

ACCESS REPORT

DEVELOPMENT APPLICATION

**OLD CANTERBURY ROAD & LONGPORT STREET,
BROWN STREET, WILLIAM STREET & HUDSON STREET
LEWISHAM**

**MIXED MULTI-UNIT RESIDENTIAL/RETAIL
DEVELOPMENT**

Prepared By Mark Relf

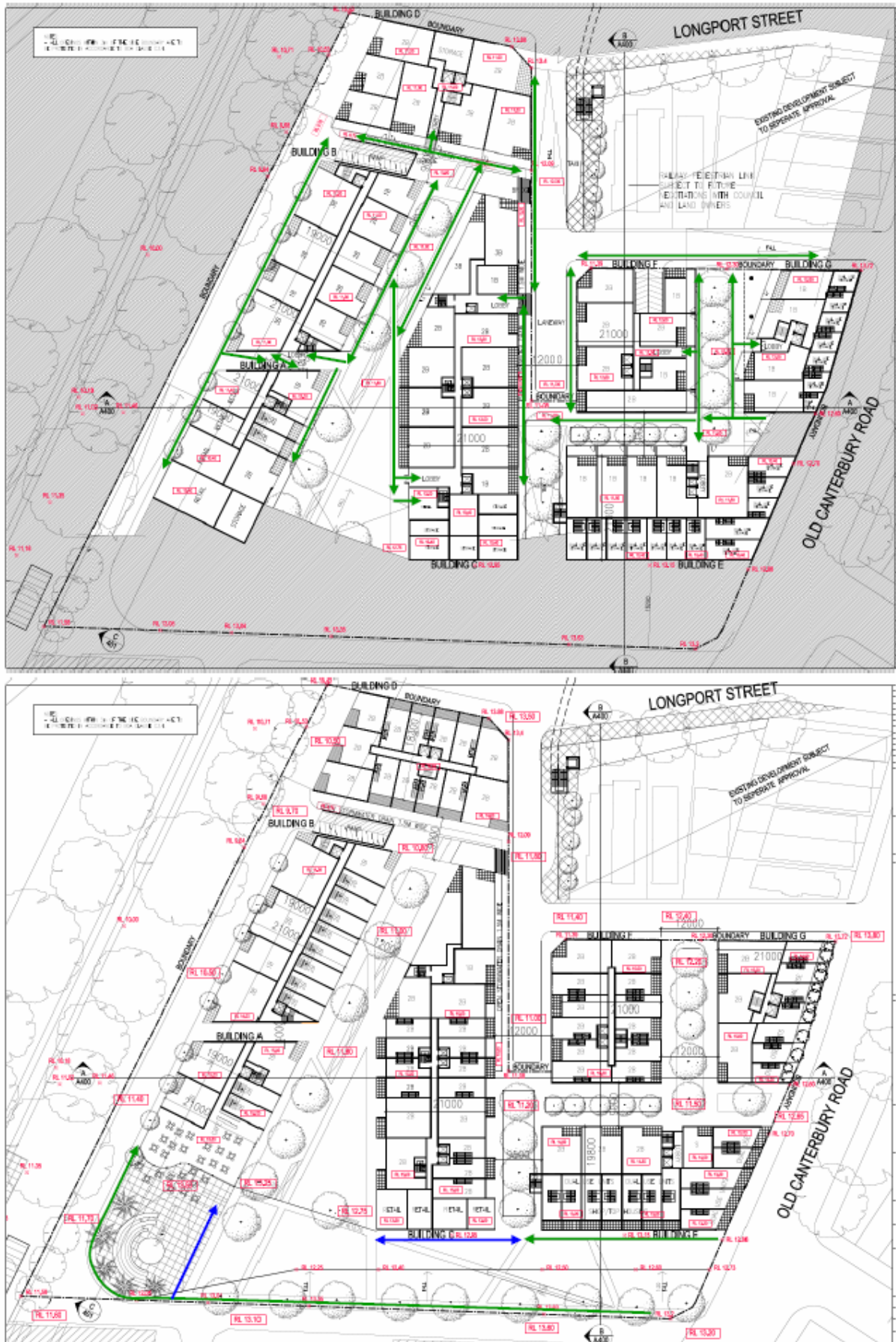
10th August 2011



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SITE ACCESS PLANS AT GROUND AND LOWER GROUND LEVELS

Assessment Criteria

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

- (1) Disability Discrimination Act and DDA Premises Standards
- (2) Building Code of Australia (2011)
- (3) SEPP 65 – Design Quality of Residential Flat Development.
- (4) SEPP 65 – Residential Flat Building Design Code (SEPP 65 Design Code).
- (5) Marrickville Council DCP 31 Access and Adaptable Housing.
- (6) Australian Standard AS1428 – Design for Access & Mobility (parts 1, 2, 4) & related standards.
- (7) Australian Standard AS1735.12 – Lifts.
- (8) Australian Standard AS4299 – Adaptable Housing.

Development Application Plans

The plans relied upon for this accessibility assessment includes the following:

Drawing No.	Issue	Description
I00	E	Basement 1 Carpark Plan
I000	E	Basement 2 Carpark Plan
I01	E	Lower Ground Floor Plan
I02	E	Ground Floor Plan
I03	D	Level 1 Plan
I04	C	Level 2 Plan
I05	C	Level 3 Plan
I06	C	Level 4 Plan
I07	C	Level 5 Plan
I08	D	Level 6 Plan
I09	D	Level 7 Plan
I10	C	Level 8 Plan
400	B	Sections – AA & BB

Development Summary

The development proposes the following configuration:

- A multi-unit residential and retail development of approximately 411 apartments and 29 retail tenancies/SOHO apartments within 7 buildings.
- Several retail areas on the lower ground and ground floor areas with on-grade wheelchair accessible entries from the Hudson Street Park walkways Retail Tenancies in Building A @RL11.40, Café in Building A @RL13.50, Retail Tenancies in Building C @RL12.00 at the lower ground floor and @RL13.00 at the ground floor and to the SOHO units at RL13.20 in Building E.
- Parking for 492 vehicles with the basement levels providing at least 2700mm ceiling height to ensure appropriate access. While Council's DCP 31 requires 10% of apartments to be "adaptable" and corresponding parking spaces to be an accessible 3800mm width it is envisaged that the overall total would be reduced by approximately 10 spaces.
