

ACCESS REPORT

PROJECT APPLICATION

RACECOURSE PL, EVANS AVE & BARBER AVE EASTLAKES TOWN CENTRE

MIXED RESIDENTIAL / RETAIL DEVELOPMENT



Prepared By Mark Relf
17th July 2012



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CONTENTS

INTRODUCTION.....	3
ASSESSMENT CRITERIA	3
PART A – RETAIL & COMMON DOMAIN ACCESS ACCESSIBILITY ASSESSMENT.....	6
EXTERNAL PATHWAY LINKS AND BUILDING ENTRANCES (PARTS D3.2 & D3.3 OF THE BCA)	6
PARKING (PART D3.5 OF THE BCA)	8
INTERNAL ACCESSWAYS (PART D3.3 OF THE BCA)	9
ACCESSIBILITY OF COMMON DOMAIN AREAS (TABLE D3.1, PARTS D3.2 & D3.3 OF THE BCA)	9
LIFTS (PART E3.6 OF THE BCA)	15
ACCESSIBLE SANITARY FACILITIES (PART F2.4 OF THE BCA)	15
IDENTIFICATION – BRAILLE AND TACTILE SIGNAGE (PART D3.6 OF THE BCA)	16
TACTILE GROUND SURFACE INDICATORS (PART D3.8 OF THE BCA)	16
PART B - ADAPTABILITY ASSESSMENT	17
CONCLUSION.....	21
APPENDIX A – STATEMENT OF EXPERTISE	22

Introduction

This report has been prepared to provide an accessibility and adaptable housing review for a proposed mixed multi-unit residential and retail development on a site at Racecourse Place, Evans Avenue and Barber Avenue, Eastlakes.

This development proposes:

- 7 residential buildings consisting of 443 apartments in the following manner;
 - Buildings 1, 1A, 1B proposes 122 apartments in a 3 level buildings including three (3) adaptable apartments in Building 1.
 - Building 2 proposes 54 apartments in a 6/7 level building.
 - Building 3 proposes 47 apartments in a 5 level building.
 - Buildings 4 / 4A proposes 82 serviced apartments in a 5 level building, including five (5) accessible apartments.
 - Building 5 proposes 30 apartments in a 3 level building, including four (4) adaptable apartments, which is required to be increased by 1 to 5 and 14 overall adaptable apartments See Part B of this report for details.
 - Buildings 6, 6A, 6B proposes 15 apartments in 2 level buildings.
 - Building 7 proposes 93 apartments in a 5 level building including six (6) adaptable apartments.
- There are fourteen (14) adaptable apartments and five (5) accessible serviced apartments overall.
- Retail stores and supermarket complex.
- 1,038 parking spaces within a two level basement car park including 26 accessible spaces.
- Public domain landscaped areas associated with the development.

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 2012 / DDA Premises Standards for the retail aspects of the development and SEPP 65 and the Council's DCP pertaining to accessibility of common domain areas and adaptability of at least 3% 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) Parts D3, E3.6, F2.4 of the Building Code of Australia (BCA) (2012)
- (2) DDA Premises Standards (2010).
- (3) The City Of Botany Bay DCP 35 (2004) – Sections 3.3.12 & 3.3.13
- (4) Australian Standard AS1428.1 (2009) – Design for Access and Mobility and referenced standards.
- (5) Australian Standard AS1428.4.1 (2009) – Tactile Ground Surface Indicators.
- (6) Australian Standard AS2890.6 (2009) – Parking for People with Disabilities.
- (7) Australian Standard AS4299 (1995) – Adaptable Housing.
- (8) Australian Standard AS1735.12 (1999) – Lifts.

Report Format

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

- **Part A – Retail:** provides a general assessment of the retail areas on ground floor against the relevant Australian Standards AS1428 (Parts 1 and 4.1) in accordance with Parts D3, E3.6 and F2.4 of the BCA, DDA Premises Standards and Council's DCP 35 regarding common domain area accessibility.
- **Part B – Residential:** provides a regulatory review of the residential component of the development against the accessibility and adaptability requirements of Council's DCP 35 and the Adaptable Housing standard AS4299.

Development Application Plans

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

Drawing No.	Issue	Description
I1001 – 0000	-	Cover Sheet
I1001 – DA00	D	Locality Plan & Site Context Plan
I1001 – DA01	B	Existing Site Survey Plan
I1001 – DA02	D	Site Plan
I1001 – DA03	F	Basement Level 2 Plan
I1001 – DA04	F	Basement Level 1 Plan
I1001 – DA05	F	Ground Floor Plan
I1001 – DA06	E	Level 1 Plan
I1001 – DA07	E	Level 2 Plan
I1001 – DA08	E	Level 3 Plan
I1001 – DA09	E	Level 4 Plan
I1001 – DA10	E	Level 5 Plan
I1001 – DA11	E	Level 6 Plan
I1001 – DA12	E	Level 7 Plan
I1001 – DA13	E	Level 8 Plan
I1001 – DA14	E	Roof Plan
I1001 – DA15	D	Building 1 & 1B Layouts
I1001 – DA16	D	Building 1B Layouts
I1001 – DA17	D	Buildings 2 & 3 Layouts
I1001 – DA18	D	Building 4A & 4B Layouts
I1001 – DA19	D	Building 5 Layouts
I1001 – DA20	D	Building 6, 6A & 6B Layouts

Drawing No.	Issue	Description
I1001 – DA21	D	Building 7 Layouts
I1001 – DA22	D	Elevations Sheet 1
I1001 – DA23	D	Elevations Sheet 2
I1001 – DA24	D	Elevations Sheet 3
I1001 – DA25	D	Elevations Sheet 4
I1001 – DA26	D	Sections
I1001 – DA27	D	Sections
I1001 – DA28	D	Sections
I1001 – DA38	B	Staging Plan

Part A – Retail & Common Domain Access

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 Schedule 1 of the DDA Premises Standards the various referenced standards AS1428.1–Design for Access and Mobility and AS1735.12–Lifts. With regard to commercial/retail areas of the development the requirements of Council's DCP 35 are incorporated within the review comments.

