

BUILDING CONTROL GROUP



Address: **1105 – 1107 BARRENJOEY ROAD, PALM BEACH NSW
2108**

Project: **PROPOSED MIXED USE BUILDING**

Report: **ACCESS ASSESSMENT REPORT**

Reference: 200316 - BCA Assessment Report

Date: 15 December 2020

To: Forest Apartments Pty Ltd
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DOCUMENT CONTROL



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TABLE OF CONTENTS

	PAGE
PART 1 BASIS OF ASSESSMENT	4
1.1 Location and Description	4
1.2 Purpose	4
1.3 Limitations.....	5
1.4 Relationship to the DDA	5
1.5 Organisational Responsibilities - DDA Act 1992	5
1.6 Design Documentation	6
1.7 Limitations.....	6
1.8 Disability (Access to Premises – Building) Standards 2010 (Premises Standard)	7
1.9 Application of the Access to Premises Standards	8
PART 2 BUILDING DESCRIPTION.....	9
2.1 Rise in Storeys (Clause C1.2).....	9
2.2 Classification (Clause A6.0)	9
2.3 Areas required to be accessible.....	9
2.4 Adaptable and Livable Housing	10
PART 3 ACCESS FOR PEOPLE WITH A DISABILITY.....	11
3.1 Introduction.....	11
3.2 Apartment Design Guide Requirements (ADG / SEPP65).....	11
3.3 Livable Housing Design Guidelines Requirements (LHDG / SEPP65).....	13
3.4 Council’s Development Control Plan	17
3.5 AS4299 – Adaptability Assessment Summary	18
3.6 BCA Assessment Summary.....	19
PART 4 MATTERS FOR FURTHER CONSIDERATION.....	26
4.1 General	26
4.2 Design Specification (for CC stage).....	26
PART 5 STATEMENT OF COMPLIANCE	29
ANNEXURE A	30
ANNEXURE B	31

PART 1 BASIS OF ASSESSMENT

1.1 Location and Description

The development, the subject of this report, is proposed to be located at 1105 – 1107 Barrenjoey Road, Palm Beach and is for a proposed three storey shop-top housing development incorporating retail tenancies and serviced apartments, with a single storey basement carpark.

The development is accessible from Barrenjoey Road as shown below.



Courtesy of Sixmaps

1.2 Purpose

The purpose of this report is to assess the existing building against the following Deemed-to-Satisfy provisions of BCA 2019^{amdt1} to clearly outline those areas where compliance is not achieved and provide recommendations to such areas to achieve relevant compliance:

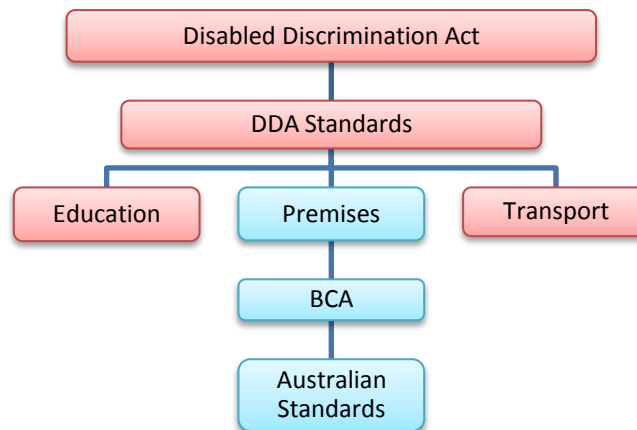
- a) Part D3 – Access for People with a Disability;
- b) **Manly Development Control Plan 2013 (Northern Beaches Council);**
- c) **Livable Housing Design Guidelines, (Version 4 - 2017).**
- d) Clause E3.6 – Passenger Lifts;
- e) Clause F2.4 – Accessible Sanitary Facilities; and
- f) Related Australian Standards as applicable including AS1428.1-2009, AS1428.2-1992, AS1428.4.1- 2009, AS2890.3-1993, AS1680-1998, AS1680.1-2006, AS4586-2004.

1.3 Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the provisions of the BCA as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA and if this is required, a separate report will be necessary. **Your attention is drawn to the BCA Assessment Report prepared by others.**

1.4 Relationship to the DDA

The Disability Discrimination Act 1992 (DDA) applies nationally and is complaint based. While the BCA is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA and the referenced standards does not guarantee that a complaint will not be lodged. The graph below indicates the current relationship of the BCA to the DDA



1.5 Organisational Responsibilities - DDA Act 1992

All organisations have a responsibility, under the Federal Disability Discrimination Act (DDA), to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA provides uniform protection against unfair and unfavourable treatment for people with a disability in Australia. It also makes it unlawful to discriminate against a person who is an “associate” (such as a friend, carer or family member).

Disability is broadly defined and includes disabilities which are:

- physical;
- intellectual;
- psychiatric;
- neurological;
- cognitive or sensory (a hearing or vision impairment);
- learning difficulties;
- physical disfigurement; and
- the presence in the body of disease causing organisms.

This broad definition means that everyone with a disability is protected. The Act supports the principle that people with a disability have the same fundamental rights as the rest of the community. Provisions apply to a wide range of life activities including:

- access to premises used by the public;
- education;
- provision of goods and services;
- employment;
- administration of Commonwealth laws and programs.

When a person with a disability wants to utilise premises including all buildings, outdoor spaces, car parking areas, pathways and facilities, then equitable, dignified access must be provided. The DDA requires that appropriate changes be made to provide access. A complaint can be made under the DDA if appropriate access is not provided.

1.6 Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

1.7 Limitations

This report does not include nor imply any detailed assessment for design, compliance or upgrading for: -

- the structural adequacy or design of the building;
- the inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- the design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- (a) the Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA 2019^{amdt1} and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- (b) BCA Sections B, C, E (except Clause E3.6), F (except Clause F2.4), G, H, I, J and Parts D1 and D2;
- (c) Demolition Standards not referred to by the BCA;
- (d) Work Health and Safety Act;
- (e) Construction Safety Act;
- (f) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like;

- (g) Previous conditions of Development Consent issued by the Local Consent Authority; and
- (h) this report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the Access provisions BCA 2019^{amdt1}.

1.8 Disability (Access to Premises – Building) Standards 2010 (Premises Standard)

On 15 March 2010 the Disability (Access to Premises - Buildings) Standards 2010, was tabled in Federal Parliament. These Standards have been under development for many years and significant public consultation has occurred during their development. The Premises standard has now been introduced on 1st May 2011 in line with an updated National Construction Code which will incorporate the Building Code of Australia and the National Plumbing Code.

The aim of the Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings. They do not apply to existing buildings that are not undergoing upgrade. They will only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Standards will generally align with the BCA (see below) and reference a range of Australian Standards relating to access and other associated matters. The Disability (Access to Premises - Buildings) Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

This Access Appraisal incorporates the key elements of the Standards as well as additional access requirements to assist in achieving best practice in the provision of access for all to buildings.

The Building Code of Australia 2019^{amdt1}, in conjunction with the DDA, applies to all new buildings, new building works to existing buildings and buildings undergoing significant refurbishment or alteration.

Provision of access for a person using a wheelchair or mobility aid is often considered to be an indication of effective design to the built environment. However, the majority of users of car parks, buildings and outdoor areas are pedestrians who also benefit greatly from wheelchair accessible design. Conversely, they can also be denied appropriate access if barriers are incorporated into designs.

In addition, older persons and people with disabilities within the community have a wide range of access needs that are not necessarily satisfied by just providing access for a person using a wheelchair. People also experience the effects of disability through impairment to:

- Sight;
- Hearing;
- Motor ability;
- Dexterity;
- Balance;
- Mental functioning etc.

Examples of a range of access challenges include:

- People who use wheelchairs face difficulties such as abrupt changes in levels (e.g. steps and steep slopes/gradients) and limited access under basins, benches and tables. They also need an increased circulation area, particularly at doorways and changes in direction.
- People who experience difficulty walking may have stiff hips, balance problems or uncoordinated movements which require attention to stairs and handrails, seating in waiting areas, slip resistant floor finishes and ramps with a gentle slope/gradient.
- People with manipulatory difficulties (finger or hand control) require appropriately selected handles, switches, buttons (in lifts) and taps to enable usage
- People with sensory disabilities, which affect either their hearing or vision, require clear, easy to understand signage and tactile indicators. This requires attention to a variety of factors including colour, contrast, print size, levels of illumination and the provision of appropriate communication systems in public areas.
- People with intellectual disabilities may have difficulty finding their way in new environments. Therefore, direct access routes and clear directional signage with graphics are important.

As a wide range of physical issues impact on the provision of access for people with disabilities, responsive design, incorporating a continuous accessible path of travel, needs to be equitable and therefore inclusive of the needs of all of the community. Access should cater for both pedestrians and users of wheelchairs and other mobility aids. In addition, consideration must be given to the needs of users who may require assistance from other people as well as assistance animals.

1.9 Application of the Access to Premises Standards

Under the relevant provisions of the Disability (Access to Premises – Buildings) Standards 2010, access for people with a disability to an affected part of a Class 3, 6 or 9b building is required to be provided. The “affected part” is the accessway from the principle pedestrian entrance to the area of the new works.

PART 2 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia (BCA) the development may be described as follows.

2.1 Rise in Storeys (Clause C1.2)

The building has a rise-in-storeys of three (3).

2.2 Classification (Clause A6.0)

The building has been classified as follows.

