

ACCESS REPORT

DEVELOPMENT APPLICATION

**280-300 LAKEMBA STREET &
64-70 KING GEORGES ROAD**

WILEY PARK

MIXED RESIDENTIAL / RETAIL DEVELOPMENT



Prepared by Mark Relf
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CONTENTS

INTRODUCTION	3
ASSESSMENT CRITERIA	3
PART A – RETAIL/COMMERCIAL & COMMON DOMAIN AREAS ACCESSIBILITY ASSESSMENT	5
EXTERNAL PATHWAY LINKS AND BUILDING ENTRANCES (PARTS D3.2 & D3.3 OF THE BCA)	5
PARKING (PART D3.5 OF THE BCA)	6
INTERNAL ACCESSWAYS (PART D3.3 OF THE BCA)	7
<i>Ground Floor Retail/Commercial & Common Area Access</i>	7
<i>Basement B1 Plan</i>	8
<i>Ground Floor Retail</i>	8
ACCESSIBILITY OF COMMON DOMAIN AREAS (TABLE D3.1, PARTS D3.2 & D3.3 OF THE BCA)	9
<i>Level 6 Plan</i>	11
<i>Levels 7 and 8</i>	12
LIFTS (PART E3.6 OF THE BCA)	13
ACCESSIBLE SANITARY FACILITIES (PART F2.4 & F2.9 OF THE BCA)	13
IDENTIFICATION – BRAILLE AND TACTILE SIGNAGE (PART D3.6 OF THE BCA)	14
TACTILE GROUND SURFACE INDICATORS (PART D3.8 OF THE BCA)	14
GLAZING MARKINGS (PART D3.12 OF THE BCA)	14
PART B - ADAPTABILITY ASSESSMENT	15
PART C – SEPP 65 APARTMENT DESIGN GUIDE UNIVERSAL ACCESS	20
SEPP 65 APARTMENT DESIGN GUIDE – SECTION 4Q : UNIVERSAL ACCESS	20
CONCLUSION	22
APPENDIX A – STATEMENT OF EXPERTISE	23

Introduction

This report has been prepared to provide an accessibility and adaptable housing review for a proposed mixed multi-unit residential and retail development on a site at 280-300 Lakemba Street and 64-70 King Georges Road, Wiley Park.

This Development Application (DA) seeks approval for the construction of a 7 storey plus roof terrace buildings providing;

- 142 residential apartments including fifteen (15) adaptable apartments and twenty-nine (29) silver level livable housing apartments;
- Retail/commercial areas on the ground floor and part basement 1 floors;
- Basement car parking includes at least 6 accessible spaces for the commercial/retail, 15 car spaces for the adaptable apartments, 1 accessible visitor spaces;
- Residents communal open space areas on the level 8 outdoor terraces.

The purpose of this report is to provide an accessibility review of the subject development to ascertain whether the development is consistent with Part D3 of the BCA 2019 / DDA Premises Standards for the retail aspects of the development and SEPP 65 and the Canterbury-Bankstown DCP Access and Adaptability requirements pertaining to accessibility of common domain areas and adaptability of at least 10% of apartments and 20% silver level livable housing apartments within the multi-unit residential development.

Assessment Criteria

This assessment considers the following legislation, planning instruments and standards pertaining to access for people with disabilities:

- (1) Parts D3, E3.6, F2.4 of the Building Code of Australia (BCA) (2019)
- (2) DDA Premises Standards (2010).
- (3) SEPP 65 Apartment Design Guide – *Section 4Q Universal Access*
- (4) Canterbury DCP 2012 – *Sections B4 & C4.2.3 Access and Adaptable Design*
- (5) Australian Standard AS1428.1 (2009) – Design for Access and Mobility and referenced standards.
- (6) Australian Standard AS1428.4.1 (2009) – Tactile Ground Surface Indicators.
- (7) Australian Standard AS2890.6 (2009) – Parking for People with Disabilities.
- (8) Australian Standard AS4299 (1995) – Adaptable Housing.
- (9) Australian Standard AS1735.12 (1999) – Lifts.

Report Format

The report provides the following Parts to reflect the various elements:

- **Part A – Retail & Common Domain Areas:** provides a general assessment of the retail areas on ground/basement 1 and Common Domain areas against the relevant Australian Standards AS1428 (Parts 1 and 4.1) in accordance with Parts D3, E3.6 and F2.4 of the BCA, DDA Premises Standards and Council's DCP 2012.
- **Part B – Residential:** provides a regulatory review of the residential component of the development against the accessibility and adaptability requirements of Council's DCP 2012 and the Adaptable Housing standard AS4299.

- **Part C – Residential:** provides a regulatory review of the residential component of the development against the accessibility and livable housing requirements of SEPP 65 Apartment Design Guide.

Development Application Plans

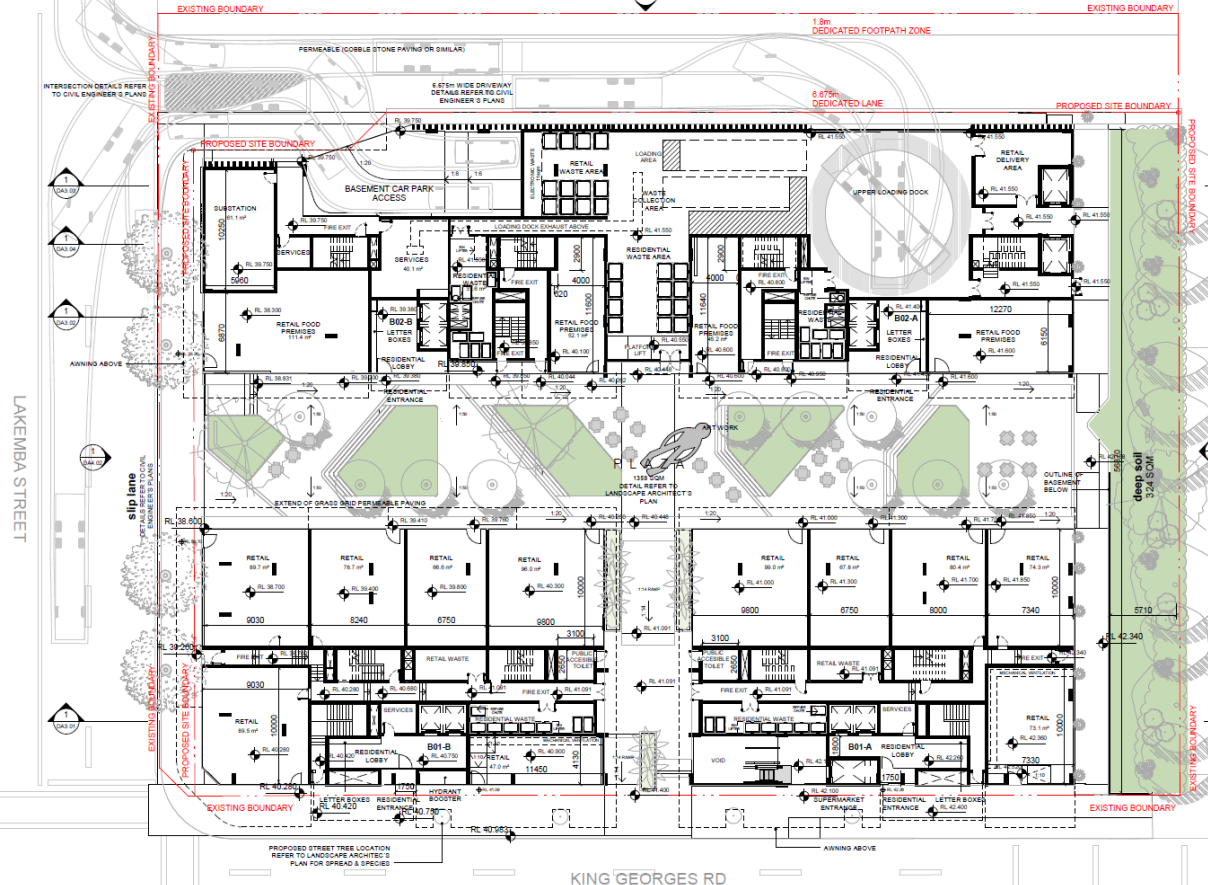
The plans relied upon for this accessibility assessment include the following architectural drawing set:

Drawing No.	Issue	Description
DA 2.01	C	Basement 3 Plan
DA 2.02	C	Basement 2 Plan
DA 2.03	C	Basement 1 Plan
DA 2.04	C	Basement 00 Plan
DA 2.05	C	Level 00 Plan (Ground Floor)
DA 2.06	C	Level 01 Plan
DA 2.07	C	Level 02 Plan
DA 2.08	C	Level 03 Plan
DA 2.09	C	Level 04 Plan
DA 2.10	C	Level 05 Plan
DA 2.11	C	Level 06 Plan
DA 2.12	C	Level 07 Plan
DA 2.14	C	Level Roof Plan
DA 3.01	C	Sections AA
DA 3.02	C	Sections BB
DA 3.03	C	Sections CC
DA 4.01	C	Elevations
DA 4.02	C	Elevations
DA 4.03	C	Elevations
DA 4.04	C	Elevations
DA 4.05	C	Elevations
DA 4.06	C	Elevations
DA 4.07	C	Elevations
DA 4.08	C	Elevations
DA 9.01	C	Adaptable Unit A
DA 9.02	C	Adaptable Unit B
DA 9.03	C	Adaptable Unit C

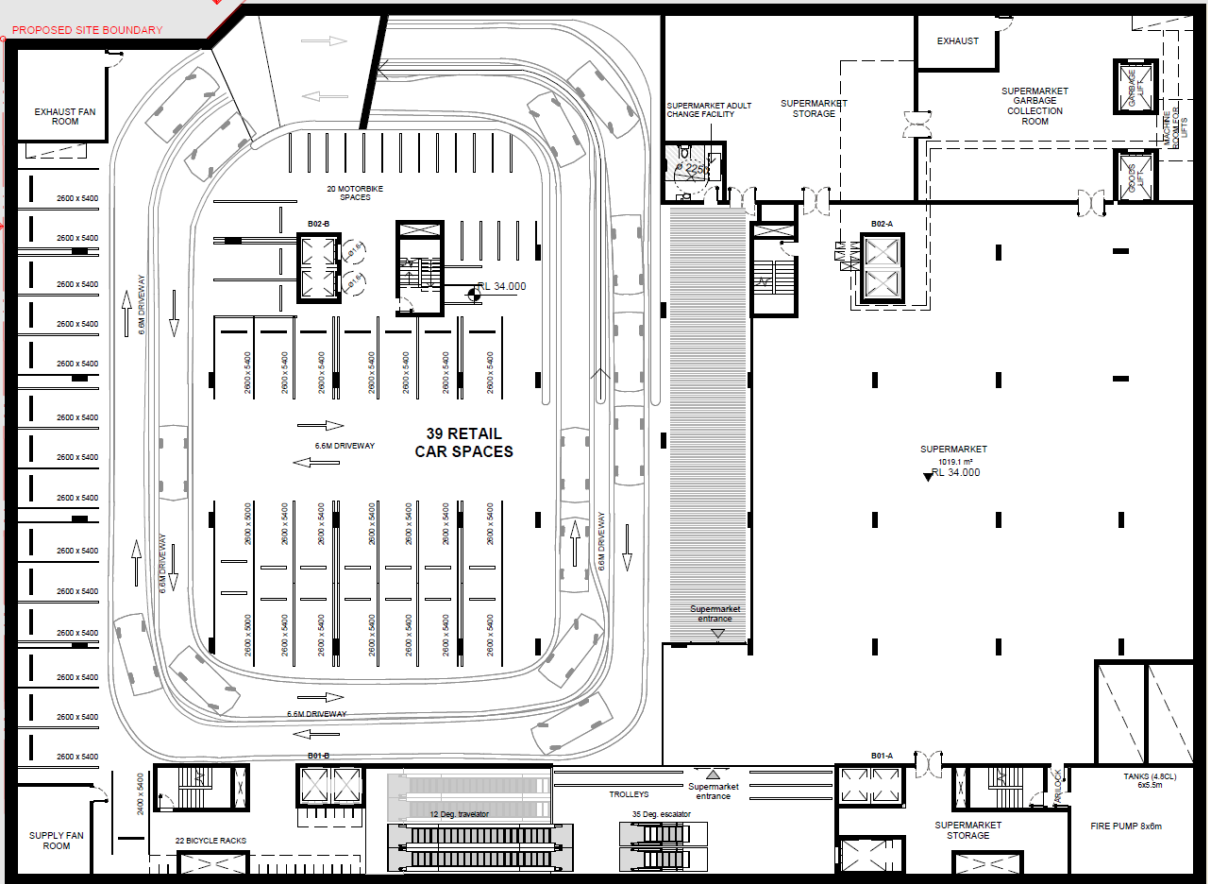
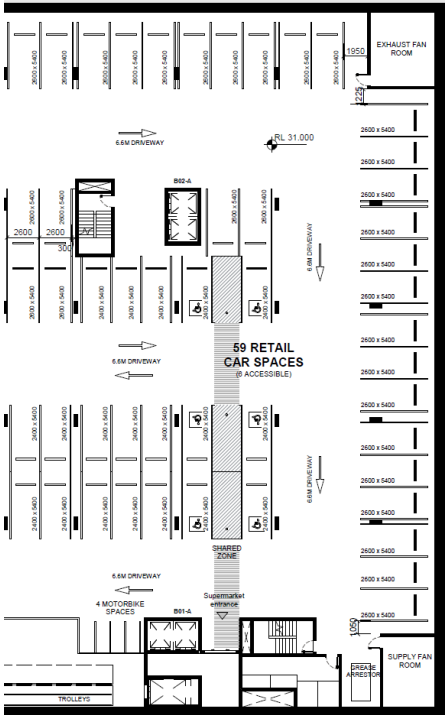
Part A – Retail/Commercial & Common Domain Areas

Accessibility Assessment

External Pathway Links and Building Entrances (Parts D3.2 & D3.3 of the BCA)