- Accessible common domain site entrances and accessways shall include;
 - Building A shall be accessible from the Hudson Street Park accessway and from the Brown Street approach to the intrasite landscaped common area with a 1:14 ramp adjoining the building to access the lobby entrance @RL12.00 to ensure an accessible entry at the lower ground floor.
 - Building B shall be accessible from the Brown Street / William Street approach to the intrasite landscaped common area and lobby entrance @RL11.00 to ensure an accessible entry at the lower ground floor.
 - Building C shall be accessible from the Hudson Street Park footpath and from the Brown Street approach to the intrasite landscaped common area to the lobby entrance @RL12.00 to ensure an accessible entry at the lower ground floor.
 - Building D adjoining Longport Street shall be accessible via a 1:14 on-grade footpath along Brown Street to the intrasite landscaped common area and lobby entrance @RL11.00 to ensure an accessible entry at the lower ground floor.
 - Building E shall be accessible from Old Canterbury Road @RL12.60 to the intrasite landscaped common area which will incorporate graded accessways to the lobby entrance @RL11.50 to ensure an accessible entry at the lower ground floor. Pathway access from Brown Street and Hudson Street Park shall also provide an accessible approach to enter Building E.
 - Buildings F & G adjoining William Street shall be accessible from the William Street / Brown Street approach to the intrasite landscaped common area to the lobby entrance @RL12.00 to ensure an accessible entry at the lower ground floor. Pathway access from Old Canterbury Road and Hudson Street Park shall also provide an accessible approach to enter Buildings F and G.
- Overall the development will provide visitable wheelchair access to approximately 240-250 (60%) single level apartments and the entry level of approximately 135-150 (30%) two storey apartments by way of on-grade access from adjacent common domain areas or lifts to all floors while the remaining 30 (10%) shall be inaccessible due to stairway entries at either lower ground or ground floor levels.
- With regard to Adaptable Housing a future DA will detail a minimum of 41 apartments as "adaptable" to Category C of AS4299, which represents 10% of the 411 apartments in accordance with Council's DCP 31.