Class	Level	Description
7a	Basement Level	<i>Carpark</i>
6	Ground Level	<i>Retail & Residential</i>
2	Level 1 – Level 2	<i>Residential Building</i>

2.3 Areas required to be accessible

Under the provisions of Clause D3.1 of BCA 2019^{amdt1}, the following areas of the building are required to be accessible:

Level	Area / Room	Description
Basement Level	Basement Levels	<i>To and within any level containing accessible carparking spaces.</i> <i>To and within common-use storage areas/rooms and lifts.</i>
Ground Floor Level	Residential & Retail tenancy and ancillary areas	<i>To and within all common areas used by the occupants, (incl. access to any common open space, external eating areas and any common-use garbage rooms/chutes.)</i> <i>Access is to be provided up to the doorway of each sole occupancy unit (SOU) at the levels served by the passenger lift. However, not necessarily through such entrance doorways, unless they are adaptable units.</i> <i>To and within all areas of the retail tenancy normally used by the occupants, (incl. staff) and associated accessible carparking.</i> <i>To and within all common areas used by the residential occupants, (incl. access to common-use garbage rooms.)</i>

Levels 1 to Level 2.	Residential	<i>To and within all common areas used by the occupants, (incl. access to any common open space, external eating areas and any common-use garbage rooms/chutes). Access is to be provided up to the doorway of each sole occupancy unit (SOU) at the levels served by the passenger lift. However, not necessarily through such entrance doorways, unless they are adaptable units.</i>
All residential levels	Livable units	<i>Designated Livable units throughout the development.</i>

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA have been considered where applicable in the process of developing the above table.

2.4 Adaptable and Livable Housing

The following dwellings have been identified as addressing Council's DCP and SEPP 65 accessible design requirements.

Design	Location	Dwellings
Livable Dwellings	Levels 2	<i>Units 201, 202 & 203</i>

PART 3 ACCESS FOR PEOPLE WITH A DISABILITY

3.1 Introduction

The table below is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible as outlined in Part 2.3 of this report.

Access has been assessed against the relevant portions of the BCA and the related Australian Standards for each item listed below.

Compliance has been indicated by using the following symbols:

Symbol	Description
✓	Compliance is achieved, and no further information is required.
✓	Specific details are not provided, but compliance can be readily achieved.
✗	From the documentation provided, compliance is not achieved.

3.2 Apartment Design Guide Requirements (ADG / SEPP65)

A comprehensive review of SEPP65 was finalised in 2015, this review included the overhaul of the Residential Flat Design Code into the Apartment Design Guide (ADG) and Livable Housing Design Guideline (LHDG). For apartment development applications lodged after 19 June 2015 and determined after 17 July 2015, the ADG, along with the changes to SEPP65 will apply.

The SEPP 65 Apartment Design Code requires the following in relation to adaptability / accessibility within a residential flat building:

1. Access, entries and pathways are accessible and easy to identify. Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces (page 67).
 - a) Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces.
 - b) Minimise level changes along pathways and entries on ground floor and underground carpark.
 - c) Steps and ramps should be integrated into the overall building and landscape design.
 - d) For large developments “way finding” maps should be provided to assist visitors and residents.
 - e) For large developments electronic access and audio/video intercom should be provided to manage access.
2. Street frontage activity is maximised where ground floor apartments are located. Direct street access should be provided to ground floor apartments (page 109).
3. Developments achieve a benchmark of **20%** of the total apartments incorporating the Livable Housing Guideline’s silver level universal design features. Note:

Universal design is different to adaptable housing, which is governed by AS4299 (page 119).

4. A variety of apartments with adaptable designs in accordance with the relevant council policy are provided including the following design solutions (page 119):-
- a) Convenient access to communal and public areas
 - b) Minimal structural change and residential amenity loss when adapted.
 - c) Larger carparking spaces for accessibility.

Outlined below is a detailed assessment of the proposal against the relevant provisions of the ADG / SEPP65, with reference to the requirements as numbered above:-

Item No:	Description	Compliance
	<p>1. Access, entries and pathways are accessible and easy to identify.</p> <p>Comment: <i>Residential entrances are easy to identify from the lobby. Level access to / from the carparking is achieved by lift/s.</i></p> <p>2. Street frontage activity is maximised where ground floor apartments are located. Direct street access should be provided to ground floor apartments.</p> <p>Comment: <i>Livable dwellings are located on Level 2. Street access has been provided to the main pedestrian entrance and via the internal lift from the basement.</i></p> <p>3. 20% of Livable Housing Design Guidelines (LHDG) silver level universal design benchmark to be included in the development.</p> <p>Comment: <i>LHDG universal design features are required for this development and applicable to the parts of the building class not covered by the Disability Standards and BCA.</i></p> <p>4. A variety of apartments with adaptable designs are provided.</p> <p>Comment: <i>Adaptable Housing to be provided according Council's policies. Design solutions to be included in the post adaption plans to ensure minimal structural change and residential amenity loss when adapted.</i></p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>

3.3 Livable Housing Design Guidelines Requirements (LHDG / SEPP65).

LHDG universal design features are required for Class 2 buildings and applicable to the parts of the building class not covered by the Disability Standards and BCA (Vol. 1 and 2).

The new ADG / SEPP65 is applicable for development applications lodged after 17th of July 2015 which requires a **benchmark of 20% of units** to be designed under the LHDG “**silver level**” universal design requirements. It is acknowledged that **three (3) units** are proposed, being 20%, (rounded up).

The following is a table detailing the **silver level** requirements for all apartments from the **Livable Housing Design Guidelines, (Version 4 - 2017)**.

Silver Level Livable Units			
Item	Design Requirement	Comment	Comply
1	DWELLING ACCESS		
(a)	<p>Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling.</p> <p><i>Note: This provision <u>does not apply</u> where the average slope of the ground where the path would feature is steeper than 1:14.</i></p>	<p><i>A safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling.</i></p>	✓
(b)	<p>The path of travel referred to in (a) should have a minimum clear width of 1000mm and have:</p> <ul style="list-style-type: none"> i. no steps; ii. an even, firm, slip resistant surface; iii. a crossfall of not more than 1:40; iv. a maximum pathway slope of 1:14 <p><i>Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length.</i></p>	<p><i>With respect of the accessway from Barrenjoey Road, the path of travel referred to in (a) above is a minimum clear width of 1000mm and has no steps, an even, firm, slip resistant surface, a cross fall of not more than 1:40 and a maximum pathway slope of 1:14.</i></p>	✓
(c)	<p>The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. <u>Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance</u>, the space should incorporate:</p> <ul style="list-style-type: none"> i. minimum dimensions of at least 3200mm (width) x 5400mm (length); 	<p><i>Not applicable to residential flat buildings.</i></p>	N/A

	<ul style="list-style-type: none"> ii. an even, firm and slip resistant surface; and iii. a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen) 		
(d)	<p>A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:</p> <ul style="list-style-type: none"> i. a maximum gradient of 1:10 ii. a minimum clear width of 1000mm (please note: width should reflect the pathway width) iii. a maximum length of 1900m. 	<i>The entrance doorways to the building are expected to be level, with no need for step ramps.</i>	N/A
(e)	<p>Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.</p>	<i>There are no 'ramps' apparent at the pathways to the building.</i>	N/A
2	DWELLING ENTRANCE		
	A minimum clear opening width of 820mm.	<i>All units to show at least 820mm clear door openings.</i>	✓
	Ensure a level (step-free) transition.	<i>All units to have a "step free" entrance from their respective corridors.</i>	✓
	Ensure 5mm max. vertical tolerance between bevelled abutting surfaces.	<i>All applicable units to show level entrance. Flooring to comply with this requirement, achieved at Construction stage.</i>	✓
	Reasonable shelter from the weather.	<i>Access to all units are via sheltered common internal corridors.</i>	✓
	Provide 1200x1200mm level landings at entry doors.	<i>All units appear to show 1200x1200mm landing at their entry doorways. It is the opinion of the author that the requirement for a 1200x1200mm landing is provided at the lift entry doors.</i>	✓
	"Ramped threshold" (Fig 1b) allowed between 5-56mm height change.	<i>All units expected to have a level threshold entrance.</i>	✓

	Level & “step-free” entrance connected to the “safe and continuous pathway”.	All units to expected to have “step free” entrances connected directly to level common internal corridors.	✓
	Waterproofing and termite management at entry door (as per NCC).	If applicable, main entrance details to be provided at construction stage.	✓
3	INTERNAL DOOR AND CORRIDORS		
	820mm clear door opening at entry-level rooms (living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment).	All internal doors to the livable units are to be at least 820mm min clear width.	✓
	5mm max. vertical tolerance between bevelled abutting surfaces.	Units expected to have compliant abutting surfaces. To be demonstrated at construction stage.	✓
	1000mm internal corridors at entry level rooms (living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment).	Internal corridors are at least 1000mm clear widths.	✓
4	TOILET		
	Toilet to be on entry level (or ground floor).	All units have toilets at ‘entry level’.	✓
	If WC is located in a separate room. WC pan circulation space to be 900x1200mm front of WC (door not to encroach) (Fig 3a).	If toilet is its own room, spatial allowances to be provided.	✓
	If WC is located within a bathroom. WC pan circulation space to be in the <u>corner of the room</u> to enable installation of grabrails (door not to encroach) (Fig 3b).	Toilets is to be provided with 900x1200mm clearance in front of the WC pan (door not to encroach) and located in the corner of the rooms.	✓
		<p>4 Toilet</p> <p>Performance Statement The ground (or entry) level has a toilet to support easy access for home occupants and visitors.</p>	
5	SHOWER		
	Bathroom to have slip resistant and hobless shower recess	Units are to be provided with a hobless shower recess. Shower	✓

