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## Accessibility Review Report – DA Review

**Project Title:** Additions and Alterations to Existing Building  
19-21 The Corso, Manly

**Job Number:** 20462

**Date:** 16 December 2020

**Prepared For:** Hilrok Properties Pty Ltd

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ACCESSIBILITY • ESSENTIAL FIRE SAFETY SERVICES

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Report	Revision	Date	Details
Final	1.0	16/12/20	Final Issue for DA Submission

# ACCESSIBILITY DESIGN REVIEW

**PROJECT:** Additions and Alterations to Existing Building

**ADDRESS:** 19-21 The Corso, Manly

## 1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed Additions and Alterations to Existing Building located at 19-21 The Corso, Manly.

### 1.1 Project Information & Classification

The proposed development consists of additions and alterations to an existing multi-storey mixed use building which incorporates a retail tenancy on the Ground Floor with three (3) stories of residential apartments at the subject site.

It is understood the following Building Code of Australia 2019 building classification(s) apply to the subject building / building part (to be confirmed by the BCA Consultant / PCA) –

Level/Building Part	Building Classification	Use
Ground Floor	Class 2 & 6	Residential & Retail
Level 1 - 3	Class 2	Residential

### 1.2 Purpose of the Report

Hilrok Properties Pty Ltd engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for submission to the Local Council as part of the Development Application documentation.

### 1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- Part D3, Clause F2.4 and Clause E3.6 ‘deemed-to-satisfy’ (DtS) requirements of Building Code of Australia 2019 Amendment 1 (BCA);
- The Disability (Access to Premises - Buildings) Standards 2010.

This Accessibility Design Review is based on –

- Architectural design documentation prepared by NBRS Architecture, Project Ref 17349-NBRS as follow –

Dwg#	Title	Date – Issue
A-DA-100	EXISTING AND DEMOLITION GROUND PLAN	11/12/2020 - A
A-DA-110	EXISTING AND DEMOLITION FIRST PLAN	11/12/2020 - A
A-DA-120	EXISTING AND DEMOLITION SECOND PLAN	11/12/2020 - A
A-DA-130	EXISTING AND DEMOLITION THIRD PLAN	11/12/2020 - A
A-DA-200	PROPOSED FIRST FLOOR PLAN	11/12/2020 - A

A-DA-210	PROPOSED SECOND FLOOR PLAN	11/12/2020 - A
A-DA-220	PROPOSED THIRD FLOOR PLAN	11/12/2020 - A
A-DA-300	THE CORSO ELEVATION	11/12/2020 - A
A-DA-310	MARKET LANE ELEVATION	11/12/2020 - A
A-DA-230	PROPOSED GROUND FLOOR PLAN	11/12/2020 - A
A-DA-230	PROPOSED GROUND FLOOR PLAN	11/12/2020 - A

- The Building Code of Australia 2019 Amendment 1 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019 Amendment 1, prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS 1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS/NZS 2890.6-2009 – Off-street parking for people with disabilities.
- Australian Standards AS/NZS 1428.4.1-2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.

## 1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D3, Clause F2.4 and Clause E3.6 of the Building Code of Australia 2011 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.

- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advice be sought from an independent specialist slip safety consultant.

## 1.5 The Disability (Access to Premises – Building) Standards 2010

The Disability (Access to Premises - Buildings) Standards 2010 provides the prescriptive requirements set out regarding the upgrade of an existing building where works are being undertaken.

The Premises Standards apply to:

- a new building
- a new part of an existing building
- the *affected part* of an existing building.

The new parts of a building and any subsequent affected part are outlined as per the below extracts of The Disability (Access to Premises - Buildings) Standards 2010 –

### **New Part:**

A part of a building is a **New Part** of the building if it is an extension to the building or a modified part of the building about which:

- *An application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the state or territory where the building is located; or*
- *All of the following apply:*
  - The building work is carried out for or on behalf of the Crown;*
  - The building work commences on or after 1 May 2011;*
  - No application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the state or Territory where the building is located.*

### **Affected Part:**

- *the principal pedestrian entrance of an existing building that contains a new part and*
- *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.*

**It is understood that the proposed works are being undertaken by the building owner/s and as such an ‘affected part’ upgrade is potentially triggered. We offer the following commentary regarding the ‘affected part’ as a result of the proposed works to the subject building –**

### **Class 2 –**

*The Class 2 building part is not provided with accommodation for short term rent and is subsequently not subject to the Premises Standards affected part upgrade. New works are required to comply with AS1428.1-2009.*

