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ACCESSIBILITY COMPLIANCE ASSESSMENT REPORT

5/380 Pittwater Road, North Manly NSW
Proposed micro-brewery in existing warehouse

Report Number	A24_363_Access	
Revision Number	Stage	Date of Issue
01	DA – draft issue	01.05.2025
02	Issue for DA	12.06.2025

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Executive Summary

This report assesses the subject development against the requirements relating to "Access for People with Disabilities- including the National Construction Code (NCC) / Building Code of Australia (BCA) requirements.

Subject to compliance with the recommendations of this report (as provided in the Table below), the development can readily comply with the relevant Accessibility Requirements.

Recommendations

Significant Recommendations

NA – there are no 'significant' recommendations applicable at this stage.

Minor recommendations

Clauses with the status "**Can Readily Comply – Subject to detail**" will also need to be addressed during detailed design – however compliance with these clauses is not expected to necessitate design change. Compliance with these clauses can typically be satisfied by adopting the Accessibility Compliance Specification (refer to Attachment A of this report) into the CC design documentation.

1.0 Introduction & Report Basis

Absolute BCA & Accessibility has been engaged by Justice Brewing Pty Ltd to prepare this Accessibility compliance assessment report for the proposed micro-brewery in existing warehouse at 5/380 Pittwater Road, North Manly NSW.

The purpose of this report is to provide:

1. An assessment of the proposed design/building against the requirements relating to 'access for people with a disability' (See Section 1.2 below); and
2. Recommendations to address any identified significant design issues. Refer to Section 3.0 below.

1.1 Assessed Information

The following information was specifically relied upon for this assessment:

Document Type	Prepared by	Reference or Revision Number
Architectural Plans	Kira Robson Architect	DA 12 June 2025

1.2 Accessibility Requirements (Relevant Codes and Legislation)

Accessibility Codes, Standards & Legislation

NCC BCA 2022

The following clauses of the BCA (directly relevant to accessibility)

- D3D22 (1) (f) – provides specific accessibility requirements for handrails in fire isolated stairways.
- Part D4 "Access for People with Disabilities" – this part contains general accessibility requirements for all types of buildings.
- Part E3 "Lift Installations" – this part specifies lift types, sizes and features required in all buildings.
- Part F4 "Sanitary & Other Facilities" – this part includes requirements for sanitary facilities, including numbers vs populations, and accessible and ambulant facilities.

Accessibility Codes, Standards & Legislation

Australian Standards (limited to parts specifically referenced by the BCA)

- AS1428.1-2001/2009 "Design for Access and Mobility – Part 1: General Requirements for Access New Building Works"
- AS1428.4-1992 "Design for Access & Mobility – Part 4 Tactile Ground Surface Indicators for Orientation of People with Visual Impairment"
- AS1428.4.1-2009 "Design for Access & Mobility–Part 4.1 Means to Assist the Orientation of People with Vision Impairment – Tactile Ground Surface Indicators"
- AS1735.12-1999 "Lifts, Escalators & Moving Walkways – Part 12 – Facilities for Persons with Disabilities"
- AS2890.6-2009 "Parking Facilities - Off Street Parking for People with Disabilities"

Disability (Access to Premises Buildings) Standards 2010 – "The Premises Standard"

The Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) is legislated under the Disability Discrimination Act 1992. This requires new works in applicable premises to comply with the accessibility requirements of the standard (& corresponding BCA requirements).

Note that in existing buildings, the premises standards can require the 'affected part' to comply (in addition to the 'new works' – this may necessitate upgrade works beyond the typical scope of the 'new works'. Some exemptions are provided for existing lifts and toilets .

The Disability Discrimination Act 1992 ("DDA")

The DDA is a complaints-based piece of legislation that seeks to eliminate discrimination, 'as far as possible', against people with disabilities.

It should be noted that the DDA does not contain prescriptive or specific design requirements (refer to the Premises Standards for this purpose).