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, signage and the like, which will be confirmed at construction certificate stage.

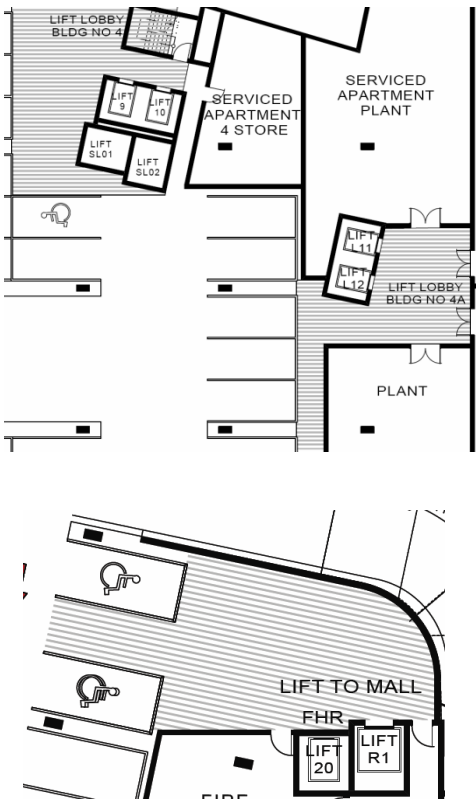
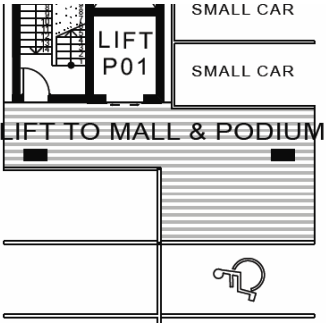
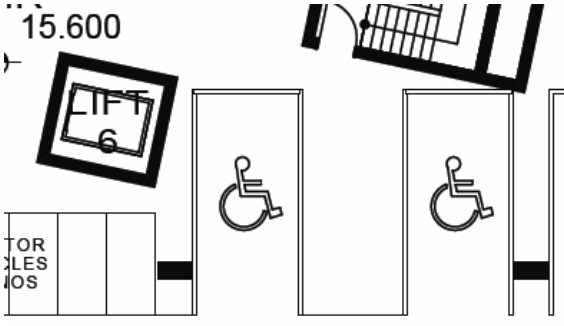
External Pathway Links and Building Entrances (Parts D3.2 & D3.3 of the BCA)



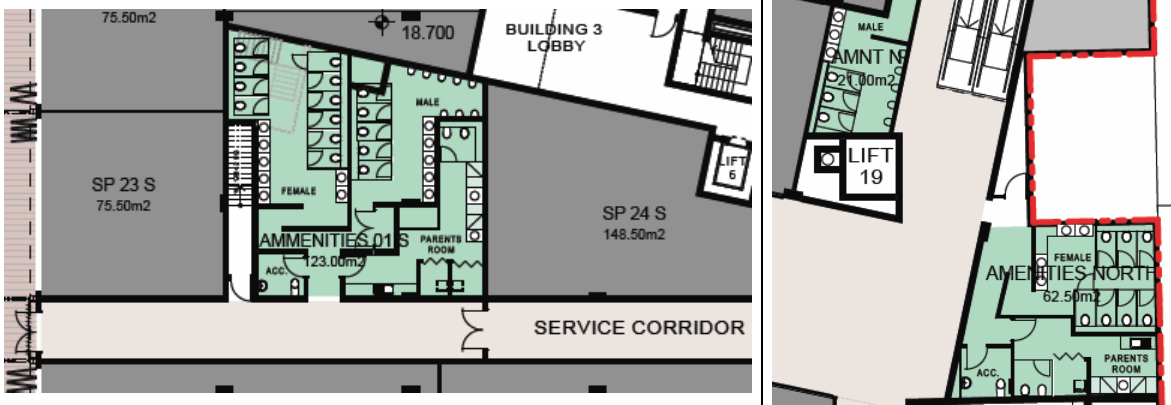
BCA / DDA Compliance	Complies
<p>I. Street Frontage Retail & Common Domain Entrances – The development proposes multiple pedestrian site entrances to the site including the following:</p> <ul style="list-style-type: none"> (a) North side of the development provides a central 1:20 gradient walkway from Evans Avenue @RL18.380 to the Mall North @RL18.700 which facilitates access to the retail areas and lift 17 to access the residential Building 1 and Lift 19 to the residential Building 1A. (b) Evans Avenue also provides direct on-grade generally level entry to residential lift lobbies 19 and 22 to access Buildings 1A and 1B on the northern side. (c) South side of the development provides a central 1:20 gradient walkway from Evans Avenue @RL18.560 to the Mall South @RL18.700 which facilitates access to the retail areas and lift 17 to access the residential Building 1 and Lift 19 to the residential Building 1A. (d) Evans Avenue access to the Serviced Apartment lift lobby at RL18.700 is also a generally level on-grade accessible entry. (e) Retail Speciality Shops 15-20 propose levels of 18.130 to 18.600 to reflect the slope of Evans Street and achieve level threshold entries. (f) Evans Avenue accessways to the Buildings 2 and 3 lift lobbies at RL18.700 proposes a 1:14 ramped accessible entry, although detailing of the position of the ramps shall be amended at a future design stage to be recessed 900mm from the boundary to accommodated handrails and tactile ground surface indicators as required by AS1428.1. The stairway at the boundary shall also be recessed 900mm for the same reasons to comply with AS1428.1 and satisfy Parts D3.2 and D3.3 of the BCA. (g) The western podium terrace adjoining the public park (Eastlakes Reserve) facilitates accessible entries to Building 7 lift lobbies and Retail Speciality Shops 14, 22, 23, 27, 31, 32, 01-05, 10, 11, 12, 13 with level threshold entries and access to the indoor South Mall areas. (h) Barber Avenue (south) proposes a 1:14 ramped accessible entry to the South Mall to ensure equitable access from all approaches to the development. (i) Barber Avenue (east) proposes a 1:14 ramped accessible entry to the western terrace to ensure equitable access from all approaches to the development, although detailing of the position of the ramp shall be amended at a future design stage to be recessed 900mm from the boundary to accommodated handrails and tactile ground surface indicators as required by AS1428.1. (j) Barber Avenue also provides direct on-grade generally level entry to residential lift lobbies to access Buildings 5(1) and 5(2) on the eastern side. (k) Retail Speciality Shops 08, 26, 21 propose levels of 18.100 to 18.500 to reflect the slope of Barber Street and achieve generally level threshold 	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES at CC stage</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>

