

# **ACCESS REPORT**

**DEVELOPMENT APPLICATION**

**1, 1A, 3-5 AVON ROAD  
PYMBLE**

**MULTI-UNIT RESIDENTIAL  
DEVELOPMENT**

Prepared By Mark Relf

18<sup>th</sup> December 2015



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## Introduction

This report has been prepared for Ausbao NSW Management Pty Ltd to provide an Access Report for a development application for a multi-unit residential development on a site at I, 1A, 3, 5 Avon Road, Pymble.

The development proposes;

- One hundred and seventy-four (174) apartments and 229 parking spaces within three residential flat buildings including at least twenty (20) accessible spaces for eighteen (18) adaptable apartments and one (1) accessible visitor space.
- Adaptive reuse of the heritage significant house at no. 1 Avon Road for communal uses by residents of the overall development,
- Associated outdoor pathways.

The scope of this report considers the various legislation, planning instruments and standards pertaining to access for people with disabilities as listed below in relation to:

- The provision of accessible paths of travel from the street frontages to each building; and
- Accessibility of the heritage house at 1 Avon Road; and
- Provision of accessible common pathways to and within the residential flat buildings and provision of adaptable and visitable housing as required by Council's DCP.

## Assessment Criteria

- (1) Building Code of Australia (2015)
- (2) SEPP 65 – Design Quality of Residential Flat Development.
- (3) SEPP 65 – Residential Flat Building Design Code (SEPP 65 Design Code).
- (4) LEP 194 – Ku-Ring-Gai Local Environment Plan.
- (5) DCP 55 – Ku-Ring-Gai Multi-Unit Housing.
- (6) DCP 31 – Access.
- (7) Australian Standard AS1428.1 (2009) – Design for Access and Mobility and referenced standards.
- (8) Australian Standard AS4299 (1995) – Adaptable Housing.
- (9) Australian Standard AS2890.6 (2009) – Off Street Parking.

## Plans

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

### Architectural Drawings – Issue U

#### DRAWING LIST

##### COVER SHEET

MP 20.00 COVER PAGE

##### SITE ANALYSIS

MP 21.01 COMPARISON PLAN  
MP 21.02 SEPARATION PLAN  
MP 21.03 TREE RETAIN AND REMOVED PLAN  
MP 21.04 PLANTING PROTECTION ZONE PLAN  
MP 21.05 HERITAGE LOT PLAN  
MP 21.06 BUILDING POSITION PLAN  
MP 21.07 SITE AREA PLAN  
MP 21.08 ACCESS PLAN  
MP 21.09 DEMOLITION PLAN  
MP 21.10 GARDEN POSITION PLAN

##### FLOOR PLAN

MP 22.03 FLOOR PLAN LEVEL RL +126  
MP 22.04 FLOOR PLAN LEVEL RL +129  
MP 22.05 FLOOR PLAN LEVEL RL +132  
MP 22.06 FLOOR PLAN LEVEL RL +135  
MP 22.07 FLOOR PLAN LEVEL RL +138  
MP 22.08 FLOOR PLAN LEVEL RL +141  
MP 22.09 FLOOR PLAN LEVEL RL +144  
MP 22.10 FLOOR PLAN LEVEL RL +147  
MP 22.11 FLOOR PLAN LEVEL RL +150  
MP 22.12 FLOOR PLAN LEVEL RL +153  
MP 22.13 FLOOR PLAN LEVEL RL +156  
MP 22.14 FLOOR PLAN LEVEL RL +159  
MP 22.15 FLOOR PLAN LEVEL RL +162

MP 22.16 ROOF PLAN LEVEL RL ROOF

##### SECTION

MP 23.01 SECTION A-A  
MP 23.02 SECTION B-B  
MP 23.03 SECTION C-C  
MP 23.04 SECTION DRIVEWAY  
MP 23.05 SECTION D-D

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MP 26.01 SHADOW DIAGRAM 21 JUN 9AM  
MP 26.02 SHADOW DIAGRAM 21 JUN 10AM  
MP 26.03 SHADOW DIAGRAM 21 JUN 11AM  
MP 26.04 SHADOW DIAGRAM 21 JUN 12PM  
MP 26.05 SHADOW DIAGRAM 21 JUN 1PM  
MP 26.06 SHADOW DIAGRAM 21 JUN 2PM  
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MP 27.01 VIEW FROM THE SUN 21 JUN 9.00AM  
MP 27.02 VIEW FROM THE SUN 21 JUN 9.30AM  
MP 27.03 VIEW FROM THE SUN 21 JUN 10.00AM  
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MP 27.07 VIEW FROM THE SUN 21 JUN 12.00PM  
MP 27.08 VIEW FROM THE SUN 21 JUN 12.30PM  
MP 27.09 VIEW FROM THE SUN 21 JUN 1.00PM  
MP 27.10 VIEW FROM THE SUN 21 JUN 1.30PM  
MP 27.11 VIEW FROM THE SUN 21 JUN 2.00PM

MP 27.12 VIEW FROM THE SUN 21 JUN 2.30PM

MP 27.13 VIEW FROM THE SUN 21 JUN 3.00PM

##### VIEW ANALYSIS

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MP 28.03 PHOTOMONTAGE AVON ROAD M2

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MP 30.01 MATERIAL BOARD  
MP 30.02 DETAILED ELEVATION

##### DETAILED FLOOR PLAN

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MP 31.02 BUILDING 1 LEVEL G  
MP 31.03 BUILDING 1 LEVEL 1  
MP 31.04 BUILDING 1 LEVEL 2  
MP 31.05 BUILDING 1 LEVEL 3  
MP 31.06 BUILDING 1 LEVEL 4  
MP 31.07 BUILDING 1 LEVEL 5  
MP 31.08 BUILDING 3 LEVEL LG4  
MP 31.09 BUILDING 3 LEVEL LG3  
MP 31.10 BUILDING 3 LEVEL LG2  
MP 31.11 BUILDING 3 LEVEL LG  
MP 31.12 BUILDING 3 LEVEL G  
MP 31.13 BUILDING 3 LEVEL 1  
MP 31.14 BUILDING 3 LEVEL 2  
MP 31.15 BUILDING 3 LEVEL 3  
MP 31.16 BUILDING 3 LEVEL 4  
MP 31.17 BUILDING 3 LEVEL 5  
MP 31.18 BUILDING 4 LEVEL LG4

MP 31.19 BUILDING 4 LEVEL LG3

MP 31.20 BUILDING 4 LEVEL LG2

MP 31.21 BUILDING 4 LEVEL LG

MP 31.22 BUILDING 4 LEVEL G

MP 31.23 BUILDING 4 LEVEL 1

MP 31.24 BUILDING 4 LEVEL

MP 31.25 BUILDING 4 LEVEL 3

MP 31.26 BUILDING 4 LEVEL 4

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MP 32.02 ELEVATION EXTERNAL SOUTH  
MP 32.03 ELEVATION EXTERNAL WEST  
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##### DETAILED ELEVATION

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MP 33.04 ELEVATION BUILDING 1 NORTH  
MP 33.05 ELEVATION BUILDING 3 EAST  
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MP 33.07 ELEVATION BUILDING 3 WEST  
MP 33.08 ELEVATION BUILDING 3 NORTH  
MP 33.09 ELEVATION BUILDING 4 EAST  
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MP 33.11 ELEVATION BUILDING 4 WEST  
MP 33.12 ELEVATION BUILDING 4 NORTH

