



6 September 2023

Our Ref: P221_249-2 (ACCESS DA) JLS

Palmdev Pty Ltd
Sent Via Email

Attention: William Allen

**1112-1116 Barrenjoey Road
Palm Beach NSW 2108
Accessibility Capability Statement for DA Submission**

1. INTRODUCTION

An assessment of the subject development has been undertaken by Design Confidence at the request of Palmdev Pty Ltd and relates to the proposed mixed-use retail and residential development located at 1112-1116 Barrenjoey Road, Palm Beach NSW 2108.

This assessment has been prepared to address the proposed mixed-use retail and residential development. The development consists of two (2) non-food retail tenancies on the ground floor with four upper levels of residential apartments. Basement car parking is provided for residents and retail patrons.

2. BACKGROUND

Design Confidence has been engaged to provide building regulatory advice regarding the compliance status of the proposed development when assessed against the relevant prescriptive requirements as contained within the Building Code of Australia (BCA) 2022– Volume 1, including the Part D4 Access for People with a Disability, Parts E3D7 and E3D8 Passenger Lifts, Parts F4D5, F4D6, F4D7 Accessible Sanitary Facilities and Part F4D12 Accessible adult change facilities as applicable to this development.

This correspondence has been provided to assist with development of the design documentation, a broad assessment has been undertaken of the proposed design as detailed within the documentation listed in **Appendix 1**.

The advice being provided to date has been in the context of the following—

- » Building Code of Australia (BCA) 2022 – Volume 1;
- » AS1428.1-2009 Design for access and mobility Part 1: General requirements for access – New building work;
- » AS1428.4.1-2009 Means to assist the orientation of people with a vision impairment – Tactile Ground Surface Indicators;
- » AS2890.6-2009 Off-street parking for people with disabilities; and
- » AS1735.12-1999 Lifts, escalators and moving walks: Part 12 Facilities for persons with disabilities.

and the following reports prepared by this office –

- » Livable Housing Assessment Report [ref P221_249-2 (LHA_DA) JLS] issued on 5 September 2023.

3. ASSESSMENT

This assessment has been prepared to address the proposed mixed-use retail and residential development. The development consists of two (2) non-food retail tenancies on the ground floor with four upper levels of residential apartments. Basement car parking is provided for residents and retail patrons.

In the context of this report and the BCA the building use can be described as follows—

Table 1 – Building Classification

STOREY	CLASSIFICATION	DESCRIPTION
Levels 1 - 4	Class 2	Multi-unit residential building
Ground Level	Class 6	Retail
Basement 1	Class 7a	Car parking

In addition to undertaking a detailed assessment of the design against the prescriptive requirements of the BCA a preliminary performance-based assessment has also been undertaken.

The implementation of a performance-based approach in lieu of compliance with the deemed-to-satisfy (DtS) provisions of the BCA shall be disclosed to the relevant stakeholders and is subject to the approval of the certifying authority.

The **Table 2** below lists scenarios where we believe the adoption of a performance design may add value to development in-lieu of complying with the prescriptive (DtS) provisions—

Table 2 – Performance Solutions

ITEM	PROPOSED PERFORMANCE SOLUTION	BCA DtS CLAUSE	PERFORMANCE REQUIREMENT
1	Justify a single handrail and nil tactile indicators to the common stairways on the upper levels.	D4D4 & D4D9	D1P2

Table 3 below outlines the relevant accessibility measures that will be provided as part of the development such that compliance with the BCA is achieved, specifically with Part D4 Access for People with a Disability, Parts E3D7 and E3D8 Passenger Lifts, Parts F4D5, F4D6, F4D7 Accessible Sanitary Facilities and Part F4D12 Accessible adult change facilities.

Table 3 – Accessibility Measures

DESCRIPTION / PROPOSED STANDARD OF PERFORMANCE	STATUTORY REQUIREMENT	COMMENT
<p>General building access requirements</p> <p>Clause D4D2</p>	Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5.	
	<p>Class 2</p> <p>Access is required to be provided—</p> <p>(i) From a pedestrian entrance required to be accessible to at least one (1) floor containing sole-occupancy units and to the entrance doorway of each sole-</p>	The building achieves compliance.

occupancy unit located on that level; and

- (ii) To and within not less than one (1) of each type of room/space for use in common by the residents; and
- (iii) To the entrance doorway of each sole-occupancy unit located on the levels served by the lift;
- (iv) To and within rooms/spaces for use in common by the residents located on the levels served by the lift.

Class 6

Access is required to and within all areas normally used by the occupants.

The building achieves compliance.

Class 7a

Access is required to and within any levels containing accessible car parking spaces.

The building achieves compliance.

Access to buildings

Clause D4D3

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

The building is capable of achieving compliance with this clause.

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

Refer to Drawing Mark-ups, issued as a separate document, for areas of concern.

Parts of building to be accessible

Stairways and Ramps

Clause D4D4

In a building required to be accessible, every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with—

The building is capable of achieving compliance with this clause.

- a) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and
- b) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and
- c) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1.

Detailed drawings at further stages to show handrails and nosing strips to stairways and ramps achieve compliance with AS1428.1 and AS1428.4.1.

Every passenger lift must comply with E3D7.

Refer to Drawing Mark-ups, issued as a separate document, for areas of concern and/or further information required to achieve compliance with this clause in relation to turning spaces at the end of an accessway and stairway widths.

Accessways are to comply with this clause and AS1428.1.