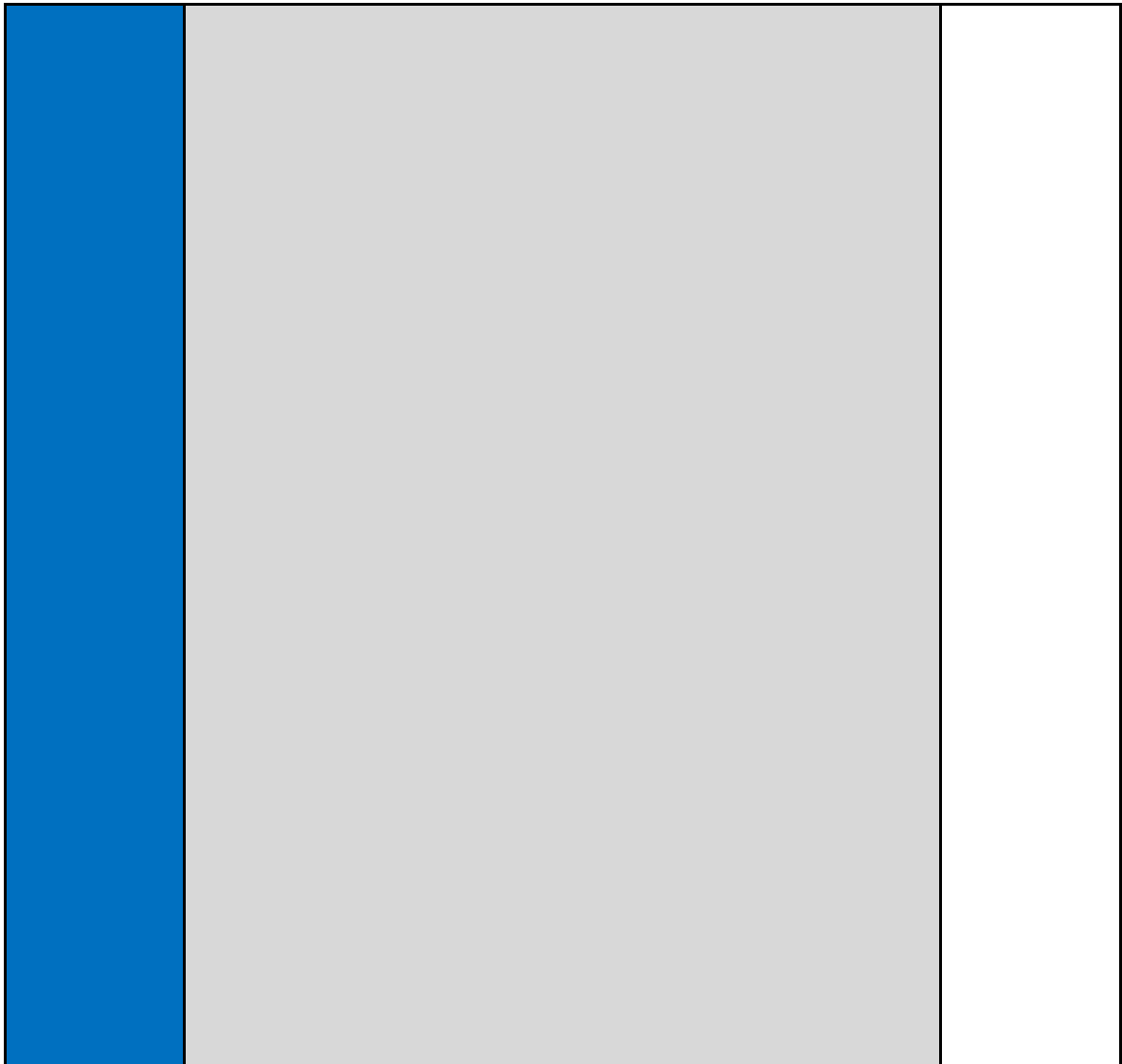
	(Easily removable shower screens allowed).	<i>screen can be provided, however to be easily removed. Slip test results and further details to be provided at construction stage, if necessary.</i>	
	Shower recess located in a room corner to enable the installation of grabrails.	<i>Shower recesses provided at the corners of the applicable bathrooms. Details to be provided at construction stage.</i>	✓
6	REINFORCEMENT ON WALLS		
	Walls to be constructed of solid masonry or concrete, otherwise to be reinforced to provide a fixing surface for the safe installation of grabrails.	<i>Details to be provided at construction stage.</i>	✓
	Fastenings/fixings to withstand 1100N min. in all directions.	<i>Details to be provided at construction stage.</i>	✓
	For WC, the reinforcement to be 25mm thick noggings (Fig 6a), or 12mm thick sheeting (Fig 6b)	<i>Details to be provided at construction stage.</i>	✓
	For baths, reinforcement to be 25mm thick noggings (Fig 7a), or 12mm thick sheeting (Fig 7b)	<i>Details to be provided at construction stage.</i>	✓
	For hobless showers, reinforcement to be 25mm thick noggings (Fig 8a), or 12mm thick sheeting (Fig 8b)	<i>Details to be provided at construction stage.</i>	✓
7	INTERNAL STAIRWAYS		
	A continuous handrail on one side of the stairway where there is a rise of more than 1m.	<i>No second or split-level units are proposed.</i>	

3.4 Council's Development Control Plan

The following table outlines the Council's accessibility requirements under the **Pitwater Council's DCP (C1.9 – Adaptable Housing and Accessibility)** and details an assessment of the proposal against the relevant provisions of the DCP:

Pitwater DCP C1.9 – Adaptable Housing and Accessibility

Item No:	Description	Compliance						
<p>C1.9 – Adaptable Housing & Accessibility</p>	<p>Controls</p> <p>Adaptable Housing</p> <p>The design of residential development shall meet the criteria of Australian Standard AS 4299:1995 Adaptable Housing as follows:</p> <table border="1" data-bbox="459 801 1190 1048"> <thead> <tr> <th data-bbox="459 801 703 875">Development</th> <th data-bbox="703 801 948 875">Percentage (%) of adaptable units (rounded up)</th> <th data-bbox="948 801 1190 875">Minimum class under AS 4299:1995</th> </tr> </thead> <tbody> <tr> <td data-bbox="459 875 703 1048"><i>Residential Flat Buildings, Shop Top housing and Mixed Use developments comprising residential accommodation.</i></td> <td data-bbox="703 875 948 1048">20</td> <td data-bbox="948 875 1190 1048"><i>Silver level of the Liveable Housing Guideline.</i></td> </tr> </tbody> </table> <p>Comment <i>It is acknowledged that Council's DCP requires 20% of units (rounded up) are required to be Liveable which means 3 units are required to be liveable. In this regard Units 201, 202 & 203 have been allocated as Silver Level Livable Units in accordance with Council's table above.</i></p> <ul style="list-style-type: none"> <li data-bbox="475 1301 938 1330">Accessibility for all development <p>Development shall include the design and construction of works in the public domain to ensure accessibility for the full frontage of the site to any public road and to ensure access to the site from the public domain.</p> <p>Comment <i>A safe, continuous step-free pathway from the front boundary of the property ensures that access to the site from the public domain is achieved.</i></p> <ul style="list-style-type: none"> <li data-bbox="507 1704 1198 1823">Development within areas subject to flooding must provide for access on land within private ownership. In this regard ramps must not encroach into the public domain. <p>Comment <i>Plans provided do not appear to illustrate any encroachments and appears to comply.</i></p>	Development	Percentage (%) of adaptable units (rounded up)	Minimum class under AS 4299:1995	<i>Residential Flat Buildings, Shop Top housing and Mixed Use developments comprising residential accommodation.</i>	20	<i>Silver level of the Liveable Housing Guideline.</i>	<p>✓</p> <p>✓</p> <p>✓</p>
	Development	Percentage (%) of adaptable units (rounded up)	Minimum class under AS 4299:1995					
<i>Residential Flat Buildings, Shop Top housing and Mixed Use developments comprising residential accommodation.</i>	20	<i>Silver level of the Liveable Housing Guideline.</i>						



3.5 AS4299 – Adaptability Assessment Summary

As stated above, Pitwater Council's DCP (C1.9 – Adaptable Housing and Accessibility) specifies that **at least 20% of dwellings (rounded up) within Residential Flat Buildings, Shop Top housing and Mixed Use developments comprising residential accommodation** must be designed to achieve compliance with *Silver level of the Liveable Housing Guideline*.

*It is acknowledged that Council's DCP requires 20% of units (rounded up) are required to be Liveable which means **3 units** are required to be liveable. In this regard Units 201, 202 & 203 have been allocated as Silver Level Livable Units in accordance with Council's table above.*

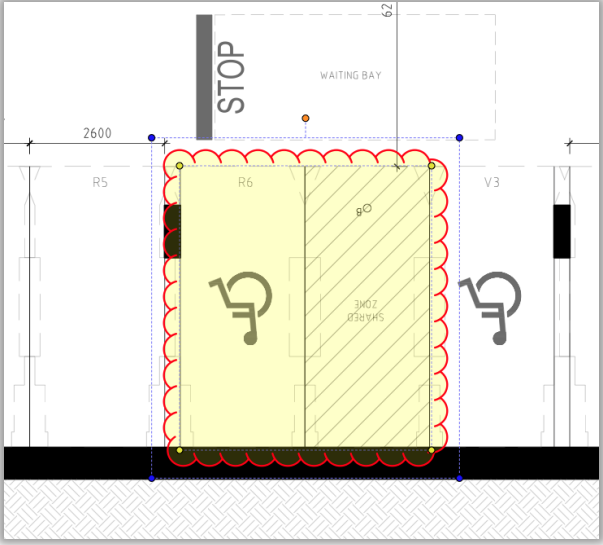
3.6 BCA Assessment Summary

Clause	Comment	Status
SECTION D: ACCESS AND EGRESS		
PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY		
D3.0: Deemed-to-Satisfy Provisions	Noted	-
D3.1: General Building Access Requirements	<p>Buildings or parts of buildings must be accessible as required below unless exempted under Clause D3.4. Accessible means having the features to enable use for persons with a disability.</p> <p>Class 2 (residential parts incl. external areas)</p> <ul style="list-style-type: none"> All Common Areas (including storage areas/rooms); 	

