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Project: LOT 8 – 18 Alexander Street, Collaroy
Report: Access Assessment Report
Reference No: 111559-Access-r1 (LOT 8)
Date: 12/03/2020
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DOCUMENT CONTROL



Revision	Date	Description	
111559-Access-r1	12/03/2020	Access Assessment Report	
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1 BASIS OF ASSESSMENT

1.1 Location

The building development, the subject of this report, is located at LOT 8 – 18 Alexander Street, Collaroy. The proposed building is a Boarding House containing 13 boarding rooms across two (2) storey located above carparking.

The building is provided with a Manager's room and a common room with common open space located at the front of the building.

Both vehicular and pedestrian access is via Alexander Street.

1.2 Purpose

The purpose of this report is to assess the proposed / existing building against the following Deemed-to-Satisfy provisions of the Building Code of Australia 2019 (BCA2019) to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

- Disability Discrimination Act 1992 (DDA);
- Disability Access to Premises Standards 2010 (Premises Standards);
- Building Code of Australia 2019 (BCA2019) – Part D3 and Clauses E3.6 and F2.4;
- Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

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 BCA2019 as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

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:

- 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 BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- BCA2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- Demolition Standards not referred to by the BCA2019;
- Work Health and Safety Act;
- Construction Safety Act;
- 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;
- Conditions of Development Consent issued by the Local Consent Authority; and

- 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 of BCA2019.

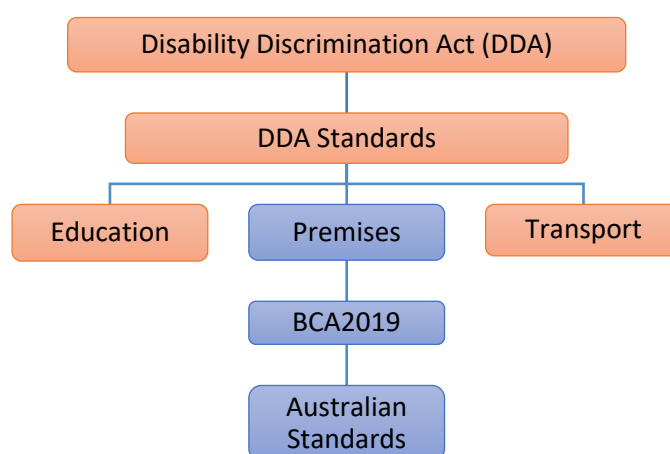
1.4 Federal Disability Discrimination Act (DDA)

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.

All organisations have a responsibility, under the 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 applies nationally and is complaint based. While the BCA2019 is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

The graph below indicates the current relationship of the BCA2019 to the DDA.



1.5 Disability Access to Premises Standards (Premises Standards)

The aim of the Premises 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 Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters. The Premises Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

The “affected part” is the accessway from the principal pedestrian entrance to the area of the new works including the entry door at principal pedestrian entrance. The relevant provisions of the Premises Standards will apply to a new part of a building, and any “affected part” of a building, if the building is Class 1b, Class 2 (if a new and short term rent accommodation is available) and Classes 3, 5, 6, 7, 8, 9 or 10 buildings.

As a new Class 3 building is included within this development, the Premises Standards will apply to this building. However, with the requirements of the Premises Standards mirroring the requirements of the BCA2019, compliance under BCA2019 will be equivalent to achieve compliance with the Premises Standards.

1.6 Design Documentation

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

2 BUILDING DESCRIPTION

For the purposes of the BCA2019 and Access Code for Buildings (Premises Standards – Schedule 1) the development may be described as follows.

2.1 Classification

Under the provisions of Clause A3.2 of BCA2019, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
7	Undercroft	Car parking
3	Levels 1 – Level 2	Boarding House Sole Occupancy Units

2.2 Areas Required to be Accessible

Under the provisions of Clause D3.1 of BCA2019, the following areas of the building are required to be accessible:

Table 2. Areas Required to be Accessible

Level	Area / Room	Description
Levels 1 – Level 2	Sole Occupancy Units and Common Areas	Common areas of the residential levels and 2 SOU's
Undercroft	Car parking	To and within any level containing accessible car parking spaces

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2019 have been considered where applicable in the process of developing the above table.

2.3 Flexible SOU's

Within the plans provided, the following SOU's are required to maintain accessible features in accordance with the Council DCP and SEPP65 accessible design requirements.

Table 3. Flexible SOU's

Description	Location	SOU's
Accessible SOU	Level 1	Bed 1 and Bed 2 are identified and designed as Accessible SOU.

3 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES

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 2 of this report.

Accessibility has been assessed against the relevant portions of the BCA2019, Access Code for Buildings and the related Australian Standards for each item listed below.

The abbreviations outlined below have been used in the following tables.

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Part 4	‘COMPLIANCE READILY ACHIEVABLE’. It is considered that there was not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, subject to noting the requirements of each clause, compliance can be readily achieved.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

3.2 Building Code of Australia 2019 Assessment Summary (BCA2019)

Table 4. BCA2019 Summary

CLAUSE		COMMENT	STATUS
SECTION D: ACCESS AND EGRESS			
PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY			
D3.0	Deemed To Satisfy Provisions	Informational	Noted
D3.1	General Building Access Requirements	<p>An accessway complying with AS1428.1 is required to the following:</p> <p>Class 3 –</p> <p>From a pedestrian entrance to at least 1 floor containing SOU's, to the entrance doorway of each SOU located on that level, and any other level served by a passenger lift or an accessible ramp.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents (e.g. cooking facility, gymnasium, swimming pool, laundry, etc.)</p> <p>To at least 2 SOU's throughout, which has been provided.</p> <p>The accessible units are provided with sufficient circulations space and a compliant door entry. The proposed sanitary compartment is noted to be accessible and an assessment is undertaken within Clause F2.4.</p> <p>It is noted that access has been provided to the two sole occupancy units located at the level of lift access and into the common area.</p> <p>Class 7 –</p> <p>To and within any level containing accessible car parking spaces.</p> <p>It is noted that sufficient access is provided throughout the storey.</p>	CRA – Refer Part 4
D3.2	Access to Buildings	<p>Access into the building is provided directly from the footpath and via a stairway platform lift (Refer to Clause E3.6 for further discussion on the lift use).</p> <p>At the top of the lift direct access is provided into the accessible sole occupancy unit or into the common room. It is noted that these doorways maintain the required circulation and clearance in accordance with AS1428.1-2009.</p>	CRA – Refer Part 4
D3.3	Parts of Buildings to be Accessible	<ul style="list-style-type: none"> Suitable access has been provided to all areas required in accordance with AS1428.1-2009 due to circulation spaces and turning spaces. It is noted that access is also provided to the storage areas located in the carpark. The external common area is required to be provided with a level threshold to allow for compliant access in accordance with the standard; 	CRA – Refer Part 4

SECTION D: ACCESS AND EGRESS			
		<ul style="list-style-type: none"> Each of the accessible stairs are shown to be provided with suitable handrail extensions and must be provided with termination in accordance with AS1428.1-2009. <p>Note: The Access to Premises Standards to 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.</p>	
D3.4	Exemptions	No part of the building is deemed to be exempted in accordance with this Clause	Noted
D3.5	Accessible Car Parking	<p>Accessible carparking spaces to be in compliance with this Clause, AS2890.6 and AS1428.1 in the proportion required by BCA2019.</p> <p>Based on the number of accessible units being provided it would be required to provide at least one accessible parking space. This has been detailed on the plans and shown to be provided in accordance with AS2890.6 with an adjacent shared zone.</p> <p>Bollard, demarcation and accessible signage to comply with AS2890.6. Vertical clearance to be 2500mm min over the carparking and 2200mm over the accessway, compliant with AS2890.6.</p>	CRA – Refer Part 4
D3.6	Signage	<ul style="list-style-type: none"> Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each: <ul style="list-style-type: none"> sanitary facility; and identify each door required by E4.5 to be provided with an exit sign and state "Exit" and "Level" and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and 	CRA – Refer Part 4
D3.7	Hearing Augmentation	The building is not required to be provided with hearing augmentation.	N/A
D3.8	Tactile Indicators	<p>TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs.</p> <p>Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.</p> <p>It is considered that each of the accessible stairways have been provided with suitable tactile indicators.</p>	CRA – Refer Part 4

