

11 December 2023

Your Ref: 469-483 Balmain Road, Lilyfield

Our Ref: 220450

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Re: 469-483 Balmain Road, Lilyfield

1. Objective

Reference is made to our engagement to provide a statement in response to Item 5 within correspondence prepared by Inner West Council dated 12 October 2023 as below.

5) Equity of access and mobility

The following recommendations are provided in relation to equity of access:

- The proposal does not provide dignified and equitable access to and within the development. In this regard, the proposed lobbies of building D, E and F are to provide a barrier free connection (i.e. no stairs and lift access) to/from Fred Steet. Notably, adaptable units F201 and F202 do not have access to the public domain.
- The majority of adaptable units should be located on level 2 within buildings A and B so that they have access to more than one lift and convenient access to communal areas.

Figure 1 Item 5 within correspondence prepared by Inner West Council dated 12 October 2023

2. Limitation

This statement does not include a detailed assessment of any of the adaptable units against AS 4299 and BCA 2022.

3. Access to Lobby of Building Part D, E & F

It has been noted that an entrance doorway is proposed to provide access to the lobbies of Building Part D, E & F from Fred Street. The entrance doorway must form part of a Continuous Accessible Paths of travel in compliance with AS 1428.1-2009 and circulation at doorways shall have a gradient and crossfall not steeper than 1 in 40.

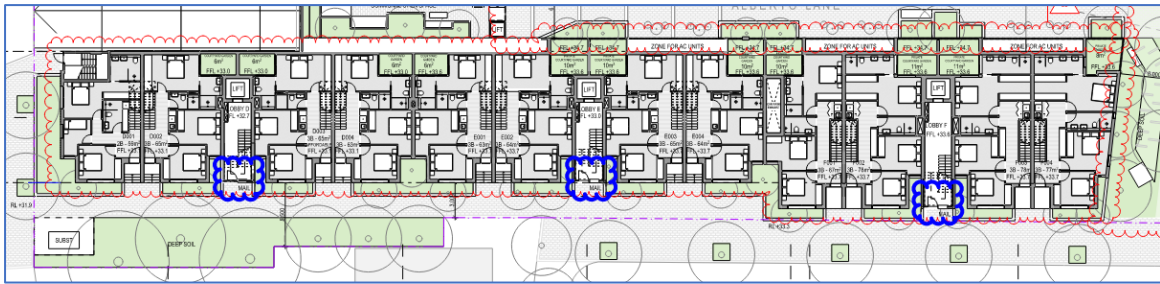


Figure 2 Highlighted entrance doorways for Building Part D, E, F Lobby

Email correspondence has been provided by CHROFI dated 07 December 2023 in relation to the difference in RL levels at entrance doorways of Lobby D, E & F:

