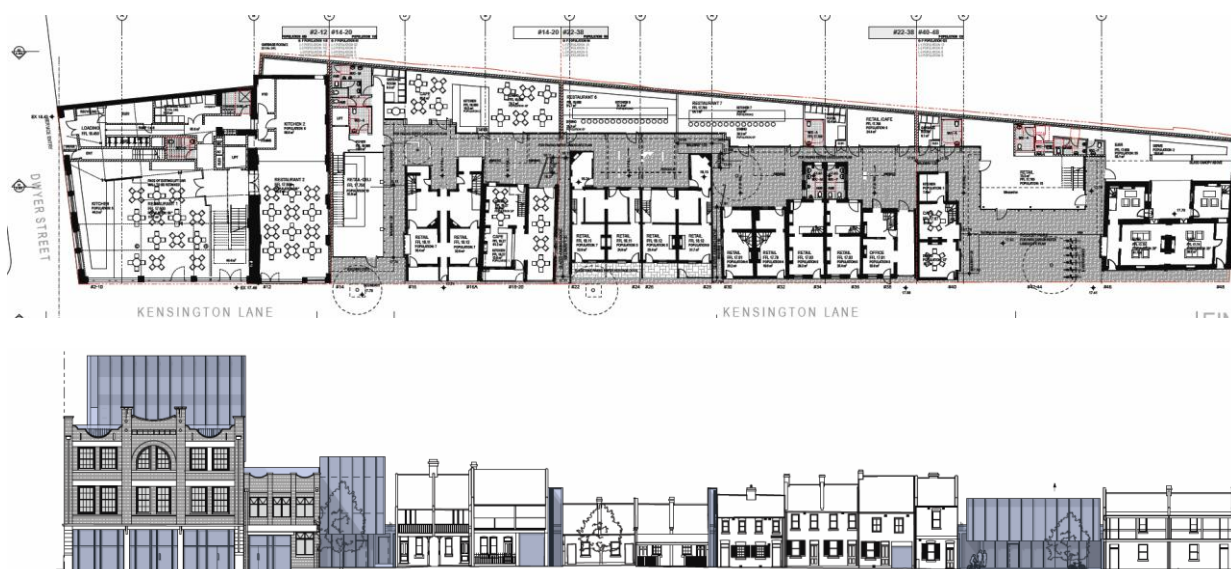


ACCESSIBILITY REPORT

PROJECT APPLICATION

BLOCKS 6 & 7 – CENTRAL PARK

COMMERCIAL & RETAIL ADAPTIVE REUSE



22nd November 2012

Prepared by Mark Relf

Introduction

This Accessibility Report has been prepared to review the plans for the proposed;

- Adaptive reuse of terraces and adjacent buildings;
- Alterations and additions to several existing buildings;
- Construction of several new buildings;
- Construction of various pathways and courtyard areas to facilitate access for people with disabilities to and within the subject premises.

The development is located on Kensington Lane, Chippendale which forms Blocks 6 and 7 of the Central Park development.

The development proposes the adaptive reuse of the various heritage buildings to establish retail and commercial uses and the construction of several new buildings that will consist of the following.

- 2-10 Kensington Lane is a three storey heritage warehouse building that proposes an additional two stories and will provide restaurant and bar uses with a commercial office area on the top floor.
- 12 Kensington Lane is a single storey heritage warehouse type building that proposes an in-fill mezzanine storey and will provide restaurant uses. This building will share a lift lobby with 2-10 Kensington Lane to form one joined building.
- 14 Kensington Lane is a new two storey building that proposes retail, café and restaurant uses. The new building extends behind 16-20 Kensington Lane.
- 16-16A Kensington Lane are two storey terrace houses of heritage significance which will undergo conservation works and propose retail / commercial uses. The buildings will be “joined” which maximises accessibility on the ground floor.
- 18-20 Kensington Lane is a single storey terrace house of heritage significance which will undergo conservation works and propose retail café / commercial uses.
- 22-24 Kensington Lane are two storey attic terrace houses of heritage significance which will undergo conservation works and propose retail / commercial uses. The buildings will be “joined” which maximises accessibility on the ground floor. The attic areas of these terraces shall be used for non-habitable storage purposes.
- 26-28 Kensington Lane are two storey attic terrace houses of heritage significance which will undergo conservation works and propose retail / commercial uses. The buildings will be “joined” which maximises accessibility on the ground floor. The attic areas of these terraces shall be used for non-habitable storage purposes.
- 30-32 Kensington Lane are two storey terrace houses of heritage significance which will undergo conservation works and propose retail / commercial uses.
- 34-36 Kensington Lane are two storey terrace houses of heritage significance which will undergo conservation works and propose retail / commercial uses.
- 38 Kensington Lane is a three storey terrace house of heritage significance which will undergo conservation works and propose commercial uses.

- In addition to the heritage conservation works and adaptive reuses of terraces at 22-38 Kensington Lane the development proposes several new restaurant cafes at the rear which include common use sanitary facilities.
- 40 Kensington Lane is a two storey terrace house of heritage significance which will undergo conservation works and propose retail cafe / commercial uses.
- 42-44 Kensington Lane is a new single storey building with a small mezzanine floor area that proposes retail, café and restaurant uses.
- 46-48 Kensington Lane are two storey terrace houses of heritage significance which will undergo conservation works and propose bar / commercial uses. The buildings will be “joined” which maximises accessibility on the ground floor and incorporate a new single storey addition at the rear.

In addition to the building structures the development proposes several common area courtyards to the rear of the heritage significant terraces that will incorporate accessible paths of travel from Kensington Lane, which is understood to be subject for redesign as a shared pedestrian / vehicle use areas with a dish drain style gutter to facilitate easy access for people with disabilities.

Assessment Criteria

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

- (a) Building Code of Australia (BCA 2012) Parts D3, D1, DP2, E3.6, F2.4.
- (b) DDA Premises Standards (and Access Code)
- (c) Australian Standard AS1428.1 (2009) – Design for Access and Mobility: General Requirements
- (d) Australian Standard AS1428.4.1 (2009) – Tactile Ground Surface Indicators
- (e) Australian Standard AS1735.12 (1999) – Lifts, escalators and moving walks

Development Application Plans

The plans relied upon for this accessibility assessment include:

Drawing No.	Issue	Description
I1022 – A-000	-	Cover Page
I1022 – A-001	-	Site Analysis & Location Plan
I1022 – A-002	-	Site Plan
I1022 – A-200	-	Plans
I1022 – A-201	-	Plans
I1022 – A-202	-	Ground Floor Plan 1 / 2
I1022 – A-203	-	Ground Floor Plan 2 / 2
I1022 – A-204	-	Level 1 Floor Plan 1 / 2
I1022 – A-205	-	Level 1 Floor Plan 2 / 2

Drawing No.	Issue	Description
I1022 – A-206	-	Level 2 Floor Plan 1 / 2
I1022 – A-207	-	Level 2 Floor Plan 2 / 2
I1022 – A-208	-	Level 3 Floor Plan
I1022 – A-209	-	Level 4 Floor Plan
I1022 – A-300	-	Elevation North
I1022 – A-301	-	Elevation West 1 / 2
I1022 – A-302	-	Elevation West 2 / 2
I1022 – A-401	-	Section 2 & Elevation South
I1022 – A-402	-	Section 3
I1022 – A-403	-	Section 4
I1022 – A-404	-	Section 5
I1022 – A-405	-	Section 1
I1022 – A-406	-	Section 1
I1022 – A-407	-	Section 5
2-048 – KL-C01	B	Terrace 16 & 16A proposed
2-048 – KL-C02	B	Terrace 18 & 20 proposed
2-048 – KL-C03	B	Terrace 22 & 24 proposed
2-048 – KL-C04	B	Terrace 26 & 28 proposed
2-048 – KL-C05	B	Terrace 30 & 32 proposed
2-048 – KL-C06	B	Terrace 34 & 36 proposed
2-048 – KL-C07	B	Terrace 38 proposed
2-048 – KL-C08	B	Terrace 40 proposed
2-048 – KL-C09	B	Terrace 46 & 48 proposed