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MP 34.01 FENCE ELEVATION 1  
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MP40.00 HOUSES OVERVIEW PLAN  
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MP 41.02 HOUSE LOT 1 PLAN LEVEL 01  
MP 41.03 HOUSE LOT 1 PLAN LEVEL 00  
MP 41.04 HOUSE LOT 1 SE ELEVATION  
MP 41.05 HOUSE LOT 1 SW ELEVATION  
MP 41.06 HOUSE LOT 1 NE ELEVATION  
MP 41.07 HOUSE LOT 1 NW ELEVATION  
MP 41.08 HOUSE LOT 1 SECTION  
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MP 42.11 HOUSE LOT 2 GFA PLAN

MP 43.01 HOUSE LOT 3 PLAN ROOF

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MP 43.03 HOUSE LOT 3 PLAN 01

MP 43.04 HOUSE LOT 3 PLAN 00

MP 43.05 HOUSE LOT 3 SE ELEVATION

MP 43.06 HOUSE LOT 3 SW ELEVATION

MP 43.07 HOUSE LOT 3 NE ELEVATION

MP 43.08 HOUSE LOT 3 NW ELEVATION

MP 43.09 HOUSE LOT 3 SECTION

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MP 43.11 GFA PLAN

MP 44.01 HOUSE LOT 4 LEVEL ROOF

MP 44.02 HOUSE LOT 4 LEVEL 01

MP 44.03 HOUSE LOT 4 LEVEL 00

MP 44.04 HOUSE LOT 4 SE ELEVATION

MP 44.05 HOUSE LOT 4 SW ELEVATION

MP 44.06 HOUSE LOT 4 NE ELEVATION

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MP 44.08 HOUSE LOT 4 SECTION

MP 44.09 HOUSE LOT 4 SITE INFORMATION

MP 44.10 HOUSE LOT 4 GFA PLAN

##### GFA

MP 45.01 BUILDING 1 LEVEL LG  
MP 45.02 BUILDING 1 LEVEL G  
MP 45.03 BUILDING 1 LEVEL 1  
MP 45.04 BUILDING 1 LEVEL 2  
MP 45.05 BUILDING 1 LEVEL 3  
MP 45.06 BUILDING 1 LEVEL 4

MP 45.07 BUILDING 1 LEVEL 5

MP 45.08 BUILDING 3 LEVEL LG4

MP 45.09 BUILDING 3 LEVEL LG3

MP 45.10 BUILDING 3 LEVEL LG2

MP 45.11 BUILDING 3 LEVEL LG

MP 45.12 BUILDING 3 LEVEL G

MP 45.13 BUILDING 3 LEVEL 1

MP 45.14 BUILDING 3 LEVEL 2

MP 45.15 BUILDING 3 LEVEL 3

MP 45.16 BUILDING 3 LEVEL 4

MP 45.17 BUILDING 3 LEVEL 5

MP 45.18 BUILDING 4 LEVEL LG4

MP 45.19 BUILDING 4 LEVEL LG3

MP 45.20 BUILDING 4 LEVEL LG2

MP 45.21 BUILDING 4 LEVEL LG

MP 45.22 BUILDING 4 LEVEL G

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MP 45.24 BUILDING 4 LEVEL

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MP 45.26 BUILDING 4 LEVEL 4

##### HERITAGE ITEM

MP 52.01 HERITAGE EXISTING GROUND  
MP 52.02 HERITAGE PROPOSED GROUND  
MP 52.03 HERITAGE EXISTING LOWER  
MP 52.04 HERITAGE PROPOSED LOWER  
MP 52.05 HERITAGE NORTH EAST EXISTING  
MP 52.06 HERITAGE NORTH EAST PROPOSED  
MP 52.07 HERITAGE SOUTH EAST EXISTING  
MP 52.08 HERITAGE SOUTH EAST PROPOSED  
MP 52.09 HERITAGE SOUTH WEST EXISTING  
MP 52.10 HERITAGE SOUTH WEST PROPOSED

MP 52.11 HERITAGE NORTH WEST EXISTING

MP 52.12 HERITAGE NORTH WEST PROPOSED

MP AvonRoadPymble DEVELOPMENT DATA  
UNITS

MP AvonRoadPymble GFA

**Landscape Drawings – Revision “A”**

# PROPOSED RESIDENTIAL DEVELOPMENT

## 1 AVON RD, PYMBLE

**DRAWING REGISTER**

DWG	TITLE	SCALE
LA00	COVER SHEET	N/A @ A1
<b>SITE</b>		
LA01	LANDSCAPE MASTERPLAN	1:500@A1
LA02	LANDSCAPE AREAS KEY PLAN	1:500 @ A1
LA03	S750 CONDITIONS PLAN	1:500 @ A1
LA04	TREE PROTECTION PLAN	1:500@A1
LA05	LANDSCAPE TECHNICAL INFORMATION	1:500@ A1
<b>PLANTING</b>		
LA06	CONSERVATION AREA AND MANAGED BUFFER	1:500 @ A1
LA07	HERITAGE GARDEN PLANTING PLAN	1:100@A1
LA08	COURTYARD NORTH PLANTING PLAN	1:100@A1
LA09	COURTYARD SOUTH PLANTING PLAN	1:100@A1
LA10	AVON RD NORTH PLANTING PLAN	1:100@A1
LA11	AVON RD SOUTH PLANTING PLAN	1:100@A1
LA12	ROOFTOP PLANTING PLAN BUILDING 3	1:100@A1
LA13	ROOFTOP PLANTING PLAN BUILDING 1	1:100@A1
<b>FINISHES &amp; LEVELS</b>		
LA14	HERITAGE GARDEN HARDWORKS PLAN	1:100@A1
LA15	COURTYARD NORTH FINISHES AND LEVELS PLAN	1:100@A1
LA16	COURTYARD SOUTH FINISHES AND LEVELS PLAN	1:100@A1
LA17	AVON RD NORTH FINISHES AND LEVELS PLAN	1:100@A1
LA18	AVON RD SOUTH FINISHES AND LEVELS PLAN	1:100@A1
LA19	ROOFTOP FINISHES AND LEVELS PLAN BUILDING 3	1:100@A1
LA20	ROOFTOP FINISHES AND LEVELS PLAN BUILDING 1	1:100@A1
<b>SECTIONS &amp; ELEVATIONS</b>		
LA21	LANDSCAPE ELEVATIONS	1:250 @ A1
LA22	LANDSCAPE SECTIONS A	1:250 @ A1
LA23	LANDSCAPE SECTIONS B	1:250 @ A1
<b>LOTS 1-4</b>		
LA24	LOTS 1-4 LANDSCAPE KEY PLAN	1:200@A1
LA25	LOT 1 LANDSCAPE PLAN	1:100@A1
LA26	LOT 1 LANDSCAPE PLAN	1:100@A1
LA27	LOT 1 LANDSCAPE PLAN	1:100@A1
LA28	LOT 1 LANDSCAPE PLAN	1:100@A1
<b>LANDSCAPE DETAILS</b>		
LA29	LANDSCAPE DETAILS 1	AS SHOWN@A1
LA30	LANDSCAPE DETAILS 2	AS SHOWN@A1
LA31	LANDSCAPE DETAILS 3	AS SHOWN@A1
<b>EARLY WORKS</b>		
LA32	EARLY WORKS PLAN NO. 7 AVON ROAD	1:100@A1

## Accessibility of Common Domain Areas

With respect to residential flat buildings (BCA Class 2) a development is required to provide accessible common domain areas and amenities as described in Table D3.1 and Parts D3.2, D3.3, D3.8, E3.6 of the BCA.

