

ACCESS REPORT

STATE SIGNIFICANT DEVELOPMENT APPLICATION

**BLOCK 4N – CENTRAL PARK,
BROADWAY & ABERCROMBIE STREET,
CHIPPENDALE**

MIXED COMMERCIAL, RESIDENTIAL & HOTEL DEVELOPMENT



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24th October 2014



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CONTENTS

INTRODUCTION.....	3
ASSESSMENT CRITERIA	4
PART A – HOTEL, COMMERCIAL & COMMON DOMAIN AREAS 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)	8
<i>Hotel – ground floor.....</i>	<i>8</i>
<i>Hotel Level 01 –</i>	<i>9</i>
<i>Hotel Level 02 –</i>	<i>10</i>
<i>Hotel Level 03 –</i>	<i>10</i>
<i>Hotel Levels 04 to 12.....</i>	<i>11</i>
<i>Hotel Levels 13 & 14 similar</i>	<i>11</i>
<i>Accessible Hotel Suites (Table D3.1 of the BCA).....</i>	<i>12</i>
<i>Retail : Levels 00, 01, 02.....</i>	<i>12</i>
<i>Australian Hotel & Abercrombie Terraces</i>	<i>13</i>
<i>LEVEL 00 Commercial & Child Care Access.....</i>	<i>13</i>
<i>Child Care Centre Levels 03 & 04 –</i>	<i>13</i>
<i>Commercial Office Levels 05-10 –</i>	<i>15</i>
<i>Residential Levels 11-16 –</i>	<i>15</i>
<i>General –</i>	<i>15</i>
HEARING AUGMENTATION (PART D3.7 OF THE BCA)	16
TACTILE GROUND SURFACE INDICATORS (PART D3.9 OF THE BCA)	16
SWIMMING POOLS (PART D3.10 OF THE BCA)	16
GLAZING MARKINGS (PART D3.12 OF THE BCA)	17
LIFTS (PART E3.6 OF THE BCA)	17
ACCESSIBLE SANITARY FACILITIES (PART F2.4 OF THE BCA)	17
IDENTIFICATION – BRAILLE AND TACTILE SIGNAGE (PART D3.6 OF THE BCA)	18
ACCESSIBILITY OF COMMON DOMAIN RESIDENTIAL AREAS (TABLE D3.1, PARTS D3.2 & D3.3 OF THE BCA)	18
EGRESS CONSIDERATIONS FOR PEOPLE WITH A DISABILITY	19
PART B - ADAPTABILITY ASSESSMENT	20
CONCLUSION.....	23
APPENDIX A – STATEMENT OF EXPERTISE	24
APPENDIX B – CITY OF SYDNEY DEVELOPMENT CONTROL PLAN 2012 –	
ACCESSIBILITY EXTRACTS	25

Introduction

This report has been prepared to provide an accessibility and adaptable housing review for a proposed mixed use hotel, commercial and multi-unit residential development on the Block 4N site at Central Park on Broadway, Sydney.

Block 4N – State Significant Development

The State Significant Development Application seeks approval for the redevelopment of Block 4N as a mixed use building, with associated non-residential/retail uses located on ground floor, consistent with the Concept Plan. Specifically, the proposal includes the following uses as follows;

- Residential – 3,518 m² located on levels 11 to 16 consisting of 48 permanent residential apartments
- Retail – 236 m² located on the ground level with frontage to Central Park Ave
- Hotel – 13,986 m² located from ground to level 18 – approximately 283 hotel rooms
- Commercial – 6,146 m² located on levels 5 to 10
- Childcare Centre (shell space) – 1,080m² located on level 3 and 4.
- Existing Australia Hotel and Terraces (Heritage Pub and Terraces) – 789 m²

The proposal has a total GFA of 25,755 m² of which 22,237 m² is to be used for non-residential purposes and 3,518 m² is to be used for residential purposes in accordance with the Concept Plan as recently modified (MP 06_0171 MOD9).

Hotel facilities, including concierge, storage, swimming pool, spa, gym, conference facilities, will be located within the building. The hotel swimming pool, spa and gym will also be made available to permanent residents. Separate entries and lobbies are proposed to the commercial office, childcare, hotel and permanent residential.

The existing Australia Hotel and adjoining Abercrombie Street terraces will be retained, with the design creating a publicly accessible courtyard behind the terraces, accessible from Broadway and Abercrombie Street. A separate development application will be made a future date concerning the internal design alterations of the existing hotel and adjoining terrace houses.

A combined basement below Block 1 and 4N is proposed, that will accommodate all car parking, bicycle parking, residential and commercial storage, waste handling, back of house facilities, building plant and services. The basement will have a connection into Block 4S and Central Park's Central Thermal Plant. Service Vehicle loading is provided via the Abercrombie Street access ramp, and car park access for residents, hotel guests, office, retail and childcare drop off carspaces provided via Central Park Avenue.

The basement will accommodate a total of 130 car parking spaces for the proposed Block 4N use. Additional spaces are provided within the basement that will service Block 1 and the Brewery Yard building as shown on the Architectural Plans.

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 2014 / DDA Premises Standards, SEPP 65, Secretary's Environmental Assessment Requirements (SEARS) and the City of Sydney DCP 2012 Access and Adaptability requirements pertaining to accessibility of common domain areas and adaptability of at least 15% of apartments within the multi-unit residential development.

Assessment Criteria

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

- (1) Secretary's Environmental Assessment Requirements (SEARS)
- (2) Parts D3, E3.6, F2.4 of the Building Code of Australia (BCA) (2014)
- (3) DDA Premises Standards (2010).
- (4) The City of Sydney DCP 2012 – Section 3.12 and related clauses (as attached)
- (5) Australian Standard AS1428.1 (2009) – Design for Access and Mobility and referenced standards.
- (6) Australian Standard AS1428.4.1 (2009) – Tactile Ground Surface Indicators.
- (7) Australian Standard AS2890.6 (2009) – Parking for People with Disabilities.
- (8) Australian Standard AS4299 (1995) – Adaptable Housing.
- (9) Australian Standard AS1735.12 (1999) – Lifts.

Report Format

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

- **Part A – Hotel, Commercial & Common Domain Areas:** provides a general assessment of the retail areas on ground floor and Common Domain areas 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 2012.
- **Part B – Residential:** provides a regulatory review of the residential component of the development against the accessibility and adaptability requirements of Council's DCP 2012 and the Adaptable Housing standard AS4299.