SECTION D: ACCESS AND EGRESS			
D3.9	Wheelchair seating spaces in Class 9b Assembly Buildings	Not applicable due to the building classification.	N/A
D3.10	Swimming Pools	There is no swimming pool proposed	N/A
D3.11	Ramps	There are no ramps detailed to be provided within the building at this stage. However it would be considered that any ramp would not have a vertical rise more than 3.6m	Noted
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.	CRA – Refer Part 4
SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS			
1.	Scope	Informational	Noted
2.	Location of Braille and Tactile Signs	The location of braille and tactile signs shall be in accordance with AS1428.1 and Specification D3.6.	CRA – Refer Part 4
3.	Braille and Tactile Sign Specification	All accessible signage to comply with this clause and AS1428.1. Tactile characters to be raised in sentence case with matt finish.	CRA – Refer Part 4
4.	Luminance-contrast	All accessible signage to comply with this clause and AS1428.1. The sign background to have at least 30% luminance contrast with the 5mm width border, tactile characters and braille. Luminance contrast to be measured on the location once installed.	CRA – Refer Part 4
5.	Lighting	Braille and tactile signs to be appropriate illuminated, in compliance with this Clause and AS1428.1. The access pathway must have a minimum luminance contrast of 30%, in accordance with AS1428.1.	CRA – Refer Part 4
6.	Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	CRA – Refer Part 4

SECTION E: SERVICES AND EQUIPMENT			
PART E3 – LIFT INSTALLATIONS			
E3.0	Deemed-to-Satisfy Provisions	Informational	Noted
E3.6	Passenger Lifts	<p>The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, as follows:</p> <ul style="list-style-type: none"> – Handrail complying with the provisions for a mandatory handrail in AS 1735.12. – Lift floor dimensions not less than 1100 mm wide by 1400 mm deep (lifts that travel not more than 12m) – Minimum clear door opening complying with AS 1735.12. – Passenger protection system complying with AS1735.12. 	CRA – Refer Part 4

SECTION E: SERVICES AND EQUIPMENT

	<ul style="list-style-type: none"> – Lift car and landing control buttons complying with AS 1735.12. – Lighting in accordance with AS 1735.12. <p>It is proposed that the building is provided with a Stair Platform Lift to gain entry from the front of the building. It is considered that the use of this lift will require Performance Solution to address the non-compliant handrails which will therefore be provided in this locations.</p> <p>It is considered that a PCA may object to the use of this lift as there are other lifts available to use, however a Performance Solution may be sought at CC stage should this be the case.</p>	
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SECTION F: HEALTH AND AMENITY**PART F2 – SANITARY AND OTHER FACILITIES**

F2.0	Deemed-to-Satisfy Provisions	Informational	Noted
F2.4	Accessible Sanitary Facilities (including Table F2.4)	<p>The accessible sole occupancy unit has been provided with an accessible sanitary compartment in accordance with AS1428.1-2009.</p> <p>It is noted that the room is provided with sufficient space to allow for compliance to be achieved with the required circulation spaces.</p>	CRA – Refer Part 4

4 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions of the BCA2019 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 of this Report) with those documents.

4.1 Design Certification

Further 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 / ramps (other than fire isolated stairways / ramps); 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 AS1428.4.1.
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 900-1000mm 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 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 AS2890.6-2009.
13. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6. Refer to Annexure B1 for a diagrammatic explanation.
14. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.
15. Switches and power points will comply with Clause 14 of AS1428.1-2009.
16. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
17. Braille and tactile signage will comply with BCA2019 Clause D3.6.

18. Signage will to comply with Clause 8 of AS1428.1-2009.
19. The passenger lifts will comply with BCA2019 Table E3.6b and AS1735.12.
20. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
21. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