BCA / DDA Compliance	Complies
<p>entries.</p> <p>2. The plans shall confirm the ramps and stairways shall be setback from the property boundary by at least 900mm to accommodate tactile indicators and handrails in accordance with ASI428.1 and satisfy Part D3.3 of the BCA.</p> <p>3. With respect to the actual entrances into the street frontage retail tenancies there will be generally level access with several providing 1:8 threshold ramps, which will be detailed to be 35mm maximum rise and 280mm maximum length in accordance with ASI428.1 to comply and satisfy D3.2 of the BCA.</p> <p>4. Residential Entry Lobbies – The abovementioned accessways also facilitate appropriate access from the property boundary the entry lobbies consistent with ASI428.1 to satisfy D3.2 and Table D3.1 of the BCA.</p>	<p>YES at CC Stage</p> <p>YES at CC stage</p> <p>YES</p>

Parking (Part D3.5 of the BCA)


BCA / DCP Compliance	Complies
<p>5. The development proposes 496 retail car spaces (478 on the B1 level and 18 on B2 Level) within the basement car park and Serviced Apartment parking on B2 with lift access to the upper levels.</p> <p>6. There will be at least 11 accessible retail spaces (including 2 accessible spaces for the Serviced Apartments) designed to comply with AS2890.6.</p> <p>7. B1 Serviced Apartment parking and lift access requires one car space to be dedicated as a Shared Area to enable pedestrian access to the 4A lifts and facilitate 2 more accessible spaces to fully comply with Part D3.5 of the BCA.</p> <p>8. The retail parking within the basement includes accessible spaces adjacent to Lifts R1 (north), P01 (south) and services lifts SL01, SL02 and 6, which complies with AS2890.6 and Part D3.5 of the BCA.</p>	 <p>YES at CC stage</p> <p>YES</p>
	

Internal Accessways (Part D3.3 of the BCA)

BCA / DDA Compliance	Complies
<p>9. Ground Floor Retail - The ground floor retail areas shall provide an open plan layout across a single level @RL18.700 for both the North and South Mall areas enabling access to all areas in accordance with AS1428.1 and Part D3.3 of the BCA.</p> <p>10. Future DA's shall be prepared relating to the internal fitouts of these areas.</p> <p>11. The ground floor retail areas propose communal sanitary facilities that adjoin 2500mm width corridors to comply with AS1428.1 and satisfy Part D3.3 of the BCA.</p>	<p>YES</p> <p>YES at CC stage</p> <p>YES</p>
	
<p>12. Doors and Door Hardware - The construction documentation shall confirm 920mm minimum doors (butt hinge) providing 850mm clear opening width with lever handles, 20 N maximum force to open doors, which have appropriate luminance contrast to adjoining walls and level thresholds in accordance with AS1428.1 to satisfy Part D3.3 of the BCA.</p>	