1.3 Assumptions, Limitations & Exclusions

- The Report only assesses the information specifically referenced in Section 1.1 of this report. This information is accepted in good faith as accurate and correct.
- This report is intended to support the Development Application/Section 4.55/6 (or similar) stage design and identifies *significant* design issues only. For the purposes of this report, significant design issues are:
 - Non-compliance with DTS provisions that would likely necessitate significant changes alterations to the current plans (changes which would be expected to necessitate a S4.55 if carried out post Consent).
 - Non-compliance with DTS provisions that would likely necessitate the development of a Performance Solution. It is noted that some Performance Solutions will necessitate design change. It is the applicant's responsibility to confirm the extent of required design changes with the author of any proposed Performance Solution.

A further detailed assessment would typically be undertaken Construction Certificate Application (CCA) stage.

- No assessment has been made of any existing BCA Performance Solution based Reports that may apply to the base building or development, unless otherwise specifically noted.
- In terms of development within existing buildings (or adjacent to existing buildings), it must be ensured that the *subject works* do not:
 - cause on-compliance within the existing building; or
 - aggravate an existing non-compliance within the existing building.
- Subject to consideration of the above comments, this report has not considered the requirement for the upgrade of existing building in terms of Accessibility compliance. Note that the Premises Standard (affected part) will still apply.
- Some requirements of the Access Regulations are recognised as being interpretive in nature. Where these matters are encountered, interpretations are made in accordance with Absolute policy &/or as guided by other standards, guides and industry best practice.
- Detailed assessment of any engineering matters or Australian Standards– e.g: structural, civil, electrical, hydraulic, mechanical, fire, bushfire protection is beyond the scope of this report.
- The Report does not provide for any Performance Solutions.

- Compliance with the recommendations of this report does not assure or guarantee compliance with the provisions of the DDA (as compliance cannot be measured through this assessment).

2.0 BCA Assessment Data

BCA Reference	Subject Building
A6	Existing – Class 7b/8
Classification	Proposed – Class 6/8

3.0 Accessibility Compliance Assessment

- A 'clause-by-clause' assessment of the proposed design against the *accessibility related* DTS requirements of the BCA & Access to Premises Standards is provided in the Table 3.1 below.
- A "Compliance Status" is provided for each clause – Refer to table below for details for each compliance status.

Compliance Status	Description
Complies	The design documentation for the development demonstrates compliance with the relevant 'accessibility related' BCA deemed-to-satisfy (DTS) provisions as relevant to the new building works &/or the existing level of compliance is maintained.
NA	The clause does not apply to the subject works.
Informational	The clause is considered 'informational'
Can Readily Comply – Subject to detail	<p>Though strict & full compliance can't necessarily be ascertained on the current level of documentation detail, it appears compliance is readily achieved within the constraints of the design.</p> <p>Notes:</p> <ul style="list-style-type: none"> • Further detail will typically need to be provided in the construction stage (or construction certificate) stage documentation. E.g., as a plan or accessibility specification note. <p>For clauses requiring compliance with Australian Standards (e.g. design of lifts), a certificate may be required from the relevant designer &/or design engineer to certify their design is compliant. This design certificate will typically accompany their design plans or specifications.</p>
Performance Solution Proposed	A performance solution is proposed to address support a variation to this clause.
Does Not Comply	The design does not meet the requirements of the clause. The design must be amended to comply or addressed via performance solution.

