



**accessible
building
solutions**

ABN 58 006 628 812

124 Upper Washington Drive
Bonnet Bay NSW 2226

P 0415 255 163
E howard@absaccess.com.au

RE: 26 Whistler St Manly

Please see below our responses to councils comments regarding the adaptable and accessible parking spaces:

1)

Concern is raised that the Accessible parking spaces are not designed to AS2890.1. They should be 2.4m wide and have a 2.4m shared space adjoining them. The plans indicate a shared space of less than 2.4m. The shared spaces should also be protected with a bollard as required by AS2890.6 section 2.2.1(e)

These are adaptable unit parking spaces not accessible parking spaces. The requirement isn't for a 2.4m shared zone as stated in AS2890 but for a 3.8m wide space as stated in AS4299 for Adaptable Housing. The Manly DCP also states for a 3.8m wide space

3.7.2 Garages and carports Garages and carports shall have minimum internal dimensions of 6.0 m × 3.8 m. A 2.5 m internal vertical clearance is desirable. A garage may be reduced if a hardsurfaced level outside space of minimum dimensions 5.4 m × 3.8 m is provided as a sheltered carpark, or can be provided in the future. Provision for a power-operated roller door is desirable.

NOTE: A level surface includes surfaces with a gradient of up to 1:40.

- a) The provision of any required Adaptable Housing need to be demonstrated in the DA drawings. In particular, the following building features are to be included for adaptable housing:
 - i) Provision of plans showing the dwelling in its pre-adaptation and post adaptation stages;
 - ii) A continuous accessible path of travel from the car space to and within the adaptable dwelling and to common facilities;
 - iii) Provision of an adaptable parking space of at least 3.8m wide;

2)

The Shared Area adjacent to basement level space 12 is sited in a parking aisle. This is unacceptable and will expose disabled drivers to potential injury from circulating/reversing traffic. AS 2890.6 Fig 2.4 requires the shared area to be sited on the side of the space that is furthest from the parking aisle.

AS2890 clearly stated that an aisle can be used as a shared zone. In fact spaces also have a shared zone at the rear (which is the most common transfer method) that is always in a shared zone

1.3.2 Shared area

An area adjacent to a dedicated space provided for access or egress to or from a parked vehicle and which may be shared with any other purpose that does not involve other than transitory obstruction of the area, e.g. a walkway, a vehicular aisle, dual use with another adjacent dedicated space.



Howard Moutrie

ACAA Accredited Access Consultant No 177