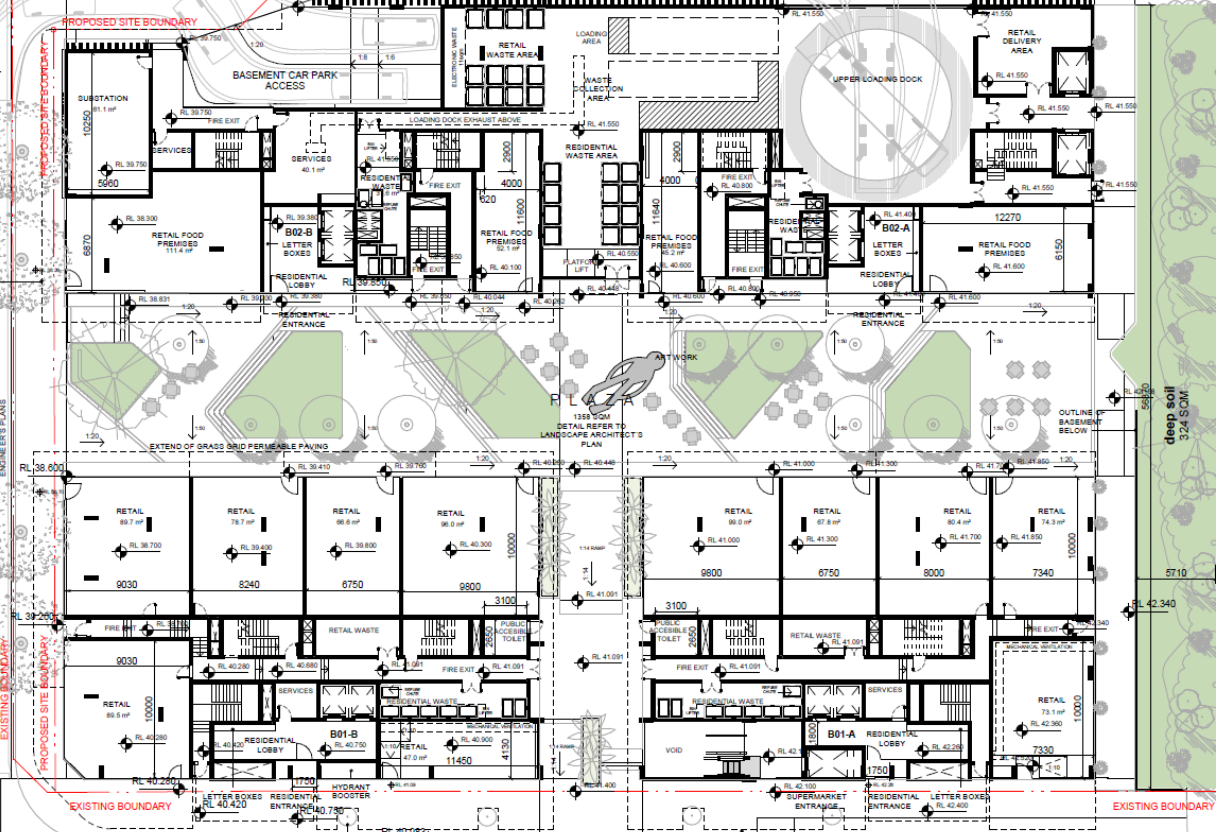
BCA / DDA Access Code Review	Complies
	
<p>1. The development occupies a corner site that adjoins two street frontages as illustrated with accessible entrances from King Georges Road and Lakemba Street with on-grade accessible entry to all retail / commercial units adjoining the public domain and at the three site entry points to the central plaza area to satisfy Part D3.2 of the BCA and DDA Premises Standards.</p> <p>2. The central plaza shall have a 1:20 maximum gradient walkway to access all adjoining retail / commercial units, supermarket entrance lobby and lift and residential lobbies on the ground floor of the development to enable equitable and universal access into the site to satisfy Part D3.2 of the BCA and DDA Premises Standards.</p>	<p>YES</p> <p>YES</p>
<p>3. Entrance Doorways – Details concerning door sizes, door hardware, level doorway thresholds and doorway luminance contrast shall be confirmed at a future construction documentation phase in accordance with AS1428.1 to satisfy D3.2 of the BCA and DDA Premises Standards.</p>	<p>YES</p>

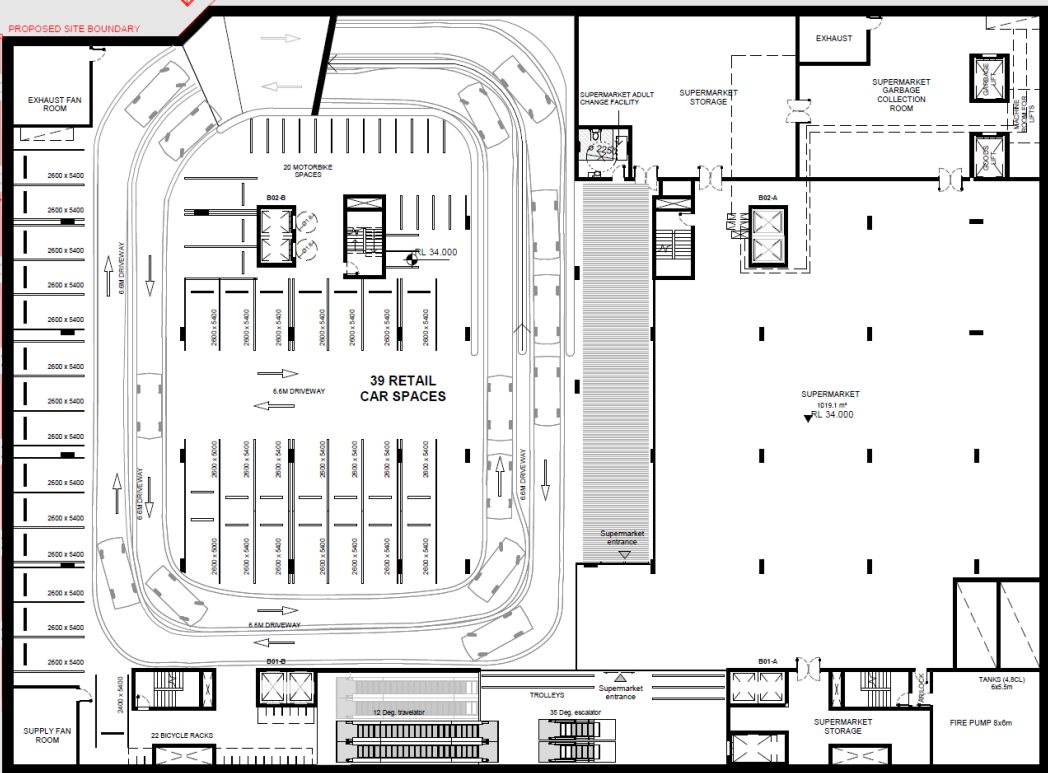
Parking (Part D3.5 of the BCA)

BCA / DDA Access Code Review		Complies
		
B1 Level		
<p>4. The development proposes a multi-level basement car park with commercial/retail parking spread over two levels and the remaining dedicated to the residential apartments and visitors.</p> <p>5. There are 98 commercial / retail parking spaces including 6 accessible spaces in the B2 parking level which complies with Part D3.5 of the BCA and DDA Premises Standards for non-residential parking.</p> <p>6. The design and location of the six (6) accessible spaces on a level surface with 2500mm minimum height clearance shall comply with AS2890.6 to satisfy Part D3.5 of the BCA and DDA Premises Standards.</p>		YES
		YES
		YES
B2 Level retail parking		

BCA / DDA Access Code Review	Complies
<p>7. The carpark plan indicates a single level to facilitate direct access to the supermarket and public lift lobby on levels B1 and B2 to access the ground floor level of the development in a manner that will comply with AS2890.6 to satisfy Part D3.5 of the BCA and DDA Premises Standards.</p> <p>8. Residential Parking for the adaptable apartments is reported in Section B of this report with consideration of Council's DCP requirements for accessibility.</p>	<p>YES</p> <p>See Section B</p>

Internal Accessways (Part D3.3 of the BCA)

