

ACCESSIBILITY REPORT DEVELOPMENT APPLICATION

OF

**PROPOSED DEVELOPMENT
157-163 CLEVELAND STREET
CHIPPENDALE, NSW.**

9 MARCH 2010

OVERVIEW

Equal Access Disability Access Consultants have been commissioned to act as access consultants for the proposed development.

This Report assumes the following BCA classifications: 3 for residential and 5 for the commercial offices.

Equal Access Pty Ltd were provided with the following documentation (refer appendix B)
Fortey + Grant Architecture

- DA-01 A Site Plan
- DA-02 A Basement 1 Plan
- DA-03 A Ground Floor Plan & Landscape Plan
- DA-04 A First Floor Plan
- DA-05 A Second Floor Plan
- DA-06 A Third Floor Plan
- DA-08 A Elevations
- DA-09 A Sections

APPLICABLE LEGISLATION

This Report references the following:

- The Building Code of Australia
- The Federal Disability Discrimination Act 1992;
- Australian Standard AS1428.1 (2001) - 'Design for Access and mobility Part 1: General Requirements for access – New building work';
- Australian Standard AS1428.2 (1992) - 'Design for Access and mobility Part 2: Enhanced and additional requirements—Buildings and facilities
- Australian Standard AS1428.4 (2002) - Design for access and mobility: Tactile indicators;
- Australian Standard AS1735.12 (1999) - Lifts, escalators and moving walks: Facilities for persons with disabilities; and
- Australian Standard AS4299 (1995) – Adaptable Housing

ASSESSMENT

Equal Access Pty Ltd have consulted on this project from the Schematic Design phase, refer Appendix A for a copy of the initial report.

We are now satisfied the design meets the intent of the DDA and complies with the relevant BCA sections that relate to accessibility and AS1428.1 & 4.

Yours faithfully,
EQUAL ACCESS PTY LTD

A handwritten signature in blue ink, appearing to read 'Bruce Bromley', with a long horizontal flourish extending to the right.

BRUCE BROMLEY
Accredited Disability Access Consultant
Association of Consultants in Access Australia Inc.
Registration No 187

APPENDIX A SCHEMATIC DESIGN REPORT

ACCESSIBILITY REPORT DEVELOPMENT APPLICATION

OF

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CHIPPENDALE, NSW.**

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APPENDIX A SCHEMATIC DESIGN REPORT

**ACCESSIBILITY REPORT
SCHEMATIC DESIGN**

OF

**PROPOSED DEVELOPMENT
157-163 CLEVELAND STREET
CHIPPENDALE, NSW.**

17 FEBRUARY 2010

OVERVIEW

Equal Access Disability Access Consultants have been commissioned to act as access consultants for the proposed development.

This Report assumes the following BCA classifications: 3 for residential and 5 for the retail.

Equal Access Pty Ltd were provided with the following documentation (refer appendix A)
Fortey + Grant Architecture

- SK-01 E Site Plan
- SK-02 E Basement 1 Plan
- SK-03 E Ground Floor Plan & Landscape Plan
- SK-04 E First Floor Plan
- SK-05 E Second Floor Plan
- SK-06 E Third Floor Plan

APPLICABLE LEGISLATION

This Report references the following:

- The Building Code of Australia
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- Australian Standard AS4299 (1995) – Adaptable Housing

ASSESSMENT

SK-02

- ~~Eastern parking space does not have a clear 3200mm width.~~
- ~~Confirm car parking numbers comply with BCA D3.5 for both retail and residential.~~

SK-03

- ~~Northern entry doors including airlock preferably to be automated.~~
- ~~Southern Entry should be fully accessible and include ramp.~~
- ~~Entry stairs to comply with the following~~
 - ~~Handrails to be provided on both sides of the stair in accordance with AS1428.1 part 9.2.~~
 - ~~Handrails to extend top and bottom as detailed in AS1428.1 Fig 17.~~
 - ~~Contrasting stair nosing's to be provided in accordance with AS1428.1 part 11.1.1 (c)~~
 - ~~Handrail profile to be in accordance with AS1428.1 Fig 9.~~
 - ~~Tactile Ground Surface Indicators to be provided in accordance with AS1428.4.~~
- ~~Ramp to be as follows~~
 - ~~Show TGSIs in accordance with AS1428.4~~
 - ~~Show handrails to both sides of ramp in accordance with AS1428.1 5.3(e) with extensions as per fig 1. This will affect the spacing of the ramps.~~

