



Access Statement

Project: Mixed Use Retail and Residential Development

Address: 332-338 Sydney Road, Balgowlah NSW

Stage: Revised Development Application


Ref: P000679

Date: 17 November 2021

For: Balgowlah Developments Pty Ltd

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| Prepared by: | Comments |
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|  Christine Cheung Director Access Consultant Accredited ACAA Member No. 158 | |

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Access Statement

1. Purpose of the Statement

The Council has requested this Access Statement be prepared to address the provision of revised lower basement and basement car parking areas and access pathways to and within the ground level retail spaces and residential common areas, for the proposed mixed use retail and residential development at 332-338 Sydney Rd, Balgowlah.

This statement is an addendum to the previous reports issued previously by Cheung Access as follows:

- ❑ Disability Access report for Development Application (dated 5 November 2020)

No other aspect of the development was assessed for disability access compliance, other than the access pathways from the accessible car spaces in the basement levels (lower basement and basement) and the ground level entry points for the retail areas and the residential foyer.

The content of this Report is based upon the following;

1. Information and Drawings provided by Wolski Coppin Architecture provided on the 17 November 2021, as follows:
 - a. Titled: Lower Basement, DWG No DA01, Rev C.
 - b. Titled: Basement, DWG No DA02, Rev C.
 - c. Titled: Ground, DWG No DA03, Rev B.
2. Disability (Access to Premises Buildings) Standards 2010
3. BCA 2019 Amendment 1
4. The relevant Australian Standards listed in the Building Code of Australia, as follows:
 - a. AS1428.1 General requirements for Access – New Building Work (2009).

The scope is limited to the assessment of this issue only.

2. Applicable Legislation and Standards

Disability access for an accessway to a building from the allotment boundary and from required accessible carparking spaces must be addressed through benchmarking the access requirements against Part D3.2 (a)(i) and (iii) of the Building Code of Australia (BCA) (2019)- Amendment 1.

D3.2 Access to buildings

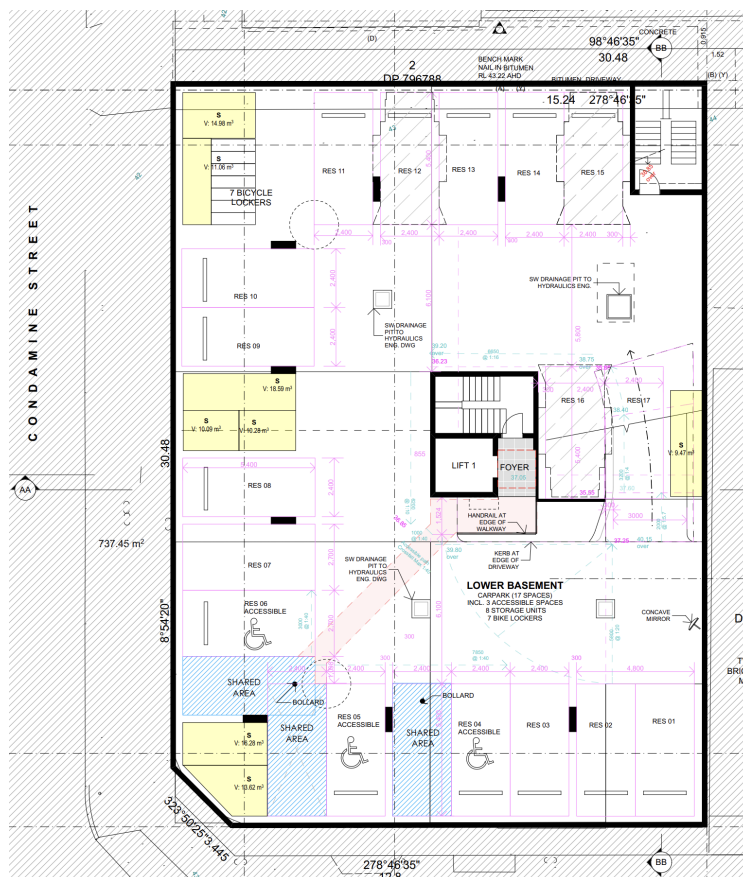
- (a) An accessway must be provided to a building required to be accessible—
- (i) from the main points of a pedestrian entry at the allotment boundary; and
 - (ii) from another accessible building connected by a pedestrian link; and
 - (iii) from any required accessible carparking space on the allotment.

