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Project 307 Sydney Road & 12 Boyle Street, Balgowlah
Report NCC Access Report (DA Stage)
Reference 10843-Access-r1
Date 29 January 2019
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Document Control

Reference/Revision	Date		
10843-Access-r1	29/01/2019	Description	Access Assessment Report
			Beau Zaia
			Building Surveyor
			
		Reviewed by	James Deters
			A1 Accredited Certifier BPB0089
			

1 Introduction

1.1 Building Location

The building development, the subject of this report, is located at 307 Sydney Road & 12 Boyle Street, Balgowlah and comprises of three (3) new residential buildings proposing a total of eight (8) units.

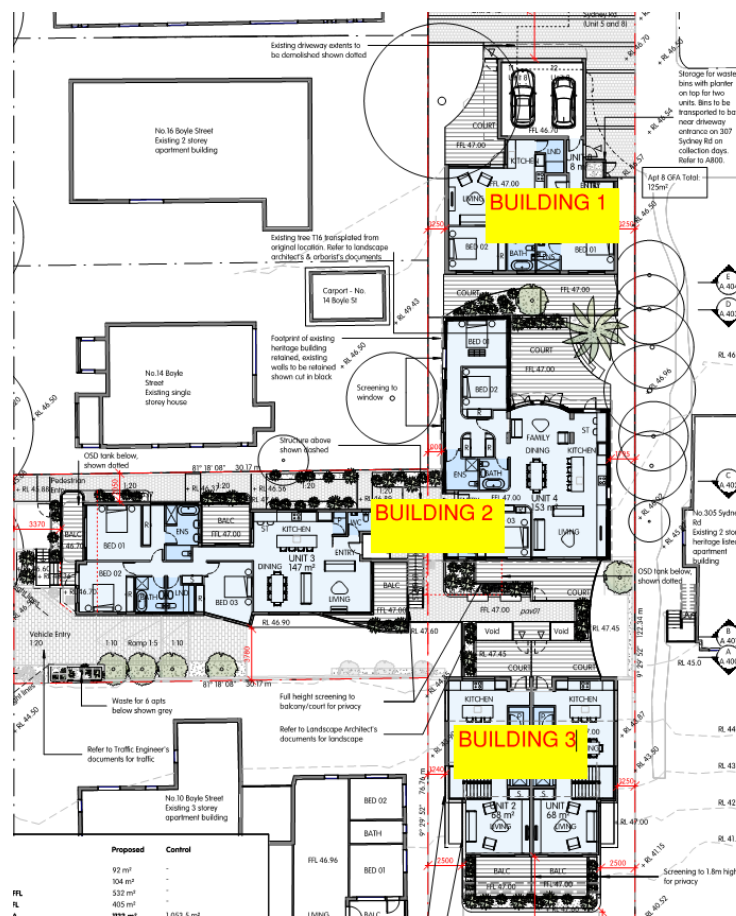
The building containing units 5 and 8 on the northern end of the allotment is a Class 2 building and for the purposes of this assessment will be known as “Building 1”.

The two blocks that contain units 3,4,6 and 7 in the centre of the allotment are considered as a single class 2 building as both blocks are served by the lower ground carpark and are connected via the ground floor external podium. For the purposes of this assessment this building will be known as “Building 2”.

The building containing units 1 and 2 on the southern end of the allotment comprises of two Class 1a dwellings which are each served by double car private garages. For the purposes of this assessment this building will be known as “Building 3”.

Vehicular access into the building is via the driveway connects Boyle Street with the lower ground carpark, and via the driveway that connects Sydney Road to the small external carpark.

Note: At the ground level the connection between the courtyards areas of unit 1 and 2 and the external walkway will be considered as Class 10b bridge structure.