- ~~Reception Desk~~
 - ~~Recommend providing a low height section of counter in accordance with AS1428.2 section 24.1~~

SK-04, SK-05

~~No Issues identified~~

SK-06

- ~~Confirm all room access doors have a clear opening of 800mm (require 870mm leaf)~~
- ~~Unit 3.13, 3.14, 3.11, 3.12, 3.10, 3.09, 3.07, 3.04, 3.03, 3.02, 3.01 Acc Rm,~~
 - ~~Corridor access to be as per Fig 12(e) latch clearance (WL) internal to be 840mm, door clearance width to be 1510mm (L)~~
- ~~Unit 3.08, 3.06~~
 - ~~Corridor access to be as per Fig 12(c & g) latch clearance (WL) internal to be 470mm, door clearance width to be 1350mm (L)~~
 -
- ~~Kitchenette within Accessible Room Units only.~~
 - ~~To be designed in accordance with AS1428.2 Appendix A & AS4299.~~
- ~~Accessible Rooms Typical in accordance with AS4299-1995 Adaptable Housing~~
 - ~~Bedroom areas At least one bedroom shall be capable of accommodating a queen size bed and a wardrobe and the circulation space requirements of AS 1428.2 clear of wardrobe fixtures.~~
 - ~~Power outlets A minimum of two double socket general purpose outlets shall be provided on the wall of the bedroom where the bedhead is likely to be located. GPOs should be provided to opposite walls in the main bedroom. These should be approximately 1800 mm apart.~~
 - ~~Two-way light switches should be provided, one located near the planned bed position. Height to be in accordance with Clause 4.11.1~~
- ~~Accessible Living Areas Typical~~
 - ~~Circulation space Provision shall be made for circulation space to enable a 360° wheelchair turn after the furniture has been placed.~~
 - ~~AS 1428.2 1992 6.3 Circulation space for 360° wheelchair turn The space required for a wheelchair to make a 360° turn shall be not less than 2250 mm by 2250 mm.~~
- ~~Accessible Wet Area Typical~~
 - ~~Recommend configuring wet areas in accordance with the updated Australian Standard AS1428.1-2009 Figure 50.~~
- ~~Laundry~~
 - ~~Taps should be set in such a position that neither front-loaded nor top-loaded washing machines are precluded.~~
 - ~~Clearance under trough to be as detailed in AS1428.1 Fig 23.~~
 - ~~Taps should be positioned at the side of the laundry tub for ease of access.~~
 - ~~A floor-mounted drier or combined washer/drier is required.~~
 - ~~Provide a shelf in accordance with Adjustable shelving is best so that the space can be arranged to suit the individual. Shelving shall be installed in the common zone of reach shown in AS1428.2 Figure 23.~~

Terminology

Accessible: Describes all or part of a site or building that applies with the Building Code of Australia, Australian Standards and the DDA.

Please use the following references:

- | | |
|------------------------|------------------------|
| • 'Accessible Toilet' | not 'Disabled Toilet' |
| • 'Accessible Parking' | not 'Disabled Parking' |
| • 'Accessible Entry' | not 'Disabled Entry'. |

GENERAL CONFORMANCE ISSUES

The following items have been supplied for reference purposes and are to be used as a guide in developing the next phase of the documentation. Attention should be given specifically to AS1428.1.

DOORWAYS

- All door controls shall be located between 900 – 1100mm above the level of the finished floor
- “D” type lever handles are preferred with a clearance behind the handle of 35 – 45mm.
- Door forces:- To initially open – max.19.5N. Swing the door – max 6N. Hold the door between 60 – 90 degrees – 7.5N.
- Manual controls to power operated doors shall be positioned above a level surface no closer than 1000mm from the arc of a hinged door or clear of a sliding door in the open position and the door shall remain open for a sufficient period to enable a person with impaired mobility to pass safely through the doorway.
- Sliding doors must have “D” pulls, not recessed finger inserts.
- Handles on sliding doors must be not less than 60mm from the door jamb lining, when in a fully open or closed position.
- Recommend doors or doorframes shall have a minimum luminance contrast of 30% to their adjacent surfaces. AS1428.1 7.1(f)

FLOOR SURFACES

- Must be slip resistant
- Carpet must have a short pile under 6mm. Wheelchairs cannot traverse long-pile carpet. Recommend considering Interface carpet tiles or similar due to low pile and traffic ability.
- Floor covering must be antistatic to prevent interference with hearing aid reception.
- The floor finish must be glare free.