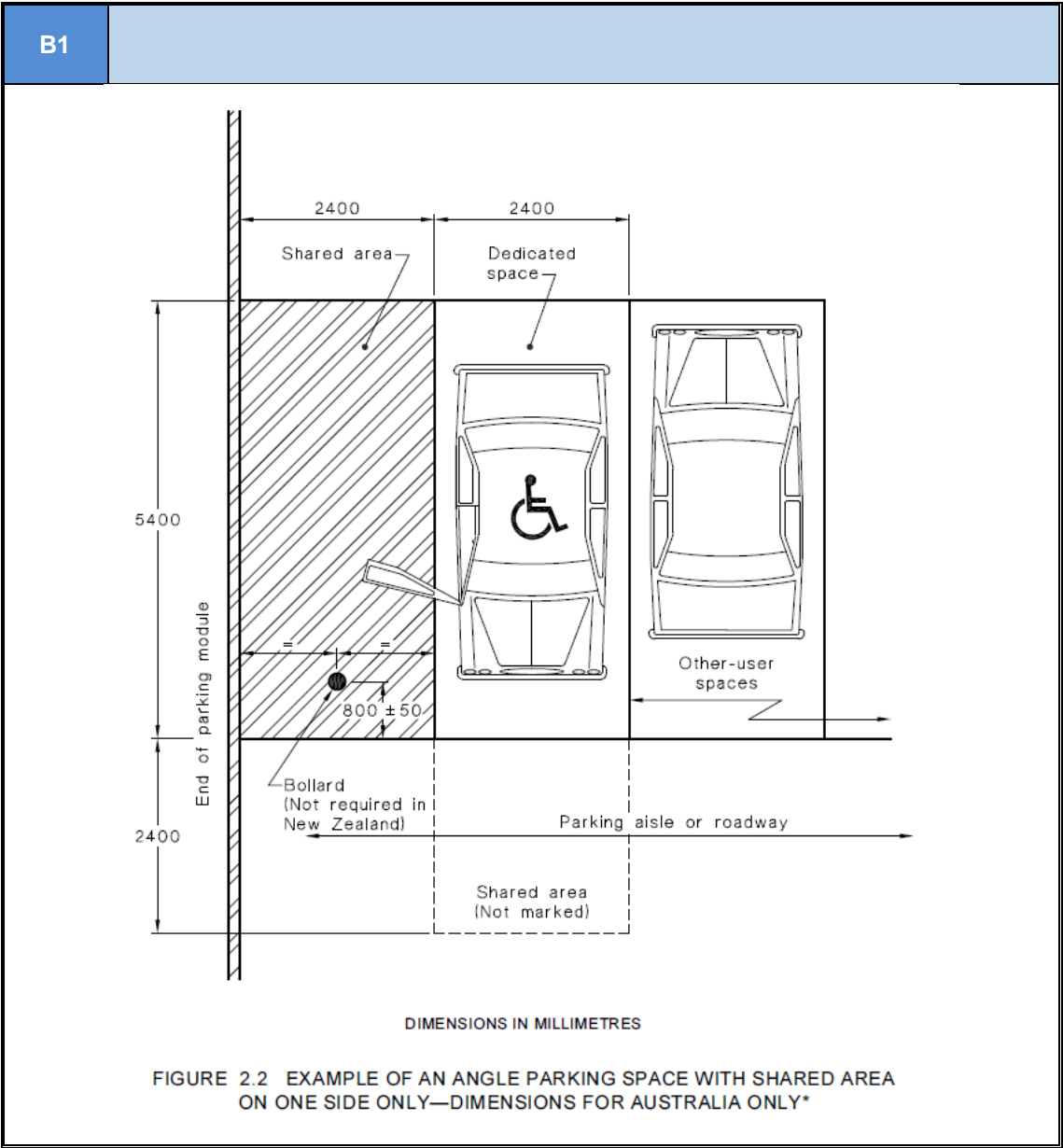
ANNEXURE A - DESIGN DOCUMENTATION

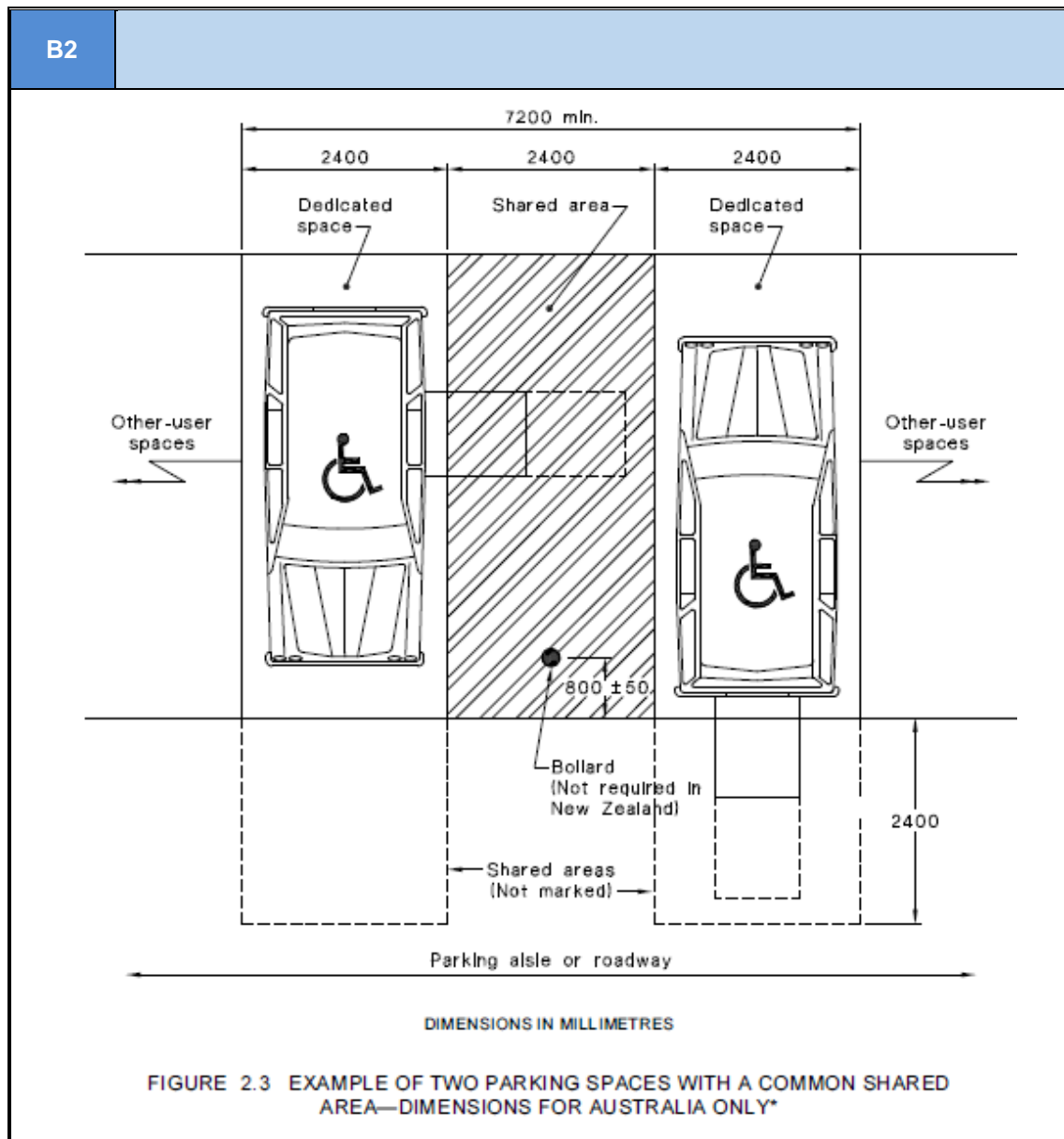
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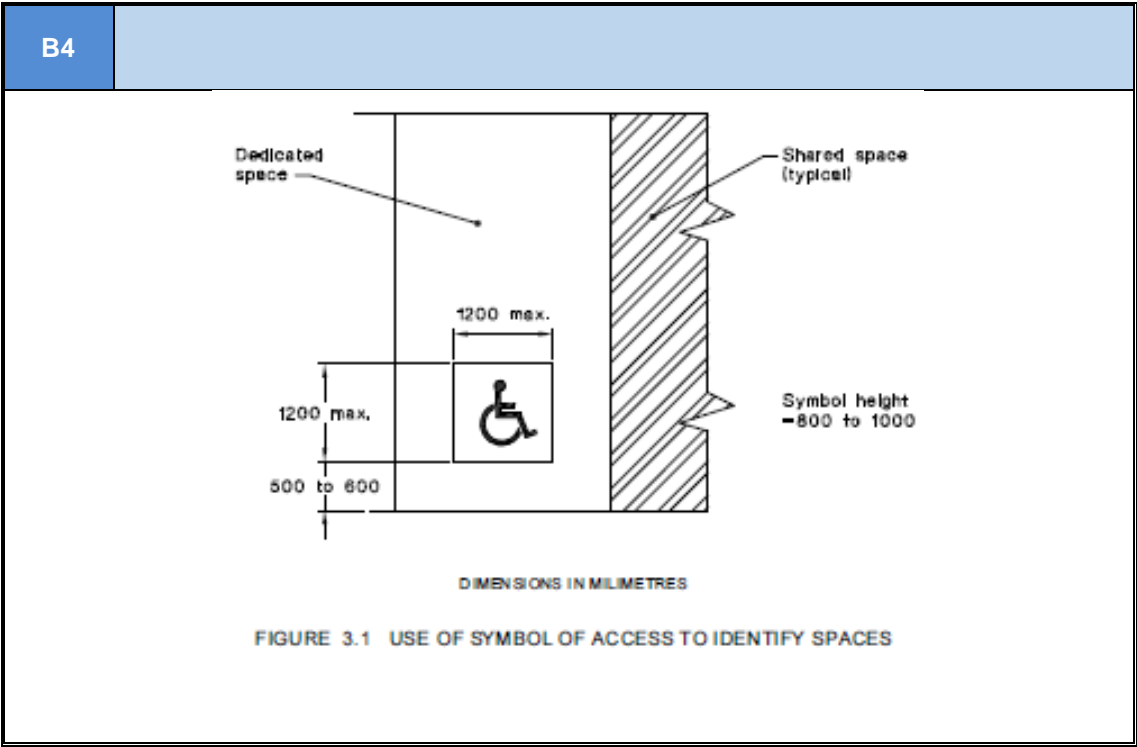
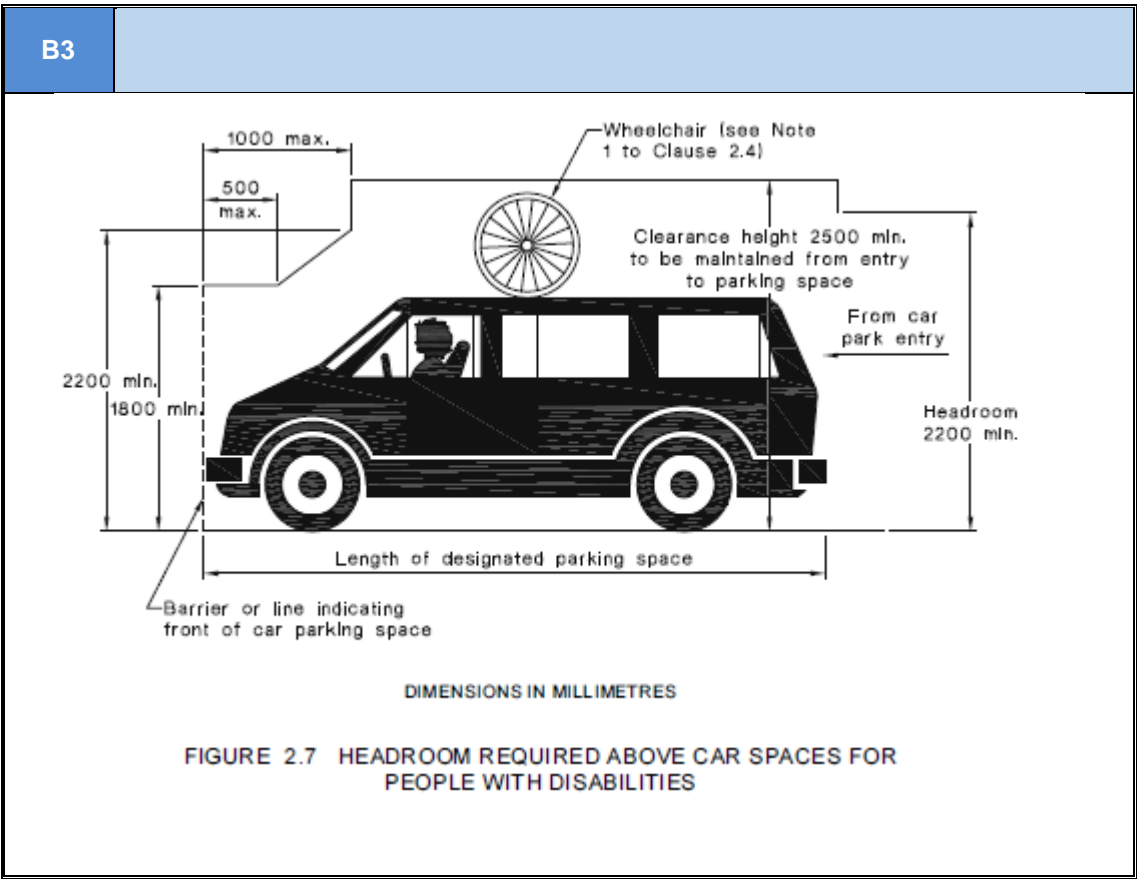
Table 5. Architectural Plans