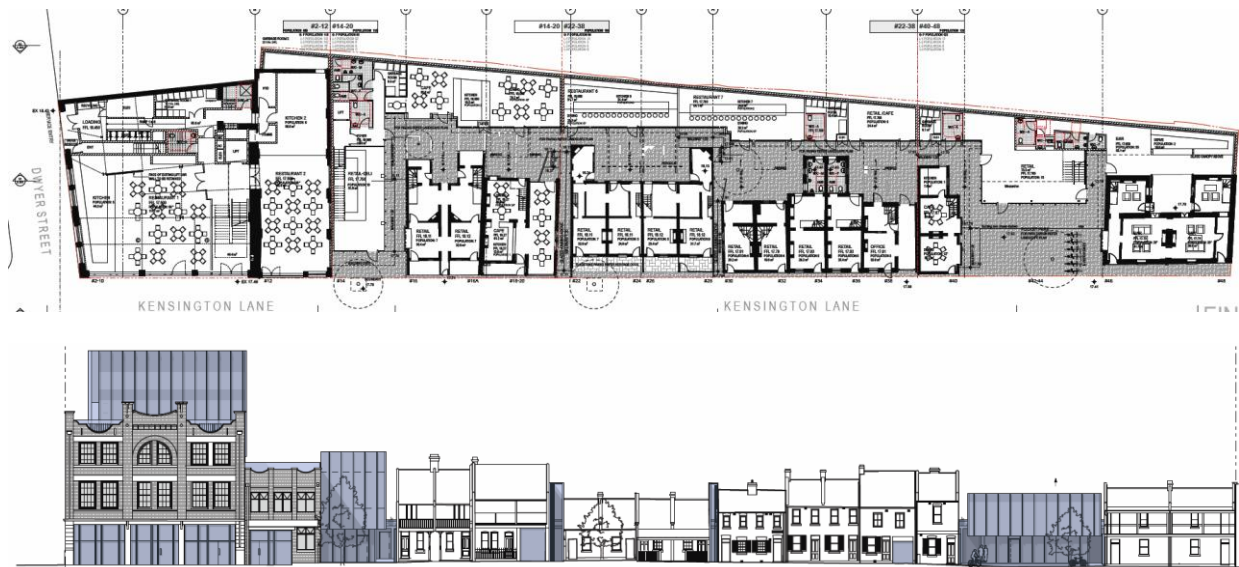
Access Assessment

Assessment Methodology

This review considers the accessibility requirements of the Building Code of Australia 2012 as expressed by Parts D3, DPI, DP2, E3.6 and F2.4, DDA Premises Standards and the referenced standards AS1428.1 and AS1428.4.1 – Design for Access and Mobility, AS1735.12 – Lifts.

The comments do not cover detailed issues pertaining to construction documentation such as internal design of accessible toilet facilities, tenancy fitout, 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.

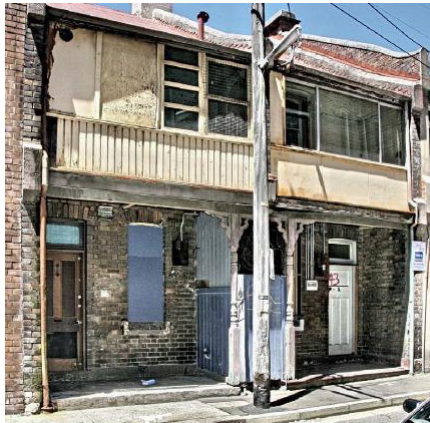
External Pathway Links & Building Entrances (Parts D3.2 & D3.3 of the BCA)



Development Overview - Accessibility Strategy & Principles

1. This application seeks to undertake the heritage conservation and adaptive reuse of several former resident terrace houses and warehouse type buildings along Kensington Lane.
2. The warehouse style buildings and 2-12 Kensington Lane and the adjacent new in-fill building at No. 14 propose accessible entrances and lift access to all floors.
3. The inspection of the terrace houses notes many doorways, step thresholds and stairways which do not comply with contemporary standards for accessibility.
4. The size of internal corridors and various small rooms on the ground floor of the terrace houses also limit the wheelchair access circulation spaces.
5. External to the terrace houses the public domain footpath is extremely narrow and inaccessible at various locations. Although it is understood that the Lane shall be modified to reconfigure

the usual kerb and gutter to facilitate Shared Pedestrian Use Zone that will incorporate wheelchair accessible dish drain and flush kerb treatment for easy access.