BCA / DDA Access Code Review	Complies
	
<p>Ground Floor Retail/Commercial & Common Area Access</p> <p>9. The ground floor plan proposes fifteen (15) retail/commercial units, supermarket entrance lobby, four (4) residential lift lobbies and generous plaza areas.</p> <p>10. The site occupies a corner location bounded by Lakemba Street and King Georges Road with the principal entrance from Lakemba Street to the central plaza which continues to King Georges Road at a slope no greater than 1:20.</p> <p>11. A second principal entrance from King Georges Road proposes a 1:14 ramp and adjacent stairway to bridge the level difference from RL41.43 in the public domain and RL41.14 while a 3rd entrance along the eastern boundary to the central plaza a more gradual 1:50 gradient pathway.</p> <p>12. Retail/Commercial Units - While the final levels and locations of doorways to enter the retail / commercial units shall be confirmed at a future design stage the</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>

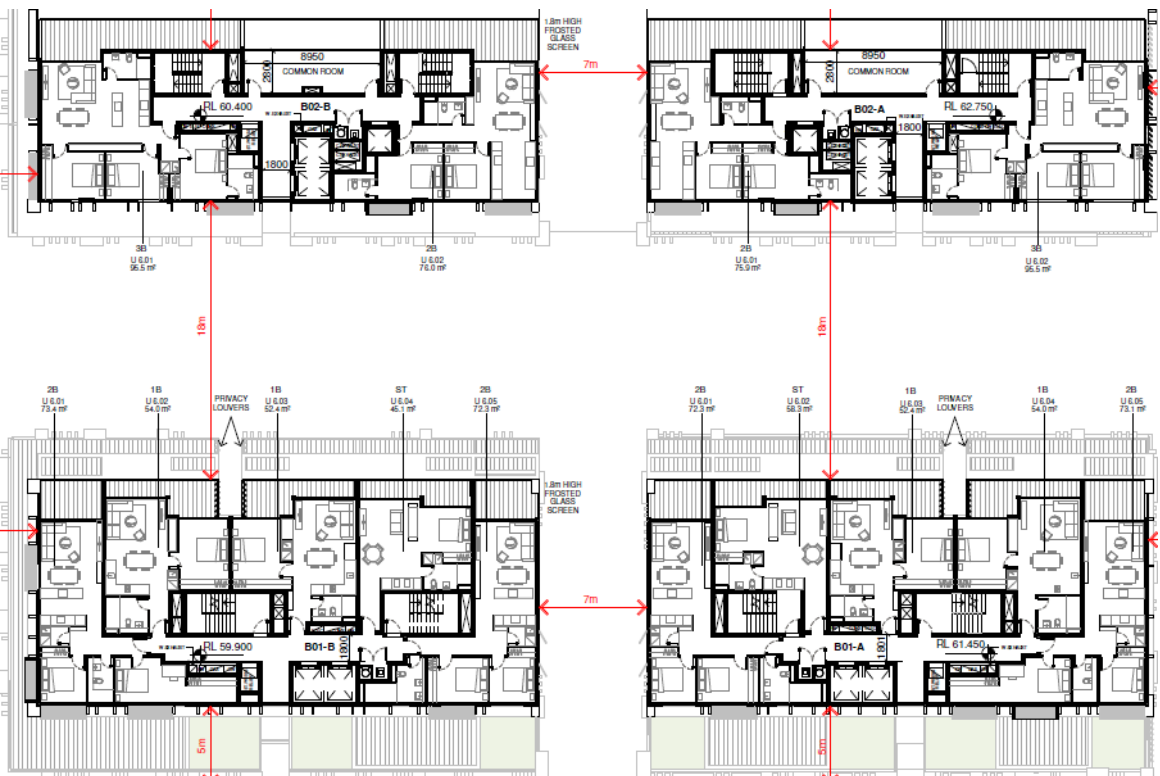
BCA / DDA Access Code Review	Complies
<p>general design of the development will enable appropriate access to comply with AS1428.1 and Parts D3.2 and D3.3 of the BCA and DDA Premises Standards.</p> <p>13. In the event that a larger tenancy has a split level arrangement then there will be at least two accessible entrance points and/or internal ramp or lift access between the split levels to satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>14. Future DA's shall be prepared relating to the internal fitouts of the retail areas.</p>	<p>YES</p> <p>Future Design</p>
 <p>Basement B1 Plan</p> <p>15. Supermarket - The plans propose the ground floor entry foyer which proposes auto sliding door entry from the KGR footpath to the travelator and the public supermarket lift to access the supermarket on the lower level thereby enabling universal access which complies with AS1428.1 and satisfies Parts D3.2 and D3.3 of the BCA and DDA Premises Standards.</p> <p>16. The internal areas on the ground and B1 levels proposes an open plan area across a single level which provides direct access to the public supermarket a lift to facilitate equitable and thereby satisfy Part D3.3 of the BCA and DDA Premises Standards.</p> <p>17. The supermarket proposes an adult change facility and toilet on the B1 level to satisfy Part F2.9 of the BCA and DDA Premises Standards.</p> <p>Ground Floor Retail</p> <p>18. Retail Tenancy Fitouts – the internal areas provide open plan areas across single levels while the actual internal fitouts shall be the subject of future DA.</p> <p>19. Retail Sanitary Facilities – The plans show two unisex accessible toilet facilities in a common area to satisfy Part F2.4 of the BCA and DDA Premises Standards.</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>

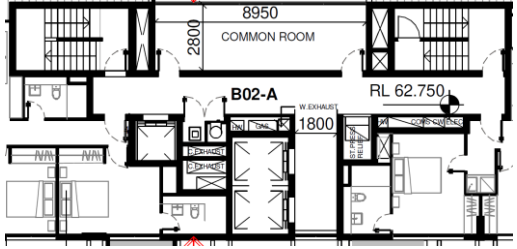
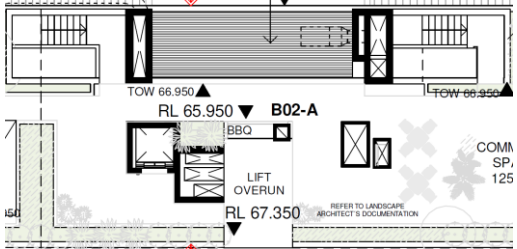
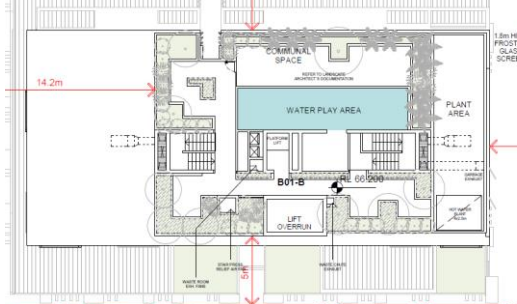
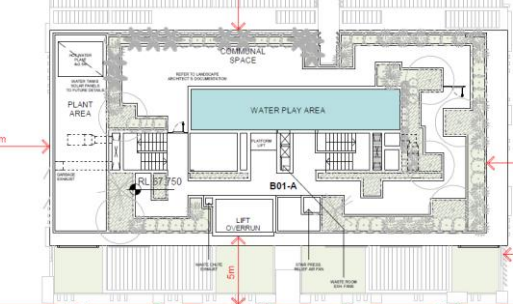
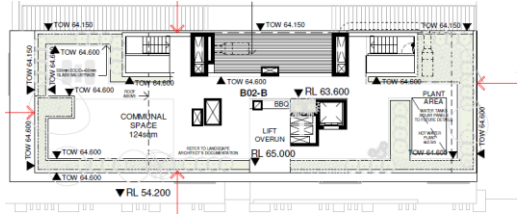
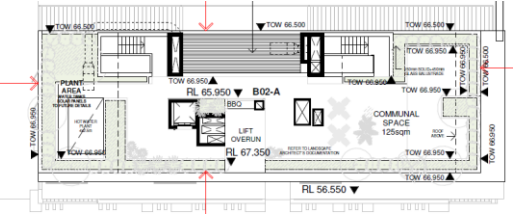
BCA / DDA Access Code Review	Complies
20. Doors and Door Hardware - The construction documentation shall confirm 920mm minimum doors (butt hinge) providing 850mm clear opening width with lever handles, 20 N maximum force to open doors, which have appropriate luminance contrast to adjoining walls and level thresholds in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.	YES at CC stage