Clause	Comment	Status
SECTION D: ACCESS AND EGRESS		
	<ul style="list-style-type: none"> • All external common landscaped areas or communal open spaces to at least one type, including any seating /eating /play /clothes-drying areas; • Garbage room (where common to residents); • Any proposed common accessible sanitary facilities; • All lifts; • Any internal garbage chutes; • Common-use store rooms to corridors; • To the doorway of all sole-occupancy units served by a lift on that 'level'. <p>Class 7a (Car parking)</p> <ul style="list-style-type: none"> • Access is required to and within the level containing accessible car parking spaces via the lifts; • Resident garbage rooms and chutes; • Resident's storage cages/rooms. <p>When providing the accessway from any accessible carparking spaces to the SOU's, any grated drainage will need to be determined to ensure the grate openings are slotted and not greater than 13mm wide and their orientation is transverse to the dominant direction of travel or, the slotted openings can be less than 8mm wide and the length of the slots can continue across the widths of the path of travel. Refer to Clause 7.5 of AS1428.1-2009.</p> <p>Any accessway will also need to account for a pedestrian crossing or safe path of travel for persons with a disability using the carparking area.</p> <p>Class 6 (retail)</p> <ul style="list-style-type: none"> • Access is required to and within all areas normally used by the occupants. 	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>

Clause	Comment	Status
SECTION D: ACCESS AND EGRESS		
D3.2: Access to Buildings	<p>An accessway must be provided into the building from the main points of pedestrian entry at the allotment boundary as shown below. Please ensure the floor covering is compliant to AS1428.1-2009.</p> <p>An 'Accessway' means a continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.</p> <p>A 'Continuous accessible path of travel' is defined as an uninterrupted path of travel to, into or within a building providing access to all accessible facilities.</p> <p>The principal pedestrian entrance and not less than 50% of all pedestrian entrances into the building must be accessible, (including the principal entrance).</p> <p>All required accessways are to comply with AS1428.1-2009.</p> <p>Door openings that have multiple leaves (except an automatic door), one of the leaves is to have a minimum clear opening width of 850mm.</p>	✓
D3.3: Parts of Buildings to be Accessible	<p>Ramps, stairways, walkways, circulation spaces at doorways, door widths and accessible paths comply with AS1428.1-2009.</p> <p>Every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4 of the BCA, must comply with—</p> <ol style="list-style-type: none"> for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1 ; and for a stairway, <u>except a fire-isolated stairway</u>, clause 11 of AS 1428.1; and The fire isolated stairways will need to comply with Clause 11.1(f) and (g) of AS1428.1-2009 which requires each tread to have a luminance contract strip which can be detailed on design documentation at the construction certificate stage. The fire-isolated stairways are required to have a handrail that maintains a 270-degree clearance for a continuous handhold in accordance with Clause 12 of AS1428.1-2009. <p>Every passenger lift must comply with E3.6 - See compliance commentary below.</p> <p>Accessways must have—</p> <ol style="list-style-type: none"> passing spaces complying with AS 1428.1 at maximum 20m intervals on those parts of an accessway <u>where a direct line of sight is not available</u>; and turning spaces complying with AS 1428.1 — 	<p>✓</p> <p>✓</p>

Clause	Comment	Status
SECTION D: ACCESS AND EGRESS		
	<p>i. within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>ii. at maximum 20 m intervals along the accessway; and</p> <div data-bbox="544 501 1174 936" style="text-align: center;"> <p>(a) Space required in corridor (b) Space required in corridor</p> </div> <p>If applicable, landscaping accessway to have passing spaces.</p> <p>Furthermore, door circulation spaces also need to comply with the applicable part of Figure 31 from AS1428.1-2009.</p> <p><i>Note: The Access to Premises Standards do not provide the concessions provided in sub-clauses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.</i></p>	<p>✓</p>
<p>D3.4: Exemptions</p>	<p>The following areas in the proposal are considered to not be accessible due to specific uses of the room or space:</p> <p>Any Plant rooms, Switch rooms, Waste rooms (if not common areas), storage rooms, (other than residential).</p>	<p>Noted</p>

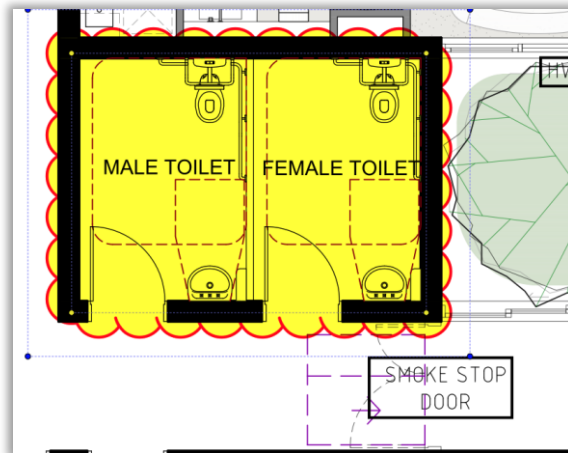
Clause	Comment	Status
SECTION D: ACCESS AND EGRESS		
D3.5: Accessible Car Parking	<p>Accessible car parking spaces must be provided in accordance with Table D3.5 of the BCA in the Class 7a part (carpark) and comply with AS/NZS 2890.6.</p> <p>Accessible car spaces are required for the Class 6 retail parts and have been provided in accordance with 1 space for every 50 carparking spaces or part thereof. It is acknowledged that at least one accessible space is provided in accordance with this clause.</p> 	✓
D3.6: Signage	Braille and tactile signage complying with Specification D3.6 and incorporating the international symbols as appropriate must identify each sanitary facility and all accessible entrances where an entrance is not accessible.	✓
D3.8: Tactile Indicators	The fire-isolated stairs are not required to be provided with tactile indicators. The current proposal will require tactile ground surface indicators to stairways, ramps other than a step-ramp or kerb-ramp and where overhead obstructions are less than 2 metres in height.	✓
D3.11: Ramps	If applicable, on an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	✓
D3.12: Glazing on an 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. Your general attention is drawn to all glazed entrance foyers to residential and retail parts of the building.	✓
SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS		
1. Scope	Noted	-
2. Location of Braille and Tactile Signs	No details of braille and tactile signage – to be confirmed at CC stage	✓

Clause	Comment	Status	
SECTION D: ACCESS AND EGRESS			
3.	Braille and Tactile Sign Specification	No details of braille and tactile signage – to be confirmed at CC stage	✓
4.	Luminance-contrast	No details of braille and tactile signage – to be confirmed at CC stage	✓
5.	Lighting	No details of braille and tactile signage – to be confirmed at CC stage	✓
6.	Braille	No details of braille and tactile signage – to be confirmed at CC stage	✓

SECTION E: SERVICES AND EQUIPMENT		
PART E3 – LIFT INSTALLATIONS		
E3.0: Deemed-to-Satisfy Provisions	Noted	-
E3.6: Passenger Lifts	<p>As the lifts serve the building with an effective height of less than 12.0m the lifts do not need to strictly comply with the stretcher facility requirements of this clause.</p> <p>Your general attention is drawn to all lifts and the need to comply with the features as described in Table E3.6(b) of the BCA.</p> <p><i>Further lift details to be provided at CC Stage.</i></p>	✓

SECTION F: HEALTH AND AMENITY		
PART F2 – SANITARY AND OTHER FACILITIES		
F2.0: Deemed-to-Satisfy Provisions	Noted	-
F2.4: Accessible Sanitary Facilities (including Table F2.4)	<p><u>If a sanitary facility is to be provided to common areas for resident's use</u>, it must be an accessible unisex sanitary compartment to accessible parts of the building in accordance with Table F2.4(a).</p> <p>To this end, it is acknowledged that the WC below is to be accessible and designed in accordance with the following provisions from AS1428.1-2009.</p> <p>The details of compliance are to be represented on the plans at CC stage.</p>	

SECTION F: HEALTH AND AMENITY



It is acknowledged that the retail tenancy at Ground floor Level is not provided with its own sanitary facilities at this stage.

Please provide commentary in this regard at the CC stage and advise if any facilities are to be provided as part of future fitout/s for the retail tenancy.

Where provided, the facilities must be accessible unisex sanitary compartments to in accordance with Table F2.4(a) and AS1428.1-2009.

Where the above is applicable, an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1-2009.

PART 4 MATTERS FOR FURTHER CONSIDERATION

4.1 General

Assessment of the architectural design documentation against the Deemed-to-Satisfy Provisions of the Building Code of Australia (BCA) has revealed the following areas where compliance with the BCA may require further consideration.

Part 3.2 of this report provides a detailed assessment of the proposal against all relevant Deemed-to-Satisfy Provisions of the BCA.

Note: It is important that Part 3.2 of this report is read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

4.2 Design Specification (for CC stage)

Due to the level of detail provided at this stage the following items are to form part of a design statement or specification:

General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways (other than fire isolated stairways); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS/NZS 1428.4.1.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900mm and 1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Fixtures and fittings in ambulant sanitary facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Walkways will comply with Clause 10 of AS1428.1-2009.
7. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
8. Stairways will comply with Clause 11 of AS1428.1-2009.

9. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
10. Handrails will comply with Clause 12 of AS1428.1-2009.
11. Grabrails will comply with Clause 17 of AS1428.1-2009.
12. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS/NZS 2890.6-2009.
13. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS/NZS 2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.
14. Switches and power points will comply with Clause 14 of AS1428.1-2009.
15. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009.
16. Braille and tactile signage will comply with BCA 2019^{amdt1} Clause D3.6.
17. Signage will to comply with Clause 8 of AS1428.1-2009.
18. The passenger lifts will comply with BCA 2019^{amdt1} Table E3.6b and AS1735.12.
19. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
20. Any change in level that exceeds 3mm will be ramped in accordance with Clause 6 of AS1428.2.
21. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

Adaptable Housing Units

1. Adaptable Units will be provided with a car space capable of having dimensions of 3.8m wide x 5.4m in length and a height of 2.5m and be clear of any columns or alternatively an accessible car space in accordance with AS2890.6. All ground surfaces will be slip resistant to comply with AS3661.1.
2. Letterboxes will be on a hard stand area connected to an accessible pathway in accordance with Clause 3.8 of AS4299.
3. The unit entry doors to the adaptable units will comply with the circulation spaces required under AS1428.2 in accordance with Clause 4.3.1 of AS4299 and achieve 850mm clear width.
4. Door hardware will be compliant with AS1428.1 and all external doors will be keyed alike in accordance with Clause 4.3.4 of AS4299.
5. Internal door openings within the adaptable units will have a clear opening of 820mm with door circulation spaces complying with AS1428.1 in accordance with Clauses 4.3.3 and 4.3.7 respectively of AS4299.
6. A telephone outlet will be provided adjacent to GPO in living/dining area in accordance with Clause 4.7.4 of AS4299.

7. The kitchen cabinet design will allow for the removal of the cabinets under the sink and adjacent work surface in accordance with Clause 4.5.6 of AS4299.
8. A refrigerator will be adjacent to a work surface in accordance with Clause 4.5.5 of AS4299.
9. Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use in accordance with Clause 4.5.7 of AS4299.
10. GPO's will comply with AS 1428.1 with at least one double GPO provided within 300mm of front of work surface and a GPO for refrigerator will be easily reachable when the refrigerator is in its operating position in accordance with Clause 4.5.11 of AS4299.
11. The adaptable bathroom will be provisioned for the fit-out to comply with AS1428.1 in accordance with 4.4.1 of AS4299.
12. The shower of the adaptable bathroom will be hob-less in accordance with Clause 4.4.4(f) of AS4299.
13. The bathrooms will be waterproofed to comply with AS3740.
14. The soap holder will be recessed in accordance with Clause 4.4.4(f) of AS4299.
15. Showerheads and taps will be located at a height and clearance compliant with AS1428.1 in accordance with Clause 4.4.4(f) of AS4299.
16. Provision for the installation of all grab rails, shower hardware, and folding seat will be provided in the adaptable bathroom in accordance with Clause 4.4.4(h) of AS4299.
17. Provision for the installation of a washbasin with clearances as required by AS1428.1 will be provided in accordance with Clause 4.4.4(g) of AS4299.
18. A double GPO will be provided beside the mirror in the adaptable bathroom in accordance with Clause 4.4.4(d) of AS4299.
19. Provision for the toilet to comply with AS1428.1, will be provided, including locating the pan in the correct position, and the provision for the installation of all grab rails in accordance with Clauses 4.4.1, 4.4.3 and 4.4.4(h) of AS4299.
20. Where a clothes line is provided and accessible path of travel will be provided to this in accordance with Clause 4.8(a) of AS4299.
21. A double GPO will be provided in the laundry, as will a shelf at a height of 1200mm maximum in accordance with Clause 4.8 of AS4299.
22. Lighting will be provided to the adaptable units in accordance with Clause 4.10 of AS4299.

PART 5 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions of the BCA as outlined in Part 1.2 of this report and it is considered that such documentation complies or is capable of complying (as outlined in Part 3.2 of this report) with those documents.

ANNEXURE A

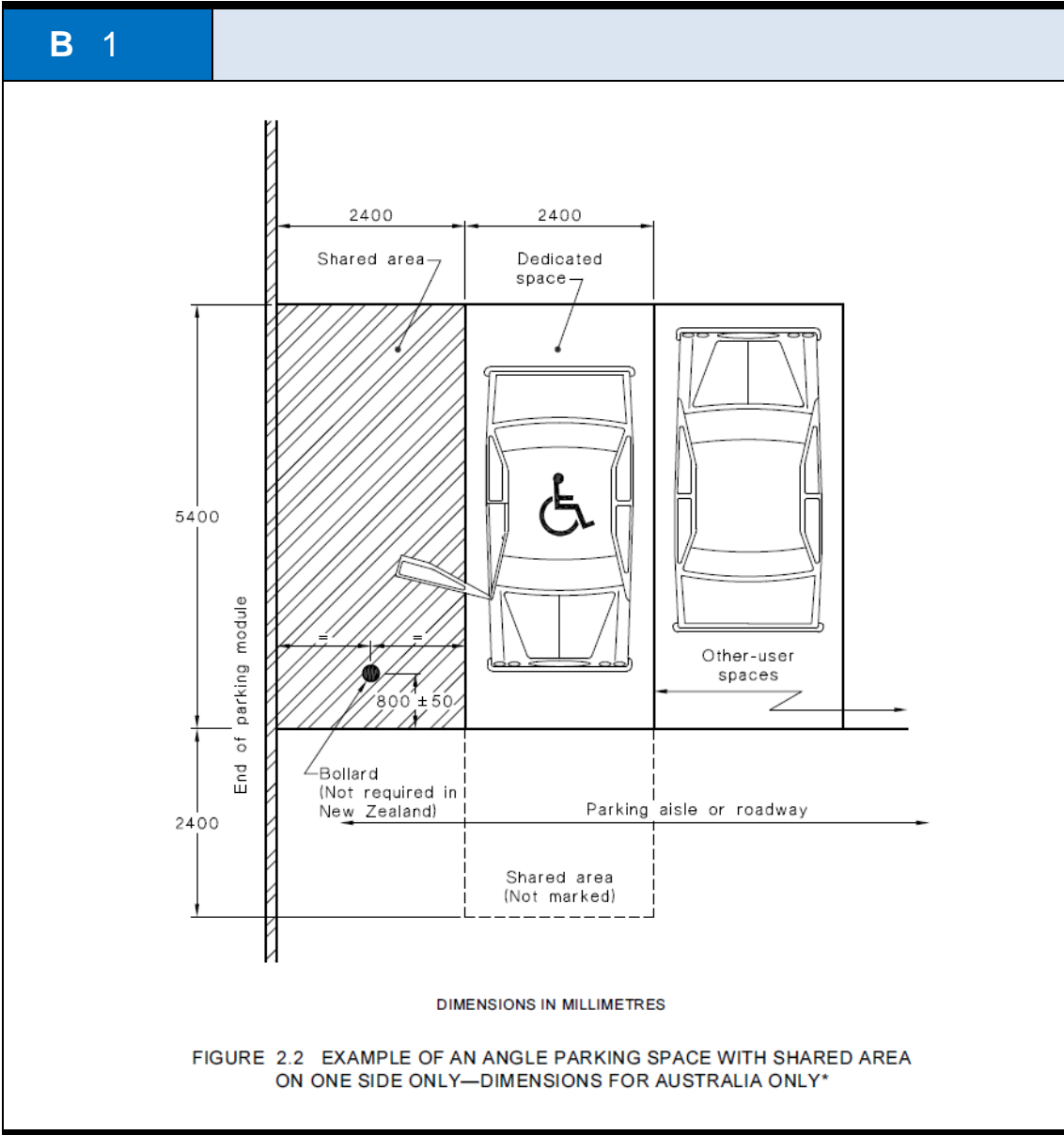
This report has been based on Architectural Plans prepared by PBD Architects the, as received on the 15 December 2020.

