



**MATT SHUTER + ASSOCIATES**

**Access for People with Disabilities**

**Design Compliance Report – DA Level Documentation**



**Alterations to Existing Mixed-Use Building**

**38 Frenches Forest Road, Seaforth NSW**

<b>Report Number &amp; Revision:</b>	MSA2178DDA_Rev02
<b>Prepared For:</b>	Jameson Family Investments NSW
<b>Date of Issue:</b>	21.09.2021



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## Executive Summary & Recommendations

This report has assessed the **Development Application Stage** design documentation for the **proposed alterations and additions to the existing mixed-use building at 38 Frenches Forest Road, Seaforth NSW** under the relevant Regulations relating to “Access for People with Disabilities”.

The primary purpose of the report is to assess the proposed/new development works against the Access Regulations, identify any significant non-compliance matters and to provide suitable recommendations to ensure the compliance of the design.

The development demonstrates an ability to comply with the relevant provisions relating to the provision of access and facilities for people with disabilities, subject to the recommendations as detailed below:

- ☐ Significant matters, being those with the ability to affect the design have been included in the Table 1.0 in the Executive Summary.
- ☐ All other informational or minor recommendations are included in Table 3.0 of this report.

The recommendations of the report should be considered by the relevant stakeholders and addressed where relevant.

**TABLE 1.0 – Significant Recommendations**

#	Clause	Recommendations
1.	D3.1	<p><b>Access to Buildings</b></p> <p>Details must be provided at CC stage to confirm the proposed use of the reconstructed stairs serving the back of the retail tenancies at Level 1.</p> <p>Where these stairs are required to be used for general pedestrian access, it is recommended that they be provided with accessible features including extended handrails and TGSI's.</p> <p>Further details and where necessary design modifications to be provided at CC stage.</p> <p>Note – performance solutions may be considered where strict compliance with the above cannot be achieved.</p>



## 1.0 Introduction

This report has assessed the **Development Application Stage** design documentation for the **proposed alterations and additions to the existing mixed-use building** at **38 Frenches Forest Road, Seaforth NSW** under the relevant Regulations relating to "Access for People with Disabilities".

The report is limited to assessment of the above-stated proposed development, and does not include assessment of the any overall existing buildings except where directly relevant to the proposed works (see also details of the 'affected part' as described in Section 3.18.1 of this report)

### 1.1 Assessed Information

This report is based on the following:

- Desktop assessment of DA Level Architectural Plans prepared by Mode Design Architects (Refer to Attachment A for details)
- Site Inspection undertaken by Paul O'Shannassy of MSA on the 10.03.2021.

### 1.2 Purpose of Report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the following and to provide recommendations where necessary:

- Part D3 "Access for People with Disabilities", Clause F2.4 "Accessible Sanitary Facilities" & Clause E3.6 "Passenger Lifts" of the Building Code of Australia (National Construction Code) 2019 Amendment 1 – Volume 1 as relevant to the proposal.
- The Guide to the Building Code of Australia - National Construction Code 2019 Amendment 1 – Volume 1.
- Relevant clauses of AS1428.1-2001/2009 "Design for Access and Mobility – Part 1: General Requirements for Access New Building Works" published by Standards Australia.
- Commonwealth Disability (Access to Premises) Standards 2010. This standard typically requires compliance with the BCA and Australian Standards for new works, but also contains additional provisions for the upgrade of existing buildings in which new works are being undertaken.



### **1.3 Limitations of Report**

- Any parts of the access regulations that are not directly referenced in Section 1.2 of this Report.
- The assessment is primarily limited to a desktop assessment only. A site inspection was undertaken for familiarisation purposes only.
- Some access requirements are recognised as being interpretive in nature. Where these matters are encountered, interpretations are made in accordance with MSA policy. Specific relevant interpretations relevant to this assessment are included in Section 2.0 "BCA Assessment Data".
- Councils Access Codes have not been specifically considered.





## 2.2 BCA Assessment Data

The following BCA assessment data is relevant to the proposal under the current BCA:

	Existing	Proposed
<b>BCA Building Classification:</b>  <i>BCA A3.2, A3.3</i>	6 (retail)  9b (gym)  4 (residential unit)	Unchanged by the proposed development.
<b>Rise in Stories</b>  <i>BCA C1.2</i>	2	Unchanged by the proposed development.





