

12 August 2013



Director General
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam,

Access for People with a Disability - Capability Statement

**Re: Modification application to the approved Major Development
Concept Plan and Project Application for Cardinal Freeman Village
at 137 Victoria Street, 4-10 Clissold Street and 102-102A Queen St,
Ashfield**

The following Access for People with a Disability capability statement has been prepared to support the Section 75W application under Part 3A of the Environmental Planning and Assessment Act 1979.

We can advise that Cheung Access has undertaken an access assessment of the proposed modification to architectural drawings submitted by project architects AJ+C. The modifications to the the design have been checked and continues to comply with the following, pertaining to Access for People with a Disability:

1. State Environmental Planning Policy – Housing for Seniors or People with a Disability (2004) (SEPP Housing for Seniors)
2. The relevant Australian Standards listed in the SEPP Housing for Seniors as follows:
 - Australian Standard AS1428.1 (2001) – Design for Access and Mobility
 - Australian Standards AS4299 (1995) – Adaptable Housing
3. The relevant clauses of the Building Code of Australia (BCA) 2010 for a Class 9C building as follows:
D3.2, D3.3, D3.4, D3.5, D3.6, D3.7, D3.8, E3.6, F2.4
4. The relevant Australian Standards listed in the Building Code of Australia (BCA) (2010) (Specification A1.3) as follows:
 - Australian Standard AS1428.1 (2001) – Design for Access and Mobility
 - Australian Standard AS2890.1 (1993) – Off Street parking
5. The following development control plans:
 - Ashfield Development Control Plan for Access and Mobility
6. Other access reports for the building relied upon for previous Section 75W application:
 - Access Report Project Application, Cardinal Freeman Village, prepared by Accessibility Solutions, dated 19th October 2012.

Conclusion

I wish to confirm the proposed modifications has the capacity to comply with disability access provisions contained within the State Environmental Planning Policy – Housing for Seniors or People with a Disability (2004) and Part D3 of the BCA 2010. This will be achieved through compliance with:

1. Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings, SEPP (Housing for Seniors or People with a Disability) 2004
2. The Deemed-to-Satisfy (DtS) provisions which meet the BCA Performance Requirements for Access for People with a Disability.

We support this Section 75W Application as the design continues to meet requirements for accessible building elements as per Condition B11. Access management plan for people with a disability contained in the original Project Approval.

Should you require further information or clarification please do not hesitate to contact the undersigned at your convenience.

Yours sincerely,



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Disability Access Consultant

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