Development Application Plans

The plans relied upon for this accessibility assessment include the following **Issue DA** architectural drawing set:

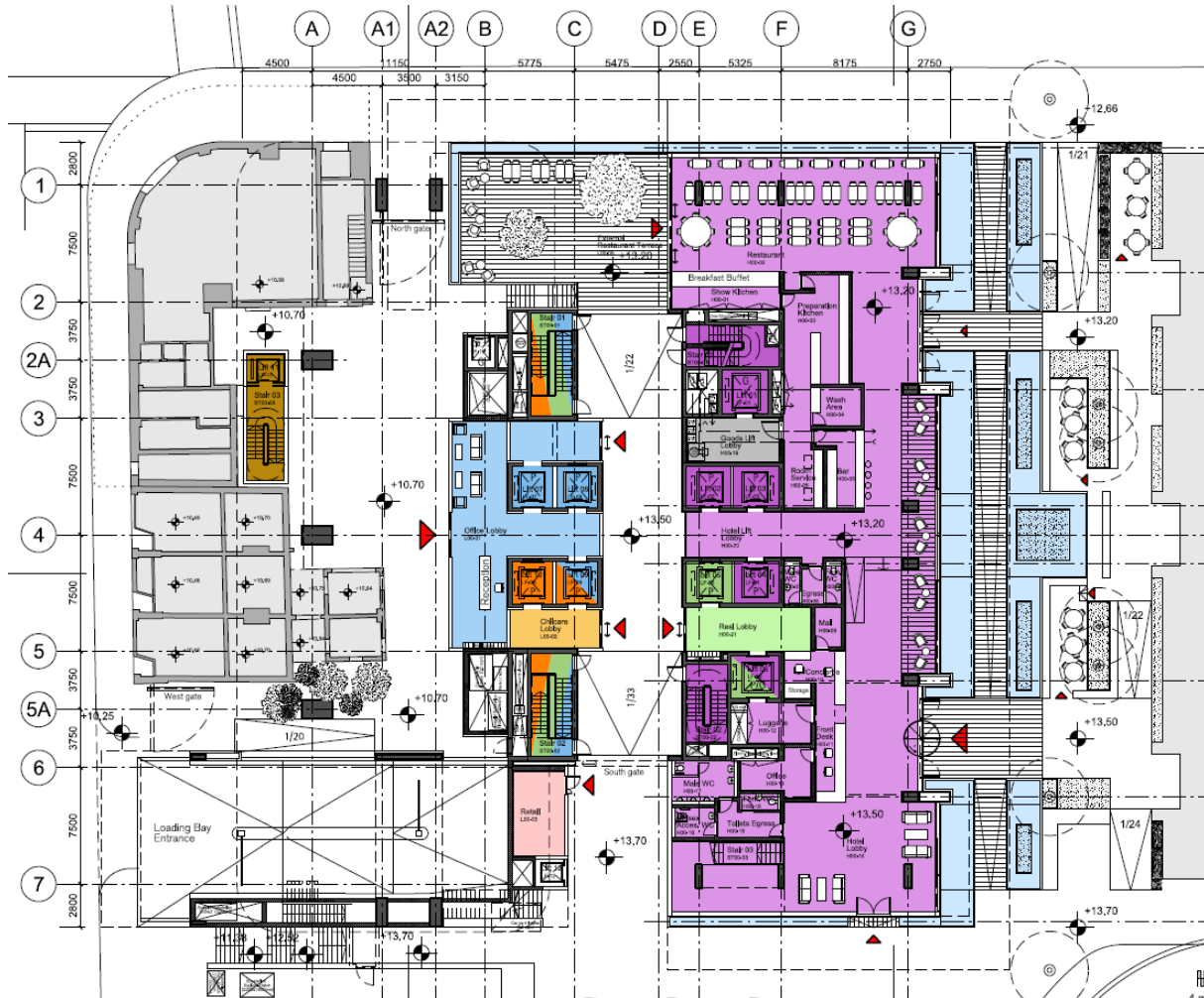
Dwg No.	Issue	Title
PA-A4-1755	00	Basement Level B4 Plan
PA-A4-1756	00	Basement Level B3 Plan
PA-A4-1757	00	Basement Level B2 Plan
PA-A4-1758	00	Basement Level B1 Plan
PA-A4-1759	00	Basement Level B0 Plan / Lower Ground Floor

PA-A4-1760	00	Level 00 Ground Floor
PA-A4-1761	00	Level 01
PA-A4-1762	00	Level 02
PA-A4-1763	00	Level 03 Child Care / Hotel
PA-A4-1764	00	Level 04 Child Care / Hotel
PA-A4-1765	00	Hotel Level 05 / Commercial Office Level 05
PA-A4-1766	00	Hotel Levels 06-08 / Commercial Office Levels 06-07
PA-A4-1767	00	Hotel Levels 09-12 / Office Levels 08-10
PA-A4-1768	00	Hotel Level 13 / Residential / Level 11
PA-A4-1769	00	Hotel Level 14 / Residential / Level 12
PA-A4-1770	00	Hotel Level 15 / Residential / Level 13
PA-A4-1771	00	Hotel Level 16 / Residential / Level 14
PA-A4-1772	00	Hotel Level 17 / Residential / Level 15
PA-A4-1773	00	Hotel Level 18 / Residential / Level 16
PA-A4-1774	00	Level 19 - Plant
PA-A4-1775	00	Level 20 - Roof
PA-A4-1786	00	Apartment Typology – Typical 1 bed Adaptable
PA-A4-1789	00	Apartment Typology – Typical 2 bed Adaptable
PA-A4-1807	00	Hotel Typology – Typical 1 bed Type 03 Accessible
PA-A4-2050	00	Elevation 01 – Broadway (North Facade)
PA-A4-2051	00	Elevation 02 – Link with Block 1 (East Facade)
PA-A4-2052	00	Elevation 03 – Tooth Lane link with Block 4S (South Facade)
PA-A4-2053	00	Elevation 04 – Abercrombie Street (West Facade)
PA-A4-2250	00	Section 01
PA-A4-2251	00	Section 02
PA-A4-2252	00	Section 03
PA-A4-2253	00	Section 04


Part A – Hotel, Commercial & Common Domain Areas

Accessibility Assessment

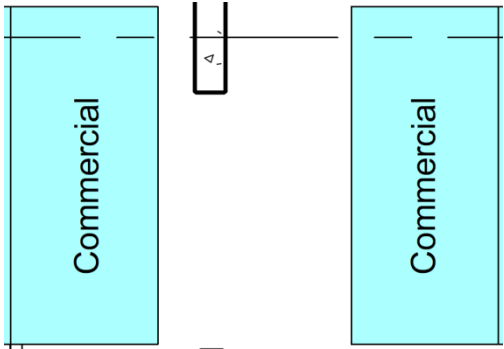
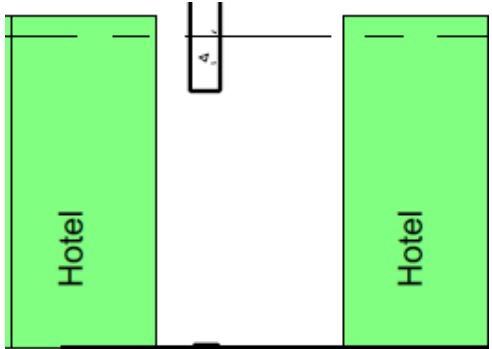
External Pathway Links and Building Entrances (Parts D3.2 & D3.3 of the BCA)



BCA / DDA Access Code Review	Complies
1. The development occupies a site that adjoins two street frontages and adjacent intrasite accessways as illustrated with accessible entrances from both streets.	
2. Hotel Access – The plans propose the principal hotel entrance shall provide an at-grade entry from the Broadway public domain footpath RL12.66 and intrasite accessways to access the hotel lobby @13.20, which ensures equitable and universal access to satisfy Part D3.2 of the BCA and DDA Premises Standards.	YES
3. The intrasite accessways also enable accessible approaches from a southerly direction @RL13.70 to the principal hotel lobby entrance @RL13.50 to satisfy Part D3.2 of the BCA and DDA Premises Standards.	YES
4. Residential Lobby, Child Care Lobby, Commercial Office Lobby, Restaurant & Retail - A central atrium accessway proposes an accessible path of travel from a southerly approach @RL13.70 that enables equitable and universal access to the Child Care Centre lift lobby @RL13.50, Commercial	YES