Site & Entry Access to Buildings

Site Access

I.1



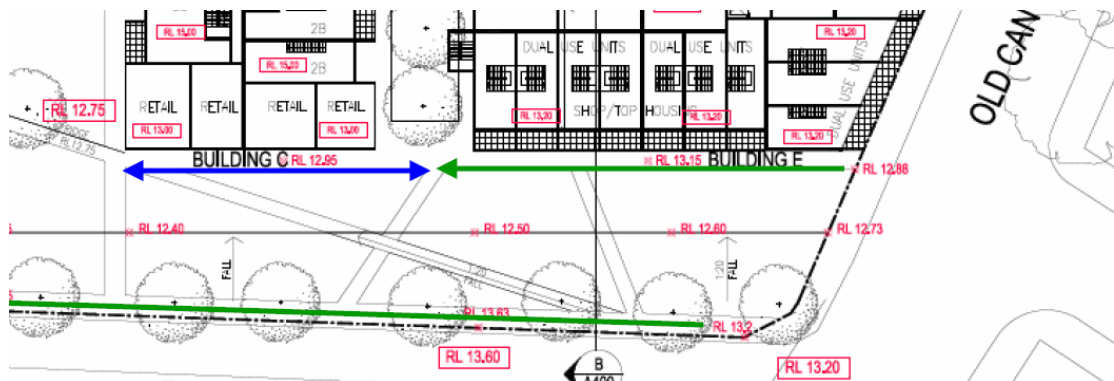
Hudson Street

The proposed Park area adjoining Hudson Street will provide the opportunity to install accessible footpath accessways from Old Canterbury Road and along Hudson Street at moderate gradients of 1:20 or less from RL12.90-13.30 into the site and adjoining Buildings E, C, A and the central common domain landscaped areas.

I.2 **Building E** proposes six (6) two storey SOHO apartments at ground level with the accessible entry level @RL13.20 from the adjoining accessway at RL13.20.

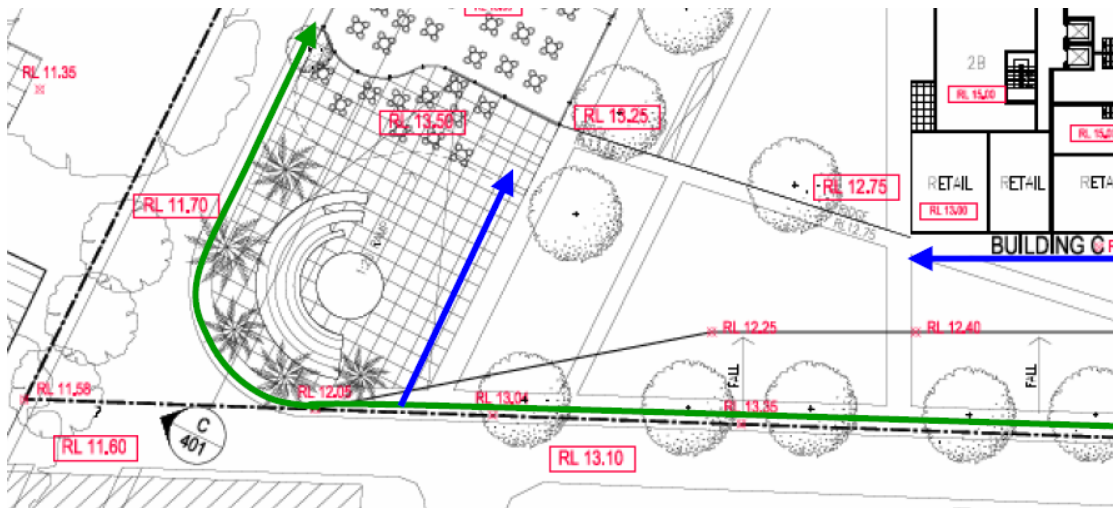
It is assumed that these units will be designed with the home-office component at the accessible entry level an incorporating an accessible toilet.