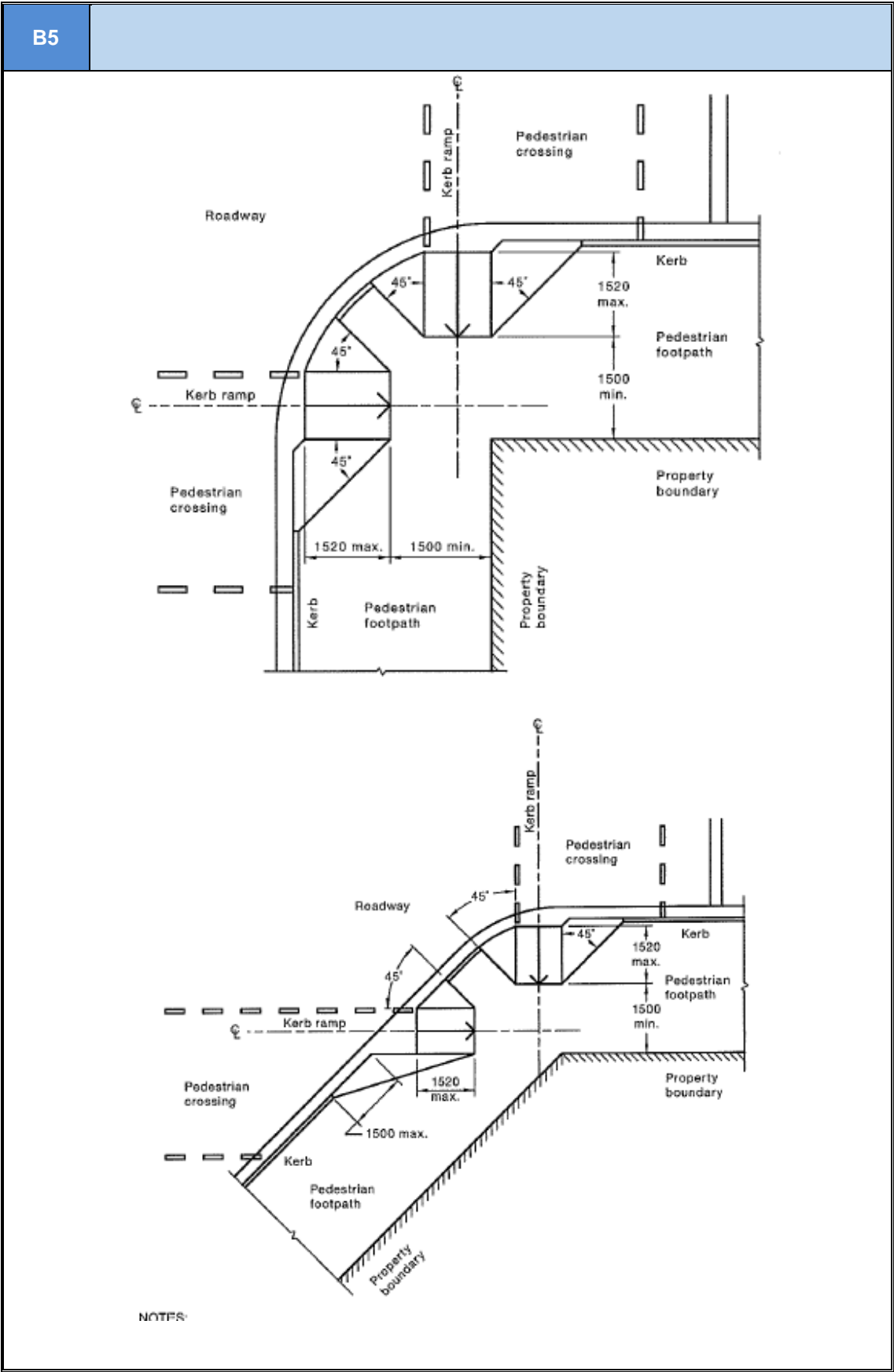
Architectural Plans Prepared by Walsh ² Architects			
Drawing Number	Revision	Date	Title
DA111	A	07.02.2020	Undercroft Floor Plan
DA112	A	07.02.2020	Level 1 Floor Plan
DA113	A	07.02.2020	Level 2 Floor Plan
DA123	A	07.02.2020	Roof Plan
DA200	A	07.02.2020	Sections
DA300	A	07.02.2020	Elevations
DA800	A	07.02.2020	External Finishes