In accordance with Table D3.1 of the BCA a development is required;

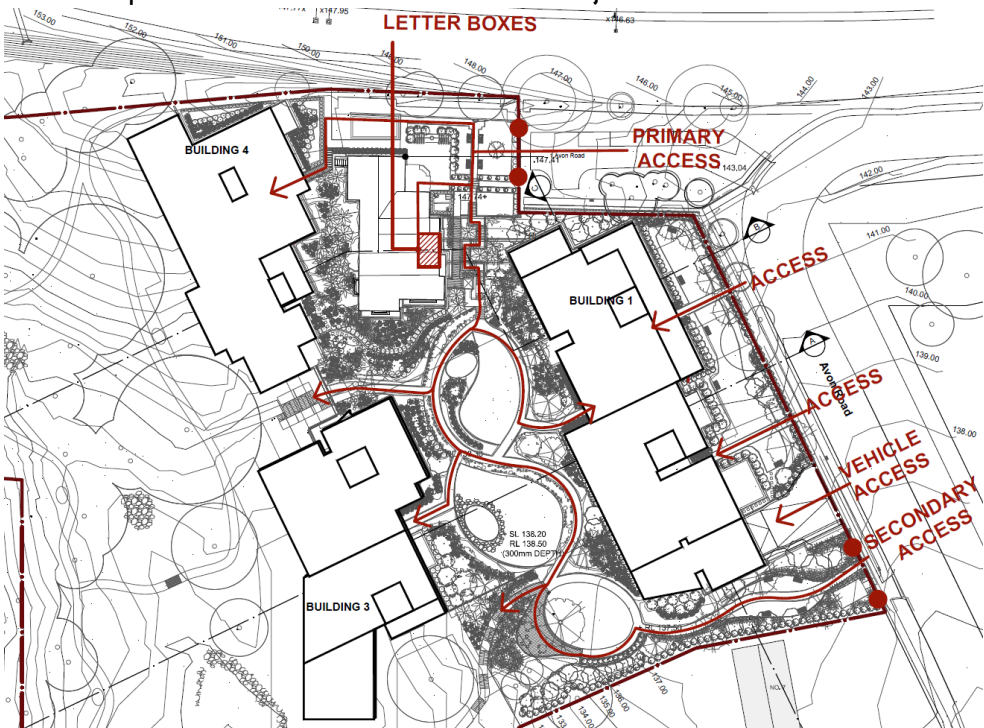
- To provide a pedestrian entrance to be accessible to at least one (1) floor containing sole occupancy units and to the entrance doorway of each sole occupancy unit located on that level, and
- To and within not less than one (1) of each type of room or space for use in common by the residents, including 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 —
  - 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 a lift or ramp.


Detailed below is an assessment of the outdoor pedestrian access from street frontages, each building and generally to the passive recreation pathways through the site.



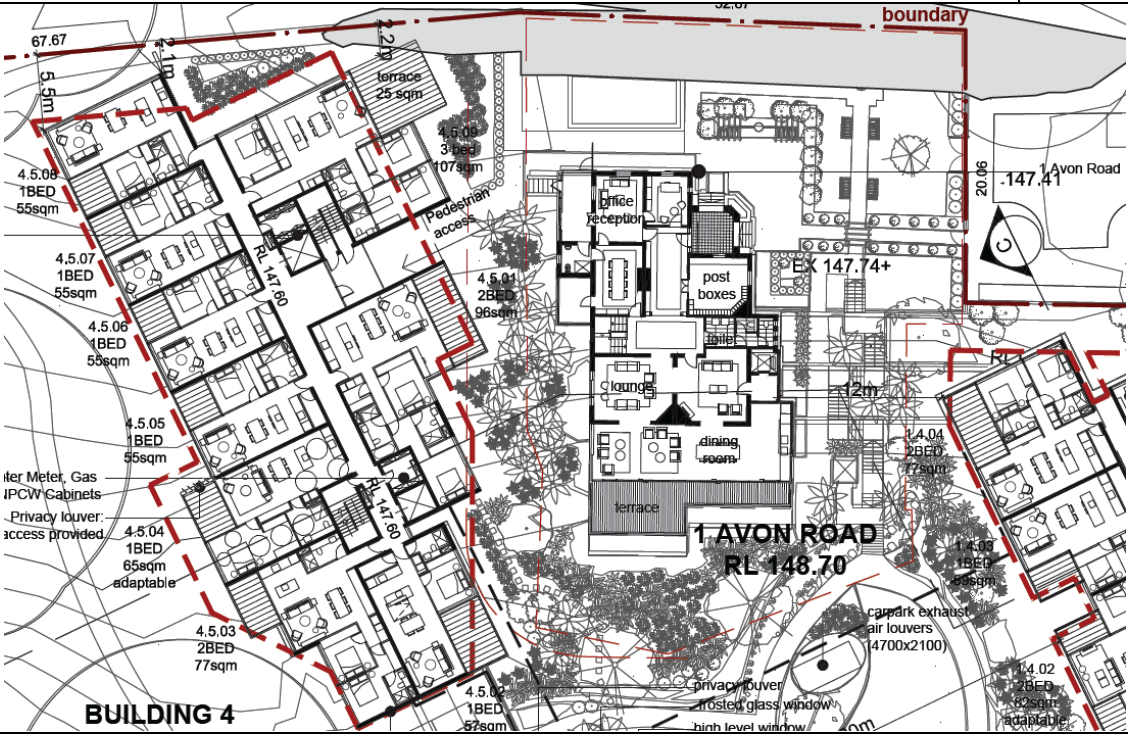


Landscape Site Plan



BCA & DCP ACCESSIBILITY REVIEW		Complies
<b>Site &amp; Building Entry Access</b>		
<p><b>Site Access Paths -</b></p> <ol style="list-style-type: none"> <li>The development proposes three residential flat buildings 1, 3, 4 and the heritage house that will be adapted for communal uses by all residents. The subject buildings adjoin Avon Road and form the focus of this report.</li> <li>The individual subdivided lots 1 to 4 adjoining Beechworth Road shall be individual residential allotments with private entries and hence are not a subject of this review.</li> </ol>		
		
<b>Building No. 1</b>		
<ol style="list-style-type: none"> <li>The development proposes a site entry to Building 1 from Avon Road @RL142.10 that provides an accessible 1:20 maximum gradient entry path to the northern principal building entry @RL142.60 while the southern principal entrance proposes a more gradual 1:33 slope for 18 metres from RL138.90 to the entry @RL139.50.</li> <li>The design of the 1500mm width entry path will comply with AS1428.1 to satisfy Table D3.1 and Part D3.2 of the BCA, subject to the level landings at the entry gates being detailed to provide at least 530mm latchside clearance.</li> <li>The entry forecourts provide appropriate circulation space to approach and enter the building lobbies.</li> <li>The common entries propose lifts that travel to all floors including the lower ground floor level of this building @RL139.50, which enables direct access to a tiered central common landscaped courtyard that is shared by the three buildings and a lift from the heritage house.</li> </ol>		<p>YES</p> <p>YES at CC stage</p> <p>YES</p> <p>YES</p>

