

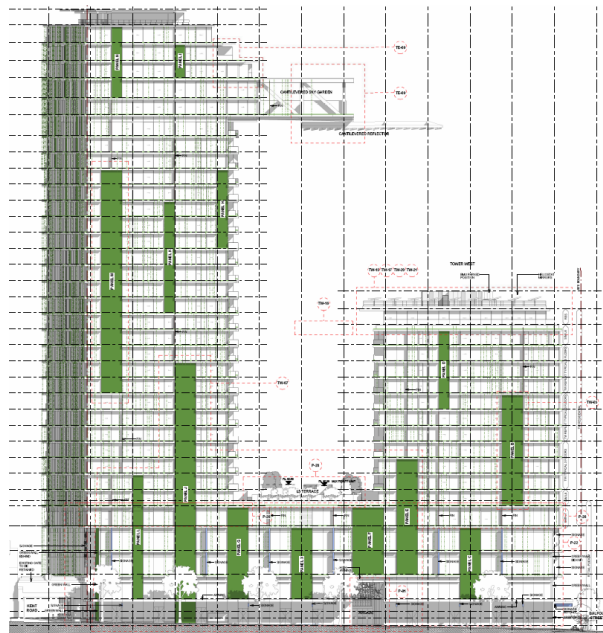
ACCESS REPORT

AMENDED PROJECT APPLICATION

FRASERS BROADWAY - BLOCK 2

20-102 BROADWAY
SYDNEY

MIXED MULTI-UNIT RESIDENTIAL,
RETAIL/COMMERCIAL DEVELOPMENT



Prepared By Mark Relf
12th November 2010



Accessibility Solutions (NSW) PTY LTD

ABN 20 105 200 128 | 20 Begonia Street PAGEWOOD 2035

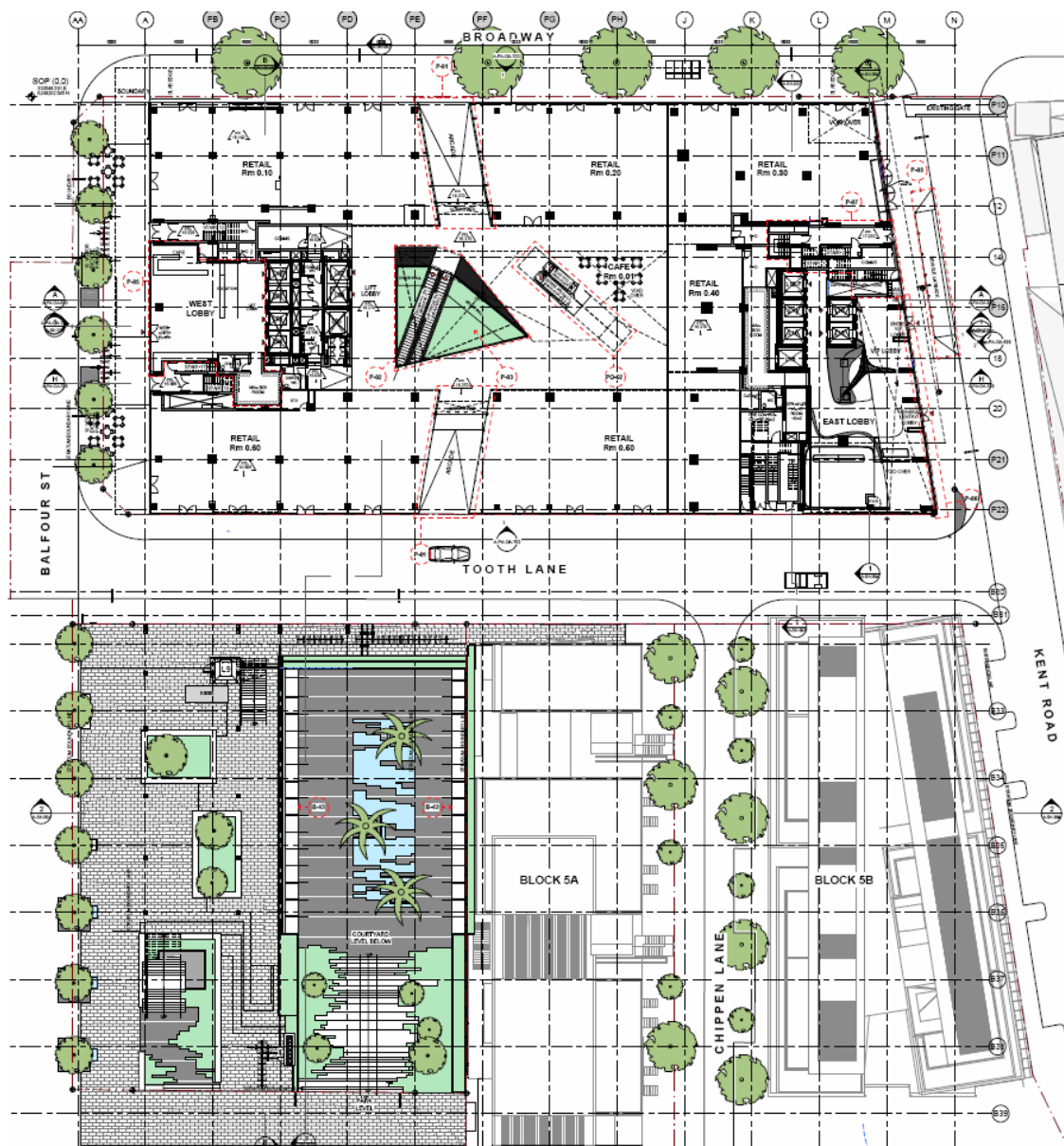
Tel: 9695-1940 | Fax: 9695-1906 | Mob: 0417-467-007 | Email: markrelf@bigpond.com

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 Amended Project Application (Amd PA) seeks approval for Block 2 which consists of the same primary configuration 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;
- 623 residential apartments on levels 4 to 33;
- 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.



Ground Level

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 adaptable 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 AS1428.1 (2009) – Design for Access and Mobility and referenced standards.
- (6) Australian Standard AS4299 – Adaptable Housing.
- (7) Disability Discrimination Act (DDA) and DDA Access Code.

Development Application Plans

The plans relied upon for this accessibility assessment include Revision E and adaptable apartment architectural plans as listed at Appendix B of this report.

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.
- Level 2 proposes a food-court and restaurant area.
- Level 3 proposes retail/commercial areas.
- Level 4 proposes a gymnasium.
- Level 5 proposes a swimming pool.
- Levels 4 to 33 of the east and west towers propose 623 residential apartments, including 79 adaptable apartments in accordance with AS4299 to satisfy the intent of Council's Access DCP and SEPP 65.

Part A – Retail / Commercial

Accessibility Assessment

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 will be confirmed at construction certificate stage.

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

1. **Street Frontage Retail & Building Entrances** – The amended plans show several retail/commercial tenancies at street level adjoining Broadway, Balfour Street, Tooth Lane and Kent Road and several arcade entries which all provide access in accordance with the aforementioned accessibility standards.

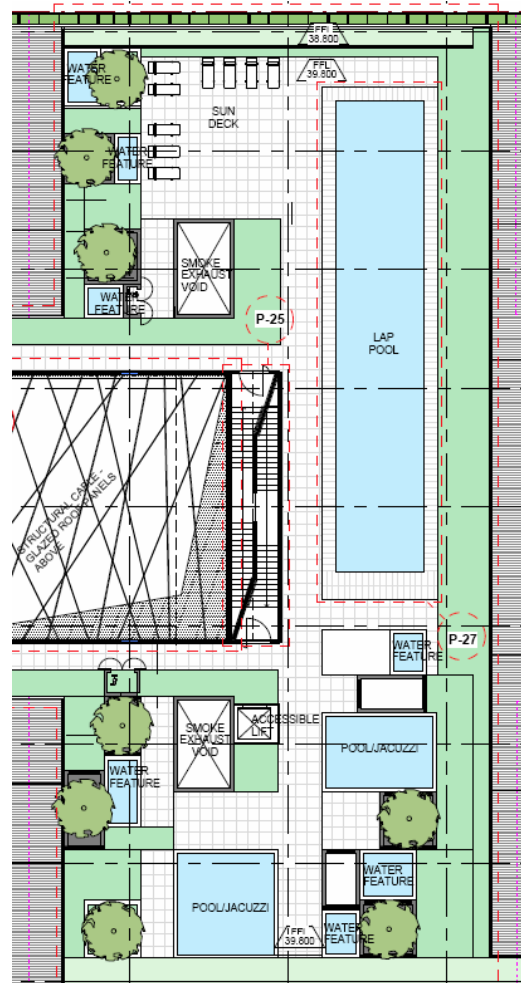
Internal Accessways (Part D3.3 of the BCA)

2. **Basement 1 (Supermarket) to Level 3 (Retail)** – The development proposes lift access to all retail levels while the base building plan for the basement level supermarket and the various retail levels provide an open plan layouts with no access barriers to prevent compliance with ASI428.1 and Part D3.3 of the BCA and the DDA Access Code.