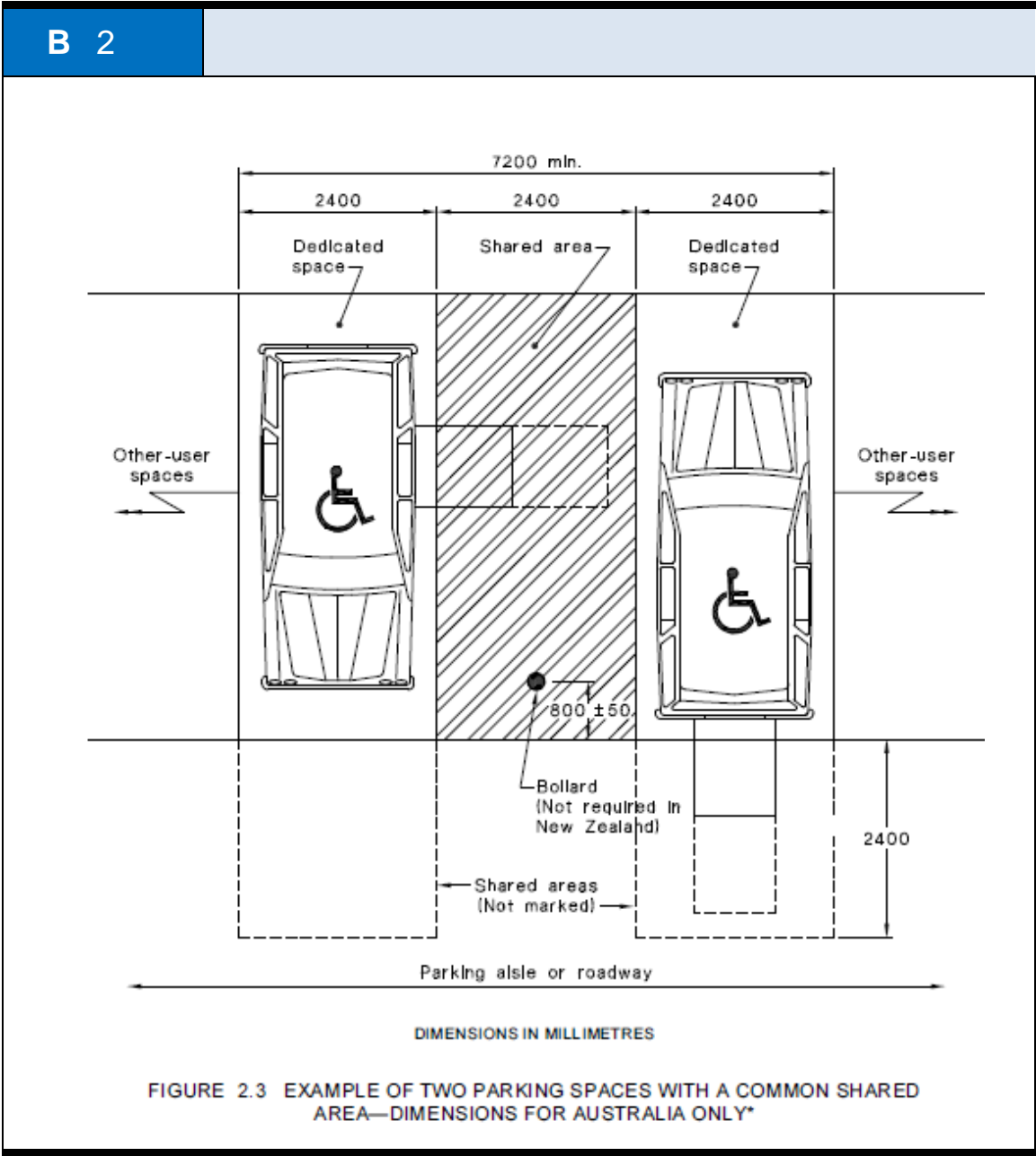
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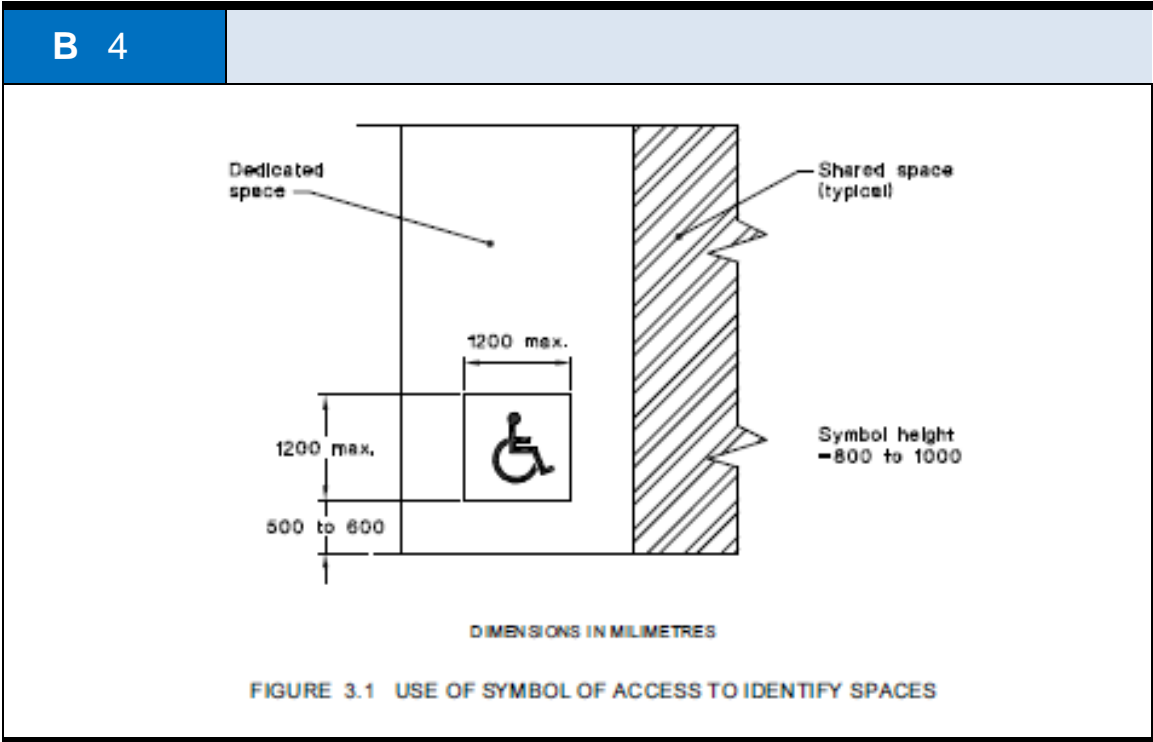
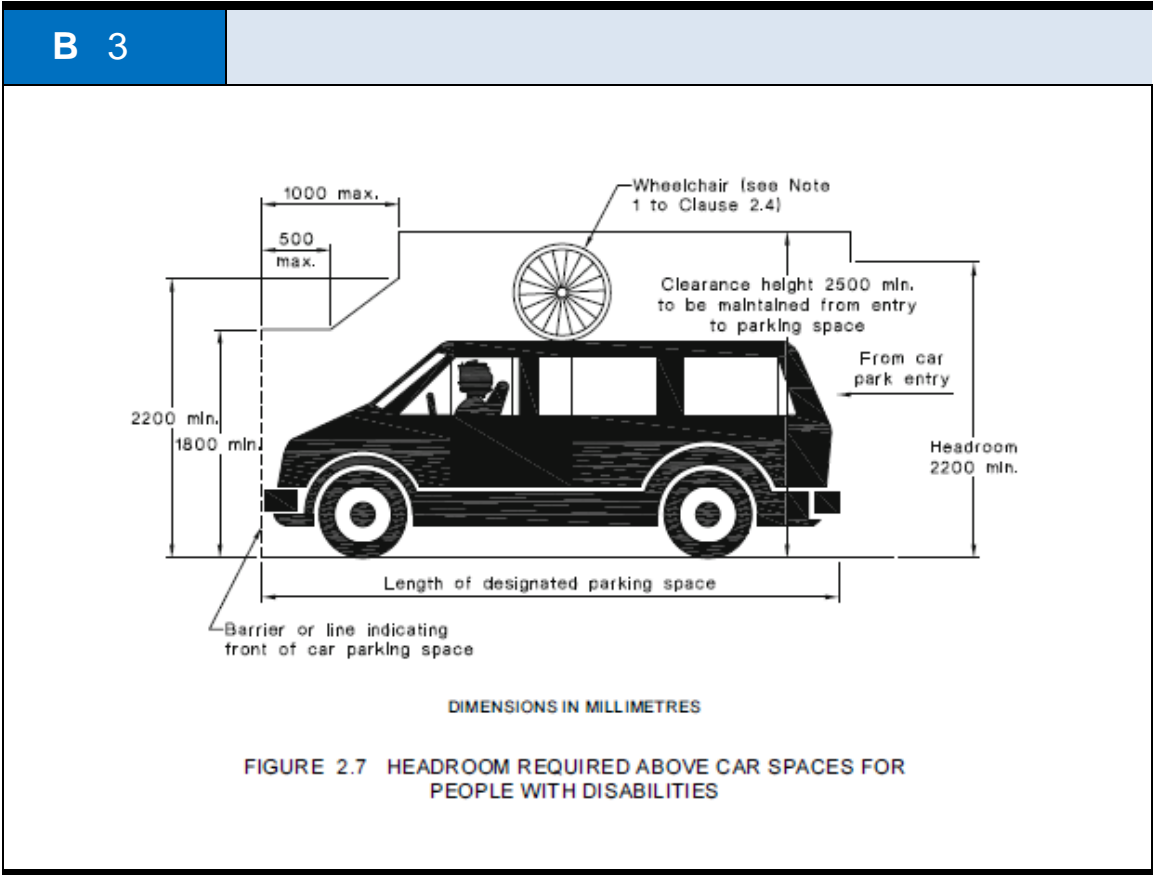
DA 000	COVER PAGE
DA 001	PROJECT SUMMARY & AREA SCHEDULE
DA 002	DEMOLITION PLAN
DA 003	EXCAVATION & FILL PLAN
DA010	SITE ANALYSIS PLAN
DA011	SITE PLAN
DA 100	BASEMENT PLAN
DA 101	GROUND FLOOR PLAN
DA 102	LEVEL 1 PLAN
DA 103	LEVEL 2 PLAN
DA 104	ROOF PLAN
DA 201	ELEVATION (EAST & WEST)
DA 202	ELEVATION (NORTH)
DA 301	SECTIONS
DA 400	MATERIAL SCHEDULE

