

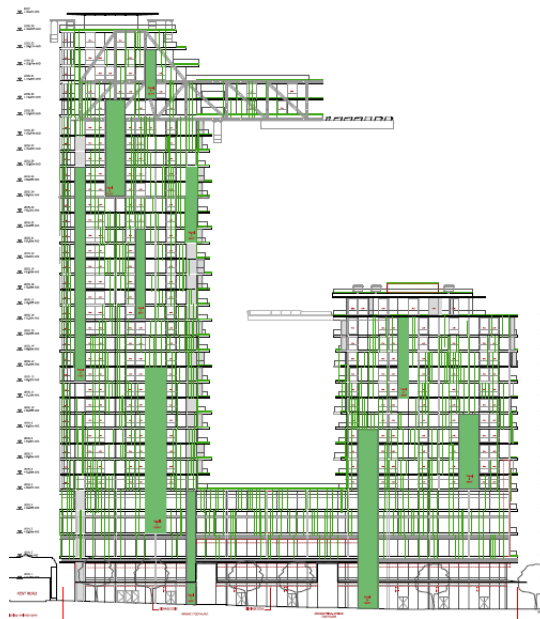
ACCESS REPORT

PROJECT APPLICATION

FRASERS BROADWAY - BLOCK 2

20-102 BROADWAY
SYDNEY

MIXED MULTI-UNIT RESIDENTIAL,
RETAIL/COMMERCIAL DEVELOPMENT



Prepared By Mark Relf
23rd September 2009



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CONTENTS

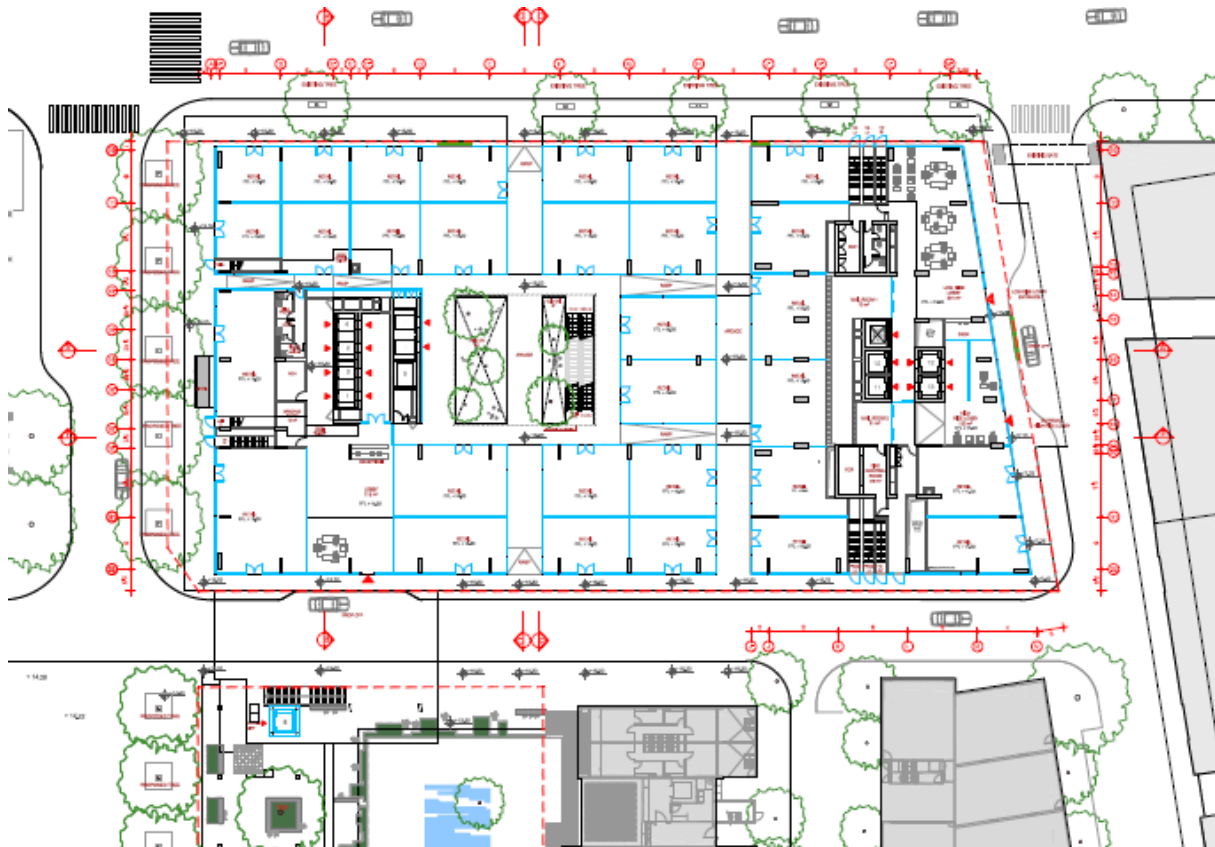
INTRODUCTION.....	3
ASSESSMENT CRITERIA	4
DEVELOPMENT SUMMARY	7
PART A – RETAIL / COMMERCIAL ACCESSIBILITY ASSESSMENT	8
EXTERNAL PATHWAY LINKS AND BUILDING ENTRANCES (PARTS D3.2 & D3.3 OF THE BCA)	8
PARKING (PART D3.5 OF THE BCA)	9
INTERNAL ACCESSWAYS (PART D3.3 OF THE BCA)	10
LIFTS (PART E3.6 OF THE BCA)	13
ACCESSIBLE SANITARY FACILITIES (PART F2.4 OF THE BCA)	14
IDENTIFICATION – BRAILLE AND TACTILE SIGNAGE (PART D3.6 OF THE BCA)	15
TACTILE GROUND SURFACE INDICATORS (PART D3.8 OF THE BCA)	15
PART B – RESIDENTIAL ADAPTABILITY ASSESSMENT	16
SEPP 65 DESIGN CODE	16
ADAPTABILITY ASSESSMENT	19
CONCLUSION.....	31
APPENDIX A – STATEMENT OF EXPERTISE	32

Introduction

This report has been prepared to provide an Access Report to NSW Department of Planning for a proposed mixed multi-unit residential and retail/commercial development on a site at 20-102 Broadway, Sydney.

This Project Application (PA) seeks approval for Block 2 which consists of:

- Design and construction of two towers with a 16 level low rise tower and a 34 level high riser tower with a 5 level podium from ground floor to level 4.
- The 5 levels from ground to level 4 shall provide mixed retail/commercial areas;
- 593 residential apartments with 368 within the 34 level high rise east tower from levels 5 to 33 (plant room on level 34) and 225 residential apartments on levels 5 to 16 of the west tower;
- Associated common domain areas within the Frasers Broadway development site adjacent to Block 2 on Broadway and the community park as shown on the plan below.



The purpose of this report is to provide an accessibility review of the subject development to ascertain whether the development is consistent with part D3 of the BCA for the retail/commercial aspects of the development and SEPP 65 and the City of Sydney Access DCP 2004 pertaining to accessibility of common domain areas and adaptability of at least 15% of apartments within the multi-unit residential development.

Assessment Criteria

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

- (1) Part D3 of the Building Code of Australia (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 Access DCP 2004 (Access DCP)
- (5) Australian Standard AS1428 – Design for Access and Mobility and referenced standards.
- (6) Australian Standard AS4299 – Adaptable Housing.
- (7) Australian Standard AS2890 part 1 – Off-Street Parking.
- (8) Disability Discrimination Act (DDA).

Report Format

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

- **Part A – Commercial/Retail:** provides a general assessment of the proposed commercial/retail areas on lower ground, ground floor, levels 1 to 5 within the low rise west tower of the development against the relevant Australian Standards AS1428 (Parts 1, 2 and 4) and AS2890.1 in accordance with Parts D3, E3.6 and F2.4 of the BCA and Council's Access DCP.
- **Part B – SEPP 65 Assessment:** provides a regulatory review of the residential component of the development against the accessibility and adaptability requirements of SEPP 65.
- **Part C – Residential:** provides a regulatory review of the residential component of the development within the high rise tower against the accessibility and adaptability requirements of Council's Access DCP and the Adaptable Housing standard AS4299.

Development Application Plans

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

Issue 00 drawings for the basement.

