

# DA Access Report

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Final

*51 Arthur Street,  
Forestville NSW 2087*

Prepared for  
Gabrielian Holdings Pty Ltd

RAC-001

27 October 2020



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Revision History –

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1	Draft issued for comment	20.10.2020
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## 1.0 INTRODUCTION

### 1.1. General

This report has been prepared at the request of Gabrielian Holdings Pty Ltd and relates to the Development Application for a mixed use development located at 51 Arthur Street, Forestville (see Figure 01) –



**Figure 01** – Site plan as from Sixmaps

### 1.2. Purpose of Report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the accessibility provisions of the NCC, as are principally contained within Part D3 and clauses E3.6 and F2.4.

This report is based upon, and limited to the information depicted in the documentation provided for assessment and does not make any assumptions regarding 'design intention' or the like.

### 1.3. Basis of Report

The assessment contained within this report reflects –

- (i) Disability (Access to Premises – Buildings) Standards 2010;
- (ii) The NCC, Volume 1, Edition 2019, inclusive of NCC variations;
- (iii) Australian Standards – AS1428.1-2009, AS/NZS2890.6-2009 and AS/NZS1428.4.1;
- (iv) The architectural documentation prepared by Ramsay Architects and listed within Appendix 1.

## 1.4. Limitations of Report

The content of this report relates only to the accessibility provisions of the building in general.

The study will be undertaken based upon the information made available by the design team. No liability is accepted for the accuracy of the information provided.

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken –

- (i) Any parts of the NCC, or any standards other than those directly referenced in this report;
- (ii) Work Health & Safety Act and Regulations;
- (iii) WorkCover Authority requirements; and
- (iv) Structural and Services Design Documentation.

## 2.0 DEVELOPMENT DESCRIPTION

For the purposes of NCC, the subject development may be described as contained below.

### 2.1. General

The proposed development relates to the proposed childcare centre.

### 2.2. Building Characteristics

In the context of this report and the NCC, the building can be described as follows –

<u>Building classification</u>	Retail	Class 6
	Residential	Class 2
	Car parking	Class 7a
<u>Rise in storeys</u>	Four (4)	

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

### 2.3. Interpretation Notes

To provide the reader with additional context, the following information regarding assessment methodology used in this assessment is provided below –

- (i) Movable furniture such as tables and chairs are considered as indicative only. Such furnishings fall outside the scope of the base building and are the (ongoing) responsibility of tenants who should maintain appropriate circulation spaces between and around furnishings.

## 3.0 BUILDING DESIGN ASSESSMENT SUMMARY

### 3.1. General

The following table summarises the compliance status of the architectural design in terms of the prescriptive provisions and capability for compliance with the NCC, parts D3, E3.6 and F2.4.

The review of the architectural documentation provides either 'Complies', 'Does not Comply' or 'Design Detail' status.

Where a clause following clause has been provided with a 'Does not Comply' or 'Design Detail' status, further detailed analysis and commentary is provided in Part 4.0 of this report.

### 3.2. Part D3 – Access for people with disabilities

NCC Clause	Complies	Does not Comply	Design Detail
D3.1 General building access requirements	✓		
D3.2 Access to buildings			✓
D3.3 Parts of buildings to be accessible			✓
D3.4 Exemptions		N/A	
D3.5 Accessible carparking			✓
D3.6 Signage			✓
D3.7 Hearing augmentation		N/A	
D3.8 Tactile Indicators			✓
D3.9 Wheelchair seating spaces in Class 9b		N/A	
D3.10 Swimming pools		N/A	
D3.11 Ramps			✓
D3.12 Glazing on an accessway			✓

### 3.3. Part E3 – Lift installations

NCC Clause	Complies	Does not Comply	Design Detail
E3.6 Passenger lifts			✓

### 3.4. Part F2 – Sanitary and other facilities

NCC Clause	Complies	Does not Comply	Design Detail
F2.4 Accessible sanitary facilities			✓

## 4.0 DETAILED DESIGN ASSESSMENT

### 4.1. General

The following detailed analysis and commentary is provided to enable the design progression for the purpose of evidencing the attainment of compliance with the relevant accessibility provisions of the NCC.

### 4.2. Part D3 – Access for people with disabilities

#### D3.1 General building access requirements

Generally, access for persons with disability is required to be provided to and within all areas normally used by the occupants with the exception of areas noted under D3.4 of the NCC. Access is not required within the residential units.

#### D3.2 Access to building

The site is located on the corner of Duke and Arthur Street. There are four (4) retail tenancies fronting Arthur Street accessed via a hinged door that meets with stacking bi-folding doors. An 850mm clear width opening door panel is achievable with level access at the entry in accordance with AS1428.1-2009.

Entry to the residential part is via a hinged door near Duke Street. The Residential Lobby has appropriate 850mm clear width entry doors. There is suitable access to the lift lobby area.

##### Recommendations

- (i) Ensure a suitable continuous accessible paths of travel of no greater than 1:40 grade from the footpath near Duke and Arthur Street to the retail and residential entry;
- (ii) The Residential Lobby entry doors are required to open 90 degrees to allow appropriate clearances for wheelchair access; and
- (iii) Building entry intercom to be located 900-1250mm AFFL.