Compliance with the deemed-to-satisfy disability provisions of the Building Code of Australia usually means that the disability access for the subject building meets the intent and objects of the Disability (Access to Premises Buildings) Standards 2010.

3. Accessible pathways from Basement Car parking and Street boundary

Lower basement

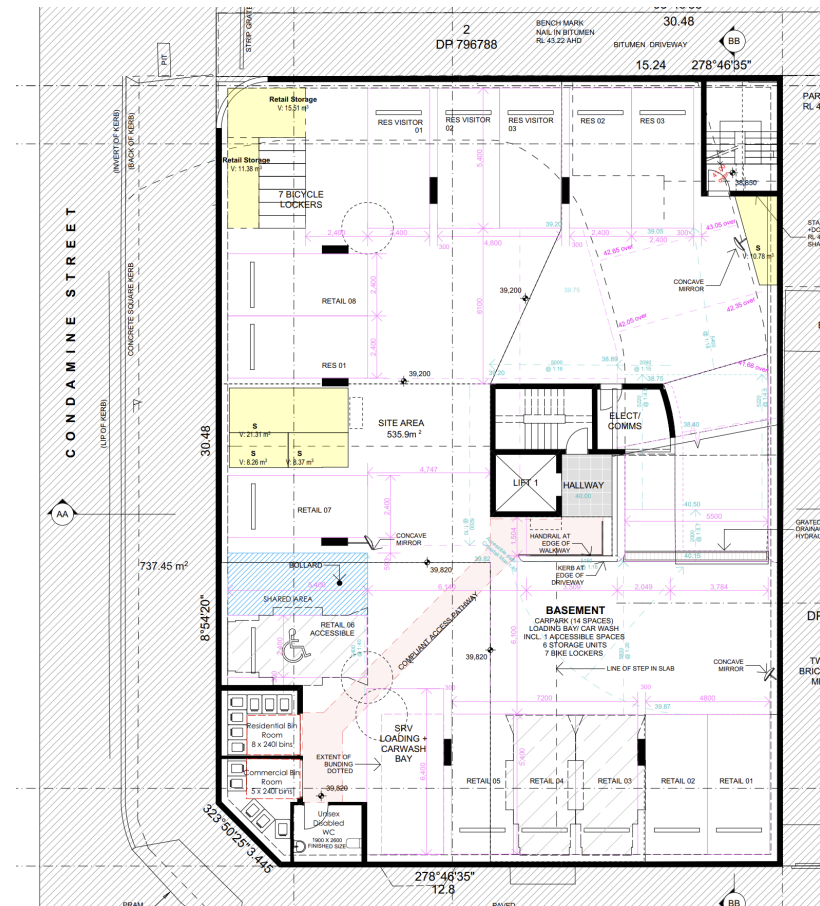
A revised access path is shown on the drawings, with the capacity to comply with AS1428.1 (2009) from the nominated three (3) adaptable unit parking spaces. An access pathway will be via the lift to the upper levels.