PA-A-BASE-0000-0	COVER SHEET	DRAWING SCHEDULE
PA-A-BASE-0001-0	PLAN	SITE ANALYSIS
PA-A-BASE-0002-0	PLAN	LOCALITY/CONTEXT
PA-A-BASE-1005-1	PLAN	B5_Part 1
PA-A-BASE-1005-2	PLAN	B5_Part 2
PA-A-BASE-1006-1	PLAN	B4_Part 1
PA-A-BASE-1006-2	PLAN	B4_Part 2
PA-A-BASE-1007-1	PLAN	B3_Part 1
PA-A-BASE-1007-2	PLAN	B3_Part 2
PA-A-BASE-1008-1	PLAN	B2_Part 1
PA-A-BASE-1008-2	PLAN	B2_Part 2
PA-A-BASE-1009-1	PLAN	B1-LOWER GROUND_Part 1
PA-A-BASE-1009-2	PLAN	B1-LOWER GROUND_Part 2
PA-A-BASE-1010-1	PLAN	GROUND_Part 1
PA-A-BASE-1010-2	PLAN	GROUND_Part 2
PA-A-BASE-1011-1	PLAN	UPPER GROUND_Part 1
PA-A-BASE-1011-2	PLAN	UPPER GROUND_Part 2
PA-A-BASE-3001-0	SECTION 3001	EAST-WEST
PA-A-BASE-3002-0	SECTION 3002	EAST-WEST
PA-A-BASE-3005-0	SECTION 3005	EAST-WEST
PA-A-BASE-3011-0	SECTION 3011	NORTH-SOUTH
PA-A-BASE-3012-0	SECTION 3012	NORTH-SOUTH
PA-A-BASE-3014-0	SECTION 3014	NORTH-SOUTH

Drawing No.	Issue	Description
715 – PA-A-1001	11	Situation Plan
715 – PA-A-1002	11	Contextual Plan
715 – PA-A-1003	11	Masterplan Block 2
715 – PA-A-1004	11	Existing Site Survey Plan
715 – PA-A-2001	12	Level B1 (Lower Ground Floor Plan)
715 – PA-A-2002	12	Ground Floor Plan
715 – PA-A-2003	11	Level 1 Plan
715 – PA-A-2004	11	Level 2 Plan
715 – PA-A-2005	12	Level 3 Plan
715 – PA-A-2006	12	Level 4 Plan
715 – PA-A-2007	12	Level 5 Plan
715 – PA-A-2008	12	Level 6 Plan
715 – PA-A-2009	12	Level 7 Plan

Drawing No.	Issue	Description
715 – PA-A-2010	12	Level 8 Plan
715 – PA-A-2011	12	Level 9 Plan
715 – PA-A-2012	12	Level 10 Plan
715 – PA-A-2013	12	Level 11 Plan
715 – PA-A-2014	11	Level 12 Plan
715 – PA-A-2015	11	Level 13 Plan
715 – PA-A-2016	11	Level 14 Plan
715 – PA-A-2017	11	Level 15 Plan
715 – PA-A-2018	11	Level 16 Plan
715 – PA-A-2019	11	Level 17 Plan
715 – PA-A-2020	11	Level 18 Plan
715 – PA-A-2021	11	Level 19 Plan
715 – PA-A-2022	11	Level 20 Plan
715 – PA-A-2023	11	Level 21 Plan
715 – PA-A-2024	11	Level 22 Plan
715 – PA-A-2025	11	Level 23 Plan
715 – PA-A-2026	11	Level 24 Plan
715 – PA-A-2027	11	Level 25 Plan
715 – PA-A-2028	11	Level 26 Plan
715 – PA-A-2029	11	Level 27 Plan
715 – PA-A-2030	11	Level 28 Plan
715 – PA-A-2031	11	Level 29 Plan
715 – PA-A-2032	11	Level 30 Plan
715 – PA-A-2033	11	Level 31 Plan
715 – PA-A-2034	11	Level 32 Plan
715 – PA-A-2035	11	Level 33 Plan
715 – PA-A-2036	11	Level 34 Plan (plant & landscaped roof)
715 – PA-A-2037	11	Level 35 (Roof Plan)
715 – PA-A-3001	12	Longitudinal Section AA
715 – PA-A-3002	12	Transversal Section BB
715 – PA-A-3003	12	Longitudinal Section FF
715 – PA-A-3004	12	Unfolded Slot Elevations 1-2-3
715 – PA-A-3005	11	Unfolded Slot Elevations 4-5
715 – PA-A-4001	11	Elevation - North (Broadway)
715 – PA-A-4002	11	East Elevation East Tower
715 – PA-A-4003	12	East Elevation West Tower
715 – PA-A-4004	12	Elevation – South

Drawing No.	Issue	Description
715 – PA-A-4005	12	West Elevation – East Tower
715 – PA-A-4006	12	West Elevation – West Tower
715 – PA-A-4007	11	Elevation – North
715 – PA-A-4008	11	East Elevation – East Tower
715 – PA-A-4009	12	East Elevation – West Tower
715 – PA-A-4010	12	Elevation – South
715 – PA-A-4011	11	West Elevation East Tower
715 – PA-A-4012	12	West Elevation – West Tower
715 – PA-A-4101	11	Detail North-East Façade
715 – PA-A-4102	11	Detail North-East Façade
715 – PA-A-4103	11	Detail West Façade
715 – PA-A-4104	11	Detail West Facade
715 – PA-A-4105	11	Detail Slot Façade
715 – PA-A-4106	11	Detail Slot Façade
715 – PA-A-4107	11	Heliostat
715 – PA-A-5001	11	Landscape Plan
715 – PA-A-5002	11	Public Domain Plan
715 – PA-A-5003	11	Platforms floor plans
715 – PA-A-5004	11	Garden Terraces

Development Summary

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

- Lower ground floor (B1 Level) proposes a supermarket and outdoor sunken garden with lift and stairway access from the ground floor.
- Ground floor proposes various retail tenancies and lobby entrances.
- Level 1 proposes retail, restaurant and residents library.
- Level 2 proposes a food-court and restaurant area.
- Level 3 proposes retail/commercial areas.
- Level 4 proposes a swimming pool and retail/commercial areas.
- Levels 5 to 33 of the high rise east tower propose 368 residential apartments and 225 residential apartments within the low rise west tower, including 90 adaptable apartments in accordance with AS4299 to satisfy Council's Access DCP and SEPP 65.
- 4 levels of basement parking (plus loading dock level) for 539 cars for Block 2 including 96 X 3800mm width accessible spaces, for the residential apartments (90) and retail (3) service (3).

Part A – Retail / Commercial

Accessibility Assessment

Assessment Methodology

Part A of the review considers the accessibility requirements of the Building Code of Australia as expressed by Parts D3, E3.6 and F2.4 and the various referenced standards AS1428.1–Design for Access and Mobility, AS2890.1–Off-Street Parking and AS1735.12–Lifts. With regard to commercial/retail areas of the development the requirements of Council's Access DCP are incorporated within the review comments.

Areas of the development subject of this review include;

- Site and building entrances and outdoor public terrace and landscaped areas.
- Parking relating to retail areas.
- Retail tenancies, supermarket, restaurants.
- Common accessible toilets.

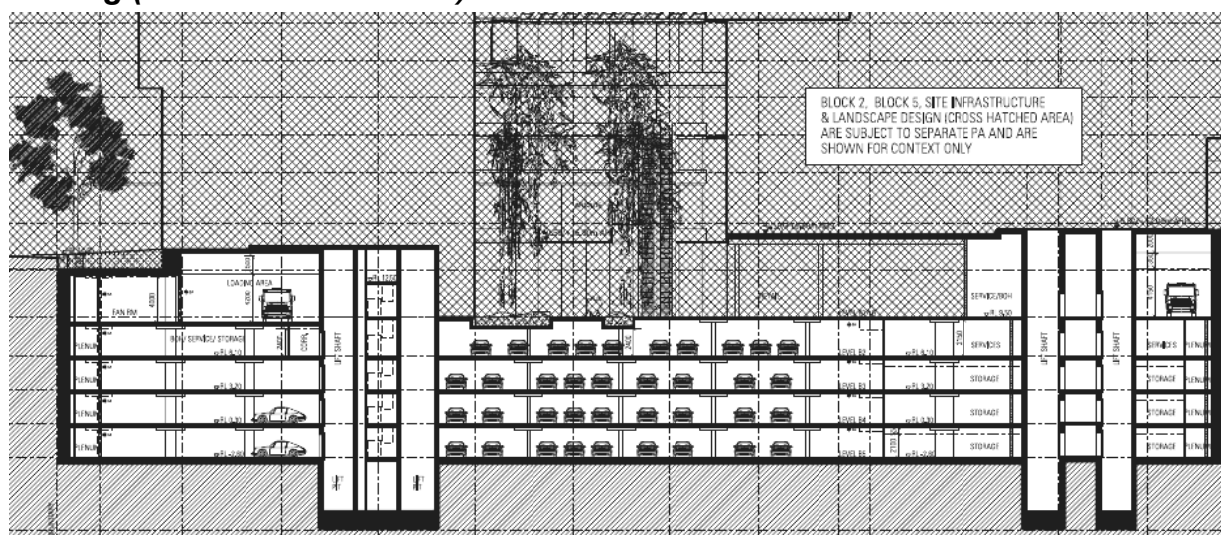
The comments do not cover detail issues pertaining to construction documentation such as internal design of accessible toilet facilities, evaluation of slip resistant floor materials, lift specification, door schedule, tactile ground surface indicators, lighting levels, signage and the like, which can be covered by an appropriate condition of consent subject to consent being granted.