## 3.0 ACCESS ASSESSMENT & RECOMMENDATIONS

Items are nominated as follows:

- **"Complies"** – the design documentation indicates clear compliance with the requirement
- **"Does Not Comply"** – there is a clear non-compliance indicated on the design documentation
- **"NA or Informational"** – the clause provides compliance direction only or is not applicable to the subject development
- **"Compliance Required"** – the current level of detail is insufficient to determine full compliance. These items are flagged for the ongoing information of the design team as relevant. Compliance with these requirements can typically be addressed in a BCA compliance specification or plan notation (and typically do not require 'design changes'. The level of detail required is determined by the Accredited Certifier/Certifying Authority.

The following compliance assessment table is divided into the following key access-related considerations:

- 3.1 ACCESS TO BUILDINGS & ENTRANCES
- 3.2 PARTS OF A BUILDING THAT MUST BE ACCESSIBLE
- 3.3 THE ACCESSIBLE PATH
- 3.4 FLOOR FINISHES
- 3.5 DOORWAYS & GLAZING
- 3.6 WALKWAYS (*NOT USED*)
- 3.7 RAMPS (*NOT USED*)
- 3.8 STEP, KERB + THRESHOLD RAMPS (*NOT USED*)
- 3.9 STAIRWAYS
- 3.10 TACTILE GROUND SURFACE INDICATORS FOR HAZARDS
- 3.11 TACTILE GROUND SURFACE INDICATORS – DIRECTIONAL (*NOT USED*)
- 3.12 LIFTS (*NOT USED*)
- 3.13 LIGHTING (*NOT USED*)
- 3.14 SIGNAGE (*NOT USED*)
- 3.15 SANITARY FACILITIES
- 3.16 HEARING AUGMENTATION (*NOT USED*)
- 3.17 CARPARKING (*NOT USED*)
- 3.18 ACCESS TO PREMISES STANDARD (UPGRADE OF EXISTING BUILDINGS)



### 3.1 ACCESS TO BUILDINGS & ENTRANCES

#	Accessibility Requirement	Comment/Recommendation
3.1.1	<b>Access from Boundary</b> An accessway must be provided from the main points of a pedestrian entrance at the allotment boundary to the subject building. <i>BCA D3.2(a)(i)</i>	Refer to Section 3.18 of this report.
3.1.2	<b>Access from other Buildings</b> An accessway must be provided from another accessible building connected by a pedestrian link to the subject building <i>BCA D3.2(a)(ii)</i>	NA – there is only one building on the allotment (assumed)
3.1.3	<b>Access from Carparking</b> An accessway must be provided from any required accessible carparking space on the allotment to the subject building <i>BCA D3.2(a)(iii)</i>	NA – carparking is not to be affected by the proposed development.
3.1.4	<b>Access Via Principle Entrance</b> The accessway must be through the principle public entrance <i>BCA D3.2(b)</i>	Refer to Section 3.18 of this report.
3.1.5	<b>Number of Accessible Entries</b> Not less than 50% of all pedestrian entrances to the building. <i>BCA D3.2(b)(i)</i>	Pedestrian entrances will remain as existing.
3.1.6	<b>Accessible Entry Locations</b> In a building over 500m <sup>2</sup> , an accessible entrance must be within 50m of any non-accessible entrance. <i>This does not apply to pedestrian entrances to areas that are exempt from requiring access under D3.4</i> <i>BCA D3.2(b)(ii)</i>	Pedestrian entrances will remain as existing.
3.1.7	<b>Entrance Doorways</b> Where up to 3 doorways are provided at the entrance, not less than 1 must be accessible (850mm clear opening with compliant circulation space)	Each 'entrance' comprises a single doorway.

