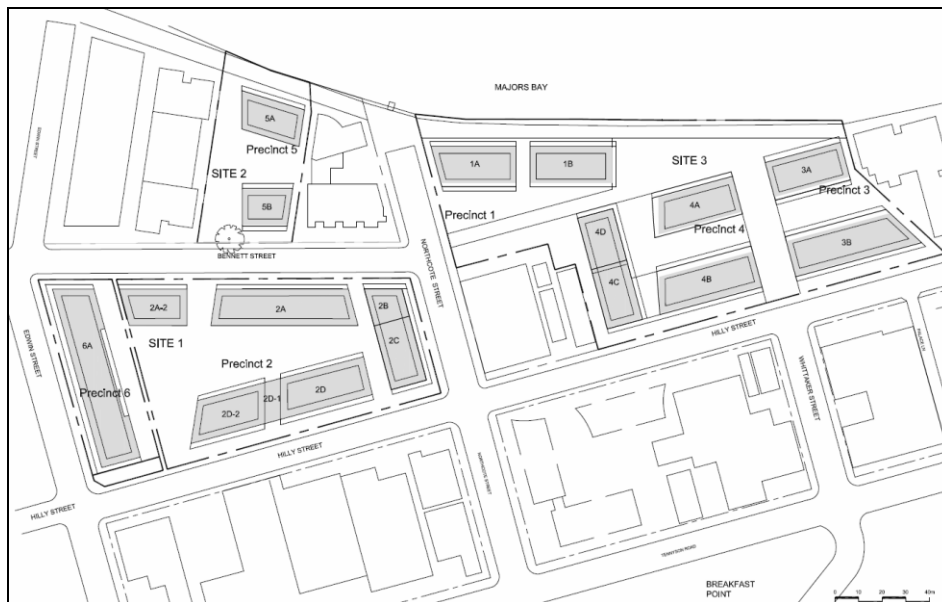


ACCESS REPORT

PART 3A APPLICATION

MAJORS BAY REDEVELOPMENT



Prepared By Mark Relf

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(Amdt 8th September 2011)



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Introduction

This report has been prepared to provide an Accessibility Report for a proposed masterplan redevelopment of several sites within Mortlake for multi-unit residential development. The overall masterplan site is generally bounded by Hilly Street, Edwin Street, Bennett Street, Northcote Street and in part Majors bay shoreline as illustrated below.

In particular, the accessibility of public domain areas of the redevelopment precinct.