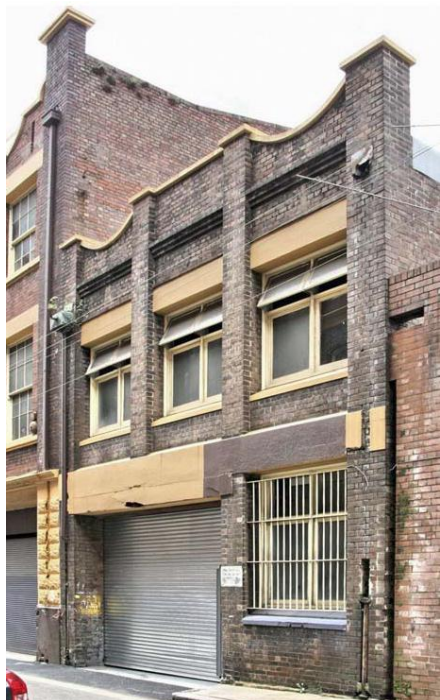
16-16A Kensington Lane

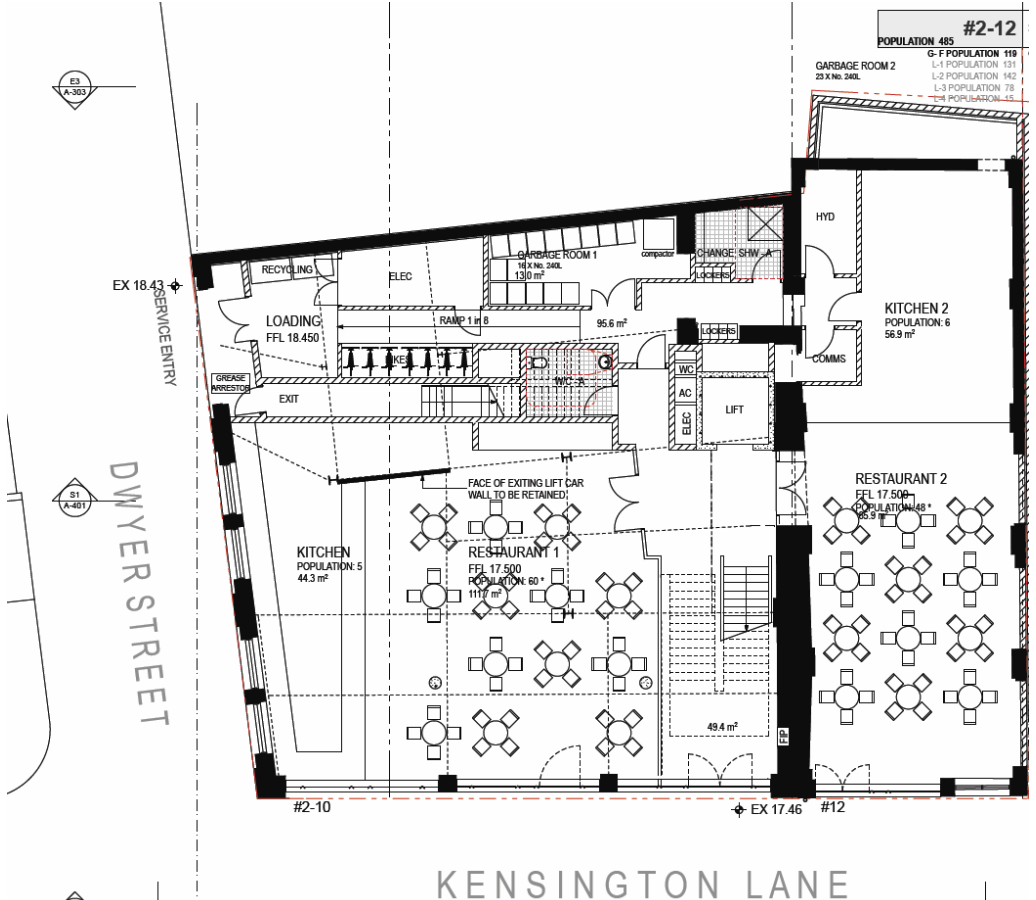


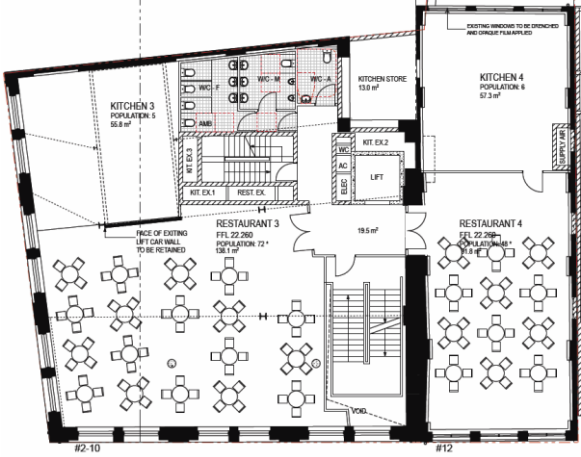
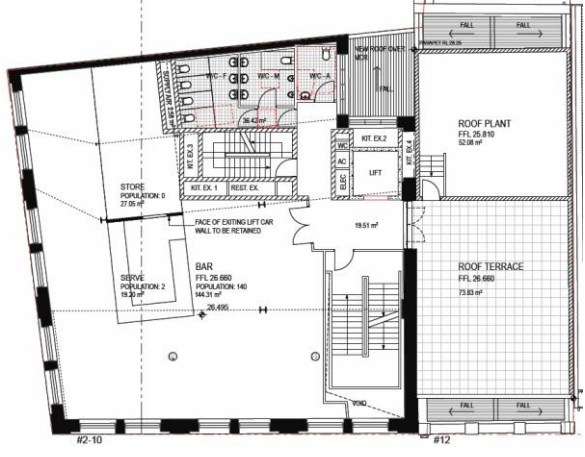
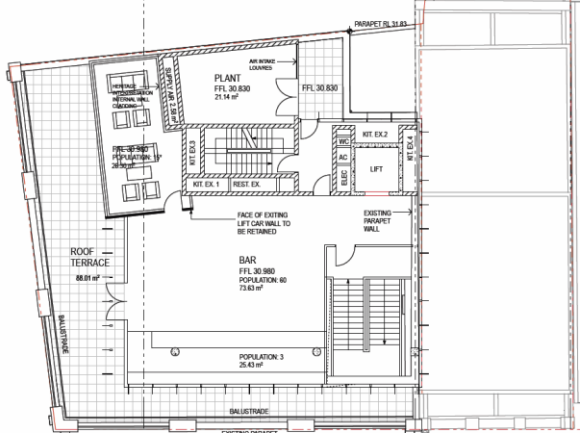
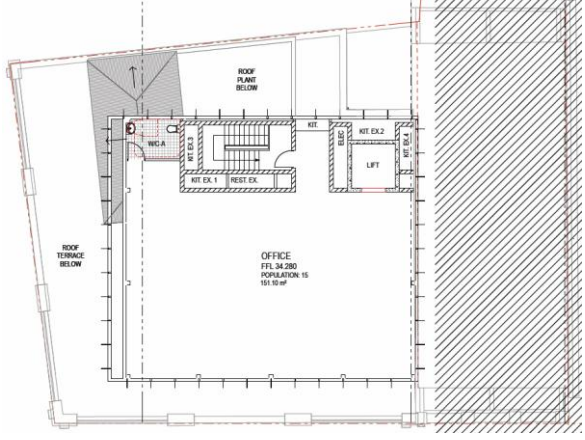
24 Kensington Lane

6. To enable access for people disabilities to access these buildings to the maximum extent possible while retaining the higher ranked heritage significant elements the new works propose several principles, which include;
 - A) Reorientate the principal entrances of various buildings related to the functional uses of the buildings.
 - B) Create central courtyard style pedestrian thoroughfares to facilitate continuous accessible paths of travel to the functional principal entrances.
 - C) New principal entrances from the rear public courtyard areas shall modify the least heritage significant areas of a building to incorporate larger accessible doorways or restored doorways and wherever possible provide 850mm minimum clear opening widths with level thresholds and doorway circulation spaces consistent with AS1428.1.
 - D) Where the front entrance to a terrace house presents a step threshold, narrow doorway or limited circulation spaces, which propose continued use as a “public entry” there will be wayfinding signage displayed along Kensington Lane to advise of the wheelchair access paths to enter the subject premises consistent with Part D3.6 of the BCA and Premises Standards.
 - E) Precinct wayfinding signage at the various “entry points” to this area shall incorporate accessibility information consistent with Part D3.6 of the BCA and Premises Standards.
 - F) Within most of the terrace houses portions of internal walls shall be removed to facilitate wall openings to improve internal circulation while maintaining the heritage significance.
 - G) With respect to the first floor areas of the terrace houses the various stairways present items of exceptional heritage significance and the proposed conservation works shall be limited to the restoration of finishes and structural integrity. The new works do not include; increasing the widths, changing the style of handrails or installing tactile ground surface indicators as this would have an adverse and irreversible impact on the heritage significance.
 - H) The first floor areas of terrace houses shall be generally used for storage or office spaces, which are less than 200 square metres and not required by the BCA or Premises Standards to be accessible.

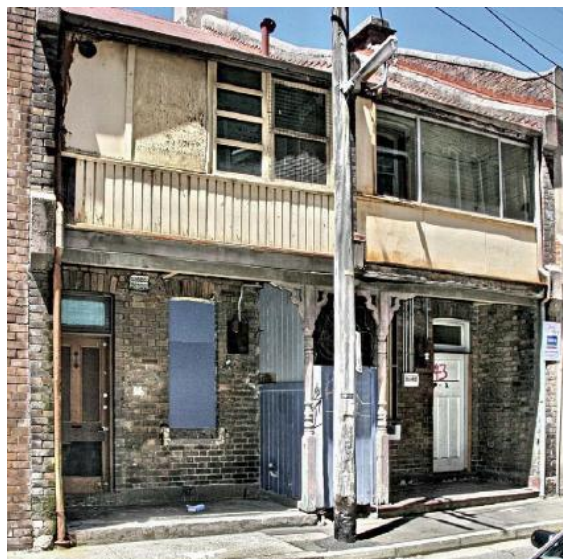
Building Entrances & Internal Circulation (Parts D3.2 & D3.3 of the BCA)

BCA / DDA Assessment	Complies
No. 2-12 Kensington Lane consists of; • 2-10 Kensington Lane is a three storey heritage warehouse building that proposes an additional storey and will provide restaurant and bar uses with a commercial office area on the top floor. • 12 Kensington Lane is a single storey heritage warehouse type building that proposes an in-fill mezzanine storey and will provide restaurant uses. • These buildings propose three accessible entrances including one to a shared lift lobby.	
	 2-8 Kensington Lane
7. Ground Floor Entrances – The development proposes an internal floor level of RL17.500 which closely relates to the existing external level of RL17.460. 8. The three new entrances shall incorporate wheelchair accessible thresholds that have a 1:8 maximum slope for 280mm maximum length and 35mm maximum rise and a generally level entry landing not exceeding 1:40 in accordance with AS1428.1 to comply with Part D3.2 of the BCA and DDA Access Code.	 YES

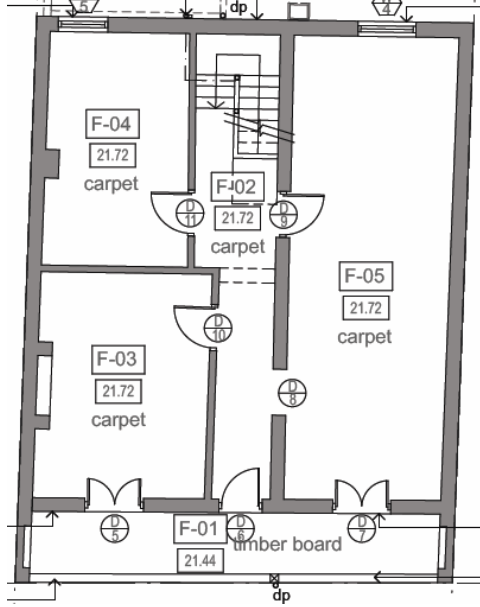
BCA / DDA Assessment	Complies
Nos 2-10, & 12 Kensington Lane – Internal Access 	
9. Ground Floor – The ground floor area proposes two restaurants and a shared entry foyer / lift lobby @RL17.500 with a lift that provides access to the upper levels in accordance with ASI428.1 to facilitate appropriate access to comply with Part D3.3 of the BCA and the DDA Access Code. 10. The plans also show new stairway from the ground floor lobby to the upper level, which will be detailed at a future documentation stage in accordance with ASI428.1 and ASI428.4.1 to satisfy Parts D3.3 / D3.8 of the BCA and the DDA Access Code. 11. Restaurant 1 proposes a double doorway to enter the single level area which has no inherent access barriers. This restaurant incorporates back-of-house kitchen areas and a unisex accessible toilet. 12. Restaurant 2 proposes open access from the shared lobby to a single level area throughout. 13. The back-of-house commercial kitchen and plant areas are not required to be accessible due to the particular use, consistent with Part D3.4 of the BCA.	YES YES at CC stage YES YES YES