ANNEXURE B - FIGURES AND DRAWINGS SAMPLE

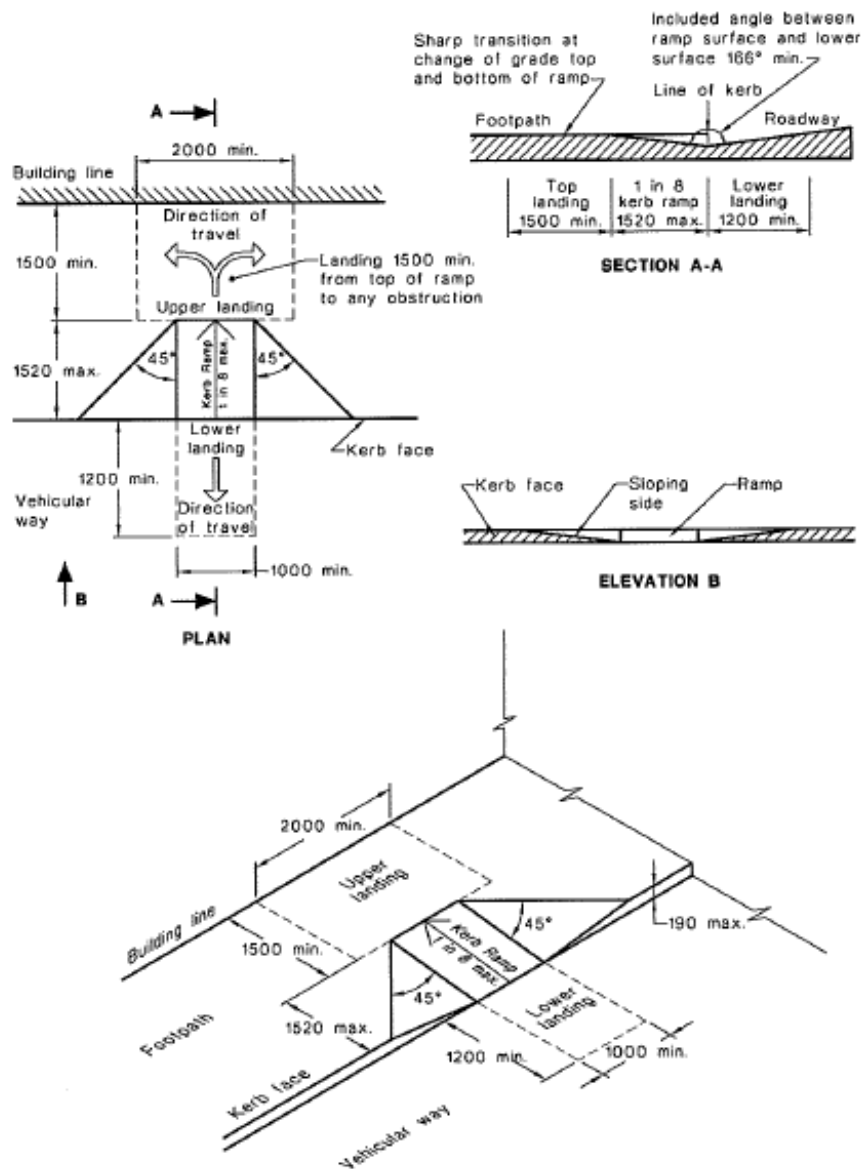








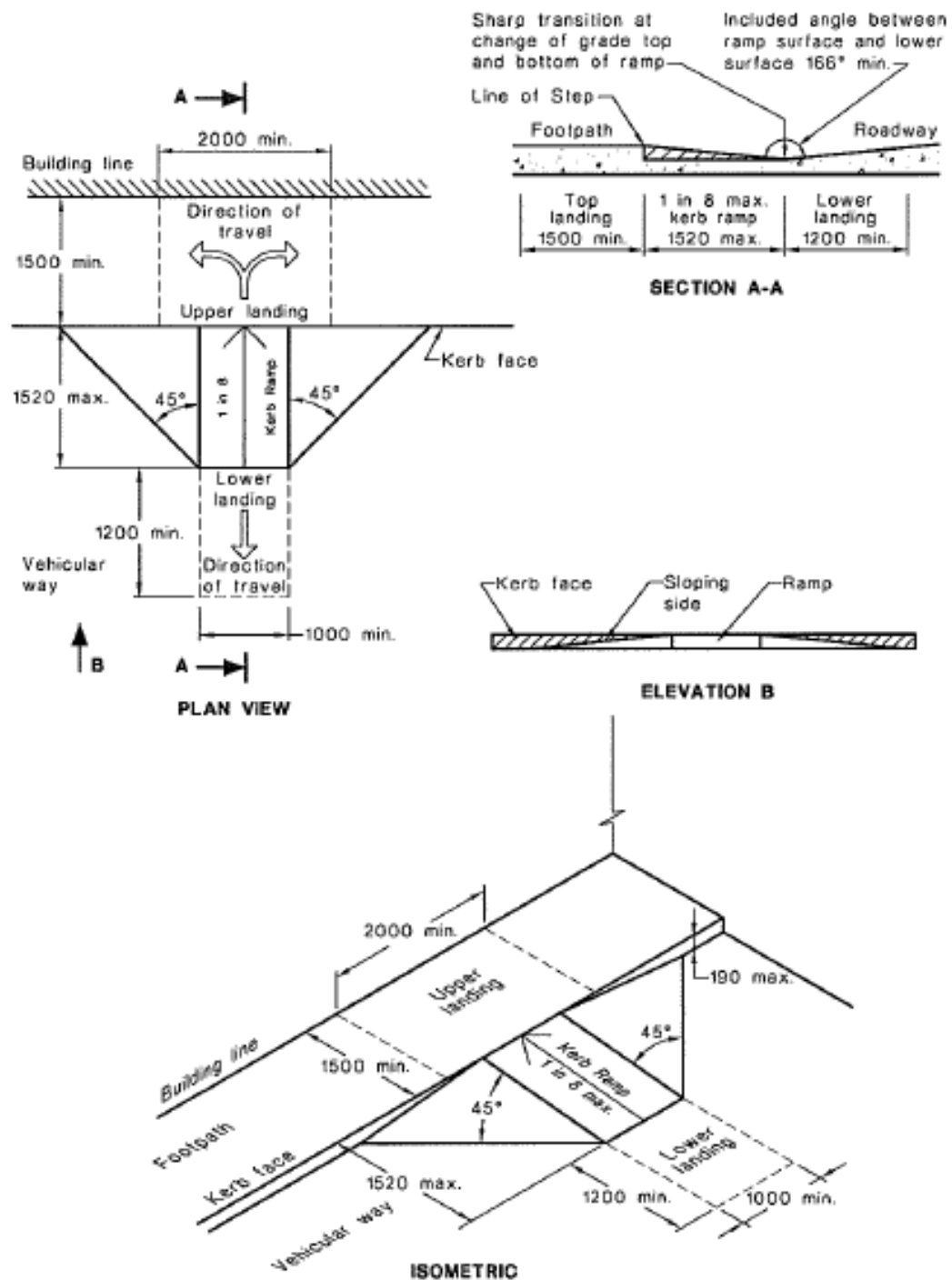
B6



NOTE: Where there is no turn involved, top landing may be reduced to 1200 mm min. in length.