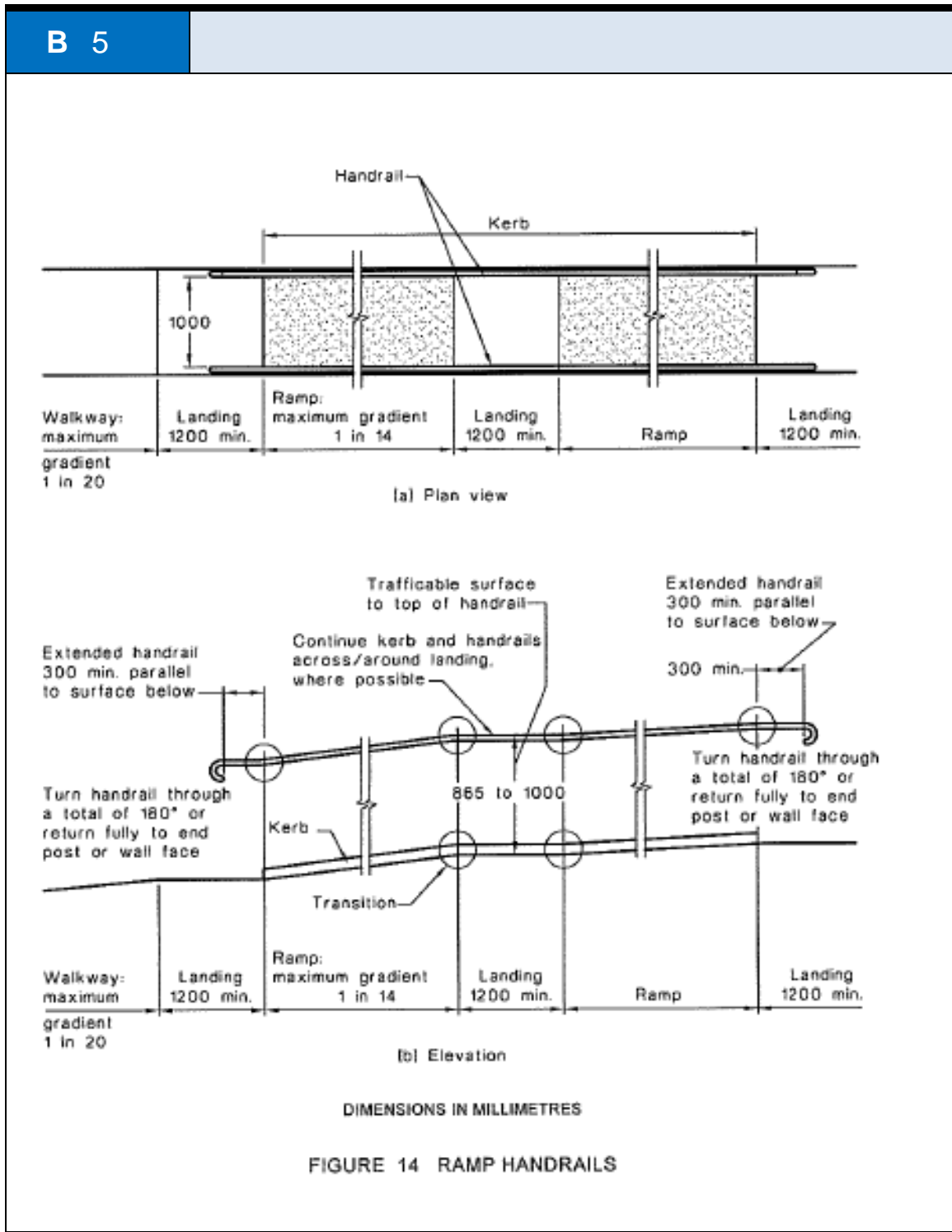
Ref: 200316 – Access Report
1105 – 1107 Barrenjoey Road, Palm Beach NSW 2108