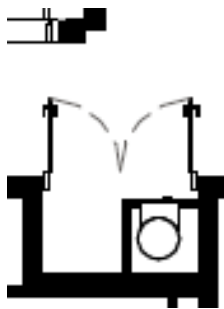

Accessibility of Common Domain Areas (Table D3.1, Parts D3.2 & D3.3 of the BCA)

BCA Access Review	Complies
21. In accordance with Table D3.1 of the BCA a development is required for Class 2 Areas of a development (residential flat buildings); <ul style="list-style-type: none"> To provide a pedestrian entrance to be accessible to at least one (1) floor containing sole occupancy units and to the entrance doorway of each sole occupancy unit located on that level, and To and within not less than one (1) of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed — <ul style="list-style-type: none"> a) to the entrance doorway of each sole-occupancy unit; and b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp. 	
22. Overview of Apartment Access - The development will provide equitable access to enter the residential foyer at the lower ground and upper floors to access lifts which travel to all levels within the residential development and ultimately from the lifts to approach the entry doorways of all 142 apartments to satisfy Table D3.1 of the BCA.	YES
23. Resident Entry Lift Lobbies – The development proposes four lift lobbies at the ground level with level internal accessways and appropriate circulation spaces to access the lifts which facilitate equitable access in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA.	YES
24. The construction documentation shall ensure that entry doorways shall incorporate level landings, 850mm clear opening width doors with lever and D-pull handles and other features to comply with AS1428.1 and satisfy Parts D3.2 and D3.3 of the BCA.	YES
25. Mailboxes – The plans show direct open access to the mailboxes in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA.	YES
26. Lifts -The plans indicate the Residential lift cars will be at least 2000mm X 1400mm to satisfy the E3.6 of the BCA and will be detailed to comply with AS1735.12 – <i>Lifts For People With Disabilities</i> .	YES

BCA Access Review	Complies
<div data-bbox="199 280 710 593"> <p>Building 1 east (west is mirrored)</p> </div> <div data-bbox="726 257 1252 593"> <p>Building 2 east (west is mirrored)</p> </div>	<p>YES</p>
<p>27. Common Corridor Access to Apartment Entrance Doorways – The plans show several configurations of the lifts and corridor accessways to apartment entrance doorways in accordance with AS1428.1 to access apartment entrance doorways to satisfy table D3.1 and Part D3.3 of the BCA.</p>	<p>YES</p>
<p>Level 1 Plan of Buildings 1 and 2</p>	

BCA Access Review	Complies
<p>28. Building 1 Levels 1, 2 (3 to 5 similar) propose 1800mm width lift landings and 1600mm minimum width common corridors that enable Turning Areas and Passing Areas in accordance with ASI428.1 to satisfy Part D3.3 of the BCA.</p>	<p>YES</p>
<p>29. Building 2 Levels 1, 2 (3 to 5 similar) propose 1800mm width lift landings and 1600mm width common corridors that enable Turning Areas while the T-junction in the centre will facilitate Passing Areas in accordance with ASI428.1 to satisfy Part D3.3 of the BCA.</p>	<p>YES</p>
<p>Level 6 Plan</p> 	
<p>30. Buildings 1 and 2 – As the floor plan reduces in size for this level the common area lift landings and corridors propose the same general layouts as the lower levels, which facilitate Passing Areas and Turning Areas in accordance with ASI428.1 to apartment entrance doorways to satisfy table D3.1 and Part D3.3 of the BCA.</p> <p>31. Building 2 proposes two common rooms if 2800 X 8950 adjoining the central corridor which confirm appropriate access in accordance with ASI428.1 to satisfy table D3.1 and Part D3.3 of the BCA.</p>	<p>YES</p>

BCA Access Review	Complies
Levels 7 and 8	
<p>32. Level 7 of the development proposes different floor plates at level 7 with Building 1 providing 10 apartments while Building 2 proposes outdoor communal open spaces with lift access from level 6 as shown below.</p> <p>33. Building 2 lift landing areas at both levels and circulation pathways at level 7 of Building 2 provide appropriate access that complies with ASI428.1 and satisfies D3.3 and Table D3.1 of the BCA.</p>	YES
 <p><i>Building 2 Level 6</i></p>	 <p><i>Building 2 Level 7</i></p>
<p>34. At level 7 the plans show a single storey platform lift in Building 1 to access the level 8 roof terrace while lift landing areas at both levels and circulation pathways at both levels of Building 1 provide appropriate access that complies with ASI428.1 and satisfies D3.3 and Table D3.1 of the BCA.</p> <p>35. Common Area Roof Terraces – The plans show lift access to roof terraces of both buildings to facilitate equitable access to an outdoor communal terrace in a manner that complies with ASI428.1 and satisfies D3.3 and Table D3.1 of the BCA.</p>	YES
 <p><i>Level 8 In part Building 1</i></p>	
 <p><i>Level 7 In part Building 2</i></p>	
<p>36. Stairways (Fire-Isolated) - In accordance with part D3.3(a)(iii) of the BCA the fire-isolated stairs provide offset risers and landing areas to accommodate a</p>	YES

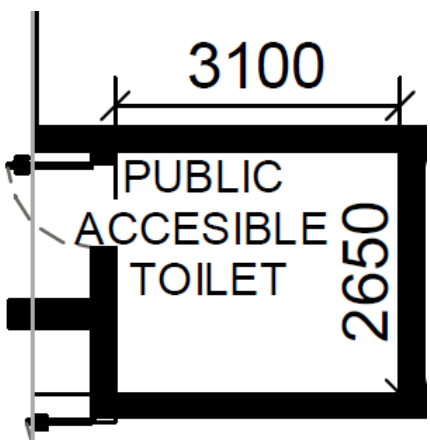
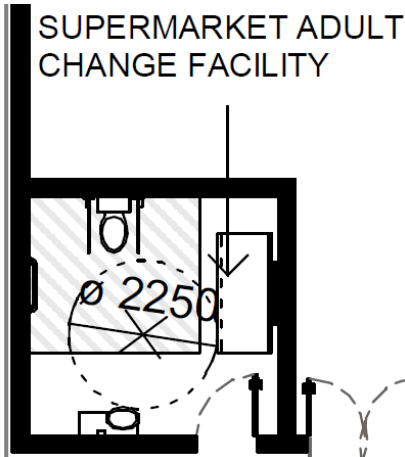
BCA Access Review		Complies
continuous inner handrail with projections at landings as specified by AS1428.1.		
37. In accordance with part D2.17(a)(vi) of the BCA the fire-isolated stairs will be detailed at construction certificate stage with stairway nosings and a continuous inner handrail and configured to the requirements of clause 12 and figure 28 of AS1428.1.		YES at CC stage
38. Garbage – The plans illustrate resident garbage bin chutes on the upper resident levels with the doorways to the garbage chutes providing appropriate circulation spaces to comply with AS1428.1 and satisfy Table D3.1 and Part D3.3 of the BCA as a common use residential area.	 <p>Building 1</p>	 <p>Building 2</p>
39. Doors will be detailed with 920mm doors to comply with AS1428.1 and Part D3.3 of the BCA.		YES at CC stage