1.2 Objectives

The purpose of this report is to provide an Access Assessment Report addressing:

1. All Clauses of the National Construction Code 2016 (NCC) Volume 1 relating to Accessibility and identifying where the building achieves compliance, non-compliance or if a Performance Solution is appropriate relative to the circumstance. Any Performance Solutions will need to be prepared in under a separate cover;
2. Manly Development Control Plan 2013
3. The Apartment Design Guidelines (ADG);
4. Associated Standards called up by the NCC or Council DCP, including AS1428.1-2009, AS1428.4.1-2009 and AS4299-1995.

1.3 Limitations

This report does not include, nor imply, any audit, assessment, or upgrading of:

1. The Sections B, C, E (except Clause E3.6), F (except Clause F2.4), G, H, I and J and Parts D1 and D2 of the NCC;
2. The capacity or design of any electrical, fire, hydraulic or mechanical services; and
3. The Disability (Access to Premises – Building) Standards 2010 and the Disability Discrimination Act 1992 (Cth).

This report does not include, nor imply, any assessment of, or compliance with:

1. Any Development Consent conditions;
2. The Liquor Licencing Act 1997;
3. The Work Health and Safety Act 2011;
4. The Swimming Pools Act 1992; and
5. Requirements of Authorities including, but not limited to, WorkCover, RMS, Council, Telecommunications Supply Authority, Electricity Supply Authority, Water Supply Authority, Gas Supply Authority and the like.

1.4 Disability Discrimination Act

The Disability Discrimination Act 1992 (Cth) (DDA) is Commonwealth legislation that applies nationally and provides an avenue for complaints of discrimination to be made.

Compliance with the NCC does not guarantee that a complaint under the DDA will not be made, however should the building comply with NCC2016 and the Disability (Access to Premises – Building) Standards 2010 the complaint cannot be successful.

1.5 Disability (Access to Premises – Building) Standards 2010

The Disability (Access to Premises – Building) Standards 2010 (Premises Standards) is a standard created under the DDA which includes construction standards which generally mirror the accessibility requirements of the NCC.

The Premises Standards apply to new buildings and new building work, however given the mirrored requirements of both the NCC and the Premises Standard compliance with the NCC provides compliance with the Premises Standards.

1.6 Reviewed Documentation

This report has been based on the documentation referenced in Annexure A of this report.

2 Building Description

For the purposes of the NCC the building is described as follows:

2.1 Classification

Class	Use	Area
7a	Carparking	Lower Ground Floor Carpark
2	Residential Sole Occupancy Units	Buildings 1 and 2 (Units 3,4,5,6,7,8)
1a	Residential Dwellings	Building 3 (Units 1 and 2)
10a	Private Garage	Buildings 1 ground floor garages Building 3 lower ground garages
10b	Bridge Connection	Ground floor podium area

2.2 Areas to be Accessible (NCC)

Under the NCC the following areas are required to be accessible:

Level	Description	Area
Ground Floor	<u>Building 1</u> The entrance doorways to units 5 and 8	Common Areas and SOU entrances (Class 2 Parts)
	<u>Building 2</u> The entrance doorways to units 3	
First Floor	<u>Building 2</u> The entrance doorways to units 6,7	Common Areas and SOU entrances (Class 2 Parts)

2.3 Livable Units (ADG)- SEPP65

A comprehensive review of the Design Quality of Residential Apartment Development (SEPP65) was finalised in 2015, this review included the overhaul of the Residential Flat Design Code into the Apartment Design Guide (ADG) and Liveable Housing Design Guidelines (LHDG). For apartment development applications lodged after 19 June 2015 and determined after 17 July 2015, the ADG, along with the changes to SEPP65 **WILL apply** to the common areas and Sole-Occupancy-Units (SOU's) within this development.

The ADG is to be used in conjunction with SEPP65 which sets out the NSW Government's policy direction for residential apartment development in NSW.

SEPP65 will apply to the following:

- Developments for the purpose of a residential flat building, shop top housing or mixed use development with a residential accommodation component if it is a new building, a substantial redevelopment / refurbishment of an existing building or the conversion of an existing building.
- Building with at least 3 or more storeys – not including levels below ground level (existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking.
- Building containing at least 4 or more dwellings (SOU's).

