

APPENDIX G

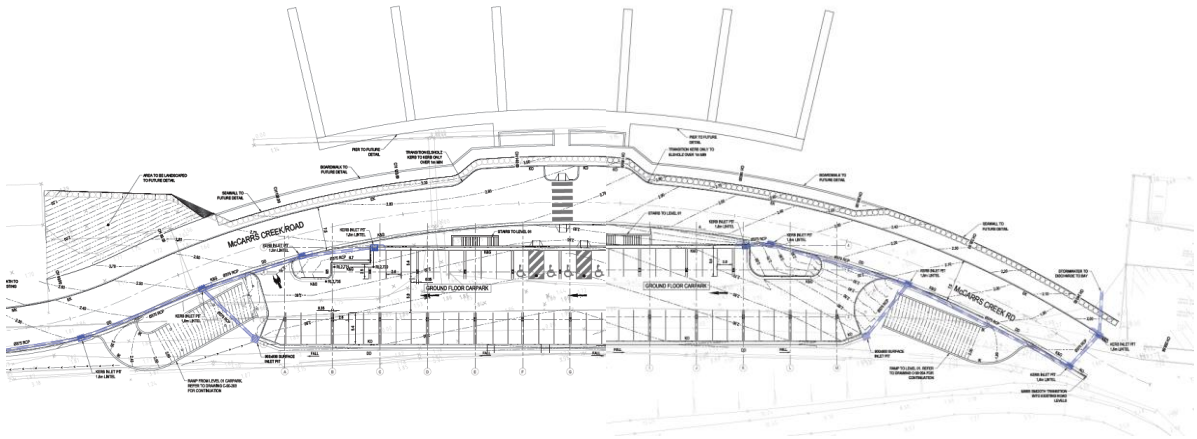
ACCESS REPORT

ACCESS REPORT

DEVELOPMENT APPLICATION

CHURCH POINT CARPARK

McCarrs Creek Road
Church Point



16TH NOVEMBER 2015



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: markreelf@bigpond.com

INTRODUCTION

This report has been prepared following an accessibility review of the plans for a multi-deck car park adjacent to the Church Point wharf on McCarrs Creek Road, Church Point.

The new building works propose the following;

- A two level car park that provides 120 car spaces with pedestrian ramp and stair access to both levels including an on-grade accessible pedestrian entry from a new footpath and realignment of McCarrs Creek Road.
- Ramp access to the adjoining marina.

The accessibility review has had regard to the following legislation and standards pertaining to access for people with disabilities:

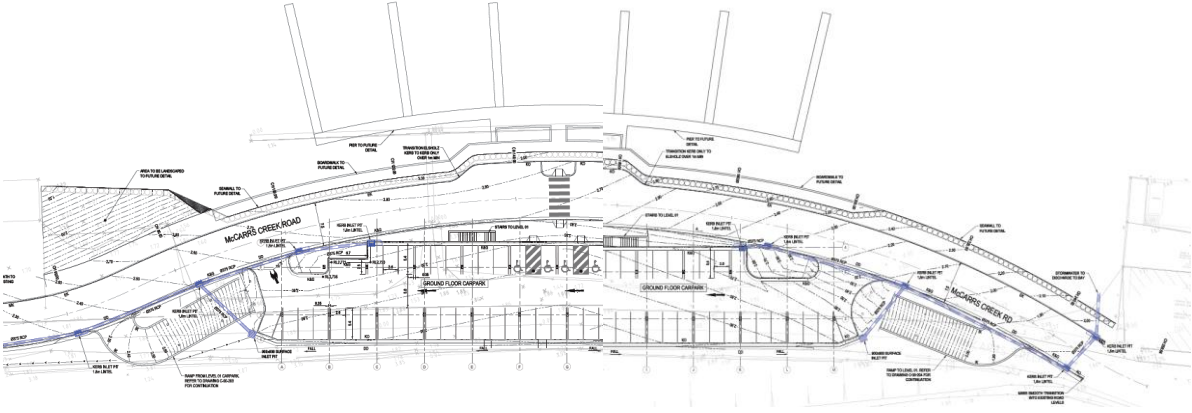
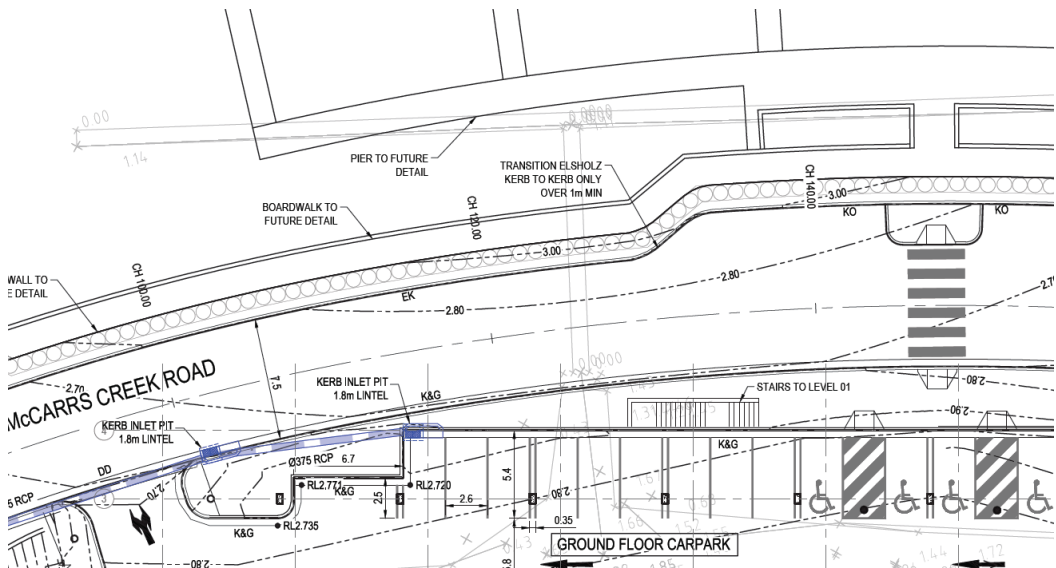
- DDA Premises Standard (2010).
- Building Code of Australia (BCA 2015) Parts D3.5, D3.2, D3.3, D3.8.
- AS1428.1 (2009) – Design for Access and Mobility: General Requirements.
- AS1428.4.1 (2009) – Tactile Ground Surface Indicators.
- AS2890.6 (2009) - Lifts for people with disabilities.
- AS3692 (2001) – Guidelines for design of marinas
- Pittwater DCP 21 – Section B6 Access & Parking

The plans relied for this review include the following;

Dwg No.	Revision	Title
C-00-001	03	Title Page
C-00-002	02	Notes
C-00-201	03	Civil Works Plan – Sheet 01
C-00-202	03	Civil Works Plan – Sheet 02
C-00-203	03	Carpark Level 01 – Sheet 01
C-00-204	03	Carpark Level 01 – Sheet 02
C-00-205	03	Carpark Level 02 – Sheet 01
C-00-206	03	Carpark Level 02 – Sheet 02
C-00-211	03	Road Long Sections – Sheet 01
C-00-212	03	Road Long Sections – Sheet 02
C-00-301	03	Typical Sections
C-00-302	02	Elevations – Sheet 01
C-00-303	01	Elevations – Sheet 02
C-00-311	02	Cross Sections – Sheet 01
C-00-312	02	Cross Sections – Sheet 02

Accessibility Assessment

External Pathway Links & Building Entrances (Parts D3.2 & D3.3 of the BCA)

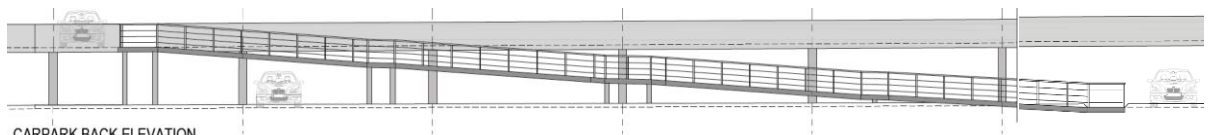
BCA /DDA Premises Standards Review	Complies
	
<ol style="list-style-type: none"> 1. The plans show a re-alignment of McCarrs Creek Road with the level raised approximately 900m from RL1.90 to RL2.80 to counter the future effects of potential rise in sea level and subsequent rise in river levels. 2. The new works propose a two lane roadway that incorporates a layby drop-off and pick up area for 3-4 vehicles and a blister pedestrian crossing from the carpark to the cantilevered boardwalk. 3. The boardwalk adjacent to the realignment proposes an approximate 4600mm width with level transition to the pedestrian crossing which incorporates kerb ramps to facilitate universal access and comply with accessibility standards to satisfy Part D3.2 of the BCA and DDA Premises Standards. 4. Continuous accessible paths of travel – It is unclear from these plans whether the proposed realignment and associated pedestrian accessway will provide an accessible connection to the Church Point commercial area and public bus transport stops. 	<p>YES</p> <p>YES</p> <p>YES</p> <p>TBA</p>
	
<ol style="list-style-type: none"> 5. Marina Access Interface - There is no indication on the plans as to how the access will interface with the marina which is required to provide a pontoon pedestrian 	<p>TBA</p>

BCA /DDA Premises Standards Review	Complies
gangway that achieves 1:12 for at least 80% of the time as required by AS 3692 [2001] while fixed ramps shall be required to be 1:14 maximum slope as specified by AS1428.1 for 100% of the time.	
6. Boardwalk & Footpaths – The detailed design of the boardwalk and footpaths shall be required to comply with AS1428.1 in terms of slope, crossfall, edging and surface profile which can be confirmed at the construction certificate stage.	Can Comply at CC stage
7. Kerb ramps – The detailed design of the kerb ramps shall be required to comply with AS1428.1 in terms of slope, crossfall, splayed edges, landings and transitions and AS1428.4.1 with respect to tactile ground surface indicators which can be confirmed at the construction certificate stage.	Can Comply at CC stage

Parking (Part D3.5 of the BCA)

BCA / DCP P21 / DDA Premises Standards Review	Complies
8. The development proposes 120 car spaces which includes 4 accessible car spaces which satisfies the minimum requirements of the BCA, DDA Premises Standards and Council's DCP P21 which specifies 3% shall be accessible.	YES
9. The plans show the accessible parking on the ground level which incorporates accessways to the pedestrian crossing to cross the road to the public domain footpath in a manner that complies with Parts D3.5 and D3.3 of the BCA and DDA Premises Standards.	YES
10. The four (4) accessible parking spaces are designed in accordance with AS2890.6 to comply with Part D3.5 of the BCA and DDA Premises Standards, including the provision of 2300mm height clearance at the carpark entry/exit points and along the aisle to the accessible spaces where there will be 2500mm height clearance to facilitate deployment of roof mounted wheelchair hoists.	YES YES
11. The upper Level 1 car park provides unlimited headroom clearance for high-roof vans and people movers and incorporates a 1:14 gradient pedestrian ramp to the ground floor level to ensure equitable access to satisfy Table D3.1 of the BCA and DDA Premises Standards.	YES
12. The design proposes two stairways on the western side of the car park structure and a 1:14 pedestrian ramp on the eastern side. See the section below regarding detailing of the stairs and ramp.	YES at CC stage

Internal Accessways (Part D3.3 of the BCA)

BCA /DDA Premises Standards Review	Complies
 <p>CARPARK BACK ELEVATION</p>	
13. While the pedestrian ramp can provide equitable access to the upper level the line-marking of parking spaces require amendment to show a 1000mm minimum width	Can Comply

In summary, it is my opinion that the design can provide equitable and inclusive access for people with disabilities to comply with the accessibility requirements of the Building Code of Australia and DDA Premises Standards and the Pittwater P21 DCP accessibility requirements.

All new building works shall be detailed at a future design stage in accordance with the detailed requirements of the abovementioned accessibility standards.



Mark Relf
Access Consultant (ACAA)

Appendix A – 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 – Residential Flat Buildings Design Code 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 principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with 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 ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