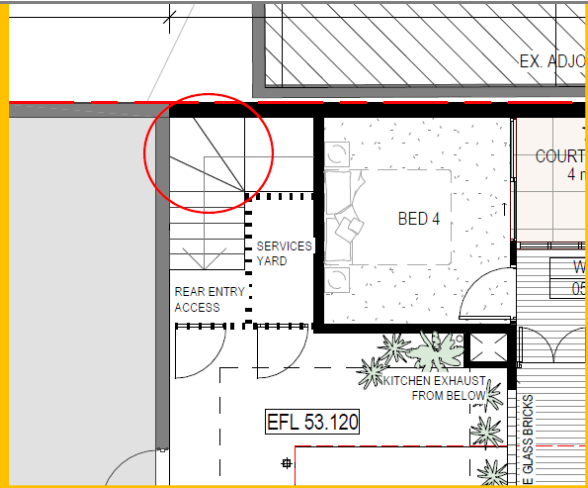


<p>Where more than 3 doorways are provided at the entrance, not less than 50% of those doorways must be accessible (850mm clear opening with compliant circulation space)</p> <p>Where multiple doorway sets are provided, each set must provide an accessible door if the doorsets are more than the width of the widest doorway away from each other</p> <p>BCA D3.2(c)</p>	
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## 3.2 BUILDINGS & PARTS OF BUILDINGS THAT MUST BE ACCESSIBLE

#	Accessibility Requirement	Comment/Recommendation
3.2.1	<p><b>Building Parts to be Accessible</b></p> <p>BCA Table D3.1 provides the requirements for Access to buildings – primary based on Classification. Areas required to be accessible are typically required to comply with AS1428.1. Requirements are summarised as follows:</p> <ul style="list-style-type: none"> <li>Class 2, 3 &amp; 9c buildings – Common areas - Access must be provided from a pedestrian entrance required to be accessible to at least one floor containing sole occupancy units and to the entrance doors of each sole occupancy unit on that level and where levels are served by a passenger lift, to all unit entrances and common areas of the levels served by a lift. Access must also be provided to one of each type of common room/space for use by residents (kitchens, gyms, pools, laundries, lounge rooms and the like)</li> <li>Class 3 &amp; 9c – SOUs (Accessible SOUs must be provided in accordance with Table BCA D3.1 – the number is calculated on the total number of SOU's provided. Accessible SOU's must be representative of the rooms available and not more than 2 accessible SOUs can be provided adjacent one another.</li> <li>Class 5, 6, 7b, 8, 9a &amp; 9b buildings – Access must be provided to and within all areas normally used by the occupants (additional requirements apply to Class 9b buildings which are not schools).</li> <li>Class 7a buildings – Access must be provided to and within any level containing accessible carparking spaces.</li> </ul> <p>BCA D3.1</p>	<p>Access is not required to be provided to the Class 4 part.</p> <p>Access to the retail portions is not affected by the proposed works.</p> <p><i>Nb – it is noted that the 'back of house' access to the south western retail tenancy &amp; pool shop is to be reconfigured.</i></p> <p><i>This is considered to be a secondary means of access and is not relied upon for access or egress from these tenancies.</i></p> <p><i>Depending on the proposed use of this secondary access stair, the stair may or may not need to incorporate accessible features – details would need to be provided at CC stage (noting comments in BCVA report relating to the deletion of the winding treads)</i></p> <p>It is noted in any case that the proposed works are not reducing the level of access to the existing building.</p>



		
3.2.2	<p><b>Access to Buildings</b></p> <p>An Access way must be provided to the building from:</p> <ul style="list-style-type: none"> <li>the main points of pedestrian entry at the allotment boundary</li> <li>from another accessible building connected by a pedestrian link</li> <li>any accessible carparking space on the allotment</li> </ul> <p>Access must be provided through the 'principal pedestrian entrance' and not less than 50% of all entrances. Where the floor area of the building exceeds 500m<sup>2</sup>, a non-accessible entrance must not be located more than 50m from an accessible entrance.</p> <p>BCA D3.2</p>	<p>The proposed works do not affect the accessways from the boundary (or carpark or other buildings on the same allotment).</p>
3.2.3	<p><b>Exemption for Access to Small Storeys</b></p> <p>In relation to staff areas, ramped or lift access need not be provided to storeys other than the entrance storey of Class 5, 6, 7b or 8 building that-</p> <ul style="list-style-type: none"> <li>-contains not more than 3 storeys, and</li> <li>- where each storey (other than the entrance storey) is not more than 200m<sup>2</sup></li> </ul> <p><i>IMPORTANT NOTE: Although ramped or lift access is not required to the &lt;200m<sup>2</sup> storeys, the storeys <u>must still be otherwise be provided with accessible paths of travel and features under AS1428.1</u> to ensure any future provision of lift or ramped access would be to a level that is otherwise compliant)</i></p> <p>BCA D3.3</p>	<p>This concession is not applicable to the subject building.</p>