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

BCA Compliance	Complies
1. Street Frontage Retail & Building Entrances – The plans show several retail/commercial tenancies and a café at street level adjoining Broadway, Balfour Street, Tooth Lane and Kent Road. Site access to these tenancies and building entrances shall be provided in the following manner:	YES
<ul style="list-style-type: none"> • Broadway footpath approaches provide on-grade access to several tenancies and arcade access points at various levels from RL15.00 to RL16.70 on Kent Road to ensure equitable access at every principle entry point and to reflect the topography of Broadway. 	YES
<ul style="list-style-type: none"> • Balfour Street footpath approaches provide on-grade access to the ground floor retail tenancies @RL15.00 with a ramped arcade accessway into the central lobby areas @RL15.55 to RL16.50 to ensure equitable access throughout. 	YES
<ul style="list-style-type: none"> • Tooth Lane footpath approaches propose on-grade access to the Apartment Lobby @RL15.30 and other tenancies and arcade entries @RL15.60 to RL16.50 which reflects the topography of Tooth Lane and thereby enables equitable access. 	YES
<ul style="list-style-type: none"> • Kent Road footpath approaches propose on-grade access to the High Rise Residential Apartment Lobby @RL17.00 to 17.20 and other retail tenancies @RL17.25 to RL17.35 which reflects the topography of Kent Road and 	YES

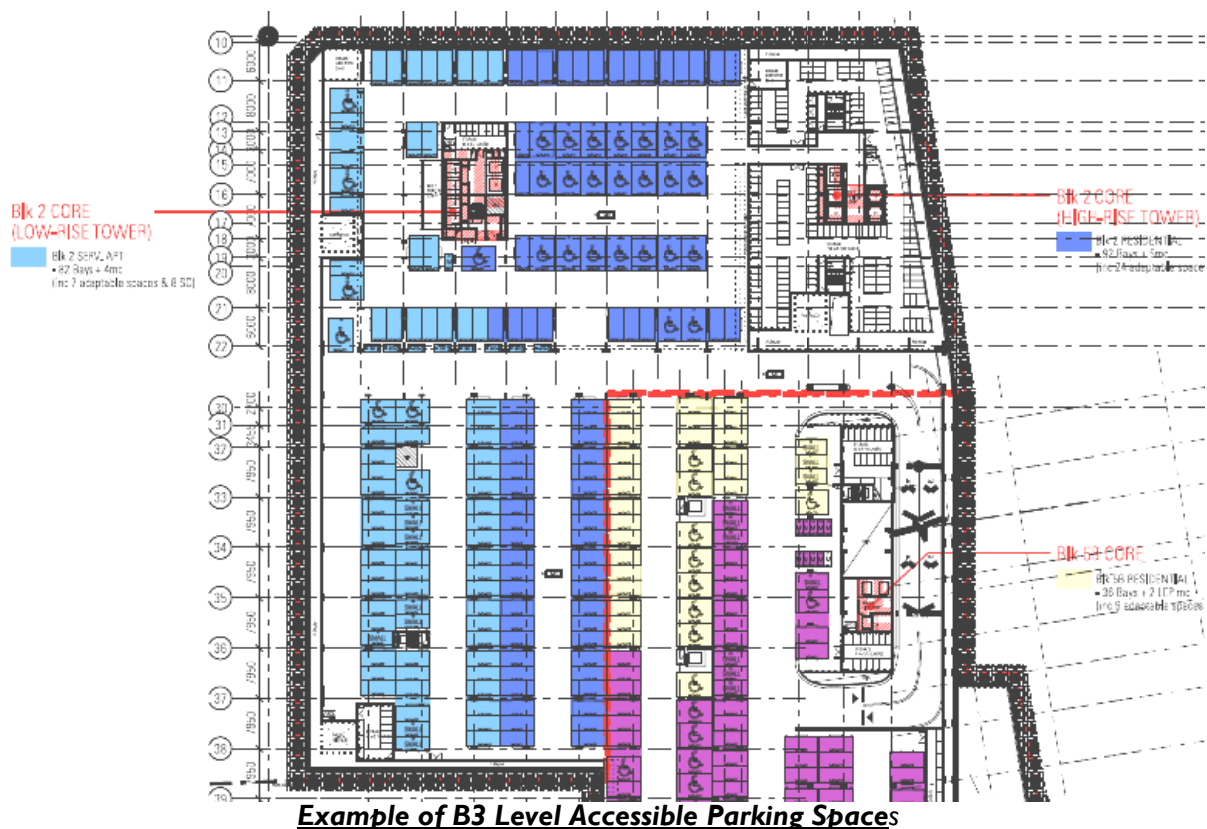
BCA Compliance	Complies
thereby enables equitable access.	
2. Within the central arcade areas the plans indicate several ramped sections to ensure equitable and direct access to all areas including the commercial lifts 6 and 7. The construction documentation shall ensure that doorways to enter tenancies shall incorporate level landings rather than ramped arcade accessways.	YES
3. Details of ramp and stairway handrails, tactile ground surface indicators and luminance contrasting step nosings shall be confirmed at construction certificate stage in accordance with ASI428 to satisfy Parts D3.2, D3.3, D3.8 of the BCA.	YES
4. 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.	YES
5. 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.	YES

Parking (Part D3.5 of the BCA)



BCA Compliance	Complies
6. The development proposes 1,230 car spaces within a four level basement carpark (plus loading dock Level) which is to be shared for the residential / retail and commercial development associated with Blocks 2, 3, 5, 6, 7, 9. and 10.	
7. With respect to Block 2 the carpark proposes 539 parking spaces configured as follows: <ul style="list-style-type: none"> 438 residential apartment spaces including 90 X 3800mm spaces for the adaptable apartments to satisfy AS4299 and Council's Access DCP. 58 retail spaces including 3 X 3800mm accessible spaces to satisfy Table D3.5 of the BCA, AS2890.1 and Council's Access DCP. 43 service vehicle spaces including 3 X 3800mm accessible spaces. 	YES
8. The accessible 2300mm minimum height clearances and 2500mm height over the	YES

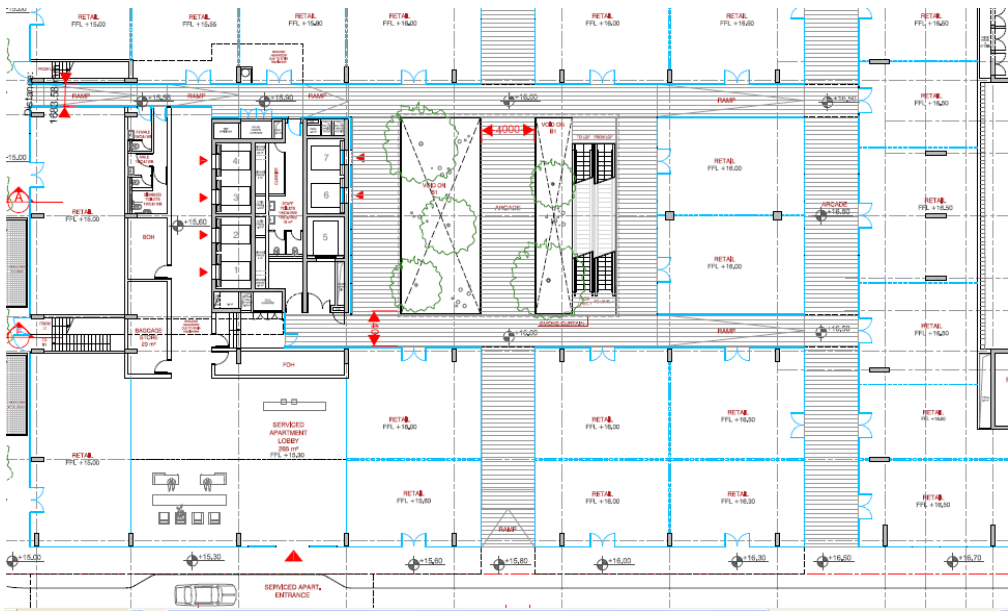
BCA Compliance	Complies
<p>accessible spaces will readily comply with AS4299, Council's Access DCP and also satisfy AS2890.1 and Part D3.5 of the BCA.</p> <p>9. The accessible parking will be situated on generally level pavement no steeper than 1:40 to comply with AS2890.1.</p> <p>10. The locations of the accessible parking adjacent the lift landings are convenient and enable direct access to the lift landings, <u>except for the B2 level access corridor to the Apartment lift lobby, which can readily be adjusted to 1600mm minimum width at construction certificate stage.</u></p>	<p>YES</p> <p>YES</p> <p>YES at CC stage</p>

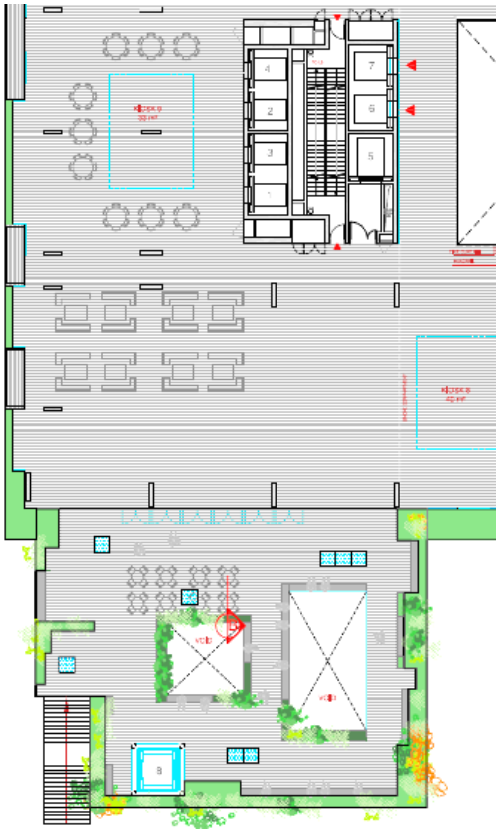
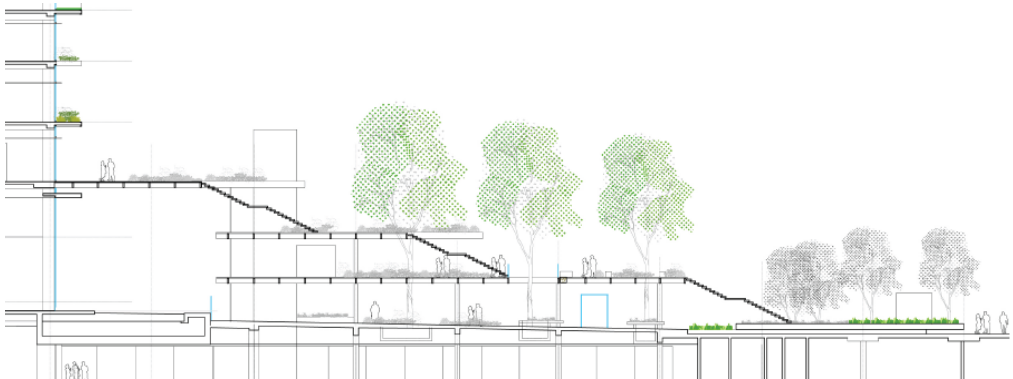


Internal Accessways (Part D3.3 of the BCA)

Having regard to the requirements of Part D3.3 of the BCA the assessments considers the on-site accessibility between the entry level, outdoor landscaped areas at levels 2, 1, vertical access to parking levels, retail tenancies and the internal circulation spaces to access the above areas and amenities.

