

# **ACCESS REPORT**

**STATE SIGNIFICANT DEVELOPMENT APPLICATION**

**FRASERS BROADWAY – BLOCK 1**

**20-102 BROADWAY  
SYDNEY**

**MIXED MULTI-UNIT RESIDENTIAL,  
RETAIL DEVELOPMENT**

Prepared By Mark Relf  
4<sup>TH</sup> July 2014



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## Introduction

This report has been prepared to provide an Access Report to NSW Department of Planning for a State Significant Development Application (SSDA) for a proposed mixed multi-unit residential and retail development on a site at 20-102 Broadway, Sydney.

In particular the report provides an accessibility review of the subject development to ascertain whether the development is consistent with Part D3 of the BCA for common area accessibility retail aspects of the development and SEPP 65 and the City of Sydney DCP 2012 pertaining to accessibility of common domain areas and adaptability of at least 15% of apartments within this multi-unit residential development.

This SSDA seeks approval for Block I which consists of:

- Design and construction of a residential tower of 18 levels consisting of a total 281 apartments, with ground floor retail tenancies.

### Assessment Criteria

This review has considered Secretary's Environmental Assessment Requirements (SEARS), which includes SEPP 65. In addition to the SEARS this assessment considers the following legislation, planning instruments and standards pertaining to access for people with disabilities:

- (1) Parts D3, E3.6, F2.4 of the Building Code of Australia 2014 (BCA).
- (2) SEPP 65 – Design Quality of Residential Flat Development.
- (3) SEPP 65 – Residential Flat Building Design Code (SEPP 65 Design Code).
- (4) The City of Sydney DCP 2012 Section 3.12 and related clauses
- (5) Australian Standard AS1428.1 (2009) – Design for Access and Mobility and referenced standards.
- (6) Australian Standard AS4299 (1995) – Adaptable Housing.
- (7) Australian Standard AS2890.6 (2009) – Parking for People with Disabilities
- (8) Disability Discrimination Act (DDA).

The assessment comments do not cover detail issues pertaining to construction documentation such as internal design of accessible toilet facility fittings, evaluation of slip resistant floor materials, lift specification, door schedule, tactile ground surface indicators, signage and the like, which would be addressed during the construction certificate phase.

### Report Format

The report provides the following Parts to reflect the various elements:

- **Part A – Common Areas / Retail:** provides a general assessment of the proposed common on areas and retail areas on the ground floor of the development against the relevant Australian Standards AS1428 (Parts 1 and 4.1) and AS2890.6 in accordance with Parts D3, E3.6 and F2.4 of the BCA and Council's DCP 2012 access and mobility requirements.
- **Part B – Residential Adaptability:** provides a regulatory review of the residential component of the development against the accessibility and adaptability requirements of Council's DCP 2012 and the Adaptable Housing standard AS4299.

## State Significant Development Application Plans

The plans relied upon for this accessibility assessment include the following **Revision 00**:

<b>General Arrangement Plans</b>	
<b>1750 - 1899</b>	
PA A11755	Level B4
PA A11756	Level B3
PA A11757	Level B2
PA A11758	Level B1
PA A11759	Level B0
PA A11760	Level 0
PA A11761	Level 2
PA A11762	Level 3
PA A11763	Level 4
PA A11764	Level 5
PA A11765	Level 6
PA A1 1766	Level 7
PA A1 1767	Level 8
PA A1 1768	Level 9
PA A1 1769	Level 10
PA A1 1770	Level 11
PA A1 1771	Level 12
PA A1 1772	Level 13
PA A1 1773	Level 14
PA A1 1774	Level 15
PA A1 1775	Level 16
PA A11776	Level 17
PA A11777	Level 18
PA A11778	Level 19- Roof
PA A1 1779	Level 20Roof
PA A11780	Apartment Typology – Typical Suite – Type 1
PA A11781	Apartment Typology – Typical Suite – Type 2
PA A11782	Apartment Typology – Typical 1-bed + Study – Type 1 - Adaptable
PA A11783	Apartment Typology – Typical 1-bed + Study – Type 2
PA A11784	Apartment Typology – Typical 1-bed + Study – Type 3
PA A11785	Apartment Typology – Typical 2-bed / Dual Key – Type 1 – Adaptable
PA A11786	Apartment Typology – Typical 2-bed / Dual Key – Type 2
PA A11787	Apartment Typology – Typical 3-bed / Dual Key – Type 1
<b>General Arrangement Elevations</b>	
<b>2050-2249</b>	
PA A12050	Elevation 01 Broadway - North façade
PA A12051	Elevation 02 Chippendale Way - East façade
PA A12052	Elevation 03 Central Park Avenue - South facade
PA A12053	Elevation 04 Pedestrian Link with Block 4N
<b>General Arrangement Sections</b>	
<b>2250-2499</b>	
PA A12252	Section 03 Cross - Block 1
PA A12253	Section 04 Longitudinal - Block 4N/1
<b>Detailed Elevations</b>	
<b>3500-3550</b>	
PA A13500	Detailed Elevation Broadway - North Facade
PA A13501	Detailed Elevation Chippendale Way - East Facade
PA A13502	Detailed Elevation Central Park Avenue - South Facade
PA A13503	Detailed Elevation Pedestrian Link with Block 4N - West Facade

## ***Executive Summary***

### **Block I – State Significant Development**

The State Significant Development (SSD) Application proposed the redevelopment Block I as a 18 storey residential flat building, with ground floor non-residential/retail uses, 17 levels of residential apartments, roof plant room, and four levels of combined basement below Block I and Block 4N. The proposed building will accommodate a total of 281 apartments, with a mix of unit sizes and types.

The proposal has a total GFA of TBCm<sup>2</sup> of which TBCm<sup>2</sup> is to be used for non-residential purposes and TBCm<sup>2</sup> is to be used for residential purposes in accordance with the Concept Plan as recently modified (MP 06\_0171 MOD9) - TBC.

Communal spaces, including pool, gym, change facilities, terraces and lounge areas will be provided throughout the building on levels 2 and 16 with views over Central Park. Residential entry will be provided from the eastern façade on Chippendale Way, with non-residential/retail active uses along the northern, eastern, southern and western façades at ground floor.

