

**ACCESSIBILITY REPORT
DEVELOPMENT APPLICATION**

23rd July 2024

**WARRIEWOOD NURSERY
10-12 BOONDAH ROAD, WARRIEWOOD, NSW 2102**



Project Name	<i>Warriewood Nursery</i>
Address	<i>10-12 Boondah Road, Warriewood</i>
Part of Building to be certified	<i>Access to and within the building including;</i> <ul style="list-style-type: none">• <i>Site entry access</i>• <i>Building entrances.</i>• <i>Accessible parking</i>• <i>Outdoor pathways to retail display areas</i>• <i>Retail shop, Internal accessways and doorways.</i>• <i>Accessible Sanitary facilities.</i>• <i>Braille and tactile signage</i>

The plans relied upon for this accessibility assessment include the following:

Architectural Plans

SHEET NUMBER	SHEET NAME	Current Revision
AMP-0001	COVER SHEET	9
AMP-0002	EXISTING ENVIRONMENT	9
AMP-0003	EXISTING AERIAL	9
AMP-0004	LAND ZONING MAP	9
AMP-0101	SITE PLAN	9
AMP-0111	SHADOW DIAGRAMS-SUMMER SOLSTICE	9
AMP-0112	SHADOW DIAGRAMS-WINTER SOLSTICE	9
AMP-2001	LEVEL G	9
AMP-2002	ROOF PLAN	9
AMP-2101	FLOOR PLANS	9
AMP-4001	ELEVATIONS	9
AMP-4002	SECTIONS	9
AMP-5500	SIGNAGE	9
AMP-9901	3D VIEWS-SHEET-01	9

Landscape plans

LP 00 – Landscape Site Plan

LP 01 – Outdoor Play & Café Area

LP 02 – Landscape Section & Planting Schedule

I hereby confirm that:

- a) The architectural drawings and specifications (as listed) have been reviewed having regard to the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Access for people with disabilities	<p>Access into and within the building BCA2022 Clause D4D1, D4D2, D4D3, D4D4 and AS1428.1 (2009).</p> <p>Exceptions BCA2022 Clause D4D5.</p> <p>Accessible Parking BCA2022 Clause D4D6 and AS2890.6 (2009).</p> <p>Braille & tactile signage BCA2022 Clause D4D7 and AS1428.1 (2009).</p> <p>Glazing Markings BCA2022 Clause D4D10 and AS1428.1 (2009).</p> <p>Sanitary facilities BCA2022 Clauses F4D5, F4D6 and AS1428.1 (2009).</p> <p>DDA Premises Standards</p>

The review of the drawings and documentation was;

☒ **Satisfactory, subject to the specifications listed below.**

☐ Unsatisfactory

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below).
- c) Relevant qualifications and accreditations: Accredited Member of the Association for Consultants in Access Australia (ACAA) – No. 074.
- d) The information contained in this statement is true and accurate to the best of my knowledge.



Name of Access Consultant: Mark Relf

Company Accessibility Solutions (NSW) Pty Ltd

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A handwritten signature in black ink that reads 'MRelf'.

Signature

23rd July 2024

Date

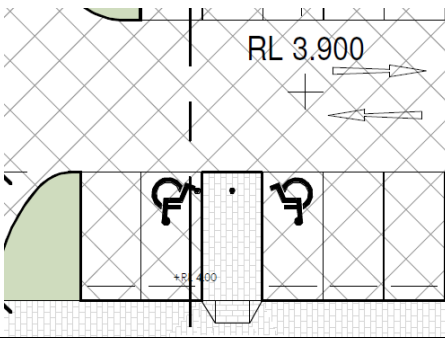
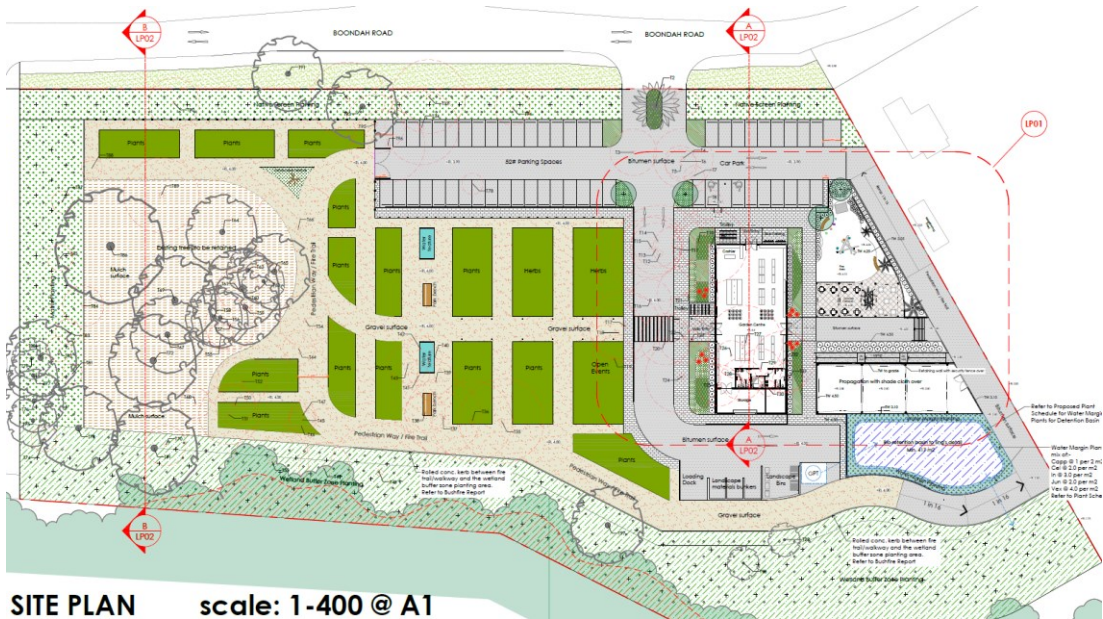
ACCESSIBILITY ASSESSMENT