BCA Compliance	Complies
<p>11. Lower Ground Floor - Supermarket – The base building plan for the lower ground floor retail supermarket provides an open plan layout with vertical access via Lifts 6 and 7 which travel from ground to lower ground and retail parking on Levels B2 and B3. Overall there are no access barriers to prevent compliance with AS1428.1 and Part D3.3 of the BCA.</p>	<p>YES</p>

BCA Compliance	Complies
12. A future DA shall be prepared relating to the internal fitout of the supermarket, including unisex accessible sanitary facilities.	
<p>13. Ground Floor – Retail Tenancies & Lobby – The base building plan for the ground floor level shows 4000mm width north-south arcades and 2400mm east-west arcades that facilitate access to the lift lobbies to lifts 6 and 7 and all intra-site retail tenancies, albeit several ramp landings require adjustment to align with doorway entrances to ensure appropriate access to satisfy ASI428.1, Council's Access DCP and Part D3.3 of the BCA.</p> <p>14. Within the retail tenancies the base building plans provide open plan layouts with no access barriers to comply with ASI428.1 and Part D3.3 of the BCA.</p> <p>15. With respect to the Apartment lobby the plans indicate level on-grade access to enter the lobby @RL15.300 and access all areas including the lifts 1 to 4 which travel to basement levels B2 and B3, conference level 3, dining level 4 and apartments on levels 5 to 16.</p>	<p>YES</p> <p>YES</p> <p>YES</p>
	
<p>16. Level 1 – Retail, Restaurant, Resident Library – The base building plan for Level 1 provides vertical access via Lifts 6, 7 within the low-rise tower and 9 to 13 from the residential gallery and high-rise tower, which travel from ground to the lower parking levels and upper level apartments and amenities.</p> <p>17. Level 1 proposes 2400mm minimum width arcade style corridors to access the restaurant area at the low-rise western end and all retail tenancies and residential lobby, which enable easy access for all passing and manoeuvring to access all doorways in a manner that readily complies with ASI428.1 to satisfy Part D3.3 of the BCA and Council's Access DCP.</p> <p>18. Overall there are no access barriers to prevent compliance with ASI428.1 and Part D3.3 of the BCA.</p>	<p>YES</p> <p>YES</p> <p>YES</p>

BCA Compliance		Complies
<p>19. Level 2 – Restaurant Food Court & Outdoor Deck – The base building plan for the Level 2 area is directly accessible via Lifts 6 and 7 which provides direct access to a restaurant food court area which enables equitable access.</p> <p>20. The Level 2 floor area provides an open plan layout that enables direct access to all kiosks and dining areas with no access barriers to comply with ASI428.1 and Part D3.3 of the BCA and Council's Access DCP.</p> <p>21. Level 2 includes an Outdoor Terrace with direct on-grade access from the adjacent restaurant food court.</p> <p>22. The level 2 terrace also incorporates a lift (Scenic Lift 8) to access Level 1 and ground floor below to ensure equitable access to all areas.</p>	 <p style="text-align: center;"><i>Level 2 outdoor terrace</i></p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
		
<p>23. Level 3 – Retail/Commercial – The base building plan for Level 3 areas are directly accessible via Lifts 1 to 4, 6 and 7 which provides direct access to lobby areas with double doorways which enables equitable access to comply with ASI428.1 to satisfy Part D3.3 of the BCA and Council's Access DCP.</p> <p>24. The residential lifts 9 to 13 also provide access to this level with similar doorway access from the lift lobby to adjacent areas in a manner that complies with ASI428.1 to satisfy Part D3.3 of the BCA and Council's Access DCP.</p>		<p>YES</p> <p>YES</p>
<p>25. Level 4 – Swimming Pool and Commercial/Retail areas – The base building plan for Level 4 provides vertical access via Lifts 1 to 4 within the low-rise tower for the Apartments and Lifts 9 to 13 from the residential gallery and high-rise tower, which travel from ground to the lower parking levels and upper level apartments and amenities.</p>		<p>YES</p>

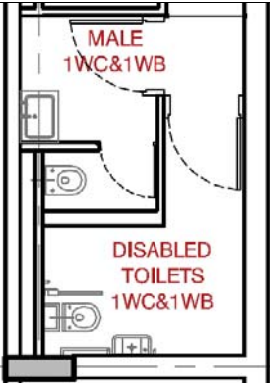
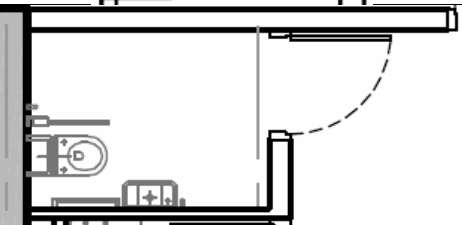

BCA Compliance	Complies
<p>26. The base building plan of the low rise Apartment portion of Block 2 (western end) provides an open plan layout from the lift lobby to the general floor area with no access barriers to prevent compliance with AS1428.1 and Part D3.3 of the BCA and Council's Access DCP.</p>	YES
<p>27. The base building plan for the high rise tower (eastern end) provides an open plan layout from the lift lobby to the access the various areas and the swimming pools with no access barriers to prevent compliance with AS1428.1 and Part D3.3 of the BCA and Council's Access DCP.</p> <p>28. <u>The unisex accessible toilet provides an internal area of 1700mm X 2400mm which requires an increase to 2400mm X 2400mm to accommodate an accessible shower and comply with AS1428.2 to satisfy Council's Access DCP and Part F2.4 of the BCA.</u></p>	<p>YES</p> <p>YES at CC stage</p>
<p>29. Swimming Pool – Level 4 proposes a 25 metre lap pool and a 50 metre lap pool which will require a hoist to facilitate access for people with physical disabilities into and out of the pool.</p> <p>30. <u>Details of the hoist shall be confirmed at construction certificate stage similar to the adjacent image.</u></p>	<p>YES at CC stage</p>
<p>31. Doorway Entrances and Circulation Space – Details of internal fitout regarding entrances to retail, showroom areas and associated common areas will be subject of future DA's. Nonetheless the base building does not cause any inherent barrier to provide the required circulation spaces, doors and door hardware will comply with AS1428.1 and Part D3.3 of the BCA or Council's Access DCP.</p>	YES

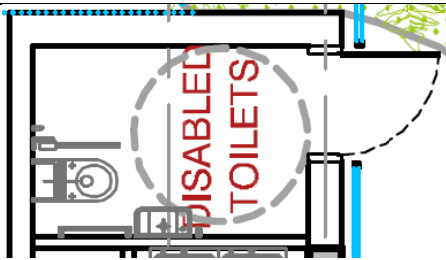


Lifts (Part E3.6 of the BCA)

BCA Compliance	Complies
<p>32. 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>	YES
<p>33. In accordance with Council's Access DCP the lift cars shall provide a 1400 X 1700 minimum area.</p>	YES at CC stage

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

BCA Compliance	Complies
<p>34. The plans show common unisex accessible toilets within the following areas to ensure equitable access for people with disabilities.</p> <ul style="list-style-type: none"> • Ground Floor Retail providing 1700mm X 2600mm. • Ground Floor Residential Lobby providing 1700mm X 2600mm. • Level 1 Retail providing 1700mm X 2300mm. • Level 2 Food Court providing 2400mm X 2500mm. • Level 4 Swimming pool facilities providing 1700mm X 2400mm. <p>35. Details of fittings and fixtures will be confirmed at construction certificate stage in accordance with AS1428 parts 1 and 2 to satisfy Part F2.4 of the BCA and Council's Access DCP.</p> <p>36. While the above listed sanitary facilities designs shall provide access for people with disabilities the construction certificate documentation shall incorporate the following adjustments to ensure compliance with AS1428.2 to satisfy Council's Access DCP and Part F2.4 of the BCA.</p>	<p>YES</p> <p>YES at CC stage</p> <p>YES at CC stage</p>
<p>37. Ground Floor Retail & Residential Lobby facilities providing 1700mm X 2600mm shall be enhanced to 2400mm X 2600mm with the 1000mm width corridor increased to 1550mm minimum to ensure appropriate doorway circulation spaces to enter / exit the facility.</p>	 <p>YES at CC stage</p>
<p>38. Level 1 Retail facilities adjoining the high rise lift core providing 1700mm X 2300mm shall be enhanced to 2400mm X 2400mm.</p>	 <p>YES at CC stage</p>
<p>39. Level 2 Food Court providing 2400mm X 2500mm complies.</p>	 <p>YES</p>