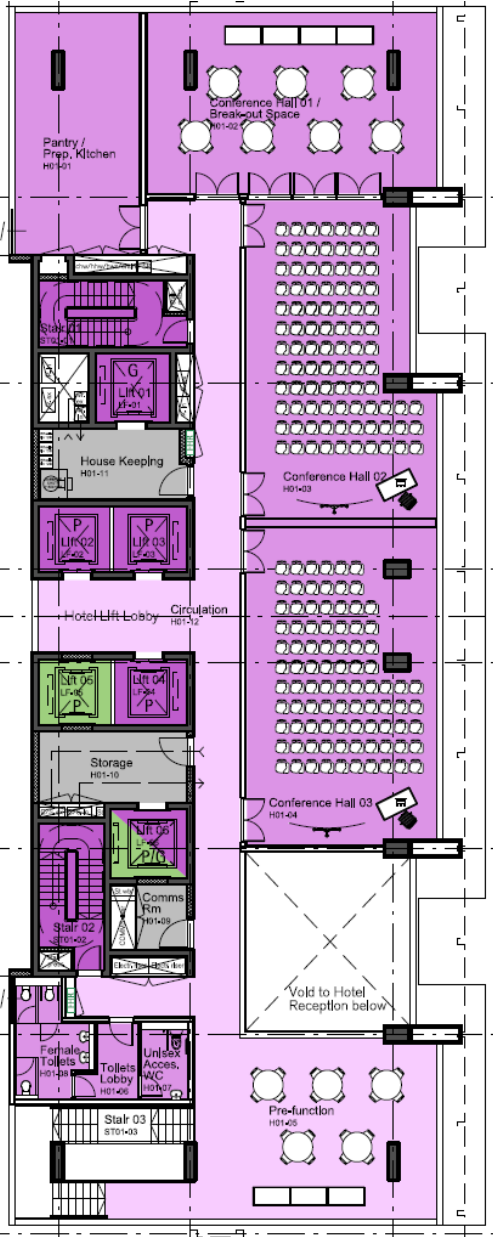
BCA / DDA Access Code Review		Complies
Office Lobby @RL13.50, Residential lobby @RL13.50, restaurant @RL13.20 and adjacent retail tenancy and Retail Lift 12 @RL13.70 to satisfy Part D3.2 of the BCA and DDA Premises Standards. The central atrium proposes very moderate 1:33 and 1:22 sloping walkway.		YES
5. The restaurant also provides an internal accessway to the hotel lobby that has a split level of RL13.20 and RL13.50 which has a ramp connection.		YES
6. Commercial Office Lobby, existing Australian Hotel and Abercrombie Terraces - The plans propose an at-grade entry from the Broadway public domain footpath @RL10.76 to a courtyard accessway @RL10.70 that enables level entry to the;		YES
a) Commercial Lobby,		
b) Australian Hotel and the rear of the Abercrombie Terraces,		
7. With respect to equity and dignity of the courtyard access to the Australian Hotel and Abercrombie Terraces the development proposes to establish the courtyard as the principal entrance to ensure equitable and universal access to satisfy Part D3.2 of the BCA and DDA Premises Standards.		YES
8. It is noted that Lifts 07 and 09 within the Commercial Lobby shall serve both internal lobby levels for the commercial (RL10.70) and child care/residential parts (RL13.50), which enables an alternate means of access to enter the premises and circulate conveniently between the ground floor levels.		YES
9. The development proposes a 1:20 gradient pedestrian walkway from Abercrombie Street @RL10.25 to the courtyard accessway @RL10.70 which enables a continuous accessible path of travel through the site and to the above listed areas.		YES
10. Overall, I am satisfied that equitable and universally accessible site entrances and internal access paths will be provided by the subject development to comply with Part D3.2 of the BCA and DDA Premises Standards.		YES
11. Entrance Doorways – Details concerning door sizes, door hardware and doorway luminance contrast shall be confirmed at a future construction documentation phase in accordance with AS1428.1 to satisfy D3.2 of the BCA and DDA Premises Standards.		YES

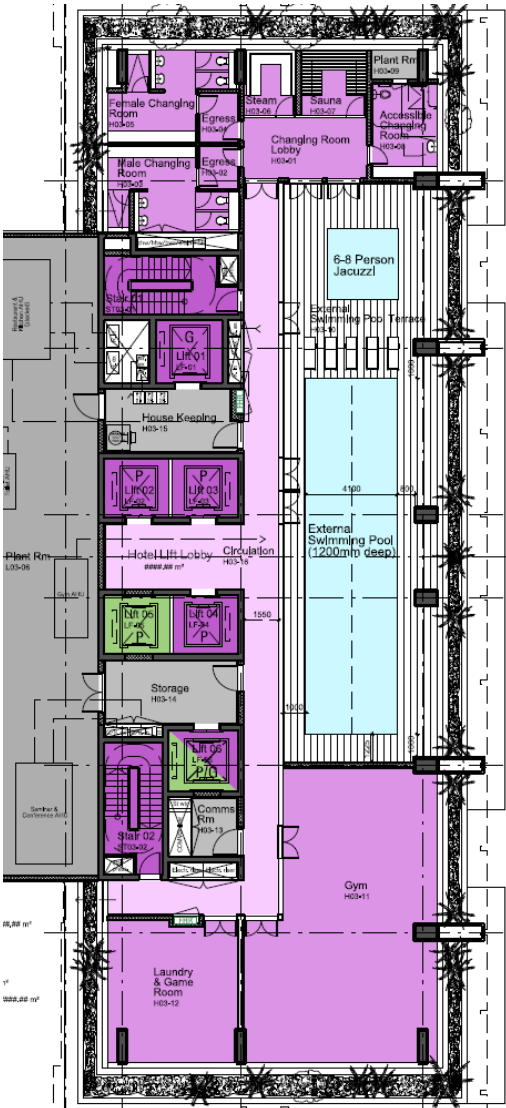
Parking (Part D3.5 of the BCA)

