

ACCESSIBILITY REPORT

DEVELOPMENT APPLICATION

BARNES ROAD
FRENCHS FOREST

SELF CONTAINED DWELLINGS FOR
OLDER PEOPLE OR PEOPLE WITH A DISABILITY

Prepared By Mark Relf

5th April 2019



Accessibility Solutions (NSW) PTY LTD

ABN 20 105 200 128 | 20 Begonia Street PAGEWOOD 2035

Tel: 9695-1940 | Fax: 9695-1906 | Mob: 0417-467-007 | Email: markrelf@bigpond.com

Accessibility Report

Development Application

Self Contained Dwellings for Older People or People With a Disability at Barnes Road, Frenchs Forest

This accessibility assessment has been prepared to assess an amended development application for Self Contained Dwellings for Older People or People With a Disability on a site at Barnes Road, Frenchs Forest.

The development proposes;

- Forty-one (41) self contained apartments.
- Communal lounge/games area, café, outdoor terrace, staff and utility service areas.
- Indoor pool and gymnasium.
- 92 parking spaces consisting of 82 resident spaces within 41 double garages and 10 visitor including 2 accessible spaces.

The plans show ten (10) buildings that are linked by a central corridor which incorporates lifts (6), stairs and 1:20 maximum gradient accessways to facilitate pedestrian movement between the buildings.

- Building 1 shall incorporate the main entry foyer, several communal amenities, administration and staff back-of-house utilities on the ground floor. Building 1 also proposes several apartments on the ground and first floor with lift access to a basement carpark.
- Building 2 to 9 shall provide resident suites, while Buildings 6/7 shall also provide an indoor pool, gym and changerooms.
- Building 10 provides staff and administration facilities with no resident access.

Assessment Criteria

This assessment considers the following legislation, planning instruments and standards pertaining to access for people with disabilities to and within common areas of self contained apartment complex while schedule 16 of the WLEP specifies design requirements for the interiors of the apartments.

In particular:

- (1) DDA Premises Standards
- (2) Building Code of Australia (BCA) 2019 for a class 2 development.
- (3) Warringah LEP – Clause 40 & Schedule 16.
- (4) Australian Standard AS1428.1 (2009) – Design for Access and Mobility.
- (5) Australian Standard AS1735.12 (1999) – Lifts.

Development Application Plans

The plans relied upon for this accessibility assessment include the drawings as follows:

NO.	NAME	SCALE	REVISION		
GENERAL					
DA 0.00	COVER SHEET	NTS @ A3	K		
DA 0.01	DATA SHEET	NTS @ A3	K		
SITE ANALYSIS					
DA 1.01	LOCATION PLAN	NTS @ A3	K		
DA 1.02	SITE ANALYSIS	NTS @ A3	K		
DA 1.03	SITE PLAN	1:1000 @ A3	K		
DA 1.04	BUILDING SETBACKS	1:1000 @ A3	K		
DA 1.05	DEMOLITION PLAN	1:1000 @ A3	K		
DA 1.06	APPROVED BUILDING ENVELOPE	1:1000 @ A3	K		
FLOOR PLANS					
DA 2.01	LEVEL RL086	1:500 @ A3	K		
DA 2.02	LEVEL RL089	1:500 @ A3	K		
DA 2.03	LEVEL RL095	1:500 @ A3	K		
DA 2.04	LEVEL RL098	1:500 @ A3	K		
DA 2.05	LEVEL RL101	1:500 @ A3	K		
DA 2.06	LEVEL RL104	1:500 @ A3	K		
DA 2.07	LEVEL RL107	1:500 @ A3	K		
DA 2.08	LEVEL RL110	1:500 @ A3	K		
DA 2.09	LEVEL RL115 ROOF PLAN				
ELEVATIONS					
DA 3.01	ELEVATION NORTH WEST	1:500 @ A3	K		
DA 3.02	ELEVATION SOUTH EAST	1:500 @ A3	K		
DA 3.03	ELEVATION NORTH EAST	1:500 @ A3	K		
SECTIONS					
DA 4.01	SECTION AA	1:500 @ A3	K		
DA 4.02	SECTION BB	1:500 @ A3	K		
DA 4.03	SECTION CC	1:500 @ A3	K		
DIAGRAMS					
DA 5.01	SHADOW DIAGRAM 21 JUNE 09AM & 10AM	NTS @ A3	K		
DA 5.02	SHADOW DIAGRAM 21 JUNE 11AM & 12PM	NTS @ A3	K		
DA 5.03	SHADOW DIAGRAM 21 JUNE 01AM & 02PM	NTS @ A3	K		
DA 5.04	SHADOW DIAGRAM 21 JUNE 03PM	NTS @ A3	K		
DA 5.22	GFA LEVEL RL086	1:500 @ A3	K		
DA 5.23	GFA LEVEL RL089	1:500 @ A3	K		
DA 5.24	GFA LEVEL RL095	1:500 @ A3	K		
DA 5.25	GFA LEVEL RL098	1:500 @ A3	K		
DA 5.26	GFA LEVEL RL101	1:500 @ A3	K		
DA 5.27	GFA LEVEL RL104	1:500 @ A3	K		
DA 5.28	GFA LEVEL RL107	1:500 @ A3	K		
DA 5.29	GFA LEVEL RL110	1:500 @ A3	K		
DA 5.41	ILU INTERNAL LAYOUTS 01	1:100 @ A3	K		
DA 5.42	ILU INTERNAL LAYOUTS 02	1:100 @ A3	K		
DA 5.43	ILU INTERNAL LAYOUTS 03	1:100 @ A3	K		
DA 5.44	ILU INTERNAL LAYOUTS 04	1:100 @ A3	K		
DA 5.45	ILU INTERNAL LAYOUTS 05	1:100 @ A3	K		
DA 5.46	ILU INTERNAL LAYOUTS 06	1:100 @ A3	K		
DA 5.47	ILU INTERNAL LAYOUTS 07	1:100 @ A3	K		
ARCHITECT IMPRESSION & MATERIALS					
DA 6.01	PHOTOMONTAGE 1	NTS @ A3	K		
DA 6.02	PHOTOMONTAGE 2	NTS @ A3	K		
DA 6.03	PHOTOMONTAGE 3	NTS @ A3	K		
DA 6.04	MATERIAL BOARD	NTS @ A3	K		