DIMENSIONS IN MILLIMETRES

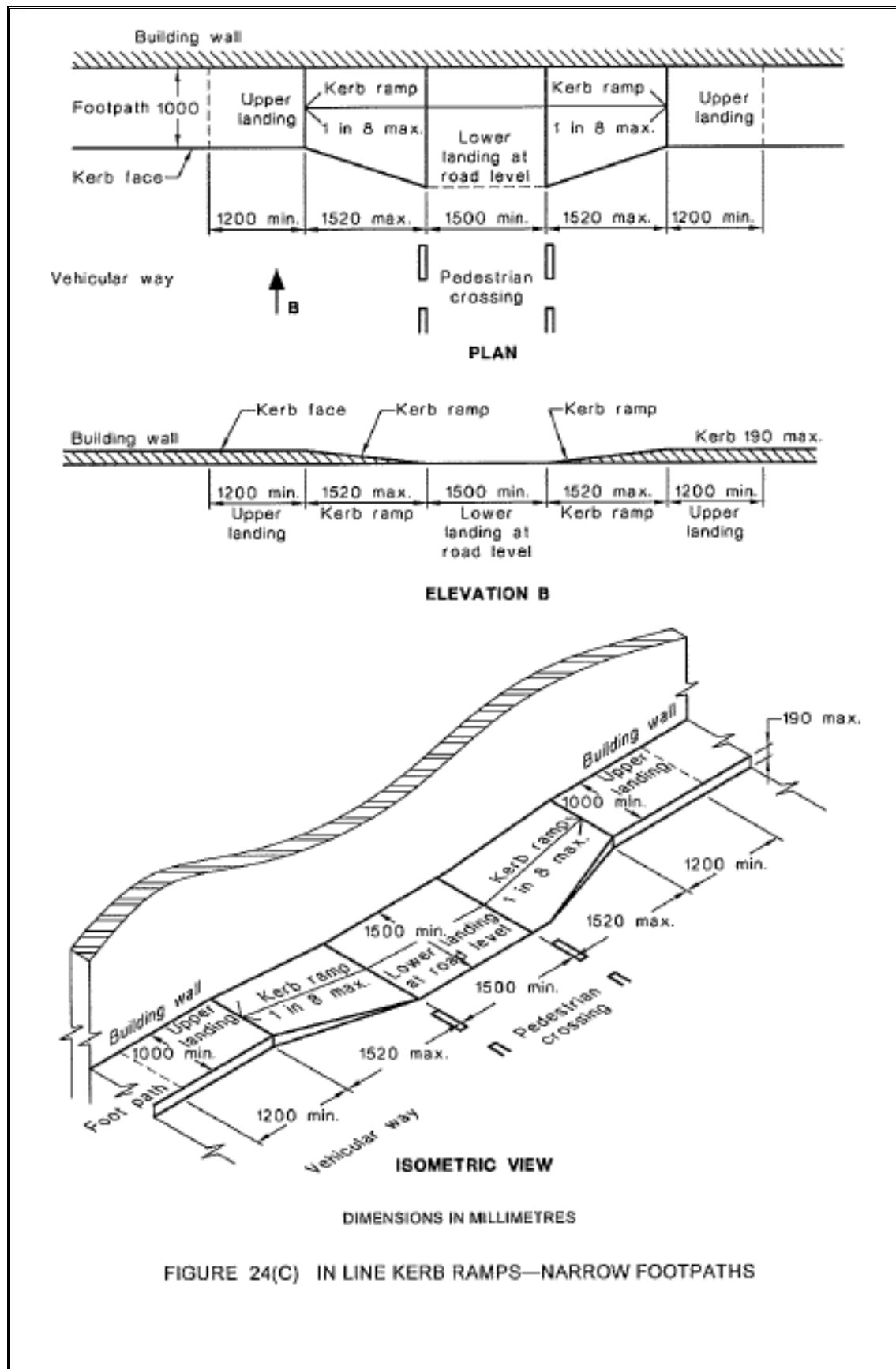
FIGURE 24(A) INSERTED KERB RAMP



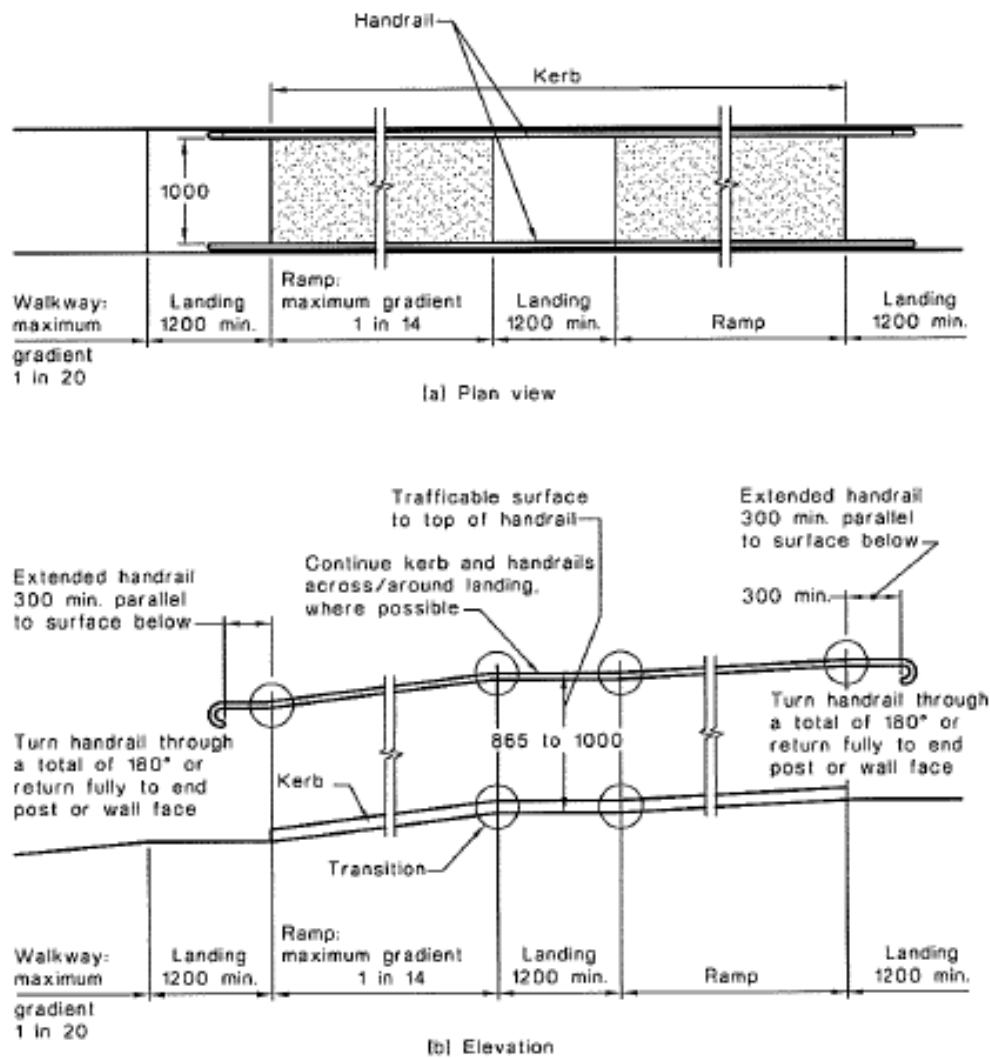
NOTE: Where there is no turn involved, top landing may be reduced to 1200 mm min. in length.

DIMENSIONS IN MILLIMETRES

FIGURE 24(B) ATTACHED KERB RAMP



B7



DIMENSIONS IN MILLIMETRES

FIGURE 14 RAMP HANDRAILS

B8

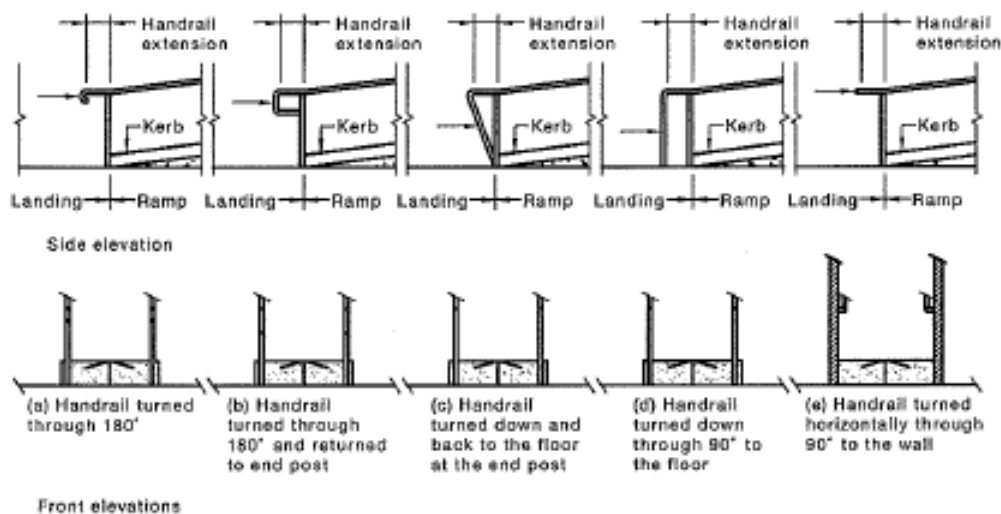
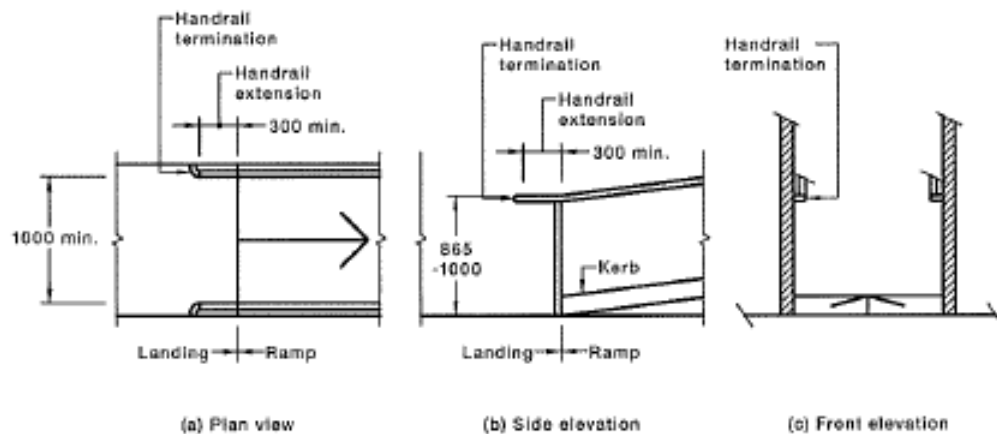