BCA Compliance		Complies
40. Level 4 Swimming Pool facilities providing <u>1700mm X 2400mm</u> requires an increase to <u>2400mm X 2400mm</u> to accommodate an accessible shower and comply with <u>AS1428.2</u> to satisfy Council's Access DCP and Part F2.4 of the BCA.		YES at CC stage

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

BCA Compliance		Complies
41. Details concerning the provision of raised tactile and Braille signage for common public toilets and amenities as required by Part D3.6 and Specification D3.6 of the BCA will be provided at construction certificate stage.		YES

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

BCA Compliance		Complies
42. 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 public stairways, escalators and pedestrian ramps.		YES

Part B – Residential

Adaptability Assessment

To determine whether the proposed development will be consistent with the objectives of SEPP 65 and Council's DCP section 5 Adaptable Housing, which reference Australian Standards AS1428 / AS4299, the review provides the following functional definitions of "visitability", "adaptability" that enable the following outcomes;

Visitable – To provide wheelchair accessible entry to a single level apartment or a level of a multi-level unit that provides access to a "living area" and a "visitable or accessible toilet".

Adaptable – To provide wheelchair accessible entry to a single level apartment or a level of a multi-level residential unit that provides a "living/dining area", "kitchen", "main bedroom" and a "bathroom" that can be accessible from the outset or modified at minimal expense to satisfy the performance objectives of AS4299 – Adaptable Housing to Category C.

SEPP 65 Design Code

The following is provided to demonstrate compliance or otherwise with the relevant visitability and adaptability requirements of the SEPP 65 Design Code.

SEPP 65 Design Code – Accessibility, Visitability and Adaptability design requirements	ASSESSMENT FINDINGS
<p>Site Configuration Landscape Design (p 47)</p> <p><i>Improve the amenity of open space with landscape design which: by</i></p> <p><i>Providing accessible routes through the open spaces and between buildings.</i></p> <p>Site Access Pedestrian Access (p 64)</p> <p><i>To ensure that residents, including users of strollers and wheelchairs and people with bicycles, are able to reach and enter their apartment and use communal areas via minimum grade ramps, paths, accessways or lifts.</i></p> <p><i>Provide high quality accessible routes to public and semi-public areas of the building and the site, including major entries, lobbies, communal open space, site facilities, parking areas, public streets and internal roads.</i></p> <p>Maximize number of accessible,</p>	<p>The plans show at-grade lobby entrances from the Kent Road street approach that enables access into the common lift lobby of the East Tower and from Balfour Street to the West Tower.</p> <p>593 residential apartments providing 368 within the 34 level high rise east tower from levels 5 to 33 (plant room on level 34) and 225 residential apartments on levels 5 to 16 of the west tower.</p> <p>The ground floor lobbies and residential lifts facilitate easy access to the basement carpark levels and upper floor levels to access the designated adaptable apartments and other amenities associated with the residential apartments including:</p> <ul style="list-style-type: none"> • Level 1 Residents Library and through access to the retail arcades on level 1. • Level 2 residential lift lobbies provide direct access to the restaurant food court. • Level 3 lift lobbies provide direct access to the retail/commercial areas. • Level 4 Swimming Pools and retail/commercial areas. <p>Overall I am satisfied that the principal building entrances and access to lifts will provide appropriate access for people with disabilities in accordance with AS1428.1 / AS4299 to satisfy SEPP 65.</p> <p>Visitable Housing</p> <p>The development provides visitable access to the entry of all</p>

SEPP 65 Design Code – Accessibility, Visitability and Adaptability design requirements	ASSESSMENT FINDINGS
<p><i>visible, adaptable apartments in the building. (References AS1428, AS4299, BCA and Access to Premises).</i></p>	<p>593 residential apartments which represents 100% and readily satisfies the SEPP 65 “Rule of Thumb” regarding 20% minimum visitability.</p> <p>Adaptable Housing</p> <p>With respect to the provision of “Adaptable” apartments please refer to the following Adaptability assessment criteria of;</p> <ul style="list-style-type: none"> • 16 X 1 Bedroom Apartments – Type RW.B2 / RW.A1 (low rise west tower) • 24 X 1 Bedroom Apartments - Type RE.B2.05 (high rise east tower) • 24 X 1 Bedroom Apartments - Type RE.B2.06 (high rise east tower) • 24 X 2 Bedroom Apartments – Type R.C3.01 (high rise east tower) • 2 X 3 Bedroom Apartments – Penthouse types on level 31 (high rise east tower) • 3 X 3 Bedroom Apartments – on level 31 East Tower. <p>Consistent with Council’s Access DCP and SEPP 65 the development proposes 90 of the 593 apartments or 15% will be designed as “adaptable housing”.</p>
<p>Building Configuration</p> <p>Apartment Mix (p 70)</p> <p><i>Locate a mix of one, two and three bedroom apartments on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children.</i></p> <p>Optimise the number of accessible and adaptable apartments to cater for a wider range of occupants (Australian Standards are only a minimum).</p>	<p>The overall apartment mix of the 593 units comprises;</p> <ul style="list-style-type: none"> 24 X studio apartments, 201 X 1 bedroom apartments , 144 X 1 bedroom + study apartments, 212 X 2 bedroom apartments – (143 keyed), 22 X 3 bedroom apartments – 7 two-storey <p>There is a total of 586 single level apartments that enjoy wheelchair accessible entry and internal access which represents 98% of the 593 apartments.</p>
<p>Building Configuration</p> <p>Flexibility (p 75)</p> <p><i>Provide accessibility and adaptability by ensuring:</i></p> <ul style="list-style-type: none"> ▪ The number of accessible and visible apartments is optimized. ▪ Adequate pedestrian mobility and access is provided. 	<p>With regard to “adaptability” the development provides five floor plan layouts of a 1 bedroom + study unit (Types RE2.05, RE2.06) and two plan for a 2 bedroom unit (Type RC3.01) and a three bedroom penthouses on Level 31 and 1 bedroom (Type RW.A1) and 1 bedroom Type RW.B1 thereby facilitating a satisfactory level of adaptability and flexibility in terms of access for people with disabilities, which is consistent with the objectives of SEPP 65.</p> <p>The following section provides a detailed review of the apartment floor plans and associated resident parking for the designated adaptable apartments.</p>

SEPP 65 Design Code – Accessibility, Visitability and Adaptability design requirements	ASSESSMENT FINDINGS
Building Configuration Ground Floor Units (p 77-78) <i>Promote housing choice by: Maximizing the number of accessible and visitable apartments on the ground floor.</i>	There are no ground floor apartments. The ground floor level also proposes several retail areas and a residential lobby which incorporate appropriate access from adjoining streets to comply with Part D3 of the BCA.

Adaptability Assessment

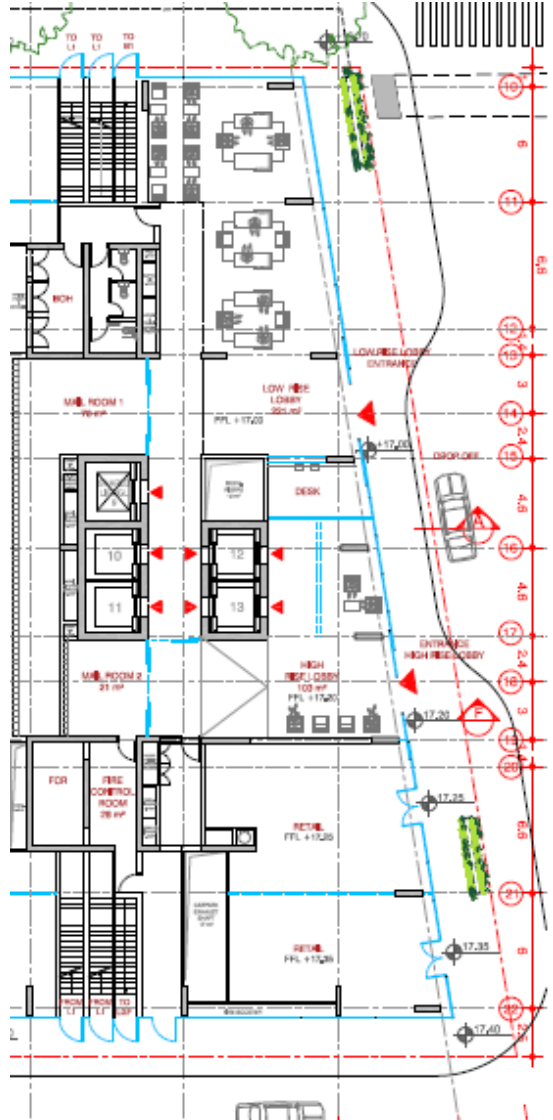
The following provides an assessment of the designated “adaptable” apartments in accordance with Category C of the Adaptable Housing Standard – AS4299.