A combined basement below Block I and 4N is proposed, that will accommodate all car parking, bicycle parking, residential and commercial storage, waste handling, and servicing for both buildings, including location of plant and building services, with connection into Central Park's Central Thermal/Plant Tri Generation Plant. The basement will accommodate a total of 219 car parking spaces, for the proposed Block I use. Additional 129 spaces are provided within the basement that will service the future building above on Block 4N.

The development proposes a mixed retail / multi-unit residential development consisting of;

- Ground floor proposes several small to medium retail tenancies and a lobby entrance.
- 281 residential apartments, including 42 adaptable apartments in accordance with AS4299 to satisfy Council's DCP 2012 requirement of a minimum of 15% and SEPP 65.
- 5 levels of basement parking for 216 cars for Block I including 42 X 3800mm width accessible spaces for the adaptable apartments. The extended basement plans show 129 spaces for Block 4N.

### **Block 4N – S75W Amendment**

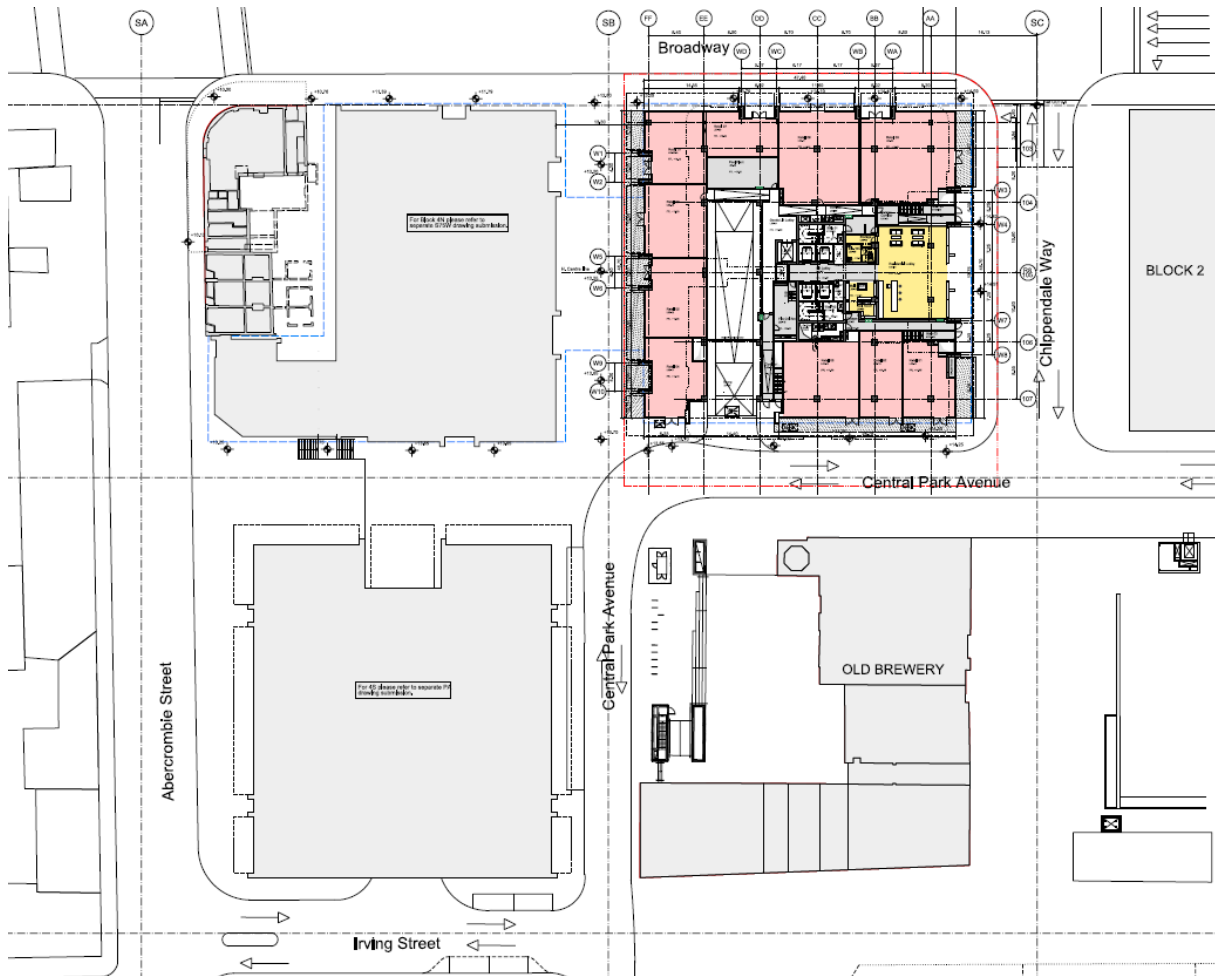
The proposed modification is for an amendment to the approved Block I + 4N Project Application (PA) to excise the eastern building, known as Block I. Block I will be addressed as part of a separate State Significant Development (SSD) Application to include residential and active non-residential retail uses on the ground floor.

The modification involves the revision of the existing floor plates, which were previously connected to Block I by bridges and a redesign of the eastern facade of Block 4N. The redesigned façade in this location, involves and extension of the existing façade for the remainder of the building.

The basement floors and access points will remain unchanged as part of this modification. However, it is noted that the basement and car parking arrangements for the combined basement below Block I +4N will be addressed under the separate SSD Application for Block I, submitted concurrently, to facilitate the proposed buildings above.

