



ACCESS REPORT

Proposed Boarding House Development
195-197 Sydney Rd, Fairlight



Date
26th November 2020

Prepared for
Construction Assignments

Reference No.
20281

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Revision	Date	Status
R1.0	16.09.20	Draft
R1.1	26.11.20	Final

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1.0 INTRODUCTION

1.1 General

This Access Report has been prepared at the request of *Construction Assignments* for the purpose of completing an assessment of the Development Application architectural drawings associated with the proposed 75 room co-living (boarding house) over a basement car park to be located at 195-197 Sydney Rd, Fairlight NSW.

1.2 Purpose

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

- Building Code of Australia (BCA) 2019 (Amendment 1) – Part D3, Clauses F2.4, F2.9 and E3.6.
- AS 1428.1-2009, AS 1428.4.1-2009 and AS 2890.6-2009.
- Disability (Access to Premises — Buildings) Standards 2010.
- Disability (Access to Premises — Buildings) Amendment Standards 2020.

1.3 Documentation Relied Upon

Architectural plans prepared by Mostaghim & Associates; project no. 20025 drawings listed as follows:

Drawing No.	Revision	Date	Title
A01.00	A	19/11/20	Level 0 Plan
A01.01	A	19/11/20	Level 1 Plan
A01.02	A	19/11/20	Level 2 Plan
A01.03	A	19/11/20	Level 3 Plan
A01.04	A	19/11/20	Level 4 Plan
A01.05	A	19/11/20	Level 5 Plan
A01.06	A	19/11/20	Roof Plan

1.4 Exclusions & Limitations

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

- Any parts of the BCA or standards not directly referenced by this report.
- Any federal, state, and local: policies / guidelines / legislations (except where directly referenced by this report).
- Disability Discrimination Act 1992 (*DDA focuses on results. Does not offer prescriptive compliance options*).
- Technical assessment for door operating forces, lighting levels, slip resistance ratings and luminance contrast levels.
- Gradients and crossfalls for ramps, landings and walkways unless provided on referenced drawings.
- Review of any fixtures &/or fittings and floor finishes unless detail provided.
- Work Health & Safety considerations.
- Services & equipment operating capacity &/or design.
- Any loose furniture shown on plan is treated as indicative only. The person/s responsible for furnishing the building should ensure their furnishing layout/s do not cause AS 1428.1-2009 circulation deficiencies.

1.5 Building Classification Assessment

Listed below is our assessment of the relevant BCA classification(s) in relation to the subject building.

BCA Building Classification(s)*:	Class 3	Boarding house
	Class 7a	Carpark

Note (*) - BCA Consultant / Certifier shall have the final say in determining building classifications.

1.6 Relevant Legislation

Disability Discrimination Act 1992

The Disability Discrimination Act 1992 (DDA) prohibits discrimination against people with disabilities in employment, education, access to premises, provisions of goods, services & facilities, accommodation, buying land, sport clubs and incorporated associations.

The 'access to premises' component of the DDA is captured by Section 23 of the DDA which states as follows (paraphrased):

"It is unlawful for a person to discriminate against another person on the ground of the other persons disability in relation to the provision of means of access to such premises."

The DDA per se is philosophical in approach and provides no measurable standards by which an existing built structure can be considered against to determine whether unlawful discrimination is occurring or is likely to occur.

The Act is enforced primarily through a complaint's mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission.

Compliance with the DDA is a decision for the building owner / occupier to enhance access on matters which are not covered by the applicable prescriptive requirements.

Disability (Access to Premises — Buildings) Standards 2010

On the 1st of May 2011, the DDA adopted the Disability (Access to Premises – Buildings) Amendment Standards 2020 (DAPS) which partially codified the 'access to premises' principles of the DDA by setting mandatory prescriptive requirements for the provision of access to new, and in some cases, existing buildings.

DAPS is limited to those aspects of the built environment which are governed by the BCA.

Access matters not addressed in the Premises Standards / BCA continue to be subject to possible discrimination complaints under the DDA if a person with disability experiences an access barrier.

