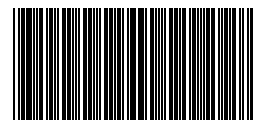




Filed: 24 October 2021 2:37 PM



D0001HG9TS

## Expert Report

### COURT DETAILS

Court	Land and Environment Court of NSW
Division	Class 1
Registry	Land and Environment Court Sydney
Case number	2021/00101973

### TITLE OF PROCEEDINGS

First Applicant	Dreric Pty Limited
First Respondent	North Sydney Council ABN 32353260317

### FILING DETAILS

Filed for	Dreric Pty Limited, Applicant 1
Legal representative	ANTHONY DOYLE SATTLER
Legal representative reference	
Telephone	0424545861

### ATTACHMENT DETAILS

In accordance with Part 3 of the UCPR, this coversheet confirms that both the Lodge Document, along with any other documents listed below, were filed by the Court.

Expert Report (169-21 - A Access Report.pdf)

[attach.]

**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**



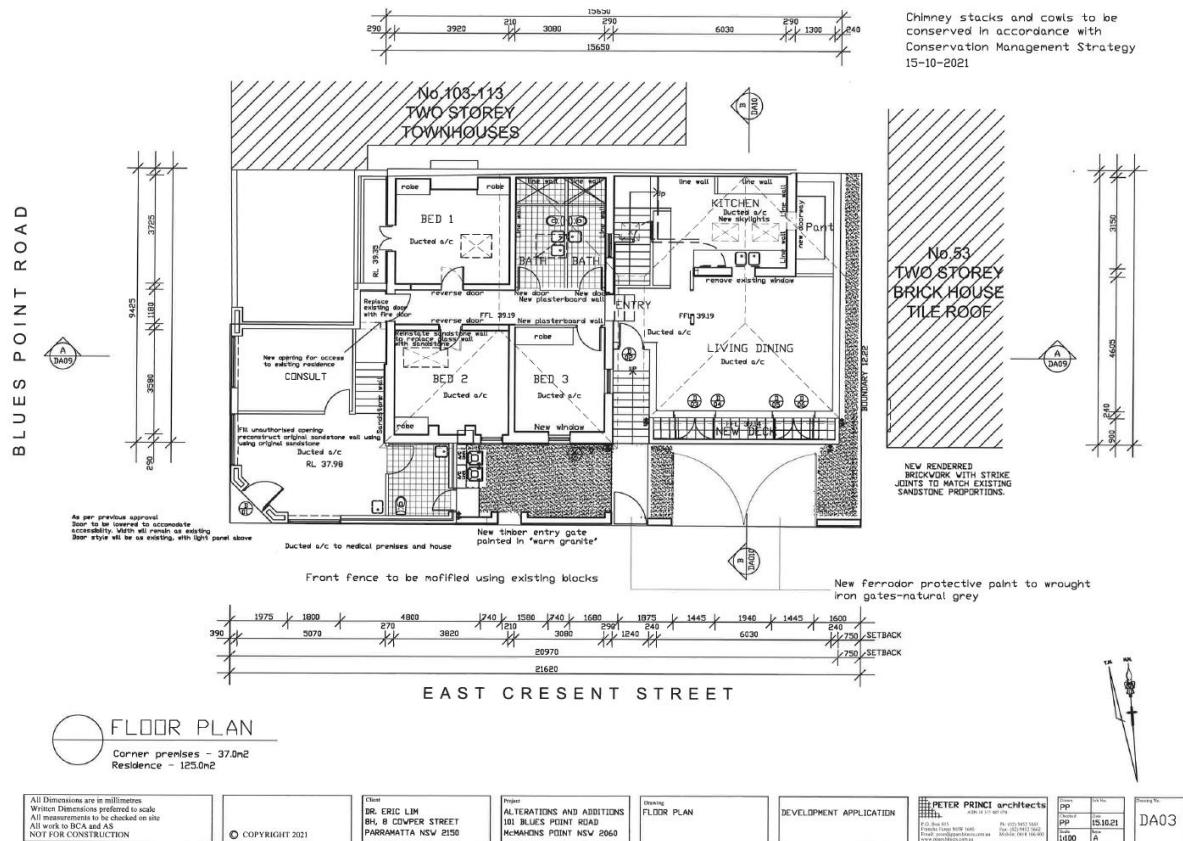
Prepared By Mark Relf  
19<sup>TH</sup> OCTOBER 2021



**Accessibility Solutions (NSW) PTY LTD**  
**ABN 20 105 200 128 | 20 Begonia Street PAGEWOOD 2035**  
**Tel: 9695-1940 | Fax: 9695-1906 | Mob: 0417-467-007 | Email: markrelf@bigpond.com**

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 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 I 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 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.

*Mark Relf*

Mark Relf, Access Consultant (ACAA)