CONTROLS

- Switches & GPO's shall be mounted between 900 – 1100mm above the plane of the finished floor surface and be a minimum of 500mm from internal corners. GPO's can vary if required in specific circumstances.
- Rocker action, toggle and push pad switches with a minimum width of 35mm are easier for people with severe finger or hand disabilities. They can easily be operated by arm or an elbow.
- Taps must have levers, capstan handles or sensor plate controls or the like.
- Hot water if provided must be through a mixing spout.
- Capstan handles must be set away from adjacent surfaces by a minimum of 50mm. This eliminates any restriction to hand movement.
- Hot taps must be placed to the left or above the cold water tap.

SIGNAGE

- Wayfinding signage to comply with SPECIFICATION D3.6 - BRAILLE AND TACTILE SIGNS & AS1428.1 14.

Should you require any further clarification or assistance, please do not hesitate to contact the undersigned.

Yours faithfully,
EQUAL ACCESS PTY LTD

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BRUCE BROMLEY
Accredited Disability Access Consultant
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Registration No 187

APPENDIX B

COPY OF LATEST PLANS ASSESSED

**ACCESSIBILITY REPORT
SCHEMATIC DESIGN**

OF

**PROPOSED DEVELOPMENT
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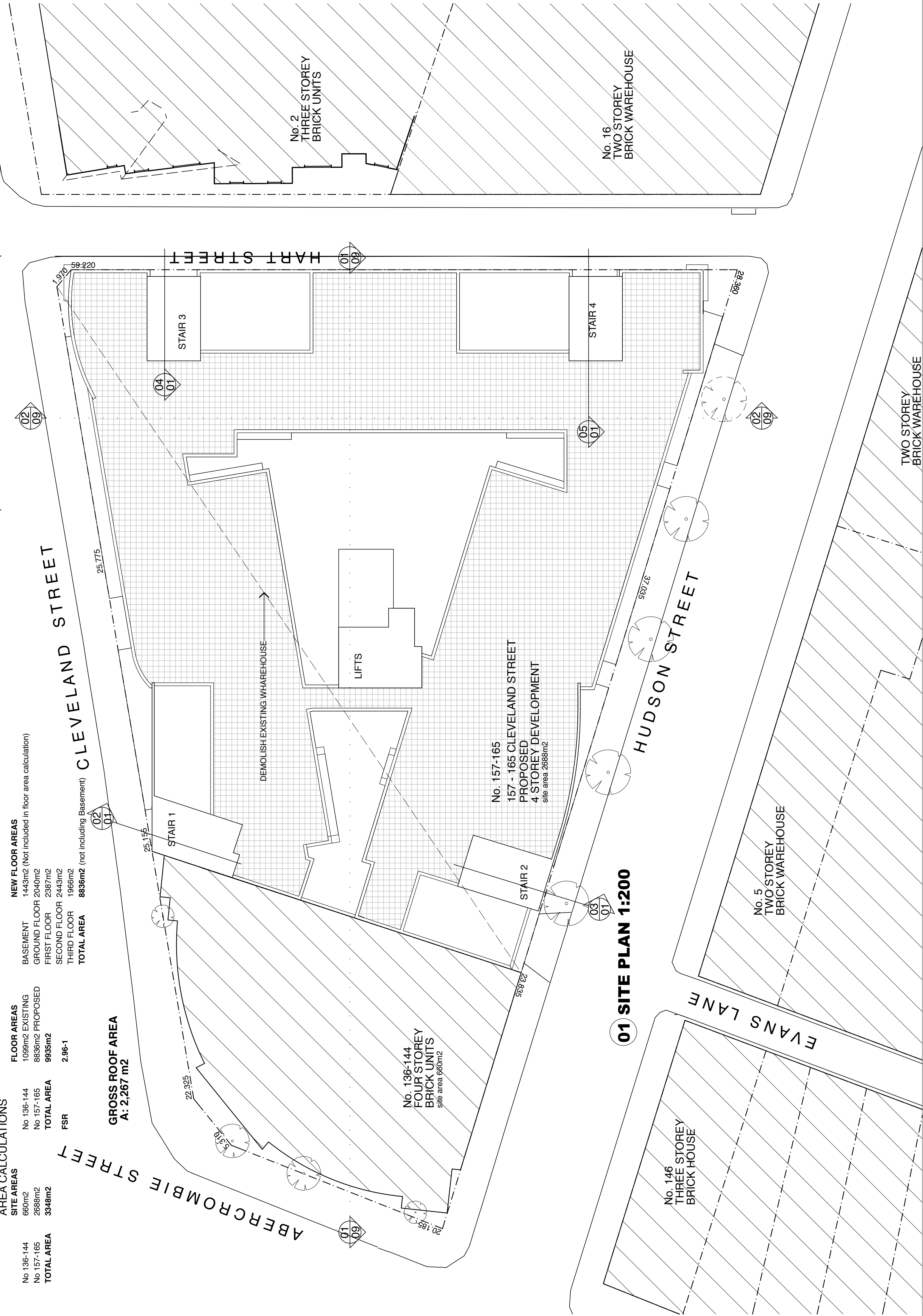
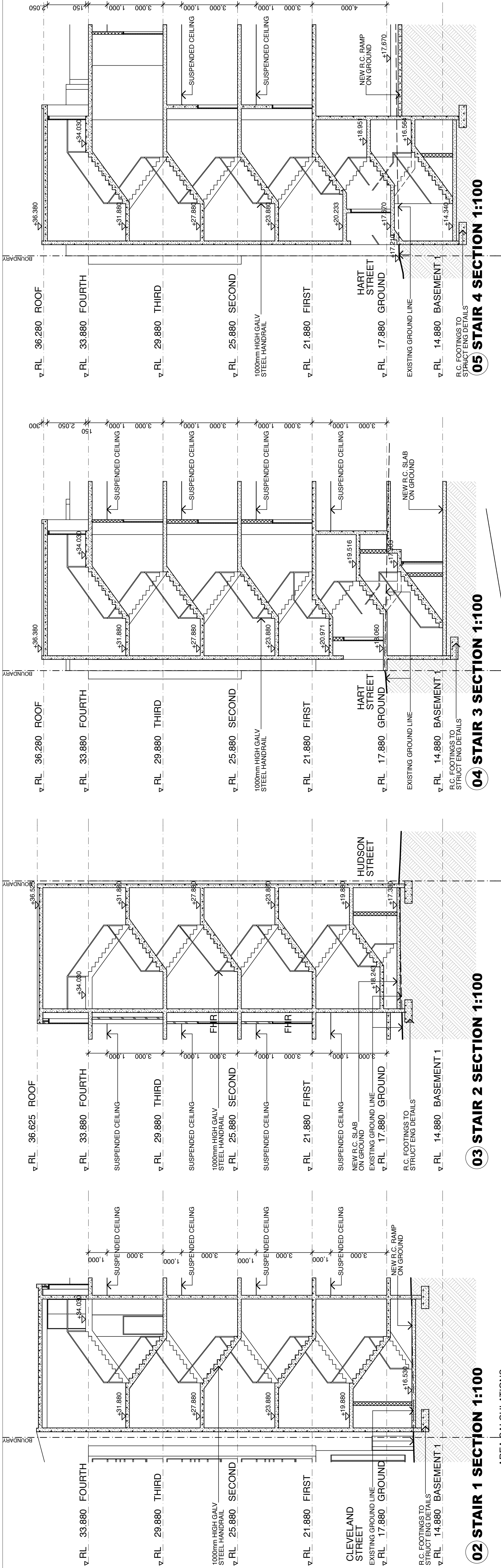
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EQUAL ACCESS PTY LTD

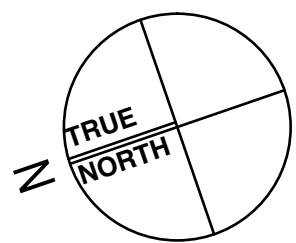
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BRUCE BROMLEY
Accredited Disability Access Consultant
Association of Consultants in Access Australia Inc.
Registration No 187