BCA & DCP ACCESSIBILITY REVIEW		Complies
		
<b>Building No. 3</b>		
7. To access Building No 3 the development proposes a site entry on the southern boundary that commences at RL136.80 that provides a 1:20 gradient walkway long a 40 metre pathway to a tiered central common landscaped courtyard @RL137.50. The courtyard incorporates a branch path to Building 3 that is approximately 18 metres at a 1:20 slope to Building 3 @RL138.30.		YES
8. The design of the 1500mm width entry and courtyard pathways will comply with ASI428.1 to satisfy Table D3.1 and Part D3.2 of the BCA.		YES
9. The Building 3 entry forecourt provides appropriate circulation space in accordance with ASI428.1 to enter the building lobby to satisfy Table D3.1 and Part D3.2 of the BCA.		YES
10. The common entry proposes lifts that travel to all floors.		YES
<b>Building No. 4 &amp; Heritage building</b>		
11. <b>Building No 4</b> - To access Building No 4 and the heritage building the development proposes a site entry on the northern boundary that commences at approximately RL147.60 and provides a gradual 1:40 gradient walkway to the heritage building forecourt @RL 147.70. The entry path continues through the forecourt to the Building 4 entry @RL147.60.		YES
12. The entry forecourt provides appropriate circulation space in accordance with ASI428.1 to enter the Building 4 lobby @RL147.60 to satisfy Table D3.1 and Part D3.2 of the BCA.		YES
13. The design of the 1500mm width entry paths will comply with ASI428.1 to satisfy Table D3.1 and Part D3.2 of the BCA.		YES



BCA & DCP ACCESSIBILITY REVIEW	Complies
<p>14. The common entry proposes lifts that travel to all floors including a lower level of this building @RL138.30, which enables an accessible pathway to the central common landscaped courtyard.</p>	YES
	
<p>15. <b>Heritage Building Access</b> – While the 148.70 ground floor level of the house is elevated approximately 1000mm above the forecourt the proposed outdoor platform lift will facilitate access to the front entry porch which will be raised to achieve a level threshold entry into the building.</p> <p>16. Further detail of the interior conservation and adaptive reuse shall be confirmed at a future design stage with communal facilities to comply with Part D3 of the BCA for accessibility.</p> <p>17. The heritage building surrounds illustrates an external passenger lift that will travel from RL148.70 to the central communal courtyard @RL139.60 with a pathway access a bridge to the pathway system @RL139.50 to ensure equitable access. See plan below.</p>	<div data-bbox="751 1137 1257 1503">  <p>Front entry porch</p> </div> <div data-bbox="751 1574 1257 1939">  <p>South-eastern corner</p> </div>



BCA & DCP ACCESSIBILITY REVIEW	Complies
<p><b>1 AVON ROAD</b> <b>RL 148.70</b></p>	

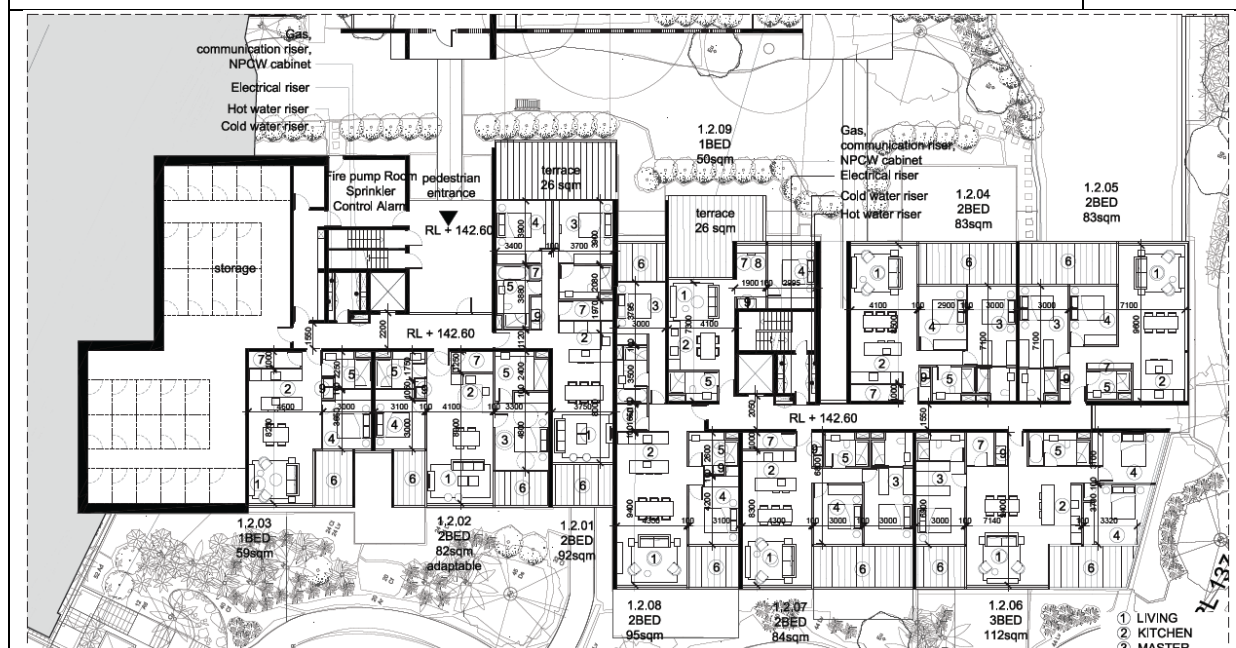
### Internal Circulation within Common Areas