Table 3.1 – BCA Accessibility Assessment

Accessibility Requirement	Recommendation / Comment	Compliance Status
General Building Access Requirements - BCA		
<p>D3D22 Handrails</p> <p>Handrails in a required exit serving an area required to be accessible, be designed and constructed to comply with clause (f)12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (1)(c)(ii).</p>	Handrail details to be provided at CC stage.	Can readily comply - subject to detail
<p>General Building Access Requirements</p> <p><i>BCA D4D2/D3.1</i></p> <p>Provides the requirements for Access to buildings – primary based on Classification. Areas required to be accessible are typically required to comply with AS1428.1. Requirements are summarised as follows:</p> <ul style="list-style-type: none"> Class 2, 3 & 9c buildings – <i>Common areas</i> - Access must be provided from a pedestrian entrance required to be accessible to at least one floor containing sole occupancy units and to the entrance doors of each sole occupancy unit on that level and where levels are served by a passenger lift, to all unit entrances and common areas of the levels served by a lift. Access must also be provided to one of each type of common room/space for use by residents (kitchens, gyms, pools, laundries, lounge rooms and the like) Class 3 & 9c – SOUS (Accessible SOUs must be provided in accordance with Table BCA D3.1 – the number is calculated on the total number of SOU's provided. Accessible SOU's must be representative of the rooms available and not more than 2 accessible SOUs can be provided adjacent one another. Class 5, 6, 7b, 8, 9a & 9b buildings – Access must be provided to and within all areas normally used by the occupants (additional requirements apply to Class 9b buildings which are not schools). 	<p>General – access is proposed to and within the subject parts as required.</p> <p>Further details at CC stage will need to be provided to ensure compliant accessway is provided between the building and the new outdoor deck area (as relevant).</p> <p><i>It is noted that a performance solution may need to be considered at CC stage to address the lack of access to the raised office/lab area – It is understood that the only staff present in this area will be the same staff who are required to operate the brewing equipment (and on this basis may need to be able bodied for work health and safety reasons). Further significant design change is not expected.</i></p>	Can readily comply - subject to detail

Accessibility Requirement	Recommendation / Comment	Compliance Status
<ul style="list-style-type: none"> Class 7a buildings – Access must be provided to and within any level containing accessible carparking spaces. 		
<p>Access to Buildings</p> <p>BCA D4D3/D3.2</p> <p>An Access way must be provided to the building from:</p> <ul style="list-style-type: none"> the main points of pedestrian entry at the allotment boundary from another accessible building connected by a pedestrian link any accessible carparking space on the allotment Access must be provided through the 'principal pedestrian entrance' and not less than 50% of all entrances. Where the floor area of the building exceeds 500m², a non-accessible entrance must not be located more than 50m from an accessible entrance. 	<p>The proposed works generally do not affect accessways to and from the building (or from accessible carparking areas).</p>	<p>NA</p>

Accessibility Requirement	Recommendation / Comment	Compliance Status
<p>Parts of building to be accessible</p> <p>BCA D4D4/D3.3</p> <ul style="list-style-type: none"> • Ramps (other than fire isolated ramps) must comply with Clause 10 of AS1428.1-2009. • Stairways (other than the fire isolated stairways) are required to comply with Clause 11 of AS1428.1-2009. • Fire isolated stairways are required to comply with Clause 11.1 (f) and (g) of AS1428.1 • Every passenger lift must comply with BCA E3D7 & E3D8 • Concessions from passenger lift requirements in 3 storey Class 5,6,7b or 8 buildings with a floor area of less than 200m² for the upper storeys. • Specific requirements apply in relation to carpets in accessible areas. 	<p>New stairs and floor coverings will need to comply with this clause as relevant.</p> <p><i>Details to be provided at CC stage.</i></p>	<p>Can readily comply - subject to detail</p>
<p>Exemptions</p> <p>BCA D4D5/D3.4</p> <ul style="list-style-type: none"> • Access into certain areas are provided with a concession from the general Access requirements. • Areas where it would be inappropriate because of the use of the particular area. • An area that poses a health/safety risk for people with a disability. 	<p>Informational clause.</p> <p>Concessions under this clause may be provided to certain equipment areas which may pose a hazard to people with a disability.</p>	<p>Informational</p>

Accessibility Requirement	Recommendation / Comment	Compliance Status
Accessible Carparking <i>BCA D4D6/D3.5</i> <ul style="list-style-type: none"> • Accessible carparking must comply with AS2890.6 and be provided in accordance with BCA Table D3.5. • The number of accessible carparking spaces depends on the Classification of the building and the total number of carparking spaces provided. 	Car parking not affected by the proposed development.	NA
Signage <i>BCA D4D7/D3.6</i> Signage in accordance with Specification D3.6 must be provided to: <ul style="list-style-type: none"> • Facilities • Spaces with hearing augmentation • Exit doors provided with an exit sign • At a non-accessible building entrance. 	Signage required to facilities. <i>Details to be provided at CC stage.</i>	Can readily comply - subject to detail

