



CODE PERFORMANCE

# Access Report

*Project –*

Lower Ground - 52 Raglan Street, Manly  
Internal alterations and additions

*Design Phase –*

Development Application Design Phase

**Date** - August 2019  
**For** - The Northern Beaches Council  
**Ref** - 17403 – R1.1

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### Amendment Schedule

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		Version	Date
		R1.0	06.08.19
		R1.1	28.08.19

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## 1.0 INTRODUCTION

### 1.1 General

This Access Report has been prepared at the request of *The Northern Beaches Council* for the purpose of completing an assessment of the development application architectural documentation associated with the proposed Internal alterations and additions located at 52 Raglan Street, Manly NSW.

### 1.2 Purpose

The purpose of this report is to identify the compliance status of the architectural design documentation against the following –

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2019. These provisions are generally contained within Part D3 and Clause(s) E3.6, F2.4 & F2.9 of the code.
- Accessibility related Australian Standards as referenced by BCA 2019, as relevant to this project and as directly nominated in the report.
- The Disability (Access to Premises – Building) Standards 2010 (*Premises Standards*).

### 1.3 Documentation Relied Upon

Architectural plans prepared by Northern Beaches Council, as follows –

Drawing No.	Amendment	Drawing Title
A01	A	Lower Ground Floor Plan - Existing
A02	A	Upper Ground Floor Plan - Existing
A03	A	Lower Ground Floor Plan - Demolition
A04	A	Upper Ground Floor Plan - Demolition
A05	A	Lower Ground Floor Plan - Proposed
A06	A	Upper Ground Floor Plan - Proposed
A07	A	South Elevation - Existing
A08	A	West Elevation - Existing
A09	A	North Elevation - Existing
A10	A	East Elevation - Existing
A11	A	Lower Ground Floor Building Entry Details - Proposed

### 1.4 Exclusions

The content of this report relates only to the matters directly nominated in this report and does not assess / include the following –

- Any parts of the BCA / standards not directly referenced in this report.
- Disability Discrimination Act 1992 (*DDA focuses on results. Does not offer prescriptive compliance options*).
- Work Health & Safety considerations.
- Services / equipment operating capacity / design.
- Local planning policies and/or guidelines, other than those directly identified.
- Does not constitute construction approval nor a Part 4A Certificate under the EP&A Act / Regulations.

### 1.5 BCA Assessment Data

Listed below are our understanding of relevant BCA classification(s) in relation to the subject building / part.

BCA Consultant / Certifier shall have the final say in determining classifications.

BCA Building Classification(s):            Class 5    -    Office

## 2.0 TECHNICAL ASSESSMENT & COMMENTARY

### 2.1 General

The following summarises the compliance status of the architectural design in terms of the DTS accessibility provisions of BCA 2016, as are principally contained within Part D3 and Clauses E3.6 & F2.4 of the code.

Alongside each clause heading; one of four compliance categories is provided, as follows –

Complies:	BCA design compliance is achieved.
Does not comply:	A BCA DTS compliance departure is noted. Resolution options are provided.
N/A:	Not Applicable or not directly relevant. Detail offered for application if / as relevant.
Design Detail:	Compliance commentary is provided. Such should not be considered deficiencies, but matters for consideration by the design team / assessment authority at relevant / nominated stages of design.

#### BCA Interpretation Note(s) –

- i. Readily moveable furniture has been treated as indicative. The person/s responsible for furnishing the building (parts) should ensure their furnishing layout/s do not cause AS1428.1 circulation deficiencies.
- ii. *Slip-resistant floor surface/s* - BCA 2016 does not directly specify slip-resistance classification(s) for all accessible paths of travel; however, we highlight the need under AS1428.1-2009 for all accessible paths of travel to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.
- iii. We understand that no works are proposed to external areas (with the exception of the entrance area).

## 2.2 SECTION D – ACCESS & EGRESS

### Part D3 – Access For People With Disabilities

#### BCA Clause D3.1 - General building access requirements

Buildings and parts of buildings must be accessible as required by Table D3.1 and as summarised below:

##### Class 5

Access is required to and within all areas normally used by the occupants.

<b>Design Detail</b>	Access is required to and throughout the building in accordance with AS 1428.1-2009, except areas exempted under BCA Clause D3.4. <b>Compliance is readily achievable at construction certificate phase.</b>
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#### BCA Clause D3.2 – Access to Buildings

An accessway must be provided to a building required to be accessible:

- From the main points of pedestrian entry at the allotment boundary; and
- From another accessible building connected by a pedestrian link; and
- From any required accessible carparking space on the allotment.