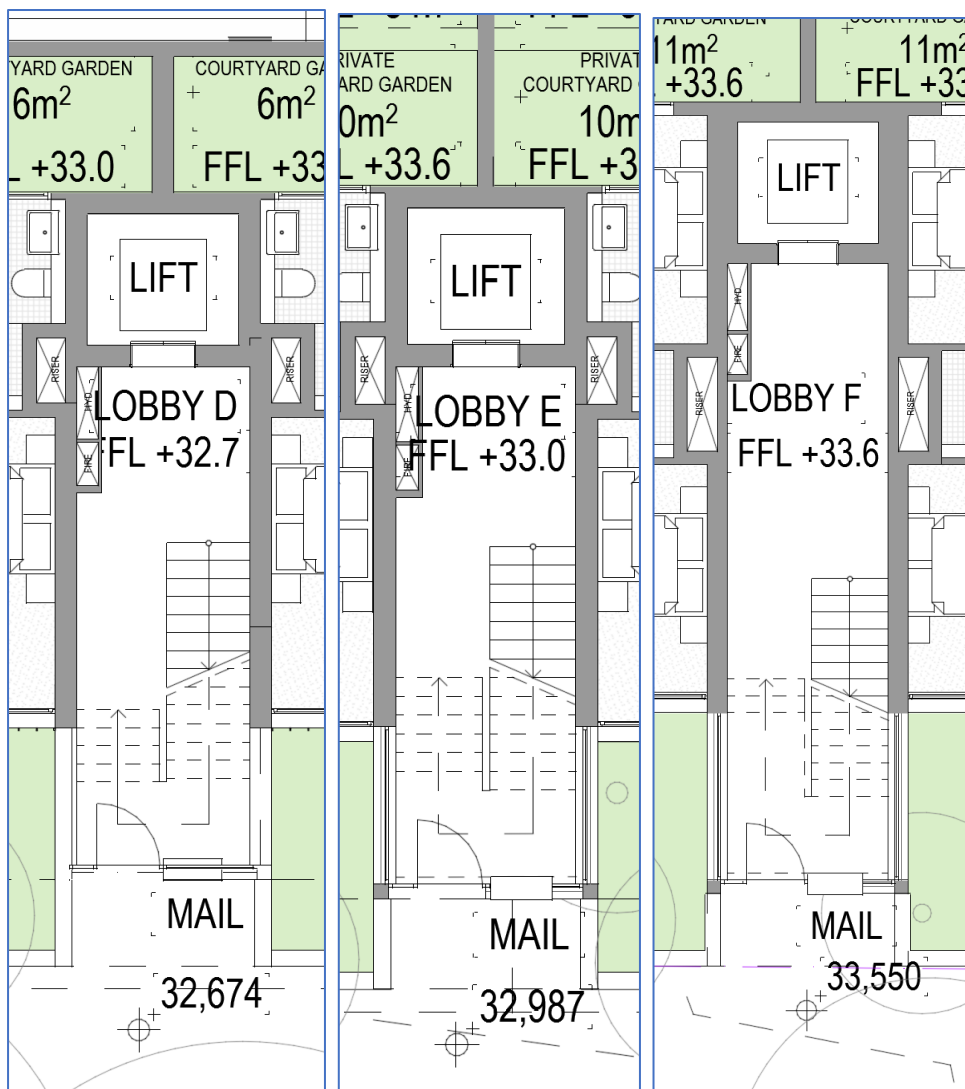


Figure 3 RL levels provided by CHROFI

3.1 Lobby D

Door threshold is at 26mm ($32.7\text{m} - 32.674\text{m} = 0.026\text{m}$). It is recommended a threshold ramp in compliance with AS 1428.1 2009 to be implemented at the doorway.

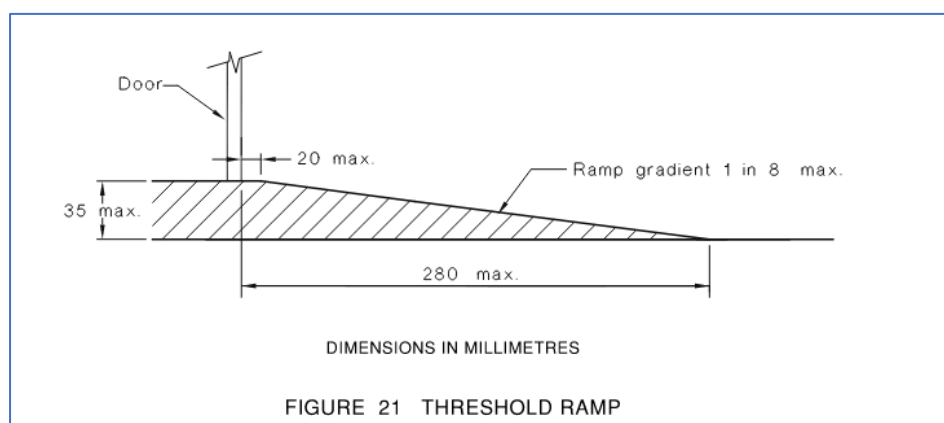


Figure 4 Threshold Ramp Standard Detail

3.2 Lobby E

Door threshold is at 13mm ($33\text{m} - 32.987\text{m} = 0.013\text{m}$). It is recommended a threshold ramp in compliance with AS 1428.1 2009 to be implemented at the doorway.

3.3 Lobby F

Door threshold is at 50mm ($33.6\text{m} - 33.55\text{m} = 0.05\text{m}$). It is recommended a walkway at 1:40 with length of 2m in compliance with AS 1428.1 2009 to be implemented at the doorway.

3.4 Unit F201 & F202

It is noted that Unit F201 and F202 are no longer nominated as adaptable units.

4. Number of and Access to Adaptable Units

The Leichhardt Development Control Plan 2013 (the "DCP") specifies the requirements applicable to the subject proposed development regarding the provision of adaptable units. The DCP specifies the following -

Development that has 10 or more dwellings, development provides adaptable housing units that have a flexible design that complies with AS4299 Adaptable Housing in accordance with Table C1: Adaptable Housing Numbers, to the nearest whole number of dwellings:

Table C12: Adaptable Housing Numbers	
Number of dwellings	Number of adaptable housing units
10-15	1
16-24	2
25-34	3
35 or more	10% of the total number of dwellings

Figure 5 Extract from Leichhardt Development Control Plan 2013

The following units are nominated as being designated as “adaptable”, which equates to 10% ($10\% \times 90 = 9$) of the units within the proposed subject development. As a result the number of proposed adaptable unit is in compliance with the requirement set out in the DCP.

Unit	Number of bedrooms	Level
A202	1	2
A205	1	2
A302	1	3
A303	2	3
A402	1	4
A403	2	4
A502	1	5
B202	1	2
B303	2	3

In accordance with the DCP, the units designated as adaptable must comply with AS 4299-1995. The DCP does not specify the “Classification Level” that must be applied to the adaptable unit(s) (A, B, or C, as outlined in AS 4299-1995), therefore, “adaptable house class C” should be applied (being the lowest “Classification Level”).

It is noted that the DCP does not set out provision in relation to the proposed location of Adaptable Units however accessway including passage lift must be provided as below in compliance with the BCA and AS 4299:

1. Access from the basement carpark to the residential units via passenger lifts
2. Accessway from Balmain Road to the entrance of the lobby on ground floor
3. Accessway from Cecily Street to the entrance of the lobby on ground floor
4. Accessway from Fred Street to the entrance of the lobby on ground floor
5. Accessway from Albert Street to the entrance of the lobby on ground floor

Annexure A – Reference documentations

This statement has been based on the documentation listed below:

Architectural Details prepared by CHROFI			
Drawing Number	Revision	Date	Title
A-DA103	02	25/11/2023	Ground Floor Plan
A-DA105	02	25/11/2023	Level 2
A-DA990	01	25/11/2023	ADG Compliance Table

Other document:

- Email correspondence provided by CHROFI dated 07 December 2023

Should you need any clarification or have any queries please do not hesitate to contact us.

Regards,

Prepared by

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BDC2791



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