

25 March 2025

Our Ref: 22223 – S4.55 (03) Modification – Base Building – R1.1

Fortis c/- Forge VM

Att: Mark Handley

Access Compliance Capability Statement

Re: 34-35 South Steyne, Manly NSW

1.0 Introduction

Reference is made to the engagement of this office to provide an Accessibility Compliance Capability Statement relating to the proposed S4.55 (03) modification relating to the proposed development located at 34-35 South Steyne, Manly NSW.

2.0 Assessment Basis

The content of this correspondence reflects and relies upon –

- Architectural plans prepared by *Durbach Block Jagers* as follows:

Drawing No.	Issue	Date
A-DA-110-000	DA-L	25.03.03
A-DA-110-001	DA-L	25.03.03
A-DA-110-003	DA-L	25.03.03
A-DA-110-004	DA-L	25.03.03
A-DA-110-005	DA-L	25.03.03
A-DA-110-006	DA-L	25.03.03
A-DA-110-007	DA-L	25.03.03
A-DA-210-001	DA-L	25.03.03
A-DA-210-002	DA-L	25.03.03
A-DA-310-001	DA-L	25.03.03
A-DA-310-002	DA-L	25.03.03
A-DA-310-003	DA-L	25.03.03
A-DA-710-001	DA-L	25.03.03

3.0 Purpose

The purpose of this *Access Compliance Capability Statement* is to confirm compliance capability of the proposed S4.55 modification works, against the following –

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2022.
- Accessibility related Australian Standards as referenced by BCA 2022.
- The Disability (Access to Premises – Building) Standards 2010 (Premises Standards).

This *Access Compliance Capability Statement* will confirm that the proposed design is capable of compliance during detailed design.

4.0 Exclusions

This correspondence should not be construed to infer assessment or reporting on the following –

- Compliance with requirements or standards other than those explicitly nominated.
- Work Health & Safety considerations.
- Planning policies and/or guidelines.
- Does not relieve any other party of their obligations.
- Disability Discrimination Act 1992 (*focuses on results & does not offer prescriptive compliance options*)

5.0 Assessment

BCA Clause D4D2 - General building access requirements

Design Detail

The proposed S4.55 modifications will not affect the capability for the proposed design to achieve compliance with this clause.

Compliance is readily achievable during detailed design.

BCA Clause D4D3 – Access to Buildings

Design Detail

The proposed S4.55 modifications will not affect the capability for the proposed design to achieve compliance with this clause.

Compliance is readily achievable during detailed design.

BCA Clause D4D4 – Parts of Buildings to be Accessible

Design Detail

The proposed S4.55 modifications will not affect the capability for the proposed design to achieve compliance with this clause.

Compliance is readily achievable during detailed design.

BCA Clause D4D5 – Exemptions

Note

D3.4 exemptions are considered on a case by case basis as the design progresses and would typically be applied to plant areas and the like.

BCA Clause D4D6 – Accessible Carparking

Design Detail

The proposed S4.55 modifications will not affect the capability for the proposed design to achieve compliance with this clause.

Compliance is readily achievable during detailed design.

BCA Clause D4D7 – Signage

Design Detail

The proposed S4.55 modifications will not affect the capability for the proposed design to achieve compliance with this clause.

Compliance is readily achievable during detailed design.

BCA Clause D4D8 – Hearing Augmentation

Design Detail

The proposed S4.55 modifications will not affect the capability for the proposed design to achieve compliance with this clause.

Compliance is readily achievable during detailed design.

BCA Clause D4D9 – Tactile Ground Surface Indicators (TGSIs)

Design Detail

The proposed S4.55 modifications will not affect the capability for the proposed design to achieve compliance with this clause.

Compliance is readily achievable during detailed design.

BCA Clause D4D10 – Wheelchair seating spaces in Class 9b assembly buildings

N/A

Not applicable – no Class 9b components proposed.

BCA Clause D4D11 – Swimming Pools

N/A

Not applicable – no swimming pools proposed.

BCA Clause D4D12 – Ramps

Design Detail

The proposed S4.55 modifications will not affect the capability for the proposed design to achieve compliance with this clause.

Compliance is readily achievable during detailed design.

BCA Clause D4D13 – Glazing on an Accessway

Design Detail

The proposed S4.55 modifications will not affect the capability for the proposed design to achieve compliance with this clause.

Compliance is readily achievable during detailed design.

BCA Clause E3D7 & E3D8 – Passenger Lifts

Design Detail

The proposed S4.55 modifications will not affect the capability for the proposed design to achieve compliance with this clause.

Compliance is readily achievable during detailed design.

BCA Clause F4D5, F4D7 & F4D8 – Accessible sanitary facilities

Design Detail

The proposed S4.55 modifications will not affect the capability for the proposed design to achieve compliance with this clause.

Compliance is readily achievable during detailed design.

6.0 Conclusion

From an assessment of the proposed S4.55 (03) modifications, we confirm that the proposed works are readily capable of compliance with the below requirements without significant design adjustments. Minor design adjustments, additional detailing and/or BCA Performance Solutions may be required as the design progresses to achieve compliance.

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2022.
- Accessibility related Australian Standards as referenced by BCA 2022.
- The Disability (Access to Premises – Building) Standards 2010 (Premises Standards).

We trust this correspondence meets your needs, however, should you require any additional information with respect to this matter, please do not hesitate to contact me.

Regards;



Nick Cribb

Director

B. Construction Mgmt (Hons) (UON)
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