

DA Access Report

Amended Final

*15 Lawrence Street,
Freshwater NSW 2096*

Prepared for
IPM Holdings Pty Ltd

IPM-001

8 May 2019

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1.0 INTRODUCTION

1.1. General

This report has been prepared at the request of IPM Holdings Pty Ltd and relates to the proposed residential development located at 15 Lawrence Street, Freshwater (see Figure 01 below) –



Figure 01 – Overall site plan

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 and to ensure compliance with the 'essential features' to achieve compliance with Class C of the adaptable housing code.

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 2016, inclusive of BCA variations;
- (iii) Australian Standards – AS1428.1-2009, AS4299-1995, AS1735.12, AS/NZS2890.6-2009; AS/NZS1428.4.1; and
- (iv) The architectural documentation prepared by Nettleton Tribe Partnership and listed within Appendix 1.

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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 –

- (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.

Following amalgamation of the Northern Beaches Council, Warringah DCP 2011 no longer requires adaptable housing under AS4299-1995 and the report has been updated to reflect this.

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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 two (2) retail tenancies and twenty-three (23) residential apartments with basement and above ground parking.

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	Class 6
	Residential	Class 2
	Car Parking	Class 7a
<u>Rise in storeys</u>	Three (3)	

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

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			✓
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

Pedestrian access to the retail tenancies is via the footpath located near Lawrence Street.

There is also residential access from Lawrence Street to the residential entry gate. The building has 3 separate lobbies which are accessible from the Lawrence Street entry via the gated entry which also enables suitable access to the entrance doorway of each sole-occupancy unit and spaces used in common by the residents, including the first floor landscaped podium.

D3.2 Access to building

From the pedestrian footpath, access to the retail tenancies is via bi-fold doors. The doors have an appropriate door leaf no less than 920mm width to allow minimum 850mm clear width in accordance with AS1428.1-2009. There is suitable access to and within the retail tenancies compliant with the Disability (Access to Premises – Buildings) Standards.

There is level access to the residential entry gate which achieves suitable door clearances and circulation in accordance with AS1428.1-2009. There is an appropriate accessible path of travel to Resi. Lobby A which has dual-hinged entry doors have suitable clearances and level landing to the lobby area.

Access to Lobby B is via a set of stairs located near Resi. Lobby A. The passenger lift provides suitable access to the residential car park level at RL 20.70. There is a suitable 1:20 walkway to Lobby B, compliant with AS1428.1-2009. Entry to lobby B is via a hinged doorway suitable for accessibility.

From Lobby B to Lobby C, there is a 1:9 grade ramp which is inaccessible for wheelchair users. An accessible path of travel to Lobby C is required.

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

Recommendations

- (i) Provide a suitable accessible path of travel from Lawrence Street to Lobby C.

D3.3 Parts of building to be accessible

An accessway has been provided to and within all areas required to be accessible.

There is suitable clearances and circulation within retail tenancies to ensure access for persons with disability is achieved. From the retail tenancies, there are hinged doors to the service areas such as the common sanitary facilities, waste and car

D3.3 Parts of building to be accessible

parking. There is a hinged entry door to the residential car park with suitable clear width, however review is required to ensure minimum 530mm latch side is achieved.

From each lift lobby area, there is a suitable accessible path of travel to all residential floors with suitable corridors allowing for wheelchair users to perform 90° and 180° turns, compliant with AS1428.1-2009.

There is a common-use open space located on level 1 of the development which is accessible from all residential lifts. Review of Lobby B is required to ensure suitable door clearances are achieved.

From Resi. Lobby C, access is via stairway access with a stairway platform lift provided to achieve an accessible path of travel.

There are common stairways located on the ground and first floor of the development. Additionally, fire egress stairs have been provided adjacent to each passenger lift.

Recommendations

- (i) Ensure the hinged doorway between retail and residential car parking (adjacent to the accessible sanitary facility) achieves minimum 530mm latch side clearance;
- (ii) Ensure Lobby B on level 1 achieves minimum 850mm clear width and 530mm latch side clearance; and
- (iii) Ensure all stairways (handrails and nosings) comply with AS1428.1-2009 and 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

Accessible car parking spaces are not required within Class 2 developments under the BCA.

There are retail car bays provided on the ground floor. An accessible car bay has been provided in accordance with the BCA.

Recommendations

- (i) Ensure the accessible car bay achieves minimum 2.5m height clearance across the bay (including the shared area) with 2.2m height clearance leading to the bay.

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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 the following –

- Sanitary facilities (including accessible sanitary facility with LH transfer, and ambulant cubicles); and
- Every 'exit' door in the building required to be provided with an exit sign indicating the level number.

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 pools are provided within the subject building.

D3.11 Ramps

No ramps are provided within the subject building.

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.

D3.12 Glazing on an accessway

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 three (3) residential passenger lifts. There is also an additional stairway platform lift proposed from Lobby C to the landscaped podium on Level 1.

Compliance with E3.6 is achievable and will be further assessed in Design Development.

4.4. Part F2 – Sanitary and other facilities

F2.4 Accessible sanitary facilities

There is an accessible sanitary facility provided on the ground floor near Resi. Lobby A with internal dimensions of 1900mm by 2500mm. The basin currently encroaches into the pan and door circulation.

There are additional sanitary facilities provided near the accessible sanitary compartment. In accordance with the Disability (Access to Premises – Buildings) Standards, ambulant cubicles are required.

Recommendations

- (i) Ensure the accessible sanitary compartment allows for minimum 1900mm width by 2300mm long clearance around the pan with a maximum 100mm encroachment from the basin at the front of the pan (i.e. 1900mm by 2200mm); and
- (ii) Provide no less than one (1) unisex ambulant cubicle, or a male and female unisex ambulant cubicle.