I.3

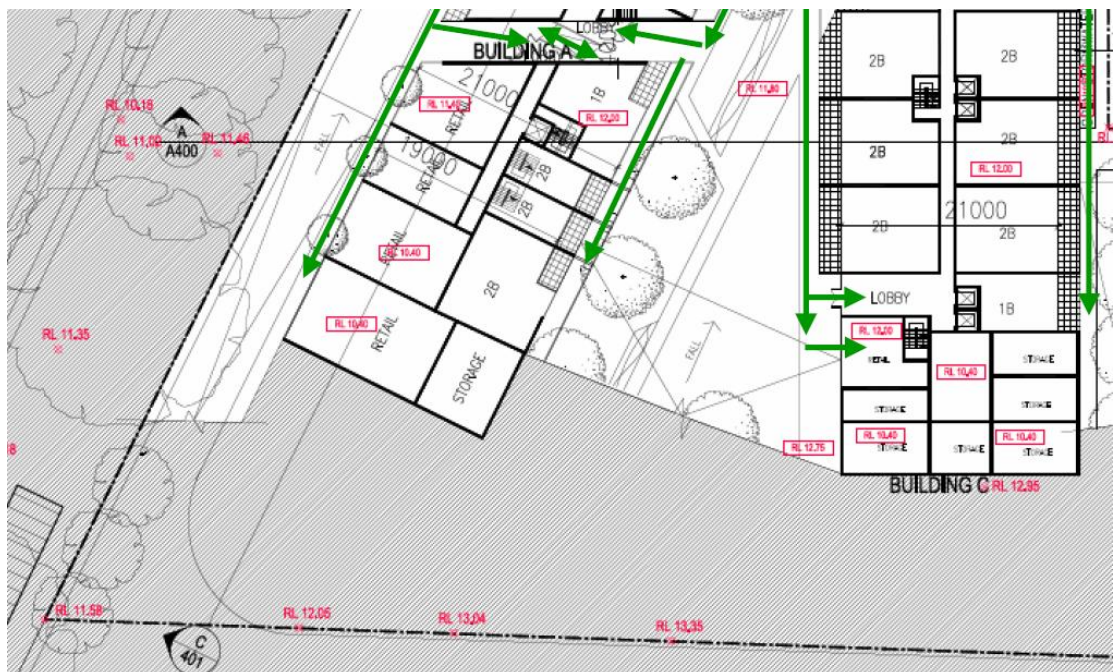


I.4 **Building C** proposes four (4) retail tenancies at ground level with the accessible entry level @RL13.20 from the adjoining accessway at RL13.15.

I.5 **Building A** proposes a café and an adjoining public plaza area at ground floor level RL13.50 which incorporates ramped access from the Hudson Street footpath @RL13.00.

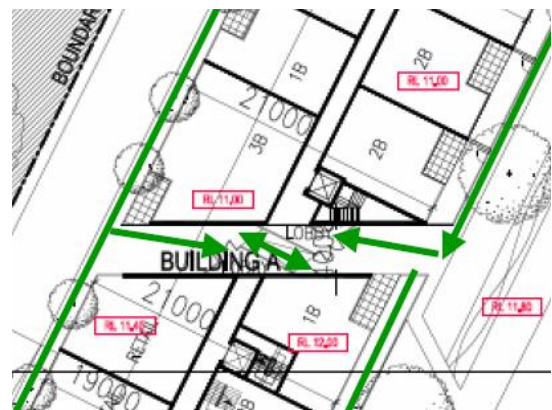


- I.6 **Building A** proposes a retail spaces and an adjoining landscaped area at lower ground floor level RL11.40 which incorporates on-grade pathway access from the Hudson Street footpath @RL11.60.