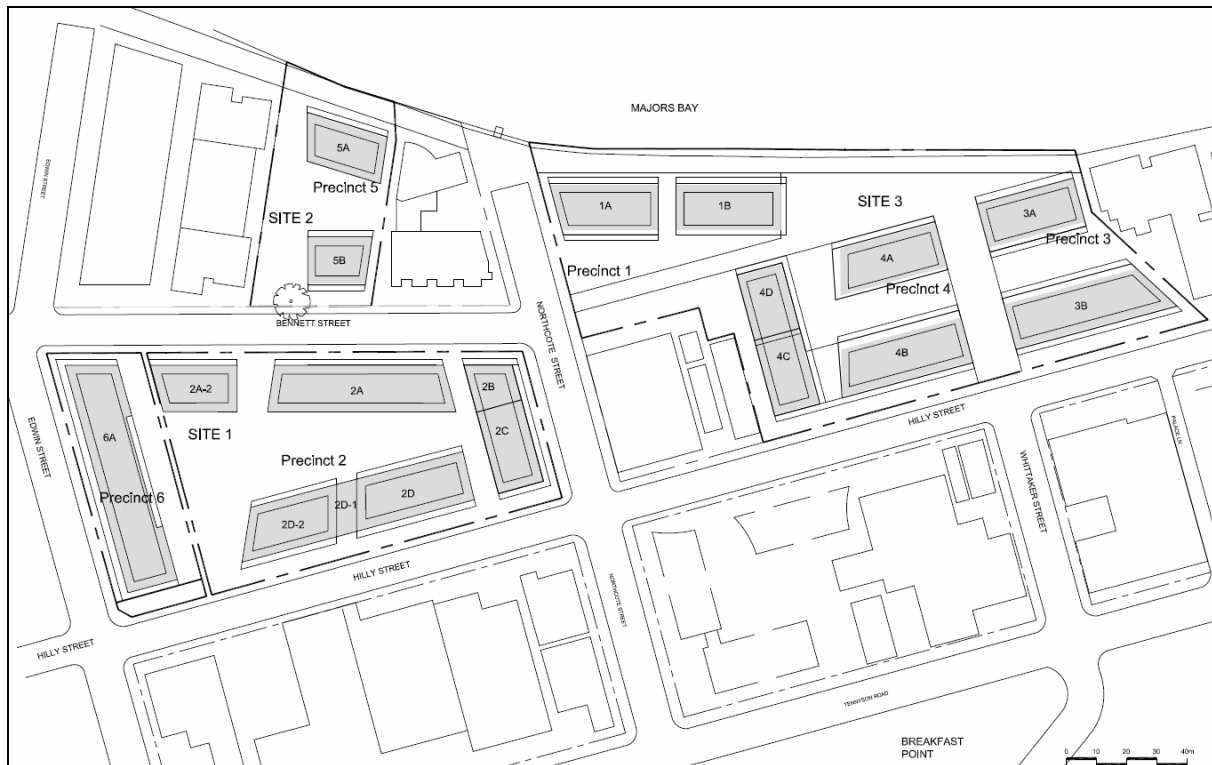
Assessment Criteria

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

- (1) DDA Access to Premises Standards (2010)
- (2) SEPP 65 – Design Quality of Residential Flat Development.
- (3) SEPP 65 – Residential Flat Building Design Code (SEPP 65 Design Code).
- (4) Canada Bay DCP 2009 – Appendix A – Access
- (5) Canada Bay - Mortlake DCP 2007
- (6) Australian Standard AS1428.1 (2009) – Design for Access and Mobility and referenced standards.

The plans relied upon for this assessment include drawings CP-01-01-02 to CP-04-04-02 dated December 2010 prepared by Cox architects.

Accessibility Assessment



The scope of this assessment is;

- Overview of the precinct and streetscape topography.
- Proposed streetscape works.
- Review of individual sites (part lots) and access to them including the creation of public domain amenities and accessways.

Overview of the precinct and streetscape topography

1. The overall masterplan precinct provides variable natural topography with north-south roads of Hilly Street and Bennett Street generally providing footpath gradients less than 1:14 and an average of 1:20 which are well suited to people with mobility restrictions.
2. Conversely the east-west roadways Edwin Street and Northcote Street are generally steeper than 1:14, although the topography moderates to 1:20 less as the streets approach the Majors Bay shoreline.
3. The Majors Bay foreshore walk provides a very gradual slope along the north-south perimeter which would provide ideal pathway access for people with mobility impairments.



Hilly Street corner of Edwin Street



Bennett Street corner of Edwin Street



Northcote Street corner of Hilly Street

Proposed Streetscape Works

With respect to pedestrian amenity the development proposes;

- Footpaths along each street adjoining development site which will facilitate wheelchair accessible pathways into each building in a direct and equitable manner.
- The footpaths shall be at least 1500mm width and provide a 1:40 maximum crossfall to the kerb consistent with AS1428.1.

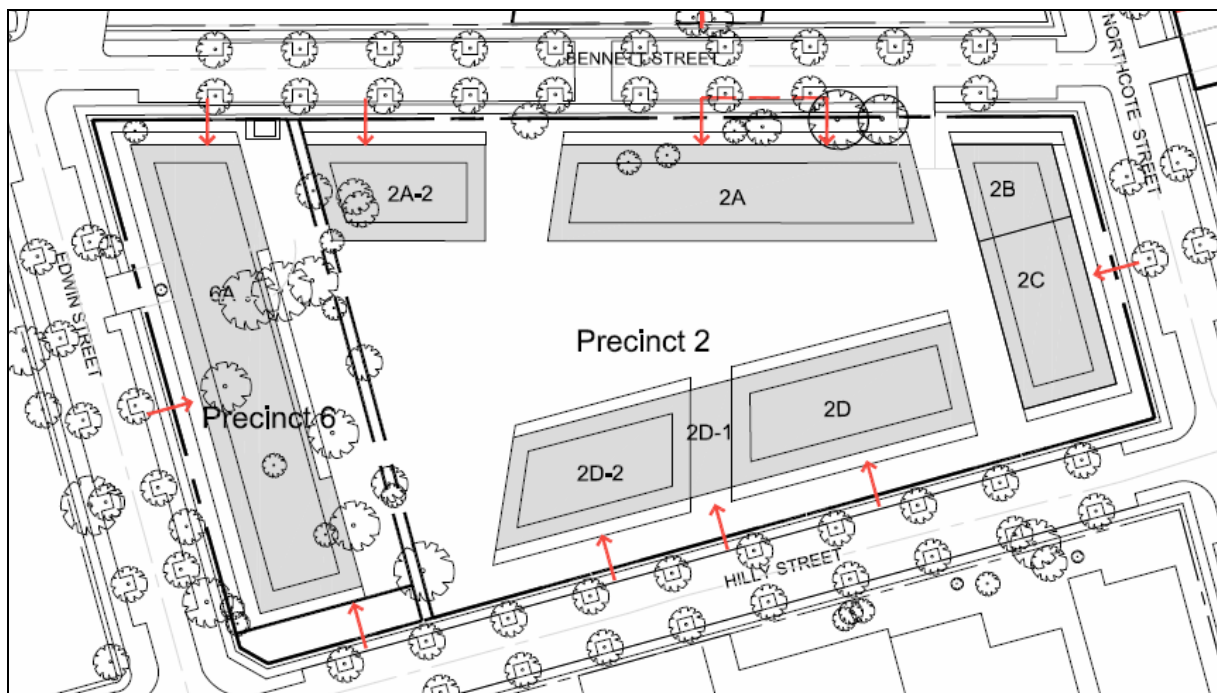
- Kerb ramps shall be constructed at the intersections to enable continuous accessible paths through the precinct.
- On-street accessible parking is recommended at the western end of Northcote Street where the longitudinal slope is very moderate. The detailed design should have regard to AS2890.6.

