

BATES SMART

NORTH EVELEIGH RAIL YARD SITE

ACCESS STATEMENT

Morris-Goding Accessibility Consulting

FINAL v3

2nd April 2008

1. INTRODUCTION

1.1. General

This report relates to the Concept Plan prepared for Redfern-Waterloo Authority by Bates Smart.

The proposed development will consist of a mix of residential, commercial, retail and cultural uses, adaptive reuse of 7 heritage buildings, appropriate access and car parking provision, and landscaping treatment of public domain.

Bates Smart and Morris Goding Accessibility Consulting have examined key physical elements, to identify physical barriers, such as the access constraints between Wilson Street and the site, and incorporate solutions as a suitable response to disability statutory regulations.

1.2. Statutory Requirements

The statutory & regulatory guidelines to be encompassed in the developed design will include:

- Building Code of Australia (BCA) Part D3
- AS 1428.1 - (80% of people with disabilities accommodated)
- AS 1428.2 - (90% of people with disabilities accommodated) – where relevant
- AS 1428.4 - (Tactile Ground Surface Indicators)
- AS 1735.12 - (Lift facilities for persons with disabilities)
- AS 2890.1 - (Car Parking)
- AS 4299 – Adaptable Housing

2. ACCESS STATEMENT

2.1. Access Review

Within the site, there will be accessible continuous path of travel to the main entrances and within all floors of the new residential and commercial buildings, to the main entrances of the heritage buildings, and will seek access within all floors of the heritage buildings.

At a minimum, three points of access from Wilson Street to the site will be required for the site. These points of access are identified on the attached plan. The central access is already constructed and the eastern access is shown on the plan. The western access will be subject to future design when its exact location will be established.

The new access points will be developed further during project application stage to ensure the principles of the DDA are upheld. Under the Disability Discrimination Act (DDA), it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premises, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service.

The new buildings will comply with the requirements of relevant legislation and include requirements for accessible buildings, public areas and seamless integration within the development under the draft DDA Premises Standards. The developed design will consider user groups, who include members of the public, residents, office staff, visitors and guests.

The design will provide a consistent accessible environment through detailed design and planning of integrated network of paths of travel. This will include the provision of appropriate continuous accessible paths of travel, circulation areas, signage, lighting, seating, handrails, tactile ground indicators, stairs, ramps, lifts, accessible toilet facilities, accessible services and amenities, accessible car parking, accessible pedestrian and transport linkages.

The accessible design will also take into account heritage buildings. The Government recognizes that there will be circumstances in which it will be difficult to provide access to an historic property without excessive expense or radical alterations. Therefore the heritage building design will reflect innovative alternative accessible solutions to ensure both heritage requirements and the needs of accessibility, are achieved.

2.2. Conclusion

Ongoing review and assessment of the proposal to ensure compliance with relevant legislation will be undertaken prior to the lodgement of any subsequent project application, to ensure adequate access is provided for people with disabilities.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'David Goding', with a long horizontal flourish extending to the right.




David Goding


Morris-Goding Accessibility Consulting

Access
Land Use Plan
Scale 1:2500



Legend

Residential	
Office/ Retail	
Heritage - adaptive reuse	

 General location of access to cater for the majority of pedestrian flows