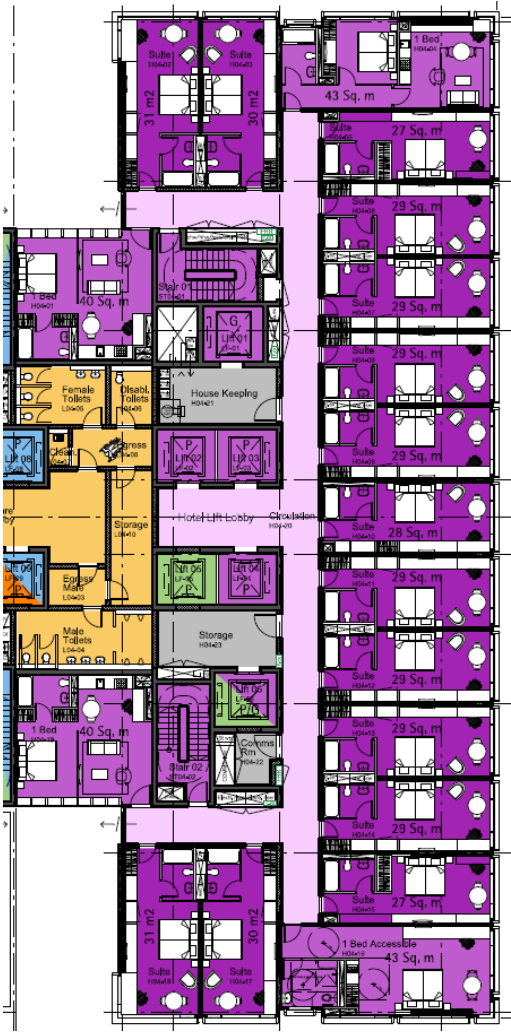

BCA / DDA Access Code Review	Complies
<p>12. The development propose 130 parking spaces which includes 56 spaces for the hotel, 5 retail spaces, 28 commercial spaces, 5 child care spaces, 32 residential parking and associated 4 service vehicles.</p> <p>13. With respect to accessibility the development can provide four (4) accessible spaces for hotel, commercial/retail and child care centre usage to satisfy Table D3.5 of the BCA.</p> <p>14. The four (4) spaces on levels 02 and 03 can provide 2400mm width adjoining a 2400mm shared area with 2500mm height headroom and level access to the lifts to comply with AS2890.6 to satisfy Part D3.5 of the BCA and DDA Premises Standards. While the columns vary from the bollard normally used to preserve the shared space the spaces will provide the same functional access.</p>	<p>YES</p> <p>YES</p>
 <p>2 potential spaces on B3</p>  <p>2 potential spaces on B2</p>	YES
<p>15. With respect to residential parking the basement will provide seven (7) accessible spaces for the seven (7) adaptable apartments, which is reported in section B of this report.</p>	See Section B


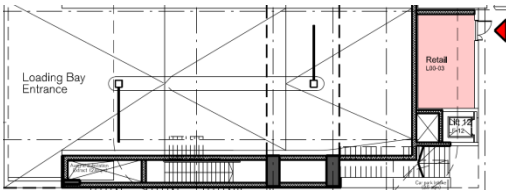
Internal Accessways (Part D3.3 of the BCA)

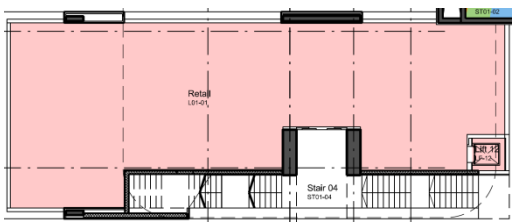
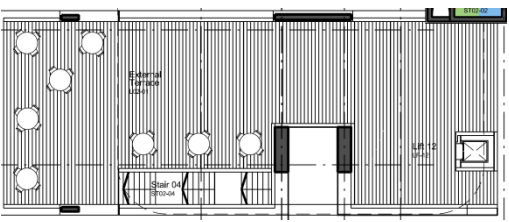

BCA / DDA Access Code Review	Complies
<p>Hotel – ground floor</p> <p>16. Within the ground floor hotel lobby there are two levels @RL13.20 and RL13.50 which are connected by ramp and stairway to ensure access to all areas including the reception, restaurant and sanitary facilities in accordance with AS1428.1 and Part D3.3 of the BCA and DDA Premises Standards.</p> <p>17. The lobby provides direct access to three (3) lifts to access the upper levels and basement parking to satisfy Table D3.1 and Part D3.3 of the BCA and DDA Premises Standards.</p> <p>18. The back-of-house commercial kitchen and associated store rooms are regarded areas exempt from “accessibility” requirements due to the particular use consistent with Part D3.4 of the BCA/DDA Premises Standards.</p> <p>19. Doors and Door Hardware - The construction documentation shall confirm</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES at</p>

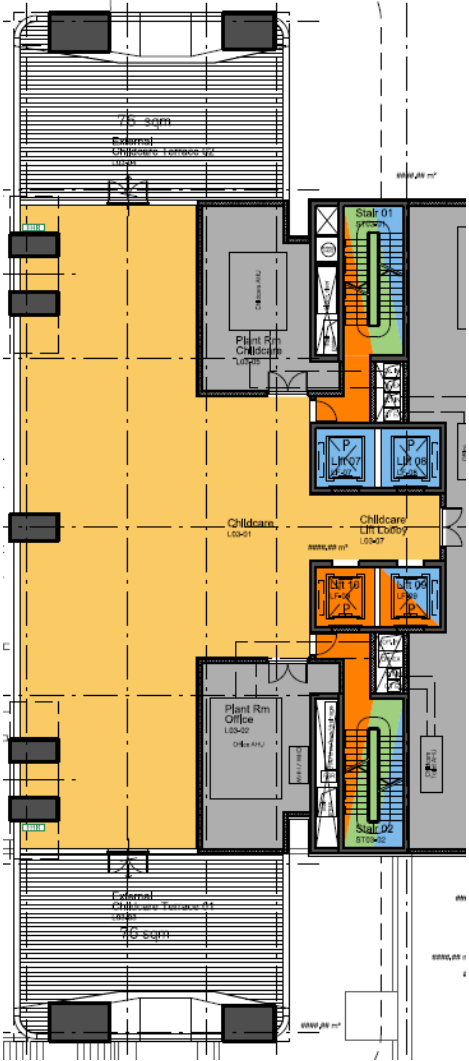
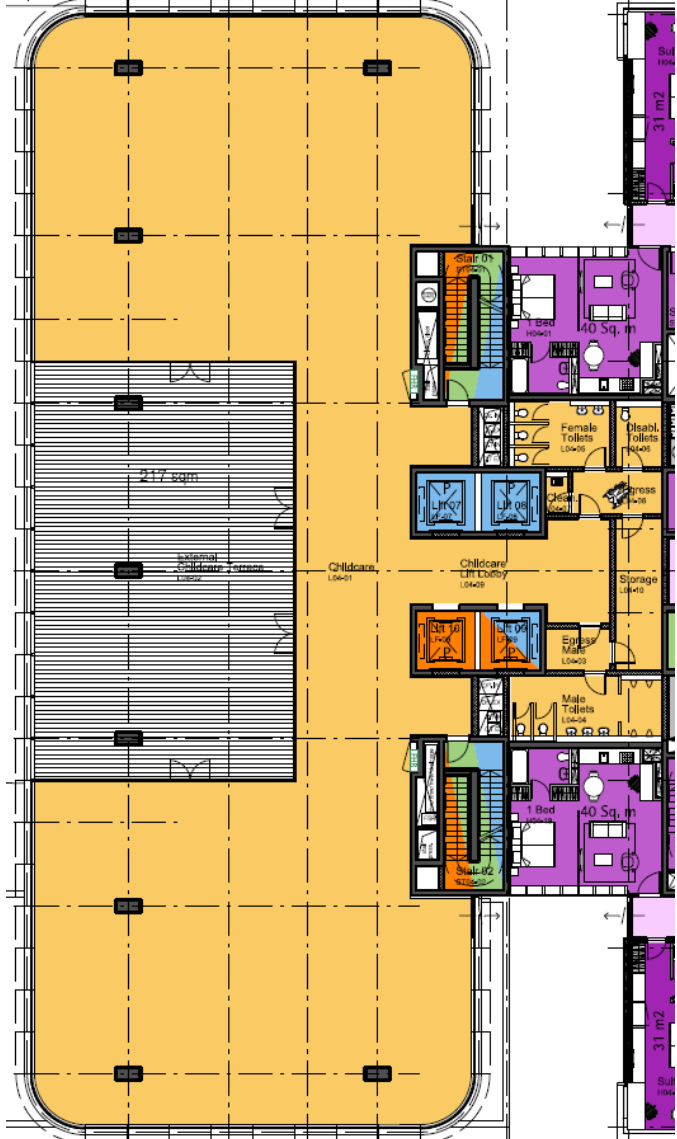
BCA / DDA Access Code Review	Complies
<p>920mm minimum doors (butt hinge) providing 850mm clear opening width with lever handles, 20 N maximum force to open doors, which have appropriate luminance contrast to adjoining walls and level thresholds in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>20. Stairways in the Lobby, Restaurant and Stair 03 to the first floor - In accordance with part D3.3(a)(ii) of the BCA the common area stairs at the site entrances / exits at the ground floor will be detailed at construction certificate stage with handrails on both sides, closed stair risers with no overhanging lip and luminance contrast step nosings to the requirements of ASI428.1 to satisfy Part D3.3(a)(ii) and tactile ground surface indicators to comply with Part D3.8 of the BCA and DDA Premises Standards.</p>	<p>CC stage</p> <p>YES at CC stage</p>
<p>Hotel Level 01 –</p> <p>21. The lifts and level 01 lobby provide direct access across a single floor level to several conference rooms and sanitary facilities.</p> <p>22. The corridor accessways shall provide appropriate width for Turning, Passing and doorway circulation spaces to comply with ASI428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>23. Sanitary Facilities on this level include a unisex wheelchair accessible facility, which requires a 1600mm X 2500mm minimum airlock as illustrated and 2000mm X 2700mm internally.</p> <p>24. Ambulant accessible facility is also indicated to comply with Part F2.4 of the BCA and DDA Premises Standards.</p> <p>25. Stair 03 provides supplementary access for movement between ground and first floor. The design requires a minor modification to facilitate ASI428.1 deigned handrails that do not project into the transverse accessway on the ground floor – ideally recess the stairway 900mm.</p> <p>26. Hearing augmentation systems will be confirmed for the conference rooms at a future design stage to comply with Part D3.7 of the BCA and DDA Premises Standards.</p>	 <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>Can Comply</p> <p>Can Comply</p>