3. **Level 4 – Gymnasium and Level 5 Swimming Pool** – The base building plan for Level 4 Gymnasium provides vertical access via Lifts 6 & 7 within the low-rise tower and travelator access to level 3 which enables equitable access. The level 5 pool deck is accessible via a lift or stairway which also facilitates equitable access and consistent with the DDA Access Code there will be a pool hoist confirmed at construction certificate stage hoist to facilitate access for people with physical disabilities into and out of the pool.

Lifts (Part E3.6 of the BCA)

4. 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.



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

5. With respect to sanitary facilities the plans show common unisex accessible toilets on all levels with the base building works or in the case of Level 4 the fitout shall provide accessible facilities to ensure equitable access for people with disabilities.
6. Details of fittings and fixtures will be confirmed at construction certificate stage in accordance with ASI428 parts 1 and 2 to satisfy Part F2.4 of the BCA, Council's Access DCP and the DDA Access Code.

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

7. Details concerning the provision of raised tactile and Braille signage for common public toilets and amenities as required by Part D3.6, Specification D3.6 of the BCA and the DDA Access Code will be provided at construction certificate stage.

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

8. Details concerning the provision of tactile ground surface indicators (TGSI's) as required by Part D3.8 of the BCA and the DDA Access Code will be provided at construction certificate stage for public stairways, escalators, travelators and pedestrian ramps.

Part B - Adaptability Assessment

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

The development provides 79 adaptable apartments from a total of 623 which is equivalent of 12.7% which complies with SEPP 65 and is generally consistent with the intent of Council’s Access DCP requirement of 15%.

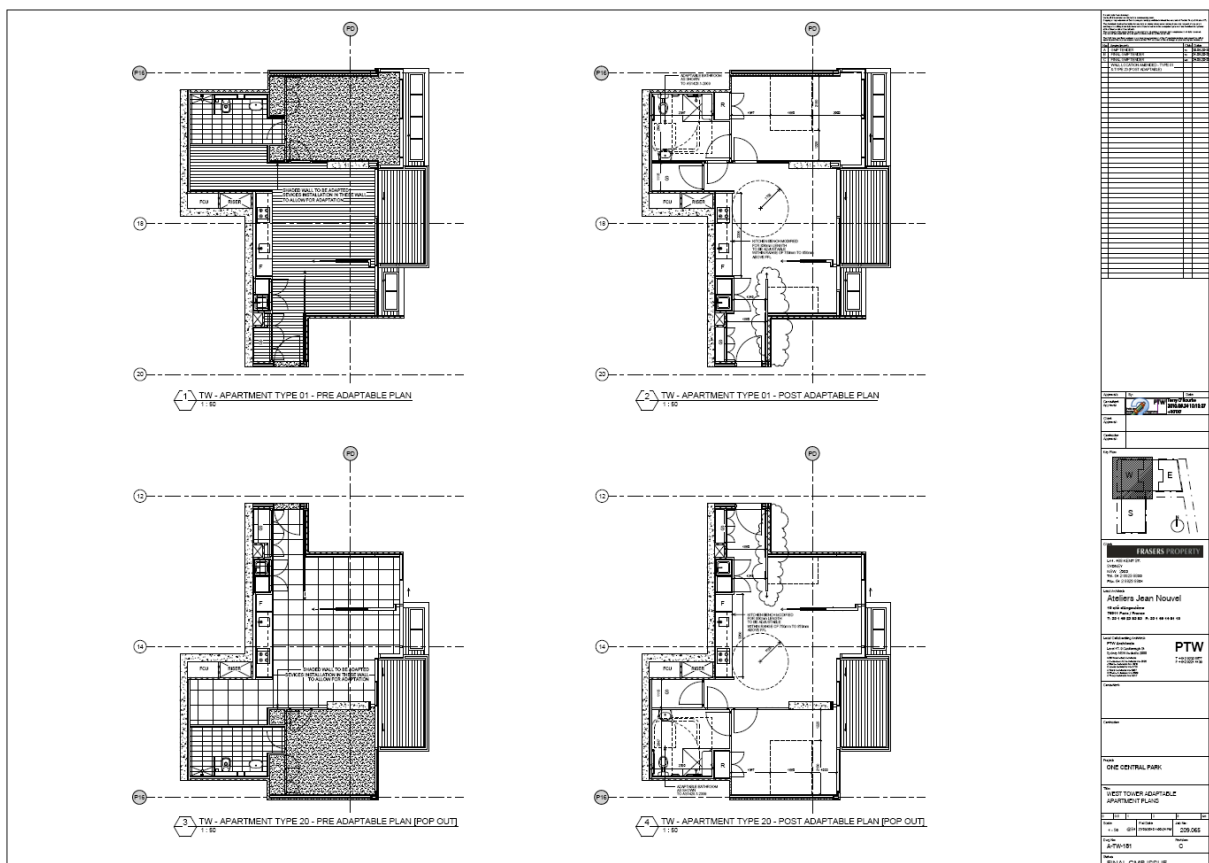
The apartment types and quantities include the following:

20 X 1 Bedroom +Study Apartments (low rise west tower)

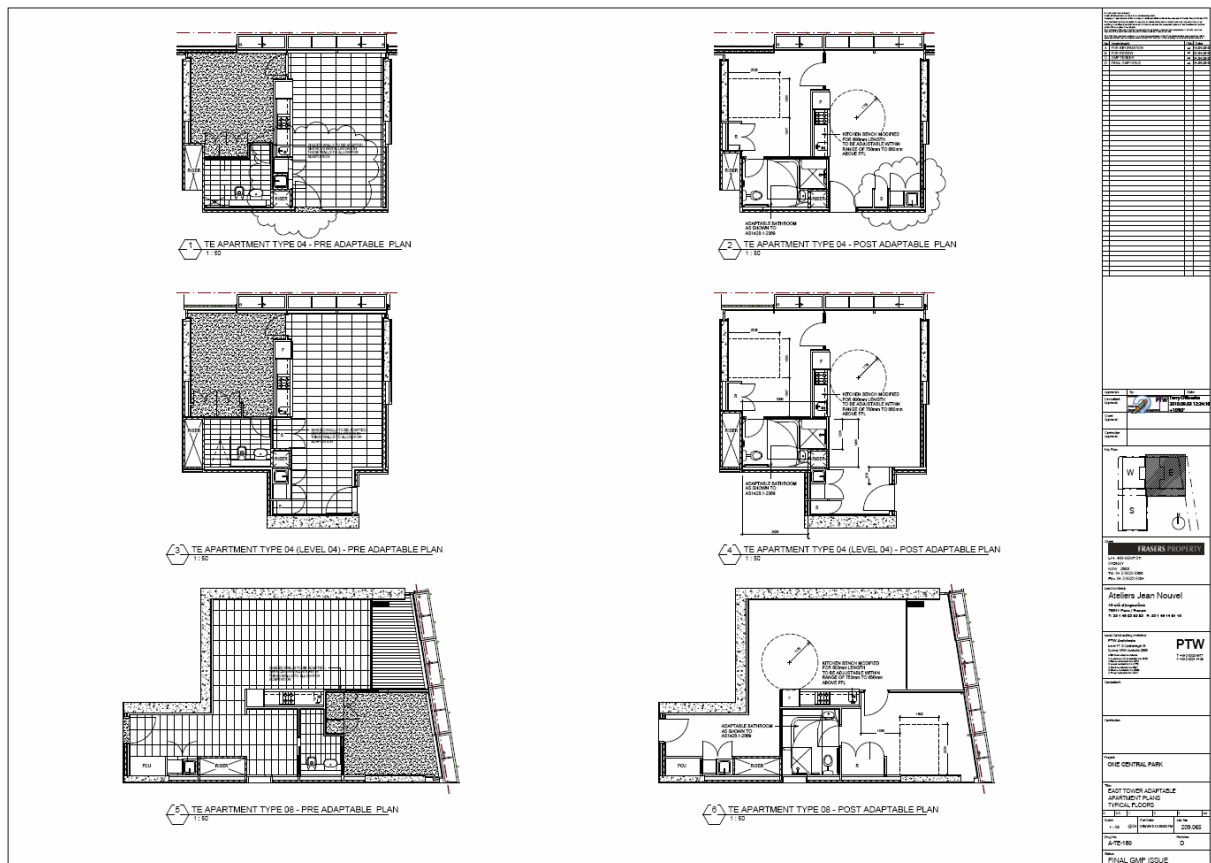
50 X 1 Bedroom Apartments (high rise east tower)