Individual Site Access

This section considers the accessibility of the accessibility opportunities and proposed outcomes of the three sites;

Site 1 (Precincts 2 & 6)

- Site 1 proposes north and south portions separated by a public domain through-site link.



- The development proposes the buildings shall provide accessible pathway entries from adjoining streets to the principal building entries and the communal amenities within the site.
- With respect to the public domain area in the middle of the site the plans indicate pocket parks adjoining Bennett Street and Hilly Street which will be accessible to people with disabilities including people who use wheelchairs.
- The through-site link will provide stairways access due to the significant change in level from Hilly Street to Bennett Street. However, this will not disadvantage residents of the adjoining buildings as the individual building designs can accommodate building entry points at multiple levels to link with lifts within the buildings to achieve appropriate access for people with disabilities.
- The various public domain pocket park infrastructure shall be confirmed at a future detailed design stage in accordance with AS1428 and related accessibility standards

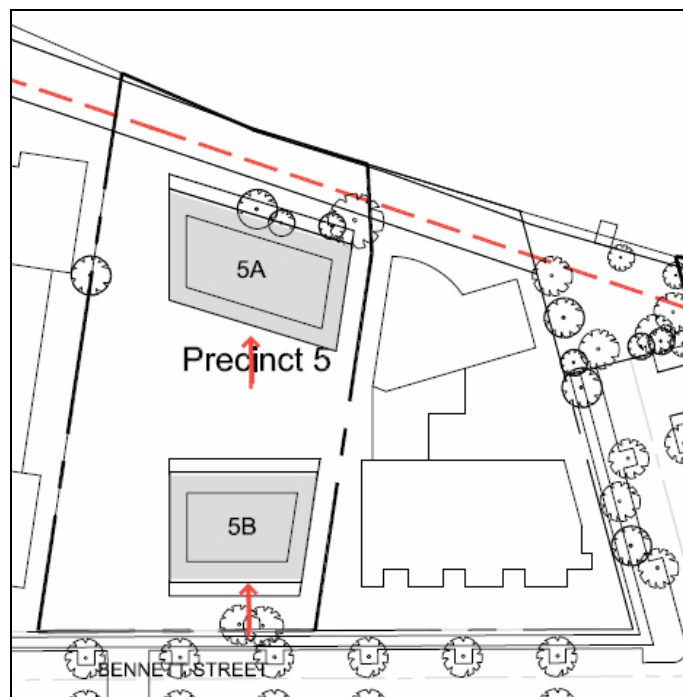
- With respect to the general public access through the east-west corridors while the public through site link does not provide a continuous accessible path for people who use a wheelchair the existing streetscapes of Edwin and Northcote Streets, which will be upgraded with footpaths and kerb ramps, will facilitate a reasonable alternative, albeit the steeper sections may require resting points for some people.