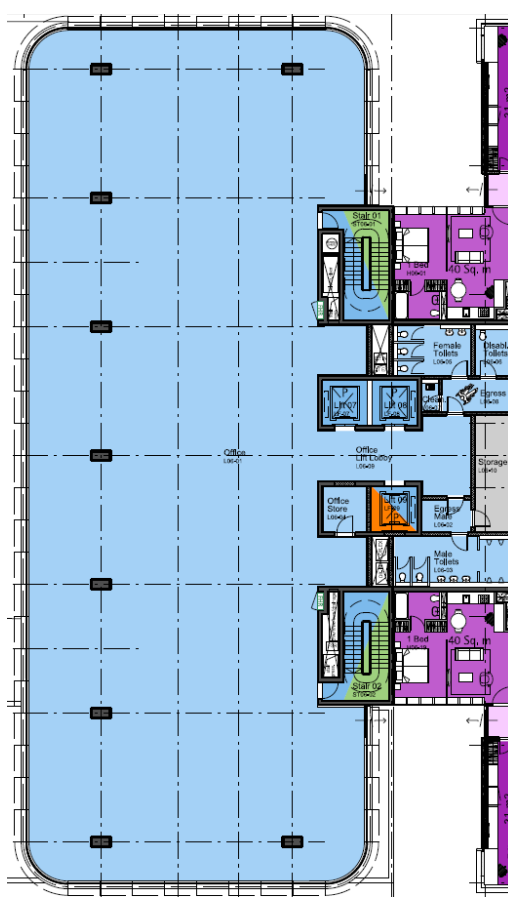
BCA / DDA Access Code Review	Complies
<p>Hotel Level 02 –</p> <p>27. The lifts and level 02 lobby provide direct access across a single floor level to a 1800mm corridor that enables access to an Administration Office and several hotel suites.</p> <p>28. The 1800mm width common corridor accessways shall provide appropriate width for Turning, Passing and doorway circulation spaces to comply with ASI428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards, subject to the two smoke doors being configured with 950mm and 650mm doors.</p>	<p>YES</p> <p>YES</p>
<p>Hotel Level 03 –</p> <p>29. The lifts and level 03 lobby provide direct access across a single floor level to a 1550mm corridor that enables access to gymnasium, swimming pool, communal laundry/games room and associated sanitary facilities.</p> <p>30. The 1550mm width corridor accessways shall provide appropriate width for Turning and doorway circulation spaces to comply with ASI428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>31. While the lift lobby provides a Passing Area the 90 degree corridor turn shall require a 1800 X 2000mm Passing Area to comply with ASI428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>32. Doorways to the gymnasium, swimming pool, communal laundry/games room and associated sanitary facilities shall detail a 920mm active door leaf to achieve 850mm clear opening to comply with ASI428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.</p>	 <p>YES</p> <p>YES</p> <p>Can Comply</p> <p>Can Comply</p>
<p>33. Sanitary and Changeroom Facilities on this level include a unisex wheelchair accessible facility and ambulant accessible male and female facilities to comply with Part F2.4 of the BCA and DDA Premises Standards, which will be confirmed at the construction certificate stage.</p> <p>34. Swimming Pool – In accordance with Parts D3.3 and D3.10 of the BCA and DDA Premises Standards the 40 metre perimeter pool shall provide a pool hoist to facilitate access into and out of the pool for people with mobility impairment.</p>	<p>Can Comply</p> <p>Can Comply</p>

BCA / DDA Access Code Review	Complies
<p>Hotel Levels 04 to 12</p> <p>35. Levels 04 to 12 are served by three hotel passenger lifts, 1 combined goods/passenger lift, 1 goods/staff lift and fire-isolated stairways. The hotel lifts enable equitable access to satisfy Table D3.1 of the BCA and DDA Premises Standards.</p> <p>36. The 3000mm minimum width lift landing provides direct access to 1800mm width corridors to access all hotel rooms.</p> <p>37. The 1800mm width common corridor accessways shall provide appropriate width for Turning, Passing and doorway circulation spaces to comply with ASI428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>38. The doorway approaches to the accessible sole occupancy hotel rooms propose circulation spaces that comply with ASI428.1 and will satisfy Part D3.3 of the BCA and the DDA Premises Standards.</p>	 <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
<p>Hotel Levels 13 & 14 similar</p> 	<p>YES</p>
<p>39. Levels 13 and 14 similar are served by three hotel passenger lifts, 1 combined goods/passenger lift, 1 goods/staff lift and fire-isolated stairways. The hotel lifts</p>	<p>YES</p>