An accessway must be provided through the principal pedestrian entrance, and:

- through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and

- in a building with a floor area more than 500m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.
- Doors on an accessway having multiple leaves must have a clear opening width of not less than 850mm for a single leaf.

<b>Design Detail</b>	An accessway is provided through the principal pedestrian entrance to satisfy the requirements of this clause. <b>Compliance is readily achievable at construction certificate phase.</b>
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### BCA Clause D3.3 – Parts of Buildings to be Accessible

In a building required to be accessible:

- every ramp & walkway (except fire-isolated) must comply with Clause 10 of AS1428.1-2009;
- every stairway (except fire-isolated) must comply with Clause 11 of AS1428.1-2009;
- all fire-isolated stairways are required to comply with Clause 11.1(f) and (g) of AS 1428.1-2009;
- carpet installed in an accessway must comply with clause D3.3(g) and (h).

<b>Design Detail</b>	Design detail is required as follows: <ul style="list-style-type: none"> <li>▪ Step ramps are to comply with Clause 10 of AS 1428.1-2009.</li> </ul> <b>Compliance is readily achievable at construction certificate phase.</b>
<b>DNC</b>	<u>Compliance Departure 1</u> Due to the sloped pathway at Raglan Street, a diminishing ramp is provided to achieve access into the lower entry landing. Diminishing ramps are not covered by the BCA or AS 1428.1-2009. <u>Resolution Option 1</u> The client has advised that a BCA Performance Solution will be pursued at CC stage to demonstrate the suitability of the proposed diminishing ramp. <b>Compliance is readily achievable at construction certificate phase.</b>

### BCA Clause D3.4 – Exemptions

An area where access would be inappropriate because of the particular purpose for which the area is used, or would pose a health or safety risk for people with a disability; is not required to be fully accessible.

<b>For Info</b>	Exemptions under Clause D3.4 are considered on a case by case basis. Notwithstanding, the following areas are considered to require a reduced extent of access: <ul style="list-style-type: none"> <li>- Plant areas;</li> <li>- Storage areas.</li> </ul>
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### BCA Clause D3.5 – Accessible Carparking

Accessible carparking spaces complying with AS2890.6-2009 must be provided in accordance with Table D3.5 in a Class 7a building required to be accessible and on the same allotment as a building required to be accessible.

<b>N/A</b>	Nil additional carparking is proposed.
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### BCA Clause D3.6 – Signage

Accessible buildings must have signage to comply with AS1428.1-2009 and as follows –

- braille and tactile signage incorporating the international symbol of access or deafness, must identify each sanitary facility and space with hearing augmentation system; and

- identify each door required by Clause E4.5 to be provided with an exit sign and state "Exit" and "Level" followed by the floor number;
- signage incorporating the international symbol of access or deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location of receivers;
- signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify left or right handed use;
- signage to ambulant accessible facility must be on the door of the facility;
- directional signage where a pedestrian entrance is not accessible.

<b>Design Detail</b>	<p>Design detail is required as follows:</p> <ul style="list-style-type: none"> <li>▪ Signage shall be installed in this project as necessary, but shall include as a minimum:               <ul style="list-style-type: none"> <li>○ identify each door required by Clause E4.5 to be provided with an exit sign and state "Exit" and "Level" followed by the floor number.</li> <li>○ signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify right handed use;</li> <li>○ directional signage is to be provided at male / female WC's indicating location of accessible WC;</li> <li>○ signage to ambulant compartments must be on the door of the facility;</li> <li>○ directional signage where a pedestrian entrance is not accessible.</li> </ul> </li> <li>▪ All signage is to be design detailed to comply with the relevant requirements of Specification D3.6.</li> </ul> <p><b>Compliance is readily achievable at construction certificate phase.</b></p>
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#### BCA Clause D3.8 – Tactile Ground Surface Indicators (TGSi)

Accessible buildings must have TGSi's complying with Sections 1 & 2 of AS/NZS1428.4.1-2009 to warn blind or vision impaired people of approaching stairways (other than fire-isolated), escalators, ramps (other than fire-isolated, step or kerb ramp), any overhead obstruction less than 2m above floor level and an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.