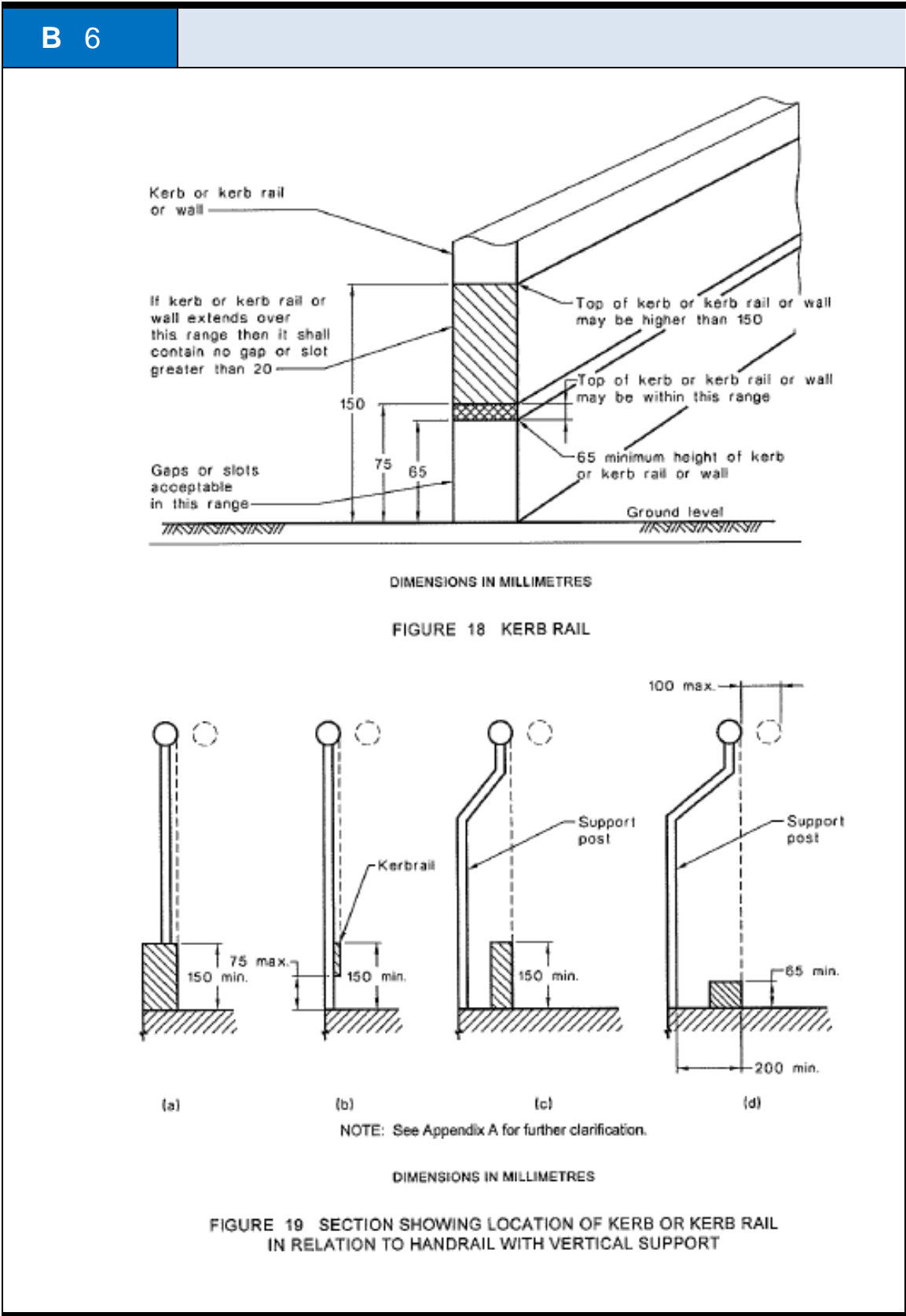
ANNEXURE B

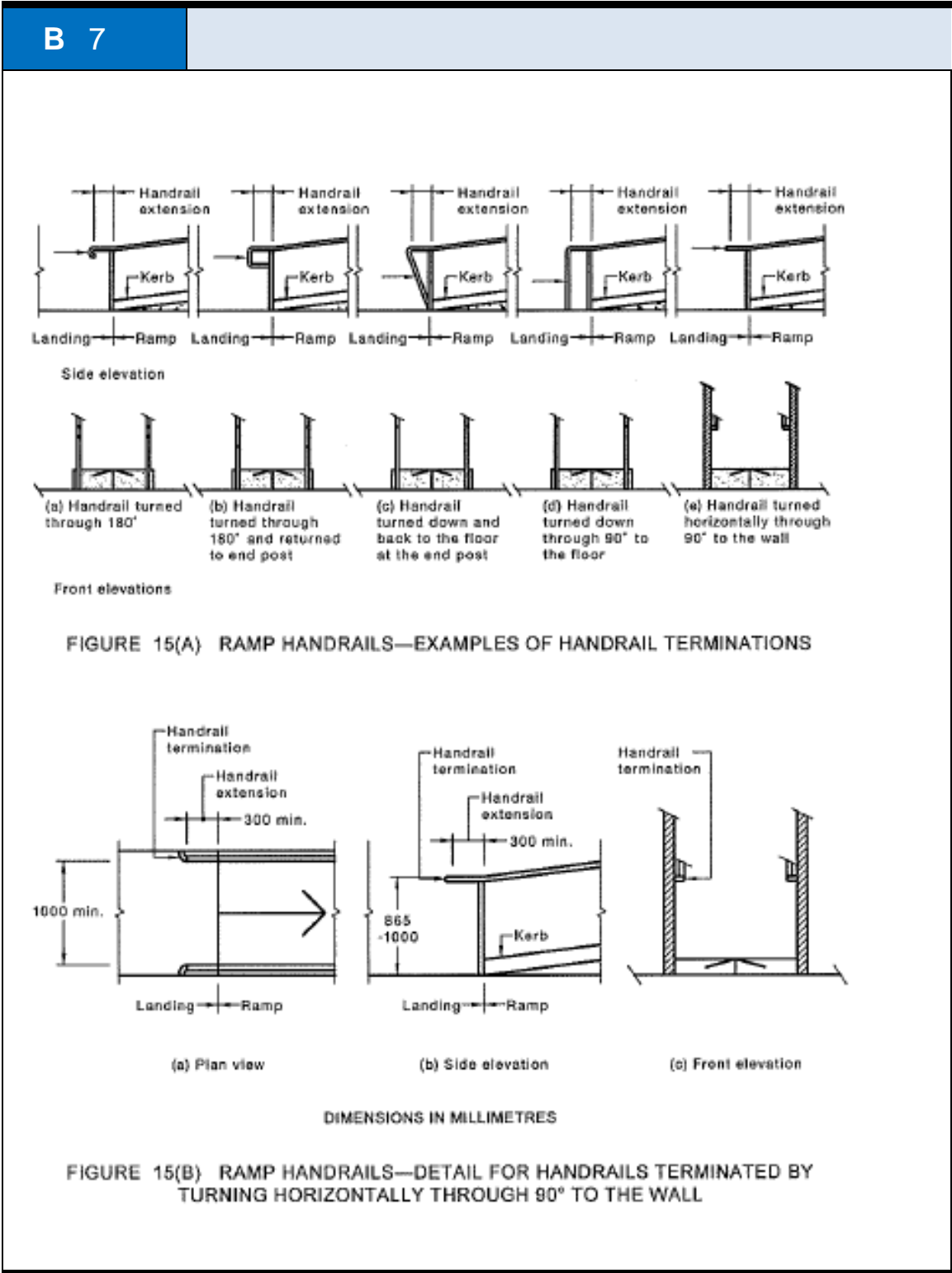


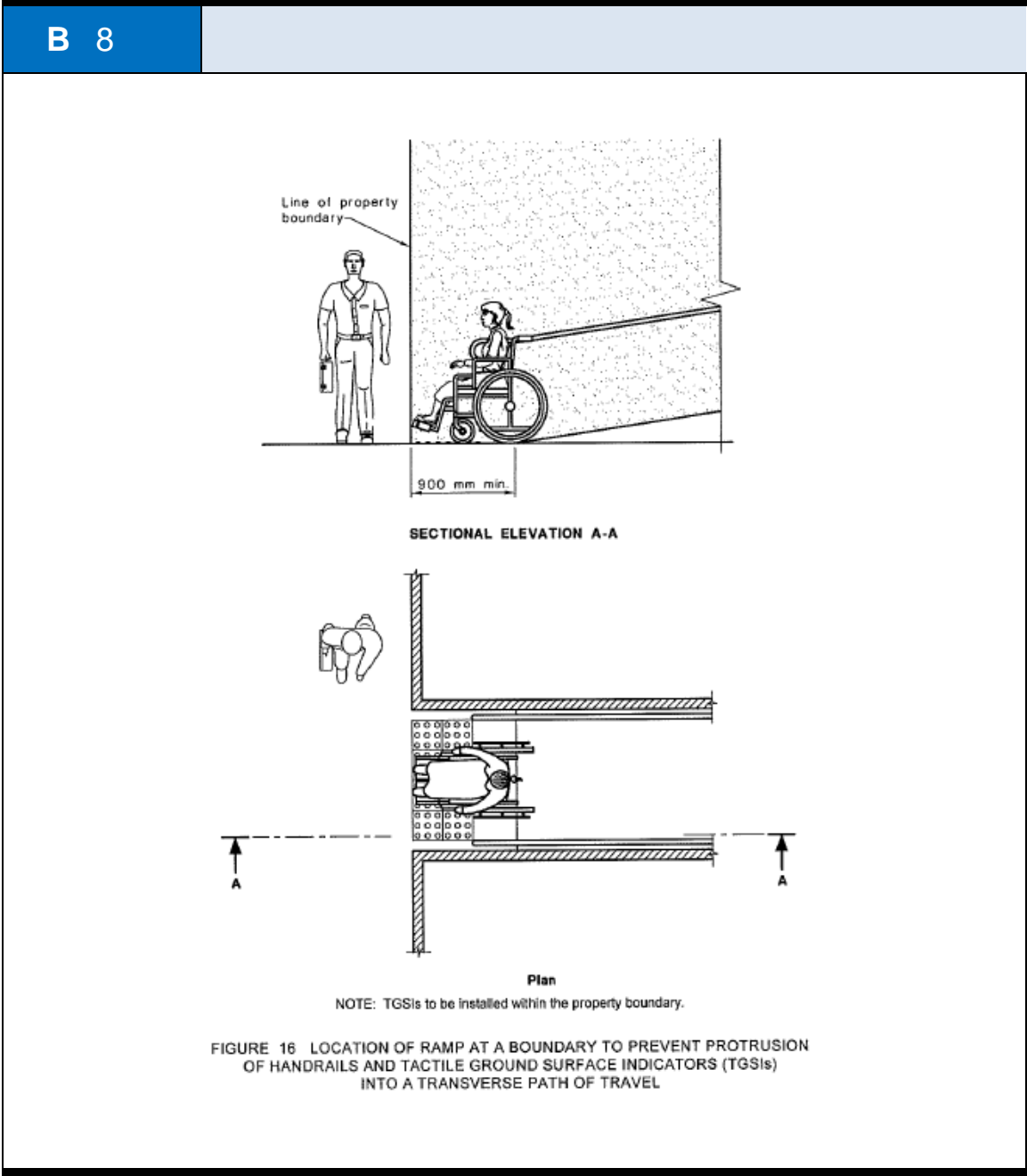


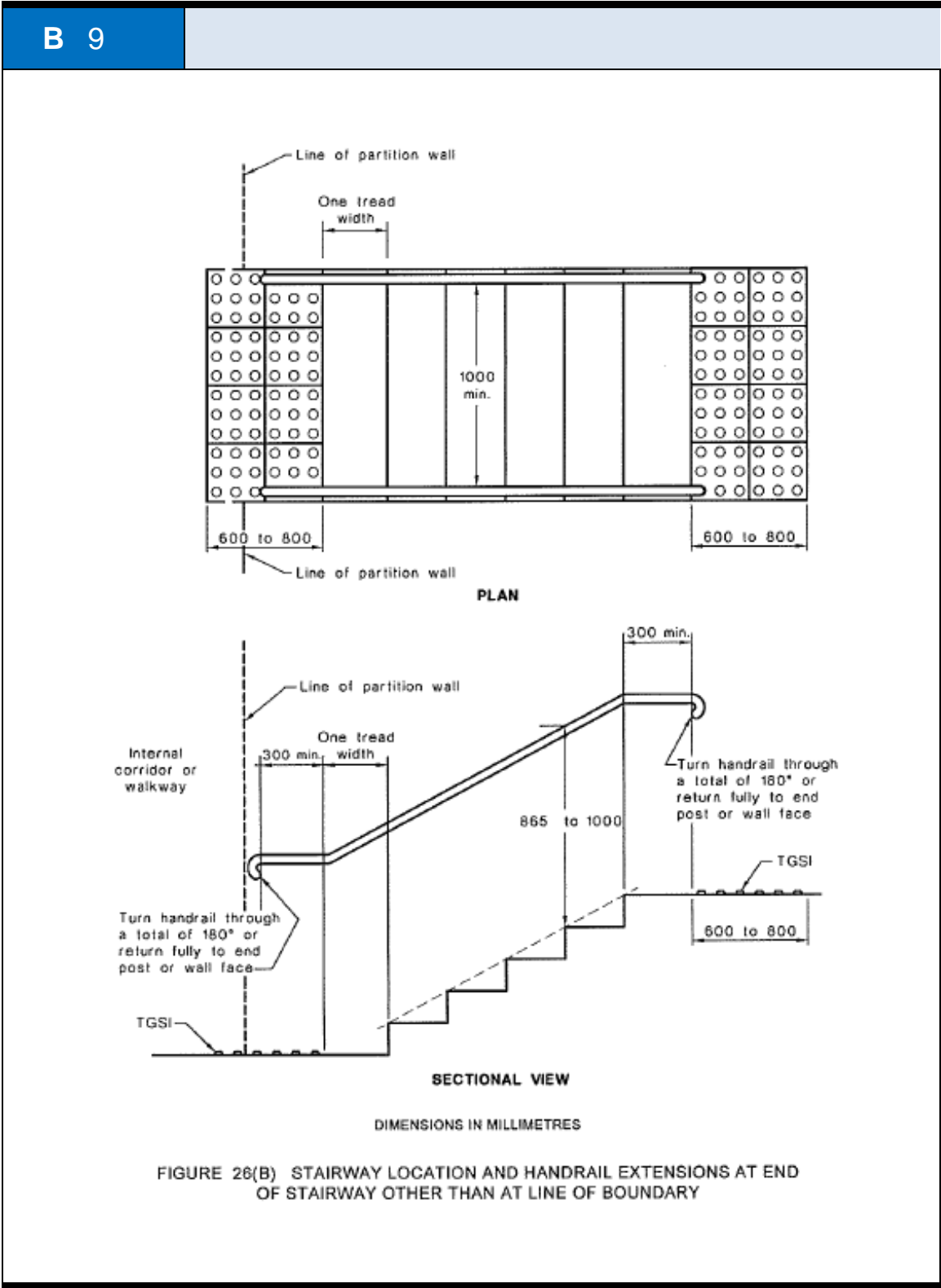




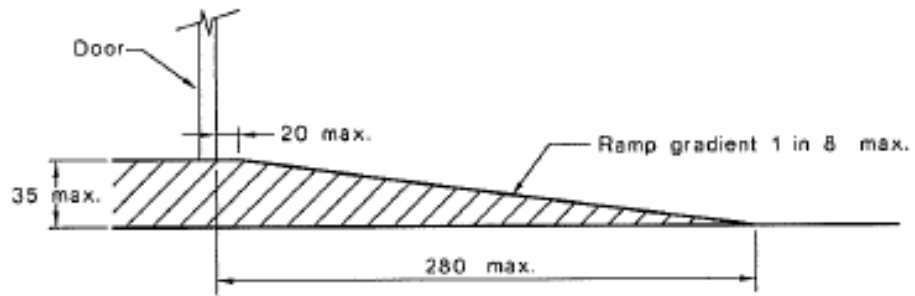








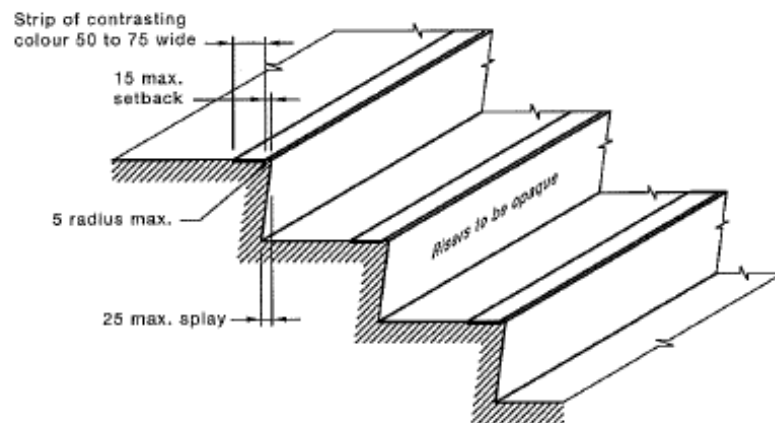
B 10



DIMENSIONS IN MILLIMETRES

FIGURE 21 THRESHOLD RAMP

B 11



NOTE: A chamfered nosing 5 x 5 mm may be used.

DIMENSIONS IN MILLIMETRES

FIGURE 27(A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP