



Bridge Housing & Hickory
Constructions Redfern Pty. Ltd.

600-660 Elizabeth Street,
Redfern, NSW 2016

**SSDA Access
Review FINAL**

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1. Executive Summary

The Access Review Report is a key element in the design development of 600-660 Elizabeth Street, Redfern (Redfern Place) and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) 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 review will ensure that ingress and egress, paths of travel, circulation areas, accommodation and sanitary facilities comply with relevant statutory guidelines, and in addition, compliance with a higher level of accessibility and inclusiveness benchmarks set by the project.



2. Introduction

2.1 General

This report accompanies a detailed State Significant Development Application that seeks approval for a mixed-use development at 600-660 Elizabeth Street, Redfern (Redfern Place). The development proposes four buildings comprising community facilities, commercial/office, affordable/social/specialist disability housing apartments and new public links and landscaping.

The project site comprises Lot 1 in DP 1249145. It has an area of approximately 10,850m². Part of the site currently accommodates the existing Police Citizens Youth Club (PCYC) (to be demolished and replaced). The remaining portion of the site is vacant with remnant vegetation.

The SSDA seeks approval for redevelopment of the site, including:

- Demolition of existing buildings.
- Tree removal.
- Bulk earthworks including excavation.
- Construction of a community facility building known as Building S1.
- Construction of two residential flat buildings (known as Buildings S2 and S3) up to 14 and 10 storeys respectively, for social and affordable housing.
- Construction of a five-storey mixed use building (known as Building S4) comprising commercial uses on the ground level and social and specialist disability housing above.
- Construction of one basement level below Buildings S2, S3 and part of S4 with vehicle access from Kettle Street.
- Site-wide landscaping and public domain works including north-south and east-west pedestrian through-site link.

For a detailed project description refer to the Environmental Impact Statement prepared by Ethos Urban.

2.2 Relevant SEARs

This Access Report addresses the following relevant Secretary's Environmental Assessment Requirements (SEARs) set out in the Table 1 below.

Table 1 - Secretary's Environmental Assessment Requirements relevant to this Report

4. Built Form and Urban Design	<ul style="list-style-type: none"> • Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. • Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.
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	<ul style="list-style-type: none">• Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services.• Assess how the development complies with the relevant accessibility requirements.
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This report addresses the final point, “Assess *how the development complies with the relevant accessibility requirements.*”



3. Background

3.1 Brief

Hickory Constructions Redfern & Bridge Housing has engaged Morris Goding Accessibility Consulting to provide a design review of Redfern Place, located at 600-660 Elizabeth Street, Redfern.

The proposed development falls under a number of BCA classifications:

- Class 2 (residential)
- Class 5 (commercial)
- Class 7a (carpark)
- Class 9b (assembly)

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 of the development, and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), relevant Australian Standards, and enhanced benchmark requirements set by the project.

3.2 Objectives

The Report seeks to ensure compliance with statutory requirements and enhanced benchmark requirements set by the project. The Report considers user groups, who include residents, staff, and members of the public. The Report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

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

The Report seeks to provide compliance the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

3.3 Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.



3.4 Accessibility of Design

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, Universal Design principles, the AS 1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

3.5 Statutory Requirements

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with disabilities will be in accordance with:

- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2010;
- Building Code of Australia (BCA) 2022
- AS 1428.1:2009 - (General Requirement for Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- AS 2890.6:2009 - (Parking for People with Disabilities);
- AS 1735.12:1999 - (Lift Facilities for Persons with Disabilities);
- AS4299-1995 (Adaptable Housing)
- City of Sydney DCP 2012

Please note that there are also additional advisory standards (not currently referenced by BCA or DDA Premises Standards) as well as other relevant guidelines that will be considered, as relevant to promote equity and dignity in line with over-arching DDA principles and aspirational objectives. These include:

- Universal Design Principles;
- Human Rights Commission (HEREOC)
- AS1428.2:1992 Enhanced and Additional requirements;
- AS3745:2010 – Planning for Emergencies in Facilities (to assist with design strategies for provision for escape for people with disability that may require assistance).



