

7 May 2020

Our Ref: 19083 – R1.2

Att: Robbie Treharne

Access Capability Statement for DA Submission
Re: Manly Boatshed

1.0 Introduction

Reference is made to the engagement of this office to provide an *Access Capability Statement* suitable for DA submission relating to the proposed alterations & additions to Manly Boat Shed.

2.0 Assessment Basis

The content of this correspondence reflects and relies upon –

1. Architectural plans by Ken Down Architects, as follows

Drawing No.	Revision	Date	Drawing Title
DA01-02	L	29.11.2019	Site Plan
DA02-01	K	29.11.2019	Ground Floor Plan
DA02-02	H	29.11.2019	First Floor Plan

2. Relevant access related deemed-to-satisfy (DTS) requirements of BCA 2019. These provisions are generally contained within Part D3 and Clause(s) E3.6 & F2.4 of the code.
3. Accessibility related Australian Standards as referenced by BCA 2019, as relevant to this project and as directly nominated in this correspondence.
4. The Disability (Access to Premises – Building) Standards 2010 – *Schedule 1 'Access Code'* as aligns with the BCA requirements.

3.0 Purpose

The purpose of this *Access Capability Statement* is to identify the compliance status of the architectural design documentation against the following –

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2019. These provisions are generally contained within Part D3 and Clause(s) E3.6 & F2.4 of the code.
- Accessibility related Australian Standards as referenced by BCA 2019, as relevant to this project and as directly nominated in the report.
- The Disability (Access to Premises – Building) Standards 2010 (*Premises Standards*) – **Schedule 1 'Access Code' as aligns with the BCA requirements.**

4.0 Exclusions

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

- Compliance with BCA requirements or standards other than those explicitly nominated in this correspondence.
- Work Health & Safety considerations.
- Planning policies and/or guidelines.
- Does not relieve any other party of their obligations.
- Disability Discrimination Act (*focuses on results - does not offer prescriptive compliance options*).
- This statement is not a detailed technical assessment of the proposed works.

5.0 Building Code of Australia 2019 – Commentary

BCA Assessment Data

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

BCA Building Classification(s)¹:

- Class 4 - Residential
- Class 6 - Kiosk
- Class 7b - Storage

Note 1 – BCA Consultant / Certifier shall have the final say in determining BCA classification(s).

Technical Assessment & Commentary

The following summarises the compliance status of the architectural design in terms of the DTS accessibility provisions of BCA 2019, as are principally contained within Part D3 and Clauses E3.6 & F2.4 of the code.

BCA DTS Clause	Compliance Status	Commentary
Part D3 – Access for People with a Disability		
D3.1 – General building access requirements	Performance Solution	<p>Access is required to and throughout the building in accordance with AS 1428.1-2009 (except where exempt under clause D3.4).</p> <p>A BCA Performance Solution shall be pursued at Construction Certificate stage to address the following matters:</p> <ul style="list-style-type: none"> ▪ Nil wheelchair access (only stair access) to the 1st floor residence. <p>Other than the above, compliance is readily achievable at the Construction Certificate design phase and/or during construction.</p>
D3.2 – Access to buildings	Capable	<p>An accessible path of travel is not provided or proposed as part of the new works, to connect the subject building to the allotment boundary.</p> <p>This causes a prescriptive code compliance variation.</p> <p>A BCA Performance Solution shall be pursued at Construction Certificate stage to demonstrate suitability of the current design (as provides barrier free building entry at the site boundary; but not to the street).</p> <p>NB - The building / site boundary is understood to be located at the existing / proposed building entry. The concrete path connecting the building to the street is understood to be Crown Land (i.e. not under control of the client / subject building lot).</p> <p>Part of our justification will be a statutory discussion regarding the BCA / Premises Standards which compels (for an existing building such as this) Access from the 'Principal Pedestrian / building Entry'. No direct BCA / Premises Standards trigger compels accessible connection to the street. In any case, such is unable to be readily achieved in this case (see above for broad reasoning).</p> <p>Compliance is readily achievable at Construction Certificate design phase.</p>
D3.3 – Parts of buildings to be accessible	Capable	<ul style="list-style-type: none"> ▪ Suitable turning and passing spaces have been provided. ▪ Proposed stairways can incorporate accessible features, if/as required by AS 1428.1-2009.

BCA DTS Clause	Compliance Status	Commentary
Part D3 – Access for People with a Disability		
		Compliance is readily achievable at Construction Certificate design phase.
D3.4 – Exemptions	Info	<p>The following areas are not required to be accessible as capable of causing a health and safety risk to people with disabilities:</p> <ul style="list-style-type: none"> ▪ Kiosk ▪ Workshop ▪ Store ▪ Passive craft storage & shed ▪ Tender office
D3.5 – Accessible carparking	Not Applicable	No existing, nor proposed, carparking.
D3.6 – Signage	Capable	<p>Signage shall be installed in this project as necessary, but shall include as a minimum:</p> <ul style="list-style-type: none"> ▪ identify each door required by Clause E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor number; <p>All signage is to be design detailed to comply with the relevant requirements of Specification D3.6.</p> <p>Compliance is readily achievable at Construction Certificate design phase and/or during construction.</p>
D3.7 – Hearing augmentation	Not Applicable	No inbuilt amplification system proposed.
D3.8 – Tactile indicators	Capable	<p>TGSI's complying with AS/NZS1428.4.1-2009 shall be installed in this project as necessary, but shall include to areas as follows –</p> <ul style="list-style-type: none"> ▪ any overhead obstruction less than 2m above floor level; and ▪ top and bottom of some stairways. To be confirmed at CC design phase. <p>Compliance is readily achievable at Construction Certificate design phase and/or during construction.</p>
D3.9 – Wheelchair seating spaces	Not Applicable	No fixed seating proposed.
D3.10 – Swimming pools	Not Applicable	No swimming pools proposed.
D3.11 – Ramps	Not Applicable	No ramps proposed.
D3.12 – Glazing on an accessway	Capable	<p>Fully glazed doors, sidelights and walls forming part of the accessway must be clearly marked in accordance with AS 1428.1-2009.</p> <p>Compliance is readily achievable at Construction Certificate design phase and/or during construction.</p>
Part E3 – Lift Installations		
E3.6 – Passenger lifts	Not Applicable	No lifts proposed or required.

BCA DTS Clause	Compliance Status	Commentary
Part D3 – Access for People with a Disability		
Part F2 – Sanitary & Other Facilities		
F2.4 – Accessible sanitary facilities	Capable	<p>An Accessible sanitary facility is not provided or proposed as part of the new works.</p> <p>This causes a prescriptive code compliance variation.</p> <p>A BCA Performance Solution shall be pursued at Construction Certificate stage to demonstrate the suitability of Nil Accessible sanitary facility to be provided to the building.</p> <p>NB - The BCA / Premises Standards does not directly compel the need for 'patron' sanitary facilities to this building. For staff; Accessible / Ambulant sanitary facilities is unnecessary due to the physical requirements associated with their work.</p> <p>Compliance is readily achievable at Construction Certificate design phase and/or during construction.</p>

6.0 Conclusion

The outcome of this correspondence highlights that the proposed development **is readily capable of achieving compliance** in combination with the Deemed-to-Satisfy provisions and the Performance Requirements as nominated in Section 5.0 of this statement.

The finer design details shall be documented at the Construction Certificate design phase.

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;



Michael Eisenhuth

Director

Grad Dip Build Surv. (UWS)
Dip. Health & Bld. Surv. (TAFE)
Cert IV Access Consulting (IATA)
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