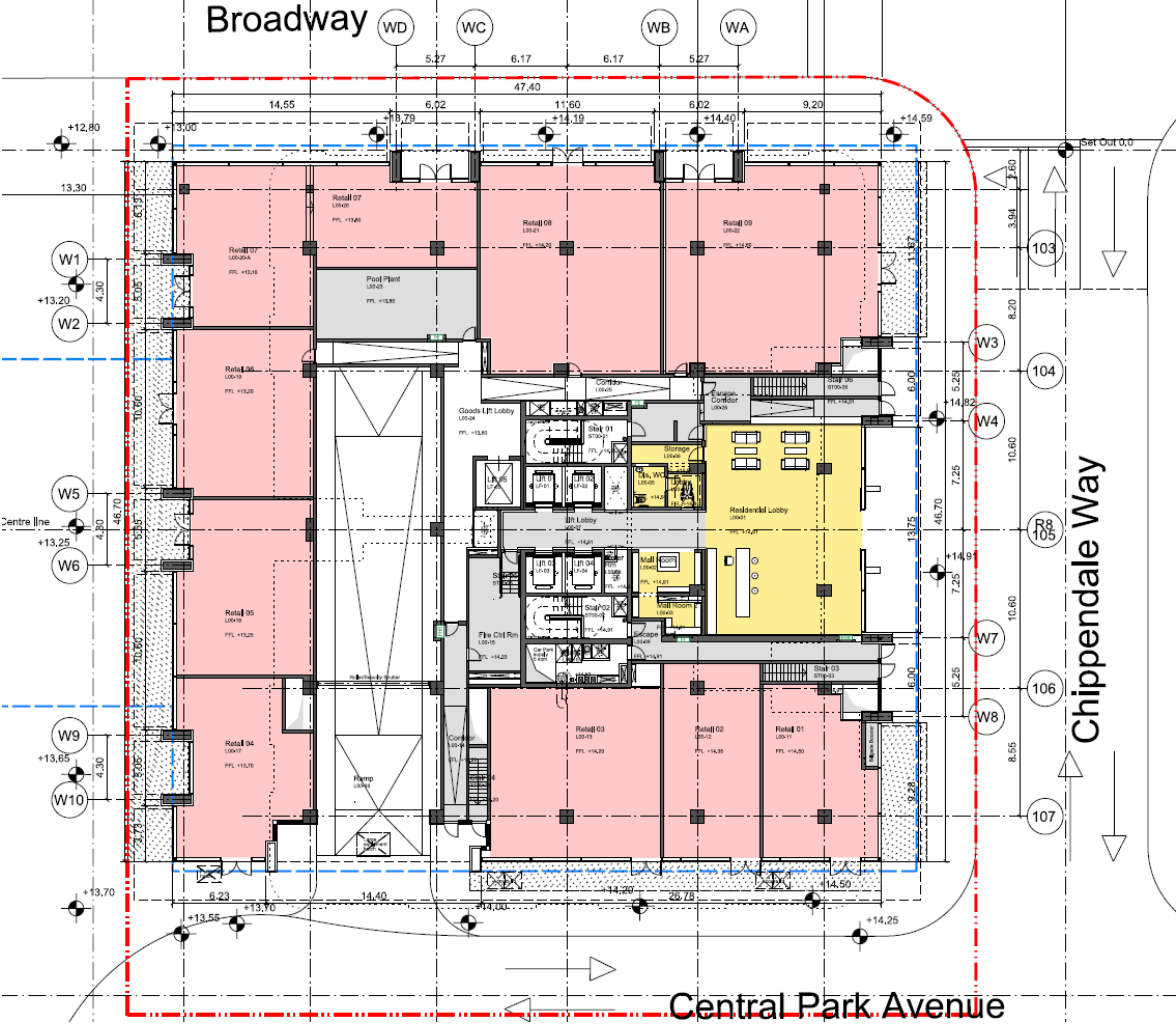
**Part A – Retail & Common Areas**

**Accessibility Assessment**



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

BCA & DDA Access Code Review	Complies
<p>I. <b>Street Frontage Retail &amp; Building Entrances</b> – The plans show several retail tenancies at street level. Site access to these tenancies and building entrances shall be provided in the following manner:</p> <ul style="list-style-type: none"> <li>• Chippendale Way footpath approaches propose on-grade almost level access to the Apartment Lobby @RL14.910 and Retail 09 @RL14.600 which reflects the topography of the public domain and thereby enables equitable access.</li> <li>• Central Park Avenue footpath approaches propose on-grade access to the retail tenancies 01, 02, 03, 04 @RL14.500 to 13.700 which reflects the topography of the public domain and thereby enables equitable access.</li> <li>• Southern public domain accessway approaches propose on-grade access to the retail tenancies 05, 06, 07 @RL13.250 to 13.160 which reflects the topography of the public domain and thereby enables equitable access.</li> <li>• Broadway footpath approaches propose on-grade access to the retail tenancies 07, 08, 09 @RL13.800 to 14.600 which reflects the topography of</li> </ul>	<p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p> <p><b>YES</b></p>

BCA & DDA Access Code Review	Complies
the public domain and thereby enables equitable access.	
	
<p>2. With regard to doorway circulation space the plans indicate doors which facilitate appropriate circulation space to comply with ASI428.1 and Parts D3.2 and D3.3 of the BCA.</p> <p>3. Subject to details of door schedule and door hardware to provide 850mm clear opening widths with lever and D-pull handles the development will comply with ASI428.1 and Parts D3.2 and D3.3 of the BCA.</p>	<p><b>YES</b></p> <p><b>YES at Cc stage</b></p>

**Parking (Part D3.5 of the BCA)**

BCA & DDA Access Code Review	Complies
<p>4. The development proposes a five level basement carpark which is to be shared with Block 4N.</p> <p>5. With respect to <b>Block I</b> the carpark proposes 216 parking spaces configured as follows:</p> <ul style="list-style-type: none"> <li>• 195 residential apartment spaces including 42 X 3800mm spaces for the</li> </ul>	<p><b>YES</b></p>

