

Memorandum 001

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Project	Chora Development – 7 Hartington Street, Northcote		
Subject	Access to people with disabilities and the relevant landscaping package		
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From	George Xinos		

1.0 Introduction

Functional Access Solutions have been engaged as the disability access consultants for the early design stages of the proposed Chora development to be located at 7 Hartington Street, Northcote.

FAS have not completed a full assessment of the project at the time of producing this memorandum. The memorandum therefore looks to outline the design intent for further design development as it relates to access for people with disabilities and should not be accepted as a statement of compliance for the project.

FAS has provided preliminary advice to the project to date and will be undertaking a full assessment of the documentation in the coming weeks.

2.0 Project Description

The subject site is the Holy Monastery of Axion Estin (Formerly the Little Sisters of the Poor Convent), with the project aiming to transform the site into a vibrant and cosmopolitan Greek village. The proposed works include the restoration of the existing monastery as well as the construction of an additional three buildings accommodating a diversity of functions.

The existing building will include a church, function spaces, residential accommodation, hotel accommodation, an art gallery, book shop, artisan spaces and a micro distillery.

The expansive site is bound by St George's Rd to the west, Hawthorn Rd to the north, Hartington Street to the east and abuts adjoining properties to the south of the site.

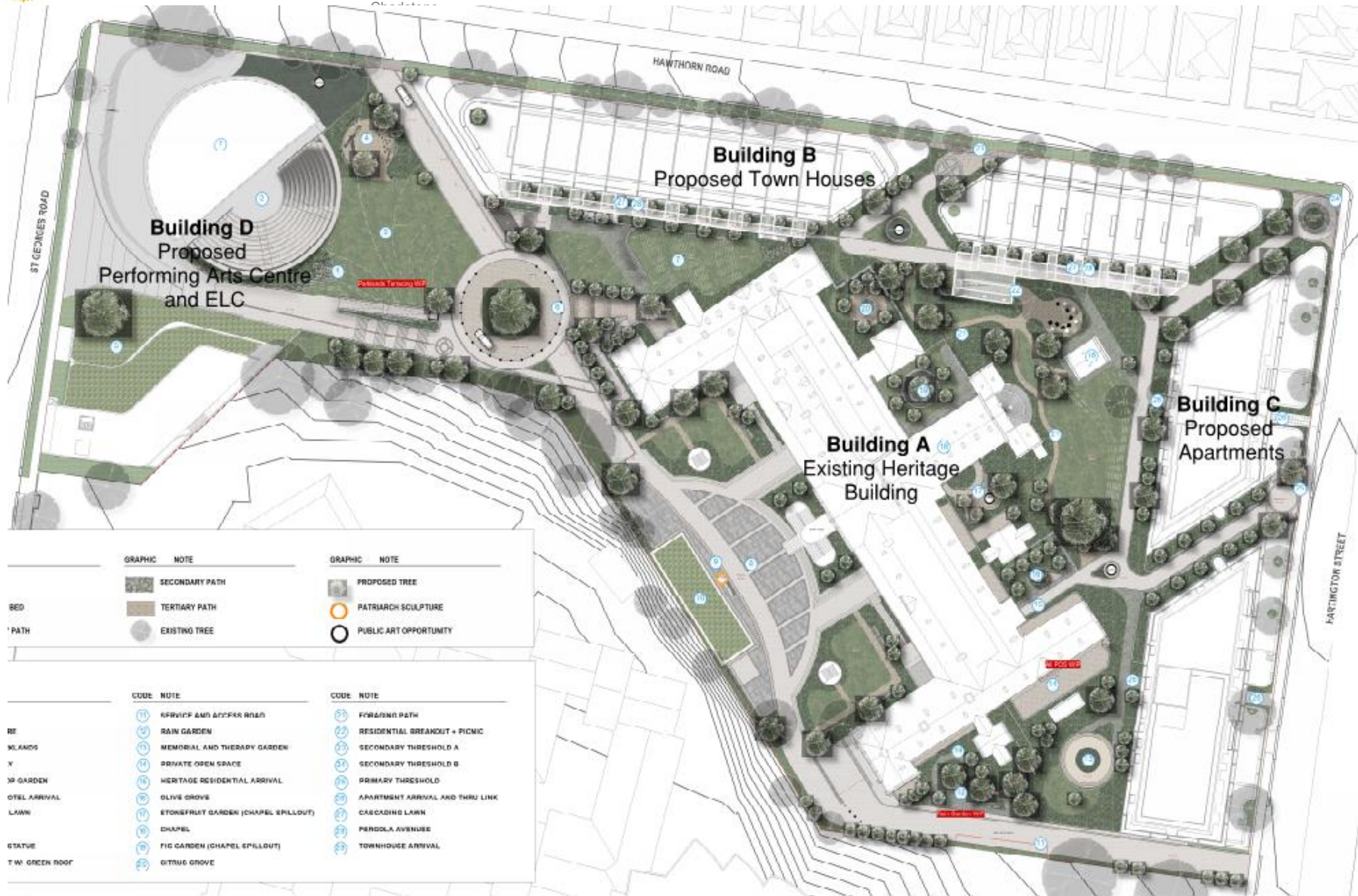


Figure 01 - Proposed Site

3.0 Accessibility Design Intent

As noted above, FAS had not undertaken a complete assessment of the project at the time of producing this memorandum but has provided preliminary advice to the project. A 'return access brief' was produced as part of our preliminary input. The intent being to adopt enhanced accessibility provisions where possible beyond base level compliance within the common areas of the site as well Buildings A and D given their highly public nature.

The following summarises the 'return access brief' as it relates to the landscaping package, with BCA requirements followed by (BCA) and best practice recommendations followed by (DDA).

3.1 General Site Access

- A continuous accessible path of travel will be provided between the allotment boundary, accessible car parking bays and adjoining buildings on the site to the main entrances of each building (BCA).
- All paths through the site to conform with the requirements of AS 1428.1, AS 1428.4.1 and AS1428.2 (DDA).
- Arterial paths to be at least 1800mm wide to accommodate the passing of two wheelchair users. Where narrower, incorporate passing areas which are at least 2000mm long x 1800mm wide at 6m intervals (path intersections may also be considered passing areas) (DDA).
- Street furniture such as seating, bins, drinking fountains, tables etc. are to conform to AS 1428.2 (DDA).
- Resting points incorporating an AS 1428.2 compliant seat and flat hard standing area adjacent to the seat for a wheelchair user or pram to sit with a companion are to be provided at maximum 60m intervals along paths. Seating should be offset by 500mm from the path edge to preserve a 'shoreline' for people with vision impairments (DDA).
- Similarly, street furniture or similar fixtures and fittings, are to be grouped and recessed off the path to preserve 'shorelines' for people with vision impairments (DDA).
- Key arterial paths are to consider incorporating lighting which achieves a 50lx at a 0.5 uniformity (DDA) where practicable.

4.0 Site Specific Commentary

As noted previously, the BCA as well as the Disability (Access to Premises – Buildings) Standards 2010 (DAPS), require that suitably accessible paths be provided to connect the main points of pedestrian entry at the allotment boundary, between buildings required to be accessible, and from any required accessible car parking spaces provided.

The connections to accessible car parking spaces are achieved internal to the buildings via lifts within the buildings this requirement applies to (i.e. Buildings A & D). Buildings B and C are residential buildings and are not required to provide accessible car parking bays.

During the master planning phase of the project, the architects and landscape architects sited the various buildings proposed with a view to being able to establish accessible access path to and between them. For clarity, the Acre Landscape Master Plan has been included below with FAS' markups indicating paths which are to act as a compliant continuous accessible path of travel in blue, and proposed roadways within the site which are predominantly for vehicle access in red.



Figure 01 - Proposed accessible paths of travel through the site.

Being an early stage of design, not all levels are shown on the plans. Dimensions and scales are also not yet included in the documentation. Detailed assessment is therefore not currently possible. It is however FAS' understanding that we will be undertaking additional reviews during more advanced design stages to ensure compliance is achieved.

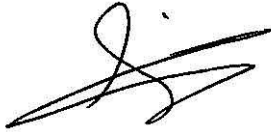
As noted under section 3.1 above, the paths indicated in blue are to be detailed in future design stages to conform with the requirements of AS 1428.1 and AS 1428.4.1, as well as AS1428.2 where possible.

It is however acknowledged that given the age of the Building A not all entries into the building are likely to be made accessible. While FAS generally recommends that all entries be accessible, the BCA and DAPS requires that the principal entries and 50% of all entries be accessible, and that any inaccessible entry be located within 50m of an accessible entry.

In reference to the vehicle access point at the southeast corner of the site at Hartington Street, the increased gradients are again acknowledged, however the intent of the roadway is for vehicles to access to the site and not for pedestrian movement. It is anticipated that a wayfinding system which incorporates tactile and braille features may be implemented to lessen the impact of this.

If you require further information or want to discuss the contents of this advice further, please do not hesitate to contact me at your convenience.

Yours sincerely,



George Xinos

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