Lifts (Part E3.6 of the BCA)

BCA / DDA Access Code Review	Complies
40. While the development provides lifts to comply with Table D3.1 / Part D3.3 BCA in enabling vertical access to various details of lift car controls, handrails and the like will be provided at construction documentation stage to confirm compliance with AS1735.12 to satisfy Part E3.6 of the BCA and DDA Premises Standards.	YES at CC stage
41. The low rise single storey lifts to access the communal roof terrace areas will be provided at construction documentation stage to confirm compliance with Table E3.6 and Part E3.6 of the BCA and DDA Premises Standards.	YES at CC stage

Accessible Sanitary Facilities (Part F2.4 & F2.9 of the BCA)

BCA / DDA Access Code Review	Complies
42. Public Sanitary Facilities – The retail and supermarket include common area unisex wheelchair accessible toilets and an adult change facility toilet complying with AS1428.1 to satisfy Part F2.4 and F2.9 of the BCA and DDA Premises Standards. Further details will be provided at construction documentation stage to confirm compliance with AS1428.1, F2.4 and F2.9 of the BCA and DDA Premises Standards.	YES

BCA / DDA Access Code Review		Complies
 <p>PUBLIC ACCESSIBLE TOILET</p>	 <p>SUPERMARKET ADULT CHANGE FACILITY</p>	

Identification – Braille and tactile signage (Part D3.6 of the BCA)

BCA / DDA Access Code Review		Complies
43. Details concerning the provision of raised tactile and Braille signage for ALL of the toilets associated with the public and staff access areas and FIRE EXIT doors, as required by Part D3.6 and Specification D3.6 of the BCA, will be provided at construction certificate stage.		YES at CC stage

Tactile ground surface indicators (Part D3.8 of the BCA)

BCA / DDA Access Code Review		Complies
44. The common area and retail/commercial ramps and stairways within the development shall of documented at construction certificate stage with tactile ground surface indicators (TGSI's) in accordance with AS1428.4.1 to satisfy Parts D3.3 and D3.8 of the BCA and DDA Premises Standards.		YES at CC stage

Glazing markings (Part D3.12 of the BCA)

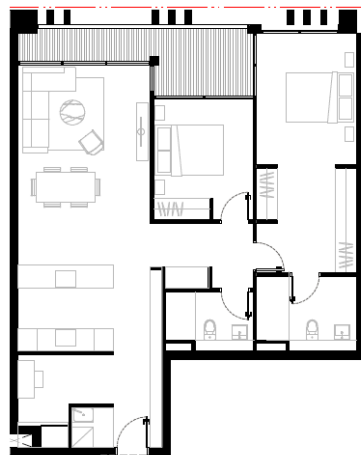
BCA / DDA Access Code Review		Complies
45. Details concerning the provision of glazing markings on glazed doors and walls as required by Part D3.12 of the BCA will be provided at construction certificate stage in accordance with AS1428.1.		YES at CC stage

Part B - Adaptability Assessment

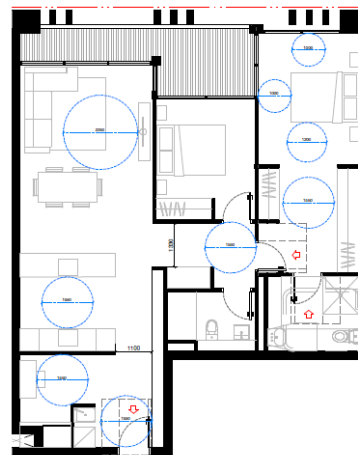
The following provides an assessment of the designated “adaptable” apartments in accordance with Category C of the Adaptable Housing Standard – AS4299 to satisfy Council’s DCP requirements that at least 10% of the one hundred and forty-two (142) apartments, that being a minimum of fifteen (15) apartments shall be adaptable and shall comply with Class C of AS4299.

The 15 adaptable apartments are selected from the following:

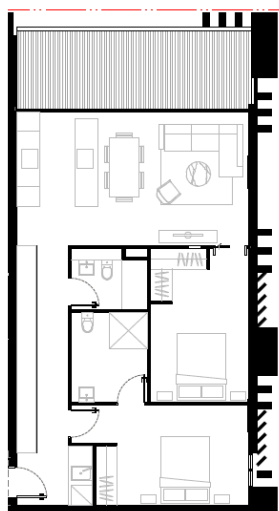
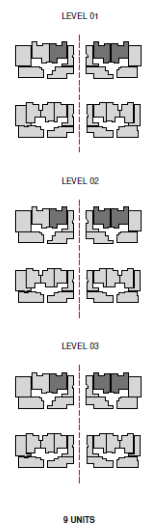
- 9 X 2 bedroom apartments on levels 01 to 03 in building 2
- 2 X 2 bedroom apartments on levels 02 to 03 in building 2
- 1 X 1 bedroom apartment on level 01 in building 2
- 6 X 1 bedroom apartment on levels 04 to 06 in building 1



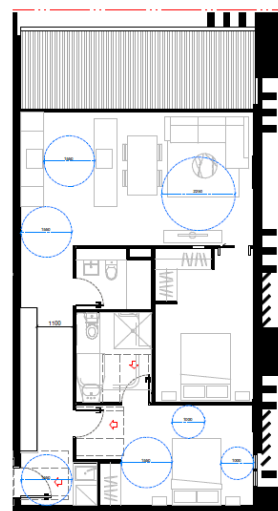
2B TYPE - PRE ADAPTATION
BUILDING 02A - 1.03, 1.04 - 2.03, 2.04 - 3.03, 3.04
BUILDING 02B - 1.03, 1.04 - 2.03, 2.04 - 3.03, 3.04
AT LEVEL 1-3



2B TYPE - POST ADAPTATION
BUILDING 02A - 1.03, 1.04 - 2.03, 2.04 - 3.03, 3.04
BUILDING 02B - 1.03, 1.04 - 2.03, 2.04 - 3.03, 3.04
AT LEVEL 1-3



2B TYPE - PRE ADAPTATION
BUILDING 02A - 2.05, 3.05
AT LEVEL 2-3



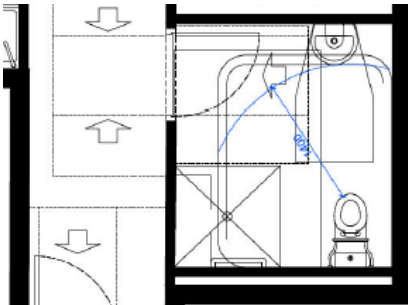
2B TYPE - POST ADAPTATION
BUILDING 02A - 2.05, 3.05
AT LEVEL 2-3





Clause	Adaptability Assessment	Compliance
AS4299 Clauses 3.3 and 3.5	<p>Common Resident Site Access & Entry Lobbies – Part A of this report confirms that the development will provide accessible entrances and continuous accessible paths of travel to all lift lobbies to ensure equitable access in accordance with AS1428.1 to satisfy Parts D3.2/D3.3 of the BCA and Council's DCP 2012.</p> <p>Overall I am satisfied that the principal site and building entrances and access to the lifts will provide appropriate access for people with disabilities in accordance with AS1428.1 / AS4299.</p>	YES