The key parts under DAPS are as follows:

Affected Part

When new works to an existing building is proposed, the Premises Standards require that, in some situations, upgrading what is called the 'affected part' of a building.

Schedule 1 Access Code for Buildings

Schedule 1 of the Premises Standards contains the prescriptive deemed-to-satisfy provisions / Performance Requirements which new works must comply with.

Building Code of Australia

In NSW, the Environmental Planning and Assessment Act & Regulation contains the legislation applicable to the development of buildings.

The EP&A Act & Reg applies the Building Code of Australia as the technical requirement to be met for all new buildings and new building work to or within an existing building.

An existing part of a building, that is not subject to new works, is not required to comply with the BCA retrospectively unless specifically required by a State Environmental Planning Policy, DAPS or a condition of development consent.

2.0 TECHNICAL ASSESSMENT & COMMENTARY

2.1 General

This section incorporates the access related provisions contained in the BCA (Parts D3, Cl. E3.6, F2.4 & F2.9) and the Premises Standards.

A summary of the compliance status of the architectural design is subsequently provided relevant to each clause.

Alongside each clause heading; compliance shall be indicated by using one (or more) of the following compliance categories –

Complies	Indicates that Deemed-to-Satisfy compliance is achievable based on the level of design detail. Note – Does not infer that fixtures &/or fittings comply unless detail provided & assessed.
Does not comply	Indicates that a Deemed-to-Satisfy compliance departure/s is noted with the design. Resolution options are provided.
Design Detail	Compliance commentary is provided. Such should not be considered deficiencies but matters for consideration by the design team for incorporation into the plans or during different design stages.
Not applicable	Not applicable or not directly relevant.
For Info	For information purposes only.

2.2 Part D3: Access for People with Disabilities

Clause D3.1: General building access requirements

Buildings and parts of buildings must be accessible (unless exempt by Clause D3.4) as required by Table D3.1 and as summarised below:

Class 3

Access is required from the building pedestrian entry (required to be accessible) to at least 1 floor containing Sole-Occupancy Units (SOU), to the entrance doorway of each SOU on that level and to/within any area for use in common by the residents.

Where a passenger lift is installed, access is required to the entrance doorway of each SOU, and to/within spaces for use in common by the residents; located on levels served by the lift.

A boarding house requires 4 accessible SOUs if the building contains 61-80 SOUs.

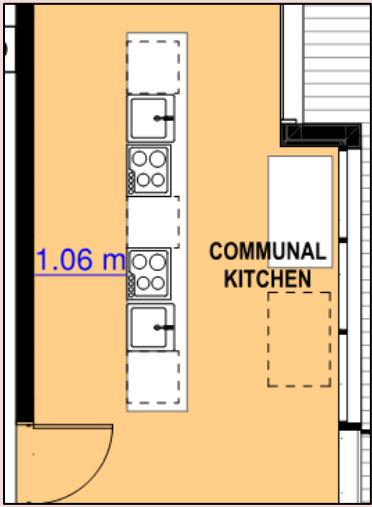
Not more than two accessible SOUs may be located adjacent to each other.

Where more than two accessible SOUs are provided, they must be representative of the range of rooms available.

Class 7a

To and within any level containing accessible carparking.

Compliance Status	
For Info	In accordance with the above clause, the extent of access required in this building is as follows: <ul style="list-style-type: none"> - To and within 4x accessible SOUs. - To the entry door of every SOU in the building.

Compliance Status	
	<ul style="list-style-type: none"> - To and within all outdoor and indoor communal areas. - To and within basement level. <p>The design is suitably detailed to comply with AS 1428.1-2009 except for matter/s listed below.</p>
Does not comply	<ol style="list-style-type: none"> 1. Provide a 1550mm space in front of the communal kitchen: <div data-bbox="756 454 1129 958" data-label="Image">  </div> 2. Only stair access shall be provided to Building B on Level 5 from the lift. This is in consequence of Council requirement for maximum lift overrun height. A performance solution shall be provided at CC stage to verify suitability of this design outcome. <p>Compliance is readily achievable during construction certificate design phase.</p>