In accordance with Council’s Access DCP 15% of the 593 apartments or at least 90 apartments shall be adaptable and shall comply with AS4299.

The apartment types and quantities include the following:

- 16 X 1 Bedroom Apartments – Type RW.B2 / RW.A1 (low rise west tower)
- 24 X 1 Bedroom Apartments - Type RE.B2.05 (high rise east tower)
- 24 X 1 Bedroom Apartments - Type RE.B2.06 (high rise east tower)
- 24 X 2 Bedroom Apartments – Type R.C3.01 (high rise east tower)
- 2 X 3 Bedroom Apartments – Penthouse types on level 31 (high rise east tower)

The following provides an overview of the common domain building elements.

Clause	Adaptability Assessment – Common Domain areas	Compliance
AS4299 Clauses 3.3 and 3.5	<p>Building Entrances</p> <p>The plans show at-grade lobby entrances from the Kent Road street approach that enables access into the common lift lobby.</p> <p>The ground floor lobby and residential lifts facilitate easy access to the basement carpark levels and upper floor levels to access the designated adaptable apartments and other amenities associated with the residential apartments including:</p> <ul style="list-style-type: none"> Level 1 Residents Library and through access to the retail arcades on level 1. Level 2 residential lift lobby provides direct access to the restaurant food court. Level 3 lift lobbies provide direct access to the retail/commercial areas. Level 4 Swimming Pools and retail/commercial areas. <p>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.</p>	

Clause	Adaptability Assessment – Common Domain areas	Compliance
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AS4299
Clause 3.8

Letterboxes

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

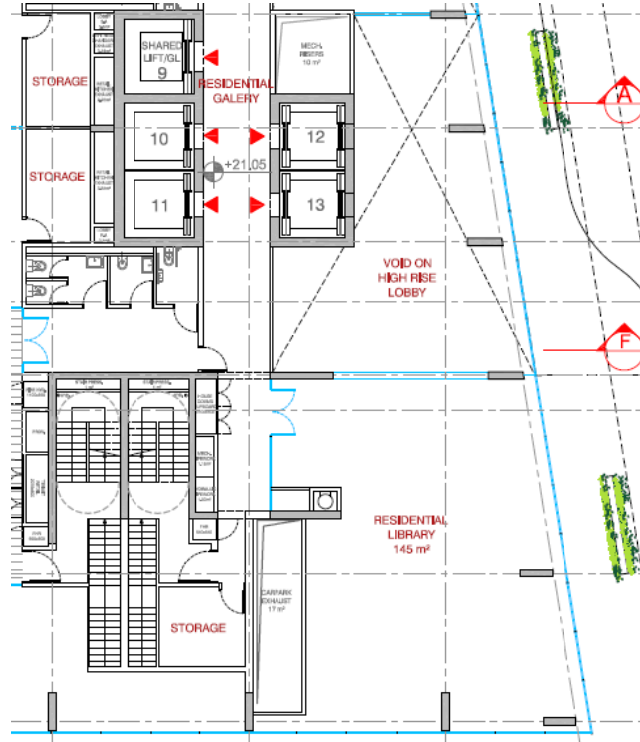
YES

AS4299
Cls 3.3.3

Level 1 Residents Library

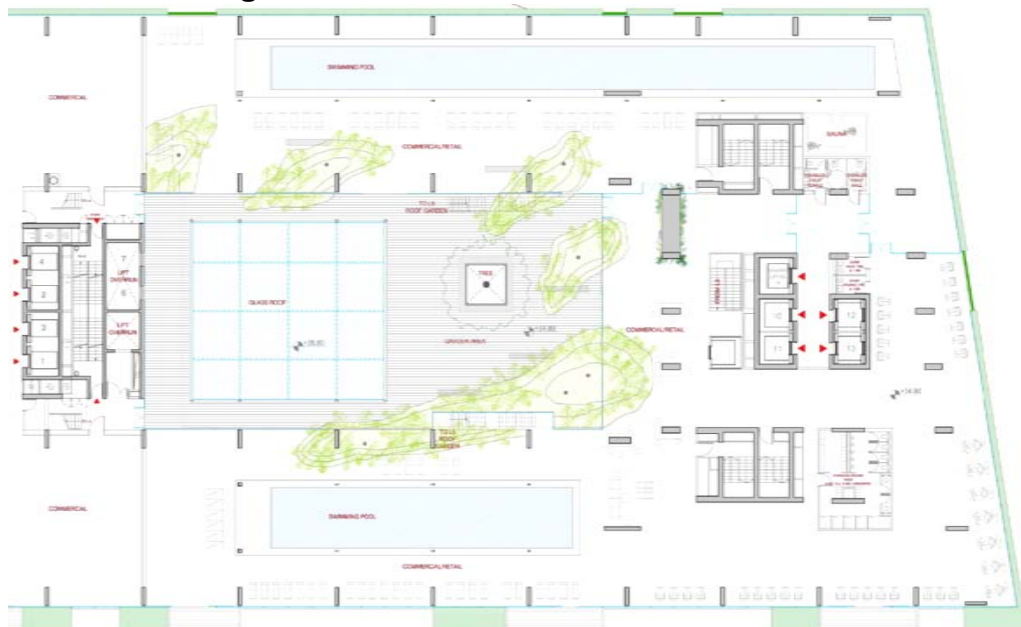
adjacent to the lift lobby which provides convenient access to residents. The lift lobby also provides a through link to the level 1 retail and accessible toilets.

Subject to the confirmation of 920mm minimum width doors and level doorway thresholds in accordance with ASI428.1 and ASI428.2 it is apparent that these common facilities will be accessible to residents and staff and thereby comply with Council's Access DCP, AS4299 and SEPP 65.



Level 4 Swimming Pools

AS4299
Cls 3.3.3

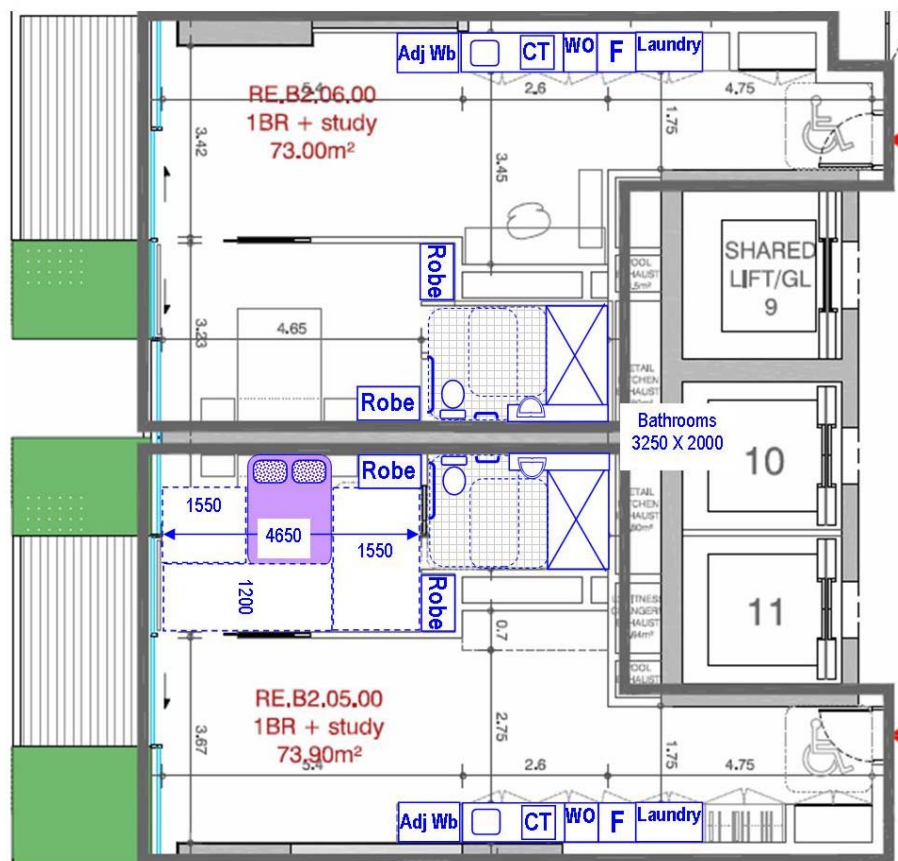


Level 4 proposes swimming pools and associated sanitary facilities that will incorporate on-grade level access from adjoining lift lobbies.