Subject to the above discussion the Liveable Housing Design Guidelines (LHDG) will apply to **Building 2 only** as this building has greater than 4 units.

The ADG requires at least 20% of the residential apartments to be Liveable housing units designed to Silver Level which will represent 1 out of 4 units which is a total of 20%

As advised by the client, silver level LHDG will be applied to all units across the development, which will therefore satisfy the requirements of SEPP65. Please ensure that a later stage of development specific plans for the silver level LHDG unit are prepared and submitted for a specific compliance assessment to be undertaken.

2.4 Adaptable Units (Council DCP)

As Building 2 does not contain over 4 units the requirements for adaptable housing found within Manly Council's DCP2013 does not apply.

3 NCC Assessment

3.1 General

The reference plans have been assessed against the relevant provisions of the NCC that relate to Accessibility, the following is noted. A number of items require further details at the Construction Certificate (CC) Stage of the development, but given the current design are capable of complying, these items have been marked as “Compliance Readily Achievable” (CRA).

Please see Annexure B for a legend of the terms used in the Assessment Column.

Clause	Comments	Assessment
SECTION D – ACCESS AND EGRESS		
Part D2 – Construction of Exits		
D2.0	DtS Provisions	Information only.
D2.1	Application of Part	Information only.
D2.10	Pedestrian ramps	At this stage no pedestrian ramps proposed within the development. To be reassessed at a later stage of development.
D2.14	Landings	Landings must be not less than 750 mm long and have either a surface with a slip-resistance classification complying with Table D2.14 or a strip at the edge of the landing with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586
D2.17	Handrails	Within building 2 as the common non-fire isolated stair is serving areas of the building that are required to be accessible they must be provided with handrails on both sides that comply with AS1428.1-2009
Part D3 – Access for People with a Disability		
D3.0	DtS Provisions	Information only.
D3.1	General building access requirements	<p>As noted in Part 2.2 of this report access is required to and within specific parts of the building in accordance with this Clause.</p> <p>Class 2 -Residential Parts</p> <p><u>Building 1</u> From the principal pedestrian entrance at the Sydney Road frontage to the front doorways of units 5 and 8</p> <p><u>Building 2</u> From the principal entrance at the Boyle Street frontage to the entrance doorways of units 3,4,6,7 and all external walkways that connect the three blocks of units.</p> <p>Class 7a- Carparking</p> <p><u>Building 2</u> There is a single passenger lift that provides access from the lower ground floor carpark to the ground floor and first floor of the building. Please see Clause D3.5 for accessible carparking requirements.</p>
D3.2	Access to buildings	<p>Under the requirements of this Clause an accessway must be provided to a building required to be accessible.</p> <p>In regard to this building an accessway must be provided to a building required to accessible:</p> <p>(i) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>(iii) from any required accessible carparking space on the allotment.</p> <p><u>Building 1</u></p>