Accessibility Requirement	Recommendation / Comment	Compliance Status
Hearing Augmentation <i>BCA D4D8</i> Hearing Augmentation must be provided where there is an in-built amplification system (other than one for emergency purposes) in: <ul style="list-style-type: none"> A room in a Class 9b building In an auditorium, conference room, meeting room At any ticket office, tellers booth, reception area or the like where the public is screened from the service provider. 	It is assumed that no inbuilt amplification systems are proposed.	NA
Tactile Indicators <i>BCA D4D9 (</i> <ul style="list-style-type: none"> Tactile ground surface indicators (TGSi) complying with AS1428.4.1 must be provided to: Stairs/escalators/ramps/moving walkways Trafficable areas where an overhead obstruction is less than 2m in height 	TGSi's may be required to new stairs. Details to be provided at CC stage.	Can readily comply - subject to detail
Wheelchair seating spaces in Class 9b assembly buildings <i>BCA D4D10</i> Wheelchair seating spaces complying with AS1428.1 must be provided in Class 9b buildings in accordance with BCA D3.9 & Table D3.9	NA to subject design (no fixed seating proposed).	NA

Accessibility Requirement	Recommendation / Comment	Compliance Status
Swimming Pools <i>BCA D4D11</i> <ul style="list-style-type: none"> Where a pool is required to be accessible, at least one accessible entrance must be provided (ramp/lift with aquatic wheelchair, zero depth entry). Note where the perimeter of the pool exceeds 70m at least one accessible entrance must be provided by a means other than a sling style lift. 	There are no swimming pools proposed.	NA
Ramps <i>BCA D4D12</i> <ul style="list-style-type: none"> A series of connected ramps must not have a combined vertical rise of more than 3.6m A landing for a step ramp must not overlap a landing for another step ramp or ramp. 	There are no ramps proposed.	NA
Glazing On Accessways <i>BCA D4D13</i> <p>Glazing on an Accessway must comply with AS1428.1. This requires decals to be provided across full height glazing to reduce the likelihood of full height glazing from being mistaken for a doorway.</p>	Details demonstrating compliance to be provided in CC stage documentation (where applicable)	Can readily comply - subject to detail

Accessibility Requirement	Recommendation / Comment	Compliance Status
E3D8 Passenger Lifts Lifts must comply AS1735.12 as relevant. Provides requirements for required accessible features for lifts (including floor dimensions, lighting and communication controls. The min size of the lift car is 1100mm wide x 1600mm deep. Note lift call buttons must not be less than 500mm from any internal corner.	There are no lifts in the subject development.	NA
F4D5 - Accessible Sanitary Facilities <ul style="list-style-type: none"> • Accessible sanitary facilities complying with AS1428.1 must be provided in accordance with BCA F4D6 • Accessible unisex showers must be provided in accordance with F4D7 • At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females, each in accordance with AS 1428.1, must be provided; and • an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and • the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and • an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and 	New unisex accessible facilities are proposed. Detailed and dimensioned fitout plans demonstrating compliance with AS1428.1-2009 will need to be provided at CC stage	Can readily comply - subject to detail

Accessibility Requirement	Recommendation / Comment	Compliance Status
<ul style="list-style-type: none"> • where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and • where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and • an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1. 		
<p>F4D6 - Accessible unisex sanitary compartments</p> <ul style="list-style-type: none"> • Residential (class 1b, 3 & 9c) – facilities required for every accessible bedroom/SOU. • Residential (class 2) – at least one accessible sanitary facility where sanitary compartments are provided in common areas. • Class 5-9 buildings – 1 accessible sanitary facility per storey containing sanitary facilities and where more than 1 bank of sanitary compartments is provided on a storey – one accessible facility at 50% of all banks. • Class 10a buildings – at each bank of sanitary facilities containing male and female compartments. 	<p>New unisex accessible facilities are proposed as required.</p>	<p>Complies</p>