The unisex accessible bathroom that is designed to comply with ASI428 and Council's Access DCP, subject to the room being increased to at least 2400mm X

Clause	Adaptability Assessment – Common Domain areas	Compliance
	2400mm to accommodate a shower.	
	Subject to the confirmation of doorway locations, 920mm minimum width doors, level doorway thresholds in accordance with AS1428 and enhancement to the accessible toilet to include a shower then it is apparent that these common facilities will be accessible to residents and thereby comply with Council's Access DCP, AS4299 and SEPP 65.	
AS4299 Cls 3.3.3, 3.7 & AS2890.5	<p>Car Parking</p> <p>The development proposes 1,230 car spaces within a four level basement carpark (plus loading dock Level) which is to be shared for the residential / retail and commercial development associated with Blocks 2, 5 and 9.</p> <p>With respect to Block 2 Residential the carpark proposes 438 residential apartment spaces including 90 X 3800mm spaces for the adaptable apartments to satisfy AS4299 and Council's Access DCP.</p> <p>The accessible 2300mm minimum height clearances and 2500mm height over the accessible spaces will readily comply with AS4299, Council's Access DCP and also satisfy AS2890.1 and Part D3.5 of the BCA.</p> <p>The accessible parking will be situated on generally level pavement no steeper than 1:40 to comply with AS2890.1.</p> <p>The locations of the accessible parking adjacent the lift landings are convenient and enable direct access to the lift landings,</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
AS1735.2	<p>Lift Access</p> <p>The plans indicate the lift cars will be approximately 1400mm X 1700mm which will comply with the minimum 1400mm X 1100mm specified by AS1735.2 and AS1735.12 – <i>Lifts For People With Disabilities</i> and AS1428.2.</p>	YES

Clause	Adaptability Assessment – 1 Bedroom Type RE.B2.05 & RE2.06 Complies
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Post Adaptation Plan

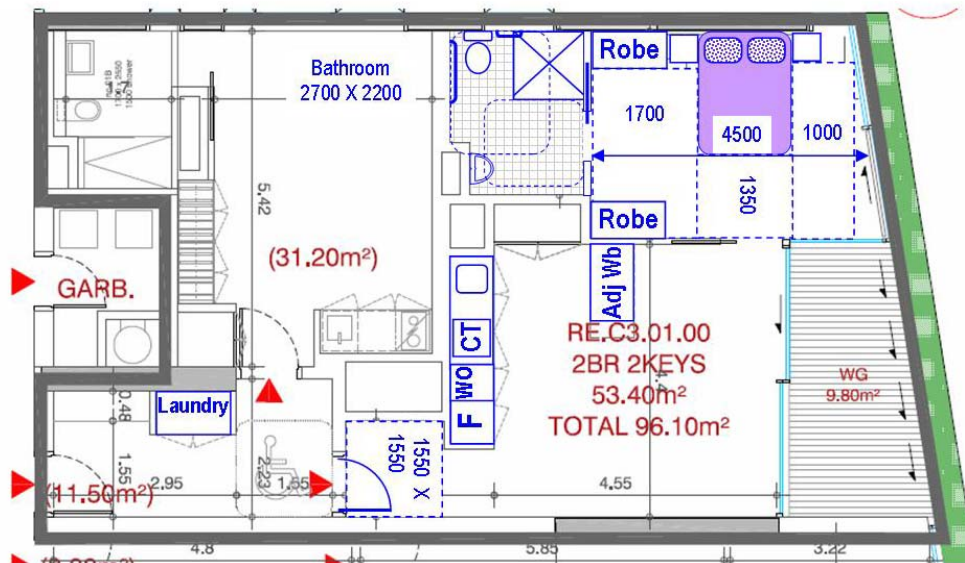
AS4299 Clauses 4.3.1, 4.3.2 and 4.3.3	Accessible entry – The front entrance to these units provides at least 1550mm X 1550mm externally in the common corridors and internally with 520mm minimum latch side clearance, which complies with the spatial requirements of AS4299.	YES
	Internally the 1550mm wide entry foyer area provides the required 1550mm X 1550mm minimum circulation area.	YES
AS4299 Cls 4.3.7	Interior: general – The pre adaptation plan provides an open plan living area with direct access to the bedroom doorway in accordance with AS1428.1/4299.	YES
	The post adaptation plan illustrates a minor modification to the bedroom robe / bathroom wall which facilitates enhanced doorway circulation space within the bathroom to comply with the minimum doorway circulation space requirements of AS1428/4299.	YES
	Doors and Door Hardware While the plans do not indicate 920mm external door widths, 870mm internal door widths and lever handles these details should be provided at construction drawing stage to confirm compliance.	YES

Clause	Adaptability Assessment – 1 Bedroom Type RE.B2.05 & RE2.06	Complies
AS4299 Clause 4.7	Living and Dining rooms – The plans show combined living and dining area 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 single galley kitchen inherently provides the required 1550mm X 1550mm minimum circulation space adjacent the benches to comply with AS4299 requirements. 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.	YES YES
AS4299 Clause 4.6	Main bedroom – The post adaptation plan shows the main bedroom for these Units will be 4650mm X 3230mm, provides 1540mm X 2070mm circulation space adjacent and a 1000mm on either side of the queen sized bed to satisfy AS4299/1428.	YES
AS4299 Clause 4.7	Bathroom – The plans show the bathroom will be at least 2000mm X 3250mm with a layout of sanitary facilities that is readily adaptable to comply with AS1428/4299 by re-directing plumbing services within the bulkhead wall. 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.	YES
AS4299 Cls 4.4.3	Toilet – The size and layout of the bathroom enables the toilet to comply with AS4299 by providing 1250mm X 900mm in front of the WC pan.	YES
AS4299 Clause 4.8	Laundry – The laundry closet adjacent to the 1550mm width entry foyer provides 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.	YES
AS4299 Cls 3.5(b)	Outdoor Private Open Space – The plans show outdoor balcony terrace areas adjacent living areas for each of these units with sliding doors for convenient access and an approximate 2100mm width X 3800mm length, which is adequate to perform a 180 degree wheelchair manoeuvre. While the plans do not indicate thresholds the construction drawings will confirm a 50mm maximum with the capability for threshold ramps to comply with AS1428/4299.	YES

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 Access DCP for Adaptable Housing.

Clause	Adaptability Assessment – 2 Bedroom Type rc3.01 Layout	Compliance
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Post Adaptation Plan



AS4299
Clauses
4.3.1, 4.3.2
and 4.3.3

Accessible entry – The front entrance to these units provides at least 1550mm X 1550mm externally in the common corridors and internally with 520mm minimum latch side clearance, which complies with the spatial requirements of AS4299.

YES

Internally the 1550mm wide entry foyer area provides the required 1550mm X 1550mm minimum circulation area.

YES

AS4299
Cls 4.3.7

Interior: general – The pre adaptation plan provides an open plan living area with direct access to the bedroom doorway in accordance with AS1428.1/4299.

YES

Doors and Door Hardware

While the plans do not indicate 920mm 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 area 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 L-shaped kitchen illustrates at least 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 and height adjustable workbench that is readily adaptable and satisfies the “ease of adaptation” guidelines outlined in section 2 – Performance Objectives of AS4299.

YES

Therefore, subject to confirmation of the installation of kitchen cupboards, appliances and the like at the construction documentation

Clause	Adaptability Assessment – 2 Bedroom Type rc3.01 Layout	Compliance
stage it is apparent that the kitchen will comply with AS4299.		
AS4299 Clause 4.6	Main bedroom – The main bedroom for these Units will be 4500mm X 3350mm, which provides 1540mm X 2070mm circulation space adjacent and a 1000mm on either side of the queen sized bed to satisfy AS4299/1428.	YES
AS4299 Clause 4.7	Bathroom – The plans show the main bedroom bathroom will be at least 2200mm X 2700mm with a layout of sanitary facilities that is readily adaptable to comply with AS1428/4299. 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.	YES
AS4299 Cls 4.4.3	Toilet – The size and layout of the bathroom enables the toilet to comply with AS4299 by providing 1250mm X 900mm in front of the WC pan.	YES
AS4299 Clause 4.8	Laundry – The laundry closet adjacent to the living area provides adequate space for a washing machine, drier and basin, while the adjacent area facilitates the required minimum 1550mm X 1550mm clear circulation space in front of the appliances to comply with AS4299.	YES
AS4299 Cls 3.5(b)	Outdoor Private Open Space – The plans show outdoor balcony terrace areas adjacent living areas for each of these units with sliding doors for convenient access and an approximate 1600mm-2400 width X 4400mm length, which is adequate to perform a 180 degree wheelchair manoeuvre. While the plans do not indicate thresholds the construction drawings will confirm a 50mm maximum with the capability for threshold ramps to comply with AS1428/4299.	YES

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 Access DCP for Adaptable Housing.

Clause	Adaptability Assessment – 3 Bedroom Types	Complies
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AS4299
Clauses
4.3.1, 4.3.2
and 4.3.3

Accessible entry – The front entrance to this unit provides at least 1550mm X 1550mm externally in the common corridor and internally with 520mm minimum latch side clearance, which complies with the spatial requirements of AS4299.

YES

YES

Internally the 1550mm wide entry foyer area provides the required 1550mm X 1550mm minimum circulation area.