9 X 2 / 3 Bedroom Apartments on levels 29, 30, 31

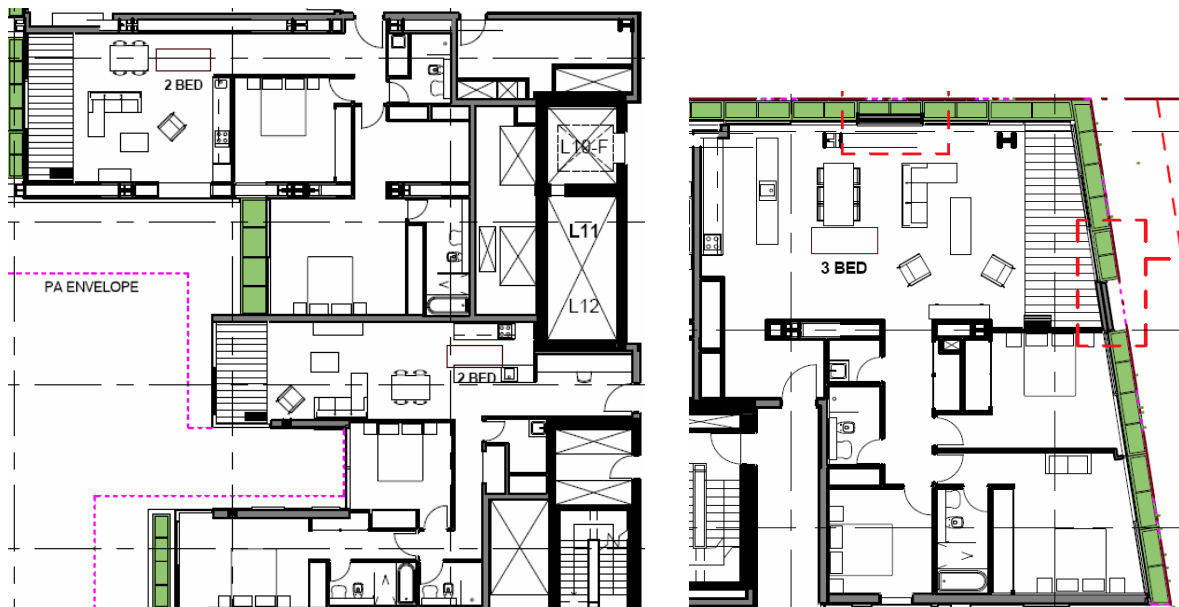
West Tower Adaptable Apartments



East Tower Adaptable Apartments



Levels 29-30 Adaptable Apartments



Level 31 Adaptable Apartments



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	Building Entrances The plans show at-grade lobby entrances from the adjoining streets to the east and west lift lobbies and residential lifts which facilitate direct access to the basement carpark levels and upper floor levels to access the designated adaptable apartments in accordance with AS1428.1 / AS4299.	YES
AS4299 Clause 3.8	Letterboxes The development will provide the letter boxes adjacent the residential lift lobbies and will provide at least 1550mm X 1550mm level landing areas for circulation and access to comply with AS4299.	YES

Clause	Adaptability Assessment – Common Domain areas	Compliance
AS4299 Cls 3.3.3, 3.7 & AS2890.5	<p>Car Parking</p> <p>The development proposes 79 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 which facilitate access to the apartments will be at least 1400mm X 1600mm which will comply with the minimum requirements of the DDA Access Code.</p>	YES

Clause	Adaptability Assessment	Complies
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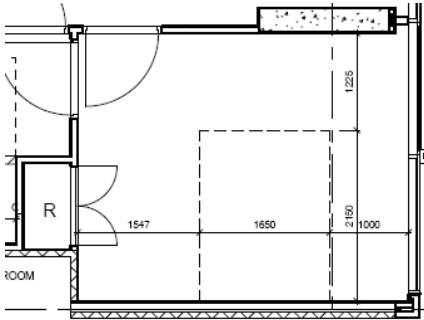
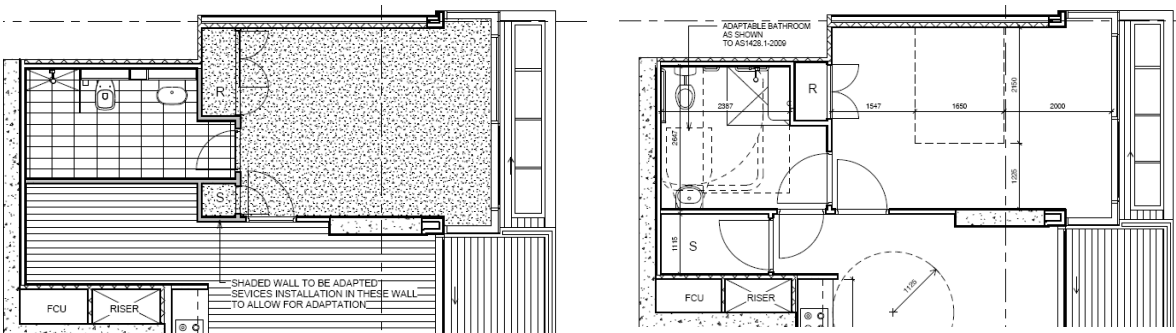
The following assessment applies to the apartment types shown above and in the locations of:

20 X 1 Bedroom +Study Apartments (low rise west tower)

50 X 1 Bedroom Apartments (high rise east tower)

9 X 2 / 3 Bedroom Apartments on levels 29, 30, 31

AS4299 Clauses 4.3.1, 4.3.2 and 4.3.3	<p>Accessible entry – The front entrance to these units provides at least 1550mm X 1550mm externally in the common corridors which complies with the spatial requirements of AS4299.</p> <p>Internally the 1550mm wide entry foyer area is achieved in most cases in pre-adaptation while several types achieve an accessible entry by adapting adjoining cupboards which enables reasonable access but only after adaptation.</p>	YES
AS4299 Cls 4.3.7	<p>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.</p> <p>In a few instances on level 29, 30, 31 the post adaptation requires a minor modification to the bedroom robe or kitchen joinery / wall which facilitates enhanced doorway circulation space adjacent to the bedroom door to comply with the minimum doorway circulation space requirements of AS1428/4299.</p>	<p>YES</p> <p>YES</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

Clause	Adaptability Assessment	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	<p>Kitchen – The single galley kitchen inherently provides the required 1550mm X 1550mm minimum circulation space adjacent the benches and appliances to comply with AS4299 requirements.</p> <p>With regard to the “adaptability” of the kitchen the post-adaptation plan provides a layout of sink, fridge, cooktop and a height adjustable workbench that is generally adaptable and satisfies the “ease of adaptation” guidelines outlined in section 2 – Performance Objectives of AS4299.</p> <p>Several unit types have small kitchens which do not provide a wall oven although this could be achievable through a more substantial “adaptability modification”.</p> <p>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.</p>	YES
AS4299 Clause 4.6	<p>Main bedroom – The post adaptation plan shows the main bedroom for these Units will be approximately 4100mm X 3200mm, provides 1540mm X 2070mm circulation space adjacent and a 1000mm on either side of the queen sized bed to satisfy AS4299/1428.</p> 	YES
AS4299 Clause 4.7	<p>Bathroom – The plans show post adaptation plans for bathrooms which require extended room areas to achieve the specified spatial areas as nominated by AS1428.1.</p> <p>To facilitate the Adaptations the initial construction of the dwellings will require additional plumbing services capped later use and extended waterproofing to facilitate the extended room areas.</p> <p>In my opinion pre and post adaptation strategies reasonably satisfy the performance requirements of AS4299.</p> 	YES

Clause	Adaptability Assessment	Complies	
			
3	TW - APARTMENT TYPE 20 - PRE ADAPTABLE PLAN [POP OUT]	4	TW - APARTMENT TYPE 20 - POST ADAPTABLE PLAN [P
			
1	TE APARTMENT TYPE 04 - PRE ADAPTABLE PLAN	2	TE APARTMENT TYPE 04 - POST ADAPTABLE
			
3	TE APARTMENT TYPE 04 (LEVEL 04) - PRE ADAPTABLE PLAN	4	TE APARTMENT TYPE 04 (LEVEL 04) - POST AD
			
5	TE APARTMENT TYPE 08 - PRE ADAPTABLE PLAN	6	TE APARTMENT TYPE 08 - POST ADAPTABLE PLAN

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 closets in either pre or post adaptation layouts 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. **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 and adequate to perform a 180 degree wheelchair manoeuvre. **YES**

Clause	Adaptability Assessment	Complies
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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.

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, Council's Access DCP and the DDA Access Code; 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 and level 5 in a manner that will satisfy Part D3.3 of the BCA, Council's Access DCP and the DDA Access Code; 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, Part F2.4 of the BCA and the DDA Access Code; and
- The 79 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 623 apartments from levels 4 to 33 of the high rise east tower and levels 4 to 16 of the low rise tower with 100% visitability in terms of wheelchair access to enter all apartments, which is consistent with SEPP 65, SEPP 65 Design Code and the DDA Access Code and the DDA Access Code, and
- There will be at least seventy-nine (79) apartments that will be adaptable in accordance with AS4299, which is consistent with SEPP 65 and SEPP 65 Design Code. THE 79 apartments represent 12.7% of the total 623 apartments which is generally consistent with Council's Access DCP requirement of 15%.

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/commercial areas, common domain residential amenities, visitability and adaptability of residential apartments I conclude that the development satisfies the accessibility provisions of the BCA, SEPP 65, DDA Access Code and generally Council Access DCP requirements pertaining to accessibility, visitable and 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.
- 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.