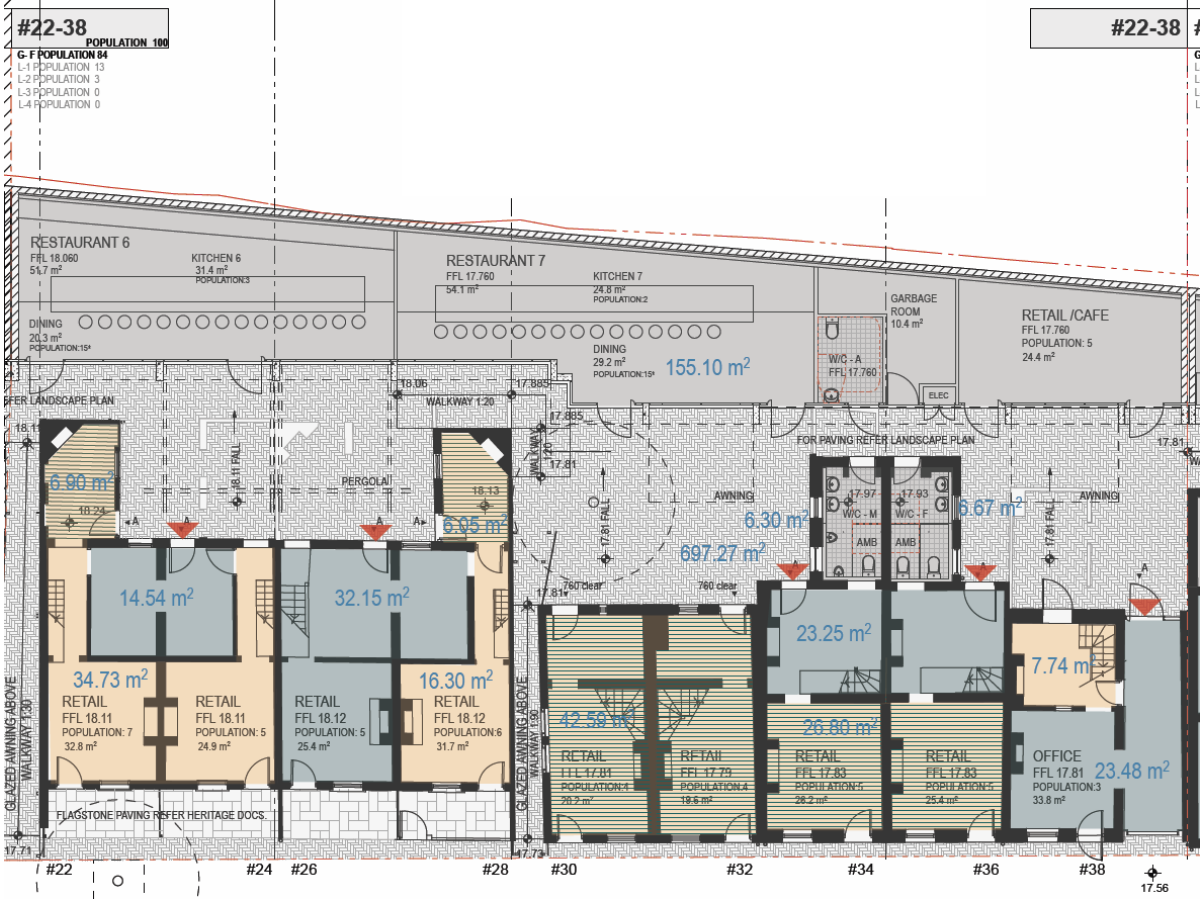
BCA / DDA Assessment	Complies
 Level 1	 Level 2
14. Level 1 – This area shall be accessible via the lift to a shared lobby which facilitates access to Restaurants 3 and 4 and the shared sanitary facilities. 15. The design illustrates appropriate accessways to enter and circulate within the restaurants and unisex accessible toilet. 16. Level 2 – This area shall be accessible via the lift to a shared lobby which facilitates access to a Bar and Roof Terrace and the shared sanitary facilities.	YES YES YES
 Level 3	 Level 4
17. Level 3 – This area shall be accessible via the lift to a lobby which facilitates direct access to a Bar. The design illustrates appropriate accessways to circulate within the Bar and the private bar lounge room and onto the roof terrace. 18. Level 4 – This area shall be accessible via the lift to a lobby which facilitates direct access to an open plan Office and unisex accessible toilet. 19. Overall, the adaptive reuse design shall provide equitable access to all areas on the ground floor and upper levels in accordance with ASI428.1, ASI428.4.1, ASI735.12 to satisfy Parts D3.3 / D3.8 of the BCA and the DDA Access Code. 20. Details of doors and doorway circulation spaces to enter / exit all of the abovementioned areas will be confirmed at the construction certificate stage in	YES YES YES YES at CC stage

BCA / DDA Assessment	Complies
terraces at 16-20 KL. 22. The lower level retail / deli @RL17.750 shall provide an accessible threshold entry and circulation space in accordance with ASI428.1 to comply with Part D3.2 of the BCA and DDA Access Code. 23. To access the rear courtyard and the principal entrances the plans show a 1:20 walkway from the street frontage to a courtyard area that has a 1:50 maximum slope. 24. The four new entrances to number 14 KL shall incorporate wheelchair accessible thresholds that have a 1:8 maximum slope for 280mm maximum length and 35mm maximum rise and a generally level entry landing not exceeding 1:40 in accordance with ASI428.1 to comply with Part D3.2 of the BCA and DDA Access Code.	YES YES YES
25. Ground Floor (New Building) Internal Access – The ground floor area of the new building proposes a Retail/Deli, Café, a entry foyer / lift lobby with a lift that provides access to the upper level in accordance with ASI428.1 to facilitate appropriate access to comply with Part D3.3 of the BCA and the DDA Access Code. 26. The plans also show a new stairway from the ground floor lobby to the upper level, which will be detailed at a future documentation stage in accordance with ASI428.1 and ASI428.4.1 to satisfy Parts D3.3 / D3.8 of the BCA and the DDA Access Code. 27. Retail / Deli proposes appropriate access to enter and circulate within the single level area which has no inherent access barriers. 28. Café proposes appropriate access to enter the single level area which has no inherent access barriers. 29. Foyer/Lift Lobby proposes appropriate access to enter and access the lift and a unisex accessible toilet.	YES YES YES YES YES at CC stage
Nos. 16 to 20 Kensington Lane consists of; 16-16A Kensington Lane are two storey terrace houses of heritage significance which will undergo conservation works and propose retail / commercial uses. The buildings will be “joined” which maximises accessibility on the ground floor.	YES

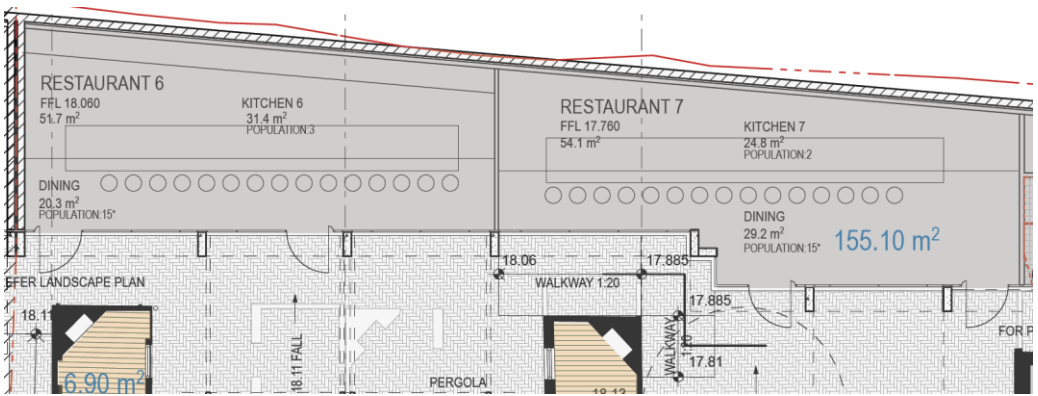
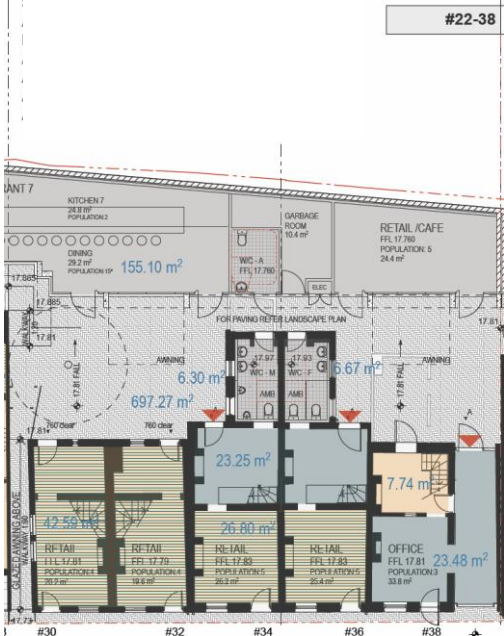