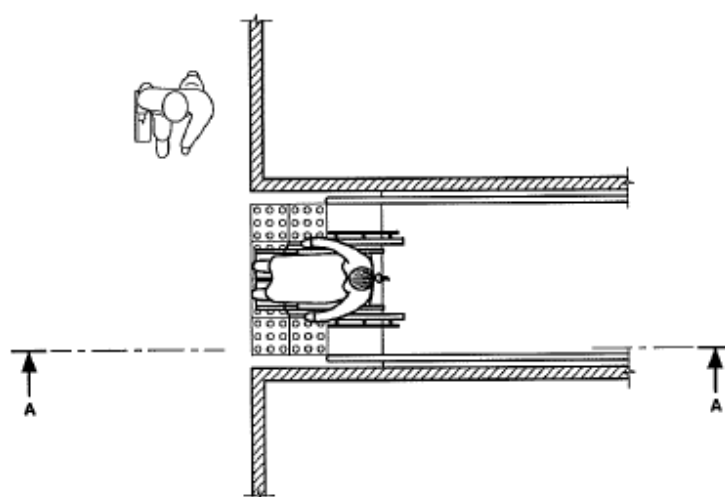
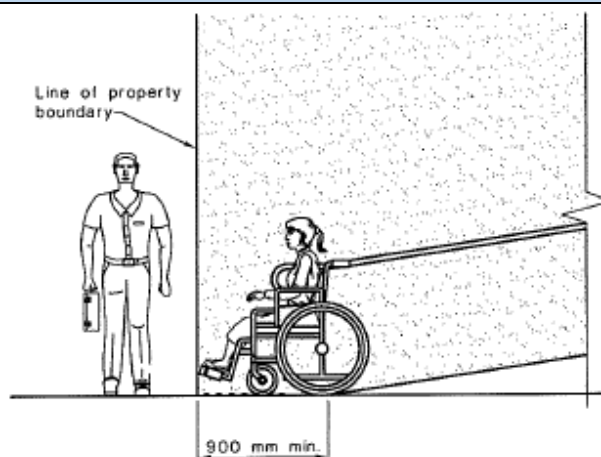
FIGURE 15(A) RAMP HANDRAILS—EXAMPLES OF HANDRAIL TERMINATIONS



DIMENSIONS IN MILLIMETRES

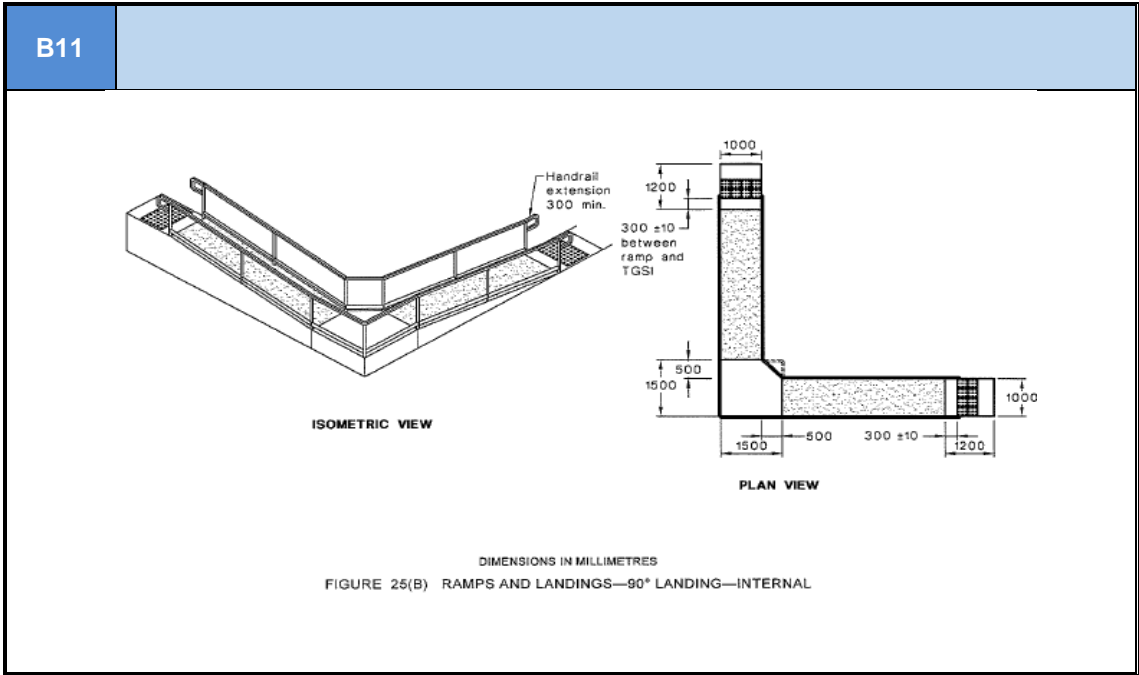
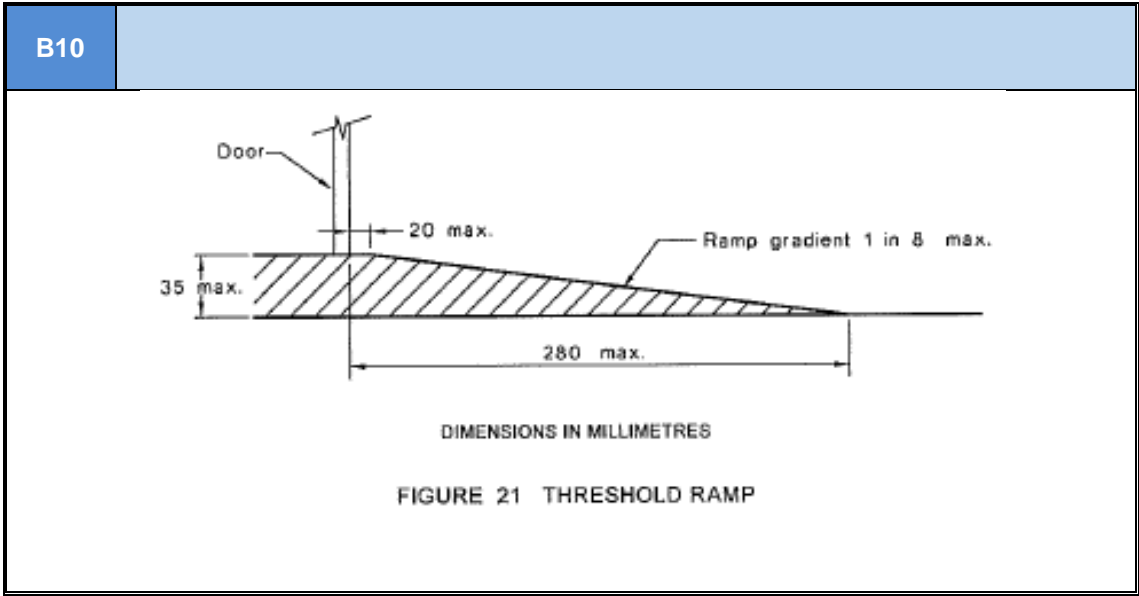
FIGURE 15(B) RAMP HANDRAILS—DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL

B9



NOTE: TGSIs to be installed within the property boundary.