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

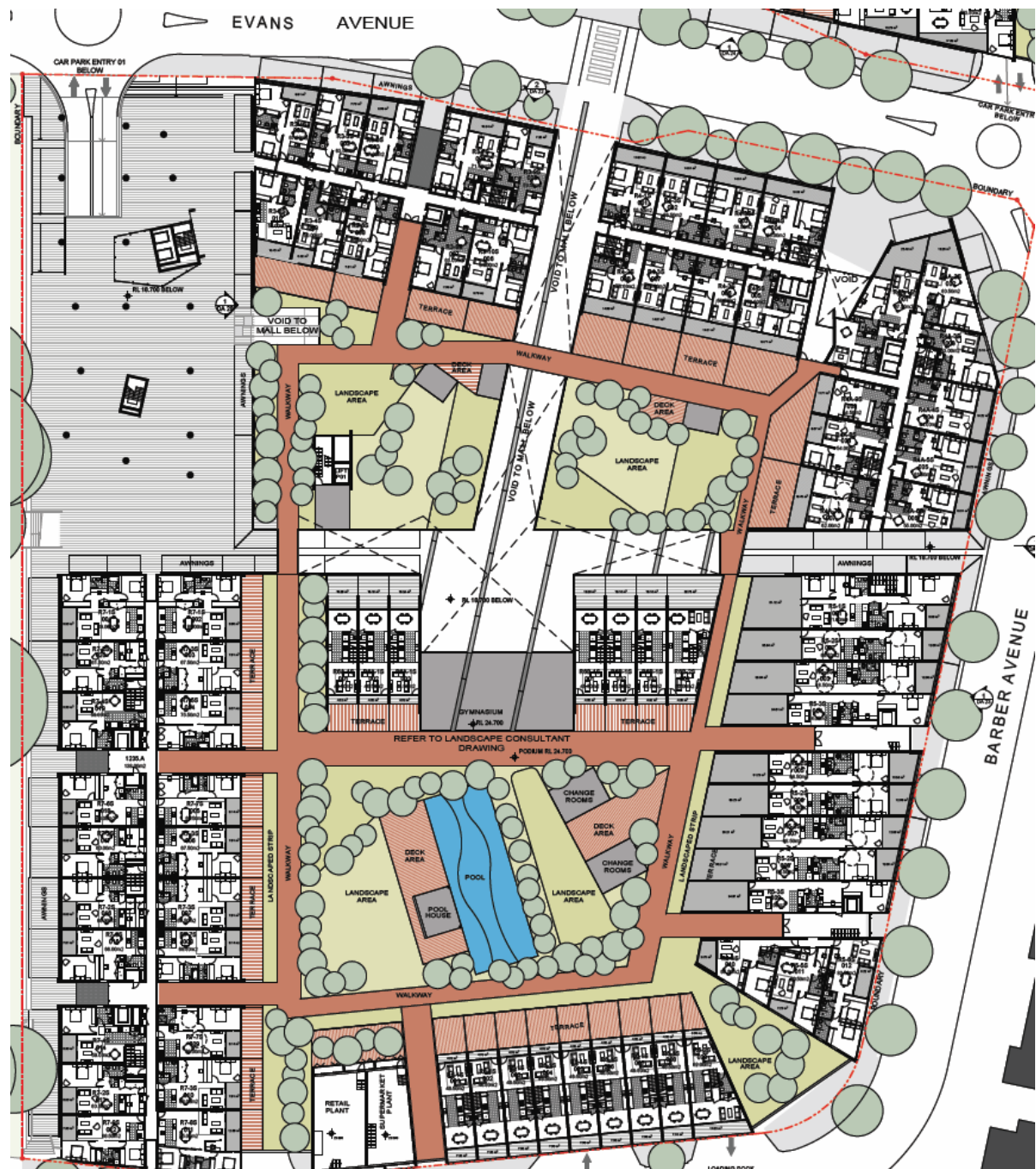
BCA / DDA Compliance	Complies
<p>13. In accordance with Table D3.1 of the BCA a development is required for Class 2 Areas of a development (residential flat buildings);</p> <ul style="list-style-type: none"> To provide a pedestrian entrance to be accessible to at least one (1) floor containing sole occupancy units and to the entrance doorway of each sole occupancy unit located on that level, and 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. Where a ramp complying with AS 1428.1 or a passenger lift is installed — <ul style="list-style-type: none"> a) to the entrance doorway of each sole-occupancy unit; and b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp. 	
<p>14. Overview of Apartment Access for Buildings 1, 2, 3, 4, 5, 7 - As detailed below the development will provide equitable access to enter the residential</p>	<p>YES</p>

BCA / DDA Compliance	Complies
<p>foyers and lifts at the ground floor to travel to all levels within the residential development and ultimately from the lifts to approach the entry doorways of 418 apartments to satisfy Table D3.1 of the BCA.</p> <p>15. Overview of Apartment Access for Building 6 - As detailed below the development will provide equitable access to access the Building 6 Terrace Apartments by the P01 public podium lift to the Level 1 podium walkways to approach the entry doorways of 16 apartments to satisfy Table D3.1 of the BCA.</p>	YES
 <p>16. Northern Residential – Buildings 1A, 1B - The ground level proposes direct access from Evans Avenue to Lift Lobbies for Buildings 1A and 1B which provide ample double doorway circulation spaces to enter the lobbies and access the lifts to travel to the upper levels to ensure equitable access in accordance with ASI428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council's DCP 35.</p> <p>17. Building 1 shall be readily accessed from the intra-site Mall areas on the ground floor to the lift to travel to the upper levels to ensure equitable access in accordance with ASI428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council's DCP 35.</p> <p>18. The construction documentation shall ensure that entry doorways shall incorporate level landings and threshold ramps (max 1:8 X 35mm X 280mm) while details of door schedule and door hardware shall confirm 850mm clear opening widths with lever and D-pull handles and other features to comply with ASI428.1 and satisfy Parts D3.2 and D3.3 of the BCA and Council's DCP 35.</p> <p>19. With regard to doorway circulation space the plans indicate appropriate circulation space to comply with ASI428.1 and satisfy Parts D3.2 and D3.3 of the BCA and Council's DCP 35.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>

BCA / DDA Compliance

Complies

Southern Residential Buildings 2 and 7





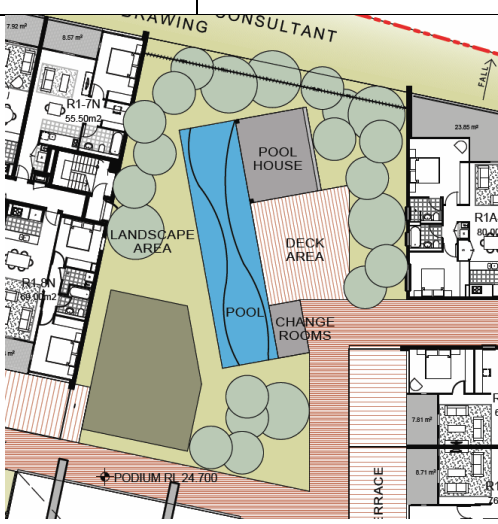
20. **Southern Residential Buildings 2 and 7** - The ground level proposes 1:14 ramp access from Evans Avenue and Barber Avenue to the raised podium terrace on the western side of the site which facilitates level access to the entry lobbies for Buildings 2 and 7 which incorporate lifts to access upper levels to ensure equitable access to all unit entrance doorways in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council's DCP 35.


