

## **DA Access Report**

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Amended Final

*68A Queenscliff Road,  
Queenscliff NSW 2096*

Prepared for  
Classic Plans

CPS-002

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# WALL TO WALL

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## Revision History –

Revision No.	Version	Date
1	Draft issued for comment	02.07.2019
2	Final issued to stakeholders	03.07.2019
3	Amended Final issued	08.07.2019



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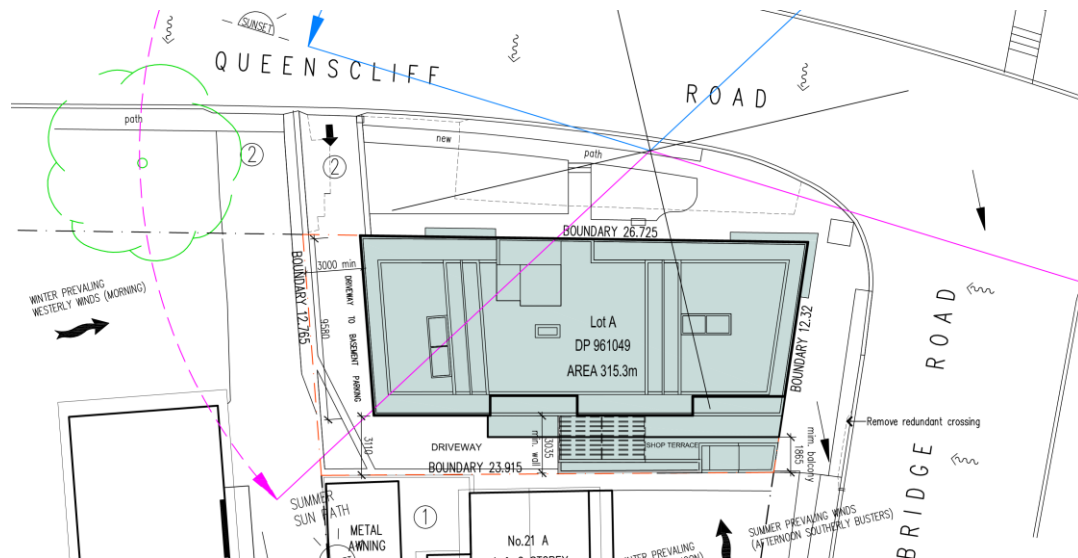
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## 1.0 INTRODUCTION

### 1.1. General

This report has been prepared at the request of Classic Plans and relates to the proposed residential development located at 68A Queenscliff Road, Queenscliff (see Figure 01 below) –



### 1.2. Purpose of Report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the accessibility provisions of the BCA, as are principally contained within Part D3 and clauses E3.6 and F2.4.

This report is based upon, and limited to the information depicted in the documentation provided for assessment and does not make any assumptions regarding 'design intention' or the like.

### 1.3. Basis of Report

The assessment contained within this report reflects –

- (i) Disability (Access to Premises – Buildings) Standards 2010;
- (ii) The BCA, Volume 1, Edition 2019, inclusive of BCA variations;
- (iii) Australian Standards – AS1428.1-2009, AS1735.12 and AS/NZS1428.4.1;
- (iv) The architectural documentation prepared by Classic Plans Architects and listed within Appendix 1.

### 1.4. Limitations of Report

The content of this report relates only to the accessibility provisions of the building in general.

The study will be undertaken based upon the information made available by the design team. No liability is accepted for the accuracy of the information provided.

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken –



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- (i) Any parts of the BCA, or any standards other than those directly referenced in this report;
- (ii) Occupational Health & Safety Act and Regulations;
- (iii) WorkCover Authority requirements; and
- (iv) Structural and Services Design Documentation.

## 2.0 DEVELOPMENT DESCRIPTION

For the purposes of BCA, the subject development may be described as contained below.

### 2.1. General

The proposed development consists of ground floor retail / commercial tenancies and residential apartments above. There is a basement car parking area provided.