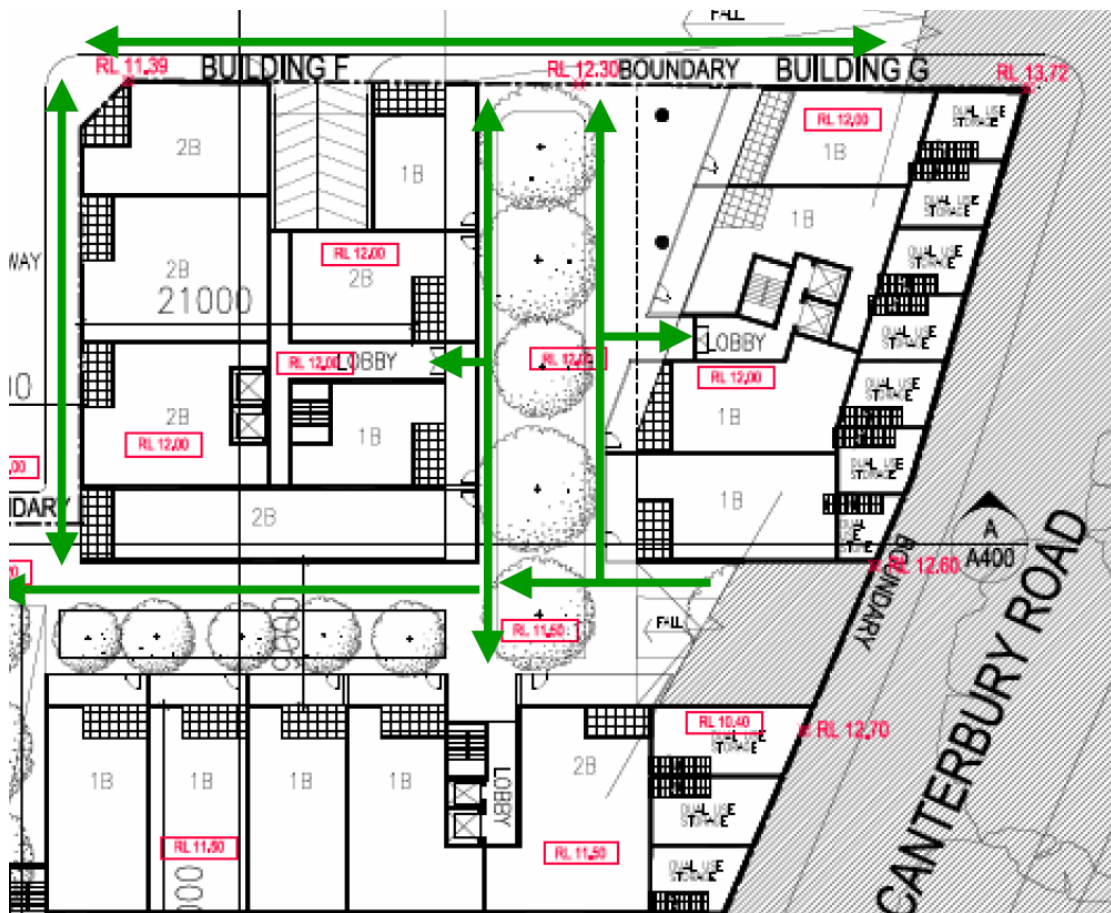
- I.7 Building A proposes the lobby entrance from the northern side of the building at RL12.00 and several western facing units @RL11.40 which are accessible via the intrasite accessways and ramping.

Building B shall provide an accessible lobby entrance RL11.00 from ramped access approaches.