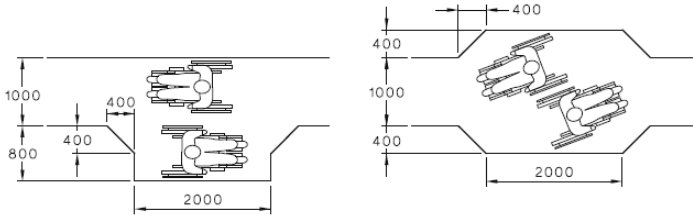


3.2.4	<b>Other Exemptions for Access</b> The following areas are exempt from needing to be accessible: -an area that would be inappropriate because of its particular use -an area that would pose a health or safety risk for people with a disability -any path of travel providing access only to an area listed above <i>BCA D3.4</i>	Concessions noted, but not specifically applied to this development.
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### 3.3 THE ACCESSIBLE PATH

#	Accessibility Requirement	Comment/Recommendation
3.3.1	<b>Accessway Width</b> Accessways should be a minimum unobstructed width of 1000mm (clear of handrails or other obstructions) <i>BCA D3.2 and AS1428.1-2009</i>	Noting comments in 3.2.1 above, 'accessways' are generally not affected by the proposed works.
3.3.2	<b>Accessway Height</b> Accessways must be a minimum of 2000mm in unobstructed height <i>AS1428.1-2009</i>	
3.3.3	<b>Obstructions in Accessways</b> Accessways must not include steps, stairways, turnstiles, revolving doors, escalators, moving walkways or other impediments 6.1 of AS1428.1-2009	
3.3.4	<b>Manoeuvring Areas For Wheelchair Turns</b> Manoeuvring areas of the following dimensions must be provided allow the following turns: <ul style="list-style-type: none"> <li>- 60° to 90° – 1.5m x 1.5m with splay</li> <li>- 30° to 60° – 0.5m x 0.5m internal splay, if less than 1200mm width</li> <li>- 90° to 180° – 2.07m long x 1.54m wide</li> <li>- 360° – 2.45m x 2.45m</li> </ul>	



#	Accessibility Requirement	Comment/Recommendation
	<p>See Figures 4 &amp; 5 of AS1428.1-2009</p> <p><i>BCA D3.1, 6.5 of AS1428.1-2009</i></p>	
3.3.5	<p><b>Passing Space for Wheelchairs</b></p> <p>Two way accessways less than 1800mm wide, must be provide with passing areas as applicable.</p> <p>Width to be 1600mm x 1800mm if space is to be on one side and 1800mm x 2000mm if the space is distributed equally on both sides of the path</p>  <p><i>BCA D3.3(c)</i></p>	



