



CODE PERFORMANCE

# Access Report

*Project –*  
34-35 South Steyne, Manly NSW  
Commercial Development

*Design Phase –*  
Development Application Design Stage

*Date* - June 2022  
*For* - Fortis  
*Ref* - 22223 – R1.2

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### Amendment Schedule

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		R1.0	26.04.2022
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## 1.0 INTRODUCTION

### 1.1 General

This Access Report has been prepared at the request of *Fortis* for the purpose of completing an assessment of the DA design stage architectural documentation for the proposed commercial development located at 34-35 South Steyne, Manly NSW.

### 1.2 Purpose

The purpose of this report 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 Amendment 1. 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 Amendment 1, as relevant to this project and as directly nominated in the report.
- The Disability (Access to Premises – Building) Standards 2010 (*Premises Standards*).

### 1.3 Documentation Relied Upon

- Architectural plans prepared by *Durach Block Jaggers* as follows:

Drawing List	Drawing No	Drawing Name	Scale	Current Revision ID
100 Site Plans	A-DA-001-001	Title Sheet		D
	A-DA-001-002	Architect's Statement		
101 Demolition Plans	A-DA-100-001	Site Plan	1:200	DA
	A-DA-100-002	Site Plan Analysis	1:200	DA
102 Excavation Plans	A-DA-101-001	Demolition Plan	1:100	DA
110 GA Plans	A-DA-102-001	Bulk Excavation	1:100	DA
	A-DA-110-000	Basement 2 Plan	1:100	DA
210 GA Elevation	A-DA-110-001	Basement 1 Plan	1:100	DA
	A-DA-110-003	Ground Plan	1:100	DA
	A-DA-110-004	Level 1 Plan	1:100	DA
	A-DA-110-005	Level 2 Plan	1:100	DA
	A-DA-110-006	Level 3 Plan	1:100	DA
	A-DA-110-007	Roof Plan	1:100	DA
	A-DA-210-001	North & South Elevations	1:100	DA
310 GA Sections	A-DA-210-002	East & West Elevation	1:100	DA
	A-DA-310-001	Section AA, BB & EE	1:100	DA
	A-DA-310-002	Section CC	1:100	DA
710 GFA & NLA Diagrams	A-DA-310-003	Section DD	1:100	DA
	A-DA-710-001	GFA Diagrams Sheet 1	1:200	DA
720 Shadow Diagrams	A-DA-710-003	ESD Diagram		DA
	A-DA-720-001	Shadow Diagrams Sheet 1	1:300	DA
730 View Analysis	A-DA-730-002	RL 21.96		DA
810 Materials & Finishes	A-DA-810-001	Materials & Finishes		DA
820 Signage	A-DA-820-001	Signage Strategy	1:100	DA
900 Photomontage	A-DA-900-001	South Steyne View		DA
	A-DA-900-002	Rialto Lane Perspective		DA
A4 Notification Plans	A-DA-A4-01	A4 Notification Sheet 01	1:500	DA
	A-DA-A4-02	A4 Notification Sheet 02	1:200	DA
	A-DA-A4-03	A4 Notification Sheet 03	1:200	DA

- Confirmation of swimming pool classification provided by Tony Heaslip of Blackett Maguire Goldsmith via email correspondence.

### 1.4 Exclusions

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

- Any parts of the BCA / standards not directly referenced in this report.
- Disability Discrimination Act 1992 (*DDA focuses on results. Does not offer prescriptive compliance options*).
- Work Health & Safety considerations.

- Services / equipment operating capacity / design.
- Local planning policies and/or guidelines, other than those directly identified.
- Does not constitute construction approval or give consideration to the application of the Building Act 1993.

## 1.5 BCA Assessment Data

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Listed below are our understanding of relevant BCA classification(s) in relation to the subject building / part.  
BCA Consultant / Building Surveyor shall have the final call in determining classifications.

BCA Building Classification(s):	Class 5/6 - Commercial
	Class 7a - Carpark
	Class 10b - Swimming Pool

## 2.0 TECHNICAL ASSESSMENT & COMMENTARY

### 2.1 General

The following summarises the compliance status of the architectural design in terms of the DTS accessibility provisions of BCA 2019 Amendment 1, as are principally contained within Part D3 and Clauses E3.6 & F2.4 of the code.

Alongside each clause heading; one of four compliance categories is provided, as follows –

<u>Complies</u>	– BCA design compliance is achieved.
<u>Does not comply</u>	– A BCA DTS compliance departure is noted. Resolution options are provided.
<u>N/A</u>	– Not Applicable or not directly relevant. Detail offered for application if/as relevant.
<u>Design Detail</u>	– Compliance commentary is provided. Such should not be considered deficiencies, but matters for consideration by the design team / assessment authority at relevant / nominated stages of design.