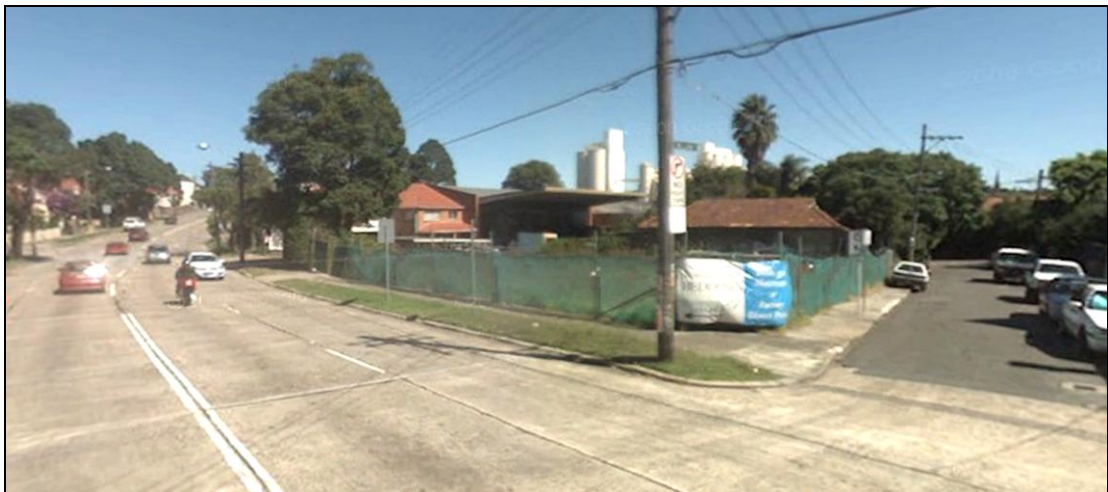


- I.8 The common domain landscaped courtyard between Buildings E and F/G will provide an

accessible pathway approach from Old Canterbury Road to the entry lobby of Building E at the lower ground floor level of RL 11.50.



2.1



William Street & Old Canterbury Road

The footpath levels from Old Canterbury Road @RL12.60 provide the opportunity to install accessible footpath accessway into the site at a 1:20 gradient adjoining Building G to facilitate an accessible pathway approach to the central common domain landscaped areas and the lobby entrances of Buildings F and G at the lower ground floor level of RL12.00.

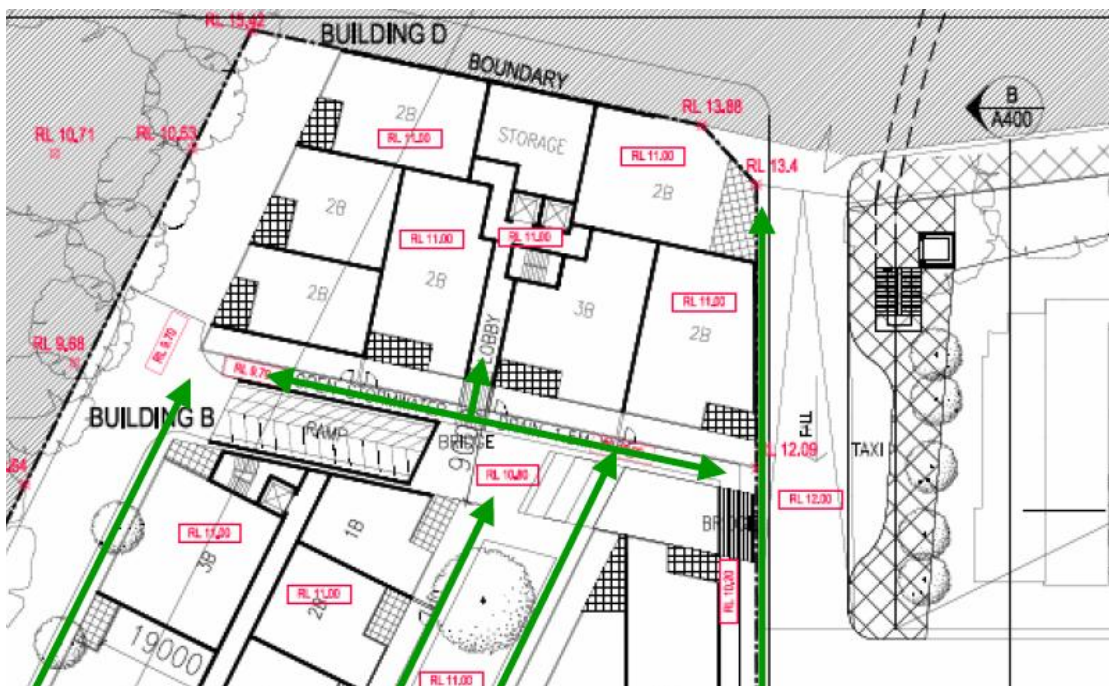
- 2.2 The William Street footpath levels from Old Canterbury Road will provide an approximate 1:14 slope from RL13.70 to the common domain landscaped area @RL12.30 between Buildings F and G to facilitate an accessible pathway approach through the central common domain landscaped areas to the lobby entrances of Buildings F and G at the lower ground floor level of RL12.00 (as shown above).
- 2.3 The William Street footpath continues at approximately 1:14 to the Brown Street intersection @RL 11.40 and along Brown Street to RL11.00 adjoining Building F (western side).

