

MEMORANDUM

To : Norelle Jones for Meriton Group
For : Amended Access Review
At : Dee Why Town Centre

Wall to Wall Design + Consulting has been engaged to provide building regulatory advice regarding the compliance status of the proposed multi-use development located at Dee Why Town Centre, 884-896 Pittwater Road, Dee Why, when assessed against the relevant prescriptive requirements for disability access practices.

A detailed preliminary assessment has been undertaken of the proposed design (as detailed within the documentation listed in Table 1 below) –

Table 1 – Architectural Drawings

Drawing No.	Revision	Description	Date
0007	M	GA GROUND LEVEL	07.11.2017
0009	K	GA LEVEL 02	07.11.2017

1. BASIS OF ASSESSMENT

From the information provided, modifications have been proposed to the existing approved Dee Why Town Centre development. The proposed modifications include:

- Introduction of additional unit (x1) to Level 02 of the residential part which occupies part of the space that is currently noted as the resident's gym; and
- Conversion of part of the ground floor residential lobby to accommodate a manager's office.

1.1. Additional Apartment

The provision of an additional apartment increases the total number of units from 351 to 352. This does not affect the number of adaptable units required.

There is suitable access from the site boundary to the entry doorway of the proposed unit in accordance with the Disability (Access to Premises – Buildings) Standards. The accessible path of travel is provided via the passenger lift.

Additionally, an accessible means of access to the resident's gym is maintained with appropriate door clearances and circulation in accordance with AS1428.1.2009.

WALL TO WALL

1.2. Building Manager's Office

A Building Manager's Office is proposed on the ground floor near Residential Lobby Core B. The introduction of the office does not affect access to and within the residential and commercial lobby areas with appropriate clearances and circulation maintained for persons with disability.

As the role of the Building Manager requires greater mobility and dexterity, it is not deemed necessary to ensure that facilities within the office is made suitable for persons with a disability and is considered a service area in accordance with Part D3.4 of the BCA.

The design of the subject area is suitable in accordance with the Disability (Access to Premises – Buildings) Standards.

2. INSPECTION FINDINGS

The assessment undertaken was in the context of and capable of comply within the following –

- Disability (Access to Premises – Buildings) Standards 2010;
- The BCA, Volume 1, Edition 2016 – Part D3 and F2.4; and
- Australian Standards – AS1428.1-2009 and AS4299-1995.

This statement should not be as construed as relieving any other parties of their legislative obligations.

Yours faithfully,



Queenie Tran
For Wall to Wall Design + Consulting