#### Lobby Entrances

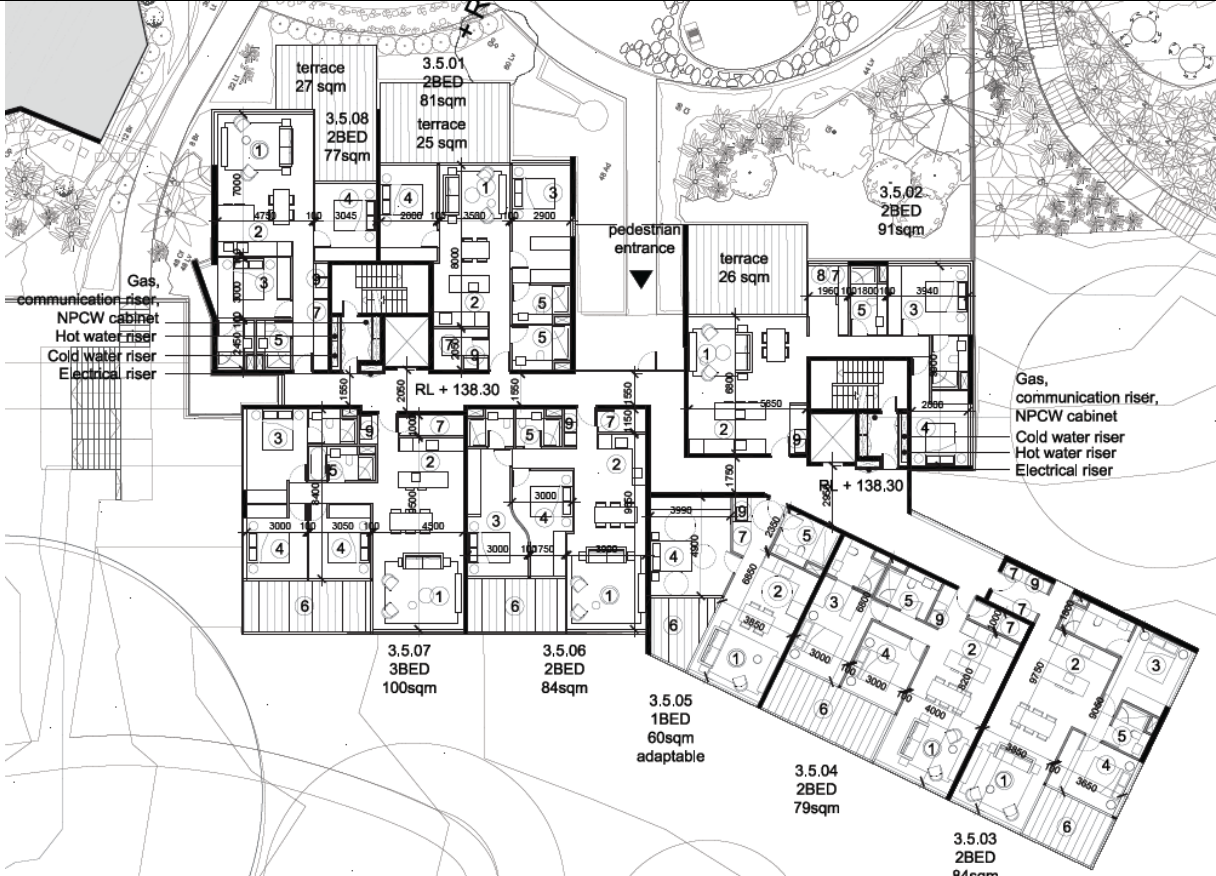
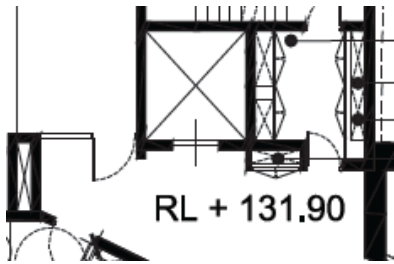
18. The plans illustrate the entrance lobbies for each building will provide accessible doorway landings and circulation spaces in accordance with AS1428.1 to satisfy Part D3.2 and Table D3.1 of the BCA as exemplified by Building 1.

YES

#### Building No. 1 – Internal Common Area Access

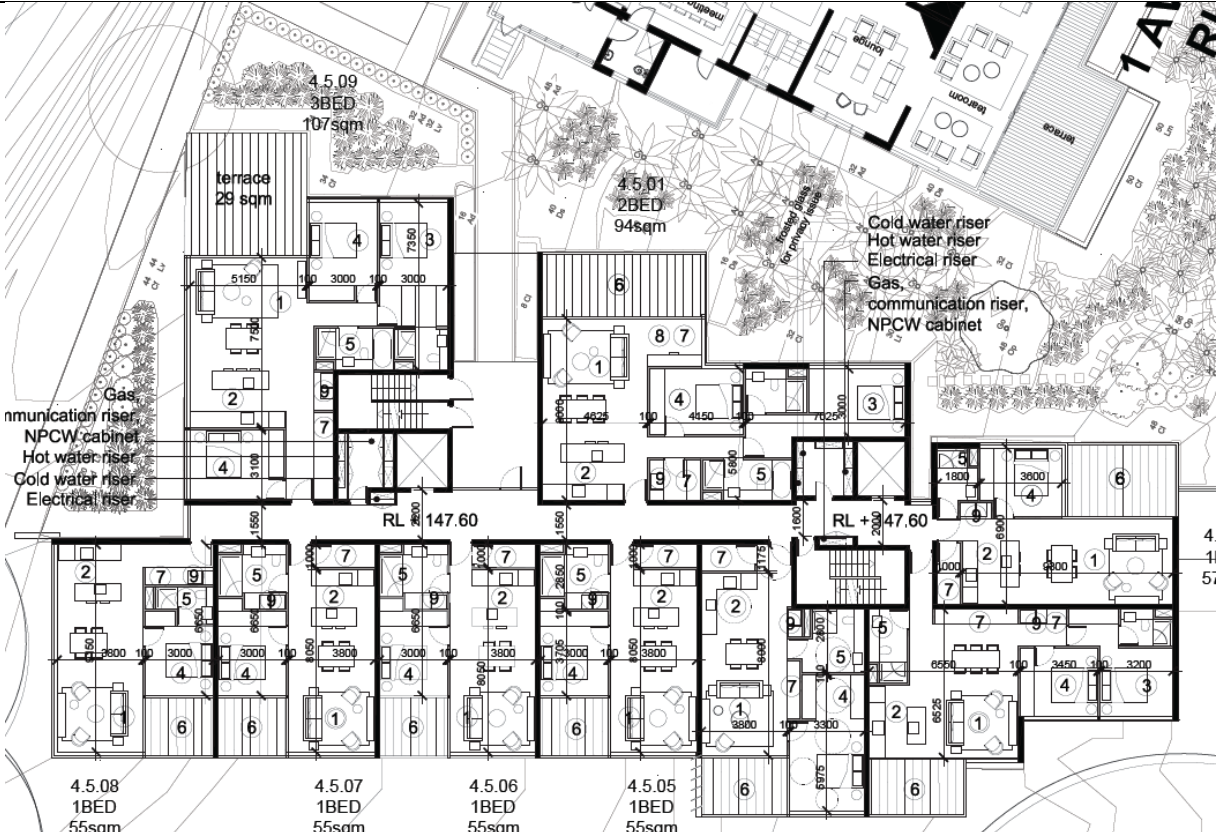


BCA & DCP ACCESSIBILITY REVIEW	Complies
<p><b>19. Building 1</b> proposes two lobby entrances that will incorporate substantial internal entrance lobbies that readily provide ample access to 1000mm minimum width corridors which incorporate 1540mm x 2070mm Turning Areas at appropriate locations and 2000mm minimum width lift landings, which will comply with ASI428.1 for corridor circulation, lift access Turning and Passing to satisfy Part D3.3 of the BCA and Council's DCP.</p> <p><b>20.</b> The plans indicate that each building shall provide lifts that travel to all levels to ensure equitable to satisfy Part D3.3 and Table D3.1 of the BCA and Council's DCP.</p> <p><b>21.</b> The 1000mm minimum width corridors which incorporate 1540mm x 2070mm Turning Areas at appropriate locations and 2000mm width lift landing on other levels also provide appropriate corridor circulation access, Turning and Passing areas in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and Council's DCP regarding "visitable access".</p> <p><b>22.</b> Access to the carpark levels and storage areas indicate doorways with appropriate circulation spaces of 1550mm X 1550mm complying with ASI428.1 corridor circulation, lift access Turning and Passing to satisfy Part D3.3 of the BCA and Council's DCP.</p> <p><b>23. Common Courtyard Access</b> - To ensure convenient and equitable access between various buildings Building 1 provides a lower common lobby @RL139.50 which facilitates a wheelchair accessible pathway route through the building to a central courtyard at the same 139.50 level to access the lift to the heritage communal building and Building 4 or across the courtyard to Building 3 @RL138.30. The doorway landings and circulation spaces are in accordance with ASI428.1 to satisfy Part D3.3 and Table D3.1 of the BCA.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
<b>Building No. 3 – Internal Common Area Access</b>	
<p><b>24. Building 3</b> proposes a lobby entrance @RL138.30 that will incorporate substantial internal entrance lobby adjacent to the central common courtyard that readily provides ample access to 1550mm—1800mm width corridors and 2000mm</p>	<p>YES</p>