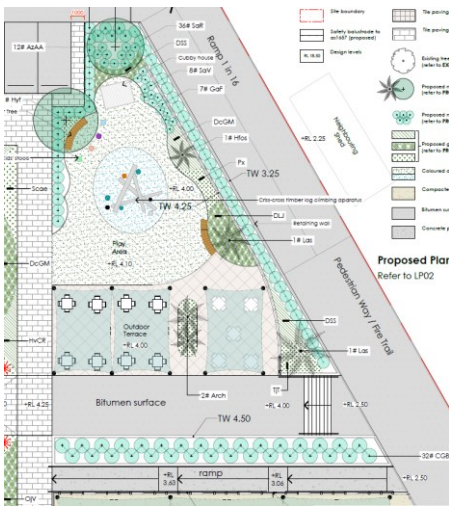
Development Overview

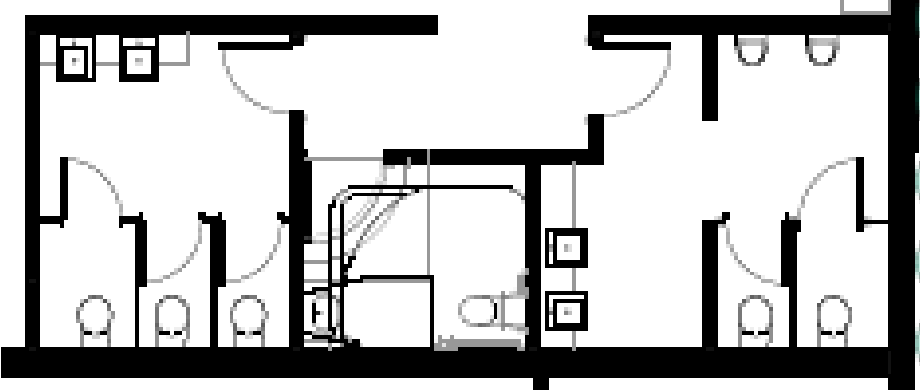
The subject development proposes a new nursery complex consisting of:

- Two-way vehicular access from Boondah Road into the site with 52 onsite parking spaces with a minimum of 2 accessible spaces. There is also a loading dock.
- Pedestrian accessways to plant display areas and the Garden Centre shop.
- Garden Centre Shop which incorporates toilet facilities.
- Outdoor childrens playground.

	Building Element	Compliance
1.	<p>Overall site plan showing proposed nursery</p> <p>NOTES: LANDSCAPE IN THE ROAD RESERVE AND ON SITE IS INDICATIVE ONLY (REFER TO LANDSCAPE DETAIL)</p> <p>WARRIEWOOD WETLANDS</p> <p>WARRIEWOOD SQUARE</p> <p>DA ISSUE</p> <p>SETBACK LINE</p> <p>BOUNDARY LINE</p> <p>LEVEL G PLAN</p> <p>WARRIEWOOD</p> <p>15-17 Boondah Rd, Warriewood, New South Wales 2102</p> <p>230735</p> <p>AMP-2001</p> <p>BUCHAN</p> <p>Native Screen Planting</p> <p>Car Park</p> <p>Paved footpath</p> <p>Entry ramp (1 in 20)</p> <p>Garden Centre (Refer to Architect's detail)</p> <p>Boondah Road</p> <p>Boundary</p> <p>RL 4.15</p> <p>RL 4.90</p> <p>RL 2.60</p>	
2.	<p>Site Access</p> <p>The development proposes an approximate 1:10 sloping entry driveway from RL2.60 on Boondah Road to the carpark level @RL3.90. While the plans do not show a pedestrian access ramp to enter the site it is evident a 1:14 maximum gradient pedestrian ramp can be constructed in accordance with AS1428.1 to satisfy clauses D4D1, D4D2, D4D3 of the NCC.</p>	Can Comply

	Building Element	Compliance
3.	<p>Parking</p> <p>The onsite parking includes two accessible parking spaces that propose a 2400mm width space adjoining a 2400mm width Shared Area in accordance with AS2890.6 to satisfy clause D4D6 of the NCC.</p> <p>There will be at least 2500mm overhead clearance above the accessible parking and have a 1:40 slope and level crossfall on a bitumen surface with a bollard and signage in accordance with AS2890.6 to satisfy clause D4D6 of the NCC.</p>	Complies
4.	<p>The plans show a kerb ramp adjoining the shared area of the accessible parking which can be detailed at a future stage to achieve a 1:8 gradient in accordance with AS2890.6 to satisfy clause D4D6 of the NCC.</p> 	Can Comply
5.	 <p>SITE PLAN scale: 1-400 @ A1</p>	
6.	<p>Garden Centre Shop outdoor accessways a perimeter path @RL4.15 to RL4.25 with 1:20 gradient ramps to enter the building @RL4.40 and while 1:20 sloping doorway landings exceed the maximum 1:40 it is apparent that minor adjustments to pathway levels can enable accessible building entrances as required by AS1428.1 to satisfy clauses D4D2, D4D3 of the NCC.</p> <p>The double doorways propose ample doorway circulation spaces and can be modified to provide level 1450mm minimum length lands with a level threshold and 920mm minimum doors to ensure a 850mm minimum clear opening as required by AS1428.1 to satisfy clauses D4D2, D4D3 of the NCC.</p>	<p>Can Comply</p> <p>Can Comply</p>

	Building Element	Compliance
	Other details of D-Lever door handles, force to open the doors, door luminance contrast and glazing markings (where required) shall be confirmed at construction documentation phase.	
7.	The interior of the garden centre provides appropriate accessways, turning areas, passing areas and doorway circulation spaces to access the retail displays and unisex accessible toilet and ambulant accessible toilets in accordance with AS1428.1 to satisfy clause D4D4 of the NCC.	Complies
8.	<p>Outdoor Pedestrian Accessways</p> <p>The plans propose compacted gravel pathways of 2000mm to 5000mm width across a single level @RL4.00 which provides ample circulation that includes turning and passing areas throughout the plant displays in accordance with AS1428.1 to satisfy clause D4D4 of the NCC.</p> <p>The driveway which leads to landscaping bins and loading dock is at the same level as the adjoining plant display pathways and will require detailing of hazard warning for people with vision impairment to satisfy clause D4D9 of the NCC.</p>	<p>Complies</p> <p>Can Comply</p>
9.	<p>Playground & Outdoor Seating</p> <p>The playground and outdoor seating indicates a ground level of RL4.00 with level transition from adjoining pathways.</p> <p>However, one section of the pathway has a spot level of RL4.25 which requires further detailing of path levels at construction documentation stage to confirm compliance with AS1428.1 to satisfy clause D4D4 of the NCC.</p>	 <p>Can Comply</p>
10.	<p>Ramp & Stair to Pedestrian Fire Trail</p> <p>The plans show a stairway and ramp leading to the pedestrian fire trail with provisions for rest landings, handrails and other features that can be detailed at the construction documentation stage as required by AS1428.1 and AS1428.4.1 to satisfy clauses D4D4 D4D9 of the NCC.</p>	Can Comply
11.	<p>Sanitary Facilities</p> <p>The building provides a unisex accessible toilet and male and female ambulant accessible toilets with designs that generally comply with AS1428.1 (2009).</p> <p>The unisex accessible facility provides a room of 2600 X 2200 in area with a layout of complying with AS1428.1 to satisfy clauses F4D5, F4D6 of the NCC, which can be fully detailed at the construction certificate stage to reconfirm compliance.</p>	Complies

	Building Element	Compliance
		
12. .	<p>Ambulant Accessible Toilets</p> <p>The development includes adequate 900 x 900 circulation spaces at entry and cubicle doors and 900 X 900 minimum internal circulation spaces in front of the toilet pans with space for grabrails to accommodate people with ambulant physical disabilities.</p> <p>Detailing of 900-920 width cubicles with 750 doors, grabrails, coat hook and other fitout features will be provided at construction documentation stage as specified by AS1428.1 and clauses F4D5, F4D6 of the NCC.</p>	<p>Complies</p> <p>Can Comply</p>
13. .	<p>Tactile & Braille Signage - Identification</p> <p>Tactile and Braille signage is required on all sanitary facilities in accordance with Specification D4D15 of the NCC and AS1428.1 display a unisex symbol, and the text for Toilet and/or shower, gender and other features as provided including location on the wall adjoining the doorways 1300-1350mm height to the line of Braille.</p>	<p>Can Comply</p>



CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy (Housing SEPP 2021), SEPP 65 – Apartment Design Guide and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principal consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is an accredited member of the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues.

Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Technical Advisory Panel.