YES

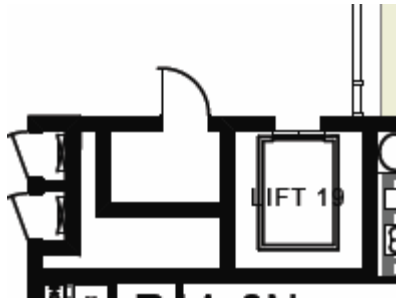
21. The construction documentation shall ensure that entry doorways shall incorporate level landings and threshold ramps (max 1:8 X 35mm X 280mm) while details of door schedule and door hardware shall confirm 850mm clear opening widths with lever and D-pull handles and other features to comply with

YES

BCA / DDA Compliance	Complies
<p>AS1428.1 and satisfy Parts D3.2 and D3.3 of the BCA and Council's DCP 35.</p> <p>22. With regard to doorway circulation space the plans indicate appropriate circulation space to comply with AS1428.1 and satisfy Parts D3.2 and D3.3 of the BCA and Council's DCP 35.</p>	YES
<p>23. Southern Residential Buildings 6, 6A, 6B - The 1:14 ramp access from Evans Avenue and Barber Avenue to the raised podium terrace on the western side of the site facilitates level access to the P01 Lift to access the Level 1 podium areas and ultimately the entrance doorways for Buildings 6, 6A and 6B to ensure equitable access to all unit entrance doorways in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council's DCP 35.</p>	YES
<p>24. Southern Residential – Buildings 3 and 5 - The ground level proposes direct access from Evans Avenue to Lift Lobbies for Buildings 3 and 5 which provide ample double doorway circulation spaces to enter the lobbies and access the lifts to travel to the upper levels to ensure equitable access in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council's DCP 35.</p> <p>25. The construction documentation shall ensure that entry doorways shall incorporate level landings and threshold ramps (max 1:8 X 35mm X 280mm) while details of door schedule and door hardware shall confirm 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 and Council's DCP 35.</p> <p>26. With regard to doorway circulation space the plans indicate appropriate circulation space to comply with AS1428.1 and satisfy Parts D3.2 and D3.3 of the BCA and Council's Access DCP.</p>	YES
<p>27. Southern Serviced Apartment Building 4 - The ground level proposes direct access from Evans Avenue to the Lift Lobby of Building 4 which provides ample double doorway circulation spaces to enter the lobby and access the lifts to travel to the upper levels to ensure equitable access in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council's DCP 35.</p> <p>28. Level 1 Podium Access – The 1250mm width corridor and doorway access from Buildings 4A and 4B fail to provide the required circulation spaces as specified by AS1428.1, which require amendment at construction certificate stage.</p> <p>29. Accessible Sole Occupancy Units – The developments proposes four (4) X 1 bedroom and one (1) X 2 bedroom serviced apartments to comply with the quantity and be representative of the range of available serviced apartments to satisfy Table D3.1 of the BCA and DDA Access Code.</p> <p>30. Accessible Sole Occupancy Units – The plans show two layouts of 1 bedroom apartments that provide the potential for detailing at a future design stage to incorporate an accessible bathroom and circulation spaces in accordance with AS1428.1 to satisfy Part D3.3 and F2.4 of the BCA and DDA Access Code.</p>	<p>YES</p> <p>YES at CC Stage</p> <p>YES</p> <p>YES at CC stage</p>

BCA / DDA Compliance		Complies
	Type 1 layout (4) shall comply with ASI428.1 subject to the entry door and foyer area being modified to ensure 530mm minimum clearance between the door and kitchenette on the door latchside.	YES at CC stage
	Type 2 layout (1) shall comply with ASI428.1 subject to the entry door and foyer area being modified to ensure 530mm minimum clearance between the door and kitchenette on the door latchside.	YES at CC stage
<p>31. Level 1 Podium Area North – The plans show a communal resident area on the Level 1 podium that will be accessible from all level accessways from all of the building lift lobbies to ensure equitable access and satisfy Table D3.1 of the BCA.</p> <p>32. Details of the pool, deck area, change rooms and pool house shall be confirmed at a future design stage in accordance with ASI428.1 to satisfy BCA/DDA Access Code Parts D3.3, F2.4 and D3.10 for swimming pools.</p>		YES
<p>33. Level 1 Podium Area South – The plans show a communal resident area on the Level 1 podium that will be accessible from all level accessways from all of the building lift lobbies to ensure equitable access and satisfy Table D3.1 of the BCA.</p> <p>34. Details of the gymnasium, pool, deck areas, change rooms and pool house shall be confirmed at a future design stage in accordance with ASI428.1 to satisfy BCA/DDA Access Code Parts D3.3, F2.4 and D3.10 for swimming pools.</p>		YES