4. General Access Planning Considerations

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

Since the 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1-2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

By utilizing AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

MGAC supports the use and consideration of universal design (UD) principles into the design to maximize access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialized 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:

- Principle 1: Equitable Use
- Principle 2: Flexibility in Use
- Principle 3: Simple and Intuitive Use
- Principle 4: Perceptible Information
- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and use



5. Ingress & Egress

5.1 External Linkages

The BCA and DDA Premises Standards contain requirements for site approaches for the use of persons with disabilities. These requirements can be summarised as follows:

- It will be necessary to provide an accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS1428.1:2009.
- An accessible path of travel between buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS1428.1:2009 is also required.
- An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

Building S1 has a stair with adjacent ramp at the north end to the principal pedestrian entry and a series of walkways at the south end. These entrances are accessed from the Elizabeth Street boundary by pathways with suitable grades and clear widths. The stair at the north shows suitable provision for handrails on both sides compliant with AS1428.1. and the ramps and walkways providing the accessible paths of travel show suitable provision to comply with AS1428.1 in terms of handrails and landings.

Building S2 has entrances to the lift lobbies at the north and south ends of the building. The north entry is accessed by an appropriately graded path from the Kettle Street pedestrian footpath and the south entry is accessed by an appropriately graded path from the Walker Street pedestrian footpath. There are appropriate paths of travel to the main entry doors of the residential lobbies. In addition, there are a number of sole occupancy units whose entry doors are accessed directly from the Walker Street pedestrian footpath.

Building S3 has a principal pedestrian entrance that is accessed by a 1:20 walkway from the Phillip Street pedestrian footpath.

Building S4 has a commercial entry that is level access from the south west corner of the site. Building S4 also has a residential entry that is level access directly from the Philip street pedestrian footpath and an additional residential entry accessed by walkways from the Philip Street pedestrian to the northern end of the building.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.



5.2 Entrances

The BCA and DDA Premises Standards contain requirements for building entry for the use of persons with disabilities. These requirements can be summarised as follows:

- Access is required through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings (ie. when they have a separate function and/or use e.g. external retail tenancy). Note it is preferred that all entrances are accessible.
- A non-accessible entry cannot be located more than 50m distance from an accessible entry (for buildings greater than 500m²).
- All accessible doors to have 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009. Note: Manual doors require lightweight door forces to be operable by people with disabilities (20N max.). We recommend that main entrances include automated sliding doors to be used where possible. Revolving doors are not accessible, if maintained an alternate accessible door is required adjacent.
- An accessible path of travel eg. ramp or lift needs to be provided adjacent (or in reasonable proximity) to any stair access. Note: providing choice of access route directly adjacent so that people can start and finish in the same location/travel similar route promotes inclusion and UD principles.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

All entry doors currently detailed show suitable min. 850mm clear width and appropriate door circulation compliant with AS1428.1 Fig. 31.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

5.3 Emergency Egress

BCA 2022 has requirements for all fire-isolated egress stairs from areas required to be accessible (not communication stairs) to include at least one continuous handrail designed to be compliant with AS1428.1 Clause 12. Provision of an off-set tread at the base of stair flights or an extended mid-landing that will allow a 300mm extension clear of egress route is considered appropriate for achieving a consistent height handrail (without vertical or raked sections). Such an off-set tread configuration has been shown at the majority of stair landings and would appear to be possible elsewhere, subject to further detail design.

Where fire-isolated egress stairs will also be used for communication stair purposes between levels, they should be designed to meet AS1428.1:2009. Confirmation is required on the likely use of certain stairs for this purpose.



There is currently no mandatory requirement within BCA or DDA Premises Standards for provision of independent accessible egress for people with a disability in accordance AS1428.1 and this remains an important DDA issue.

Consideration of an accessible egress strategy with emergency evacuation plan for all buildings should be needed as a minimum starting point. Management systems and fire wardens for emergency egress for people with disabilities should also be considered.