<b>Design Detail</b>	<p>TGSi's complying with AS/NZS1428.4.1-2009 shall be installed in this project as necessary and shall include areas as follows –</p> <ul style="list-style-type: none"> <li>▪ any overhead obstruction less than 2m above floor level.</li> </ul> <p><b>Compliance is readily achievable at construction certificate phase.</b></p>
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#### BCA Clause D3.10 – Swimming Pools

Swimming pools associated with a Class 2 Building with a perimeter greater than 40m are required to be accessible.

Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.

<b>N/A</b>	Nil swimming pool proposed.
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#### BCA Clause D3.11 – Ramps

On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.

<b>N/A</b>	No proposed ramps rising more than 3.6m, nor any landing cross-overs occur.
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#### BCA Clause D3.12 – Glazing on an Accessway

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line.

The contrasting line shall be not less than 75mm wide and shall extend across the full width the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level.

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.

<b>Design Detail</b>	Any new fully glazed doors, sidelights and walls forming part of the accessway must be clearly marked in accordance with AS 1428.1-2009. <b>Compliance is readily achievable at construction certificate phase.</b>
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## 2.3 SECTION E – SERVICES & EQUIPMENT

### Part E3 – Lift Installations

#### BCA Clause E3.6 – Passenger Lifts

Every passenger lift must:

- be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and
- have accessible features in accordance with Table E3.6b; and
- not rely on a constant pressure device for its operation if the lift car is fully enclosed.

<b>N/A</b>	Nil passenger lifts proposed nor required.
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## SECTION F – HEALTH & AMENITY

### Part F2 – Sanitary & Other Facilities

#### BCA Clause F2.4 – Accessible Sanitary Facilities

In a building required to be accessible:

- Accessible unisex sanitary compartments must be provided as per Table F2.4(a),
- 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, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females.
- An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels.
- Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1.
- 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.
- An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex.

<b>Design Detail</b>	Design detail is required as follows: <ul style="list-style-type: none"> <li>- Fixtures and fittings to accessible and ambulant facilities are to accord with AS 1428.1-2009 Clause 15 and 16 – minor adjustments required at CC stage.</li> </ul> <b>Compliance is readily achievable at construction certificate phase.</b>
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**DNC**Compliance Departure 2

The unisex accessible sanitary facility is located remote from the male/female WC's. This causes a compliance departure with BCA Clause F2.4.

Resolution Option 2

The client has advised that a BCA Performance Solution will be pursued at CC Stage to demonstrate the suitability of the proposed location of the unisex accessible sanitary facility.

**Compliance is readily achievable at construction certificate phase.**

## 5.0 CONCLUSION

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This report identifies the compliance status of the Development Application architectural design, subject to compliance with Parts 2.0, 3.0 & 4.0 of the report, with the following –

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2019. These provisions are generally contained within Part D3 and Clause(s) E3.6, F2.4 & F2.9 of the code.
- Accessibility related Australian Standards as referenced by BCA 2019, as relevant to this project and as directly nominated in the report.
- The Disability (Access to Premises – Building) Standards 2010 (*Premises Standards*).

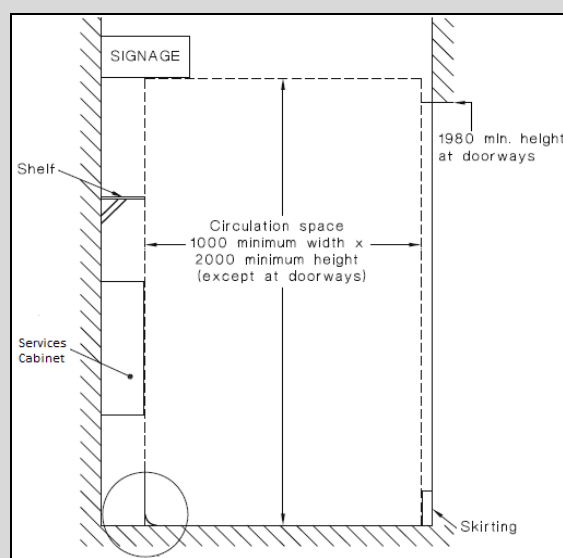
## Appendix 1 – Technical Specification(s)

### BCA Clause D3.1 –

#### Summary of AS1428.1-2009 Requirements for accessways

##### Continuous accessible path of travel –

All paths of travel shall achieve unobstructed heights and widths in accordance with cl. 6 of AS 1428.1 – see diagram below for detail.