APPENDIX B

COPY OF LATEST PLANS ASSESSED





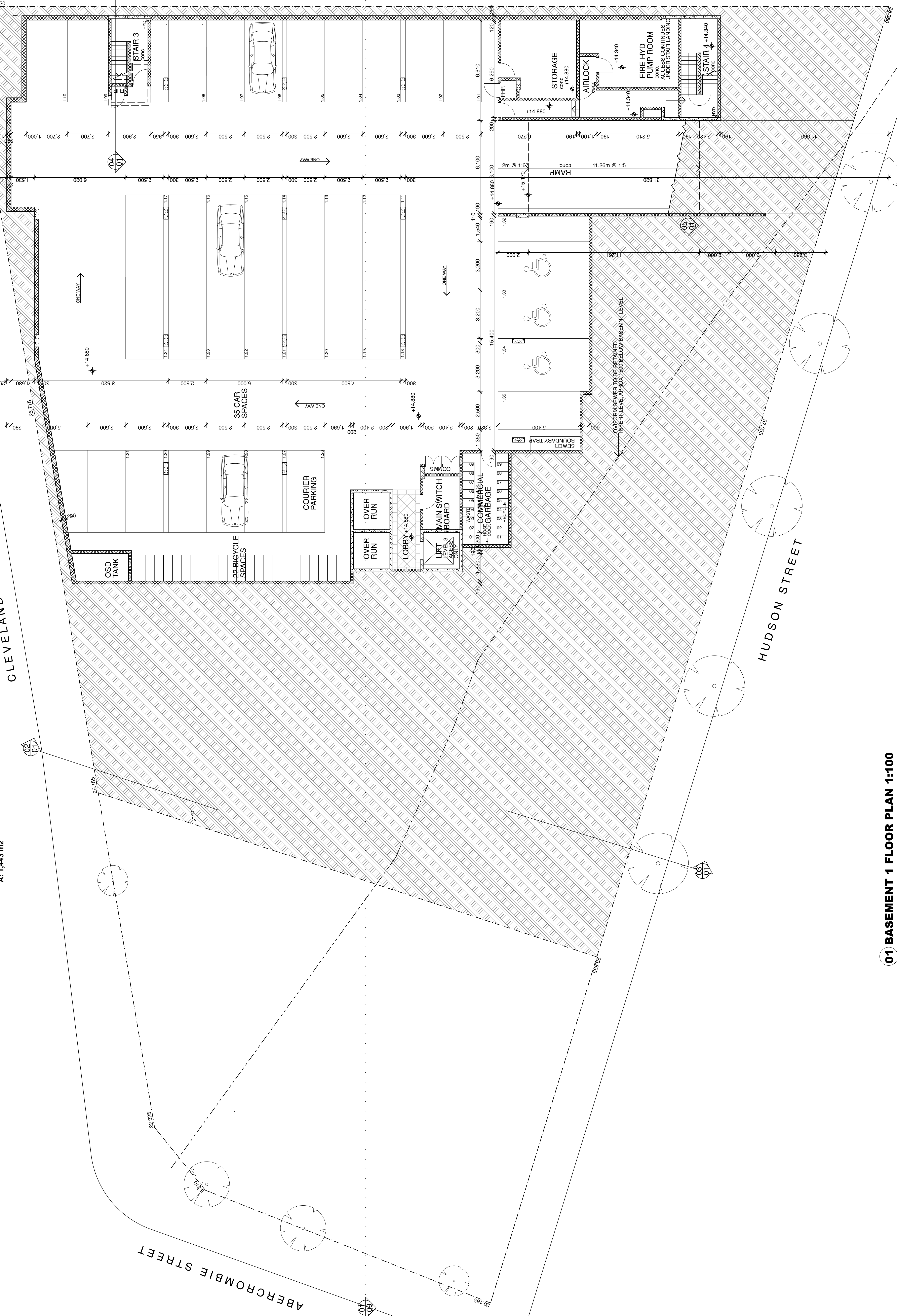
BASEMENT AREA
A: 1,443 m²

CLEVELAND STREET

ABERCROMBIE STREET

HUDSON STREET

HART STREET



A ISSUED FOR DA 4/03/10
Amendments
Forley + Grant
Architecture
17 Reserve Street, Surry Hills 2010
P 0215 4824 F 0215 4897
www.forleygrant.com.au

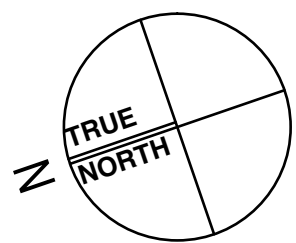
Project Details
OFFICES AND STUDENT ACCOMMODATION