Clause	Comments	Assessment
SECTION D – ACCESS AND EGRESS		
	<p>From the footpath of Sydney Road an accessway compliant with AS1428.1-2009 could be achieved to the front doorways of unit 5 and 8</p> <p>To be assessed at a later stage of development.</p> <p><u>Building 2</u> From the footpath of Boyle Street an accessway compliant with AS1428.1-2009 could be achieved to the front doorways of units 1,2,3,4 on the ground floor and the front doors of units 6 and 7 on the first floor via the passenger lift.</p> <p>To be assessed at a later stage of development.</p>	
D3.3	<p>Part of buildings to be accessible</p> <p>The proposed stairways, walkways, handrails, landings, circulation spaces at doorways, door widths and accessible paths throughout the building have the capability in complying with AS1428.1-2009.</p> <p>To be further assessed at a later stage of development.</p>	CRA
D3.4	<p>Exemptions</p> <p>Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.)</p> <p>The following areas within this development have been identified as potential excepted areas, subject to certifier's approval:</p> <ul style="list-style-type: none"> - Storerooms - Electrical and Comms Rooms - Service Rooms etc 	Noted
D3.5	<p>Accessible carparking</p> <p>-</p>	N/A
D3.6	<p>Signage</p> <p>Braille and tactile signage is to be provided in accordance with this Clause.</p> <p>Where illuminate exit signage is provided to an exit door a braille and tactile sign complying with this Clause is to be provided stating "Exit" and "Ground Floor".</p>	CRA
D3.7	<p>Hearing augmentation</p> <p>Hearing augmentation is not required</p>	N/A
D3.8	<p>Tactile indicators</p> <p>Tactile indicators are to be provided to warn people that they are approaching a stairway, ramp or overhead obstruction. Tactiles are to comply with this Clause and AS1428.4.1.</p>	CRA
D3.9	<p>Wheelchair seating spaces in Class 9b assembly buildings</p> <p>-</p>	N/A
D3.10	<p>Swimming pools</p> <p>-</p>	N/A
D3.11	<p>Ramps</p> <p>On an access way, a series of connected ramps are not to have a combined vertical rise of 3.6m or more. A landing for a step ramp may not overlap a landing for another step ramp or ramp.</p>	CRA
D3.12	<p>Glazing on an accessway</p> <p>On an access way, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1-2009.</p>	CRA
Specification D3.6 – Braille and Tactile Signs		
1	<p>Scope</p> <p>This Specification sets out the requirements for the design and installation of braille and tactile signage as required by Clause D3.6.</p>	Noted

Clause		Comments	Assessment
SECTION D – ACCESS AND EGRESS			
2	Location of braille and tactile signs	Braille and tactile signage are to be located in accordance with this Clause which sets out signage heights, located and details of braille and tactile exit signage.	CRA
3	Braille and tactile sign specification	Braille and tactile signage is to have characters in accordance with this Clause.	CRA
4	Luminance Contrast	The luminance contrast of the signage is to comply with this Clause.	CRA
5	Lighting	Braille and tactile signage must be illuminated to ensure the luminance contrast requirements are met at all times during which the sign is required to be read.	CRA
6	Braille	The braille characters are to comply with Clause.	CRA

Clause		Comments	Assessment
SECTION E – SERVICES AND EQUIPMENT			
Part E3 – Lift Installations			
E3.0	DtS Provisions	Information only.	Noted
E3.6	Passenger lifts	Within Building 2 the single common passenger lift that connects all storeys of the building has been provided with internal dimensions that would achieve compliance with this Clause. It is required that the lift is fitted with handrails, buttons and lighting in accordance with AS1735.12.	CRA

Clause		Comments	Assessment
SECTION F – HEALTH AND AMENITY			
Part F2 – Sanitary and Other Facilities			
F2.0	DtS Provisions	Information only.	Noted
F2.4	Accessible sanitary facilities	No accessible sanitary facilities required to be assessed under the requirements of this Clause	N/A

4 Statement of Compliance

The documentation referenced in Annexure A of this report has been assessed against the documents listed in Part 1.2 of this report and it is considered that the documentation complies or is capable of complying with the NCC as outlined in above.

4.1 Specification

The following matters are to be addressed by Design Certifications of a Specification issued by the architect or relevant design consultant at the CC Stage of the development.