Clause D3.2: Access to building

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

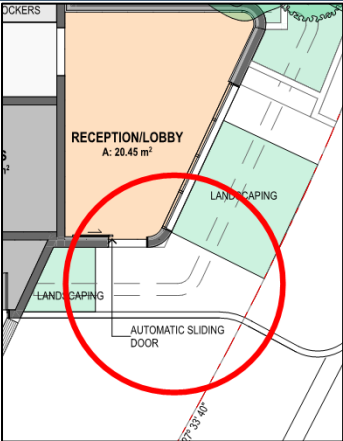
- a. From the main points of pedestrian entry at the allotment boundary; and
- b. From another accessible building connected by a pedestrian link; and
- c. From any required accessible carparking space on the allotment.

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

- a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- b. in a building with a floor area more than 500m², 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.

Compliance Status	
Complies	<p>The accessway from the point of entry at the allotment boundary appears to be suitably detailed for compliance with AS 1428.1-2009.</p> <p>Ensure both gradient and crossfall is not steeper than 1:40 and door controls comply with AS 1428.1-2009:</p>

Compliance Status	
	 <p>Compliance is readily achievable during construction certificate design phase &/or during construction.</p>

Clause D3.3: Parts of building to be accessible

In a building required to be accessible:

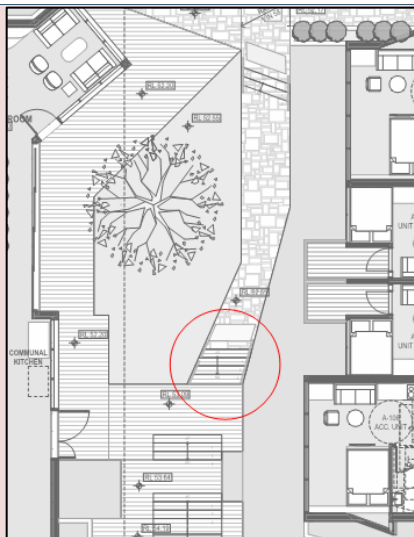
- every ramp & walkway (except if fire-isolated) must comply with Clause 10 of AS1428.1-2009;
- every stairway (except if fire-isolated) must comply with Clause 11 of AS1428.1-2009;
- all fire-isolated stairways are required to comply with Clause 11.1(f) and (g) of AS 1428.1-2009;
- passing spaces must be provided as per Clause 6.4 of AS 1428.1-2009 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available;
- turning spaces must be provided as per Clause 6.5 of AS 1428.1-2009 as follows:
 - Within 2m of the end of accessways; and
 - At maximum 20m intervals along the accessway.
- carpet installed in an accessway must comply with clause D3.3(g) and (h)

Concession – A ramp complying with AS 1428.1-2009 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building:

- containing not more than 3 storeys; and
- with a floor area for each storey, excluding the entrance storey, of not more than 200m².

Compliance Status	
Complies	<ol style="list-style-type: none"> All non-fire-isolated stairways (as determined by the BCA consultant / certifier) shall be provided with fixtures & fittings per Clauses 11 & 12 of AS 1428.1-2009. The fire-isolated stairways are readily capable of compliance with Cl. 11 (f) and (g) of AS 1428.1-2009. All walkways (1:20 & shallower) shall be provided with fixtures and fittings per Cl. 10 of AS 1428.1-2009. All ramps (steeper than 1:20) shall be provided with fixtures & fittings per Cl. 10 of AS 1428.1-2009. <p>Compliance is readily achievable during construction certificate design phase &/or during construction.</p>
Does not comply	<ol style="list-style-type: none"> Suggest external courtyard stairs are setback from the transverse path of travel to avoid handrail protrusions, in particular we refer to the following stair/s:

Compliance Status



2. In various locations, a required 180-degree turning space shall not be provided due to space restriction. A performance solution shall be prepared at CC stage to demonstrate suitability for the lack of a turning space.
3. In a few locations, a reduced 90-degree turning space shall be provided due to space restriction. Either adjust design or a performance solution shall be prepared at CC stage to demonstrate suitability of the reduced 90-degree turning spaces.
4. In various parts of Fire stairs 1 and 2, a 1x tread depth handrail extension shall not be achieved due to limited space. A performance solution shall be prepared at CC stage to demonstrate suitability for the lack of a 1x tread depth extension.

