

ACCESSIBILITY REPORT
DEVELOPMENT APPLICATION
101 BLUES POINT ROAD
McMAHONS POINT

**Dreric Pty Ltd v North Sydney Council &
Peter Princi Architects v North Sydney Council**

NSW Land & Environment Court: 2021/101973 & 2021/75725



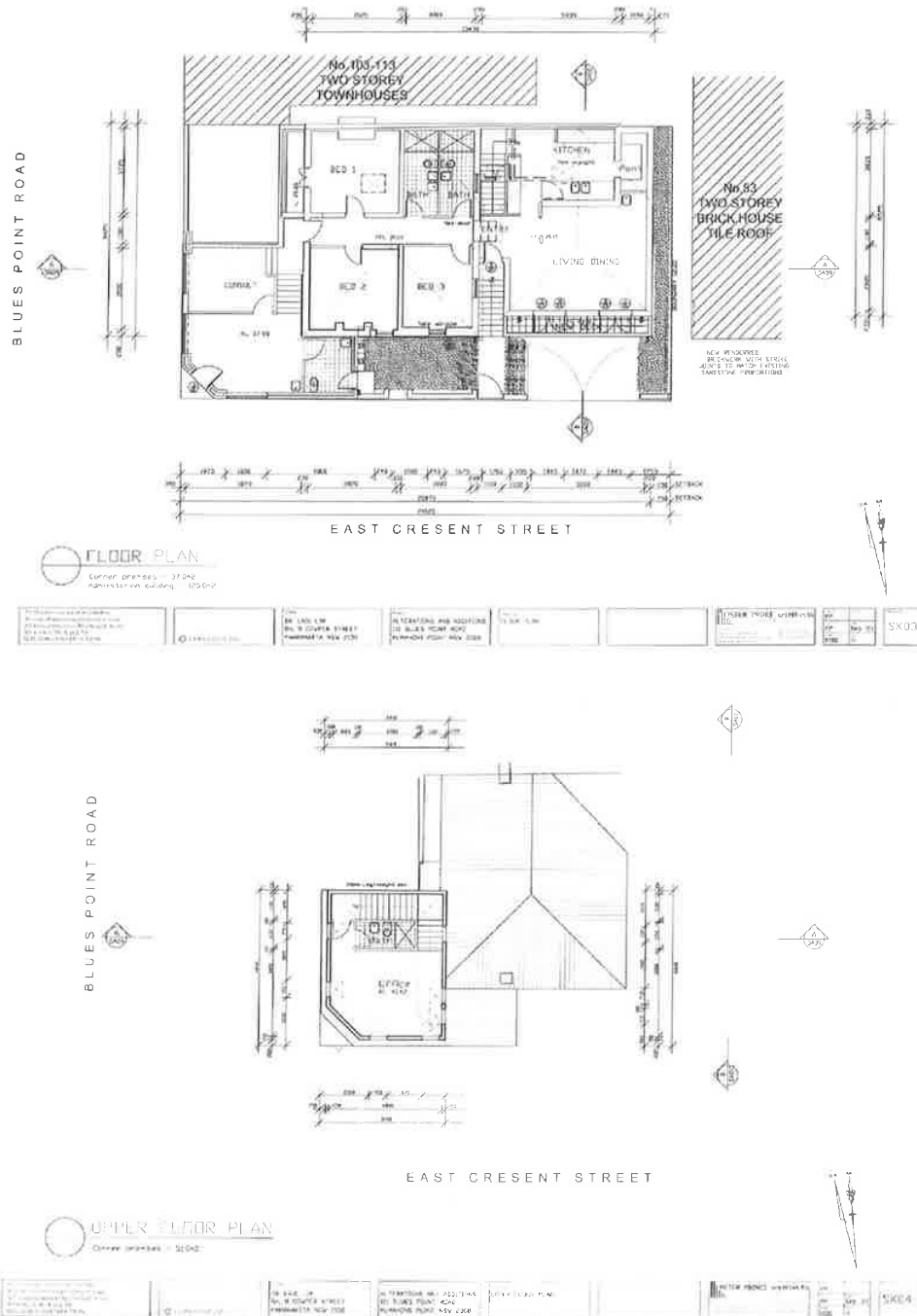
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16TH SEPTEMBER 2021



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This report has been prepared to provide an accessibility assessment of the proposed alterations and additions to a medical practice at 101 Blues Point Road, McMahon's Point.

In particular, an office on the first floor of the medical consulting practice and extension to a residential premises pursuant to parts D2, D3 of the National Construction Code (2019 Amdt 1), DDA Premises Standards, Australian Standard 1428.1, 1428.4.1 and the North Sydney Council DCP 2013 Sections 1 and 12.



Development Overview

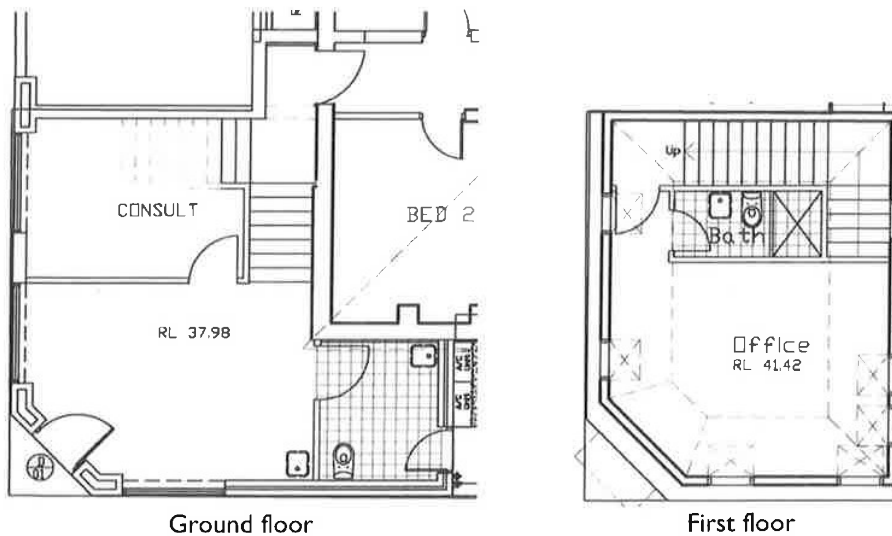
Description of proposed works:

- Extended area within the lower ground floor garage and internal stair connection to the ground floor residence.
- New entrance stair from East Crescent Street to the residence.
- Reuse of existing rooms for the purposes of 3 bedrooms and two bathrooms with a corridor link to an extended living area and kitchen above the lower ground floor garage.
- New first floor office for the medical consulting practice with internal stairs interconnecting the consulting room and residence.

With respect to accessibility requirements of the abovementioned regulations it is evident that a single existing residence undergoing alterations and additions is not subject to any accessibility or adaptable housing requirements.

Consequently, this review is limited to the first floor office associated with the medical consulting practice.

Accessibility Assessment



While the first floor office is less than 40sqm the accessibility review is limited to the stairway installation, handrailing and finishes as required by clauses D3.3(a)(ii), D3.8, D2.17 D2.14, DPI and DP2 of the NCC 2019, DDA Premises Standards and AS1428.1 and AS1428.4.1 to ensure safe access and movement for people with disabilities.

The requirements for stairway handrailing, step geometry, step profiles, nosing strips, tactile ground surface indicators slip resistance are generally co-ordinated at the constructed certificate after development consent is determined and in my opinion the stairway is capable of being detailed to comply with the abovementioned regulations and standards.

Mark Relf, Access Consultant (ACAA)