



Morris Goding  
Access Consulting

23 September 2020

Chris Forester  
Ethos Urban  
173 Sussex Street, Sydney NSW 2000

Dear Chris,

**RE: Supporting Statement for Accessible Car Space Performance Solution  
Gladesville Bridge Marina – 380 Victoria Place, Drummoyne NSW 2047**

The proposed works to the Marina Building, which is a part of Gladesville Bridge Marina, located at 380 Victoria Place, Drummoyne NSW 2047, involves increasing the number of car spaces by providing a on grade 'stacked valet system car park'. The valet system is proposed so it can fit all the cars of the people needing to use the new marina births, meaning it will be 'stacked'. As a requirement of the Building Code of Australia (BCA), an accessible car space must be provided.

An accessible car space complying with AS 2890.6-2009 cannot be provided due to the spatial limitations created by the stacked valet system car park, as such compliance with the Deemed to Satisfy Provisions of the BCA will not be achieved. A Performance Solution demonstrating compliance with the Performance Requirements of the BCA is proposed to address the shortfall of an accessible car space.

The proposed performance solution is to adopt a management plan to dedicate 'car space 9' (see Appendix 1) as the 'accessible car space' within the stacked valet car park system due to the flexibility of the space. Flexibility being that the garage door will be held open when the space is being used which provides the shared area needed for parallel parking, as opposed to another other area which would involve losing a car space to 'shared area'.

The reason why a management plan is needed to support the performance solution is because the 'valet service' of handing over your car to a driver who will park your car for you cannot be provided because accessible cars are usually customised for the user, so they cannot be physically driven by anyone else. This means they must drive the car themselves to the space, and in a stacked carpark, wait for the cars blocking their space to be moved by the valet, and then they can park their car.

Staff will need to be trained with this policy and notified on how to handle any vehicle needing to use the accessible car space as the space will not be marked, as well as priority must be given to the user of the accessible car space

Yours faithfully,

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## APPENDIX 1

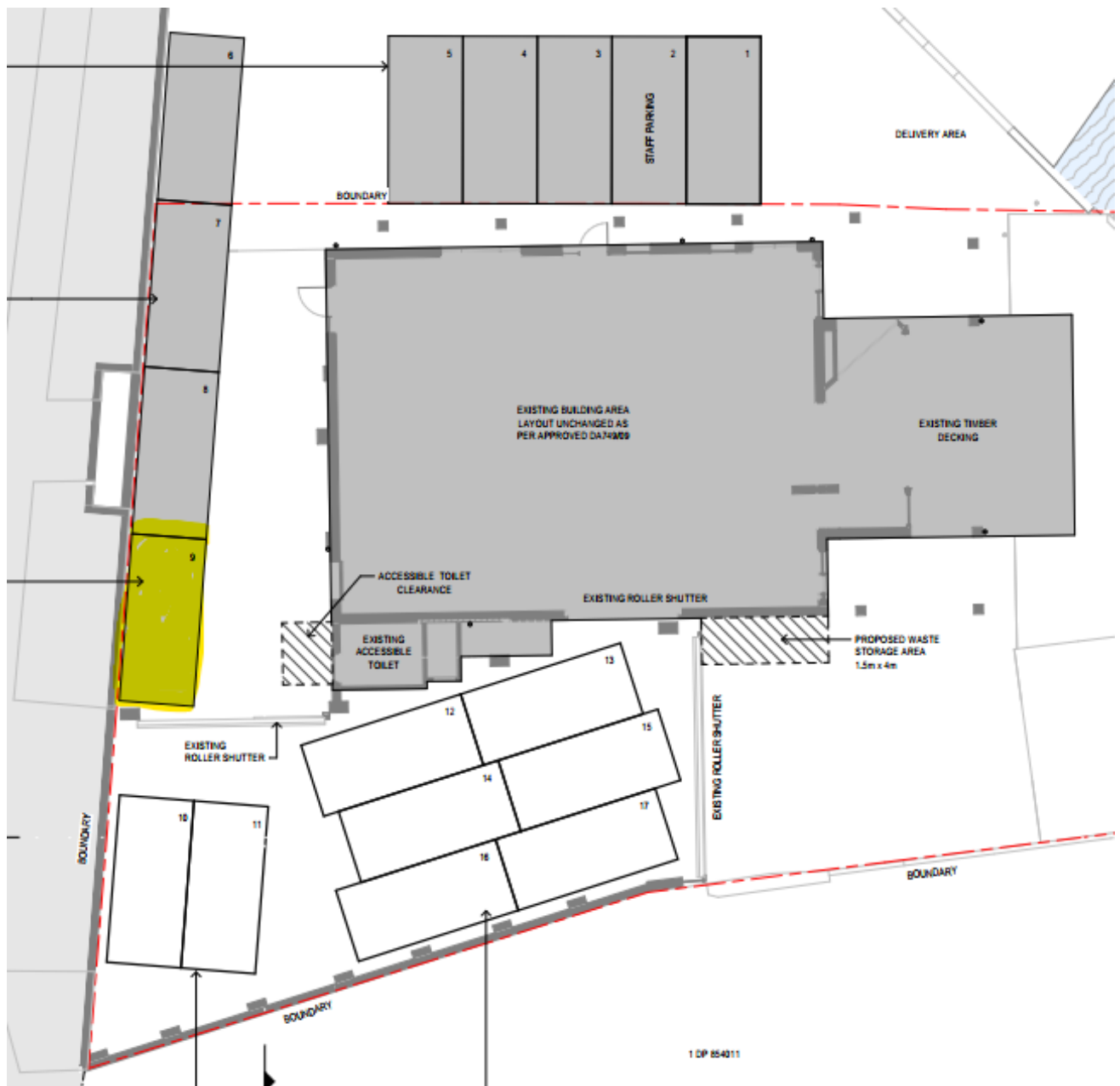


Figure 1 – Car Space 9 highlighted in yellow