### 3.4 FLOOR FINISHES

#	Accessibility Requirement	Comment/Recommendation
3.4.1	<p><b>Surface Finishes &amp; Slip Resistance</b></p> <p>Ground and floor surfaces shall comply with the requirements for floor surfaces in AS 1428.1. The followings finishes are considered satisfactory:</p> <p>Wet locations:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Concrete with abrasive finish;</li> <li><input type="checkbox"/> Concrete with exposed aggregate finish;</li> <li><input type="checkbox"/> Bituminous concrete;</li> <li><input type="checkbox"/> Natural stone with rough finish;</li> <li><input type="checkbox"/> Paving bricks with abrasive finish.</li> <li><input type="checkbox"/> Slip resistant tiles.</li> </ul> <p>Dry locations</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> All materials suitable for wet locations;</li> <li><input type="checkbox"/> Short piled carpet</li> <li><input type="checkbox"/> Smooth flooring materials that do not have a high gloss or slippery finish or have been treated appropriately.</li> </ul> <p>Surfaces provided on access paths and circulation areas must be slip resistant and suitable for people with disabilities.</p> <p>The minimum slip resistant ratings should be in accordance with HB 197.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Internal Corridors, Walkways and Stairs - X &amp; R10</li> <li><input type="checkbox"/> External colonnade, walkways - W &amp; R10</li> <li><input type="checkbox"/> External Ramps - V &amp; R11</li> <li><input type="checkbox"/> External Stairs - W &amp; R11</li> </ul> <p><i>Clause 12 of AS 1428.1 2001, AS 4586:2004 and HB 197</i></p>	<p><i>Details can be provided at CC stage.</i></p>
3.4.2	<p><b>Grates</b></p> <p>Grates to have circular openings no greater than 13mm and slotted openings no greater than 8mm wide in the direction of travel or 13mm when perpendicular</p> <p><i>7.5 of AS1428.1-2009</i></p>	<p>There do not appear to be any grates proposed (to comply where required).</p>



### 3.5 DOORWAYS & GLAZING

#	Accessibility Requirement	Comment/Recommendation
3.5.1	<b>Doorways</b> Doorways in accessible areas must comply with the following provisions as relevant <i>BCA D3.1</i>	See below.
3.5.2	<b>Clear Opening of Doorways</b> All doors required to be accessible must have a minimum clear opening width of 850mm <i>BCA D3.2(e) and 13.2 of AS1428.1-2009</i>	<i>The clear widths of new doorways in accessible areas* should be noted on the door schedule (and be not less than 850mm clear – which typically requires a 920mm door leaf).</i>  <i>*Note this only applies to new doors in accessible areas. It appears that the only new doors are proposed within the residential (non-accessible) areas.</i>
3.5.3	<b>Double leaf doors</b> In the instance of double-leaf doors, the active leaf of the door must meet the general requirements for access, inclusive of clear opening width, circulation space and door hardware <i>BCA D3.2(e)</i>	New doorways will incorporate single leaf doors.
3.5.4	<b>Door Circulation Space - Generally</b> Doorways must have clear circulation spaces around them dependant on door type, swing and direction of approach. The circulation space must be free of obstruction and not be steeper than 1:40 grade to allow operation of the doors by a wheelchair user.  See Figures 31, 32, 33 and 34 of AS1428.1-2009 for full details. <i>13.3 of AS1428.1-2009</i>	Refer to comments in 3.5.2 above.
3.5.5	<b>Visual Indicators on Glazing</b> Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, side lights and any glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with AS1428.1 as follows: <input type="checkbox"/> a solid contrasting line not less than 75mm wide at a height of between 0.9m and 1.0m above finished floor level must be provided	NA to subject design.





#	Accessibility Requirement	Comment/Recommendation
	<input type="checkbox"/> The line to be min. 30% luminance contrast when viewed against surface within 2m of the glazing on the opposite side <input type="checkbox"/> Transparent, translucent or broken lines are NOT acceptable as visual indicators <i>Clause 6.6 of AS1428.1-2009</i>	

### 3.6 WALKWAYS (Not used – no walkways affected by the proposed development)

### 3.7 RAMPS (Not used - no ramps affected by the proposed development)

### 3.8 STEP, KERB + THRESHOLD RAMPS (Not used - no ramps affected by the proposed development)

### 3.9 STAIRWAYS (not used – no stairs affected by proposed works)

#	Accessibility Requirement	Comment/Recommendation
3.9.1	<p><b>Stairways &amp; Landings</b></p> <p>New and upgraded stairs in passenger use areas must meet:</p> <ul style="list-style-type: none"> <li>- BCA D2.13</li> <li>- Relevant parts of AS1428.1</li> </ul> <p>In summary, this requires:</p> <ul style="list-style-type: none"> <li>• Not more than 18 and not less than 2 risers in each flight</li> <li>• Closed / Opaque risers</li> <li>• No winders</li> <li>• Accessible handrails to both sides of the stair (11.2 of AS1428.1)</li> </ul>	<p><i>Details can be provided at CC stage.</i></p> <p><i>Refer to comments in 3.2.1 above. The requirements for stairs in the commercial part will depend on the use of the stairs and whether they need to be accessible.</i></p>