BCA & DCP ACCESSIBILITY REVIEW	Complies
<p>minimum width lift landings, which will comply with ASI428.1 for corridor circulation, lift access Turning and Passing to satisfy Part D3.3 of the BCA and Council's DCP.</p>	
	
<p><b>25.</b> The plans confirm lifts that travel to all levels to ensure equitable to satisfy Part D3.3 and Table D3.1 of the BCA and Council's DCP.</p> <p><b>26.</b> The 1000mm minimum width corridors which incorporate 1540mm x 2070mm Turning Areas at appropriate locations and 2000mm width lift landing on other levels also provide appropriate corridor circulation access, Turning and Passing areas in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and Council's DCP regarding "visitable access".</p> <p><b>27.</b> Access to the carpark levels and storage areas indicate doorways with appropriate circulation spaces of 1550mm X 1550mm complying with ASI428.1 corridor circulation, lift access Turning and Passing to satisfy Part D3.3 of the BCA and Council's DCP, subject to minor corrections;</p>	<p>YES</p> <p>YES</p> <p>YES – Can Comply</p>
<p>LG 2 &amp; LG1 Carpark access doors to be moved 1000mm to the left.</p>	 <p>Can comply</p>

BCA & DCP ACCESSIBILITY REVIEW	Complies
<p>28. <b>Common Courtyard Access</b> - Building 3 residents can obtain equitable access to the Heritage building communal facility and Building 4 via accessible route through the central courtyard to a passenger lift adjoining the heritage building which travels to the upper ground level of the site @RL148.70 which incorporates accessible pathways in accordance with AS1428.1 to satisfy Part D3.3 and Table D3.1 of the BCA.</p>	
<p><b>Heritage Building Communal Facility – Internal Common Area Access</b></p>	



BCA & DCP ACCESSIBILITY REVIEW	Complies
<p>33. The internal foyer of the heritage building provides a generous 2500mm width with appropriate doorway circulation spaces to approach and enter various rooms including an internal passenger lift to enable equitable access to the other levels within the building.</p> <p>34. While several new wall openings and doors will be installed to facilitate enhanced access several doors of heritage significance will be retained, which may limit the degree of access for some people who use large wheelchairs.</p> <p>35. Nonetheless I am satisfied that equitable access will be provided to and within the building to all unique features in a manner consistent with AS1428.1 to satisfy Parts D3.3 and D3.1 of the BCA and Council's DCP while retaining the essential heritage significance.</p>	<p>YES</p> <p>YES</p>
<b>Building No. 4 – Internal Common Area Access</b>	
	
<p>36. <b>Building 4</b> proposes a lobby entrance @RL +147.60 that will incorporate substantial internal entrance lobby adjacent to the common pathway and courtyard adjoining the heritage building that readily provides ample access to 1550mm minimum width corridors and 2000mm minimum width lift landings, which will comply with AS1428.1 for corridor circulation, lift access Turning and Passing to satisfy Part D3.3 of the BCA and Council's DCP.</p> <p>37. The plans confirm lifts that travel to all levels to ensure equitable to satisfy Part D3.3 and Table D3.1 of the BCA and Council's DCP.</p> <p>38. The 1550mm minimum width corridors and 2000mm width lift landings on other levels also provide appropriate corridor circulation access, Turning and Passing</p>	<p>YES</p> <p>YES</p> <p>YES</p>



BCA & DCP ACCESSIBILITY REVIEW	Complies
<p><b>Valley Walk (Blue Gum Conservation Zone)</b></p> <p>42. The plans illustrate stairways into the valley area which incorporates pathways for passive recreation through the Blue Gum zone and for general maintenance purposes.</p> <p>43. Further detailing of the plans shall be undertaken at a future design stage to enable wheelchair access to parts of the walkways to ensure equitable access and inclusive participation.</p>	<p>--</p> <p><b>YES at CC stage</b></p>
<p><b>External Stairways</b></p> <p>44. In accordance with part D3.3(a)(ii) of the BCA the external stairways within various outdoor locations will be detailed at construction stage with handrails on both sides to the requirements of AS1428.1 and setback from transverse pathways, step nosings, closed risers and tactile ground surface indicators.</p>	<p><b>YES</b></p>
<p><b>Conclusion</b></p> <p>45. Given the degree of access into all buildings and provision of lifts to access all floors it is my opinion that the development provides 100% visitable access to apartment entrance doorways to comply with Table D3.1 of the BCA, Council's LEP and DCP.</p> <p>46. It is evident from the plans and above assessment that the development proposal will provide accessible paths of travel to and within the site to all buildings in accordance with accessibility requirements of Part D3 the BCA and Council's LEP / DCP 55 pertaining to accessibility of multi-unit residential development.</p>	<p><b>YES</b></p> <p><b>YES</b></p>

## Section B - Ku-Ring-Gai DCP 55 – Section 3.8 Access & Adaptability

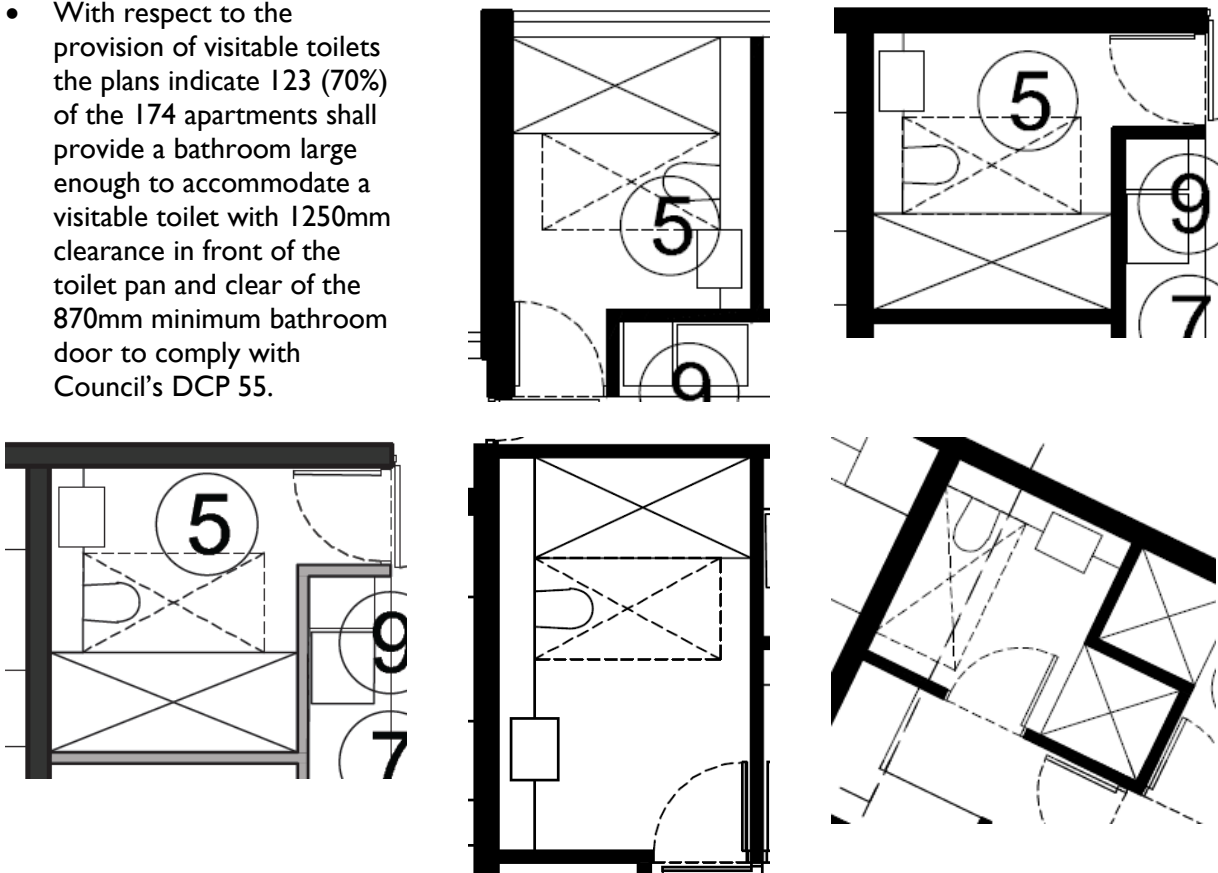
In accordance with Section 3.8 of DCP 55 the assessment considers the requirement to provide:

- 70% of apartments in buildings of more than 3 habitable storeys to be visitable; and
- 10% (minimum) of apartments to be “adaptable housing” to category C of A4299.

### Visitable Housing

With regard to Visitability the development provides visitable wheelchair access from the street frontage to all 174 apartments by way of ramped pathways, lift access, level common corridors, 920mm entry doors and level doorway thresholds into apartments, which represents 100% of the apartments to satisfy the provisions of **Section 3.8**.

- With respect to the provision of visitable toilets the plans indicate 123 (70%) of the 174 apartments shall provide a bathroom large enough to accommodate a visitable toilet with 1250mm clearance in front of the toilet pan and clear of the 870mm minimum bathroom door to comply with Council's DCP 55.



Examples of various types of bathrooms with a Vistable Toilet.

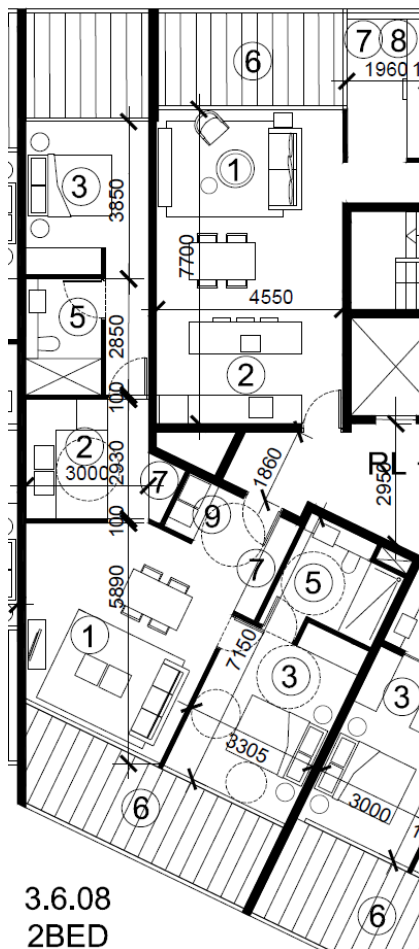


## Ku-Ring-Gai DCP 55 – Adaptable Housing

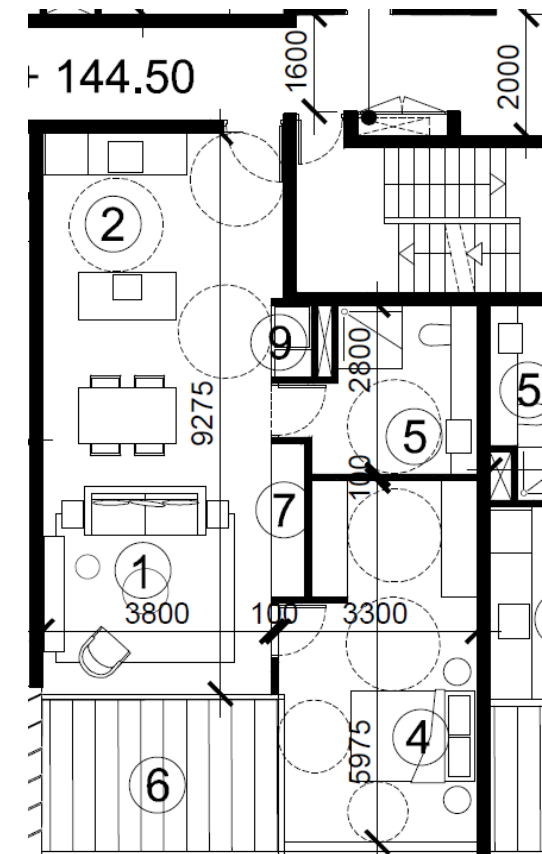
In accordance with Section 3.8 of DCP 55 the assessment considers the requirements to provide: 10% (minimum) of apartments to be “adaptable housing” to comply with Category C of AS4299.

The eighteen (18) adaptable apartments shall be;

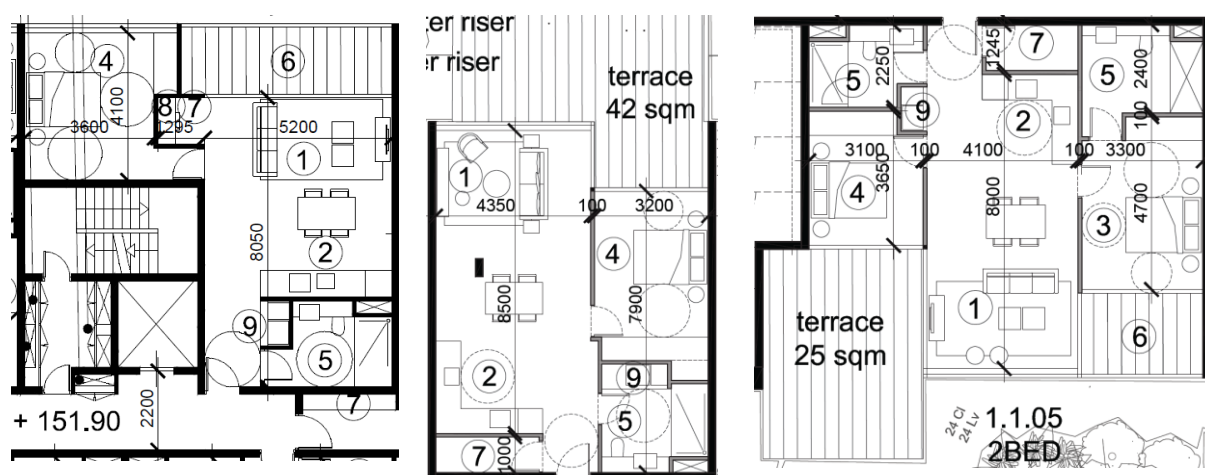
- Building 1 - 5 X 1 bedroom apartments 1.1.06, 1.3.04, 1.4.06, 1.5.06, 1.6.06.
- Building 1 - 4 X 1 bedroom apartments 1.1.05, 1.2.02, 1.3.02, 1.4.02.
- Building 3 - 4 X 1 bedroom apartments 3.2.05, 3.3.05, 3.4.05, 3.5.05.
- Building 3 - 1 X 2 bedroom apartment 3.6.08.
- Building 4 - 4 X 1 bedroom apartments 4.2.02, 4.3.03, 4.04.4, 4.5.04.