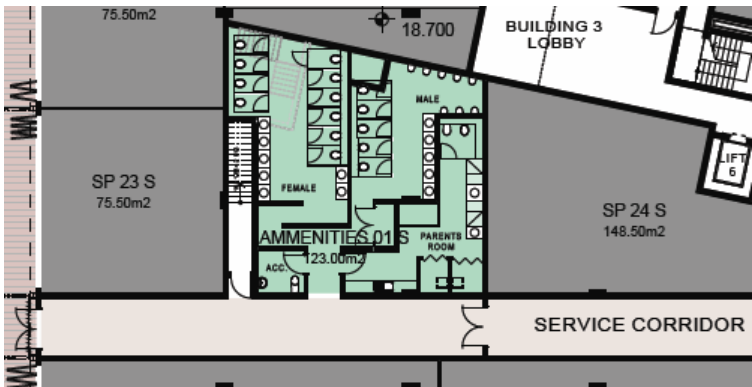
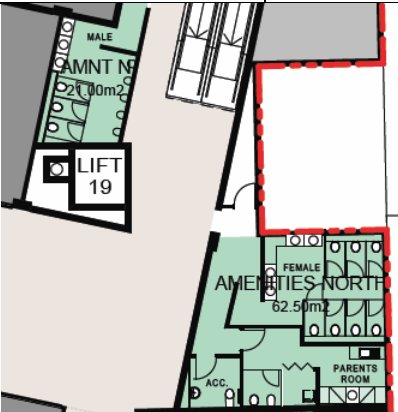
BCA / DDA Compliance	Complies
	Complies
<p>35. Lifts -The plans indicate the Residential lift cars will be at least 2000mm X 1400mm to satisfy the E3.6 of the BCA and will be detailed to comply with AS1735.12 – <i>Lifts For People With Disabilities</i>.</p>	YES
<p>36. Common Corridor Access to Apartment Entrance Doorways – On the upper levels 1 to 7 the plans show 1800mm-3200mm width lift landings which provide direct access to 1400mm minimum width common corridor accessways to access all apartment entrance doorways in Buildings 1, 1A, 2, 3, 4, 5, 7.</p> <p>37. The 1400mm minimum width common corridor accessways and 1600mm X 2100mm end corridor spaces shall facilitate appropriate doorway access and Turning Areas to comply with AS1428.1 and Part D3.3 of the BCA.</p> <p>38. The combination of the lift landings and common corridors provide the configurations and spatial areas to facilitate Passing Areas in accordance with AS1428.1 and Part D3.3 of the BCA.</p>	YES YES YES
<p>39. Stairways - In accordance with part D3.3(a)(ii) of the BCA the common area stairs adjoining the external stairs at ground level adjoining Evans Avenue, Barber Avenue and Eastlakes Reserve will be detailed at construction certificate stage with handrails on both sides, closed stair risers with no overhanging lip and step nosings to the requirements of AS1428.1 to satisfy Parts D3.3(a)(i) and D3.8 of the BCA.</p>	YES at CC stage
<p>40. Stairways - In accordance with part D3.3(a)(ii) of the BCA the common area fire-isolated stairs will be detailed at construction certificate stage with step nosings to the requirements of AS1428.1 to satisfy Parts D3.3(a)(ii) of the BCA.</p>	YES at CC stage

BCA / DDA Compliance		Complies
<p>41. Garbage – The plans illustrate garbage rooms and chutes on each floor that provide 1200mm X 2000mm internal circulation area and subject to the room being increased to 1600mm X 2000mm and the door being moved to provide 530mm latchside clearance then the design will provide appropriate access to comply with AS1428.1 and satisfy Table D3.1 and Part D3.3 of the BCA.</p>		<p>YES at CC stage</p>

Lifts (Part E3.6 of the BCA)

BCA / DDA Compliance	Complies
<p>42. While the development provides lifts to comply with Table D3.1 / Part D3.3 BCA in enabling vertical access to various details of lift car controls, handrails and the like will be provided at construction documentation stage to confirm compliance with AS1735.12 to satisfy Part E3.6 of the BCA and DDA Premises Standards.</p>	<p>YES at CC stage</p>

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

BCA / DDA Compliance	Complies
<p>43. Retail - The ground floor retail areas propose common domain sanitary facilities that incorporate unisex wheelchair accessible toilets, which will be further detailed at construction documentation stage to ensure 2350 X 2350mm minimum size and layout and a 1600mm width airlock to comply with AS1428.1 and satisfy Part F2.4 of the BCA.</p> <p>44. A future design stage shall also confirm the provision of ambulant accessible male and female cubicles as required by Part F2.4 of the BCA and DDA Access Code.</p> <p>45. Residential – The Level 1 swimming pool change-rooms and sanitary facilities indicated on the plans will also be detailed at a future design stage to incorporate accessible facilities as required by Part F2.4 of the BCA and DDA Access Code.</p>	<p>YES at CC stage</p> <p>YES at CC stage</p>
	

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

BCA / DDA Compliance	Complies
46. Details concerning the provision of raised tactile and Braille signage for the ground floor toilets as required by AS1428.1, 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 / DDA Compliance	Complies
<p>47. The ramps and stairways within the development shall of documented at construction certificate stage with tactile ground surface indicators (TGSIs) in accordance with AS1428.4.1 to satisfy Parts D3.3 and D3.8 of the BCA on he following areas;</p> <ul style="list-style-type: none"> (a) Pedestrian ramps steeper than 1:20 (excluding 1:10 step ramps); (b) Travelator Landings; (c) Non fire-isolated stairways at the lower and upper ground floor levels; 	YES at CC stage