6. Paths of Travel

6.1 Circulation Areas

The BCA and DDA Premises Standards contain requirements for circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Wheelchair passing bays (1800mm width x 2000 length) are also required when a direct line of sight is not available and are to be provided at 20m max. intervals along access-ways.
- Turning spaces (at least 1540mm W x 2070mm L) are required within 2m of every corridor end and at 20m.max intervals along all access-ways. This is needed for wheelchairs to make a 180 degree turn, compliant with AS1428.1:2009.
- All common-use doors are to have 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009.
- All common-use corridors and accessible paths of travel to be at least 1200mm min. width when travelling in linear direction.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

All required accessible paths of travel have suitable min. 1000mm clear width and increased circulation where there are changes of direction. Across all 4 buildings, 1540mm x 2070mm turning spaces have been provided at all corridor ends including all residential floor corridor ends. Across all 4 buildings, passing spaces compliant with AS1428.1 have been provided at all areas where there is no line of sight allowing two wheelchair users to pass each other.

At this stage of the design, all common use doors required to be accessible show suitable capability to achieve suitable 850mm clear width and appropriate door circulation compliant with AS1428.1 Fig. 31.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

6.2 Passenger Lifts

The BCA and DDA Premises Standards contain requirements for passenger lifts and circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Passenger lifts to have min. internal size at floor of 1400mm width x 1600mm depth, compliant with BCA/DDA Access Code and AS1735.12.
- All lift lobbies and main corridors on each level to have 1800mm min. clear width to allow two wheelchairs ability to space pass each other.

Assessment



MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

In all 4 buildings, the passenger lift shafts show appropriate internal dimensions that will allow for lifts that comply with BCA Part E3 and AS1735.12. All lift lobbies show appropriate circulation and passing spaces that will allow two wheelchair users to pass each other.

In Buildings S2, S3 and S4, vertical platform lifts are proposed to reconcile level differences on the ground floor. All vertical platform lifts propose demonstrate suitable sizing to comply with BCA Part E3 and appropriate landing approach sizes to comply with AS1428.1.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

6.3 Stairs & Ramps

The BCA and DDA Premises Standards contain requirements for stairs and ramps for the use of persons with disabilities. These requirements can be summarised as follows:

- Ramps are to have maximum 1:14 gradient with landings at no more than 9 metre intervals
- Ramps are to have handrails on both sides with minimum 1 metre clearance in accordance with AS1428.1
- Landings are to have 1200mm length with 1500mm length at 90 degree turns
- Stairs are to have handrails on both sides in accordance with AS1428.1
- Stairs and ramps are to be offset to ensure no encroachment of handrail extensions into from transverse path of travel at top and bottom of stair/ramp

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

At this stage of the design all stairs and ramps in the development have shown suitable provision for handrails on both sides compliant with AS1428.1 and TGSIs at top and bottom landings compliant with AS1428.4.1.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.



7. Accommodation

7.1 Adaptable Unit & Gold Level Livable Housing Australia (LHA) Unit Provision

The following requirements are to be satisfied in the provision of adaptable units

- A total of 15% adaptable units are required based on City of Sydney DCP 2012
- The adaptable units are to be designed in accordance with AS4299 Class C

The following requirements are to be satisfied in the provision of Gold Level LHA Units

- A total of 15% Gold Level LHA units are required based on Homes NSW requirements

The adaptable units are proposed to double up as the Gold Level LHA units. In general, the requirements of the adaptable housing code AS4299 are more onerous than the requirements of Gold Level LHA units and therefore this assessments has been conducted with relation to AS4299 requirements. Where there are Gold Level LHA requirements that exceed the AS4299 requirements, they have been noted in the below assessment.

The concept of adaptable housing is to design units with provisions in place from the outset (pre-adaption) so they can be easily adapted to meet changing needs of residents in the future (post-adaption) in accordance with AS4299.

Assessment

A total of 355 dwellings have been proposed throughout the development. There are 68 adaptable units (19% of total) designed to be adaptable, which satisfies City of Sydney DCP 2012 as well as the Homes NSW requirements.

The adaptable units have been nominated as unit types:

- Building S2 – 1B_05, 2B06, 1B_07
- Building S3 – S3.2BA.01, S3_2BA.02 - 20 adaptable units
- Building S4 – S4.1BA.01, S4.2BA.01, S4.2BA.02

7.2 Adaptable Unit Design

The following requirements are to be satisfied in the provision of adaptable unit design at pre-adaptation stage.