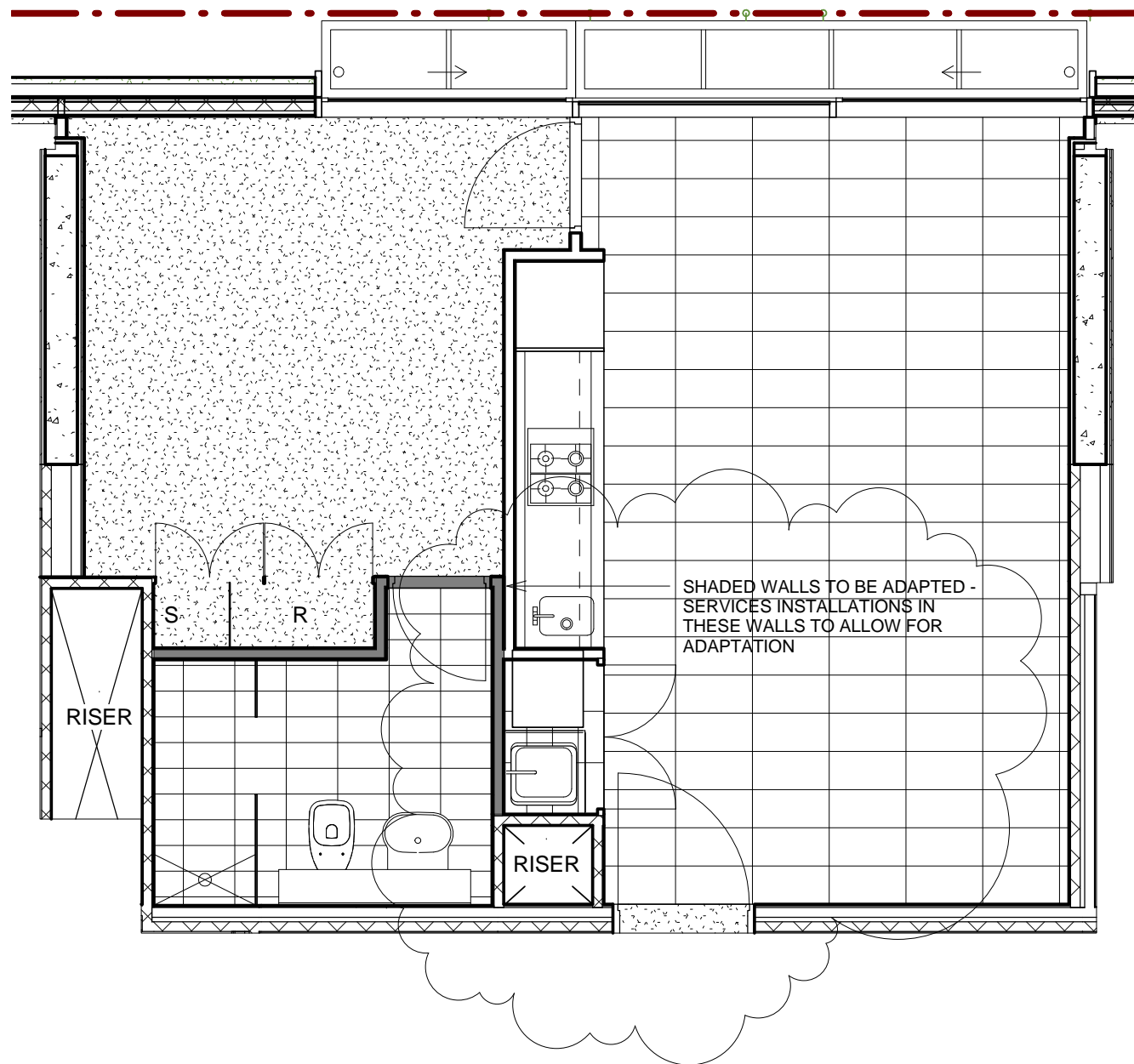


Appendix B – Amended Project Application Plans

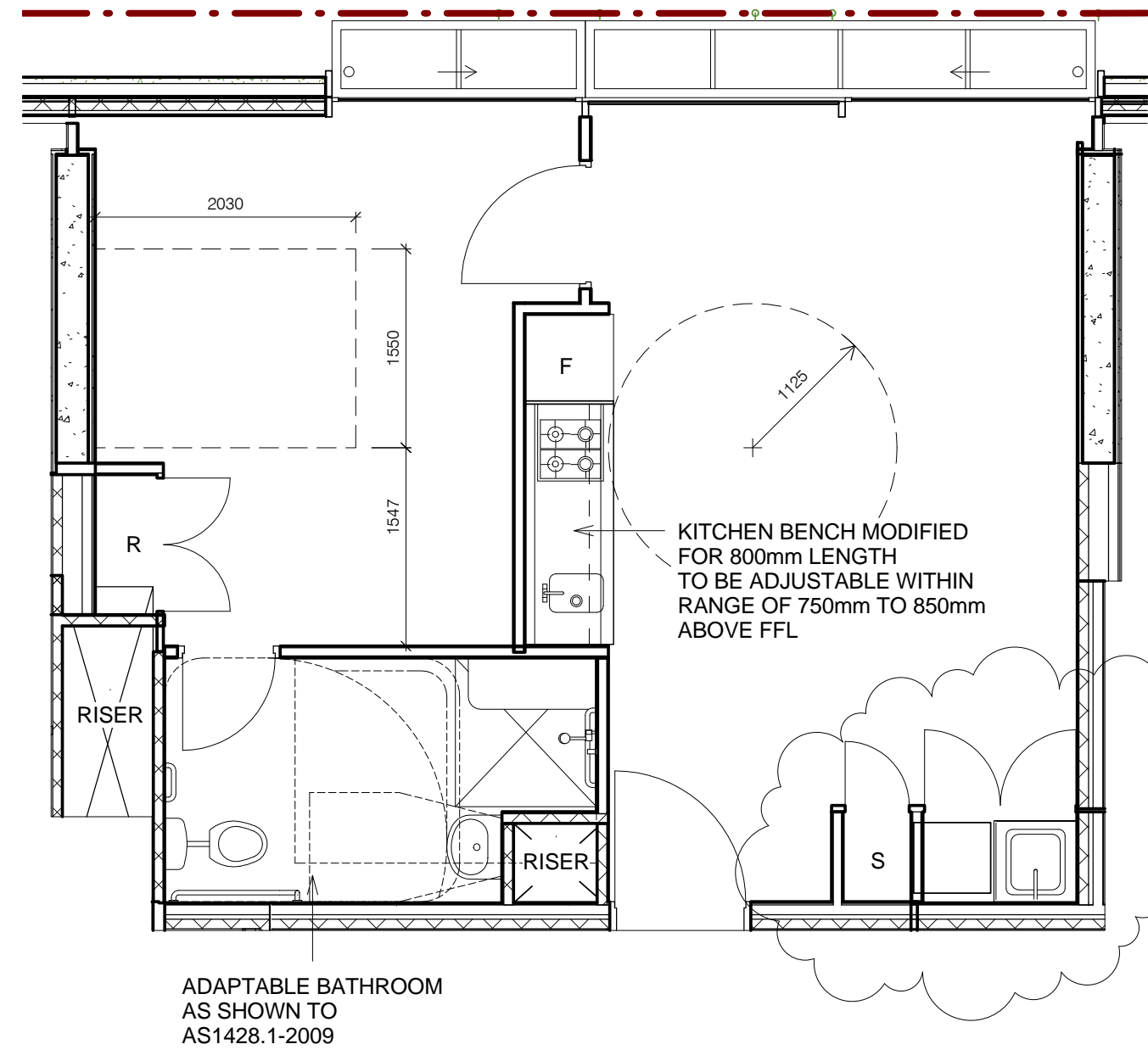
The plans relied upon for this accessibility assessment include the following:

Dwgs A-TW-181 (Rev C) and A-TE-180 (Rev D) pertaining to adaptable apartments.