Clause	Adaptability Assessment	Compliance
AS4299 Cls 3.3.3, 3.7 & AS2890.6	<p>Car Parking</p> <p>With respect to accessible resident parking, the plans illustrate;</p> <ul style="list-style-type: none"> 15 car spaces of 2400mm width spaces adjoining 2400mm width shared areas X 5400mm length on a level surface not exceeding 1:40, which complies with AS2890.6. <p>The plans show level accessways to the building 2 lifts to ensure appropriate access between the accessible parking and provision of level lift landings.</p> <p>The car park shall provide 2200mm minimum height entry and aisle height and 2500mm height over the accessible spaces in accordance with AS2890.6 and the intent of AS4299 and Council's DCP 2012.</p>	<p>YES</p> <p>YES</p> <p>YES</p>
AS4299 Clause 3.8	<p>Letterboxes</p> <p>The development will provide the letter boxes within the ground floor lobbies with 1550mm X 1550mm level paved landing areas in front of all letter boxes for circulation and access to comply with AS4299.</p>	YES
Part E3.6 of the BCA	<p>Lift Access</p> <p>The plans indicate the lift cars will be at least 1400mm X 2000mm to satisfy Part E3.6 of the BCA and will be detailed to comply with AS1735.12 – <i>Lifts For People With Disabilities</i>.</p>	YES
AS4299 Clauses 4.3.1, 4.3.2 and 4.3.3	<p>Accessible entry – The front entrances to these units provide a level threshold and a doorway that can provide 850mm clear opening width.</p> <p>With respect to doorway circulation spaces the plans show the required 1600mm X 1600mm externally in the common corridors and internally and can be detailed with 530mm minimum latch side clearance with a 920mm min entry door, as specified by AS4299 subject to a minor adjustment to the position of the bathroom.</p>	<p>YES</p> <p>YES at CC stage</p>
AS4299 Cls 4.3.7	<p>Interior: general – The pre adaptation plans provide open plan living areas with corridor access to the main bedroom doorways in accordance with AS1428.1/4299.</p> <p>Doors and Door Hardware - While the plans do not indicate 920mm door widths and lever handles these details should be provided at construction drawing stage to confirm compliance.</p>	<p>YES</p> <p>YES can comply</p>
AS4299 Clause 4.7	<p>Living and Dining rooms – The plans show combined living and dining area on a single level with sufficient area to provide a 2250mm diameter turning area to comply with this clause.</p>	YES
AS4299 Clause 4.5	<p>Kitchen – The post adapted L shaped kitchens provide the required 1550mm minimum circulation space adjacent to the benches and appliances to comply with AS4299 requirements.</p> <p>With regard to the “adaptability” of the kitchen the pre-adaptation plan</p>	YES

Clause	Adaptability Assessment	Compliance
	<p>provides an appropriate layout of sink, fridge, wall oven, cooktop while the post adaptation plan proposes a height adjustable workbench that is readily adaptable and satisfies the “ease of adaptation” guidelines outlined in section 2 – Performance Objectives of AS4299.</p> <p>Therefore, subject to confirmation of the installation of kitchen cupboards, appliances and the like at the construction documentation stage it is apparent that the kitchen will comply with AS4299.</p>	YES
AS4299 Clause 4.6	<p>Main bedroom – The plans show the main bedrooms for the adaptable apartment types will be at least;</p> <ul style="list-style-type: none"> • Type A – 4070-6000mm X 3000mm (incl the robe) • Type B – 4070mm X 3000mm (clear of the robe) • Type C – 4070mm X 3000mm (clear of the robe) • Type D – 3770mm X 3800mm (clear of the robe) <p>In all cases the bedroom can accommodate a queen sized bed with 1540mm X 2070mm circulation space for manoeuvring and 1000mm width on alternate sides and appropriate doorway circulation spaces to enter/exit the room and access the robe area to satisfy AS4299/1428.</p>	YES
AS4299 Clause 4.7	<p>Bathroom – The post adaptation plans show the bathroom will provide an appropriate size of 2630 X 2400, 3000 X 2300 or 2400 X 2500 to comply with AS1428.1/4299 in terms of size. The plans indicate an adaptable method of achieving an appropriate layout of sanitary facilities with multiple plumbing outlets for adaptation to comply with AS1428/4299 and satisfy the performance requirements of AS4299.</p>	YES
AS4299 Cls 4.4.3	<p>Toilet – With respect to the provision of visitable toilets the plans indicate that the abovementioned adaptable bathrooms can provide a design with a size and layout that enables the toilet to comply with AS4299 by providing 1250mm X 900mm in front of the WC pan.</p>	 <p>YES at CC stage</p>
AS4299 Clause 4.8	<p>Laundry – The laundry facilities provide adequate space for a washing machine/drier while the post adaptation plan illustrates the required minimum 1550mm X 1550mm clear circulation space in front of the appliances to comply with AS4299.</p>	YES
AS4299 Clause 4.11	<p>Garbage – The plans illustrate resident garbage bin chutes within the lobby areas on the residential levels with appropriate circulation spaces to approach the chutes to comply with AS1428.1 and satisfy Table D3.1 and Part D3.3 of the BCA as a common use residential area.</p>	YES at CC stage
AS4299 Cls 3.5(b)	<p>Outdoor Private Open Space – The plans show outdoor balconies adjacent to living areas for each of these units with sliding doors for</p>	YES

Clause	Adaptability Assessment	Compliance
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convenient access and an approximate, which provide at least 3000 X 2300 for the type A design, 7000 X 2300 for type B and C and 3000 X 2300 for Type D designs which are adequate to perform a 180 degree wheelchair manoeuvre.

While the plans do not indicate thresholds the construction drawings will confirm the capability for installing in-fill decks and 35mm height threshold ramps over sliding door tracks to comply with AS1428/4299.

In summary, I conclude that these apartments and associated common domain facilities will comply with fundamental spatial design criteria of AS4299 and Council's DCP 2012 for Adaptable Housing.

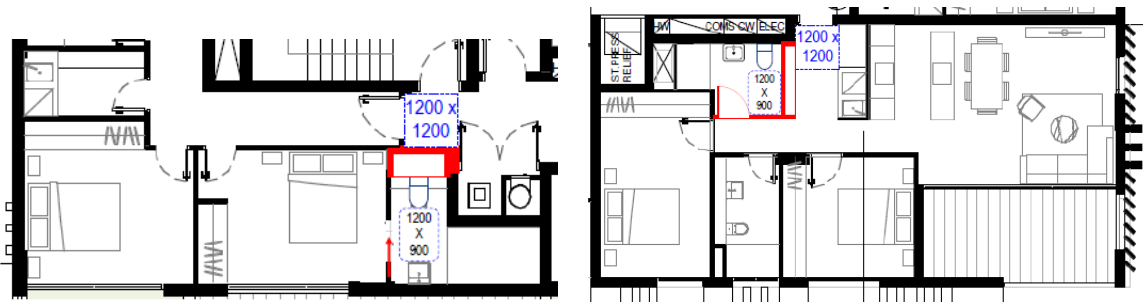
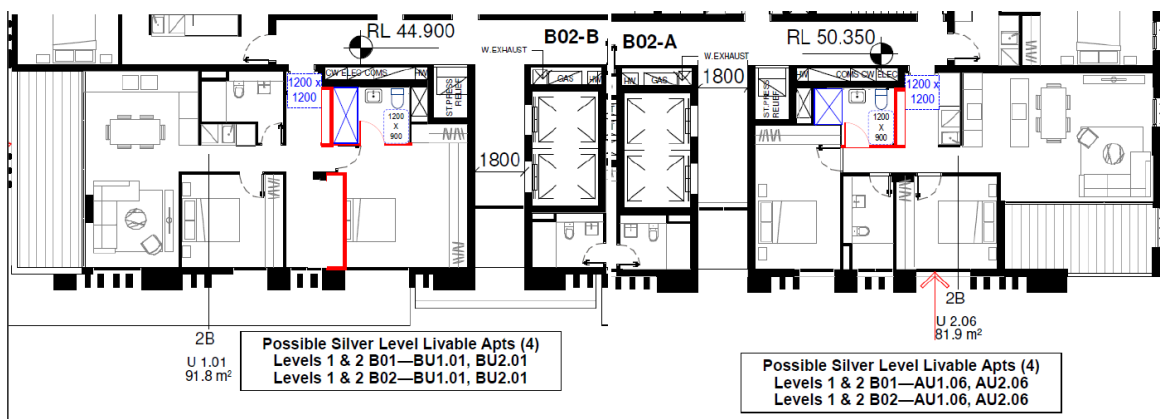
PART C – SEPP 65 Apartment Design Guide Universal Access