BCA / DDA Access Code Review	Complies
<p>enable equitable access to satisfy Table D3.1 of the BCA and DDA Premises Standards.</p> <p>40. The 3000mm minimum width lift landing provides direct access to 1800mm width corridors to access all hotel rooms.</p> <p>41. The 1800mm width common corridor accessways shall provide appropriate width for Turning, Passing and doorway circulation spaces to comply with AS1428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>42. The doorway approaches to the accessible sole occupancy hotel rooms propose circulation spaces that comply with AS1428.1 and will satisfy Part D3.3 of the BCA and the DDA Premises Standards.</p> <p>43. At hotel levels 13 and 14 the plans show the combined passenger / good lift lobby facilitating access to both the hotel and residential areas.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
Accessible Hotel Suites (Table D3.1 of the BCA)	
<p>44. The development proposes 283 Hotel Suites in (225) studio style, (33) X 1 bedroom and (10) X 2 bedroom keyed configurations.</p> <p>45. To comply with Table D3.1 of the BCA the development proposes a minimum of fifteen (15) accessible rooms as illustrated by the adjoining plan which will occur one on each level 4 to 18.</p> <p>46. Two (2) of the floor plan layout below shall provide a keyed internal doorway link to the adjacent suite to enable 1 bedroom plus separate living area or 2 bedroom accommodation which is representative of the range available.</p>	<p>YES</p> <p>YES</p>
<p>47. The floor plan illustrates an accessible 1600mm width entry doorway/foyer and corridor to a bathroom, bedroom and living area in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>48. The 2800mm X 2325mm bathroom layout indicates compliance with AS1428.1 to satisfy Part F2.4 of the BCA and DDA Premises Standards, subject to the provision of alternating left and right handed toilet layouts.</p>	 <p>YES</p> <p>YES</p>
<p>Retail : Levels 00, 01, 02</p> <p>49. There retail area on the ground floor shall have level entry while levels 01 and 02 terrace shall be accessible via Lift 12, which complies with Table D3.1, D3.2 and D3.3 of the BCA and DDA Premises Standards.</p>	 <p>YES</p>

BCA / DDA Access Code Review	Complies
 <p>Level 01</p>  <p>Level 02</p>	
<p>Australian Hotel & Abercrombie Terraces</p> <p>50. The interior areas of the existing hotel and terrace houses shall be subject of a future DA although the plans do show a new Lift 11 within the courtyard that will provide access to the first floor of the existing hotel.</p>	<p>N/a</p> <p>YES</p>
<p>LEVEL 00 Commercial & Child Care Access</p> <p>51. The commercial courtyard and central atrium accessway proposes accessible paths of travel that enables equitable and universal access to the Child Care Centre lift lobby @RL13.50, Commercial Office Lobby @RL13.50, Residential lobby @RL13.50, restaurant @RL13.20 and adjacent retail tenancy and Retail Lift 12 @RL13.70 to satisfy Part D3.2 of the BCA and DDA Premises Standards. The central atrium proposes very moderate 1:33 and 1:22 sloping walkway.</p> <p>52. The restaurant also provides an internal accessway to the hotel lobby that has a split level of RL13.20 and RL13.50 which has a ramp connection.</p>	 <p>YES</p> <p>YES</p>
<p>53. The internal areas of the Commercial Office Lobby and Child Care Lobby shall provide ample circulation spaces to access the lifts.</p> <p>54. It is noted that Lifts 07 and 09 within the Commercial Lobby shall serve both internal lobby levels for the commercial (RL10.70) and child care/residential parts (RL13.50), which enables an alternate means of access to enter the premises and circulate conveniently between the ground floor levels.</p>	<p>YES</p> <p>YES</p>
<p>Child Care Centre Levels 03 & 04 –</p> <p>55. Levels 03 & 04 are served by two passenger lifts and fire-isolated stairways. The lifts enable equitable access to satisfy Table D3.1 of the BCA and DDA Premises Standards.</p> <p>56. The 3000mm minimum width lift landings provide direct access to open plan base</p>	<p>YES</p> <p>YES</p>

BCA / DDA Access Code Review	Complies
<p>building areas, which are across a single floor level which facilitate access to all areas to comply with AS1428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>57. The access to the sanitary facilities provides appropriate access including the provision of a unisex accessible toilet.</p>	YES
	

BCA / DDA Access Code Review		Complies
<p>Commercial Office Levels 05-10 –</p> <p>58. Levels 05 to 10 are served by three passenger lifts and fire-isolated stairways. The lifts enable equitable access to satisfy Table D3.1 of the BCA and DDA Premises Standards.</p> <p>59. The 3000mm minimum width lift landings provide direct access to open plan base building areas, which are across a single floor level which facilitate access to all areas to comply with ASI428.1 and satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>60. The access to the sanitary facilities provides appropriate access including the provision of a unisex accessible toilet.</p>		<p>YES</p> <p>YES</p> <p>YES</p>
<p>Residential Levels 11-16 –</p> <p>61. Levels 11 to 16 are served by two passenger lifts and fire-isolated stairways. The lifts enable equitable access to satisfy Table D3.1 of the BCA and DDA Premises Standards.</p> <p>62. At level 11 the 2800mm X 3600mm minimum width lift landing provides direct access to an outdoor terrace and 1800mm width common corridors across a single floor level, which facilitate access to all apartment entrance doorways to comply with ASI428.1 and satisfy Table D3.1 and Part D3.3 of the BCA.</p> <p>63. At levels 12 to 16 the 2800mm X 3600mm minimum width lift landings provide direct access to a 2000mm width bridges and 1800mm width common corridors across a single floor level, which facilitate access to all apartment entrance doorways to comply with ASI428.1 and satisfy Table D3.1 and Part D3.3 of the BCA.</p> <p>64. The 1800mm width common corridor accessways shall provide appropriate width for Turning, Passing and doorway circulation spaces to comply with ASI428.1 and satisfy Part D3.3 of the BCA.</p> <p>65. The abovementioned access to the residential apartments shall also satisfy the Sydney DCP 2012.</p>		<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>
<p>General –</p> <p>66. Doors and Door Hardware - The construction documentation shall confirm</p>		YES can

BCA / DDA Access Code Review	Complies
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 and DDA Premises Standards.	comply
67. Stairways (Non Fire-Isolated) – The non-fire-isolated stairways throughout the development will be detailed at construction certificate stage with handrails on both sides, closed stair risers with no overhanging lip and luminance contrast step nosings to the requirements of AS1428.1 to satisfy Part D3.3(a)(ii) and tactile ground surface indicators to comply with Part D3.8 of the BCA and DDA Premises Standards.	YES can comply
68. Stairways (Fire-Isolated) - In accordance with part D3.3(a)(iii) of the BCA the 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)(iii) of the BCA.	YES can comply
69. In accordance with part D2.17(a)(vi) of the BCA the fire-isolated stairs will be detailed at construction certificate stage with a continuous inner handrail and configured to the requirements of clause 12 and figure 28 of AS1428.1.	

Hearing Augmentation (Part D3.7 of the BCA)

BCA / DDA Access Code Review	Complies
70. The audio amplification equipment within the level 01 conference rooms will be detailed with either audio induction loops or infrared assistive listening systems at construction documentation stage to consistent with AS1428.5 to satisfy Part D3.7 of the BCA and DDA Premises Standards.	YES at CC stage
71. Details concerning the provision of raised tactile and Braille signage for the hearing augmentation as required by AS1428.1, Part D3.6 and Specification D3.6 of the BCA will be provided at construction certificate stage.	YES at CC stage

Tactile Ground Surface Indicators (Part D3.9 of the BCA)

BCA / DDA Access Code Review	Complies
72. Common area non-fire isolated stairways and ramps steeper than 1:20 will be detailed with tactile ground surface indicators at construction documentation stage to confirm compliance with AS1428.4.1 to satisfy Part D3.8 of the BCA and DDA Premises Standards.	YES at CC stage

Swimming Pools (Part D3.10 of the BCA)

BCA / DDA Access Code Review	Complies
73. While the development provides appropriate access to the pool deck the details of the Pool Hoist to enable equitable access into and out of the water will be provided at construction documentation stage to confirm compliance with Part	YES at CC stage

BCA / DDA Access Code Review	Complies
D3.10 of the BCA and DDA Premises Standards.	