Lower Basement - Access pathways from adaptable car spaces

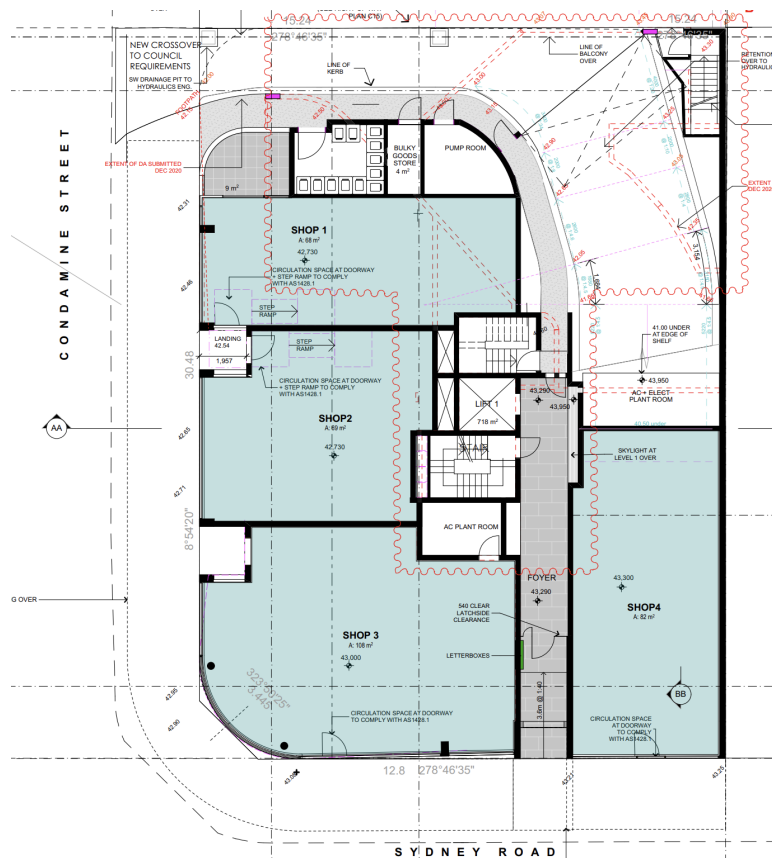
Basement Level

A revised access path is shown on the drawings from the proposed accessible toilet and retail accessible car space with the capacity to comply with AS1428.1 (2009). An access pathway will be via the lift to the upper levels.



Basement - Access pathways from accessible car space and accessible toilet

Ground floor access



Ground level - Access pathway to retail entries and the residential foyer.

The accessible paths of travel were assessed against the design requirements of AS1428.1-2009 to have the capacity to comply. Further detail is required at design detail stage to ensure that the design requirements of AS1428.1 (2009) are adhered to for door circulation and level thresholds.

4. Conclusion

It is in my professional opinion that the accessibility of the proposed pathways to the ground floor entrances of the Shop 1, 2, 3, 4 and the foyer for the residential lift meets the requirements of BCA Part D3.2 (a)(i).

This meets the deemed to satisfy provision of BCA Part D3.2(a)(i)

*An accessway must be provided to a building required to be accessible—
(i) from the main points of a pedestrian entry at the allotment boundary; ...*

Alongside this there are accessible pathways shown on the lower basement and basement levels which meets the requirements of AS1428.1 (2009).

This meets the deemed to satisfy provision of BCA Part D3.2(a)(iii)



*An accessway must be provided to a building required to be accessible—...
(iii) from any required accessible carparking space on the allotment.*

In effect, this ensures that the needs of people with mobility disabilities and the needs of people who are blind or have low vision have been considered, to the degree necessary appropriate for people with disabilities in this retail and residential environment.

Statement of Qualifications

I declare that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work assessing disability access compliance and hold appropriately current insurance policies.

Prepared by

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| Full Name | Christine Cheung |
| Company | Inclusive Places (trading as Cheung Access Pty Ltd) |
| Address | GPO Box 1380, Sydney NSW 2001 |
| Qualifications and Accreditations | <ol style="list-style-type: none">1. B. App Sc (Occupational Therapy), Masters of Environmental Studies2. Registered Occupational Therapist (Occupational Therapy Board/ AHPRA)3. Accredited with the Association of Consultants in Access  |
| Signature |  |
| Date | 17 November 2021 |