AS4299

Interior: general – The plan illustrates that the bedroom door and

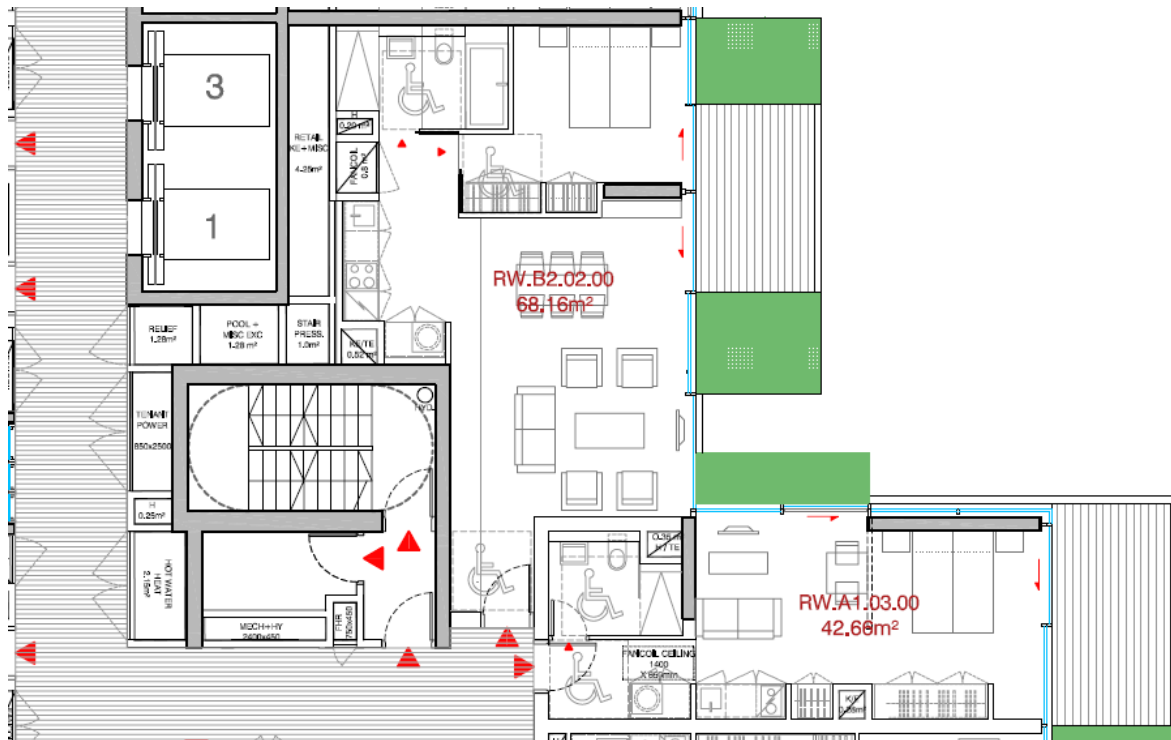
YES

Clause	Adaptability Assessment – 3 Bedroom Types	Complies
Cls 4.3.7	robe could be readily modified to facilitate enhanced doorway circulation space to a <u>main bedroom</u> to comply with the minimum doorway circulation space requirements of AS1428/4299.	
	Doors and Door Hardware While the plans do not indicate 920mm 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 area 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 kitchen illustrates ample internal area to provide the required 1550mm X 1550mm minimum circulation space adjacent the benches to comply with AS4299 requirements. With regard to the “adaptability” of the kitchen the post-adaptation plan provides an appropriate layout of sink, fridge, wall oven, cooktop and to adjust the positions of a height adjustable workbench and appliances 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.	YES
AS4299 Clause 4.6	Main bedroom – The plan shows the main bedroom for these Units will be; <ul style="list-style-type: none"> Unit RE.D1.03.00 - 5850mm X 4250mm Unit RE.D2.04.00 - 4350mm X 3700mm Unit RE.D2.03.00 - 3900mm X 3670mm The above sizes provide 1540mm X 2070mm circulation space adjacent and a 1000mm on either side of the queen sized bed to satisfy AS4299/1428.	YES
AS4299 Clause 4.7	Bathroom – The plans show ensuite bathrooms of appropriate sizes (average 1950-2150 X 3150-3300) with a layout of sanitary facilities that is readily adaptable to comply with AS1428/4299. 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.	YES
AS4299 Cls 4.4.3	Toilet – The size and layout of the bathrooms enables the toilet to comply with AS4299 by providing 1250mm X 900mm in front of the WC pan.	YES
AS4299 Clause 4.8	Laundry – The laundry closet adjacent to the 1550mm width entry foyer provides adequate space for a washing machine, drier and basin, while the adjacent area facilitates the required minimum 1550mm X 1550mm clear circulation space in front of the appliances to comply with AS4299.	YES

Clause	Adaptability Assessment – 3 Bedroom Types	Complies
AS4299 Cls 3.5(b)	<p>Outdoor Private Open Space – The plans show outdoor balcony terrace areas adjacent living areas for each of these units with sliding doors for convenient access with a 3000mm minimum width X 4000-8000mm length deck areas, which are ample to perform a 180 degree wheelchair manoeuvre.</p> <p>While the plans do not indicate thresholds the construction drawings will confirm a 50mm maximum with the capability for threshold ramps to comply with AS1428/4299.</p>	YES

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 Access DCP for Adaptable Housing.

Clause	Adaptability Assessment – 1 Bed Types RW.A1 & RW.B1	Complies
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AS4299 Clauses 4.3.1, 4.3.2 and 4.3.3	<p>Accessible entry – The front entrance to these unit types provides at least 1550mm X 1550mm externally in the common corridor and internally with 520mm minimum latch side clearance, which complies with the spatial requirements of AS4299.</p> <p>Internally the 1550mm wide entry foyer area provides the required 1550mm X 1550mm minimum circulation area.</p>	YES
AS4299 Cls 4.3.7	<p>Interior: general – The plan illustrates that the bedroom door and robe could be readily modified to facilitate enhanced doorway circulation space to a <u>main bedroom</u> to comply with the minimum doorway circulation space requirements of AS1428/4299.</p> <p>Doors and Door Hardware</p> <p>While the plans do not indicate 920mm external door widths, 870mm internal door widths and lever handles these details should be provided at construction drawing stage to confirm compliance.</p>	YES
AS4299 Clause 4.7	<p>Living and Dining rooms – The plans show combined living and dining area on a single level with sufficient area to provide a 2250mm diameter turning area to comply with this clause.</p>	YES
AS4299 Clause 4.5	<p>Kitchen – The kitchen illustrates ample internal area to provide the required 1550mm X 1550mm minimum circulation space adjacent the benches to comply with AS4299 requirements.</p> <p>With regard to the “adaptability” of the kitchen the post-adaptation plan provides an appropriate layout of sink, fridge, wall oven, cooktop and to adjust the positions of a height adjustable workbench and appliances that is readily adaptable and satisfies the “ease of adaptation” guidelines outlined in section 2 – Performance Objectives of AS4299.</p>	YES

Clause	Adaptability Assessment – I Bed Types RW.A1 & RW.B1	Complies
	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 plan shows the main bedroom for these Units will be adequate in size to enable 1540mm X 2070mm circulation space adjacent and a 1000mm on either side of the queen sized bed to satisfy AS4299/1428.	YES
AS4299 Clause 4.7	Bathroom – The plans show ensuite bathrooms of appropriate sizes (average 1950-2150 X 3150-3300) with a layout of sanitary facilities that is readily adaptable to comply with AS1428/4299. 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.	YES
AS4299 Cls 4.4.3	Toilet – The size and layout of the bathrooms enables the toilet to comply with AS4299 by providing 1250mm X 900mm in front of the WC pan.	YES
AS4299 Clause 4.8	Laundry – The laundry closet adjacent to the 1550mm width entry foyer provides adequate space for a washing machine, drier and basin, while the adjacent area facilitates the required minimum 1550mm X 1550mm clear circulation space in front of the appliances to comply with AS4299.	YES
AS4299 Cls 3.5(b)	Outdoor Private Open Space – The plans show outdoor balcony terrace areas adjacent living areas for each of these units with sliding doors for convenient access with a 3000mm minimum width X 4000-8000mm length deck areas, which are ample to perform a 180 degree wheelchair manoeuvre. While the plans do not indicate thresholds the construction drawings will confirm a 50mm maximum with the capability for threshold ramps to comply with AS1428/4299.	YES

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 Access DCP for Adaptable Housing.

Conclusion

In summary this assessment confirms the following outcomes;

- The common domain ramped accessways to retail areas and residential lobbies on the ground floor areas of the development will provide appropriate access for people with disabilities in accordance with Part D3 of the BCA and Council's Access DCP; and
- The various lifts provide access to the basement parking and all upper levels including the retail areas on lower ground floor and levels 1 to 4 in a manner that will satisfy Part D3.3 of the BCA and Council's Access DCP; and
- Details of accessible sanitary facilities associated with retail / commercial components will be confirmed at construction certificate stage to verify compliance with AS1428.2 to satisfy Council's Access DCP and Part F2.4 of the BCA; and
- The 96 X 3800mm width accessible parking spaces for the adaptable apartments, retail and visitors facilitate easy access for dual transfers or vehicles with side-loading ramps and hoists which complies with AS4299 and Council's Access DCP; and
- The common domain pathways and areas of the development will provide appropriate access for people with disabilities consistent with SEPP 65, SEPP 65 Design Code and Council's Access DCP; and
- The 593 apartments from levels 5 to 33 of the high rise east tower and levels 5 to 16 of the low rise tower with 98% visitability in terms of wheelchair access to enter all apartments, which is consistent with SEPP 65 and SEPP 65 Design Code, and
- There will be at least 15% of apartments – ninety (90) that will be adaptable in accordance with AS4299, which is consistent with SEPP 65, SEPP 65 Design Code and Council's Access DCP.

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 Access DCP 2004 for adaptable housing within multi-unit residential developments.

Therefore, given the degree of access to the retail/serviced apartment areas, common domain residential amenities, visitability and adaptability of residential apartments I conclude that the development satisfies the accessibility provisions of the BCA and relevant Council Access DCP and SEPP 65 requirements pertaining to accessible pathways, visitable, 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, HREOC Advisory Notes on Premises, 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 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 and Committee of Management member.
- Accredited Member of the Access Institute of NSW.
- 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.