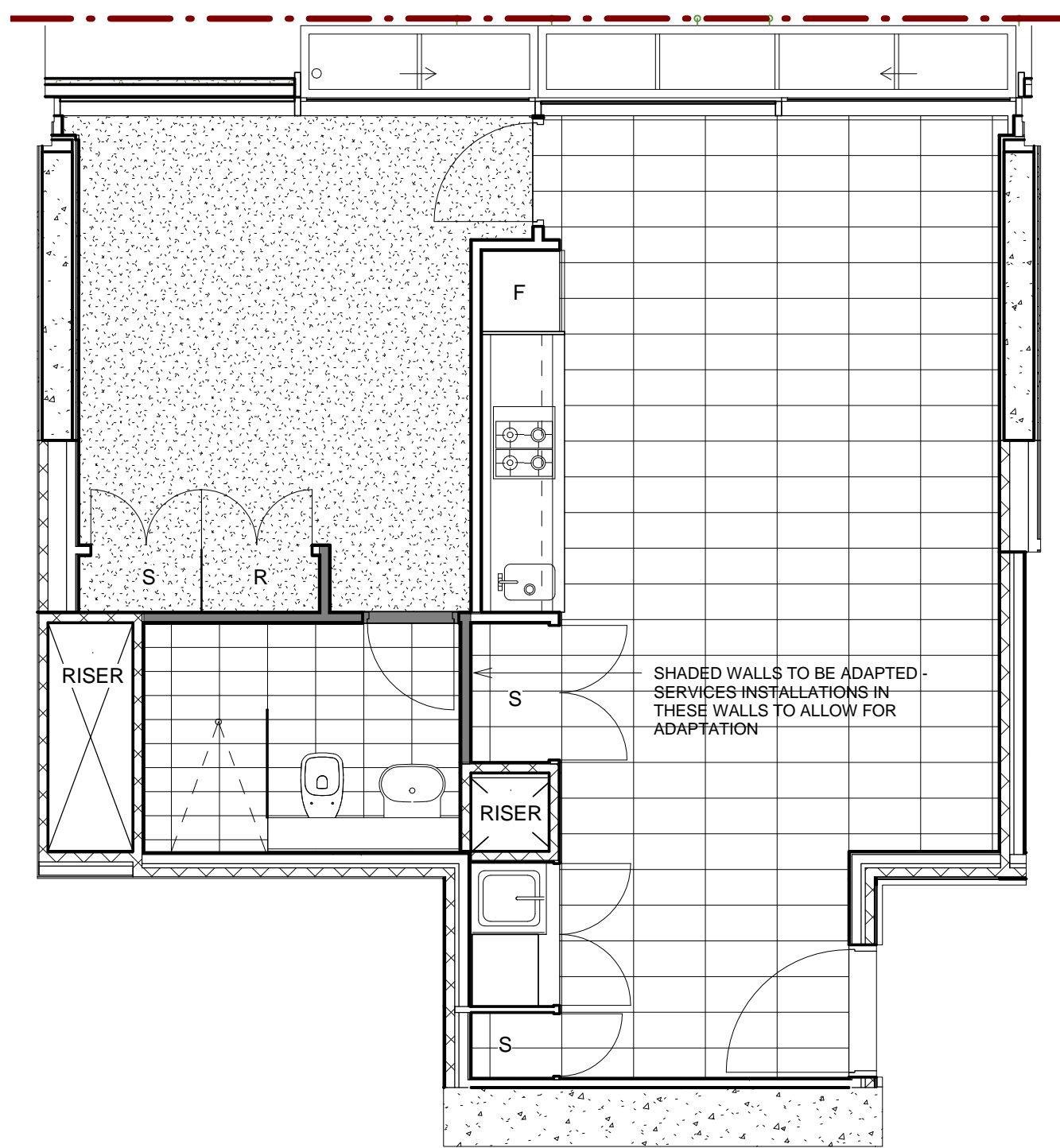
Drawing List - PLANS - OVERALL		
Sheet Number	Sheet Name	Revision
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A-PA-OA-149	TYPICAL COMPARISON PLAN PODIUM	E
A-PA-OA-150	TYPICAL COMPARISON PLAN EAST TOWER	E
A-PA-OA-151	TYPICAL COMPARISON PLAN WEST TOWER	E
A-PA-OA-046A	BASEMENT 1 - OVERALL FLOOR PLAN	E
A-PA-OA-047A	BASEMENT 1 MEZZANINE - OVERALL FLOOR PLAN	E
A-PA-OA-049A	GROUND LEVEL - OVERALL FLOOR PLAN	E
A-PA-OA-050	GROUND FLOOR MEZZANINE LEVEL - OVERALL FLOOR PLAN	E
A-PA-OA-051	LEVEL 01 - OVERALL FLOOR PLAN	E
A-PA-OA-052	LEVEL 02 - OVERALL FLOOR PLAN	E
A-PA-OA-053	LEVEL 03 - OVERALL FLOOR PLAN	E
A-PA-OA-054	LEVEL 04 - OVERALL FLOOR PLAN	E
A-PA-OA-055	LEVEL 05 - OVERALL FLOOR PLAN	E
A-PA-OA-056	LEVEL 06 - OVERALL FLOOR PLAN	E
A-PA-OA-057	LEVEL 07 - OVERALL FLOOR PLAN	E
A-PA-OA-058	LEVEL 08 - OVERALL FLOOR PLAN	E
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A-PA-OA-070	LEVEL 20 - OVERALL FLOOR PLAN	E
A-PA-OA-071	LEVEL 21 - OVERALL FLOOR PLAN	E
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A-PA-OA-079	LEVEL 29 - OVERALL FLOOR PLAN	E
A-PA-OA-080	LEVEL 30 - OVERALL FLOOR PLAN	E
A-PA-OA-081	LEVEL 31 - OVERALL FLOOR PLAN	E
A-PA-OA-082	LEVEL 32 - OVERALL FLOOR PLAN	E
A-PA-OA-083	LEVEL 33 - OVERALL FLOOR PLAN	E
A-PA-OA-084	LEVEL 34 - OVERALL FLOOR PLAN	E
A-PA-OA-085	ROOF - OVERALL FLOOR PLAN	E
A-PA-OA-100	BUILDING ENVELOPE	E
A-PA-OA-009	(TITLE PAGE) - GENERAL MASTERPLAN - OVERALL	E
A-PA-OA-011	CONTEXTUAL PLAN	E
A-PA-OA-012	SITE PLAN BLOCK 2 and 2A	E
A-PA-OA-699	(TITLE PAGE) ELEVATIONS - OVERALL	E
A-PA-OA-700	NORTH ELEVATION	E
A-PA-OA-701	EAST ELEVATION	E
A-PA-OA-702	SOUTH ELEVATION	E
A-PA-OA-703	INTERNAL ELEVATIONS	E
A-PA-OA-704	WEST ELEVATION	E



