

Principal Author: Howard Moutrie	Issue. -	Revision original	Date 24-03-2014



report

Statement of Compliance Access For People With A Disability

18 Marmora St Freshwater

Accessible Building Solutions

124 Upper Washington Drive
Bonnet Bay NSW 2226

P 9528 0276
F 9528 0896
E hmoutrie@optusnet.com.au

Accredited Access Consultant
Howard Moutrie ACAA No 177

Report

Report Type: BCA Access Provisions & Adaptable Housing Statement of Compliance
Development: Residential Flat Building at 18 Marmora St Freshwater

Introduction

This report has been prepared to accompany a S96 Application and has been based on the following drawings prepared by Benson McCormack Architects:

A-0100	Ground Floor Plan
A-0101	First Floor Plan
A-0102	Second Floor Plan
A-0104	Basement Floor Plan
A-0116	Adaptable Unit plan
A-0200	Elevations
A-0201	Elevations
A-0202	Elevations
A-0203	Elevations
A-0221	Sections
A-0222	Sections

The report is not to be used for any other purpose than its original intention.

Assessment

Assessment Criteria

This assessment has been undertaken to the extent necessary to issue a development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements will occur at CC stage.

Compliance is required with the following:

- The access provisions of the BCA as they relate to a Class 2 building
- The Council's DCP relating to Accessibility.
- AS 1428.1 for the common areas

Assessment

The proposal is for a 3 storey residential flat building over a basement carpark. The building is classified under the BCA as follows:

Class 2 - the residential portion

Class 7a – the carpark

The residential portion comprises 3 parts each with its own lift.

The following tables assess compliance with the relevant parts of the BCA and Standards

BCA Compliance

D3 Access & Egress

Requirement	Class 2 To at least 1 floor containing units, and any floor accessed by a lift or ramp, and to the entry door of all units on that floor To and within not less than 1 of each type of common use facility
Compliance Comment	Yes
Requirement	Required external access must be provided from (i) The main pedestrian entry points at the allotment boundary (ii) from any other accessible building connected by a pedestrian link (iii) accessible carparking space
Compliance Comment	Yes Access is provided by a series of ramps together with a platform lift
Requirement	In a building required to be accessible an entry must be: (i) Through the principal entry (ii) Not less than 50% of all pedestrian entries (iii) In a building >500sqm a non accessible entry must be <50m from an accessible entrance (iv) If the doorways are separated by more than the width of a door leaf they will be considered as separate entrances
Compliance Comment	Yes
Requirement	Where an accessible entry has more than 1 doorway, 50% of the doors shall be accessible if there are >3 doors
Compliance Comment	N/A
Requirement	Where a doorway has multiple door leaves, unless it is auto opening, at least 1 leaf must have a clear opening of 850mm
Compliance Comment	N/A
Requirement	In areas required to be accessible: (i) Every ramp or stairway which is not fire isolated must comply with AS 1428.1 (ii) Every lift must comply with E3.6 (iii) Passing bays must be provided at max 20m intervals (iv) Turning spaces must be provided at max 20m intervals and within 2m of a dead end passage
Compliance Comment	Yes Verify at CC. Some stair geometry may need to be modified to achieve compliance.

Requirement	It is not necessary to provide access to <ul style="list-style-type: none"> a. An area which would be inappropriate because of its particular use b. An area that would pose a health or safety risk for people with a disability c. a path of travel to a space exempted in (a) or (b).
Compliance Comment	Yes Applies to plant room areas. Verify at CC
Requirement	Every building required to be accessible shall provide Braille and tactile signage to identify sanitary facilities, a space with hearing augmentation, where an entry is not accessible the location of the nearest accessible facility.
Compliance Comment	N/A No common area facilities
Requirement	For sanitary facilities signage must: <ul style="list-style-type: none"> • identify the handling • identify on the door, if a facility is ambulant accessible • identify at a bank of facilities which does not contain an accessible facility, where the nearest accessible facility is located
Compliance Comment	N/A
Requirement	Tactile indicators required at stairs other than a fire isolated stair, escalators, travelator, ramp other than a kerb or step ramp, a fire isolated ramp or a swimming pool ramp
Compliance Comment	Yes Verify at CC
Requirement	Tactile indicators or other suitable barrier is required to warn of overhead obstruction less than 2m above floor or a pathway meeting a vehicle accessway adjacent to a pedestrian entrance, if there is no kerb or kerb ramp at that point.
Compliance Comment	Yes Verify at CC
Requirement	On an accessway, where there is no chair rail, handrail or transom, all fully glazed or frameless doors, sidelights and any glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with AS 1428.1
Compliance Comment	Yes Verify at CC. May apply to entry doors
Requirement	On an accessway: <ul style="list-style-type: none"> a. A series of connected ramps must not have a combined vertical rise of > 3.6m b. A landing for a step ramp must not overlap a landing for another ramp or step ramp
Compliance Comment	Yes Verify at CC

Requirement	<p>In areas required to be accessible, the following are to be considered:</p> <ul style="list-style-type: none"> • Width of access ways min 1m clear, and be increased for door circulation, turning areas and passing areas as required by AS 1428.1 • Doors shall provide a clear opening of 850mm • Doors to provide circulation space, hardware and luminance contrast as required by AS 1428.1 • Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1 • In sole occupancy units the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner. • Fire isolated stairs to have contrasting nosing strips to AS 1428.1
--------------------	---

Compliance Comment Yes
Verify at CC

F2 Sanitary Facilities

Requirement	<p>An accessible sanitary compartment must contain:</p> <ul style="list-style-type: none"> • A closet pan • A basin • A shelf or bench • A means of disposal of sanitary towels.
--------------------	--

Compliance Comment N/A

Requirement	Layout to comply with AS 1428.1
Compliance Comment	N/A

Requirement	<p>Class 2 Where sanitary compartments are provided in common areas, not less than 1, Where showers are provided in common areas, not less than 1,</p>
--------------------	---

Compliance Comment N/A
No common area facilities.

E3.6 Lifts

Requirement	In an accessible building every lift must comply with Table E3.6a & b
Compliance Comment	Yes Verify at CC
Requirement	Where the lift travels more than 12m above the floor providing access to the road or open space then at least 1 lift must be a stretcher lift
Compliance Comment	N/A
Requirement	A low- rise platform lift must not travel more than 1m
Compliance Comment	N/A
Requirement	A lift complying with AS 1735.15 must not: <ul style="list-style-type: none">• Travel >2m if unenclosed• Travel > 4m if enclosed• Be used in high traffic areas
Compliance Comment	Yes Verify at CC

Warringah Council DCP 2011 Compliance

Part D18 of the DCP requires:

1. The design is to achieve a barrier free environment with consideration given to the design of door handles and switches, entrances and corridors. Steep, rough and slippery surfaces, steps and stairs and narrow paths should be avoided.
2. There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.
3. Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.
4. Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.
5. There is to be effective signage and sufficient illumination for people with a disability.
6. Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.
7. Access for people with a disability is to be provided at the main entrance of the development.
8. Development is to comply with AS 1428.2.

Compliance with the BCA is considered to achieve compliance with the DCP. It is noted that AS 1428.2 is no longer the relevant Standard. AS 1428.1-2009 should be used. Compliance is achieved with this Standard.

Adaptable Housing

Two adaptable units were approved under the original consent and thus 2 are proposed with this application. The units designated as adaptable are units C.03 and C.06. They are on the ground and first floor level and are of the same plan. At DA stage there is insufficient information to certify compliance with the Standard, however, in accordance with the table below, the units can comply with the spatial requirements of AS4299 for Adaptable Housing.

AS 4299 Adaptable Housing Class C		
The Site	Requirement	An accessible path of travel from the street, letterboxes, car park and to common facilities is provided
	Compliance Comment	Yes Ramps and lift provide access from the street
Carparking	Requirement	A carspace 6m x 3.8m is provided
	Compliance Comment	Yes Provided in accordance with AS 2890.6 which is acceptable
Unit Entry	Requirement	The entry is accessible, covered, level, has a low threshold, permits wheelchair manouverability and has an 850 clear door with lever handles
	Compliance Comment	Yes Verify at CC
Interior - General	Requirement	Access to bathroom, kitchen, laundry, living areas and outside areas is provided.
	Compliance Comment	Yes Threshold ramps will be required in adapted state for wheelchair if tiled areas are not setdown
	Requirement	Doors are 820mm clear (870 leaf) with corridors a min. 1000mm wide with circulation space at doors as per AS1428.1
	Compliance Comment	Yes Verify at CC
Living/ Dining Rms	Requirement	Provision for circulation space of min 2250 dia, a telephone point adjacent to GPO and lighting which can achieve min 300 lux
	Compliance Comment	Yes Verify at CC
Kitchen	Requirement	Floor surface to be non slip with 1550 clear between benches and circulation space at door to comply with AS1428.1. workbenches can be setout to provide requirements of AS 4299 including tap type and location, GPO locations.
	Compliance Comment	Yes Verify at CC. Provision must be made to allow relocation of fittings.
Main Bedroom	Requirement	Can accommodate a queen size bed, wardrobe and circulation to AS 1428.2
	Compliance Comment	Yes Verify at CC

Bathroom	Requirement	Provision to allow bathroom to be converted to complying with AS 1428.1. The floor is slip resistant and the shower recess is hobless and can provide a compliant shower area with provision for grabrails, mirror, GPO etc.
	Compliance Comment	Yes Verify at CC. Provisional plumbing to be provided to allow relocation of fittings
Toilet	Requirement	An accessible toilet or an enlarged toilet with an area 1200x900w in front of pan is provided which is capable of modification to comply with AS 1428.1. The floor is slip resistant and the wall is capable of installing grabrails.
	Compliance Comment	Yes Verify at CC
Laundry	Requirement	Circulation at doors to comply with AS 1428.1 is provided with adequate circulation in front of appliances (min 1550mm). Provision for washing machine and drier is available with a double GPO and an accessible path of travel to clothes line if provided. The floor is slip resistant.
	Compliance Comment	Yes Verify at CC
Door Hardware	Requirement	Lever door handles are provided, located 900-1100mm above floor
	Compliance Comment	Yes Verify at CC

Statement of Compliance

On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA, the DCP and AS 4299 Adaptable Housing.



Howard Moutrie

ACAA Accredited Access Consultant No 177