#### BCA Interpretation Note(s) –

- i. Readily moveable furniture has been treated as indicative. The person/s responsible for furnishing the building (parts) should ensure their furnishing layout/s do not cause AS1428.1 circulation deficiencies.
- ii. *Slip-resistant floor surface/s* - BCA 2019 does not directly specify slip-resistance classification(s) for all accessible paths of travel; however, we highlight the need under AS1428.1-2009 for all accessible paths of travel to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.

## 2.2 SECTION D – ACCESS & EGRESS

### Part D3 – Access For People With Disabilities

#### BCA Clause D3.1 - General building access requirements

Buildings and parts of buildings must be accessible as required by Table D3.1 and as summarised below:

##### Class 5

To and within all areas normally used by the occupants.

##### Class 6

To and within all areas normally used by the occupants.

##### Class 7a

To and within any level containing accessible carparking spaces.

##### Class 10b

To and into swimming pools with a total perimeter greater than 40m, associated with a Class 1b, 2, 3, 5, 6, 7, 8, 9 building that his required to be accessible, but not swimming pools for the exclusive use of occupants of a class 1b building or a sole-occupancy-units in a class 2 or class 3 building.

#### **Design Detail**

The following detail is required as the design progresses:

- All doors on a continuous accessible path of travel to be provided with accessible features in accordance with AS1428.1-2009 Clause 13.  
The requirements of AS1428.1-2009 Clause 13 include the provision of:
  - Contrast to door surrounds.

- Minimum 850mm clear opening width.
- Accessible door controls.
- Maximum force limitations to door opening action.

Minor adjustments required as the design progresses.

- All floor surfaces and doorway thresholds are to be level/smooth, slip resistant and are to have no profile variations that exceed the limitations contained within AS1428.1-2009 Clause 7 (0mm design transition, 3mm tolerance or 5mm tolerance if edge is bevelled/rounded).
- The two sliding doors leading to the B1 EOT Facilities are to be automatic opening.
- The concertina doors leading to the GF Commercial space are to include an accessible entrance door in accordance with AS1428.1-2009 Clause 13.3.
- Balconies are to be provided with an accessible entrance door in accordance with AS1428.1-2009 Clause 13.3.

**Compliance is readily achievable as the design progresses.**

### BCA Clause D3.2 – Access to Buildings

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

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

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

- through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- in a building with a floor area more than 500m<sup>2</sup>, 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.

#### **Design Detail**

Access is provided from the main points of pedestrian entrance at the allotment boundary and from the accessible carparking space to satisfy the requirements of this clause.

**Compliance is readily achievable as the design progresses.**

### BCA Clause D3.3 – Parts of Buildings to be Accessible

In a building required to be accessible:

- every ramp & walkway (*except fire-isolated*) must comply with Clause 10 of AS1428.1-2009;
- every stairway (*except 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) and Clause 12 of AS 1428.1-2009.
- accessways must have passing spaces complying with AS1428.1 at max 20m intervals where a direct line of sight is not available; and
- turning spaces complying with AS1428.1 within 2m of the end of accessways where it is not possible to continue travelling along the accessway, and at max. 20m intervals along the accessway.
- Carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shall be 11mm, 4mm & 15mm respectively.

#### **Design Detail**

The following detail is required as the design progresses:

- Non-fire isolated stairways are to be provided with accessible features to comply with AS1428.1-2009 Clause 11 & 12.

- Fire isolated stairways are to be provided with accessible features to comply with AS1428.1-2009 Clause 11.1 (f) & (g) and Clause 12.
- 1:10 step ramp provided between the upper/lower floors of Ground Level is to comply with AS1428.1-2009 Clause 10.6.

**Compliance is readily achievable as the design progresses.**

### BCA 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; is not required to be fully accessible.

#### **Note**

Exemptions under Clause D3.4 are considered on a case by case basis.

### BCA Clause D3.5 – Accessible Carparking

Accessible carparking spaces complying with AS2890.6-2009 must be provided in accordance with Table D3.5.

#### **Design Detail**

One accessible carparking space is proposed to satisfy the requirements of this clause. The following detail is required as the design progresses:

- Accessible carparking space is to be provided in accordance with AS2890.6-2009.

**Compliance is readily achievable as the design progresses.**

### BCA Clause D3.6 – Signage

Accessible buildings must have signage to comply with AS1428.1-2009 and as follows –

- braille and tactile signage incorporating the international symbol of access or deafness, must identify each sanitary facility and space with hearing augmentation system; and
- 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;
- signage incorporating the international symbol of access or deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location of receivers;
- signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify left or right handed use;
- signage to ambulant accessible facility must be on the door of the facility;
- directional signage where a pedestrian entrance is not accessible,
- directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility.