BCA / DDA Assessment	Complies
18-20 Kensington Lane is a two storey terrace house of heritage significance which will undergo conservation works and propose retail café / commercial uses. The former carriageway which is No. 20 will be linked to No. 18 and will facilitate the accessible entrance and internal access.	YES
30. Ground Floor Entrances (Nos 16-20 Terrace Houses) – The development proposes to retain the existing internal floor levels of RL18.11 / 18.12 for Nos. 16-16A KL and RL18.27 for Nos. 18-20 KL. 31. To access these terrace houses the development proposes a rear public access courtyard that will be graded to facilitate wheelchair accessible principal entrances. The plans show a 1:20 walkway from the street frontage to a courtyard area that has a 1:50 maximum slope with a 18.11 level adjacent to the 16-16A terraces at generally the same level. 32. While No. 18-20 is a 150-160mm higher than Nos 16-16A the No 20 entrance door shall include a 1:10 step ramp and 1500mm min length level doorway landing. 33. The two accessible entrances to Nos 16 and 20 shall incorporate new doorways with 850mm clear opening width (920 min doors) and wheelchair accessible thresholds that have a 1:8 maximum slope for 280mm maximum length and 35mm maximum rise and a generally level entry landing not exceeding 1:40 in accordance with AS1428.1 to comply with Part D3.2 of the BCA and DDA Access Code.	YES YES YES YES
34. Ground Floor Internal Access – The ground floor area of the terrace houses propose a Retail use. 35. Within Nos 16A & 16 several wall openings will be created between the two terraces to facilitate appropriate access to and within the ground floor areas to comply with Part D3.3 of the BCA and the DDA Access Code. 36. The first floor will generally be used for staff access office area. 37. There is no BCA/DDA Premises Standards requirement to provide lift access to the small first floor areas. 38. The stairs to the first floor shall be restored with new finishes.	 PART A - 47B 16A Kensington St_15  PART A - 47A 16 Kensington St_25 YES YES YES

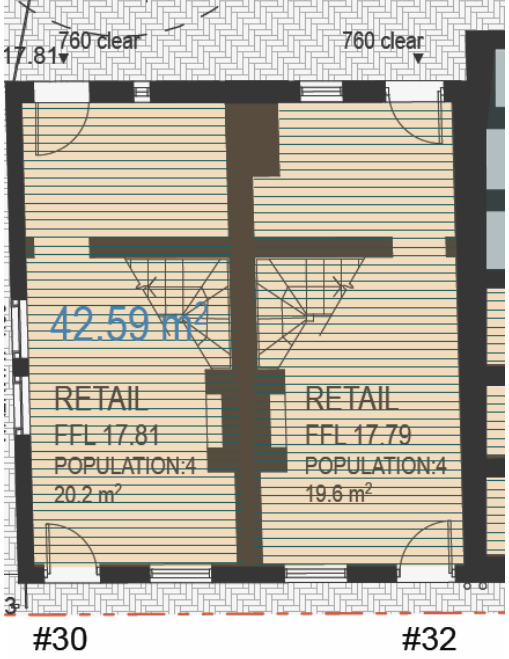
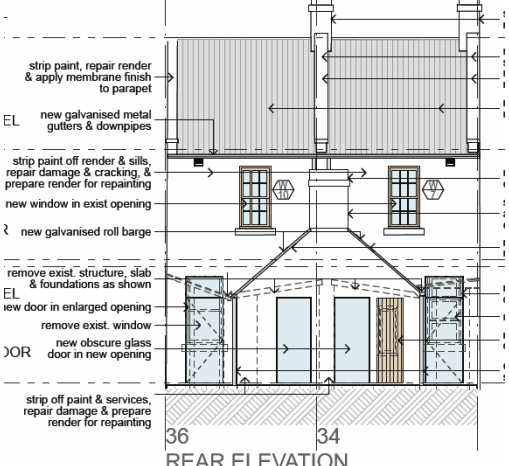
BCA / DDA Assessment		Complies
39. Owing to the heritage significance of the stairways there will be no new handrails or tactile indicators installed.	 PART A - 47B 16A Kensington St 27 PART A - 47B 16A Kensington St 28	N/a
40. Terrace House 18-20 proposes a café on the ground floor with a new entry door and courtyard shopfront to facilitate appropriate access to enter while the internal areas shall provide satisfactory access to comply AS1428.1 to satisfy Part D3.3 of the BCA and the DDA Access Code.		YES
41. The first floor will generally be used for staff access office area. 42. The stair to the first floor shall be restored with new finishes and owing to the heritage significance of the stairway there will be no new handrails or tactile indicators installed. 43. There is no BCA/DDA Premises Standards requirement to provide lift access to the small first floor areas.		YES N/A
Nos. 22 to 28 Kensington Lane consists of; 22-24 Kensington Lane are two storey attic terrace houses of heritage significance which will undergo conservation works and propose retail / commercial uses. The buildings will be “joined” which maximises accessibility on the ground floor. The attic areas of these terraces shall be used for non-habitable storage purposes. 26-28 Kensington Lane are two storey attic terrace houses of heritage significance which will undergo conservation works and propose retail / commercial uses. The buildings will be “joined” which maximises accessibility on the ground floor. The attic areas of these terraces shall be used for non-		YES YES

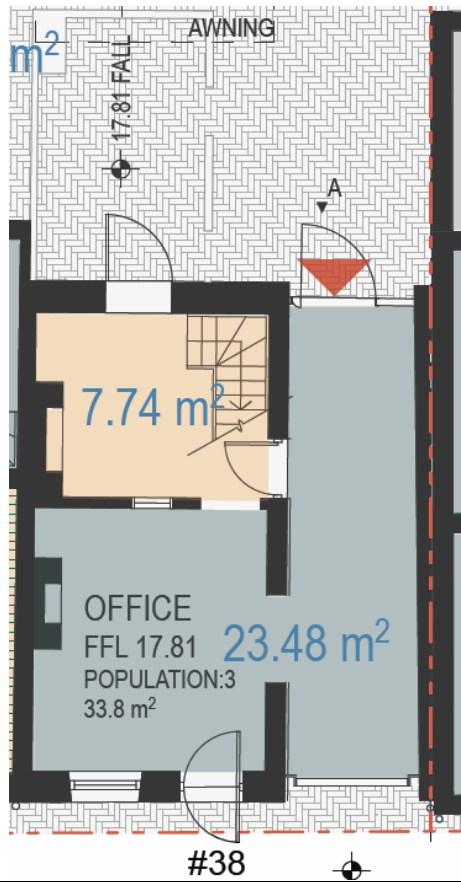
BCA / DDA Assessment	Complies
habitable storage purposes. In addition to the heritage terraces a new restaurant No 6 building is proposed which adjoins the rear courtyard area.	
 Nos 24-26  No. 28	
	
44. Ground Floor Terrace House Entrances – The development proposes to retain the existing internal floor levels of RL18.11 for Nos. 22-24 KL and RL18.12 for Nos. 26-28 KL. 45. To access these terrace houses the development proposes a rear public access courtyard that will be graded to facilitate wheelchair accessible principal entrances. The plans show a 1:30 walkway and a 1:90 walkway each side of this group from the street frontage to a courtyard area that has a 1:50 maximum	YES YES