- The entry door of the unit achieves 850mm clear width opening (920 door leaf). Latch side clearance of 530mm needs to be achieved at pre adaptation, externally and internally of the door in accordance with AS4299.
- The kitchen needs 1550mm circulation space outside of the kitchen work spaces
- The bathroom needs to be of an adequate size to achieve an AS1428.1 compliant bathroom of shower, WC and basin with required circulation spaces. Capped off service can be provided for the relocation of basin at post adaptation. The shower recess will require review during design development.



- The living area needs to be large enough to achieve a circulation space of 2250mm min diameter after furniture placement, compliant with AS4299.
- The bedroom needs to achieve 1 metre either side of queen size bed and 1550 x 2070mm at the base of bed or similar configuration
- The laundry area requires 1500mm in front of laundry appliances in accordance with AS4299.
- All doors need to achieve 850mm clear opening width from the outset and easily achievable latch side clearances at post adaptation, compliant with AS1428.1:2009.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

All adaptable unit type show appropriate circulation at the entry door compliant with AS1428.1. All adaptable unit kitchens achieve appropriate circulation from the outset. All adaptable bathrooms have sufficient internal dimensions to allow for appropriate circulation around the toilet pans, washbasins and shower recesses compliant with AS1428.1. Suitable circulation has been provided around the master bed, laundry and lounge area compliant with AS4299 in all adaptable unit types. All doors required to be accessible have suitable provision to comply with AS1428.1 Fig. 31 door circulation requirements.

The Gold Level LHA unit requirements that exceed AS4299 are requirements for 1200mm wide corridors, 1200mm between amenities in the bathroom and provision of increased circulation in front of the shower from the outset. The adaptable unit designs show suitable compliance with these requirements.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.



8. HAFF ABCB Standard for Livable Housing Design

8.1 HAFF ABCB Standard for Livable Housing Design

The following requirements are to be satisfied in the provision of livable units:

- All units are required to satisfy BCA 2022 Part G7 requirements.

Assessment

A total of 355 dwellings have been proposed throughout the development. The client has proposed to adhere to the Silver Level of the Livable Housing Design Guidelines for all units in the development. As compliance with the Livable Housing Design Guidelines will meet all requirements of BCA 2022 Part G7, the assessment within this section has been undertaken with relation to the silver level requirements of the Livable Housing Design Guidelines.

8.2 Silver Level Livable Unit Design

The following requirements are to be satisfied in the design of these units

- The entry door into the units are to be detailed to achieve suitable clear width of at least 820mm during detailed design development stage to be compliant with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2017:
- From the unit entry, there needs to be appropriate 1m clearances throughout the unit to allow suitable accessible paths of travel within accordance with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2017.
- All internal doorways into bathroom, bedroom and out to balcony are required to achieve at least 820mm clear open widths in accordance with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2017. This can be achieved during detailed design development.
- The silver levels units require bathrooms that can accommodate the required 900mm wide by 1200mm long clear visitable toilet circulation space in front of the leading edge of the pan compliant with Silver Level rating requirements in accordance with Livable Housing Design Guideline 2017.
- The walls surrounding the shower and toilet pan require sufficient reinforcements for the provision of grab rails in the future when required.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

In all units within Buildings S2, S3 and S4, a suitable level of compliance with the above requirements has been achieved.

It is noted that in Building S2 bathroom designs, not all toilet pan locations allow for grabrail installation in strict accordance with the Livable Housing Design Guidelines. However, sufficient reinforcement has been provided to allow for functional 90° grabrails to the side or a drop down rear grabrail.



There are also 3 sole occupancy units that are exclusively accessed from the Walker Street site boundary. While these units do not strictly achieve step free access to the entry level, Bridge Housing has committed to ensuring that vertical platform lifts can be retrofitted to these entries as a later date should the need arise, as Bridge Housing will have suitable capability of monitoring the needs of the occupants of these units. MGAC supports this outcome and a performance solution addressing the performance requirements of the BCA will be submitted at CC stage.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.