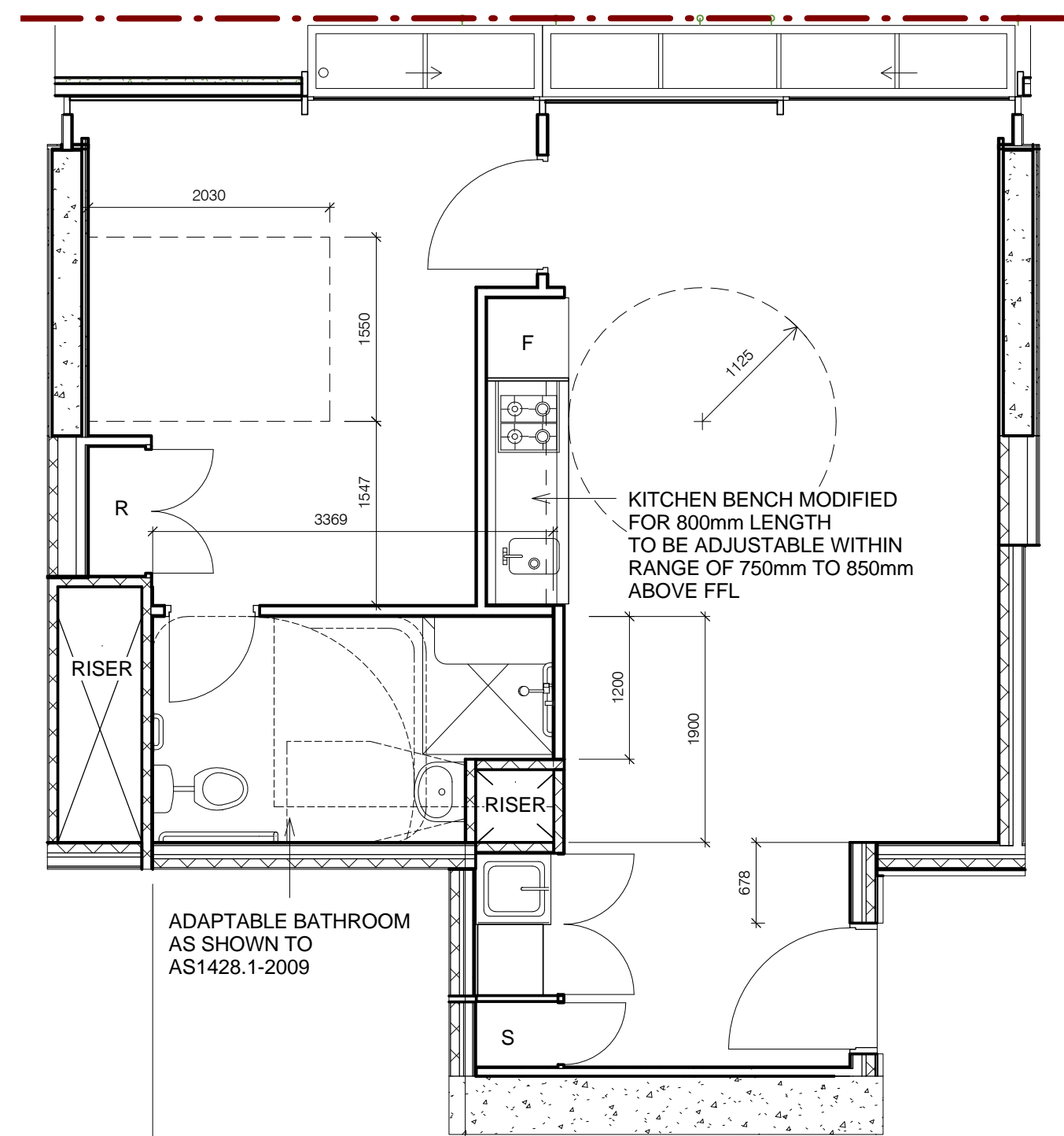
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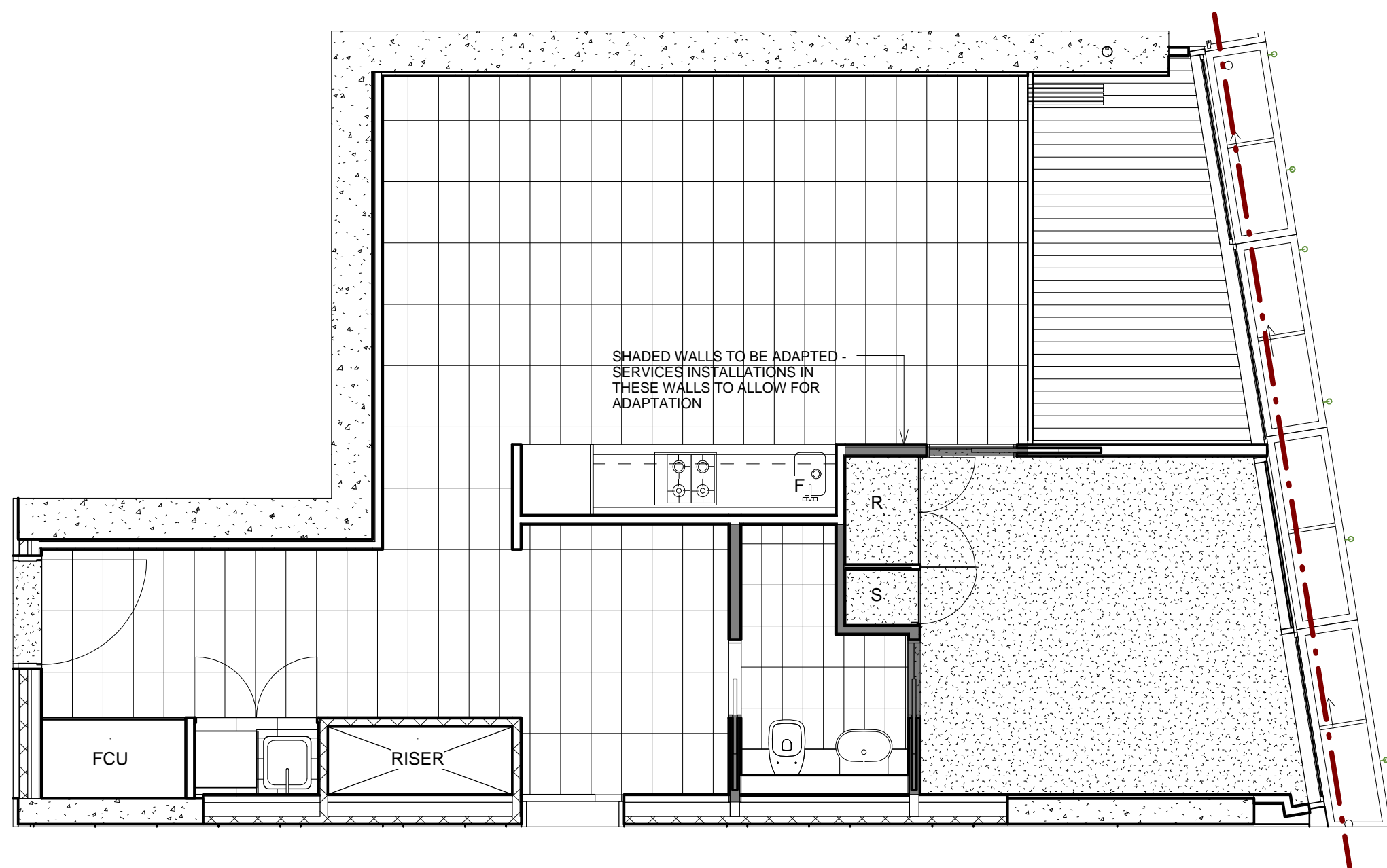
2 TE APARTMENT TYPE 04 - POST ADAPTABLE PLAN
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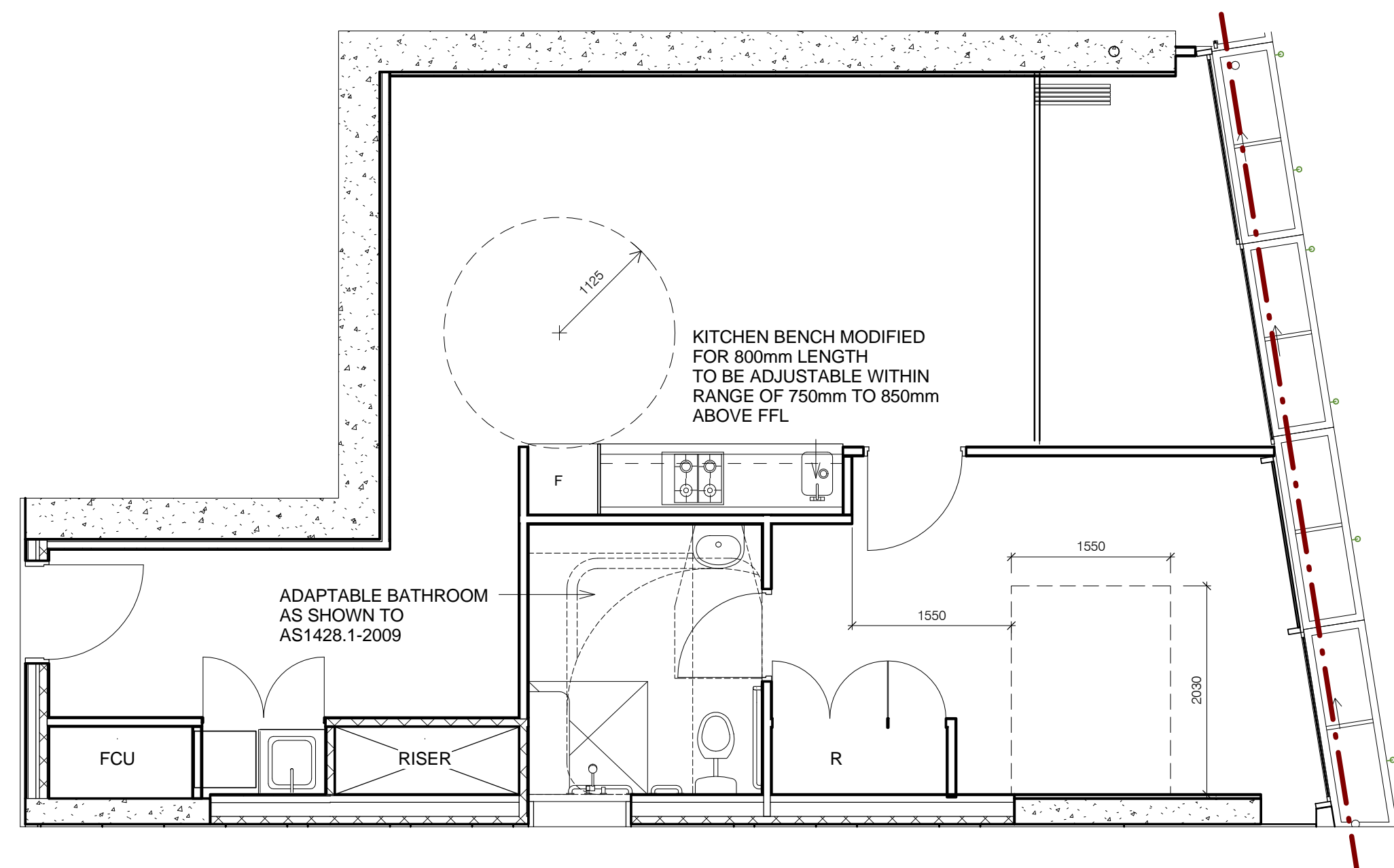
3 TE APARTMENT TYPE 04 (LEVEL 04) - PRE ADAPTABLE PLAN
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4 TE APARTMENT TYPE 04 (LEVEL 04) - POST ADAPTABLE PLAN
1 : 50



5 TE APARTMENT TYPE 08 - PRE ADAPTABLE PLAN
1 : 50



6 TE APARTMENT TYPE 08 - POST ADAPTABLE PLAN
1 : 50

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No:	Amendment:	Chk:	Date:
A	FOR INFORMATION	W	19.04.2010
B	FOR REVIEW	W	21.04.2010
C	GMP TENDER	W	21.04.2010
D	FINAL GMP ISSUE	W	31.08.2010

Approvals	By:	Date:
Consultant Approval:		
Client Approval:		
Contractor Approval:		

Key Plan:

Client:

FRASERS PROPERTY

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Fax. 61 2 8823 9801

Lead Architect:

Ateliers Jean Nouvel
10 cité d'Angoulême
75011 Paris / France
T: 33 1 49 23 83 83 F: 33 1 49 14 81 10