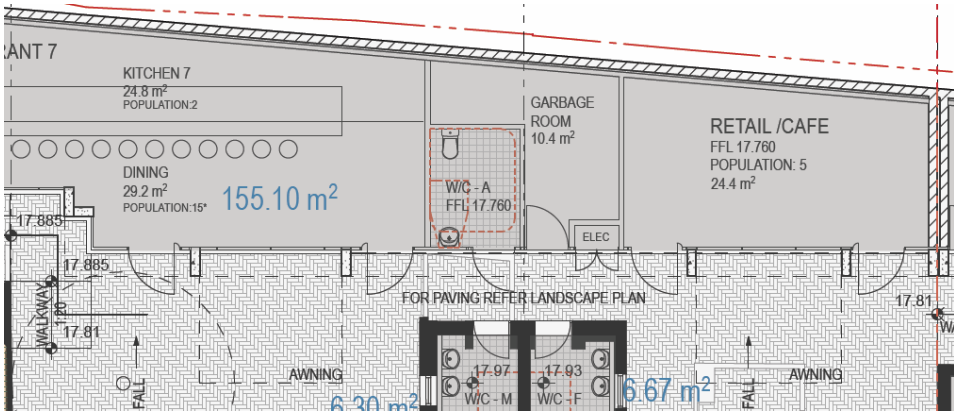
BCA / DDA Assessment		Complies
slope with a RL18.11 level adjacent to the terraces at generally the same level.		YES
46. The two accessible entrances to No 24 and 26 shall incorporate doorways with approximately 840mm minimum clear opening width consistent with ASI428.1 to generally satisfy with Parts D3.2/DPI of the BCA and DDA Access Code.		YES
47. The entries shall incorporate wheelchair accessible thresholds that have a 1:8 maximum slope for 280mm maximum length and 35mm maximum rise and a generally level entry landing not exceeding 1:40 in accordance with ASI428.1 to generally satisfy with Parts D3.2/DPI of the BCA and DDA Access Code.		YES
48. Ground Floor (Nos 22-28 Terrace Houses) Internal Access – Within terrace houses 22, 24, 26, 28 the accessible areas will be limited to the “back room” at the entry doorway due to the narrow corridor widths to the front room which incorporate heritage significant stairways. Due to heritage significance of the building design, fabric and structure the limitations on accessible areas are considered satisfactory to comply with the performance requirement DPI of the BCA and the DDA Access Code.		YES YES
49. First floor access within terrace houses 22, 24, 26, 28 provides very narrow stairways to areas that will be used for storage purposes only.		YES
50. The adjoining photos example the subject stairways which will be restored with new finishes but will not include handrails, tactiles or closed risers as specified by ASI428.1 which is deemed satisfactory for a non-public stair to a store room.		N/a
 PART A - 48D 28 Kensington St_23		
 PART A - 48B 24 Kensington St_21  PART A - 48B 24 Kensington St_22  PART A - 48C 26 Kensington St_23		
51. Ground Floor Entrances – The new Restaurant No 6 & No 7 development proposes two internal floor levels of RL18.060 and RL17.760 to reflect the site topography and interface with the heritage terraces at 22-38 KL.		YES

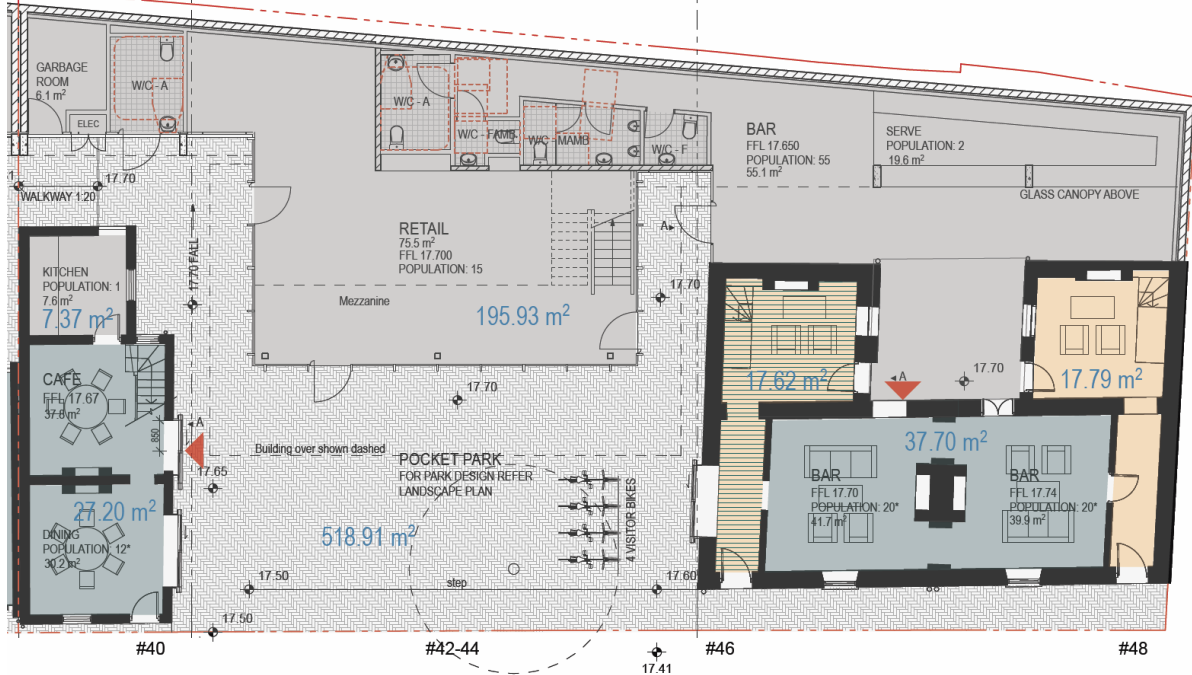
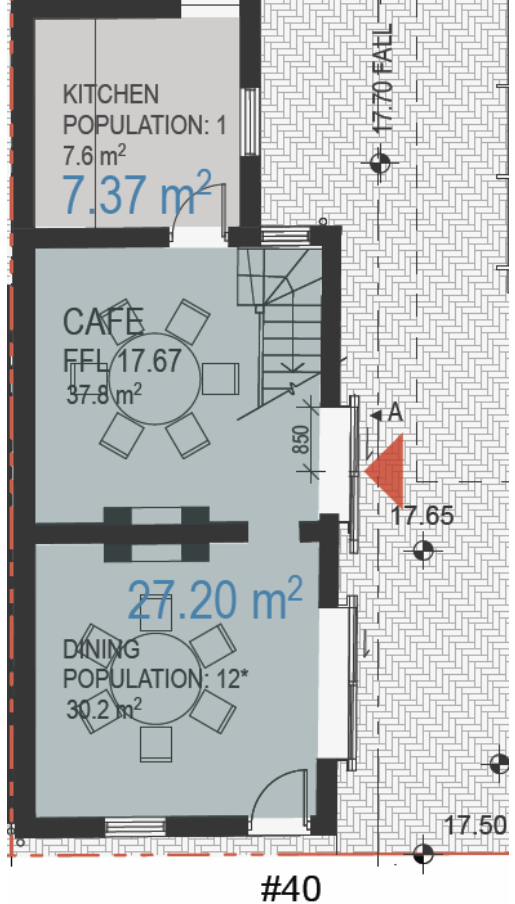
BCA / DDA Assessment	Complies
 52. To access the rear courtyard and the principal entrances the plans show three 1:20 maximum gradient walkways from the street frontage to a courtyard area. 53. The four new entrances shall incorporate wheelchair accessible thresholds that have a 1:8 maximum slope for 280mm maximum length and 35mm maximum rise and a generally level entry landing not exceeding 1:40 in accordance with ASI428.1 to comply with Part D3.2 of the BCA and DDA Access Code. 54. Restaurants 6 & 7 propose appropriate access to enter and circulate within the single level public dining areas which has no inherent access barriers in accordance with ASI428.1 to comply with Part D3.3 of the BCA and DDA Access Code.	YES YES YES
Nos. 30 to 38 Kensington Lane consist of;	
30-32 Kensington Lane are two storey terrace houses of heritage significance which will undergo conservation works and propose retail café / commercial uses. 34-36 Kensington Lane are two storey terrace houses of heritage significance which will undergo conservation works and propose retail / commercial uses. 38 Kensington Lane is a three storey terrace house of heritage significance which will undergo conservation works and propose commercial uses. - In addition to the heritage terraces a new retail/café and restaurant No 7 building is proposed which adjoins the rear courtyard area.	