Glazing Markings (Part D3.12 of the BCA)

BCA / DDA Access Code Review	Complies
<p>74. Doorway Luminance Contrast - Where frameless glazed doors shall be installed adjacent to glazed walls there shall be a 50mm min width door frame edge providing 30% minimum luminance contrast to the door or wall in accordance with clause 13 of AS1428.1 to satisfy D3.2 of the BCA..</p> <p>75. Glazing Markings - Where frameless glazed doors shall be installed there shall be a 75mm min width horizontal visibility strip 900-1000mm height in accordance with clause 13 of AS1428.1 to satisfy D3.12 of the BCA.</p>	YES at CC stage

Lifts (Part E3.6 of the BCA)

BCA / DDA Access Code Review	Complies
76. 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.	YES at CC stage

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

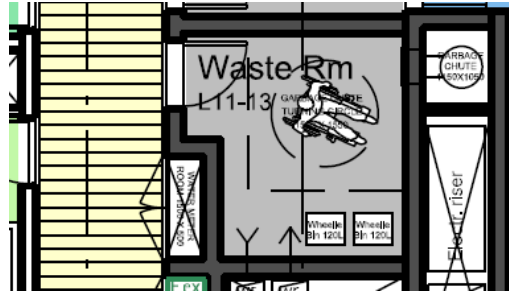
BCA / DDA Access Code Review	Complies
77. The plans illustrate communal sanitary facilities on all the relevant levels and areas and incorporate unisex accessible toilets on each level in accordance with AS1428.1, Part F2.4 of the BCA and DDA Premises Standards including the accessible hotel suites.	YES
78. Unisex wheelchair accessible sanitary facilities shall be detailed to comply AS1428.1, Part F2.4 of the BCA and DDA Premises Standards, including the installation of alternating left and right handed layouts in accessible hotel suites and other areas where two or more are provided.	YES at CC stage
<p>79. Male & Female Cubicles are required to Ambulant Accessible. - Cubicles are to be designed with an outward swing 750mm cubicle door with the internal area providing 900mm X 900mm minimum circulation space, with;</p> <ul style="list-style-type: none"> • 450 X 450 grabrails on both sides, • a toilet pan with a 460-480mm seat height and • a coat hook 1350-1500mm height; as specified by Clause 16 of AS1428.1 to satisfy Part F2.4 of the BCA. 	YES at CC stage

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

BCA / DDA Access Code Review	Complies
80. Details concerning the provision of raised tactile and Braille signage for any retail / commercial toilets as required by AS1428.1, Part D3.6 and Specification D3.6 of the BCA will be provided at construction certificate stage.	YES at CC stage
81. Details concerning the provision of raised tactile and Braille signage for the hearing augmentation as required by AS1428.1, Part D3.6 and Specification D3.6 of the BCA will be provided at construction certificate stage.	YES at CC stage
82. FIRE EXIT signs on fire exit doorways shall provide Braille and tactile information displaying "Exit" and "Level ..." as required by Part D3.6(a)(ii) of the BCA.	YES at CC stage

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

BCA Access Review	Complies
<p>83. 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. 	
84. Overview of Apartment Access - As detailed above the development will provide equitable access to enter the residential foyer and two resident lifts at the ground floor which travel to all "common area" levels 11 to 16 within the residential part of the development and ultimately from the lifts to approach the entry doorways of all 48 apartments to satisfy Table D3.1 of the BCA.	YES
85. Resident Entry Lift Lobby – The lobby proposes a generally level doorway entry and access to the lifts to access upper and lower parking levels to ensure equitable access in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council's Access DCP.	YES
86. The construction documentation shall ensure that entry doorway and lift lobby doors shall incorporate 850mm clear opening width doors 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 Access DCP.	YES
87. Lifts -The plans indicate the Residential lift cars will be at least 2000mm X	

BCA Access Review		Complies
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> .		YES
88. Common Corridor Access to Apartment Entrance Doorways – The plans show 1800mm width corridor accessways to apartment entrance doorways and facilitate Passing Areas and Turning Areas in accordance with AS1428.1 to satisfy Part D3.3 of the BCA.		YES
89. Garbage – The plans illustrate garbage chutes within 2600mm X 3800mm garbage rooms on the residential levels which provide appropriate access to comply with AS1428.1 and satisfy Table D3.1 and Part D3.3 of the BCA as a common use residential area.		YES

Egress Considerations For People With A Disability		
90. In consideration of Section 3.12.1 clause (7) of Council's DCP 2012 the development provides accessible exits at the ground floor level via the same entry accessways to comply with Council's requirements.		YES
91. Egress from upper floor levels would be subject to evacuation procedures for the building and for people with disabilities this would involve the development of personal emergency evacuation plans (PEEP) in accordance with AS3745 and emergency services.		YES

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.

In accordance with Council’s Access DCP at least 15% of the forty-eight (48) apartments, that being a minimum of seven (7) apartments (rounded down) shall be adaptable and shall comply with AS4299 to Class C.

The apartment types are: 6 X 1 bedroom and 1 X 2 bedroom designs.



Clause	Adaptability Assessment	Compliance
AS4299 Clauses 3.3 and 3.5	<p>Common Resident Site Access & Entry Lobbies – Part A of this report confirms that the development will provide accessible entrances and continuous accessible paths of travel to all lift lobbies to ensure equitable access in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council’s DCP 2012.</p> <p>Overall I am satisfied that the principal site and building entrances and access to the lifts will provide appropriate access for people with disabilities in accordance with AS1428.1 / AS4299.</p>	YES

Clause	Adaptability Assessment	Compliance
AS4299 Cls 3.3.3, 3.7	Car Parking There are seven (7) X 3800mm width accessible parking spaces on basement levels 03 & 04 which comply with AS4299.	YES
AS4299 Clause 3.8	Letterboxes The development will provide the letter boxes at the street level entrances to the site and can be detailed with 1550mm X 1550mm level paved landing areas in front of all letter boxes for circulation and access to comply with AS4299.	YES
Part E3.6 of the BCA	Lift Access The plans indicate the lift cars will be at least 1400mm X 2000mm to satisfy Part E3.6 of the BCA and will be detailed to comply with AS1735.12 – <i>Lifts For People With Disabilities</i> .	YES
AS4299 Clauses 4.3.1, 4.3.2 and 4.3.3	Accessible entry – The front entrances to these units provide a level threshold and a doorway that can provide 850mm clear opening width. With respect to doorway circulation spaces the plans show the required 1600mm X 1600mm externally in the common corridors and internally and can be detailed with 530mm minimum latch side clearance with a 920mm min entry door, as specified by AS4299 subject to a minor adjustment to the position of the bathroom.	YES YES at CC stage
AS4299 Cls 4.3.7	Interior: general – The pre adaptation plans provide open plan living areas with corridor access to the main bedroom doorways in accordance with AS1428.1/4299.	YES
	Doors and Door Hardware While the plans do not indicate 920mm external door widths, 870mm internal door widths and lever handles these details should be provided at construction drawing stage to confirm compliance.	YES
AS4299 Clause 4.7	Living and Dining rooms – The plans show combined living and dining area on a single level with sufficient area to provide a 2250mm diameter turning area to comply with this clause.	YES
AS4299 Clause 4.5	Kitchen – The single galley kitchens 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 YES