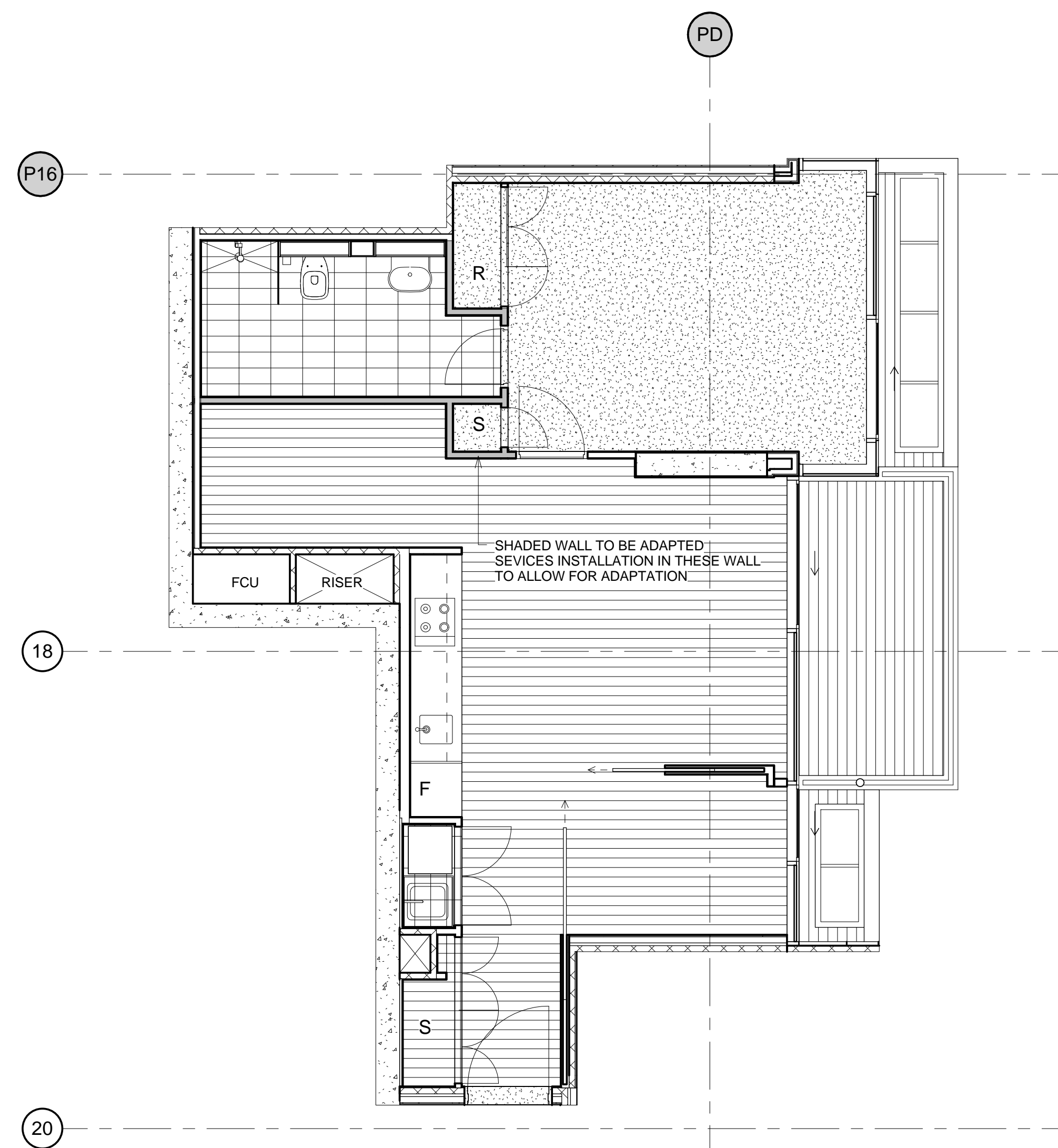
Local Collaborating Architect:

PTW Architects
Level 17, 9 Castlereagh St
Sydney NSW Australia 2000

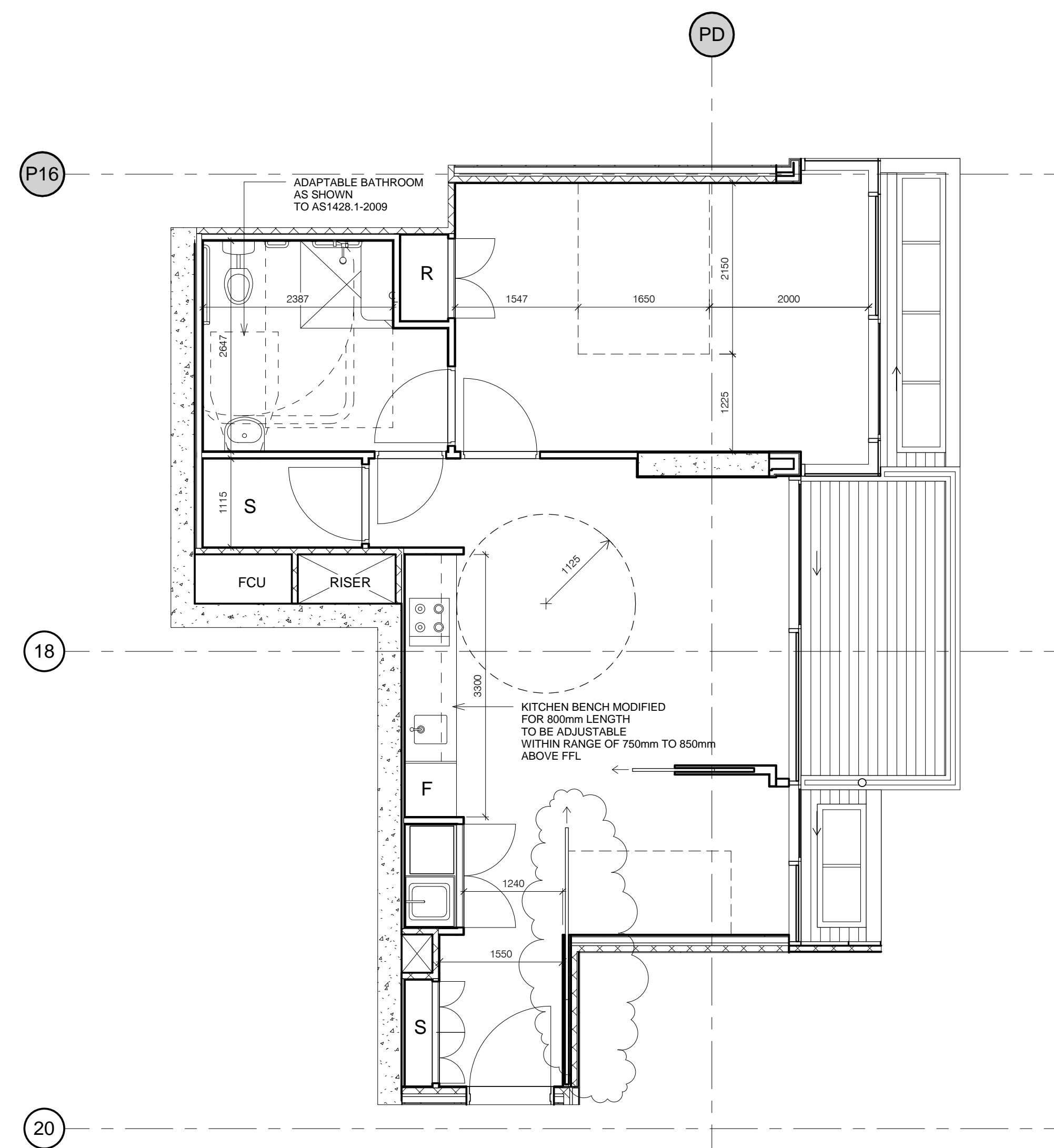
NSW Registered Architects:
A Anderson Architects No. 2822
J Blum Architects No. 2816
D Jones Architects No. 4778
A Hodge Architects No. 2038
S Simon Architects No. 6599
A Thery Architects No. 5907