3.1



Longport Street cnr of Brown Street

The footpath levels along Longport Street provides a steep grade adjoining Building D from @RL13.40 at Brown Street up to RL15.40 at the north-western corner of the site which proposes a driveway into then site to enter/exit the basement carpark.



3.2



Brown Street cnr of Longport Street

The Brown Street footpath levels from Longport Street will provide an approximate 1:14 slope from RL13.40 to the common domain landscaped area @RL12.20 adjoining Building D to facilitate an accessible pathway approach through the central common domain landscaped areas to the lobby entrance of Building D at the lower ground floor level of RL11.00.

- 3.3 **Internal Site Access** – Brown Street also provides the opportunity for an accessible through-site link to connect with all Buildings to ensure accessible intra-site pedestrian accessways, subject to further design.

The detailed design of ramp access, internal off-road footpaths and kerb ramp crossings shall be developed at a future design stage in accordance with ASI428 and Council's DCP 31.

4.1 SEPP 65 Accessibility

The abovementioned assessment findings also demonstrate the potential for the development to comply with the relevant site accessibility and adaptability requirements of the SEPP 65 Design Code.

5.1 Adaptable Housing

In accordance with the provisions of Council's DCP 31 the development is committed to providing 10% of the apartments as "adaptable" within the meaning of AS4299 – Adaptable Housing, including accessible parking spaces.

Conclusion

In summary, it is my opinion from the above assessment that the overall development for this site will;

- Provide appropriate pedestrian access from all street frontages and approaches to the development to facilitate appropriate access to and within all buildings consistent with Council's DCP 31 pertaining to access for people with disabilities.
- The development will provide wheelchair accessible paths of travel to at least 60% of single level apartments and the entry level of at least 30% of two storey apartments on various levels to reasonably satisfy Table D3.1 of the BCA, Council's DCP 31, SEPP 65 and the DDA.
- Provide appropriate on-site accessible parking consistent with relevant standards AS2890.6 for retail and visitor parking and AS4299 for adaptable apartments.
- Provide 10% of apartments as adaptable housing consistent with Council's DCP 31 pertaining to access for people with disabilities.

Therefore, I conclude that the development is appropriately planned to enable compliance with the technical requirements of the various referenced Australian Standards contained in DCP 31, the BCA and DDA Premises Standards accessibility requirements and ultimately satisfy the objectives of the Disability Discrimination Act.



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 No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code 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 principle 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.