BCA & DDA Access Code Review	Complies
adaptable apartments to satisfy AS4299. <ul style="list-style-type: none"> <li>• 9 Car Share spaces</li> <li>• 12 retail/service vehicle spaces which can provide 1 X 2400mm accessible space adjoining a 2400mm shared area with an accessible path of travel to the lifts to satisfy Table D3.5 of the BCA and AS2890.6.</li> </ul> 6. With respect to <b>Block 4N</b> the carpark proposes 129 parking spaces configured as follows: <ul style="list-style-type: none"> <li>• 116 Spaces for commercial/retail and child care which can provide 3 X 2400mm accessible spaces adjoining a 2400mm shared area with an accessible path of travel to the lifts to satisfy Table D3.5 of the BCA and AS2890.6.</li> <li>• 13 truck/service vehicle spaces</li> </ul>	<p style="text-align: center;"><b>Can Comply</b></p> <p style="text-align: center;"><b>Can Comply</b></p> <p style="text-align: center;"><b>YES</b></p>
7. The accessible 2300mm minimum height clearances and 2500mm height over the accessible spaces will readily comply with AS4299 and also satisfy AS2890.6 and Part D3.5 of the BCA. 8. The accessible parking will be situated on generally level pavement no steeper than 1:40 to comply with AS2890.6. 9. The locations of the accessible parking adjacent the lift landings are convenient and enable direct access to the lift landings.	<p style="text-align: center;"><b>YES</b></p> <p style="text-align: center;"><b>YES</b></p> <p style="text-align: center;"><b>YES</b></p>

### ***Internal Accessways (Part D3.3 of the BCA)***

Having regard to the requirements of Part D3.3 of the BCA the assessments considers the internal accessibility of the retail tenancies, apartments and the internal circulation spaces to access the above areas and amenities.

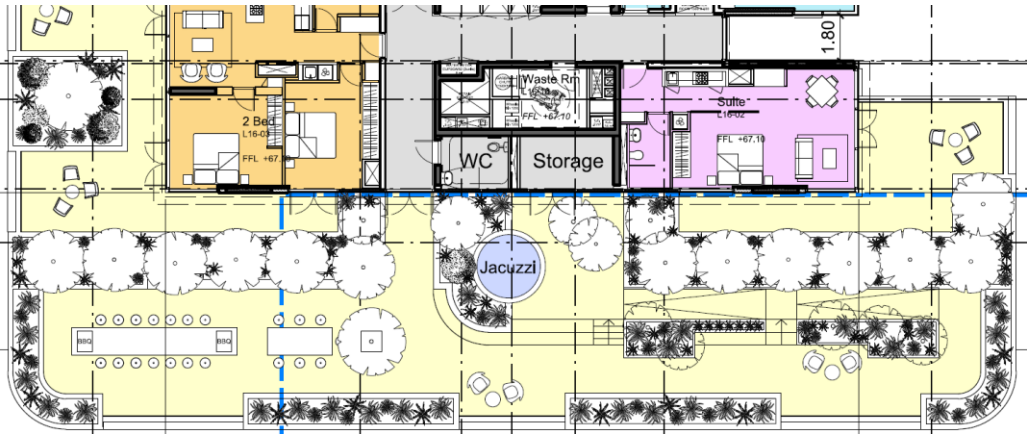
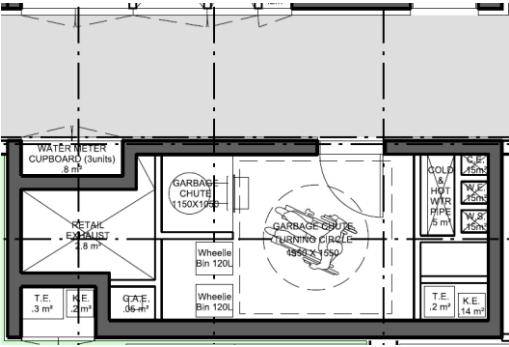
BCA & DDA Access Code Review	Complies
10. <b>Ground Floor Retail</b> – The base building plan for the ground floor retail tenancies provide open plan layouts with no inherent access barriers and will enable internal accessways and doorway circulation spaces to comply with AS1428.1 and satisfy Part D3.3 of the BCA, except for Retail 07 which is a split level. 11. <b>Retail 07</b> proposes a split level arrangement with two accessible doorways to access each level to facilitate equitable access to all areas and satisfy Part D3.3 of the BCA. 12. Future DA's shall be prepared relating to the internal fitout of the tenancies. 13. The plans also illustrated ramped access from the Goods Lift to several tenancies.	<p style="text-align: center;"><b>YES</b></p> <p style="text-align: center;"><b>YES</b></p>

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

BCA / DCP Compliance	Complies
14. In accordance with Table D3.1 of the BCA a development is required for Class 2 Areas of a	

BCA / DCP Compliance	Complies
<p>development (residential flat buildings);</p> <ul style="list-style-type: none"> <li>• To provide a pedestrian entrance to be accessible to at least one (1) floor containing sole occupancy units and to the entrance doorway of each sole occupancy unit located on that level, and</li> <li>• To and within not less than one (1) of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</li> <li>• Where a ramp complying with AS 1428.1 or a passenger lift is installed — <ul style="list-style-type: none"> <li>a) to the entrance doorway of each sole-occupancy unit; and</li> <li>b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</li> </ul> </li> </ul>	
<p><b>15. Overview of Apartment Access for Buildings</b> - As detailed above the development will provide equitable access to enter the residential lobby and access lifts at the ground level, which travel to all levels within the residential development and ultimately from the lifts to approach the entry doorways of all apartments to satisfy Table D3.1 of the BCA.</p>	<b>YES</b>
<p><b>Residential Entry Lobby</b></p> <p><b>16.</b> The construction documentation shall ensure that the lift lobby entry doorway shall incorporate a level threshold or a threshold ramp (max 1:8 X 35mm X 280mm) while details of door schedule and door hardware shall confirm auto sliding doors or doors with 850mm clear opening widths with lever and D-pull handles and other features to comply with AS1428.1 and satisfy Parts D3.2 and D3.3 of the BCA.</p> <p><b>17.</b> At the ground floor level the internal entry lobby provides ample circulation spaces to access the lifts in accordance with AS1428.1 to satisfy Parts D3.2 and D3.3 of the BCA.</p>	<b>YES</b>
<p><b>Residential Level 02 Apartment Access</b></p> <p><b>18.</b> With respect to the accessibility of common corridors to apartment entrance doorways the Level 02 plan shows the 2400mm width lift landing leading to 1800mm-2000mm width corridors which readily facilitate 1540mm X 2070mm Turning Areas and 1800mm X 2000mm Passing Bays in all locations in accordance with AS1428.1 to satisfy Part D3.3 of the BCA.</p>	<b>YES</b>
<p><b>Residential Level 02 Communal Facilities</b></p> <p><b>19.</b> The Level 02 plan shows Communal facilities that incorporates a 50 metre perimeter swimming pool, gymnasium and change room facilities.</p> <p><b>20.</b> The detailed design of these facilities shall be confirmed at a future design stage and include a unisex accessible toilet, ambulant accessible male and female toilets and access into the swimming pool as required by Part D3.10 of the BCA.</p>	<b>YES</b>  <b>Can Comply</b>

