

Anthony Geck

From: Michael Moutrie <michael@absaccess.com.au>
Sent: Tuesday, 16 November 2021 2:51 PM
To: Anthony Geck
Cc: howard@absaccess.com.au; mailbackupabs@yahoo.com
Subject: RE: 221024 FW: Report 221024 LAHC East Albury

Hi Anthony,

Yes that passing bay looks fine

Michael

Accessible Building Solutions

Access Audits and Reports.Accessible Design.Luminance Contrast Testing

Office: 0415 255 163 Account's hours 8 – 4 Tues to Thurs
Howard: 0414 876 539 Howard's hours 8 – 4 Tues to Thurs
Michael: 0450 334 995 Michael's hours 8 – 4 Mon to Fri

2017 NSW Disability Access Inclusion Award Winner

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From: Anthony Geck <a.geck@brewstermurray.com.au>
Sent: Tuesday, 16 November 2021 2:49 PM
To: Michael Moutrie <michael@absaccess.com.au>
Subject: RE: 221024 FW: Report 221024 LAHC East Albury

Hi Miachel,

As discussed, can you please confirm for the building surveyor on this project that what we have shown on the plans for circulation clearance is sufficient – in response to his comments below:

Access is required under the BCA to the entrance doorway of each unit on the ground floor. It is debatable within the industry as to whether this means that access to the door need only be provided (ie. just need to be able to get a wheelchair at the door), or whether the door circulation spaces of AS1428.1 on the approach side should be achieved at the door. We believe the intent of the BCA requirement is the later. If the access consultant specifically addresses this item and confirms that the circulation spaces are not required, then we will accept their interpretation for this project.

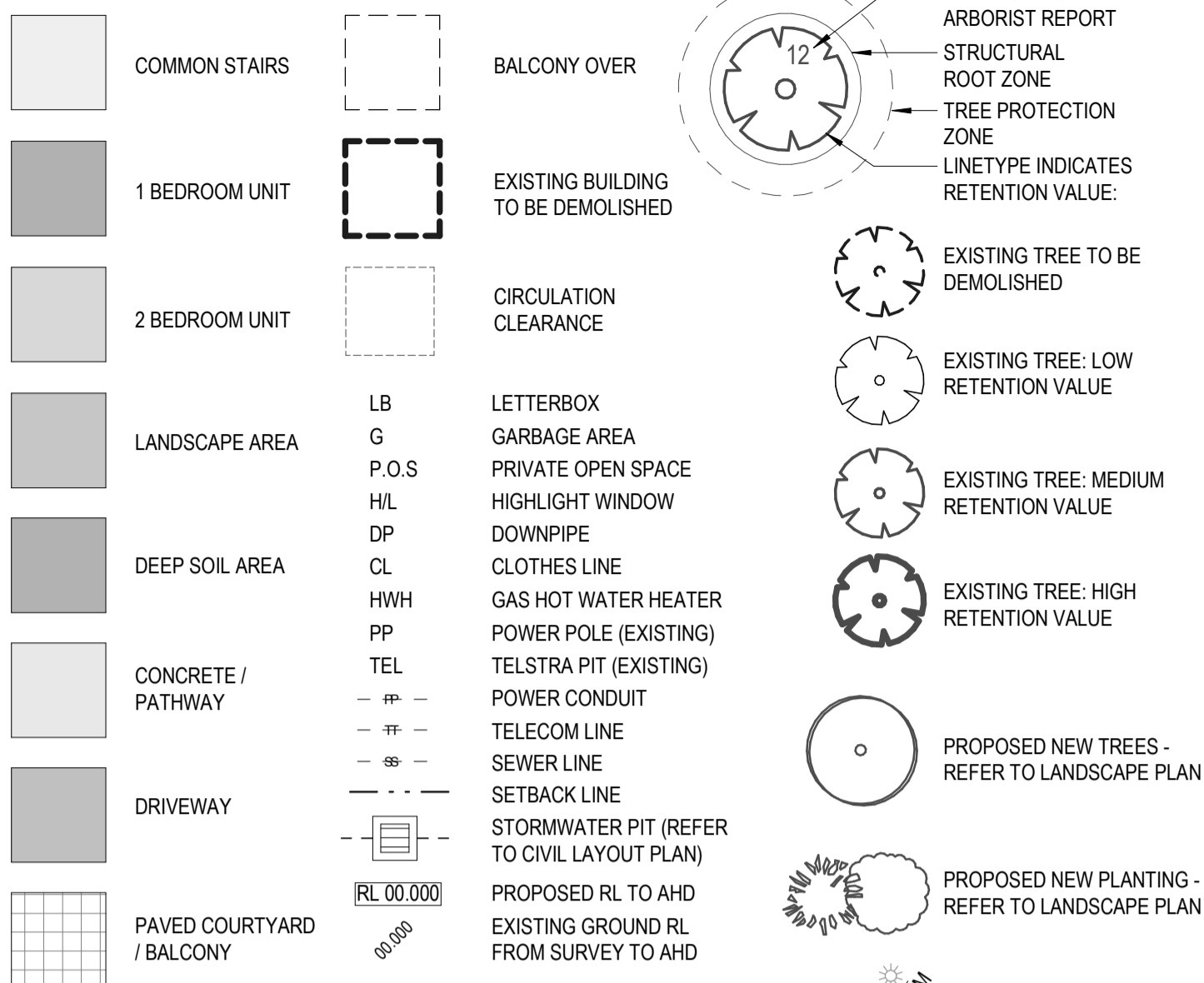
Also, for the pathway at the rear, can you please confirm that adding the passing bay on my mark-up attached would suffice? This seems to be the only area that doesn't have 'direct line of sight'.
If you can confirm these clearly in a letter / email it would be great.