FIGURE 16 LOCATION OF RAMP AT A BOUNDARY TO PREVENT PROTRUSION OF HANDRAILS AND TACTILE GROUND SURFACE INDICATORS (TGSIs) INTO A TRANSVERSE PATH OF TRAVEL



B12

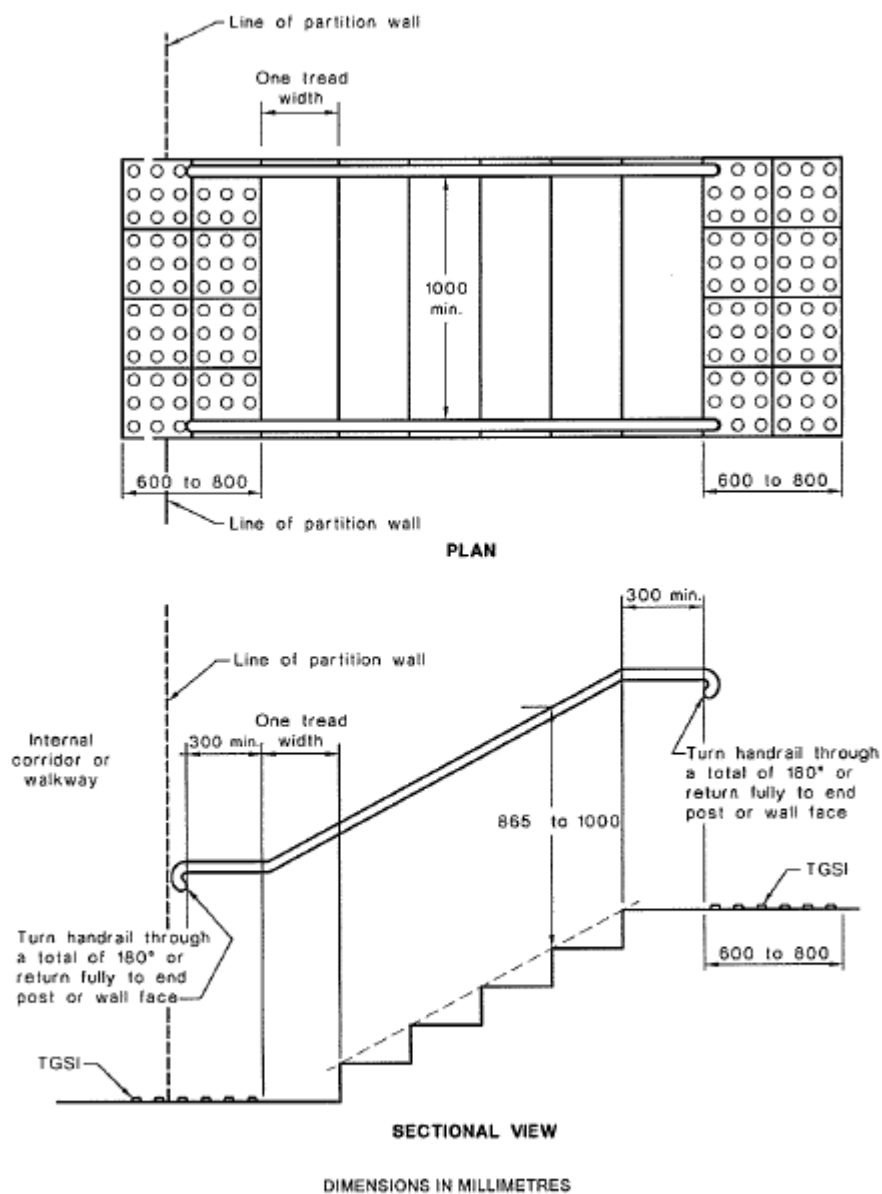
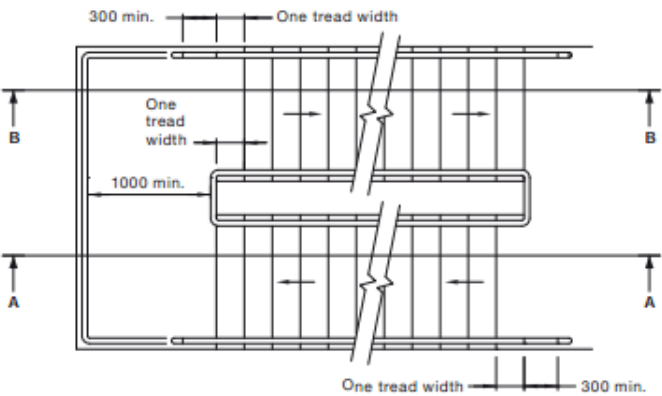


FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY

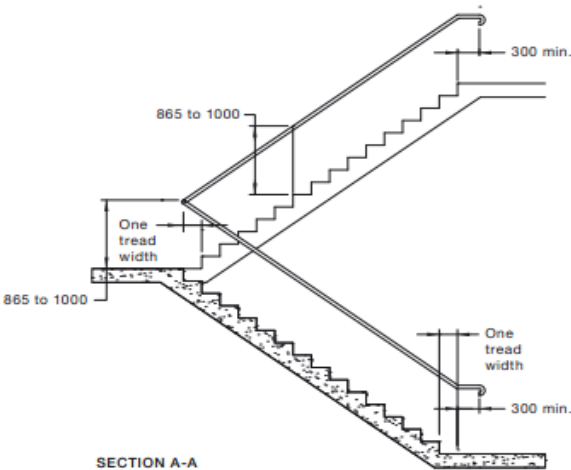
B13



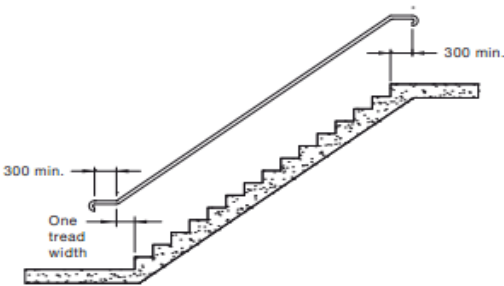
(a) Plan

DIMENSIONS IN MILLIMETRES

FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS



SECTION A-A

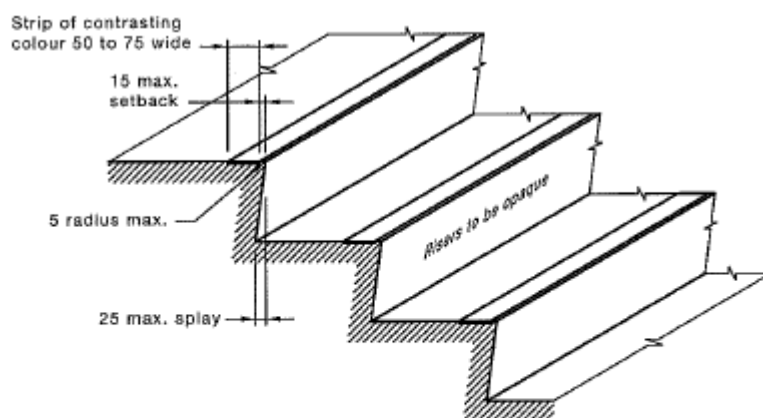


SECTION B-B

(b) Sections

DIMENSIONS IN MILLIMETRES

FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS



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