BCA / DDA Assessment	Complies
	
55. Ground Floor Entrances – The development proposes to retain the existing internal floor levels of RL17.81 for Nos. 30 KL; RL17.79 for No. 32, RL17.83 for Nos. 34-36 KL and RL17.81 for No 38 KL. 56. To access these terrace houses the development proposes a rear public access courtyard that will be graded to facilitate wheelchair accessible principal entrances. The plans show a 1:30 walkway each side of this group from the street frontage to a courtyard area that has a 1:50 maximum slope with the terraces at generally the same level.	YES YES
57. The modified rear courtyard access to Nos 30 and 32 shall incorporate wheelchair accessible doorway thresholds that have a 1:8 maximum slope for 280mm maximum length and 35mm maximum rise and a generally level entry landing not exceeding 1:40 in accordance with AS1428.1 to comply with Part D3.2 of the BCA and DDA Access Code. 58. The existing doors are of exceptional heritage significance dating to the 1840's that will provide approximately 760mm clear opening width enabling wheelchair access for A80 wheelchairs that approximate 660mm width and most A90 wheelchairs of 750mm width with assistance .	 <i>Proposed Courtyard Access Entry to No. 30</i> YES Partial

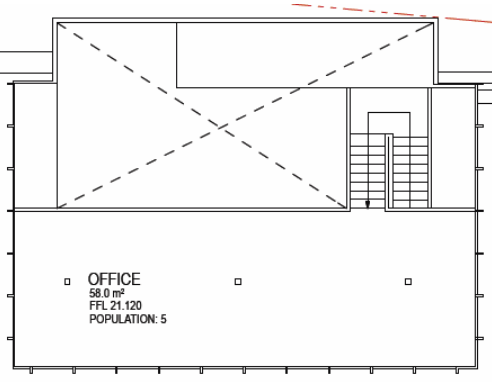
BCA / DDA Assessment	Complies
59. The internal areas within Nos 30 and 32 shall facilitate similar accessways as the entries enabling satisfactory access for at least 85% of wheelchair users consistent with AS1428.1 (2001) and partially to the 2009 version which is appropriate for heritage buildings of such significance. 60. First floor access within terrace houses 30 & 32 provides narrow stairways to areas that will generally be used for staff access office area. 61. The subject stairways will be restored with new finishes but will not include handrails, tactiles as specified by AS1428.1 which is deemed satisfactory for a non-public stair. 62. There is no BCA/DDA Premises Standards requirement to provide lift access to the small first floor areas.	 #30 #32  No. 32 Kensington Lane
63. The accessible entrances to Nos 34 and 36 shall incorporate new doorways with 850mm clear opening width (920 min doors) and wheelchair accessible thresholds that have a 1:8 maximum slope for 280mm maximum length and 35mm maximum rise and a generally level entry landing not exceeding 1:40 in accordance with AS1428.1 to comply with Part D3.2 of the BCA and DDA Access Code. 64. The internal areas within Nos 34 and 36 shall facilitate similar accessways as the entries enabling satisfactory access for at least 90% of	 REAR ELEVATION

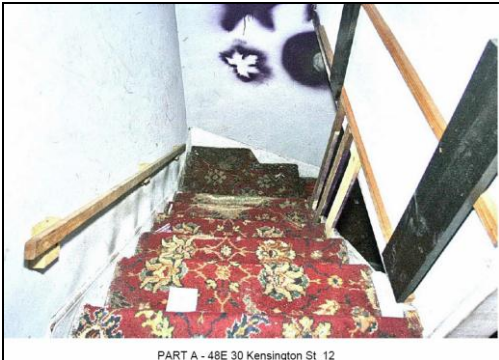
BCA / DDA Assessment		Complies
wheelchair users to the rear rooms and 85% of wheelchair users consistent with ASI428.1 (2001) and partially to the 2009 version which is appropriate for heritage buildings of such significance. 65. First floor access within terrace houses 34, 36, provides narrow stairways to areas that will generally be used for staff access office area.	 PART A - 48G 34 Kensington St_21	N/a
66. The subject stairways will be restored with new finishes but will not include handrails and tactiles as specified by ASI428.1 which is deemed satisfactory for a non-public stair to a staff office.		N/a
67. The accessible entrance to No.38 shall incorporate a new doorway with 850mm clear opening width (920 min doors) and wheelchair accessible thresholds that have a 1:8 maximum slope for 280mm maximum length and 35mm maximum rise and a generally level entry landing not exceeding 1:40 in accordance with ASI428.1 to comply with Part D3.2 of the BCA and DDA Access Code. 68. The internal areas within No 38 shall facilitate similar accessways as the entries enabling satisfactory access for at least 90% of wheelchair users to the main areas to comply with ASI428.1 (2009) and 85% of wheelchair users to a small rear room consistent with ASI428.1 (2001) version which is appropriate for heritage buildings of such significance.		YES Partial
69. First & second floor access within terrace house 38 provides a narrow stairway to areas that will generally be used for staff offices. 70. The subject stairway will be restored with new finishes but will not include handrails and tactiles as specified by ASI428.1 which is deemed satisfactory for a non-public stair to a staff office.		N/a
71. Ground Floor Entrances – The new Retail/Café & Unisex Accessible Toilet proposes a single internal floor level of RL17.760 to reflect the site topography and interface with the heritage terraces at 30-38 KL.		YES

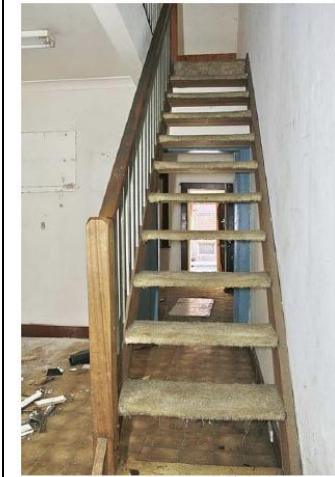
BCA / DDA Assessment	Complies
 72. To access the rear courtyard and the principal entrances the plans show 1:20 maximum gradient walkways from the street frontage to a courtyard area. 73. The entrances shall incorporate wheelchair accessible thresholds that have a 1:8 maximum slope for 280mm maximum length and 35mm maximum rise and a generally level entry landing not exceeding 1:40 in accordance with AS1428.1 to comply with Part D3.2 of the BCA and DDA Access Code. 74. Retail/Cafes propose appropriate access to enter and circulate within the single level public dining areas which has no inherent access barriers in accordance with AS1428.1 to comply with Part D3.3 of the BCA and DDA Access Code.	YES YES YES
Nos. 40 to 48 Kensington Lane consist of; 40 Kensington Lane is a two storey terrace house of heritage significance which will undergo conservation works and propose retail cafe / commercial uses. 42-44 Kensington Lane is a new single storey building with a small mezzanine floor area that proposes retail, café and restaurant uses. 46-48 Kensington Lane are two storey terrace houses of heritage significance which will undergo conservation works and propose bar / commercial uses. The buildings will be “joined” which maximises accessibility on the ground floor and incorporate a new single storey addition at the rear.	
	

BCA / DDA Assessment	Complies
	
75. Ground Floor Entrances – The development proposes to retain the existing internal floor level of RL17.67 for No. 40 KL heritage terrace house.	YES
76. To access No. 40 terrace house the development proposes a ramped accessway at the Pocket Park that will be graded to facilitate a wheelchair accessible principal entrance from a level doorway landing @RL17.67 to a new sliding door within a new glazed shop front.	
77. The internal access within No 40 shall provide appropriate accessways within the public ground floor areas in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and the DDA Access Code.	YES

BCA / DDA Assessment	Complies
78. First floor access within terrace house 40 provides a narrow stairway to areas that will be used for staff only offices. 79. The subject stairway will be restored with new finishes but will not include handrails and tactiles as specified by ASI428.1 which is deemed satisfactory for a stair to a staff office. 80. There is no BCA/DDA Premises Standards requirement to provide lift access to the small first floor areas.	PART A 48J 40 Kensington St 29 N/a N/a YES
81. Ground Floor Entrances – The development proposes to retain the existing internal floor level of RL17.70 to RL17.74 for Nos. 46-48 KL heritage terraces and incorporate an extension at the rear which will incorporate sanitary facilities and the principal entry. 82. To access these terrace houses the development proposes a 1:20 walkway adjacent to No. 40 KL from the street frontage to a courtyard “Pocket Park” area RL17.70 at generally the same level as the terraces and new retail tenancy. 83. The new development at the rear of No. 42-44 Kensington Lane (KL) proposes an accessible entry doorway and single internal floor level of RL17.70 to reflect the site topography and interface with the heritage terraces at 46-48 KL.	YES YES

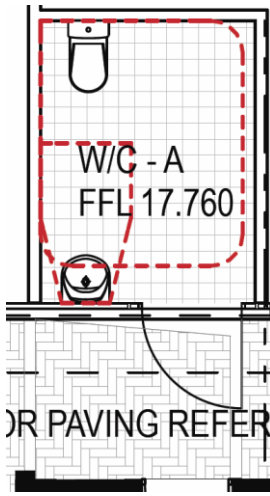
BCA / DDA Assessment	Complies
84. While the plans show several internal doorways to enter the heritage terraces the wall opening to No. 46 shall provide 850mm minimum clear opening width and a level threshold to access the majority of the Bar lounge areas in accordance with ASI428.1 to comply with Part D3.2 of the BCA and DDA Access Code. 85. Two smaller ground floor rooms shall facilitate partial access in terms of enabling the A80 wheelchair users and thereby facilitating appropriate access to these heritage significant terraces. 86. First floor access within terrace houses 46-48 provides narrow stairways to areas that will be used for staff only offices. 87. The subject stairways (as exemplified below) will be restored with new finishes but will not include handrails and tactiles as specified by ASI428.1 which is deemed satisfactory for stairway to areas that generally for staff. 88. There is no BCA/DDA Premises Standards requirement to provide lift access to the small first floor areas.	YES YES N/a N/a YES
 PART A 49A 46 Kensington St_26  PART A 49A 46 Kensington St_28  PART A - 49B 48 Kensington St_22	
89. Ground Floor (New Building 42-44) – The ground floor areas of the new buildings propose Retail and Bar uses that provide internal access in accordance with ASI428.1 to comply with Part D3.3 of the BCA and the DDA Access Code, including the access to the sanitary facilities within 46-48 Kensington Lane.	YES
90. Ground Floor (New Building 42-44) - The plans also show new stairway from the ground floor of No 42-44 to the upper level, which will be detailed at a future documentation stage in accordance with ASI428.1 and ASI428.4.1 to satisfy Parts D3.3 / D3.8 of the BCA and the DDA Access Code.	