#	Accessibility Requirement	Comment/Recommendation
	<ul style="list-style-type: none"> <li>Risers must be offset at any mid-landings to avoid vertical sections in handrails</li> <li>Setback so the accessible handrails do not protrude into pedestrian crossflow generally</li> </ul>	

### 3.10 TACTILE GROUND SURFACE INDICATORS FOR HAZARDS

#	ACCESS REQUIREMENT	COMMENTS
3.10.1	<p><b>Warning Tactile Ground Surface Indicators</b></p> <p>Are a series of truncated domes which alert vision-impaired people to impending hazards that could not be reasonably expected or anticipated and are typically installed at:</p> <ul style="list-style-type: none"> <li>Stair Approaches</li> <li>Ramp Approaches(1:20-1:14)</li> <li>Top of step and kerb ramps</li> <li>To indicate overhead obstructions below a height of 2000mm</li> <li>Where accessways approach a vehicular way</li> <li>Tactiles are typically a 600mm deep pad extending the width of the hazard. (BCA H2.11, BCA D3.8)</li> </ul>	<p><i>As per comments in 3.9 above, the requirements for TGSI's in the commercial part will depend on the use of the stairs and whether they need to be accessible.</i></p> <p><i>It is recommended that TGSI's be considered regardless – so as to improve general occupant safety.</i></p> <p><i>Details can be provided at CC stage.</i></p>

### 3.12 LIFTS (Not used –no lifts affected by proposed works )

### 3.14 SIGNAGE (Not used –no signage affected by proposed works )

### 3.15 SANITARY FACILITIES (BCA F2.4)



#	ACCESS REQUIREMENT	COMMENTS
3.15.1	<b>F2.4 Accessible sanitary facilities</b> In a building required to be accessible—  (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with <b>Table F2.4(a)</b>	Accessible sanitary facilities are not affected or required in the proposed development.

### 3.16 HEARING AUGMENTATION (not used)

### 3.17 CARPARKING (not used – no carparking affected)

### 3.18 ACCESS TO PREMISES STANDARD

#	ACCESS REQUIREMENT	COMMENTS
3.18.1	<b>General</b>  Buildings to which Standards apply <ul style="list-style-type: none"> <li>a <i>new</i> building, to the extent that the building is a (specified) Class 1b, Class 2 building (short-term rent) or a Class 3, 5, 6, 7, 8, 9 or 10 building.</li> <li>a new part, and any <i>affected part</i> (see definitions below) of a building, to the extent that the building is a (specified) Class 1b, Class 2 building (short-term rent) or a Class 3, 5, 6, 7, 8, 9 or 10 building.</li> </ul> <p>A part of a building is a <i>new part</i> of the building if it is an extension to the building or a modified part of the building (refer to the Access to Premises Standards for full details).</p> <p>An <i>affected part</i> is:</p>	<p>The extent to which the affected part upgrade applies depends on the use of the stairs in the commercial part. Where not deemed 'accessible', it is not considered necessary to apply the affected part upgrade provisions.</p> <p><i>Details to be provide at CC stage.</i></p>



#	ACCESS REQUIREMENT	COMMENTS
	(a) the principal pedestrian entrance of an existing building that contains a new part; and (b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.	
3.18.2	<b>Lessee Concession</b>  Lessees  (1) If the lessee of a new part of a building submits an application for approval for the building work, the following people do not have to ensure that the affected part of the building complies with these Standards: (a) the building certifier; (b) the building developer; (c) the building manager. (2) Subsection (1) does not apply if a building with a new part is leased to only 1 person.	NA – lessee concession not applicable to subject building works.
3.18.3	<b>Existing Lift Upgrade/Concessions</b>  <b>Lift concession</b>  The requirement in Table E3.6 (b) of the Access Code that a lift is to have a floor dimension of not less than 1 400 mm x 1 600 mm does not apply to an existing passenger lift that is in a new part, or an affected part, of a building, if the lift: (a) travels more than 12 m; and (b) has a lift floor that is not less than 1 100 mm by 1 400 mm.	NA - lift concession not applicable to subject building works.
3.18.4	<b>Existing Toilet Upgrade/Concessions</b>  (1) Paragraphs F2.4 (c) and (e) of the Access Code, to the extent that they require compliance with AS 1428.1—2009, <i>Design for access and mobility</i> , Part 1: <i>General requirements for access—New building work</i> , do not apply to the following: (a) existing accessible sanitary compartments; (b) existing sanitary compartments suitable for use by people with a disability.	NA- this concession is not proposed to be used.