SEPP 65 Apartment Design Guide – Section 4Q : Universal Access

The following assessment findings are provided to demonstrate compliance with Section 4Q of the SEPP 65 Apartment Design Guide that 20% of the 142 apartments shall be designed in accordance with the Silver Level Livable Housing Guidelines.

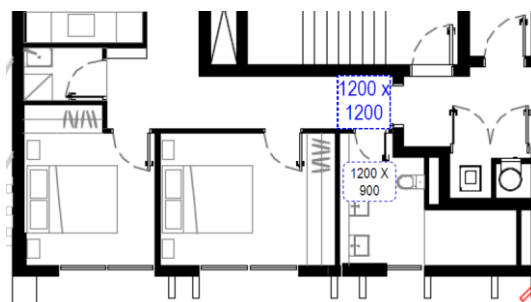
In addition to the 15 adaptable apartments an additional 14 apartments nominated to satisfy the above requirement can be selected from the following:

- 8 X 2 bedroom livable apartments AU1.06, AU2.06, BU1.01, BU2.01 in Building 1 and AU1.06, AU2.06, BU1.01, BU2.01 in Building 2.
- 4 X 2 bedroom livable apartments AU3.01, BU3.04 in Building 1 and AU3.01, BU3.06 in Building 2.
- 6 X 2 bedroom livable apartments AU4.02, AU5.01, AU6.01, BU4.04, BU5.04, BU6.04 in Building 1.

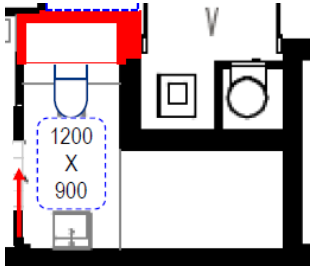
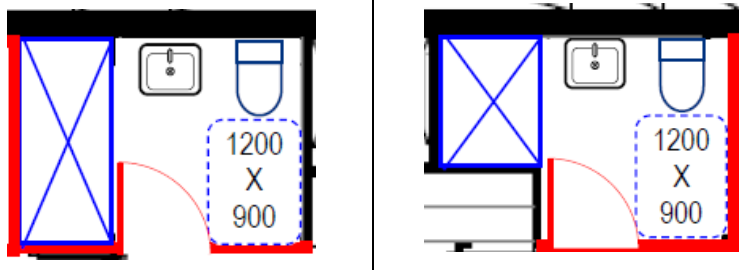


AU3.01, BU3.04 in Building 1

AU3.01, BU3.06 in Building 2.



AU4.02, AU5.01, AU6.01, BU4.04, BU5.04, BU6.04 in Building 1.

Silver Level Livable Housing	Assessment Findings
Element 1 – Common Area Access to Apartments	<p>Section A of this report confirms that the site entrance and pathways to the principal entry lobby will comply with ASI428.1 and enable access to a lift which travels to all floors and along common corridors and ramps to the abovementioned apartments in accordance with ASI428.1 to satisfy Parts D3.2 and D3.3 of the BCA.</p> <p>As a consequence the access to apartments also satisfies the Silver Level Livable Housing Guidelines.</p>
Element 2 – Apartment Entrances	<p>The entrances doorways will be detailed with 920mm doors with level thresholds and 1200mm X 1200mm minimum doorway landing areas to comply with the Silver Level Livable Housing Guidelines.</p>
Element 3 – Car Parking	<p>The parking is located within the basement and does not form, part of an access path to an apartment entrance and therefore Class 2 residential flat building are exemption from this clause.</p>
Element 4 – Internal Doors & Corridors	<p>The plans illustrate 1000mm minimum width internal corridors while the construction documentation shall confirm 870mm minimum internal doors to achieve 820mm clear opening widths to comply with the Silver Level Livable Housing Guidelines.</p>
Element 5 – Toilet	<p>There are various bathrooms and ensuites within the abovementioned apartments that provide the required 1200 X 900 clear area in front of the toilet plan which are or can be located in a corner and could easily be documented at the construction stage with wall strengthening for grabrails to comply with the Silver Level Livable Housing Guidelines. Examples below.</p>
	
Element 6 – Shower	<p>The same bathrooms and ensuites shall provide a shower in the corner of a room with a level entry (no hob) and a slip resistant floor surface, which will be confirmed at the construction certificate stage to comply with the Silver Level Livable Housing Guidelines.</p>
Element 7 – Reinforcement of bathroom walls & toilet walls	<p>The construction certificate documentation shall confirm wall reinforcing around the toilet pan and a hobless shower in accordance within the technical specifications of the Silver Level Livable Housing Guidelines.</p>
Element 8 – Internal apartment stairs	<p>This element is not applicable as all apartments are single level.</p>

Conclusion

In summary this assessment confirms the following outcomes;

- The access to the ground floor and basement level retail areas and the residential lift lobbies will provide appropriate access for people with disabilities in accordance with Part D3 of the BCA, DDA Premises Standards and Council's DCP 2012; and
- The lifts provide access from the ground floor to all upper levels and basement parking, which incorporate appropriate width corridors for Turning and Passing and enabling access to all apartment entrance doorways to comply with Table D3.1, Parts D3.2, D3.3 of the BCA and DDA Premises Standards.
- Parking designs and allocation of at least 22 accessible spaces [6 retail/commercial, 15 residential, 1 visitor] provide appropriate access for people with disabilities in accordance with AS4299 and AS2890.6 and Council's DCP 2012; and
- There will be at least 10% of the one hundred and forty-two (142) apartments, that being a minimum of fifteen (15) apartments that will be adaptable in accordance with AS4299, which is consistent with SEPP 65 Apartment Design Guide and Council's DCP 2012.
- There will be at least 20% of the one hundred and forty-two (142) apartments that being a minimum of twenty-nine (29) apartments that will be silver level Livable Housing to satisfy the SEPP 65 Apartment Design Guide.

The access and adaptability review of the development demonstrates compliance with the relevant objectives and design code requirements of SEPP 65, which is consistent with the Canterbury DCP 2012 for adaptable housing within multi-unit residential developments.

Therefore, given the degree of access to the retail areas, hotel suites, common domain residential amenities, visitability and adaptability of residential apartments I conclude that the development satisfies the accessibility provisions of the BCA, DDA Premises Standards and relevant Council DCP 2012 access requirements and SEPP 65 requirements pertaining to accessible pathways, visitable, adaptable housing for people with disabilities.



Mark Relf
Access Consultant (ACAA)

Appendix A – Statement of Expertise



CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy Housing for Seniors or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 – Apartment Design Guide and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principal consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