157 - 165 CLEVELAND STREET
CHIPPENDALE
NSW 2008

Drawn	JG	Approved	JG	Date Printed	4/03/10
Job Number	0722	Scale	As Shown @ B1		
Drawing name					

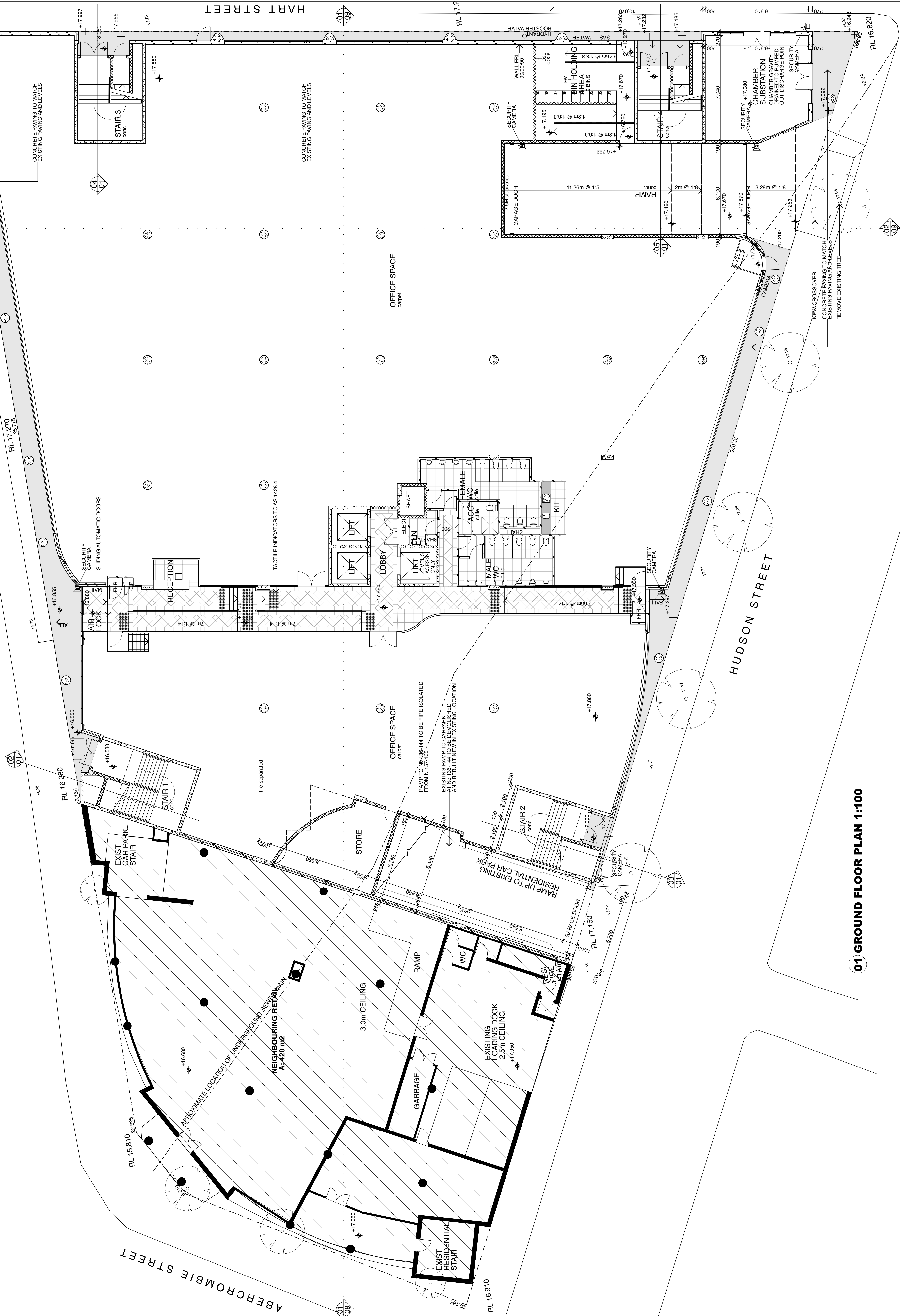
01 BASEMENT 1 FLOOR PLAN 1:100

BASEMENT 1 PLAN
Drawing Number
Amendment
A
DA-02



CLEVELAND STREET

GROSS FLOOR AREA
A: 2,040 m²



01 GROUND FLOOR PLAN 1:100

A ISSUED FOR DA 4/03/10

Amendments

Forley + Grant
Architecture

17 Reserve Street, Surry Hills 2010
A: 0215 4924 B: 0215 4987
www.forleygrant.com.au

Project Details

OFFICES AND STUDENT ACCOMMODATION

157 - 165 CLEVELAND
STREET
CHIPPENDALE
NSW 2008

This drawing should be used in conjunction with the project brief, specifications, and other documents. It is not to be used for any other purpose without the written consent of the architect.