Compliance is readily achievable at construction certificate phase.

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; such area is not required to be accessible.

Compliance Status

For Info

BCA and Premises Standards recognise that accessways (for people with disabilities) are not required to certain areas within buildings where providing access would be 'inappropriate' because of the nature & use of the area or the tasks undertaken in that area.

In accordance with Cl. D3.4, it is our opinion that due to the nature and tasks undertaken in the following areas or rooms, access should be exempt –

- Plantrooms
- Comms
- Switch rooms
- Pump room
- BOH
- Services
- Bulk store
- HWT + CW Room

Clause D3.5: Accessible carparking

Accessible carparking spaces complying with AS 2890.6-2009 must be provided in accordance with Table D3.5 in a Class 7a building required to be accessible &/or a carparking area on the same allotment as a building required to be accessible.

Compliance Status	
Does not comply	<p>BCA Table D3.5 requires 3x accessible carspaces for this development.</p> <p>The plans indicate 3x accessible carspaces (4, 5 and 36).</p> <p>Carspaces 4 & 5 are suitably detailed for compliance with AS 2890.6-2009. However, accessible carspace 36 shall be undersized and not comply with AS 2890.6-2009.</p> <p>A performance solution shall be prepared at CC stage to demonstrate the suitability of carspace 36 for use by people with disabilities.</p> <p>Compliance is readily achievable at construction certificate phase.</p>

Clause D3.6: Signage

In a building required to be accessible:

- a. Braille and tactile signage complying with BCA Spec D3.6 must:
 - incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1-2009 and identify each:
 - Sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b or a SOU in a Class 3 or 9c building.
 - space with a hearing augmentation system.
- b. identify each door required by BCA Clause E4.5 to be provided with an exit sign and state the word "Exit" followed by the "Level".
- c. signage incorporating the international symbol of deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location to obtain receivers (if being provided).
- d. signage in accordance with AS 1428.1-2009 must be provided for accessible unisex sanitary facilities to identify left or right handed use.
- e. signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1-2009 must be located on the door of the facility.
- f. directional signage where a pedestrian entrance is not accessible (incorporating international symbol of access).
- g. directional signage at bank of toilets not incorporating an accessible unisex sanitary facility.
- h. In a building subject to Clause F2.9, directional signage complying with Spec D3.6 shall be provided at each bank of sanitary facilities and accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.

Compliance Status	
Complies	<p>Braille and tactile signage shall be installed as per above.</p> <p>Compliance is readily achievable during construction certificate design phase &/or during construction.</p>

Clause D3.7: Hearing augmentation

Compliance Status	
Not applicable	Not applicable to this building.

Clause D3.8: Tactile indicators

For a building required to be accessible, Tactile Ground Surface Indicators (TGSIs) complying with Sections 1 & 2 of AS/NZS 1428.4.1-2009 shall be required to warn people who are blind or have a vision impairment that they are approaching:

- A stairway (other than fire-isolated),
- An escalator,
- A passenger conveyor or moving walkway,
- A ramp (other than fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp),
- In the absence of a suitable barrier, any overhead obstruction less than 2m above floor level,
- An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building (excluding pedestrian entrance serving an area exempt by Clause D3.4, if there is no kerb or kerb ramp at that point, except for areas exempted by Clause D3.4).

Compliance Status	
Complies	<p>TGSIs shall be provided to all non-fire-isolated stairs and to all ramps (except walkways and step ramps) in this building.</p> <p>Note:</p> <ul style="list-style-type: none"> ▪ Landings <3m – Provide 300-400mm deep TGSIs ▪ Landings =>3m – Provide 600-800mm TGSIs. <p>Compliance is readily achievable at construction certificate design phase &/or during construction.</p>

Clause D3.9: Wheelchair seating spaces in Class 9b buildings

Compliance Status	
Not applicable	No Class 9b building parts with fixed seating to be proposed.

Clause D3.10: Swimming pools

Compliance Status	
Not applicable	No communal swimming pools detailed.