Clause	Adaptability Assessment	Compliance
AS4299 Clause 4.6	Main bedroom – The plans show the main bedrooms will be at least 3200mm X 4100mm with an area at the adjacent to of a queen sized bed that provides 1540mm X 2070mm circulation space for manoeuvring and appropriate doorway circulation spaces to enter/exit the room and access the robe area to satisfy AS4299/1428.	YES
AS4299 Clause 4.7	Bathroom – The post adaptation plans show the ensuites will be; at least 2000mm X 3200mm length which provides an area to comply with AS1428.1/4299. The plans indicate an appropriate layout of sanitary facilities with multiple plumbing outlets for adaptation 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 and ensuites 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 at CC stage
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 resident garbage rooms on the upper resident levels. The doorways to the garbage rooms provide appropriate circulation spaces and internal layouts to comply with AS1428.1 and satisfy Table D3.1 and Part D3.3 of the BCA as a common use residential area.	YES at CC stage
	The bin chute rooms provide adequate doorway circulation spaces and internal access to approach and open the bin chute to satisfy AS1428.1, Table D3.1 and Part D3.3 of the BCA as a common use residential area.	YES
AS4299 Cls 3.5(b)	Outdoor Private Open Space – The plans show outdoor balcony terrace areas adjacent living areas for each of these units with sliding doors for convenient access and an approximate, which provide at least 2100 X 7000-1200mm, 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 2012 for Adaptable Housing.

Conclusion

In summary this assessment confirms the following outcomes;

- The access to the ground floor hotel, retail areas and 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 2012; and
- The lifts provide access from the ground floor to all upper levels, which incorporate appropriate width corridors for Turning and Passing and 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; and
- The development proposes two hundred eighty-three(283) hotel suites including a minimum of fifteen (15) accessible suites which are designed in accordance with AS1428.1 to satisfy Table D3.1 of the BCA, DDA Premises Standards; and
- The development can provide eleven accessible parking spaces, four (4) for the hotel/commercial and seven (7) for the adaptable apartments to comply with Part D3.5 of the BCA, DDA Premises Standards and Council's DCP 2012;
- There will be at least 15% of the forty-eighty (48) apartments – seven (7 rounded down) that will be adaptable generally in accordance with AS4299, which is consistent with SEPP 65, SEPP 65 Design Code and Council's DCP 2012 clause 3.12.2.

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 2012 for adaptable housing within multi-unit residential developments.

Therefore, given the degree of access to the hotel, commercial / retail areas, child care centre and 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 2012 access requirements and SEPP 65 requirements pertaining to accessible pathways, visitable, adaptable housing for people with disabilities.

Compliance with the abovementioned standards and regulations will also satisfy the Secretary's Environmental Assessment Requirements (SEARS).



Mark Relf
Access Consultant (ACAA)

Appendix A – Statement of Expertise



CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

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

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

The scope of services provided by Accessibility Solutions includes:

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

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

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.



Appendix B – City of Sydney Development Control Plan 2012 – Accessibility extracts

3.11.9 Accessible parking

- (1) Accessible car parking spaces for people with a mobility impairment are to be included in the allocation of car parking for a development and provided in accordance with the rates specified in Schedule 7 Transport, parking and access.
- (2) Accessible parking is not required in car parking areas where a parking service is provided and direct access to any of the car parking spaces is not available to the general public or occupants.
- (3) For residential development, accessible car parking spaces are to be allocated to adaptable units, or as visitor parking. Accessible car parking spaces allocated to adaptable dwelling units are to form part of the lot of the associated adaptable unit in the strata plan.

3.12

Accessible Design

The City of Sydney is committed to creating an inclusive and accessible city. The City recognises that by improving access to the built environment for people with a disability there are wider community benefits as a result of the increased opportunities for people with a disability to participate. This DCP aims to provide non-discriminatory, equitable and dignified access for everyone in the City. It also aims to ensure that new dwellings cater for the needs of elderly people and people who have a disability.

The Access Guideline provides advice to building owners and applicants and references relevant standards from the Building Code of Australia (BCA) and Australian Standards relevant to equitable access and adaptable housing.

The City encourages applicants to use the Universal Housing Guidelines which provide best practice examples of accessible design. Applicants should also refer to the Disability Discrimination Act 1992 (DDA) which ensures areas accessible to the public are also accessible to people with a disability for new and existing buildings.

Objectives

- (a) Ensure that the public domain of new development provides equitable and safe and legible access for everyone.
- (b) Provide equitable access and facilities for all people to all new development and upgraded or intensified uses in existing buildings.
- (c) Provide a reasonable proportion of residential units in multi-unit developments which are designed to be flexible and easily modified to cater for occupants with an existing or progress disability.
- (d) Encourage consideration of access issues early in the development design process.
- (e) Establish adaptable dwelling standards for easy modification to cater for occupants with a disability.
- (f) Raise awareness and understanding of access issues for people with disability through investigation of best practice.

Provisions

3.12.1 General

- (1) All development must comply with the following: all Australian Standards; the Building Code of Australia access requirements; and Disability Discrimination Act 1992. Complex developments where compliance is proposed through alternative solutions must be accompanied by an Access report prepared by a suitably qualified access professional.
- (2) The provision of equitable access is to have minimal impact on the significant fabric and setting of heritage items and of contributory buildings within heritage conservation areas; and be reversible.
- (3) Where heritage impact is used as a reason for not providing equitable access in accordance with this Section, evidence is to be provided that no suitable alternatives for access are available.
- (4) Encroachment onto public land to achieve access requirements is generally not permitted except when:
 - (a) access by other means will result in a substantial loss of original fabric of a heritage-listed property impacting on the heritage significance of the place, and that the provision of equitable access is highly desirable, with no alternative access options available; or
 - (b) the proposal involves a significant public building where equitable access is highly desirable and there are no alternative access options available.
- (5) Access for pedestrians and vehicles are to be separated.
- (6) Access arrangements are to be:
 - (a) integral with the overall building and landscape design and not appear as 'add-on' elements or as of secondary importance;
 - (b) as direct as possible; and
 - (c) designed so that a person does not need to summon help.
- (7) Required egress routes in residential development are to allow for safe escape for persons with a disability including, but not limited to, waiting space on landings within fire stairs and provision of accessible egress paths from ground floor apartments.

3.12.2 Adaptable dwelling mix

Adaptable housing is designed to enable easy modification in the future for occupation and visitation by people with a disability or people who may acquire a disability gradually as they age. Design criteria for adaptable housing are set out in the relevant Australian Standards.

- (1) Adaptable dwellings are to be spread amongst all unit sizes to accommodate various household sizes.
- (2) Adaptable dwellings are to be provided in all new development in accordance with the following rates:

Total number of dwellings	Number of adaptable dwellings to be provided
Between 0 and 7	Nil
Between 8 and 14	1 dwelling
Between 15 and 21	2 dwellings
Between 21 and 29	3 dwellings
30 or more	15% of total dwellings

7.8.5 Accessible car parking spaces

- (1) One accessible car parking space is to be provided for every adaptable residential unit.
- (2) One space for every 20 car parking spaces or part thereof is to be allocated as accessible visitor parking.
- (3) Accessible parking is not required in a car parking areas where a parking service is provided and direct access to any of the car parking spaces is not available to the general public or occupants.
- (4) For residential development, accessible car parking spaces are to be allocated to adaptable units, or as visitor parking. Accessible car parking spaces allocated to adaptable dwelling units are to be a part lot to an adaptable unit in the strata plan.
- (5) Accessible parking is to be designed in accordance with the requirements of relevant Australian Standards.