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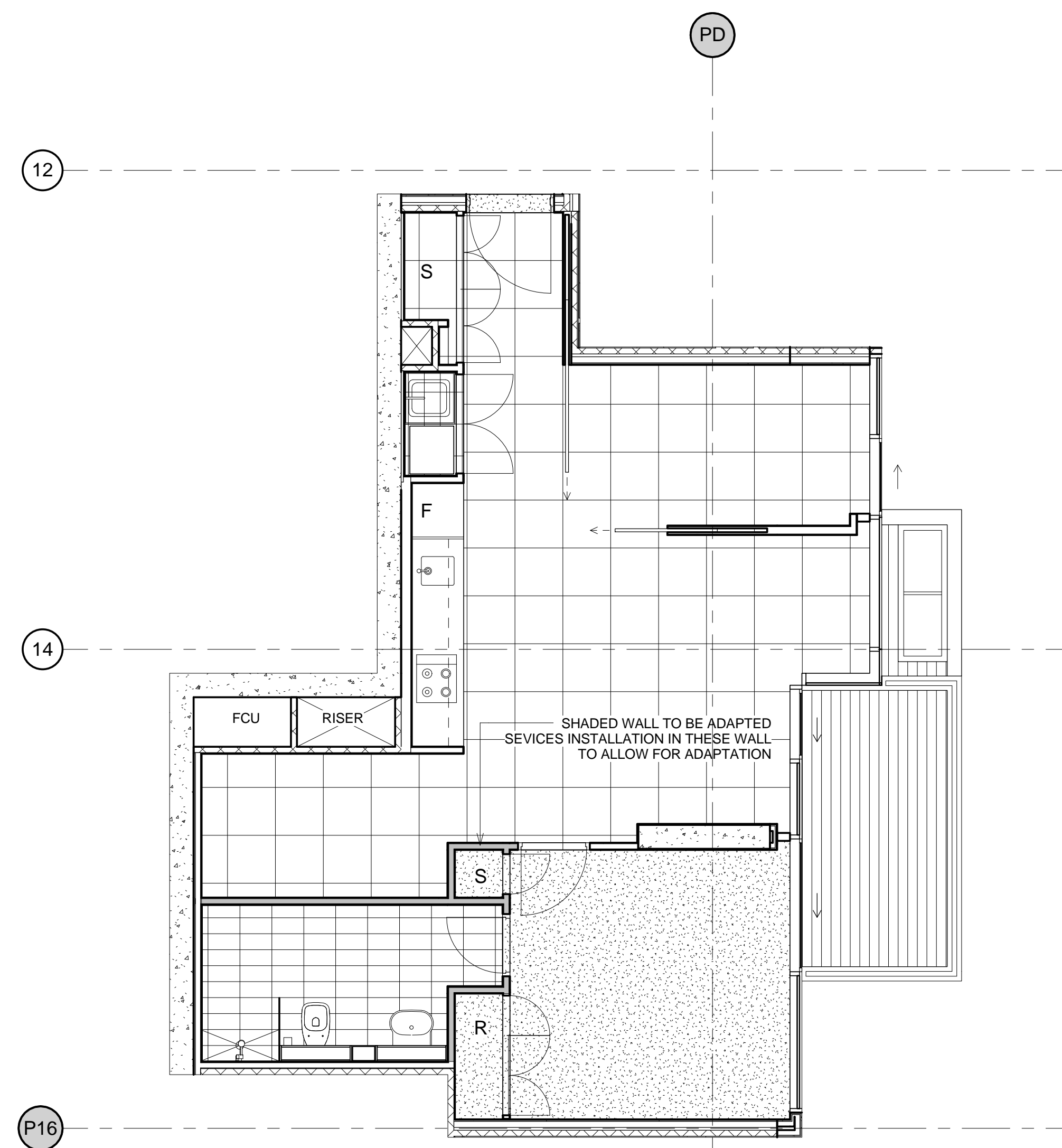
Consultant:	
Contractor:	
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Dwg No:	A-TE-180
Revision:	D
Status:	FINAL GMP ISSUE



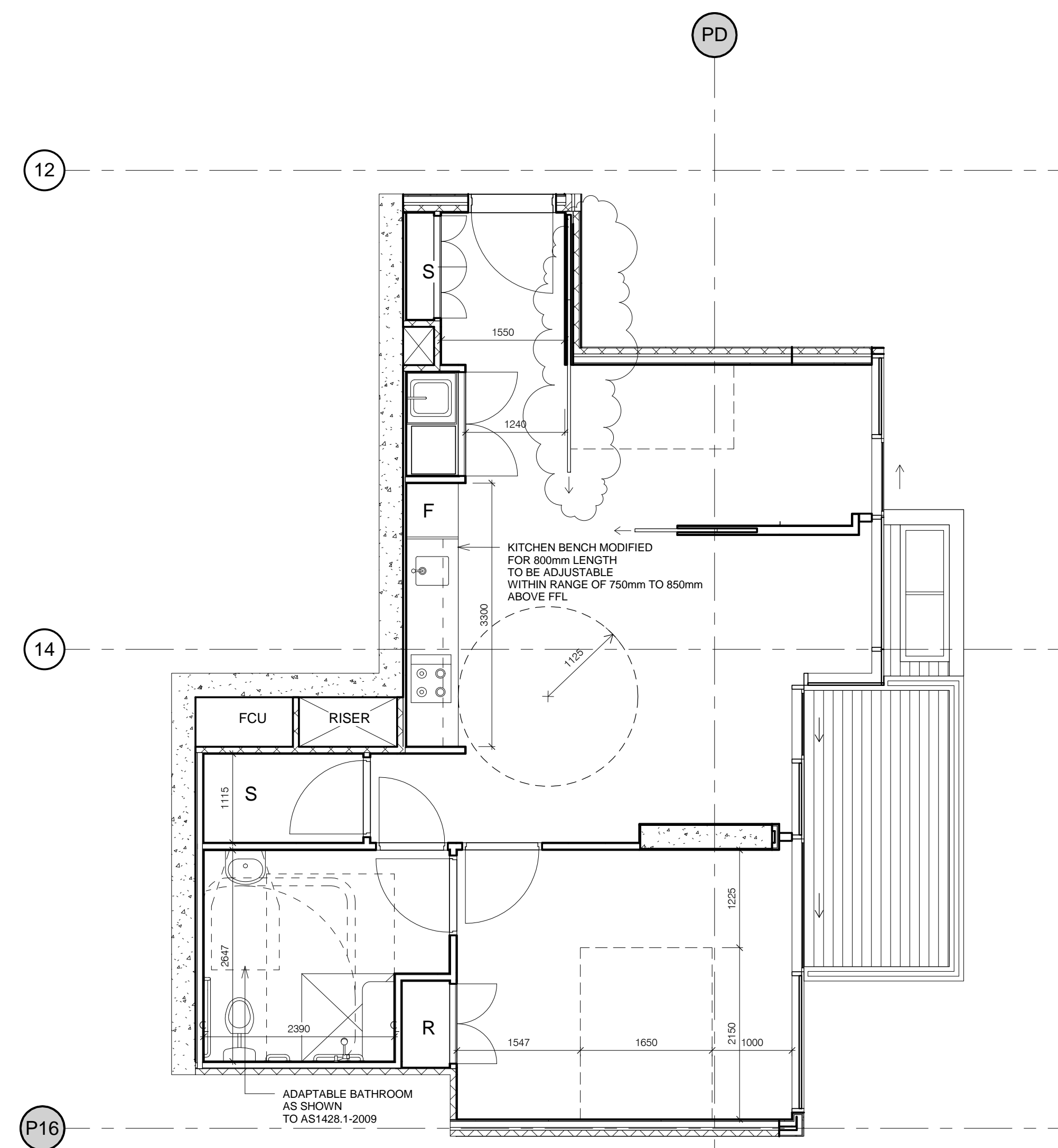
1 TW - APARTMENT TYPE 01 - PRE ADAPTABLE PLAN
1 : 50



2 TW - APARTMENT TYPE 01 - POST ADAPTABLE PLAN
1 : 50



3 TW - APARTMENT TYPE 20 - PRE ADAPTABLE PLAN [POP OUT]
1 : 50



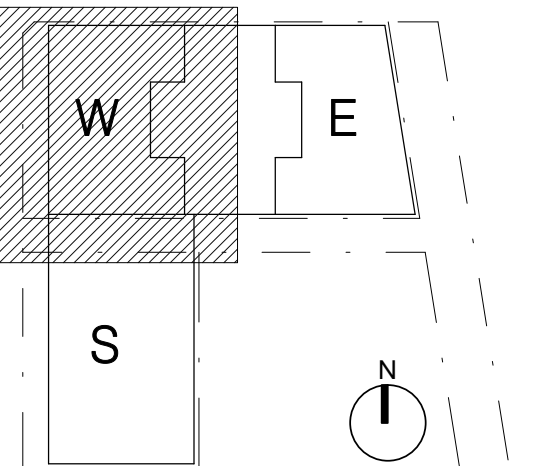
4 TW - APARTMENT TYPE 20 - POST ADAPTABLE PLAN [POP OUT]
1 : 50

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[illegible]

Approvals	By:	Date:
Consultant Approval:		
Client Approval:		
Contractor Approval:		

Key Plan:



Client: _____

FRASERS PROPERTY

L11, 488 KENT ST.
SYDNEY
NSW 2000
Tel. 61 2 8823 8800
Fax. 61 2 8823 8801

Lead Architect:

Ateliers Jean Nouvel

10 cité d'Angoulême
75011 Paris / France
T: 33 1 49 23 83 83 F: 33 1 49 14 81 10

Local Collaborating Architect:

PTW Architects
Level 17, 9 Castlereagh St
Sydney NSW Australia 2000

ISW Nominated Architects
Andersons AO Architects No. 2822
Bilmon Architects No. 3916
Jones Architects No. 4778
Rossi Architects No. 5057
Stinton Architects No. 6599
Thorp Architects No. 5047

PTW

812 9232 5877
812 9221 4139

Consultant:

Contractor:

Project:

ONE CENTRAL PARK

Title:
WEST TOWER ADAPTABLE
APARTMENT PLANS

0.5	1	2	3	4m
Scale: 1 : 50		Plot Date: 23/09/2010 1:00:24 PM	Job No: 209.065	

Dwg No:

A-TW-181

ision:

FINAL GMP ISSUE