I will send the new RFTs separately.

Regards

Anthony Geck
Associate Director

LEGEND:



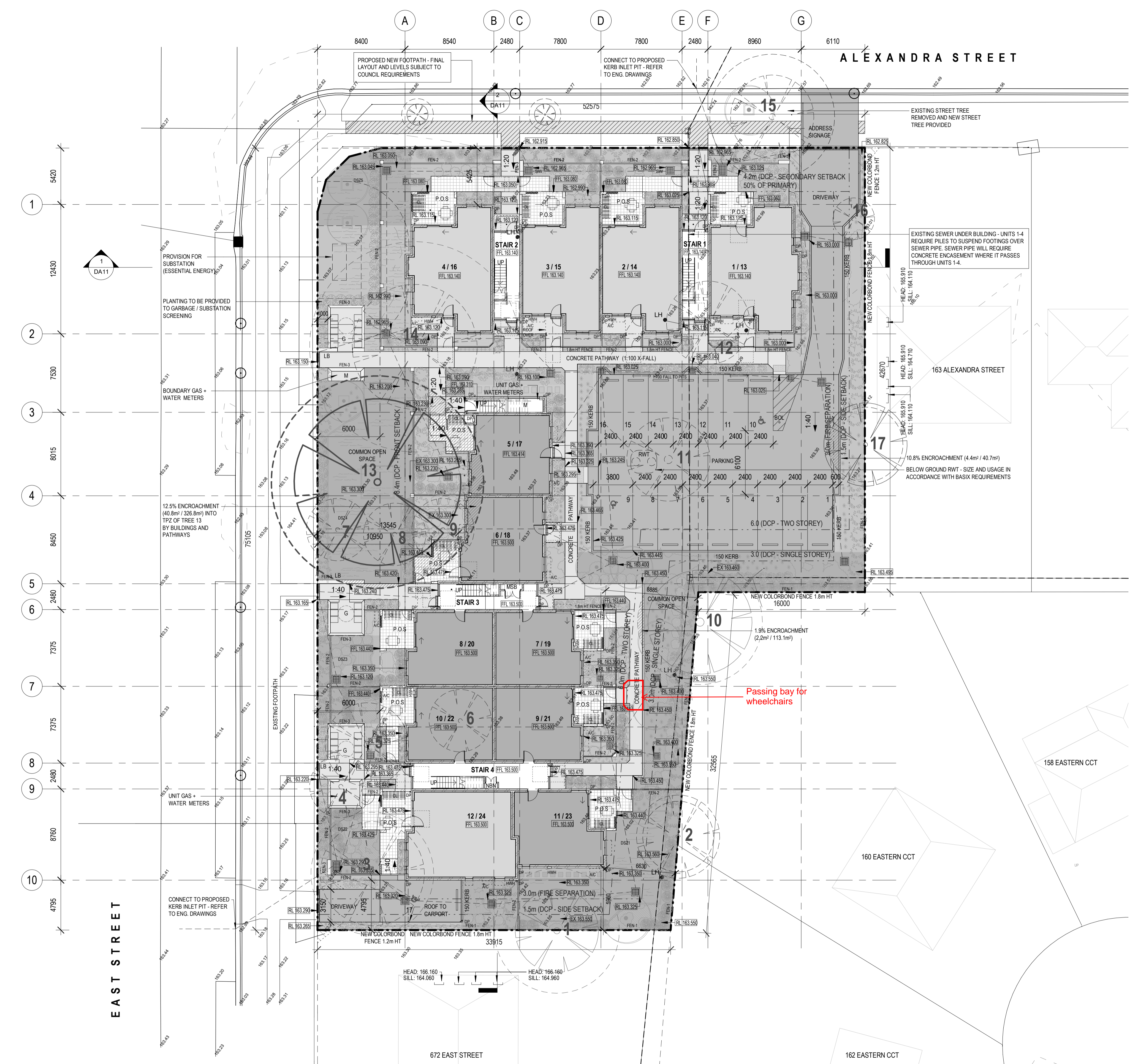
GENERAL NOTES:
 - REFER TO ENGINEERS DOCUMENTATION FOR ALL PROPOSED SERVICES.
 - REFER SURVEY DOCUMENTATION FOR ALL EXISTING SERVICES.
 - ALL SLOPE ARROWS SHOW SLOPE UP UNLESS ANNOTATED 'FALL'
 - FEN-1 TYPICAL HEIGHT 1.8m
 - FEN-2 TYPICAL HEIGHT 1.2m
 - FEN-3 TYPICAL HEIGHT 1.2m