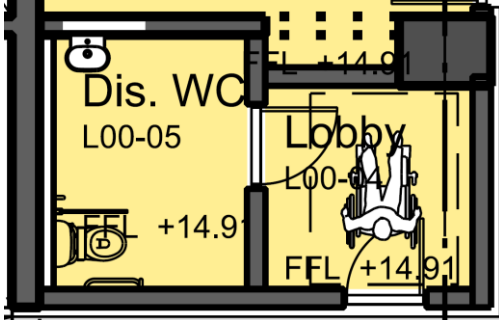
BCA / DCP Compliance	Complies
	Complies
<p><b>Residential Level 03 Apartment Access</b></p> <p>21. With respect to the accessibility of common corridors to apartment entrance doorways the Level 03 plan shows the 2400mm width lift landing leading to 1800mm-2000mm width corridors which readily facilitate 1540mm X 2070mm Turning Areas and 1800mm X 2000mm Passing Bays in all locations in accordance with AS1428.1 to satisfy Part D3.3 of the BCA.</p>	YES
<p><b>Residential Levels 04-17 Apartment Access</b></p> <p>22. With respect to the accessibility of common corridors to apartment entrance doorways the Level 04-17 plan shows 2400mm width lift landings leading to 1800mm-2000mm width corridors which readily facilitate 1540mm X 2070mm Turning Areas and 1800mm X 2000mm Passing Bays in all locations in accordance with AS1428.1 to satisfy Part D3.3 of the BCA.</p>	YES
<p><b>Residential Level 18 Apartment Access</b></p> <p>23. With respect to the accessibility of common corridors to apartment entrance doorways the Level 18 plan shows the 2400mm width lift landing leading to</p>	YES

BCA / DCP Compliance		Complies
	<p>1800mm width corridors which readily facilitate 1540mm X 2070mm Turning Areas and 1800mm X 2000mm Passing Bays in all locations in accordance with ASI428.1 to satisfy Part D3.3 of the BCA.</p>	
<p><b>Residential Level 16 Communal Facilities</b></p> <p>24. The Level 16 plan shows Communal facilities that incorporates a barbecue area, spa and a unisex accessible toilet and shower facility.</p> <p>25. The detailed design of these facilities shall be confirmed at a future design stage and include a unisex accessible toilet/shower and ramp access to the spa deck level to comply with Part D3.3 the BCA.</p>		<p><b>YES</b></p> <p><b>Can Comply</b></p>
		
<p><b>Common Area Garbage Rooms</b></p> <p>26. With respect to the accessibility of common garbage rooms on level the plans show entrance doorways adjoining 1800mm minimum width corridors that provide appropriate doorway circulation spaces while the 2500mm X 2300mm rooms enable a person in a wheelchair to enter, use the garbage removal facilities and turn around to exit the rooms in accordance with ASI428.1 to satisfy Part D3.3 of the BCA.</p>		<p><b>YES</b></p>

**Lifts (Part E3.6 of the BCA)**

BCA & DDA Access Code Review		Complies
<p>27. While the development provides lifts that comply with Part D3.3 BCA in enabling vertical access to various details of internal floor car areas, controls, handrails and the like will be provided at construction documentation stage to confirm compliance with Part E3.6 of the BCA.</p>		<p><b>YES</b></p>
<p>28. In accordance with Part E3 of the BCA the passenger lift cars shall provide a 1400 X 2000 minimum area.</p>		<p><b>YES at CC stage</b></p>

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

<b>BCA Access Review</b>		<b>Complies</b>
29. The plans show a communal Unisex accessible sanitary facility within the apartment lobby providing at least 2100mm X 2800mm in area with a 2400mm X 2500mm airlock thereby facilitating adequate area to can comply with ASI428.1 and Part F2.4 of the BCA.		<b>YES</b>
30. Levels 02 and 16 will also provide accessible sanitary facilities. 31. Details of fittings and fixtures will be confirmed at construction certificate stage in accordance with ASI428.1 to satisfy Part F2.4 of the BCA.		<b>YES at CC stage</b>

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

<b>BCA &amp; DDA Access Code Review</b>		<b>Complies</b>
32. Details concerning the provision of raised tactile and Braille signage for common public / staff sanitary facilities associated with the retail amenities as required by Part D3.6 and Specification D3.6 of the BCA will be provided at construction certificate stage.		<b>YES</b>

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

<b>BCA &amp; DDA Access Code Review</b>		<b>Complies</b>
33. The development will provide details concerning the provision of tactile ground surface indicators (TGSIs) as required by Part D3.8 of the BCA at the construction certificate stage for common area stairways and pedestrian ramps.		<b>Can Comply</b>

**Swimming Pool (Part D3.10 of the BCA)**

<b>BCA &amp; DDA Access Code Review</b>		<b>Complies</b>
34. The development proposes a communal swimming pool on level 02 which is accessible from the adjacent common area corridors as required by Part D3.3 of the BCA.		<b>YES</b>
35. In accordance with Part D3.10 of the BCA the construction certificate documentation shall confirm a pool lift or ramp to facilitate access for people with disabilities.		<b>Can Comply</b>