Part B - Adaptability Assessment

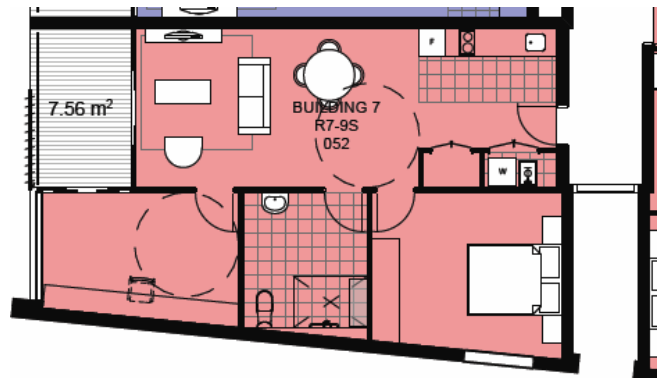
The following provides an assessment of the designated “adaptable” apartments in accordance with Category A of the Adaptable Housing Standard – AS4299 as required by Section 3.3.13 of Council’s DCP 35.

In accordance with Council’s DCP 35 at least 3% of the three hundred and sixty-one (361) residential apartments (BCA Class 2), that being a minimum of fourteen (14) apartments shall be adaptable and shall comply with AS4299 to Class A.

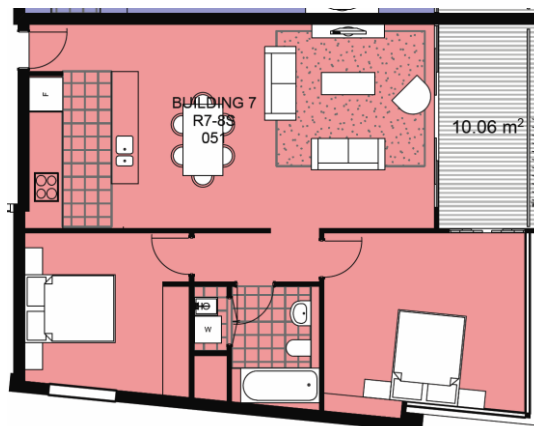
The plans indicate 13 adaptable apartments in three types as shown below;



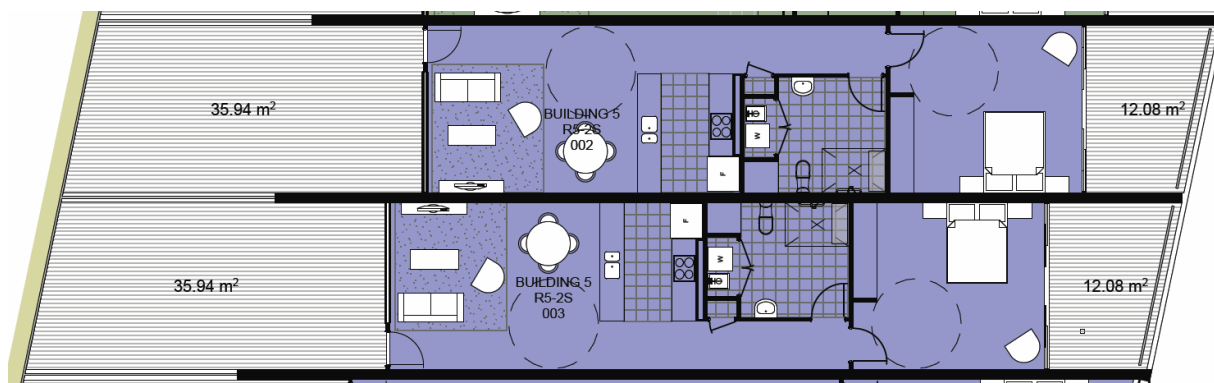
Building 1 – 3 X 1 bedroom apartments on levels 1, 2, 3



Building 7 – 4 X 1 bedroom apartments on levels 1, 2, 3, 4



Possible 14th Adaptable Apartment in Building 7



Building 5 – 6 X 1 bedroom apartments on level 1

Clause	Adaptability Assessment	Compliance
AS4299 Clauses 3.3 and 3.5	<p>Common Resident Entry Lobbies – Section A describes the site accessways to all residential apartments which confirms equitable access to the adaptable units in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council's Access DCP.</p> <p>Overall I am satisfied that the principal building entrances and access to the lifts will provide appropriate access for people with disabilities in accordance with AS1428.1 / AS4299.</p>	YES
AS4299 Cls 3.3.3, 3.7 & AS2890.6	<p>Car Parking</p> <p>The development proposes fourteen (14) accessible car spaces within the Basement 2 parking level to be allocated to the adaptable apartments and two (2) spaces for visitor.</p> <p>With respect to accessible parking, the plans proposes 2400mm width spaces adjoining a 2400mm shared area to enable transfers in and out of vehicles by people with mobility aids in accordance with AS2890.6 and the intent of AS4299.</p> <p>The car park shall provide 2200pmm minimum height entry and aisle height and 2500mm height over the accessible spaces in accordance with AS2890.6 and the intent of AS4299.</p>	YES YES YES
AS4299 Clause 3.8	<p>Letterboxes</p> <p>The development will provide the letter boxes within the residential lift lobbies and will provide at least 1550mm X 1550mm level landing areas in front of all letter boxes for circulation and access to comply with AS4299.</p>	YES at CC stage
Part E3.6 of the BCA	<p>Lift Access</p> <p>The plans indicate the lift cars will be at least 1400mm X 2000mm to satisfy Part E3.6 of the BCA and Council's Access DCP and will be detailed to comply with AS1735.12 – <i>Lifts For People With Disabilities</i>.</p>	YES
AS4299 Clauses 4.3.1, 4.3.2 and 4.3.3	<p>Accessible entry – The front entrances to these units provide a level threshold and a doorway with 850mm clear opening width.</p> <p>With respect to doorway circulation spaces the plans show the required 1600mm X 1600mm externally in the common corridors and internally with 530mm minimum latch side clearance with a 920mm min entry door, as specified by AS4299.</p>	YES YES
AS4299 Cls 4.3.7	<p>Interior: general – The pre adaptation plans provide open plan living areas with direct access to the main bedroom doorways in accordance with AS1428.1/4299, except for;</p> <ul style="list-style-type: none"> Building 1 Adaptable apartments require the 2600mm length bathroom to be increased to 2750mm minimum and the laundry adjusted to enable the bathroom door to achieve the required circulation space. Building 5 Adaptable apartments require the 1240mm width 	YES At CC Stage At CC