9. Facilities & Amenities

9.1 Sanitary Facilities

The BCA and DDA Premises Standards contain requirements for sanitary facilities suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- Provide at least 1 unisex accessible toilet, adjacent to every bank of toilets (where provided) on each storey, compliant with AS1428.1. If more than 1 toilet bank provided on each level, accessible toilet is required at 50% min. of toilet banks at each level.
- Accessible WC requires 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1.
- An ambulant cubicle is required within every standard toilet bank adjacent to an accessible toilet compliant with AS1428.1:2009.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

The Building S1 ground floor amenities include a male and female toilet bank with an associated accessible toilet. The accessible toilet has suitable internal dimensions to allow for appropriate circulation around the toilet pan and washbasin compliant with AS1428.1. The male and female toilets include ambulant cubicles satisfying BCA Part F4. In addition, there is a Changing Places toilet at the centre of the building with sufficient internal dimensions to allow for appropriate compliance with BCA Part F4D12.

The Building S1 level 1 amenities include a male and female toilet bank with an associated accessible toilet. The accessible toilet has suitable internal dimensions to allow for appropriate circulation around the toilet pan and washbasin compliant with AS1428.1. The male and female toilets include ambulant cubicles satisfying BCA Part F4.

The Building S4 ground floor amenities within the commercial workplace include a male and female toilet bank with an associated accessible toilet. The accessible toilet has suitable internal dimensions to allow for appropriate circulation around the toilet pan and washbasin compliant with AS1428.1. The male and female toilets include ambulant cubicles satisfying BCA Part F4. There is an additional accessible toilet in the community/multi-purpose room that has suitable internal dimensions to allow for appropriate circulation around the toilet pan and washbasin compliant with AS1428.1.

On the basis of the current level of detail all access requirements appear capable of achieving compliance with some redesign. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

9.2 Common Areas

The BCA and DDA Premises Standards contain requirements for common use areas suitable for the use of persons with disabilities. These requirements can be summarised as follows:



- For class 2 buildings, access is required to a unique common use facility such as communal terraces multipurpose rooms or lounges.
- Accessibility is required to common use courtyards within buildings
- Mailboxes and garbage rooms within residential buildings require appropriate accessibility.
- Wheelchair access is required to any external and outdoor terrace areas including roof terraces compliant with AS1428.1.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

Access compliant with AS1428.1 has been provided to and within all areas required to be accessible.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

9.3 Car Parking

The BCA and DDA Premises Standards contain requirements for parking which are applicable to this project. These requirements can be summarised as follows:

- Class 5 commercial development: Provide 1 accessible car bay for every 100 car bays or part thereof, compliant with AS2890.6.
- Accessible car bays require 2.4 metre with 2.4 metre shared area.
- Class 2 residential. Provide an adaptable unit car bay for each adaptable unit. These car bays can have 3.8 metre width or 2.4 m with 2.4 metre shared zone
- All accessible car bays to be located near relevant lifts and/or associated building entry points to minimise distance to relevant lift and ensure accessible path of travel between these areas.
- Ensure 2.5m min. height clearance, compliant with AS2890.6 fig 2.7 over accessible car bays with 2.2 m min. vertical clearance leading to the accessible and adaptable unit car bays (Note: consideration for 2.3 or 2.4m min. height preferred for higher vans/adapted vehicles is recommended as good practice).

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

Under AS4299, each adaptable unit requires an adaptable unit car parking space. The number of required adaptable units in the development is 68. The client is proposing significantly



reducing overall car parking, totalling 66 spaces. Of the 66 spaces, 18 are designated as adaptable unit car bays.

MGAC is believes the proportional reduction of adaptable unit car parking spaces is reasonable given the proportion of adaptable unit car parking spaces to total spaces (27%) is significantly higher than the proportion of adaptable units to total units (19%). It is therefore reasonable that not all adaptable unit car parking spaces should be provided with an adaptable unit car bay, in addition to the fact that the provision of adaptable units already exceeds the minimum requirements of the City of Sydney DCP.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.



10. Conclusion

MGAC has assessed the proposed scheme for Redfern Place. The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, common area access, sanitary facilities, accommodation and parking can be readily achieved. It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.