## Part B – Residential

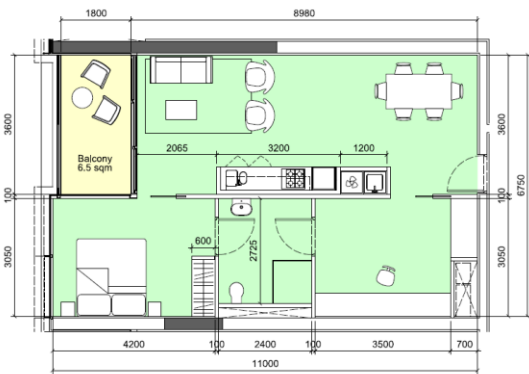
### Adaptability Assessment

#### **Adaptability Assessment**

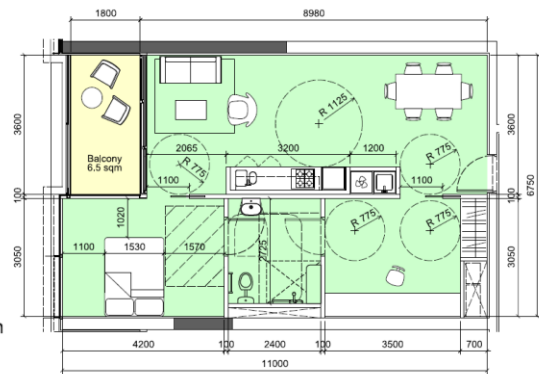
The following provides an assessment of the designated “adaptable” apartments in accordance with Category C of the Adaptable Housing Standard – AS4299.

In accordance with Section 3.12 of Council’s DCP 2012 at least 15% of the 281 apartments, that being 42 apartments shall be adaptable to comply with Class C of AS4299.

The apartment types that will provide the 42 adaptable apartments will be selected from the following designs:

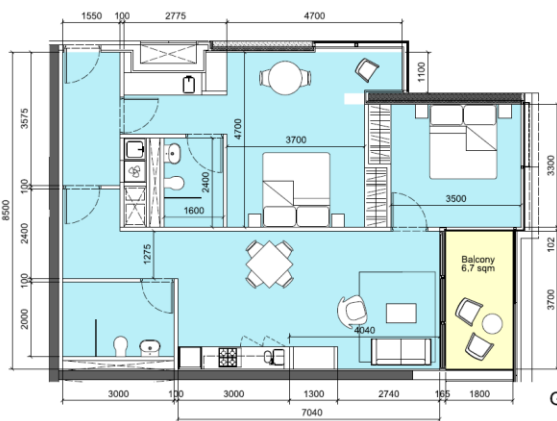


GFA 70 sqm

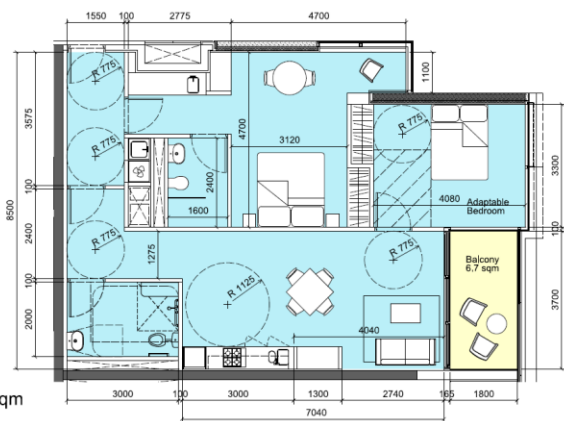


01 Typical 1-Bed + Study Apartment - Type 1 - Pre-Adaptable

02 Typical 1-Bed + Study Apartment - Type 1 - Post-Adaptable



GFA 92 sqm



01 Typical 2-Bed / Dual Key Apartment - Type 1 - Pre-Adaptable

02 Typical 2-Bed / Dual Key Apartment - Type 1 - Post-Adaptable

Clause	Adaptability Assessment –Common Domain areas	Compliance
AS4299 Clauses 3.3 and 3.5	<p><b>Building Entrances</b></p> <p>The plans show at-grade lobby entrance from Chippendale Way to Block I lift lobby, which enables wheelchair access to all units on the upper levels and lower basement</p>	

Clause	Adaptability Assessment –Common Domain areas	Compliance
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parking.

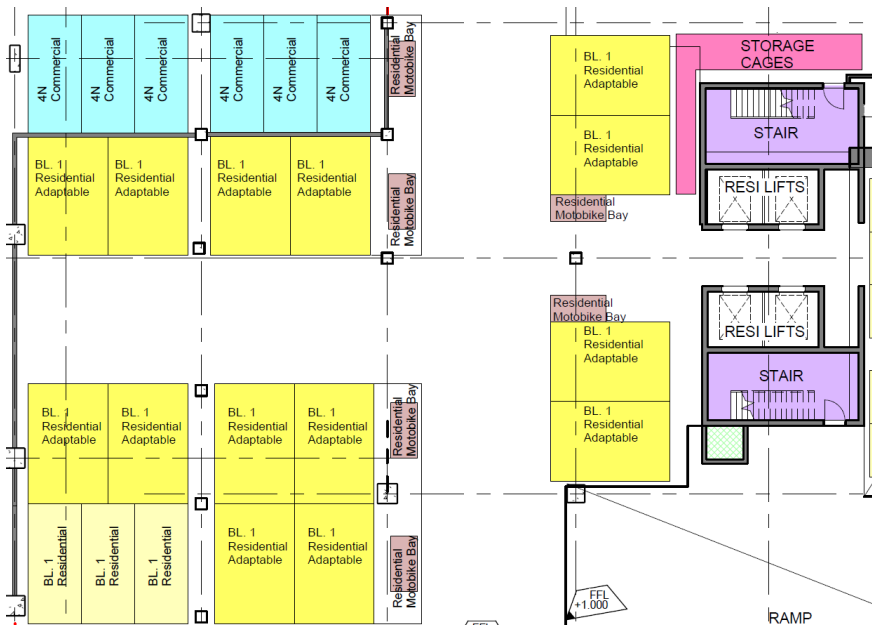
Overall I am satisfied that the principal building entrance and access to lifts will provide appropriate access for people with disabilities in accordance with AS1428.1 / AS4299.