BUILDING 3. TYPICAL ADAPTABLE APARTMENT LAYOUTS



BUILDING 4. TYPICAL ADAPTABLE APARTMENT LAYOUT



BUILDING I. TYPICAL ADAPTABLE APARTMENT LAYOUTS

Clause	Adaptability Assessment	Compliance
AS4299 Clause 3.8	<b>Letterboxes</b> The development will provide letter boxes adjacent to the principal site entrances relevant to each building with at least 1600mm X 1600mm level landing area directly adjacent for circulation and access to comply with AS4299 at construction certificate stage.	YES
AS4299 Clauses 3.3 and 3.5	<b>Building Entrances</b> Section A of this report demonstrates the accessibility of the common area accessibility to enter the site and access all building entrances and the designated adaptable apartments.	YES
AS4299 Clause 3.7	<b>Car Parking</b> The basement car park provides eighteen (18) accessible <b>resident</b> parking spaces that are 2400mm minimum width adjoining 2400mm width shared areas X 5400mm length on a generally level surface with 2500mm minimum height clearance to comply with AS2890.6 and the intent of AS4299.  The basement readily provides at least 2200mm entry height and 2500mm height clearance over the parking spaces in accordance with AS4299 while the floor area of these spaces will not exceed 2.5% (1:40 slope) to comply with AS4299.	YES
	<b>Visitor Parking</b> - The basement car park also provides one (1) accessible <b>visitor</b> space that facilitates appropriate access.	YES
AS1735.2	<b>Lift Access</b> The plans indicate the lift cars will be at least 1400mm X 2000mm as specified by BCA 2015/ DDA Access Code and AS1735.12 – <i>Lifts For People With Disabilities</i> .	YES
AS4299 Clauses 4.3.1, 4.3.2 and 4.3.3	<b>Accessible entry</b> – The front entrances to these units provide at least 1540mm X 1540mm externally in the common corridors with 530mm minimum latch side clearance for front-on approach, which complies with the spatial requirements of AS4299.	YES
		YES

Clause	Adaptability Assessment	Compliance
	Internally the 1540mm minimum width entry foyer areas provide the required circulation area and 530mm latchside clearance for doorway circulation spaces to satisfy AS4299.	
AS4299 Cls 4.3.7	<b>Interior: general</b> – With respect to doorway circulation space to access a main bedroom the post adaptation plan indicates unrestricted access to the bedroom doors from the living areas to comply with AS4299/1428.1.	YES
	<b>Doors and Door Hardware</b> While the plans do not indicate 920mm external and internal door widths and lever handles these details shall be provided at construction drawing stage to confirm compliance.	YES
AS4299 Clause 4.7	<b>Living and Dining rooms</b> – 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	<b>Kitchen</b> – The kitchen post adaptation plans can provide various “L”, “U” shaped and single galley designs with 1550mm circulation spaces adjacent to the benches and appliances to comply with AS4299 requirements.	YES
	With regard to the “adaptability” of the kitchen the plans provide an example layout while the open plan living areas provide adequate space to accommodate a wall oven, cooktop and 800mm width adjustable bench unit.	YES
	Therefore, subject to confirmation of the installation of kitchen cupboards, appliances and the like at the construction documentation stage it is apparent that the kitchens will comply with AS4299.	YES at CC stage
AS4299 Clause 4.6	<b>Main bedroom</b> – The plans show a main bedroom will provide two general types; <ul style="list-style-type: none"> <li>• Typical A bedroom shall provide a room of at least 3500mm X 3600mm, which facilitates 1000mm minimum on each side and 1540mm X 2070mm circulation space adjacent to the foot of a queen sized bed and the doorway circulation space to exit the bedroom in accordance with AS1428.1 to satisfy AS4299.</li> <li>• Typical B bedroom shall be at least 4100mm X 3300mm thereby providing 1540mm X 2070mm circulation space adjacent to a queen sized bed, 1200mm minimum at the foot and 1000mm on the alternate side which complies with AS4299.</li> </ul>	YES
	With respect to the entries to several bedroom layouts modifications can be readily made to stud walls adjacent to the wardrobes, adjoining storage units and doorways to achieve enhanced circulation spaces to comply with AS4299.	YES
AS4299 Clause 4.7	<b>Bathroom</b> – The plans show the bathroom (or ensuite) will be the “adaptable sanitary facility” providing an area of at least 2000mm X 3000mm or 2300mm X 2800mm with a detailed design of the internal layout of sanitary facilities for each apartment that complies with AS1428/4299 in pre and post adaptation.	YES at CC stage

Clause	Adaptability Assessment	Compliance
AS4299 Cls 4.4.3	<b>Toilet</b> – The bathrooms will provide adequate size and layout to enable the toilet to provide 1250mm clearance in front of the pan to comply with AS4299.	YES
AS4299 Clause 4.8	<b>Laundry</b> – The post adapted laundry facilities adjacent to hallways provide adequate space for a washing machine, drier and basin while being adaptable by installing bi-fold doors to facilitate at least 1550mm X 1550mm clear circulation space in front of the appliances to comply with AS4299.	YES
AS4299 Cls 3.5(b)	<b>Outdoor Private Open Space</b> – The plans show balcony areas for these apartments adjacent to living areas for each of these units with sliding doors for convenient access. The balcony areas provide an adequate area of at least 2000mm X 3000-4000mm to perform a 180 degree wheelchair manoeuvre and access doorways.  With regard to doorway thresholds to balconies and terraces the details of finished floor levels (FFL) shall be confirmed at construction certificate stage to confirm 1:8 maximum gradient threshold ramps can be installed at doorways with a 35mm maximum rise to facilitate wheelchair access and thereby comply with AS1428/4299.	YES

## Conclusion

In summary this assessment confirms the following outcomes;

- The common domain pathways, central courtyard and heritage building adapted for communal use will provide appropriate access for people with disabilities consistent with BCA 2015, the DDA and the Ku-Ring-Gai DCP 55; and
- The visitability is achieved through direct wheelchair accessible walkways from the street frontage to the principal building entrances of Buildings 1 and 4 with lifts to a common courtyard to access Building 3 consistent with BCA 2015, the DDA and the Ku-Ring-Gai DCP 55; and
- The lifts provide access to all levels thereby enabling visitable wheelchair access from the site entrances to all apartments with 123 apartments (70%) providing a visitable toilet, to comply with the Ku-Ring-Gai DCP 55; and
- That 10% of apartments, that being eighteen (18) will be adaptable to comply with AS4299, which complies with the Ku-Ring-Gai DCP 55.

The access and adaptability review of the development demonstrates compliance with the relevant objectives and design code requirements of BCA 2015, which is consistent with the Ku-Ring-Gai DCP 55 for a residential flat development in terms of accessible pathways, 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, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy Housing for Seniors or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

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

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

As principal consultant Mark Relf has considerable experience and expertise in a wide range of access related projects 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.