Executive Summary

In review of the plans it is my opinion that the development will provide appropriate access for a multi unit residential development of 41 self contained apartment dwellings to be occupied by older people and people with disabilities in accordance with Clause 40 and Schedule 16 of the Warringah LEP.

The plans also demonstrate that the common areas will comply with Parts D3, E3.6, F2.4 of the BCA and DDA Premises Standards.

In particular:

- The development provides a cluster of 10 buildings that incorporate continuous accessible paths of travel throughout including access to outdoor landscaped areas for passive recreation that ensure equitable and inclusive access that readily satisfies the accessibility requirements of the BCA, DDA Premises Standards and clause 40 of Council's LEP.
- Buildings 1, 4, 5, 6, 7, 8, 9 propose basement parking that proposes 92 parking spaces within 41 resident garages providing two spaces of 3200mm width and 2400mm width to comply with schedule 16 of the Warringah LEP and 10 visitors including 2 accessible spaces complying with AS2890.6 will satisfy Part D3.5 of the BCA and DDA Premises Standards.
- The development proposes Building 1 will provide an accessible main foyer entry, accessible interior areas with extensions that include lifts and accessible corridors to travel between the levels to ensure appropriate access to all areas of new building works.
- All forty-one (41) self contained apartments shall be accessible as prescribed by Schedule 16 of the Warringah LEP while at least 10% shall be adaptable to comply with clause 40 of the Warringah LEP.
- The communal lounge / dining areas, ancillary rooms and outdoor terraces shall provide access in a manner that complies with AS1428.1 to satisfy Part D3 of the BCA and DDA Premises Standards.
- The residents access to the pool and gym shall provide access in a manner that complies with AS1428.1 to satisfy Part D3 of the BCA and DDA Premises Standards.
- Outdoor pathways to access the recreational amenities shall be designed and detailed to comply with AS1428.1 to satisfy the objectives of the DDA.

In summary I conclude that the multi unit residential development of 41 self contained apartment dwellings and communal amenities to be occupied by older people and people with disabilities shall comply with Clause 40 and Schedule 16 of the Warringah LEP, accessibility requirements of the BCA 2019 and the DDA Premises Standards.



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 Housing for Seniors or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 – Apartment Design Guide 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 principal consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is an accredited member of 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 committees responsible for the AS1428 suite, AS4299 – Adaptable Housing, AS2890 Parking and AS1735 - Lifts.
- Registered Assessor Livable Housing