Drawn JG
Approved JG
Date Printed 4/03/10

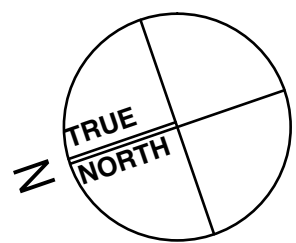
Job Number 0722
Scale As Shown @ B1

Drawing name
GROUND FLOOR PLAN
AND LANDSCAPE
PLAN

Drawing Number

Amendment

DA-03
A



GROSS FLOOR AREA
A: 2,387 m²

CLEVELAND STREET

HART STREET

HUDSON STREET

ABERCROMBIE STREET

EXISTING
CARPARK

EXISTING RAMP TO CARPARK
AT NO. 136-144 TO BE DEMOLISHED
AND RESULT NEW IN EXISTING LOCATION

OFFICE SPACE
carpet



A ISSUED FOR DA 4/03/10

Amendments

Forley + Grant
Architecture

17 Reserve Street, Surry Hills 2010
A: 0215 4824 B: 0215 4897
www.forleygrant.com.au

Project Details
OFFICES AND STUDENT ACCOMMODATION

157 - 165 CLEVELAND
STREET
CHIPPENDALE
NSW 2008

This drawing should be used in conjunction with all relevant contracts, specifications,
and other documents. It is the responsibility of the user to ensure that the drawing is used
in accordance with the intended purpose.

Drawn JG Approved JG Date Printed 4/03/10

Job Number 0722

Scale As Shown @ B1

Drawing name

01 FIRST FLOOR PLAN 1:100

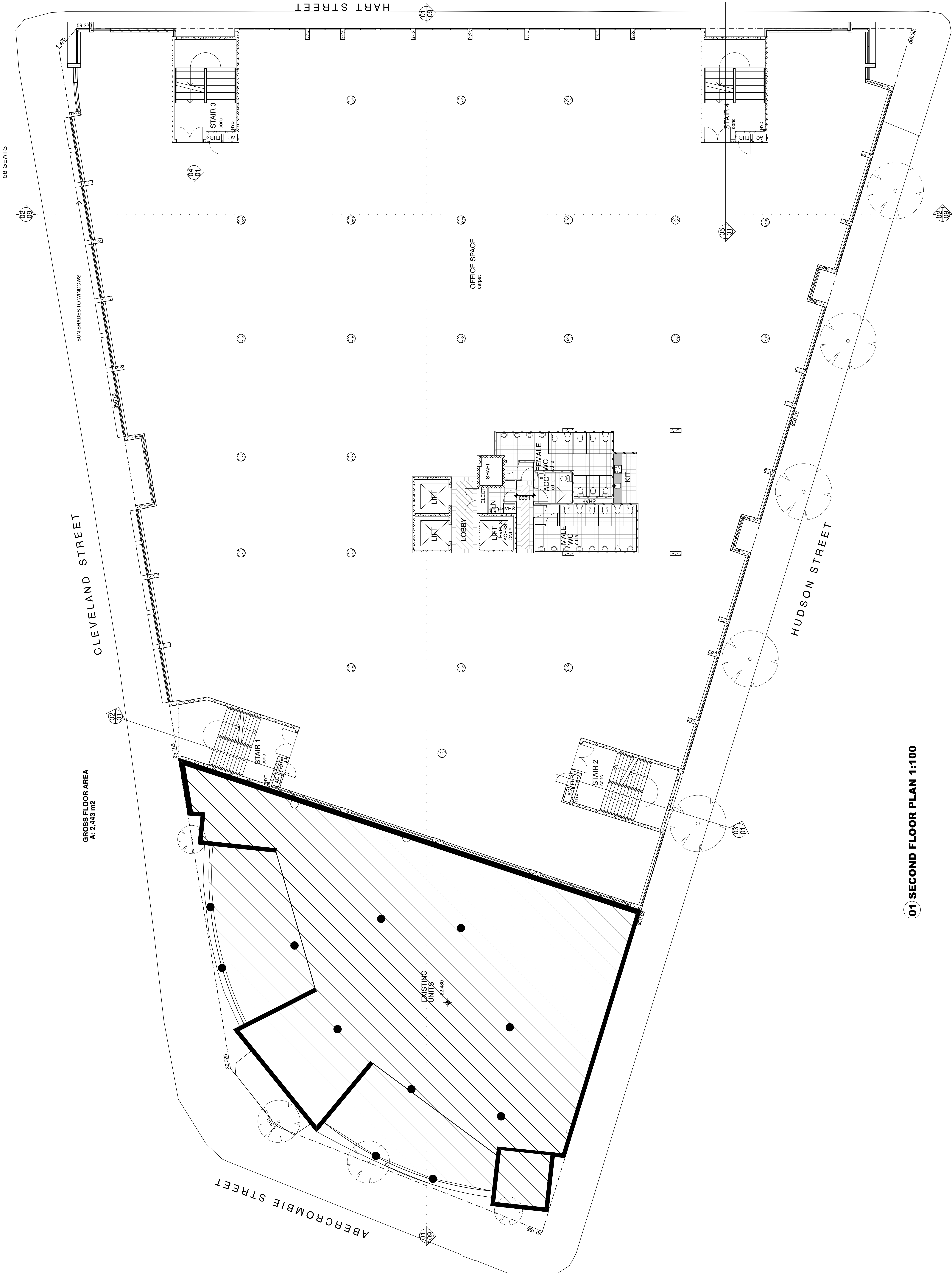
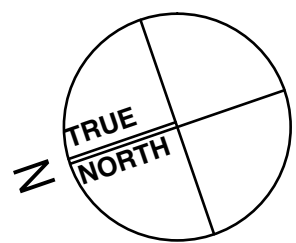
FIRST FLOOR PLAN