DEEP SOIL ZONES CALCULATION:
 DSZ1 - 344m² (AT REAR, 10% OF SITE AREA)
 DSZ2 - 33m²
 DSZ3 - 51m²
 DSZ3 - 185m²
 DSZ5 - 58m²
 TOTAL = 671m²

TREE SPECIES NAMES:
 TREE 1 FRAXINUS EXCELSIOR (DESERT/ EUROPEAN ASH)
 TREE 2 FRAXINUS EXCELSIOR (DESERT/ EUROPEAN ASH)
 TREE 3 FRAXINUS EXCELSIOR (DESERT/ EUROPEAN ASH)
 TREE 4 CALLISTEMON SPECIOSUS (BOTTLE BRUSH)
 TREE 5 EUCALYPTUS MANNIFERA (BRITTLE GUM)
 TREE 6 LIGUSTRUM LUCIDUM (PRIVET)
 TREE 7 FRAXINUS EXCELSIOR (DESERT/ EUROPEAN ASH)
 TREE 8 FRAXINUS EXCELSIOR (DESERT/ EUROPEAN ASH)
 TREE 9 LIGUSTRUM LUCIDUM (PRIVET)
 TREE 10 FRAXINUS EXCELSIOR (DESERT/ EUROPEAN ASH)
 TREE 11 ACER NEGUNDO (BOX ELDER)
 TREE 12 FRAXINUS EXCELSIOR (DESERT/ EUROPEAN ASH)
 TREE 13 EUCALYPTUS BLAKELYI REDGUM
 TREE 14 CUPRESSUS ARIZONICA (ARIZONA CYPRESS)
 TREE 15 FRAXINUS RAYWOOD CLARET ASH
 TREE 16 FRAXINUS EXCELSIOR (DESERT/ EUROPEAN ASH)
 TREE 17 FRAXINUS EXCELSIOR (DESERT/ EUROPEAN ASH)



1 SITE PLAN
 SCALE 1:200 MM



NSW GOVERNMENT
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 PARRAMATTA NSW 2124
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 www.facs.nsw.gov.au

NOMINATED ARCHITECT:	SIGNATURE:	9 05-11-21 REVISED FOR PART 5
MICHAEL BULLEN		8 29-10-21 REVISED FOR PART 5
		7 15-09-21 ISSUE FOR PART 5
		6 03-09-21 FOR CO-ORDINATION
		5 24-08-21 FOR CO-ORDINATION
REV	DATE	NOTATION/AMENDMENT
		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT	CONSULTING ENGINEERS
BREWSTER MURRAY PTY LTD PH (02) 9259 9888	GREENVIEW CONSULTING PTY LTD
BCA CONSULTANT	LANDSCAPE CONSULTANT
	PRECINCT LANDSCAPES

CLIENT	PROJECT
NSW PLANNING, INDUSTRY & ENVIRONMENT LAND & HOUSING CORPORATION	DEVELOPMENT OF 24 UNITS UNDER SEPP AFFORDABLE RENTAL HOUSING 2009
	680, 682, 684 & 688 East Street & 165 Alexandra Street, East Albury, NSW
	LOTS 11, 12, 13, 14 & 15 in DP 243192

TITLE	STATUS
SITE PLAN	SKETCH DESIGN
FILE	DATE
	05-11-21
	SCALE
	1:200
	PROJ
	MB
	DESIGNER
	AG
	CHECKED
	MB
	REV
	9

DATE	SCALE	PROJ	PROJECT No
05-11-21	1:200	MB	BGXPC
DATE	SHEET SIZE	DESIGNER	CHECKED
05-11-21	A1	AG	MB
TYPE	SHEET		REV
	DA04		9