Clause	Adaptability Assessment	Compliance
	corridor to the bedroom and adjacent bathroom to be modified to achieve 1600 X 1600 circulation space at the doorway.	Stage
	<ul style="list-style-type: none"> Building 7 Adaptable apartments require the entry door to be rehinged from the opposite jamb to enable at least 530mm latchside clearance at the doorway. 	At CC Stage
	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 post adaptation plans provide the required 1550mm minimum circulation space adjacent to the benches and appliances 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
AS4299 Clause 4.6	Main bedroom – The plans show the main bedroom for the; <ul style="list-style-type: none"> Building 1 X 1 bedroom layouts will be at least 3200mm x 4500mm providing 1540mm X 2070mm circulation space at the side of the bed and a 1000mm-1500mm on the other sides of the queen sized bed with appropriate doorway circulation spaces to enter/exit the room and access the robe area to satisfy AS4299/1428. Building 3 X 2 bedroom layouts will be at least 4000mm x 4100mm providing 1540mm X 2070mm circulation space at the side of the bed and a 1000mm-1500mm on the other sides of the queen sized bed with appropriate doorway circulation spaces to enter/exit the room and access the robe area to satisfy AS4299/1428. Building 7 X 1 bedroom layout will be at least 3600mm X 3400mm providing 1540mm X 2070mm circulation space at the foot of the bed and a 900mm on the window side and 1000mm on the doorway side with appropriate doorway circulation spaces to enter/exit the room and access the robe area to satisfy AS4299/1428, subject to the modification of the linen cupboard. 	YES

Clause	Adaptability Assessment	Compliance
AS4299 Clause 4.7	Bathroom – The post adaptation plans show the bathrooms for the 1 bedroom and 2 bedroom layouts will be at least 2300mm X 2800mm which provides ample area to comply with AS1428.1/4299. The construction certificate plans shall confirm an appropriate layout of sanitary facilities with dual plumbing services for the toilet relocations and shower/basin modifications to comply with AS1428/4299 to satisfy the performance requirements of AS4299.	YES
AS4299 Cls 4.4.3	Toilet – With respect to the provision of visitable toilets the plans indicate that the abovementioned adaptable bathrooms will provide a design with a size and layout that 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 facilities 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 Clause 4.11	Garbage – The plans illustrate garbage rooms and chutes on each floor that provide 1200mm X 2000mm internal circulation area and subject to the room being increased to 1600mm X 2000mm and the door being moved to provide 530mm latchside clearance then the design will provide appropriate access to comply with AS1428.1 and satisfy Table D3.1 and Part D3.3 of the BCA.	YES at CC stage
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, which provide at least 2000 X 3600, which is adequate to perform a 180 degree wheelchair manoeuvre. While the plans do not indicate thresholds the construction drawings will confirm the capability for installing in-fill decks and 35mm height threshold ramps over sliding door tracks 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 Council's DCP 35 for Adaptable Housing.

Other aspects of Class A adaptable housing shall be confirmed at construction certificate stage to satisfy Council's DCP 35 Section 3.3.13 for Adaptable Housing.

Conclusion

In summary this assessment confirms the following outcomes;

- The access to the ground level retail areas and residential lift lobbies will provide appropriate access for people with disabilities in accordance with Part D3 of the BCA, DDA Premises Standards and Council's DCP 35 accessibility requirements; and
- The lifts provide access from the ground floor to all upper levels of the apartment buildings including the Level 1 podium areas enabling access to all apartment entrance doorways to comply with Table D3.1, Parts D3.2, D3.3 of the BCA and DDA Premises Standards.
- Details of accessible sanitary facilities associated with retail component will comply with AS1428.1 to satisfy Council's DCP 35, DDA Premises Standards and Part F2.4 of the BCA; and
- Parking designs and allocations will provide appropriate access for people with disabilities in accordance with AS2890.6 for the retail and serviced apartments to satisfy Part D3.5 of the BCA, DDA Premises Standards and Council's DCP 35. The parking for adaptable units will be consistent with AS4299 design requirements to satisfy Council's DCP 35; and
- There will be at least 5% of serviced apartments – five (5) of the eighty-two (82) that will be accessible in accordance with AS1428.1, which is consistent with Part D3 of the BCA, DDA Premises Standards and Council's DCP 35 accessibility requirements; and
- There will be at least 3% of residential apartments – fourteen (14) that will be adaptable generally in accordance with AS4299, which is consistent with SEPP 65, SEPP 65 Design Code and Council's DCP 35 requirements to Class A or AS4299.

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 Botany Bay DCP 35 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 Premises Standards and relevant Council DCP 35 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, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As 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.