Drawing Number

Amendment

A

DA-04



GROSS FLOOR AREA
A: 2,443 m²

CLEVELAND STREET

HUDSON STREET

ABERCROMBIE STREET

EXISTING
UNITS

OFFICE SPACE
carpet

STAIR 3
core
FHR
AC
HYD

STAIR 4
core
FHR
AC
HYD

STAIR 1
core
FHR
AC
HYD

STAIR 2
core
FHR
AC
HYD

LIFT

LIFT

LOBBY

ELEC
SHAFT

ACC
WC
c.clib

MALE
WC
c.clib

FEMALE
WC
c.clib

KIT

01 SECOND FLOOR PLAN 1:100

A ISSUED FOR DA 4/03/10

Amendments

Forley + Grant
Architecture

17 Reserve Street, Surry Hills 2010
A: 0215 4624 B: 0215 4607
www.forleygrant.com.au

Project Details

OFFICES AND STUDENT ACCOMMODATION

157 - 165 CLEVELAND
STREET
CHIPPENDALE
NSW 2008

Drawn JG Approved JG Date Printed 4/03/10

Job Number 0722

Scale As Shown @ B1

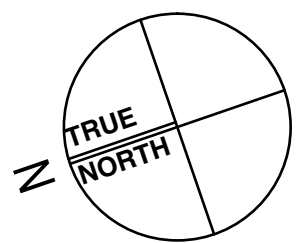
Drawing name

02 09

SECOND FLOOR PLAN

Amendment

DA-05



CLEVELAND STREET

GROSS FLOOR AREA
A: 1,966 m²

ABERCROMBIE STREET

HART STREET

HUDSON STREET

01 THIRD FLOOR PLAN 1:100

A ISSUED FOR DA 4/03/10

Amendments

Forsey + Grant
Architecture

17 Reserve Street, Surry Hills 2010
A: 0215 4824 B: 0215 4897
www.forseygrant.com.au

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OFFICES AND STUDENT ACCOMMODATION

157 - 165 CLEVELAND
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CHIPPENDALE
NSW 2008

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Drawn JG Approved JG Date Printed 4/03/10

Job Number 0722

Scale As Shown @ B1

Drawing name

THIRD FLOOR PLAN

Amendment

A

DA-06