**AS4299 Letterboxes**

Clause 3.8 The development will provide the letter boxes adjacent the residential lift lobby and will provide at least 1550mm X 1550mm level landing area for circulation and access to comply with AS4299. **YES**

**AS4299 Car Parking**

Cls 3.3.3, 3.7 & AS2890.5 The development proposes a five level basement carpark which is to be shared with Block 4N. **YES**  
 With respect to **Block I Residential** the carpark proposes 195 residential apartment spaces including 42 X 3800mm spaces for the adaptable apartments to satisfy AS4299



*Example layout of B03 which illustrates 14 accessible parking spaces clustered around the lift core on level surfaces*

The basement layout of the adaptable apartment parking is consistent with the intent of the Sydney DCP 2012.

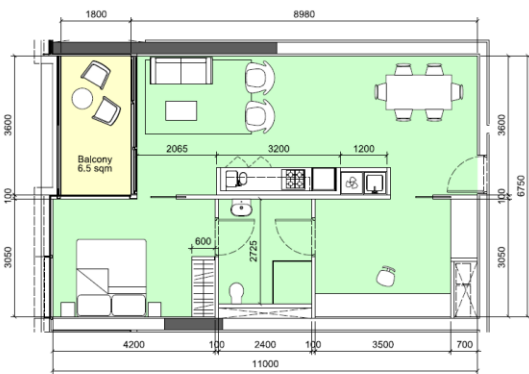
The accessible 2300mm minimum height clearances and 2500mm height over the accessible spaces will readily comply with AS4299, Council’s DCP 2012 for accessible parking.

The accessible parking will be situated on generally level pavement no steeper than 1:40 to comply with AS2890.6.

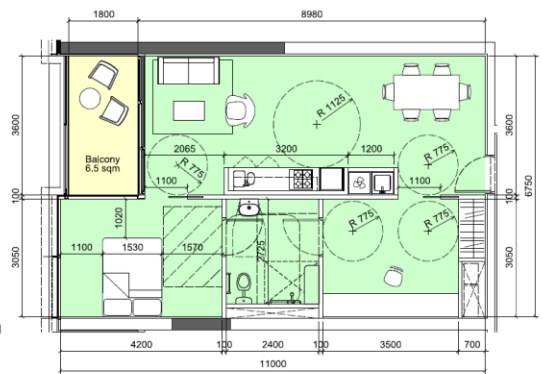
The locations of the accessible parking adjacent the lift landings are convenient and enable direct access to the lift landings,

Clause	Adaptability Assessment – Common Domain areas	Compliance
AS1735.2	<p><b>Lift Access</b></p> <p>The plans indicate the lift cars will be approximately 1400mm X 2000mm which will comply with the minimum 1400mm X 2000mm specified by Part E3 of the BCA.</p> <p>Details of lift cars, handrails, controls, lighting and audio announcements shall be confirmed at construction certificate stage to comply with AS1735.12 – <i>Lifts For People With Disabilities</i> and Table E3.6 of the BCA.</p>	<p><b>YES</b></p> <p><b>Can Comply</b></p>

Clause	Adaptability Assessment –	Complies
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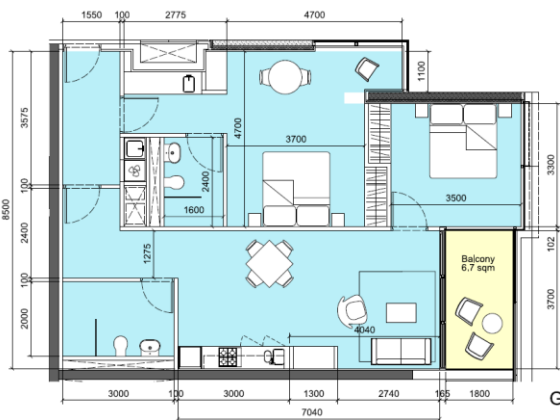


GFA 70 sqm

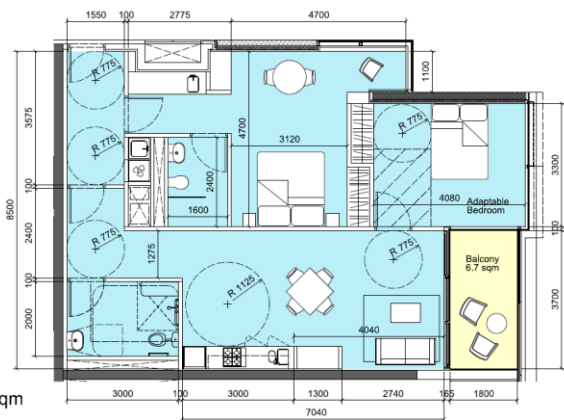


01 Typical 1-Bed + Study Apartment - Type 1 - Pre-Adaptable

02 Typical 1-Bed + Study Apartment - Type 1 - Post-Adaptable



GFA 92 sqm



01 Typical 2-Bed / Dual Key Apartment - Type 1 - Pre-Adaptable

02 Typical 2-Bed / Dual Key Apartment - Type 1 - Post-Adaptable

AS4299	<p><b>Accessible entry</b> – The front entrances to these units provide at least 1600mm X 1600mm externally in the common corridors and internally with 530mm minimum latch side clearance, which complies with the spatial requirements of AS4299.</p> <p>Internally the 1600mm wide entry foyers provide the required 1600mm X 1600mm minimum circulation area with 530mm minimum latchside clearance and a 950mm door.</p>	<p><b>YES</b></p> <p><b>YES</b></p>
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Clause	Adaptability Assessment –	Complies
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AS4299  
Cls 4.3.7 **Interior: general** – The pre adaptation plans provide an open plan living area with direct access to the bedroom doorways of several apartment types in accordance with ASI428.1/4299. **YES**

**Doors and Door Hardware**

While the plans do not indicate 950mm external door widths, 870mm internal door widths and lever handles these details should be provided at construction drawing stage to confirm compliance. **YES**

AS4299  
Clause 4.7 **Living and Dining rooms** – The plans show combined living and dining areas on a single level with sufficient area to provide a 2250mm diameter turning area to comply with this clause. **YES**