BCA / DDA Assessment	Complies
Stairways	
91. The development has several types of stairways and uses which include; A) New non-fire isolated stairways within Nos 2-12, 14 and 42-44 KL. B) New fire-isolated stairway within Nos 2-12 KL. C) Restored heritage significant stairways to staff only office use areas within Nos 16, 16A, 18, 30 to 40 and 46-48 KL. D) Restored heritage significant stairways to staff only storage use areas within Nos 22, 24, 26, 28 KL. 92. Type (A) New non-fire isolated stairs with Nos, 12, 14, 42-44 shall provides handrails on both sides, stair profile with closed risers and no overhanging lips and step nosings providing a 30% luminance contrast in accordance with AS1428.1 to satisfy part D3.3 of the BCA and DDA Access Code. 93. Type (B) New stairs that will be within a fire-isolated stairwell propose a single handrail, stair profile with closed risers and no overhanging lip and step nosings providing a 30% luminance contrast in accordance with AS1428.1 to satisfy part D3.3 of the BCA and DDA Access Code.	YES at CC stage YES at CC stage
94. Type (C) heritage significant stairs within Nos 16, 16A, 18, 30 to 40 and 46-48 KL shall be restored with new finishes and required conservation works to retain the heritage significance such as a handrail on No 30 KL. 95. With respect to headroom clearances on accessways adjoining stairway undercrofts the fitout plans shall be required to install non fixed furniture and joinery items to facilitate a barrier to prevent people walking into areas less than 2000mm height clearance to satisfy Part D3.8 of the BCA and DDA Access Code.	 PART A - 48E 30 Kensington St_12 No. 30 Kensington Lane  No. 32 Kensington Lane YES YES YES

BCA / DDA Assessment			Complies
 PART A 48J 40 Kensington St_28	 PART A - 48B 24 Kensington St_22	 PART A - 48C 26 Kensington St_23	
96. Type (D) heritage significant stairs within Nos 22, 24, 26, 28 KL shall be restored with new finishes and required conservation works to retain the heritage significance. The works shall not alter the design.			N/a
Doors 97. Doors - With regard to the new accessible doorway entrances to the various buildings the CC plans will provide details of door width, thresholds, luminance contrasting doorways and door hardware in accordance with AS1428.1 to facilitate appropriate access to comply with Parts D3.2, D3.3 of the BCA and the DDA Access Code accessibility requirements.			YES at CC stage

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

BCA / DDA Assessment	Complies
98. The plans illustrate seven (7) unisex wheelchair accessible sanitary facilities; • Unisex accessible toilet on the ground floor of Nos 2-12 KL. • Unisex accessible toilet on level 1 of Nos 2-12 KL. • Unisex accessible toilet on level 2 of Nos 2-12 KL. • Unisex accessible toilet on the ground floor of No 14 KL. • Unisex accessible toilet adjoining the courtyard adjacent to Nos 22-38 KL. • Unisex accessible toilet adjoining the courtyard adjacent to No 40-44 KL. • Unisex accessible toilet within the new building adjacent to Nos 46-48 KL.	YES

BCA / DDA Assessment		Complies
99. The quantity and locations of these facilities satisfy Part F2.4 of the BCA and the DDA Access Code.		YES
100. The designs propose a room of 2650mm X 2100mm minimum area with a layout and doorway circulation spaces comply with AS1428.1, subject to the doorway of the facility adjoining No 34 KL being altered to swing inwards due to the limited passage width.		YES
101. Details of the internal fittings of the wheelchair accessible facilities shall be provided at construction certificate stage to ensure compliance with the above standards.		YES at CC stage
102. Ambulant Accessible Toilets – In addition to the wheelchair accessible facilities the redevelopment works propose additional male and female toilets and in accordance with Part F2.4 of the BCA there will be one male and one female cubicle detailed as ambulant accessible at each group to comply with AS1428.1, which includes the following. • Ambulant accessible male and female toilets on level 1 of No 2-12 KL. • Ambulant accessible male and female toilets on level 2 of No 2-12 KL. • Ambulant accessible male and female toilets within No 14 KL. • Ambulant accessible male and female toilets within Nos 34 & 36 KL. • Ambulant accessible male and female toilets within Nos 46 - 48 KL.		YES at CC stage

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

BCA / DDA Assessment		Complies
103. Details concerning the provision of raised tactile and Braille signage for ALL of the toilets associated with the public and staff access areas, as required by Part D3.6 and Specification D3.6 of the BCA, will be provided at construction certificate stage.		YES
104. Wayfinding Signage - Precinct wayfinding signage at the various “entry points” to this Kensington Lane area shall incorporate accessibility information consistent with Part D3.6 of the BCA and Premises Standards.		YES

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

BCA / DDA Assessment		Complies
105. Details concerning the provision of tactile ground surface indicators (TGSI's) as required by Part D3.8 of the BCA will be provided at construction certificate stage for new non-fire isolated stairs (excluding fire/egress only stairs and		YES

BCA / DDA Assessment	Complies
heritage conservation works on heritage significant stairs) in accordance with ASI428.4.1.	
106. With respect to headroom clearances on accessways adjoining stairway undercrofts the fitout plans shall be required to install barriers to prevent people walking into areas less than 2000mm height clearance to satisfy Part D3.8 of the BCA and DDA Access Code.	YES

Lifts (Part E3.6 of the BCA)

BCA / DDA Assessment	Complies
107. The lift within Nos 2-10 Kensington Lane indicates the lift car will be at least 1600mm X 1400mm in size, which complies with Part E3.6 of the BCA and the DDA Access Code for a lift that travels more than 12 metres.	YES
108. The lift within Nos 14 Kensington Lane indicates the lift car will be at least 1100mm X 1400mm in size, which complies with Part E3.6 of the BCA and the DDA Access Code for a lift that travels less than 12 metres.	YES
109. Details concerning the lift specification will be provided at construction certificate stage to confirm compliance.	YES

Conclusion

In summary this assessment confirms the following outcomes;

- The **new buildings** will provide appropriate level entry and internal access for people with disabilities in accordance with Part D3 of the BCA 2012 and the DDA Premises Standards including lift access within No 14 Kensington Lane; and
- The **adaptive reuse of the heritage significant warehouse style buildings** at Nos 2-12 Kensington Lane will provide appropriate level entry from the public domain with internal modifications, lift installation and new building works, which enables appropriate access for people with disabilities in accordance with Part D3 of the BCA 2012 and the DDA Premises Standards; and
- The **adaptive reuse of the heritage significant terrace houses** will provide appropriate level entry from the public domain courtyard areas to each paired or single terrace houses with internal modifications on the ground floor levels which enables appropriate access for people with disabilities to the vast majority of the terrace houses in accordance with Part D3 of the BCA 2012 and the DDA Premises Standards; and
- The **stairways to the first floor areas of the heritage significant terrace houses** shall undergo restoration works to conserve the heritage significance to reasonably satisfy to the degree necessary the performance requirement DP2 of the BCA 2012; and
- The **first and second floor areas of the heritage significant terrace houses** are small areas of less than 200 square metres and not required by the BCA or DDA to be accessible and will be generally staff and storage spaces; and
- The new buildings shall incorporate **accessible sanitary facilities** with an appropriate quantity, distribution and design to comply with Part F2.4 of BCA 2012 and the DDA Premises Standards;

Therefore, given the degree of accessibility within the various buildings I conclude that the development will satisfy the accessibility provisions of the BCA 2012 and the DDA Premises Standards.



Mark Relf,
Access Consultant (ACAA)

Appendix A –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 No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code 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 a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with 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.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