#### **Design Detail**

The following detail is required as the design progresses:

- Signage shall be installed in this project as necessary, but shall include as a minimum:
  - 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.
  - Identify all sanitary facilities.
  - directional signage where a pedestrian entrance is not accessible.
- All signage is to be design detailed to comply with the relevant requirements of Specification D3.6 and AS 1428.1-2009 Clause 8.

**Compliance is readily achievable as the design progresses.**

### BCA Clause D3.7 – Hearing Augmentation

Hearing augmentation system must be provided where an inbuilt amplification system (other than emergency warning) is installed.

<b>N/A</b>	No in-built amplification system has been nominated on the proposed plans.
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### BCA Clause D3.8 – Tactile Ground Surface Indicators (TGSIs)

Accessible buildings must have TGSIs complying with Sections 1 & 2 of AS/NZS1428.4.1-2009 to warn blind or vision impaired people of approaching stairways (other than fire-isolated), escalators, ramps (other than fire-isolated, step or kerb ramp), any overhead obstruction less than 2m above floor level and an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.

<b>Design Detail</b>	<p>The following detail is required as the design progresses:</p> <ul style="list-style-type: none"> <li>▪ TGSIs are to be provided to – <ul style="list-style-type: none"> <li>○ any overhead obstruction less than 2m above floor level.</li> <li>○ top and bottom of all non-fire isolated stairs and ramps.</li> </ul> </li> <li>▪ TGSIs are to be provided in accordance with AS1428.4.1-2009 and are to achieve slip resistance requirements of BCA Table D2.14.</li> </ul> <p>Ensure TGSIs are provided with required luminance contrast level against surrounding surface in accordance with AS1428.4.1-2009.</p> <p><b>Compliance is readily achievable as the design progresses.</b></p>
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### BCA Clause D3.9 – Wheelchair seating spaces in Class 9b assembly buildings

Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with Table D3.9.

<b>N/A</b>	N/A – no Class 9b parts with seating proposed.
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### BCA Clause D3.10 – Swimming Pools

<b>N/A</b>	The swimming pool has a perimeter of <40m. Thereby, access is not required to/into the swimming pool.
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### BCA Clause D3.11 – Ramps

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

<b>Design Detail</b>	<b>Compliance is readily achievable as the design progresses.</b>
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### BCA Clause D3.12 – Glazing on an Accessway

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line.

The contrasting line shall be not less than 75mm wide and shall extend across the full width the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level.



Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.

#### Design Detail

The following detail is required as the design progresses:

- Any such glazing on an accessway must be clearly marked in accordance with AS 1428.1-2009.

**Compliance is readily achievable as the design progresses.**

## 2.3 SECTION E – SERVICES & EQUIPMENT

### Part E3 – Lift Installations

#### BCA Clause E3.6 – Passenger Lifts

Every passenger lift must:

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

#### Design Detail

The following detail is required as the design progresses:

- The proposed passenger lifts shall be a lift type permitted under BCA Table E3.6(a).
- The proposed passenger lifts shall be provided with accessible features to comply with BCA Table E3.6(b).
- Lift floor dimensions are to be not less than 1,100mm (wide) x 1,400mm (deep) if the lifts vertical travel is less than 12m or not less than 1,400mm (wide) x 1600mm (deep) if the lifts vertical travel is less than 12m.
- A design compliance certificate should be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.

**Compliance is readily achievable as the design progresses.**

## 2.4 SECTION F – HEALTH & AMENITY

### Part F2 – Sanitary & Other Facilities

#### BCA Clause F2.4 – Accessible Sanitary Facilities

In a building required to be accessible:

- Accessible unisex sanitary compartments must be provided as per Table F2.4(a),
- Accessible unisex showers must be provided as per 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 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 towels.
- Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1.
- 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.

- An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex.

#### Design Detail

The following detail is required as the design progresses:

- All fixtures/fittings to the accessible unisex sanitary facility are to comply with AS1428.1-2009 Clause 15.
- All fixtures/fittings to the ambulant compartments are to comply with AS1428.1-2009 Clause 16.

**Compliance is readily achievable as the design progresses.**

### 3.0 CONCLUSION

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This report identifies the compliance status of the design with the following:

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2019 Amendment 1. 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 Amendment 1, as relevant to this project and as directly nominated in the report.
- The Disability (Access to Premises – Building) Standards 2010 (*Premises Standards*).

**The above assessment has identified that the proposed design is readily capable of compliance as the design progresses.**