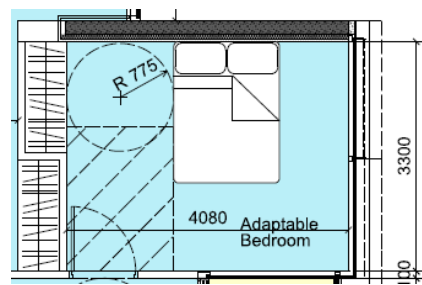
AS4299  
Clause 4.5 **Kitchen** – The adaptable apartments provide a single galley kitchen in an open plan design. **YES**

The single galley kitchen designs inherently provide the required 1550mm X 1550mm minimum circulation space adjacent the benches to comply with AS4299 requirements. **YES**

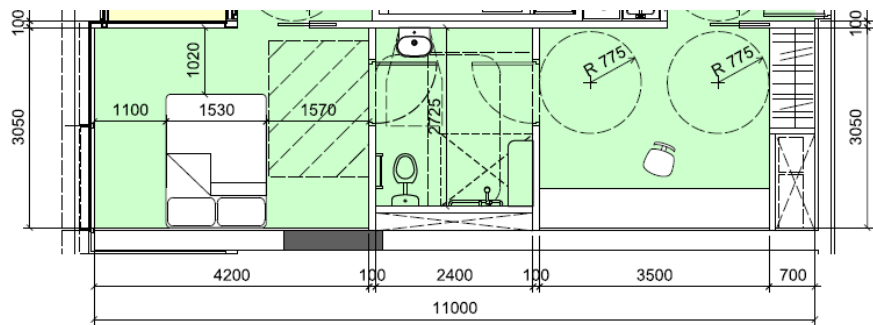
With regard to the “adaptability” of the kitchen the pre-adaptation plan provides an appropriate layout of sink, fridge, wall oven, cooktop while the post adaptation plan proposes a height adjustable workbench that is readily adaptable and satisfies the “ease of adaptation” guidelines outlined in section 2 – Performance Objectives of AS4299.

Therefore, subject to confirmation of the installation of kitchen cupboards, appliances and the like at the construction documentation stage it is apparent that the kitchen will comply with AS4299.

AS4299  
Clause 4.6 **Main bedroom** – The various post adaptation designs of the main bedrooms for these Units will provide 1540mm X 2070mm circulation space adjacent and at least 1000mm on alternate sides of a queen sized bed to satisfy AS4299/1428.



**YES**



AS4299  
Clause 4.7 **Bathroom** – The plans for the various bathroom designs will be at least 2400mm X 2725mm or 2000mm X 3000mm with a layout of sanitary facilities that is readily adaptable to comply with ASI428/4299. **YES**

Clause	Adaptability Assessment –	Complies
	I am also satisfied that the location of the WC pan, washbasin and shower/bath in pre and post adaptation satisfy the performance requirements of AS4299.	
AS4299 Cls 4.4.3	<b>Toilet</b> – The size and layout of the bathrooms enable the toilet to comply with AS4299 by providing 1250mm X 900mm in front of the WC pan.	<b>YES</b>
AS4299 Clause 4.8	<b>Laundry</b> – The laundry closets shall provide adequate space for a washing machine/drier while the adjacent area facilitates the required minimum 1550mm X 1550mm clear circulation space in front of the appliances to comply with AS4299.	<b>YES</b>
AS4299 Cls 3.5(b)	<p><b>Outdoor Private Open Space</b> – The plans show outdoor balcony terrace areas adjacent living areas for each of these units with sliding doors for convenient access and adequate area to perform a 180 degree wheelchair manoeuvre.</p> <p>While the plans do not indicate thresholds the construction drawings will confirm a 35mm maximum with the capability for threshold ramps to comply with AS1428/4299.</p>	<b>YES</b>

In summary, I conclude that these apartments and associated common domain facilities will comply with fundamental spatial design criteria of AS4299 and consequently the SEPP 65 Design Code and Council's DCP 2012 – Section 3.12 for Adaptable Housing.

## Conclusion

In summary this assessment confirms the following outcomes for Block I;

- The common domain ramped accessways to retail areas and residential lobby on the ground floor areas of the development will provide appropriate access for people with disabilities in accordance with Part D3 of the BCA, DDA access Code and Council's DCP 2012; and
- The various lifts provide access to the basement parking and all upper apartment levels in a manner that will satisfy Part D3.3 of the BCA, DDA access Code and Council's DCP 2012; and
- Details of accessible sanitary facilities associated with retail amenities and communal residential areas will be confirmed at construction certificate stage to verify compliance with ASI428.1 to satisfy Part F2.4 of the BCA; and
- The basement car park provides the capacity to detail a further one (1) accessible parking space for the retail allocation to comply with Table D3.5 of the BCA and DDA Access Code; and
- The 42 X 3800mm width accessible parking spaces for the adaptable apartments(42) will comply with AS4299 and the intent of Council's DCP 2012; and
- The common domain pathways and areas of the development will provide appropriate wheelchair access to enter all 218 apartments for people with disabilities consistent with SEPP 65, SEPP 65 Design Code and Council's DCP 2012; and
- There will be 15% of apartments – forty-two (42) that will be adaptable in accordance with AS4299, which is consistent with SEPP 65, SEPP 65 Design Code and Council's DCP 2012.

The access and adaptability review of the development demonstrates compliance with the relevant objectives and design code requirements of SEPP 65, which is consistent with the City of Sydney DCP 2012 for adaptable housing within multi-unit residential developments.

Therefore, given the degree of access to the retail areas, common domain residential amenities, visitability and adaptability of residential apartments I conclude that the development satisfies the accessibility provisions of the BCA, DDA Access Code and relevant Council DCP 2012 and SEPP 65 requirements pertaining to accessible pathways, visitability, adaptable housing for people with disabilities.



Mark Relf  
Access Consultant (ACAA)

## Appendix A – Statement of Expertise



### CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy Housing for Seniors or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 – 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 principle 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.