### 2.2. Building Characteristics

In the context of this report and the BCA, the building can be described as follows –

<u>Building classification</u>	Retail / Commercial	Class 5 / 6
	Residential	Class 2
	Car Parking	Class 7a
<u>Rise in storeys</u>	Four (4)	

All new work is required to comply with the BCA and specifically with Part D3 'Access for people with a disability'.

### 2.3. Interpretation Notes

To provide the reader with additional context, the following information regarding assessment methodology used in this assessment is provided below –

- (i) The fit-out of ground floor retail / commercial tenancies will be subject to a separate DA.

## 3.0 BUILDING DESIGN ASSESSMENT SUMMARY

### 3.1. General

The following table summarises the compliance status of the architectural design in terms of the prescriptive provisions and capability for compliance with the BCA, parts D3, E3.6 and F2.4.

The review of the architectural documentation provides either 'Complies', 'Does not Comply' or 'Design Detail' status.

Where a clause following clause has been provided with a 'Does not Comply' or 'Design Detail' status, further detailed analysis and commentary is provided in Part 4.0 of this report.

### 3.2. Part D3 – Access for people with disabilities

BCA Clause	Complies	Does not Comply	Design Detail
D3.1 General building access requirements			✓
D3.2 Access to buildings			✓
D3.3 Parts of buildings to be accessible			✓
D3.4 Exemptions		N/A	
D3.5 Accessible carparking		N/A	
D3.6 Signage			✓
D3.7 Hearing augmentation		N/A	
D3.8 Tactile Indicators			✓
D3.9 Wheelchair seating spaces in Class 9b		N/A	
D3.10 Swimming pools		N/A	
D3.11 Ramps		N/A	
D3.12 Glazing on an accessway			✓

### 3.3. Part E3 – Lift installations

BCA Clause	Complies	Does not Comply	Design Detail
E3.6 Passenger lifts			✓

### 3.4. Part F2 – Sanitary and other facilities

BCA Clause	Complies	Does not Comply	Design Detail
F2.4 Accessible sanitary facilities		✓	

## 4.0 DETAILED DESIGN ASSESSMENT

### 4.1. General

The following detailed analysis and commentary is provided to enable the design progression for the purpose of evidencing the attainment of compliance with the relevant accessibility provisions of the BCA.

### 4.2. Part D3 – Access for people with disabilities

#### D3.1 General building access requirements

The building consists of two (2) retail and / or commercial tenancies located on the ground floor, and five (5), residential apartments across four (4) storeys.

Access to all ground floor tenancies is achievable from the pedestrian footpath.

From the residential lobbies, there is a suitable path of travel to the entrance doorway of each sole-occupancy unit via the passenger lift. There is suitable access to all residential units in accordance with the Disability (Access to Premises – Buildings) Standards.

There are additional common use facilities located on the rooftop terrace of the development. A suitable accessible means of travel is achieved via a passenger lift.

#### D3.2 Access to building

From the pedestrian footpath near Queenscliff Road, there is suitable access to the ground floor tenancies and the residential lobby.

There appears to be level access provided from Queenscliff Road. Stairway access is also provided and will need to be recessed from the pedestrian footpath to accommodate handrails and TGSIs.

Generally, access to the tenancies and lobby area is via hinged doors with appropriate clearances and circulation in accordance with AS1428.1-2009.

There is a suitable continuous paths of travel to the lift lobby with appropriate clearances in accordance with the Disability (Access to Premises – Buildings) Standards.

#### Recommendations

- (i) Recess the stairway near Queenscliff Road 900mm from the footpath to allow for handrails and TGSIs;
- (ii) Ensure all entryways have appropriate level access with no greater than 1:40 grade paths to the building entries and lobbies; and
- (iii) All entry doors require minimum 850mm clear widths (generally 920mm door leaf).

#### D3.3 Parts of building to be accessible

There is suitable clearances and circulation within retail tenancies to ensure access for persons with disability is achieved. There is an additional stairway from



### D3.3 Parts of building to be accessible

Commercial 1 leading to the residential lobby. Ensure suitable clearances and circulation for handrail extensions.

From each lift lobby on residential floors, suitable corridor clearances are achievable to allow for wheelchair users to perform 180° turns, compliant with AS1428.1-2009 and the Disability (Access to Premises – Buildings) Standards.