### **Class 6 –**

*Scott Reid of City Plan has confirmed that the proposed works would not trigger an ‘affected part’ upgrade of the entrance to the Class 6 retail tenancy. The application of the ‘affected part’ is to be confirmed at the Construction Certificate Stage in conjunction with comments from the PCA.*

## 2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into six (6) main categories, as follows –

**Capable of Complying (CoC)** – Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.

**Compliance Departure (CD)** – A compliance departure with the DtS provisions of the BCA.

**Design Detail (DD)** – A detail commentary/specification is offered within the report.

**Performance Solution (PS)** – A Performance Solution Report is being pursued to justify the compliance departures

**Not Applicable (N/A)** – Not applicable or not relevant to the project. Commentary provided.

**Informational (Info)** – Provided for informational purposes

### **Interpretation Note(s) –**

- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report as it is not considered to form part of the building as addressed by the BCA.

## BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES

### Cl. D3.1: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4. Table D3.1 requires that access is provided –</p> <p><b><u>Class 2 –</u></b></p> <ul style="list-style-type: none"> <li>From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</li> <li>To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</li> <li>Where a ramp complying with AS 1428.1 or a passenger lift is installed— <ul style="list-style-type: none"> <li>a) to the entrance doorway of each sole-occupancy unit; and</li> <li>b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</li> </ul> </li> </ul> <p><b><u>Class 6 –</u></b></p> <ul style="list-style-type: none"> <li>To and within all areas normally used by the occupants.</li> </ul>	<p><b><u>Class 6 –</u></b></p> <p>It is understood that the retail tenancy will be subject to a separate DA Application.</p> <p><b><u>Class 2 –</u></b></p> <p>New works are required to comply with AS1428.1-2009.</p> <p><b><u>Performance Solution –</u></b></p> <p>A Performance Solution is proposed to justify reduced door circulation space, clear door opening widths and corridor circulation space and the like to the proposed works within the Class 2 common areas.</p>	<p>PS &amp; DD</p>

### Cl. D3.2: Access to Buildings

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>An accessway must be provided to a building required to be accessible –</p> <ul style="list-style-type: none"> <li>from the main points of pedestrian entry at the allotment boundary; and</li> <li>from another accessible building connected by a pedestrian link; and</li> <li>from any required accessible carparking space on the allotment.</li> </ul>	<p>An affected part upgrade has not been triggered.</p> <p><b><u>Performance Solution –</u></b></p> <p>A Performance Solution is proposed to justify reduced door circulation space to the new entrance doorways of the Class 2 building part.</p> <p><b><u>Design Detail –</u></b></p>	<p>PS &amp; DD</p>



<p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> <li>• through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</li> <li>• 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.</li> </ul> <p>except for pedestrian entrances serving only areas exempted by D3.4.</p>	<p>Where no affected part upgrade is triggered the doorway is not required to be upgraded to comply.</p>	
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### **Cl. D3.3: Parts of buildings to be accessible**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –</p>		
<ul style="list-style-type: none"> <li>• for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</li> </ul>	<p>All non-fire-isolated ramps are required to comply with AS1428.1-2009.</p> <p><b><u>Class 2 –</u></b></p> <p>New works are required to comply with AS1428.1-2009.</p> <p><b>2x 1:8 ramps</b> are proposed within the Class 2 building part common areas.</p> <p><b><u>Performance Solution –</u></b></p> <p>A Performance Solution is proposed to justify the provision of 1:8 ramp with a handrail complying with AS1428.1-2009 Cl. 12 on at least 1 side of the ramps and a 30% luminance contrast to the background.</p> <p><b><u>Class 6 –</u></b></p> <p>Where no affected part upgrade is triggered the ramp is not required to be upgraded to comply.</p>	<p>PS &amp; DD</p>
<ul style="list-style-type: none"> <li>• for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</li> </ul>	<p>N/A – No new stairways or works to existing stairways are indicated on plan.</p>	<p>N/A</p>
<ul style="list-style-type: none"> <li>• for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</li> </ul>	<p>N/A – No new fire-isolated stairways or works to existing fire-isolated stairways are indicated on plan.</p>	<p>N/A</p>
<p>Accessways must have—</p>	<p><b><u>Class 2 –</u></b></p>	<p>CoC</p>

<ul style="list-style-type: none"> <li>• passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available</li> <li>• turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway.</li> </ul>	<p><u>Performance Solution –</u></p> <p>A Performance Solution is proposed to justify reduced door circulation space, clear door opening widths and corridor circulation space and the like to the proposed works within the Class 2 common areas.</p>	
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### **Cl. D3.4: Exemptions**