Edwin Street corner of Bennett Street

Site 2 (precinct 5)

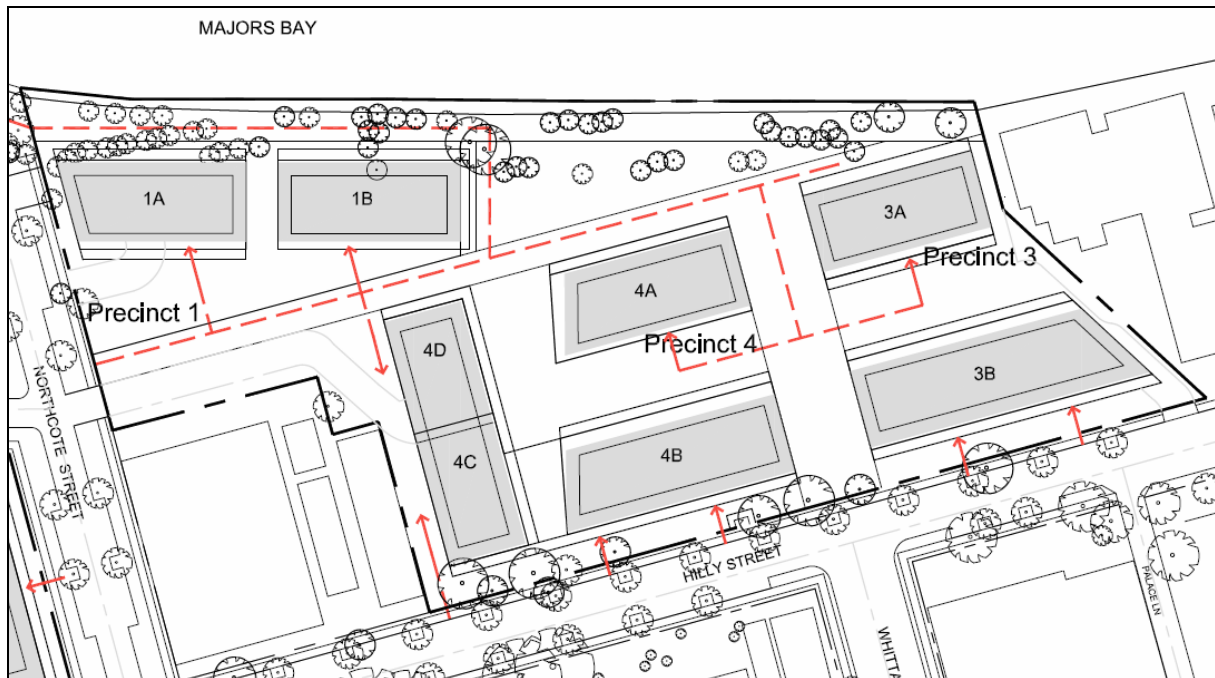
- Site 2 proposes a single portion with a public domain through-site link to the Majors Bay shoreline.
- The development proposes the buildings shall provide accessible pathway entries from adjoining streets to the principal building entries and the communal amenities within the site.
- With respect to the public domain area on the southern edge of the site the plans indicate a pocket park and public through-site link from Bennett Street to the shoreline which will be accessible to people with disabilities including people who use wheelchairs.
- Bennett Street proposes a raised pedestrian crossing to emphasise the through site link which also enhances accessibility.



- The various public domain pocket park infrastructure shall be confirmed at a future be detailed design stage in accordance with AS1428 and related accessibility standards.

Site 3 (precincts 1 & 4)

- Site 3 proposes north and south portions separated by a public domain through-site link with foreshore parks and continuous foreshore walk.



- The development areas propose the buildings shall provide accessible pathway entries from adjoining streets to the principal building entries and the communal amenities within the site.
- With respect to the public domain areas the development proposes a north-south pathway link through the site that connects Northcote Street to the public north foreshore park while the existing park at the end of Northcote Street shall also be readily accessible.
- Northcote Street proposes on-street accessible parking at the western end of the street for people with disabilities where the topography is more gradual to facilitate easy access to the foreshore walk and adjacent park areas.



- The various public domain pocket park infrastructure shall be confirmed at a future detailed design stage in accordance with AS1428 and related accessibility standards.

SEPP 65 Site Landscaping Accessibility

While the abovementioned public domain pedestrian works and parkland improvements will enable enhanced access for people with disabilities consistent with ASI428 it is evident that the SEPP 65 accessibility objectives shall also be met.

Summary

In summary, it is apparent from the Masterplan documentation that the development will provide appropriate access for people with disabilities to and within all buildings and amenities in a manner that can meet the objectives of the Disability Discrimination Act, SEPP 65 Site Accessibility requirements, Canada Bay DCP: Appendix A – Access and the Mortlake DCP.



Mark Relf, Access Consultant