Clause D3.11: Ramps

On an accessway:

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

Compliance Status	
Complies	No overlapping landings occur between ramps or a combined vertical rise of more than 3.6m.

Clause D3.12: Glazing on accessway

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 AS 1428.1-2009.

Compliance Status	
Complies	<p>All full height glazed doors, walls and sidelights in common areas &/or the accessible bedrooms shall be clearly marked in accordance with Clause 6.6 of AS 1428.1-2009.</p> <p>Compliance is readily achievable at construction certificate design phase &/or during construction.</p>

2.3 Part E3: Lift Installations

Clause E3.6: Passenger lifts

Every passenger lift must:

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

Compliance Status	
Design Detail	<p>The passenger lifts shall either be electric or electrohydraulic and shall incorporate the following features –</p> <ul style="list-style-type: none"> ▪ Handrail complying with the mandatory handrail provisions of AS 1735.12, ▪ Internal lift car floor dimensions must be (additional dimensions may be required by the BCA): <ul style="list-style-type: none"> - <u>If lift travels less than 12m:</u> 1,100mm (wide) x 1,400mm (deep); or - <u>If lift travels more than 12m:</u> 1,400mm (wide) x 1,600 (deep). ▪ Minimum clear door opening complying with AS 1735.12 ▪ Passenger protection system complying with AS 1735.12, ▪ Lift landing doors at the upper landing, ▪ Lift car and landing control buttons complying with AS 1735.12, ▪ Lighting in accordance with AS 1735.12, ▪ Where the lift serves more than 2 levels: <ul style="list-style-type: none"> - Automatic audible information within the lift car to identify the level each time the car stops, - Audible and visual indication at each lift landing to indicate the arrival of the lift car, <p>Audible information and audible indication required above is to be provided in a range of between 20-80 dB(A) at a maximum frequency of 1500Hz.</p> <ul style="list-style-type: none"> ▪ Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. ▪ Lift call buttons at landings shall be no less than 500mm from an internal corner. <p>A compliance certificate must be obtained from the lift designer / supplier to confirm compliance with all the above requirements and AS 1735.12-1999 prior to purchase and installation of the lift.</p>

2.4 Part F2: Sanitary & Other Facilities

Clause F2.4: Accessible sanitary facilities

In a building required to be accessible:

- Accessible unisex sanitary compartments must be provided in accessible parts of the building as required by Table F2.4(a).
 - Accessible unisex showers must be provided in accordance with Table F2.4(b).
 - 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 1428.1-2009 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 products.
 - Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1-2009.
 - An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex only.
 - 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.
 - Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations.
- An accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp.

Compliance Status	
Complies	<ol style="list-style-type: none"> 1. In principal, the accessible ensuites inside the accessible rooms are suitably detailed for compliance with AS 1428.1-2009 in respect to circulation space, fixtures & fittings. Selection & installation of fixtures and fittings to comply with Cl. 15 of AS 1428.1-2009. 2. The number of private accessible sanitary facilities are provided in equal number for left hand and right hand transfers. 3. In principal, the communal accessible sanitary facility is suitably detailed for compliance with AS 1428.1-2009 in respect to circulation space, fixtures & fittings. Selection & installation of fixtures and fittings to comply with Cl. 15 of AS 1428.1-2009. <p>Compliance is readily achievable at construction certificate design phase &/or during construction.</p>

Clause F2.9: Accessible adult change facilities

Compliance Status	
Not applicable	Not applicable to this building.

3.0 CONCLUSION

This report identifies the compliance capability of the Development Application architectural design with the following –

- a. Building Code of Australia (BCA) 2019 (Amendment 1) – Part D3, Clauses F2.4, F2.9 and E3.6.
- b. AS 1428.1-2009, AS 1428.4.1-2009 and AS 2890.6-2009.
- c. Disability (Access to Premises — Buildings) Standards 2010.
- d. Disability (Access to Premises — Buildings) Amendment Standards 2020.

The outcome of this report highlights that the fundamental aspects of the design are capable of compliance with the Performance Requirements of the above codes.

The finer design details need to be reviewed at CC stage &/or during construction.