



Fraser's Property  
C/- Incoll Management Pty Ltd  
PO Box 1594,  
North Sydney NSW 2059

01 May 2008  
Job No: A06025

Att: Ms Libby Walsh

Dear Libby,

FRASER'S BROADWAY -CONCEPT PLAN - MASTER PLAN  
Review of access for people with a disability

Access Associates Sydney has reviewed the proposed access provisions for people with disabilities, to be provided in the 100% master plan drawings for the Fraser's Broadway site. In our opinion the revised concept plan has the potential to meet the access requirements detailed in the report - Strategy for the Provision of Access for People with a Disability, CUB, Kent Brewery Site on Broadway prepared by Access Associates Sydney for the Part 3A Concept Plan Application in August 2006.

We have reviewed the 1645 drawings received on 01 May 2008 in pdf format issued by Incoll Management.

Reference Documents:

- Disability Discrimination Act 1992 (DDA)
- DDA Advisory Notes on Access to Premises – HREOC, June 1997
- Sydney Olympic Park Access Guidelines, First Edition – June 2002 (SOPA)
- City of Sydney Access Development Control Plan (2004)
- Building Code of Australia BCA 2006
- AS1428.1 – 2001 Design for access and mobility Part 1: General requirements for access – New building work.
- AS1428.2 – 1992 Design for access and mobility Part 2: Enhanced and additional requirements – buildings and facilities.
- AS1428.4 Tactile ground surface Indicators for orientation of people with vision impairment
- AS2890.1 -1993 Car Parking - Off-street parking/ DR04021 (2004) Parking Facilities – Off-street parking for people with disabilities and AS2890.5 -1993 Car Parking - On-street parking

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Equitable access is required for all persons as a design requirement for the development of the site. Appropriate access for all persons is to be provided to all public areas throughout the site via a continuous accessible path of travel complying with the requirements of AS1428.2:

- From the adjacent locality via links from existing footpaths to proposed new footpaths
- From public transport stops
- From onsite parking, including accessible public parking spaces, accessible staff spaces in commercial and retail buildings and accessible resident spaces required to meet the Adaptable Housing Standard AS4299 and the City of Sydney DCP
- To the proposed principal building entrances including residential, commercial and retail areas
- To all unique use facilities, including open space/park, any landscaped event areas and landscaped facilities
- To any proposed public accessible sanitary facilities

Yours faithfully,

Robyn Thompson  
Access Consultant Accredited with ACAA (membership No.150)



1645 - Frasers Broadway				
Drawing List				
Concept Plan				
Drawing Number	Title	Scale	Page Size	Rev
<b>Technical Sheets</b>				
<b>1001 - 1199</b>				
A 1001	Drawing List	3075	A3	01
A 1002	Index	3075	A3	01
<b>Master and Site Plans</b>				
<b>1199 - 1299</b>				
A 1201	Concept Plan - Heritage Map, Rights	1:1,000	A3	01
A 1201	Concept Plan - Corridor Plan	1:1,000	A3	01
A 1201	Concept Plan - Site Plan, Corridor	1:2,000	A3	01
A 1202	Concept Plan - Site Identification and Orientation	1:2,000	A3	01
A 1203	Concept Plan - Roads and eas. GFA	1:1,000	A3	01
A 1204	Concept Plan - Public Domain	1:1,000	A3	01
A 1205	Concept Plan - Traffic (Pedestrian and Cycle Routes)	1:1,000	A3	01
A 1207	Concept Plan - Traffic (House Parking)	1:1,000	A3	01
A 1208	Concept Plan - Road Width	1:1,000	A3	01
A 1209	Concept Plan - Airspace, Balconies	1:1,000	A3	01
A 1209	Concept Plan - Height Map, Sheet 1	1:1,000	A3	01
A 1201	Concept Plan - Height Map, Sheet 2	1:1,000	A3	01
A 1202	Concept Plan - Site Plan - Road Plan, Maximum Building Height	1:1,000	A3	01
A 1209	Concept Plan - Site Plan - Typical Basement Level	1:1,000	A3	01
A 1210	Concept Plan - Indicative Land Use - Ground Floor	1:1,000	A3	01
A 1214	Concept Plan - Indicative Land Use - 1st Floor	1:1,000	A3	01
A 1209	Re-orientation			
A 1200	Concept Plan - Residential Plot Design Code	1:1,000	A3	01
A 1202	Concept Plan - Sub Station Street 1	3075	A3	01
A 1203	Concept Plan - Sub Station Street 2	3075	A3	01
A 1204	Concept Plan - Sub Station Street 3	3075	A3	01
A 1205	Concept Plan - Shadow Studies 1	3075	A3	01
A 1206	Concept Plan - Shadow Studies 2	3075	A3	01
A 1207	Concept Plan - Shadow Studies 3	3075	A3	01
<b>Concept Plan - Blocks</b>				
<b>1301 - 1399</b>				
A 1301	Concept Plan - Plot Block 1-4	3075	A3	01
A 1302	Concept Plan - Plot Block 5	3075	A3	01
A 1303	Concept Plan - Plot Block 6	3075	A3	01
A 1304	Concept Plan - Plot Block 7	3075	A3	01
A 1305	Concept Plan - Plot Block 8	3075	A3	01
A 1306	Concept Plan - Plot Block 9	3075	A3	01
A 1307	Concept Plan - Plot Block 10	3075	A3	01
A 1308	Concept Plan - Plot Block 11	3075	A3	01
<b>Concept Plan - Elevations</b>				
<b>1401 - 1499</b>				
A 1401	Concept Plan - North Elevation	1:1,000	A3	01
A 1401	Concept Plan - East Elevation	1:1,000	A3	01
A 1402	Concept Plan - South Elevation	1:1,000	A3	01
A 1403	Concept Plan - West Elevation	1:1,000	A3	01
<b>Concept Plan - Sections</b>				
<b>1501 - 1599</b>				
A 1501	Concept Plan - Section 1	1:1,000	A3	01
A 1502	Concept Plan - Section 2	1:1,000	A3	01
A 1503	Concept Plan - Section 3	1:1,000	A3	01
A 1504	Concept Plan - Section 4	1:1,000	A3	01
A 1505	Concept Plan - Section 5	1:1,000	A3	01
A 1506	Concept Plan - Section 6	1:1,000	A3	01
A 1507	Concept Plan - Section 7	1:1,000	A3	01
A 1508	Concept Plan - Street Sections 1	1:250	A3	01
A 1509	Concept Plan - Street Sections 2	1:250	A3	01
<b>Concept Plan - Photomontage Views</b>				
<b>2001 - 2099</b>				
A 2001	Concept Plan - View from Thornhill Road	3075	A3	01
A 2002	Concept Plan - View from 1/4 Road	3075	A3	01
A 2003	Concept Plan - View from Fisher Street	3075	A3	01
A 2003	Concept Plan - View from Jarling Street	3075	A3	01
A 2004	Concept Plan - Comparison - Approved - Amended Concept Plan	3075	A3	01
A 2005	Concept Plan - Indicative Sketches	3075	A3	01