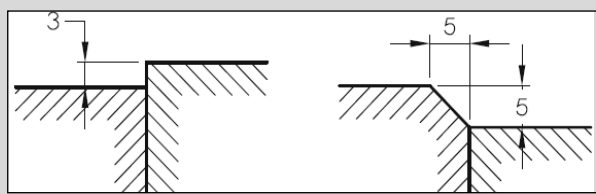


##### Doorways / Doors –

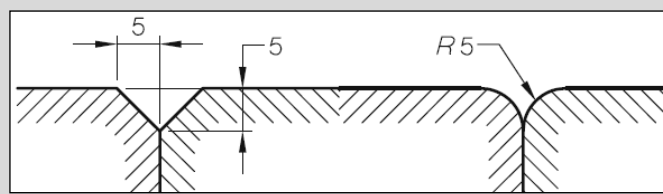
- (i) All doorways shall have a minimum luminance contrast of 30% between –
  - door leaf and door jamb;
  - door leaf and adjacent wall;
  - architrave and wall;
  - door leaf and architrave;
  - door jamb and adjacent wall.
- (ii) The minimum width of the area of luminance contrast shall be 50mm,
- (iii) Door hardware should be generally located between 900-1100mm from the floor and be of lever type with a clearance between the handle and the door face at the centre of the handle being not less than 35mm and not more than 45mm in accordance with AS1428.1-2009,
- (iv) Doors shall have a clear opening width of 850mm.
- (v) Door handles and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.
- (vi) 'D' type handles shall be provided on sliding doors.
- (vii) Any snibs shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.
- (viii) For doors (other than fire doors and smoke doors) where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the 20N,
- (ix) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door,
- (x) The location of controls for doors and gates above a level surface shall be provided as per Clause 13.5.3.
- (xi) Manual controls for power-operated doors shall be located no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.
- (xii) Push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the door before the button becomes level with the surrounding surface.

Floor or ground surfaces on continuous accessible paths of travel and circulation spaces –

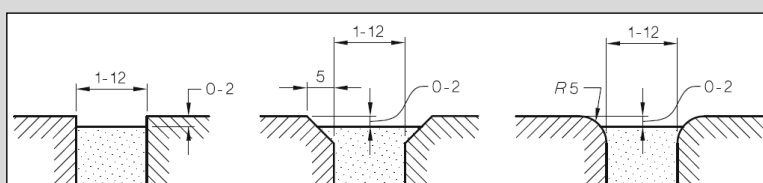
- (i) A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability.
- (ii) Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows –
  - $0 \pm 3\text{mm}$  vertical change in level – see Figure 1
  - $0 \pm 5\text{mm}$  change in level provided the edges have a beveled or rounded edge to reduce the likelihood of tripping – see Figure 2
  - Various tolerances for raked joint pavers – see Figure/s 3a - level surfaces, 3b - irregular surfaces & 3c - domed surfaces.



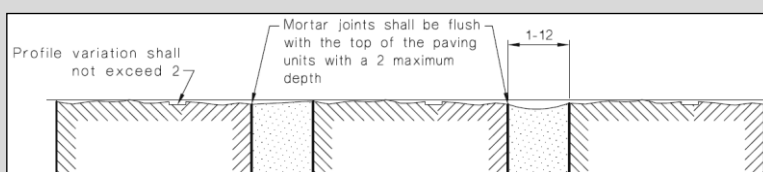
**Figure 1**



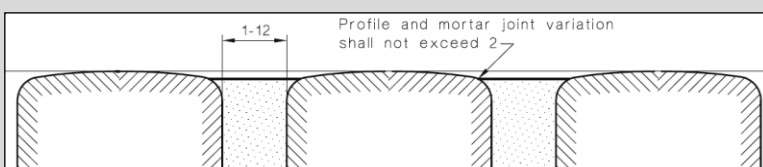
**Figure 2**



**Figure 3a – For continuous paving units – level surfaces**



**Figure 3b – For continuous paving units – irregular surfaces**



**Figure 3c – For continuous paving units – domed surfaces**

- (iii) Where carpets or any soft flexible materials are used on the ground or floor surface –
  - The pile height or pile thickness, shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm,
  - Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge,
  - At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded beveled edge no higher than 5mm or above that height a gradient of 1:8 up to a total maximum height of 10mm.
- (iv) Matting recessed within an accessible path of travel –
  - Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or beveled, above or below the surrounding surface; and

- Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or beveled.