General

1. The new works will be accessible in accordance with NCC2016 Clause D3.1 and Table D3.1, D3.2, D3.3 and with AS 1428.1-2009, with particular note to door circulation spaces, accessway widths, turning spaces and floor coverings, in accordance with NCC2015 Part D3.
2. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
3. Floor and ground floor surfaces on accessible paths and circulation spaces, including the external accessible areas will comply with Clause 7 of AS1428.1-2009.
4. Carpets to have pile heights of not more than 6mm and backing of 4mm in accordance with Clause 7.4 of AS1428.1-2009.
5. Doorways in accessible areas will have a clear opening of not less than 850mm and where a double door is provided the active leaf will provide a clear opening of not less than 850mm in accordance with Clause 13 of AS1428.1-2009.
6. Braille and tactile signage will comply with NCC2015 Clause D3.6 and Clause 8 of AS1428.1-2009, which includes the identification of each sanitary facility and all accessible entrances where an entrance is not accessible and also the identification of each door required by Clause E4.5 to be provided with an exit sign.
7. Tactile ground surface indicators will be installed as follows in accordance with Clause D3.8 of NCC2015:
 - a. at the top and bottom of stairways (other than fire isolated stairways); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS/NZS 1428.4.1;
 - b. In the absence of a suitable barrier;
 - c. An overhead obstruction less than two metres above the finished floor level, other than a doorway.
 - d. An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point.
8. Any ramps associated with the accessway will not have a combined vertical rise of more than 3.6m and a landing for a step ramp will not overlap a landing for another step ramp or ramp in accordance with NCC2016 Clause D3.11.

9. Walkways will comply with Clause 10 of AS1428.1-2009.
10. For walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
11. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900mm and 1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
12. Luminance contrast at doorways to comply with clause 13.1 of AS1428.1-2009, the doorways shall have a luminance contrast of 30% provided between:
 - a. Door leaf and door jamb/architrave; or
 - b. Door leaf and adjacent wall; or
 - c. Door jamb/Architrave and adjacent wall.
13. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.
14. Stairways will comply with Clause 11 of AS1428.1-2009.
15. The fire-isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
16. Handrails will comply with Clause 12 of AS1428.1-2009.
17. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
18. Grabrails will comply with Clause 17 of AS1428.1-2009.
19. Switches and power points will comply with Clause 14 of AS1428.1-2009.
20. All switches on an accessible path of travel and to an accessible sanitary facility, other than general purpose outlets, shall be located not less than 900mm nor more than 1100mm above the plane of the finished floor and no less than 500mm from an internal corner in accordance with clause 14.1 of AS1428.1-2009.

21. Lift call buttons on an accessible path of travel shall be located not less than 900mm nor more than 1100mm above the plane of the finished floor and no less than 500mm from an internal corner in accordance with clause 14.1 of AS1428.1-2009.

22. Passenger lifts will comply with NCC2015 Table E3.6b and AS1735.12.

Annexure A – Reviewed Documentation

This report has been based on the documentation listed below.

Architectural Details prepared by Roberts Day		
Drawing Number	Revision	Title
A100	A	Site Analysis
A200	A	Lower Ground 2
A201	A	Lower Ground 1
A203	A	Ground Floor
A204	A	Level 1
A205	A	Roof/Site
A300	A	Elevation North
A301	A	Elevation East
A302	A	Elevation South
A303	A	Elevation West
A400	A	Section AA
A401	A	Section BB
A402	A	Section CC
A403	A	Section DD (Heritage Building)
A404	A	Section EE
A405	A	Section FF
A406	A	Section GG
A407	A	Section HH

Annexure B – Legend

Outlined below is a detailed assessment of the proposal against the DtS provisions of the NCC.

All relevant DtS Clauses applicable to the proposal have been reference, Clauses not are not relevant have been deleted.

The following abbreviations have been used in the tables below:

PS	-	A Performance Solution is proposed to achieve compliance with this Clause.
CRA	-	“Compliance Readily Achievable” – it is considered that whilst there is insufficient information currently provided to determine strict compliance with the DtS provisions of the NCC the proposed design is capable of comply subject to noting the requirements of the Clause. Additional information or documentation is necessary to confirm compliance. This may be in the form of additional drawing, a specification or design certification.
Complies	-	The proposal shows compliance with the DtS Clause.
DNC	-	The design does not comply with the DtS Clause.
FI	-	Further information is required for assessment of the proposal relative to the DtS Clause.
N/A	-	The DtS Clause is not applicable at this stage to this design.
Noted	-	The DtS Clause provides information not requiring specific assessment of the proposed design.