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>The following areas are not required to be accessible –</p> <ul style="list-style-type: none"> <li>• An area where access would be inappropriate because of the particular purpose for which the area is used.</li> <li>• An area that would pose a health or safety risk for people with a disability.</li> <li>• Any path of travel providing access only to an area exempted by (a) or (b).</li> </ul>	<p>Exemptions are to be reviewed on a case by case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) –</p> <ul style="list-style-type: none"> <li>• Caretaker only areas</li> <li>• Plant &amp; equipment room(s)</li> <li>• Storage rooms</li> <li>• Cleaner’s Room</li> </ul>	Info

### **Cl. D3.5: Accessible carparking**

N/A – No carparking spaces are proposed as part of the new works.

### **Cl. D3.6: Signage**

DtS Provision	Status
<p>In a building required to be accessible signage complying with Spec. D3.6, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows –</p> <ul style="list-style-type: none"> <li>• braille and tactile signage must identify each sanitary facility and space with hearing augmentation;</li> <li>• braille and tactile signage must identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor level number;</li> <li>• signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained;</li> <li>• signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use;</li> <li>• signage to identify an ambulant accessible sanitary facility must be located on the door of the facility;</li> <li>• directional signage where a pedestrian entrance is not accessible.</li> <li>• directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility.</li> </ul>	DD

A design compliance certificate should be obtained from the signage designer/contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards.

**Cl. D3.7: Hearing augmentation**

N/A – No areas requiring the provision of a hearing augmentation system are proposed.

**Cl. D3.8: Tactile indicators**

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS/NZS 1428.4.1.:2009 must be provided to warn people who are blind or have a vision impairment that they are approaching –</p> <ul style="list-style-type: none"> <li>• a stairway, other than a fire-isolated stairway;</li> <li>• an escalator/moving walk;</li> <li>• a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp;</li> <li>• in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.</li> </ul>	<p>TGSIs are to be provided to –</p> <ul style="list-style-type: none"> <li>• a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp;</li> <li>• all stairway landings other than where handrails are continuous at mid landings and fire-isolated stairways;</li> <li>• any overhead obstruction less than 2m above floor level.</li> <li>• where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.</li> </ul> <p><u>Design Detail –</u></p> <ul style="list-style-type: none"> <li>• The extent of TGSIs required to be upgraded throughout the building is to be determined at the Construction Certificate Stage.</li> <li>• Where new floor surface finishes are proposed at the landings of stairways/ramps TGSIs are generally required to be installed.</li> </ul>	DD

**Cl. D3.9: Wheelchair seating spaces in Class 9b assembly buildings**

N/A – Not a Class 9b building.

**Cl. D3.10: Swimming pools**

N/A – No swimming pool with a perimeter >40m is proposed.

**Cl. D3.11: Ramps**

N/A – No ramps are proposed.

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>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.</p>	Complies	CoC

### Cl. D3.12: Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
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 AS 1428.1.		DD

## BCA Part E3 – LIFT INSTALLATIONS

### Cl. E3.6: Passenger lifts

N/A – No lifts are proposed.

## BCA Part F2 – SANITARY AND OTHER FACILITIES

### Cl. F2.4: Accessible sanitary facilities

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible:</p> <ul style="list-style-type: none"> <li>• Accessible unisex sanitary compartments must be provided as in accordance with Table F2.4(a),</li> <li>• Accessible unisex showers must be provided in accordance with Table F2.4(b),</li> <li>• 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.</li> <li>• An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels.</li> <li>• Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1.</li> <li>• An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</li> <li>• 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.</li> </ul>	<p><b><u>Class 2 – Accessible sanitary compartments –</u></b></p> <p><b>1x</b> accessible sanitary compartment is proposed in the Class 2 building part common area and is readily capable of complying with AS1428.1-2009.</p> <p>No other common area sanitary compartment are proposed.</p>	CoC

### 3.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the relevant project design documentation to determine the compliance status of the proposed development against Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2019 Amendment 1 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and the pertinent Australian Standards.

Following this review and with the adoption of the recommendations/Performance Solutions proposed, ABE Consulting are able to confirm that at the Development Application stage of design, the development can readily achieve compliance with the aforementioned BCA provisions.

### 4.0 REVIEW PROVIDED BY

<p><b>Prepared by:</b></p>  <p><b><u>Aleksandar Stevanovic</u></b> Senior Accessibility Consultant B. Construction Management (Hons)</p>	<p><b>Reviewed by:</b></p>  <p><b><u>Abe Strbik</u></b> Director Member - Association of Consultants in Access Australia # 405</p>
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