#	ACCESS REQUIREMENT	COMMENTS
	<p>(2) For subsection (1) to apply, a sanitary compartment mentioned in paragraph (a) or (b) must:</p> <ul style="list-style-type: none"> <li>(a) comply with AS 1428.1—2001, <i>Design for access and mobility</i>, Part 1: <i>General requirements for access—New building work</i>; and</li> <li>(b) be located in either a new part, or an affected part, of a building.</li> </ul>	



## 4.0 CONCLUSION

This report has assessed the **Development Application Stage** design documentation for the **proposed alterations and additions to the existing mixed-use building at 38 Frenches Forest Road, Seaforth NSW** under the relevant Regulations relating to "Access for People with Disabilities".

The primary purpose of the report is to assess the proposed/new development works against the Access Regulations, identify any non-compliance matters and to provide suitable recommendations to ensure the compliance of the design.

Subject to the recommendations of this report, the development demonstrates an ability to comply with the relevant provisions relating to the provision of access and facilities for people with disabilities:

- ☐ Significant matters, being those with the ability to affect the design have been included in the Table 1.0 in the Executive Summary.
- ☐ All other informational recommendations are included in Table 3.0 of this report.

The design team should review the recommendations of this report and ensure the design documentation adequately addresses the recommendations of this report. Further reviews by MSA can/will be undertaken on the documentation as directed by our client.



# SEAFORTH RESIDENTIAL

## DEVELOPMENT APPLICATION

38 FRENCHS FOREST RD, SEAFORTH, NSW 2092

### SHEET LIST

No	Name	Current Revision
0000	COVER SHEET - GENERAL INFORMATION	0
0001	SITE ANALYSIS	A
0010	DEVELOPMENT SUMMARY	F
0011	SHADOW DIAGRAMS	E
0012	SHADOW ELEVATIONS	E
0050	PERSPECTIVES	E
0100	SITE & LANDSCAPE PLAN	E
0200	DEMOLITION PLAN - GROUND LEVEL	E
0201	DEMOLITION PLAN - LEVEL 01	E
0202	DEMOLITION PLAN - ROOF LEVEL	E
1000	GENERAL ARRANGEMENT PLAN - GROUND LEVEL	F
1001	GENERAL ARRANGEMENT PLAN - LEVEL 01 PROPOSED	F
1002	GENERAL ARRANGEMENT PLAN - ROOF PLAN	F
1100	GENERAL ARRANGEMENT - BUILDING ELEVATIONS	E
1200	GENERAL ARRANGEMENT - BUILDING SECTIONS	E
1201	GENERAL ARRANGEMENT - BUILDING SECTIONS	E
5000	FINISHES AND MATERIALS PALETTE	A
7200	WINDOW ELEVATION SCHEDULE	E
8000	3D VIEW - 8.5M HEIGHT LIMIT	E
SS-1000	GENERAL ARRANGEMENT PLAN - UPPER ROOF PLAN	B
SS-1101	GENERAL ARRANGEMENT - NEIGHBOURING ELEVATION	B

### SITE AND AREA INFORMATION:

SITE AREA: 656m<sup>2</sup>

PERMISSIBLE FSR: 1 : 1

EXISTING FSR: 0.97:1

PROPOSED FSR: 1.00:1

PERMISSIBLE HEIGHT: 8.5m

TOTAL PROPOSED ADDED GFA: 18m<sup>2</sup>

### PRIVATE OPEN SPACE

LEVEL 1 (NORTHERN BALCONY): 21m<sup>2</sup>

LEVEL 1 (COURTYARD BALCONY): 4m<sup>2</sup>

TOTAL POS: 25m<sup>2</sup>



LOCATION PLAN



LOT 4.5.6 DP 31806

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