#### D3.3 Parts of building to be accessible

From the retail entry, there is suitable access to and within the tenancies. Access to BOH areas is via stairs which has suitable clearances to allow for compliant handrails, TGSIs and nosings. The accessible path of travel to the BOH areas is via the Residential Lobby. The corridor to the BOH areas have appropriate 1540mm by 2070mm clearances within 2m of the ends of corridors in accordance with the Disability (Access to Premises – Buildings) Standards.

There is lift and stairway access to the upper residential floors. The stairway has appropriate 1000mm clear widths between handrails. There is suitable clearance to allow handrails compliant with AS1428.1-2009.

The first floor residential corridor consists of a series of 1:10 grade ramps. This causes a compliance departure from D3.11 of the BCA. Review is required to ensure appropriate ramps are provided. This appears to be achievable.

Additionally, review is required to ensure that suitable wheelchair turning areas are achieved at the end of the residential corridor.



## D3.3 Parts of building to be accessible

### Recommendations

- (i) A BCA Performance Solution may be required for the accessible path of travel to retail BOH areas via the Residential Lobby;
- (ii) Ensure all common area and BOH stairways are compliant with AS1428.1-2009;
- (iii) Provide 1:14 grade ramps within the First Floor residential corridor with appropriate handrails and TGSIs in accordance with AS1428.1-2009;
- (iv) Ensure a minimum 1540mm by 2070mm clearance at the end of the residential corridor on the First Floor; and
- (v) Ensure accessible paths of travel and circulation spaces have a slip-resistant surface as required under AS1428.1-2009.

## D3.4 Exemptions

The following rooms / areas have been afforded a concession under D3.4 and access for people for disabilities need not be provided to plant and equipment rooms (and associated accessways).

## D3.5 Accessible carparking

There are five (5) retail car bays provided within the basement.

One (1) accessible visitor car bay has been provided in accordance with the NCC. The car bay has suitable circulation to allow compliance with AS/NZS2890.6-2009.

A suitable accessible path of travel to the building entry is achievable.

## D3.6 Signage

Clear and legible Braille and tactile signage incorporating the international symbol of access and / or deafness is required to complying with Specification D3.6 of the NCC to identify the following –

- Provide directional signage to the accessible sanitary compartment, separate to male and female sanitary facilities;
- Accessible sanitary facility identifying if the facility as left handed use;
- Ambulant accessible sanitary facility; and
- Every 'exit' door in the building required to be provided with an exit sign.

Compliance with D3.6 is achievable and will be further assessed in Design Development.

## D3.7 Hearing augmentation

Not required within this class of building.

### D3.8 Tactile indicators

Within the subject building, tactile ground surface indicators (TGSIs) must be provided to warn people who are blind or have a vision impairment that they are approaching a stairway, ramp and any overhead obstruction less than 2m above floor level (other than a doorway).

TGSIs must comply with sections 1 and 2 of AS/NZS1428.4.1.

Compliance with D3.8 is achievable and will be further assessed in Design Development.

### D3.9 Wheelchair seating spaces in class 9b assembly buildings

Not required within this class of building.

### D3.10 Swimming pools

There are no swimming pools proposed within the subject building.

### D3.11 Ramps

Review of ramps have been provided in Section D3.3 above.

### D3.12 Glazing on an accessway

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1.

Compliance with D3.12 is achievable and will be further assessed in Design Development.

## 4.3. Part E3 – Lift installations

### E3.6 Passenger lifts

There is a passenger lift which provides access from the ground floor to basement and residential floors. The through access lift has appropriate internal lift car size of 1100mm by 1400mm.

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

## 4.4. Part F2 – Sanitary and other facilities

### F2.4 Accessible sanitary facilities

There is unisex accessible sanitary compartment provided on the ground floor retail part. The compartment contains a pan and basin with appropriate internal dimensions compliant with AS1428.1-2009.



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**F2.4 Accessible sanitary facilities**

There are additional unisex ambulant accessible sanitary compartments adjacent to the accessible sanitary compartment as separated as male and female facilities. Compliant internal dimensions are achievable.

Compliance with F2.4 is achievable and will be further assessed in Design Development.

## 5.0 CONCLUSION

Wall to Wall Design & Consulting has prepared the Access Report to provide advice and strategies to enable the design progression for the purpose of evidencing the attainment of compliance with the relevant accessibility provisions.

A detail assessment has been undertaken of the proposed design and is shown to be capable of complying with the relevant performance requirements of the NCC.

The recommendations within this report are to be further developed at design development to ensure compliance with regulatory requirements.

Report By



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## APPENDIX 1

This accessibility assessment was based upon the architectural documentation prepared by Ramsay Architects, namely –

Drawing No.	Revision	Description	Date
A10	K	BASEMENT FLOOR PLAN	30.09.2020
A11	K	GROUND FLOOR PLAN	30.09.2020
A12	K	FIRST FLOOR PLAN	30.09.2020
A13	K	SECOND FLOOR PLAN	30.09.2020