<p>F4D7 Accessible unisex showers</p> <ul style="list-style-type: none"> • Residential (class 1b, 3 & 9c) – facilities required for every accessible bedroom/SOU. • Residential (class 2) – at least one accessible unisex shower where showers are provided in common areas. • Class 5-9 buildings – 1 (where BCA F4D4 requires showers (typically sporting venues and theatres) – at least one accessible shower per 10 showers) • Class 10a buildings – 1 accessible shower per 10 showers (where showers are provided) 	<p>Accessible showers are not required in the subject development.</p>	<p>NA</p>
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Accessibility Requirement	Recommendation / Comment	Compliance Status
Access to Premises Standard		
<p>General</p> <p>Buildings to which Standards apply</p> <ul style="list-style-type: none"> a new building, to the extent that the building is a (specified) Class 1b, Class 2 building (short-term rent) or a Class 3, 5, 6, 7, 8, 9 or 10 building. a new part, and any <i>affected part</i> (see definitions below) of a building, to the extent that the building is a (specified) Class 1b, Class 2 building (short-term rent) or a Class 3, 5, 6, 7, 8, 9 or 10 building. <p>A part of a building is a <i>new part</i> of the building if it is an extension to the building or a modified part of the building (refer to the Access to Premises Standards for full details).</p> <p>An <i>affected part</i> is:</p> <p>(a) the principal pedestrian entrance of an existing building that contains a new part; and</p> <p>(b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.</p>	<p>Noted.</p> <p>In relation to the 'affected part', the existing building entrance is discussed below.</p>	<p>Informational</p>

Accessibility Requirement	Recommendation / Comment	Compliance Status
<p>Lessee Concession</p> <p>Lessees</p> <p>(1) If the lessee of a new part of a building submits an application for approval for the building work, the following people do not have to ensure that the affected part of the building complies with these Standards:</p> <ul style="list-style-type: none"> (a) the building certifier; (b) the building developer; (c) the building manager. <p>(2) Subsection (1) does not apply if a building with a new part is leased to only 1 person.</p>	<p>The development is considered to be subject to the 'lessee concession' – which essentially means that specified people are not required to comply with the 'affected part' upgrade (being the provision of an accessible entrance and path to new works)</p>	<p>Informational</p>
<p>Existing Lift Upgrade/Concessions</p> <p>Lift concession</p> <p>The requirement in Table E3.6 (b) of the Access Code that a lift is to have a floor dimension of not less than 1 400 mm x 1 600 mm does not apply to an existing passenger lift that is in a new part, or an affected part, of a building, if the lift:</p> <ul style="list-style-type: none"> (a) travels more than 12 m; and (b) has a lift floor that is not less than 1 100 mm by 1 400 mm. 	<p>NA to subject development.</p>	<p>NA</p>

Accessibility Requirement	Recommendation / Comment	Compliance Status
<p>Existing Toilet Upgrade/Concessions</p> <p>(1) Paragraphs F2.4 (c) and (e) of the Access Code, to the extent that they require compliance with AS 1428.1—2009, <i>Design for access and mobility</i>, Part 1: <i>General requirements for access—New building work</i>, do not apply to the following:</p> <ul style="list-style-type: none"> (a) existing accessible sanitary compartments; (b) existing sanitary compartments suitable for use by people with a disability. <p>(2) For subsection (1) to apply, a sanitary compartment mentioned in paragraph (a) or (b) must:</p> <ul style="list-style-type: none"> (a) comply with AS 1428.1—2001, <i>Design for access and mobility</i>, Part 1: <i>General requirements for access—New building work</i>; and (b) be located in either a new part, or an affected part, of a building. 	NA to subject development.	NA

4.0 Conclusion

This report has assessed the subject design against the relevant design requirements relating to access for people with a disability (including the requirements of the National Construction Code (NCC) / Building Code of Australia (BCA) 2022.

Subject to compliance with the recommendations (refer to Executive Summary) of this report, the development can readily comply with the relevant accessibility requirements of the BCA.



Paul O'Shannassy

Director

Absolute BCA & Accessibility Consulting Pty Ltd

Accredited BCA Consultant / Certifier (Highest Level)

Qualified DDA Accessibility Consultant with ACAA

BDC No. 0825, ACAA No. 0594, MAAC, MAIBS, MACAA