#### Switches and Controls –

- (i) All new switches and controls, other than power points, shall be located not less than 900mm nor more than 1100mm above the finished floor and not less than 500mm from internal corners.
- (ii) Rocker action and toggle switches shall be provided in accordance with Clause 14.2 in accessible residential sole-occupancy units.

### BCA Clause D3.3 –

#### Summary of AS1428.1-2009; Clause 10 & 11 Requirements (Ramps & Stairs)

##### Clause 10.2 – Walkways

Walkways shall comply with the following:

- The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:
  - Kerb in accordance with Figure 18.
  - Kerb rail and handrail in accordance with Figure 19.
  - A wall not less than 450 mm in height.
- Landings at top and bottom and at:
  - 25m intervals or less for 1:33,
  - 15m intervals or less for 1:20,
- For walkways shallower than 1 in 33, no landings are required.

##### Clause 10.5 - Threshold ramps

- Threshold ramps at doorways to have a max. rise of 35mm, max length of 280mm, max gradient of 1:8 and be located within 20mm of the door leaf.
- Edges of the threshold ramp shall be tapered or splayed at max 45° if not abutting a wall.

##### Clause 10.6 - Step ramps

- Step ramps shall have max. rise of 190mm, max. length of 1.9m, max. gradient of 1:10.
- Edges of the step ramp to have 45° splay where there is pedestrian traffic or otherwise be protected by suitable barrier such as a min. 450mm wall or kerb / kerb rail with open balustrade.
- Step ramps to have slip-resistant surfaces.

##### Clause 10.8 - Landings

Landings for walkways (up to 1:33) and ramps shall comply with one of the following:

- min. 1.2m if no change in direction as per Figure 25(A),
- min. 1.5m where change in direction not exceeding 90° internal corner to be truncated for min. 500mm in both directions as per Figure 25(B),
- 180° turn, landing as per Figure 25(C).
- Landings for step ramps shall be min. 1.2m in length as per Figure 22(A) and (B). Where a change in direction, the length of the step ramp landing to be min. 1.5m as per Figure 22(A). At doorways, landings as per Clause 13.3 for circulation spaces at doorways shown in Figure 25(D).
- Landings at kerb ramps shall be min. 1.2m in length, or 1.5m X 2.0m at 'T' junctions. Where a single change in direction is required, landings to be min. 1.5m X 1.5m.

##### Clause 11.1 - Stair construction

Stairs to be constructed as follows:

- Set back min. 0.9m from boundary,
- Where intersection is at an internal corridor, the stair to be set back as per Figure 26(A),
- Have opaque risers,

- Nosings shall not project beyond the face of the riser and the riser may be vertical or 25mm backwards splay,
- Nosing profiles to have a sharp intersection, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm,
- 50mm – 75mm strip to full length of nosing, set back a max. 15mm from the front of the nosing, with a 30% min. luminance contrast. If not set back, luminance contrast to extend down the riser by max 10mm.
- TGSIs installed as per AS1428.4.1.

#### Clause 11.2 - Stairway handrails

Handrails to be continuous throughout the stair flight and around landings and have no obstructions 0.6m above, and as follows:

- Design & construction as per Clause 12,
- Installed both sides,
- No vertical sections and shall follow angle of the stairway nosings,
- Extend at bottom of stairs one stair tread depth and min. 300mm horizontally, (300mm extension not required if handrail is continuous,
- Dimensions of heights of handrails taken vertically from the nosing or landing to the top of the handrail.

#### Clause 12 - Handrails

Design and construction to comply with:

- Handrails and balustrades shall not encroach into required circulation,
- Circular or elliptical cross-section, not less than 30mm or more than 50mm for more than 270°. Elliptical handrails to have greater horizontal dimensions,
- Exposed edges or corners have min. radius of 5mm,
- Top of handrail to be between 865mm and 1.0m above nosing or landing,
- Height to be constant throughout,
- If balustrade is required at a height greater than the handrail, both shall be provided,
- Handrails to be securely fixed and rigid with ends turned through a total of 180°, or to the ground, or returned fully to end post or wall face (Figures 26 C and D),
- Min. 50mm clearance to adjacent wall or other obstruction, for a height of 600mm,
- Handrails to have no obstructions to the passage of a hand along the rail,
- Inside handrail at landings to always be continuous as per Figure 28(a).