Fire egress stairs have been provided adjacent to the passenger lifts. A single handrails is required in accordance with AS1428.1-2009.

#### Recommendations

- (i) Stairway from Commercial 1 to Residential Lobby to allow for handrail extensions on both sides in accordance with AS1428.1-2009;
- (ii) All common doors require minimum 850mm clear widths (generally 920mm door leaf); and
- (iii) Ensure fire isolated stairway has a single handrail on one side compliant with AS1428.1-2009 and nosings in accordance with the BCA.

### D3.4 Exemptions

The following rooms / areas have been afforded a concession under D3.4 and access for people for disabilities need not be provided –

- Service areas; and
- Plant and equipment rooms (and associated accessways).

### D3.5 Accessible carparking

There are a total of 6 car parks provided within the subject development. In accordance with the BCA, where less than 5 car bays are assigned to the retail and commercial parts, no accessible parking requirements are necessary.

### D3.6 Signage

Clear and legible Braille and tactile signage incorporating the international symbol of access is required to complying with Specification D3.6 of the BCA to identify:

- every 'exit' door in the building indicating the level number; and
- accessible sanitary facilities.

Compliance with D3.6 is achievable and will be further assessed in Design Development.

### D3.7 Hearing augmentation

Not required within this class of building.

### D3.8 Tactile indicators

For a building required to be accessible, tactile ground surface indicators (TGSIs) must be provided to warn people who are blind or have a vision impairment that they are approaching –

- A stairway (other than a fire isolated stairway); and
- An overhead obstruction less than 2m above floor level (other than a doorway).

TGSIs must comply with sections 1 and 2 of AS/NZS1428.4.1.

Compliance with D3.8 is achievable and will be further assessed in Design Development.

### D3.9 Wheelchair seating spaces in class 9b assembly buildings

Not required within this class of building.

### D3.10 Swimming pools

No swimming pool has been provided within the subject development.

### D3.11 Ramps

No ramps are proposed within the subject development.

### D3.12 Glazing on an accessway

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.

Compliance with D3.12 is achievable and will be further assessed in Design Development.

## 4.3. Part E3 – Lift installations

### E3.6 Passenger lifts

In an accessible building, every passenger lift must be accessible in accordance with Table E3.6a and Table E3.6b.

The subject development contains a residential passenger lift which achieves a minimum 1400mm by 1600mm internal lift car dimensions.

## 4.4. Part F2 – Sanitary and other facilities

### F2.4 Accessible sanitary facilities

There are accessible sanitary facilities provided within the ground floor tenancies.



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**F2.4 Accessible sanitary facilities**

A unisex accessible WC has been provided in Commercial 1 with appropriate internal dimensions and clearances.

Review of the WC within Commercial 2 is required to ensure compliance with AS1428.1-2009.

Recommendations

- (i) Where a sanitary facility is provided (i.e. Commercial 2), ensure dimensions are compliant with AS1428.1-2009.

## 5.0 CONCLUSION

Wall to Wall Design & Consulting has prepared the Access Report to provide advice and strategies to enable the design progression for the purpose of evidencing the attainment of compliance with the relevant accessibility provisions.

A design assessment has been undertaken of the proposed design and is shown to be capable of complying with the relevant performance requirements of the BCA.

The recommendations within this report are to be further developed at design development to ensure compliance with regulatory requirements.

Report By



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## APPENDIX 1

This accessibility assessment was based upon the architectural documentation prepared by Classic Plans, namely –

Drawing No.	Revision	Description	Date
040/19	A	SHEET 1 OF 11 SITE PLAN & SITE ANALYSIS PLAN	07.02.19
040/19	A	SHEET 2 OF 11 BASEMENT FLOOR PLAN	07.02.19
040/19	A	SHEET 3 OF 11 SITE & GROUND FLOOR PLAN	07.02.19
040/19	A	SHEET 4 OF 11 FIRST FLOOR PLAN	07.02.19
040/19	A	SHEET 5 OF 11 SECOND FLOOR PLAN	07.02.19
040/19	A	SHEET 6 OF 11 ROOF PLAN	07.02.19