<p>Exemptions Clause D4D5</p>	<p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> a) An area where access would be inappropriate because of the particular purpose for which the area is used. b) An area that would pose a health or safety risk for people with a disability. c) Any path of travel providing access only to an area exempted by (a) or (b). <p>The following rooms / areas and associated accessways have been afforded the concession under D4D5 based on the health or safety risk and therefore access for people with disabilities need not be provided to these areas –</p> <ul style="list-style-type: none"> (i) Plant and equipment rooms; (ii) Fire control rooms and cupboards; (iii) Servers meters; (iv) Retail storage areas; (v) Waste rooms. 	<p>Written confirmation at CC stage required from client confirming areas to be considered under D4D5 exemptions.</p>
<p>Accessible carparking Clause D4D6</p>	<p>Class 2</p> <p>Accessible car parking spaces are not required for Class 2 buildings under the BCA.</p> <p>Class 6</p> <p>With up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>For each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p>	<p>Seven (7) car parking spaces dedicated to the retail portion of the building have been provided within the basement level of the building. One (1) car space has been designed as being accessible, however noted as being for residential use.</p> <p>Accessible car parking space shall be for Retail use as accessible car bays are not required for a Class 2 building as noted above.</p> <p>Accessible car parking spaces need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.</p>
<p>Signage Clause D4D7</p>	<p>Signage in accordance with this clause and details within AS1428.1 to be provided to identify sanitary facilities, hearing augmentation, non-accessible</p>	<p>The building is capable of achieving compliance with this clause.</p>

and Specification 15	pedestrian entrances, directional signage and exit levels, where applicable.	Signage package to be submitted with detailed design documentation in accordance with this clause.
Hearing Augmentation Clause D4D8	<p>As design progresses, consideration shall be given to the hearing augmentation provisions.</p> <p>A hearing augmentation system will be required where an inbuilt amplification system, other than one for emergency warning, is installed. Consideration to be given particularly to the –</p> <ul style="list-style-type: none"> a) Class 9b assembly / conference parts; b) Meeting rooms, training rooms, boardrooms and the like; c) Any screened reception area. 	<p>The building is capable of achieving compliance with this clause.</p> <p>Confirmation if a hearing augmentation system will be provided within the retail portions of the development required.</p>
Tactile indicators Clause D4D9	<p>For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <ul style="list-style-type: none"> a) a stairway, other than a fire-isolated stairway; and b) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp. <p>Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p>	<p>The building is capable of achieving compliance with this clause.</p> <p>Further details of tactile indicators to be submitted with detailed design documentation in accordance with this clause.</p>
Glazing on accessways Clause D4D13	<p>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.</p>	<p>The building is capable of achieving compliance with this clause.</p> <p>Further details of the glazing decals to be submitted with detailed design documentation in accordance with this clause.</p>
Passenger lifts Clause E3D7 & E3D8	<p>Lifts to be designed and installed in accordance with E3D8 and E3D8 of the BCA and AS1735.12.</p>	<p>The building is capable of achieving compliance with this clause.</p> <p>Lift car details and specifications to be submitted with detailed design documentation in accordance with this clause.</p>
Accessible sanitary facilities Clause F4D5 & F4D6	<p>In a building required to be accessible—</p> <ul style="list-style-type: none"> a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and 	<p>The building is capable of achieving compliance with this clause.</p> <p>Accessible sanitary facilities are not detailed within the current drawing set.</p> <p>Further details of accessible sanitary facilities to be submitted with detailed</p>

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- b) accessible unisex showers must be provided in accordance with F4D7; and design documentation in accordance with this clause and AS1428.1.
- c) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and
- d) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and
- e) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and
- f) 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; and
- g) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and
- h) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.

Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:

- a) For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1.
- b) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans—
- (i) 1 on every storey containing sanitary compartments; and
 - (ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary
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compartments, at not less
than 50% of those banks.

4. SUMMARY

Based upon the information contained in the above tables it can determine that the proposed mixed-use retail and residential development located at 1112-1116 Barrenjoey Road, Palm Beach NSW 2108 is capable of achieving compliance with the relevant accessibility requirements of the BCA, subject to the comments provided above.

Compliance can be achieved either by meeting the deemed-to-satisfy requirements of the BCA, as are principally contained within Part D4 *Access for People with a Disability*, E3D7 and E3D8 *Passenger Lifts* and Parts F4D5, F4D6, F4D7 *Accessible Sanitary Facilities*, or via a performance-based approach.

We trust that the above information is sufficient for the consent authority in assessing the merit of the architectural design from a planning perspective.

This statement should not be construed as relieving any other parties of their legislative obligations.

Design Confidence possess Indemnity Insurance to the satisfaction of the building owner.

Kind Regards,

Report By

Reviewed By



John La Scala
Senior Associate | Accessibility
For Design Confidence (Sydney) Pty Ltd

Luke Sheehy
Principal
For Design Confidence (Sydney) Pty Ltd

APPENDIX 1 – DOCUMENTATION PROVIDED FOR ASSESSMENT

This accessibility assessment was based upon the architectural documentation prepared by Koichi Takada Architects namely—

DRAWING NUMBER	REV	TITLE	DATE
A0000	C	COVER PAGE	24.08.2023
A0001	C	PROJECT SUMMARY	24.08.2023
A0002	C	PERSPECTIVE 01	24.08.2023
A0003	C	PERSPECTIVE 02	24.08.2023
A0004	C	PERSPECTIVE 03	24.08.2023
A0010	C	CONTEXT PLAN	24.08.2023
A0011	C	SITE ANALYSIS PLAN	24.08.2023
A0012	C	SITE PLAN	24.08.2023
A0013	C	DEMOLITION PLAN	24.08.2023
A0099	C	BASEMENT 1 - FLOOR PLAN	24.08.2023
A0100	C	GROUND FLOOR - FLOOR PLAN	24.08.2023
A0101	C	LEVEL 01 - FLOOR PLAN	24.08.2023
A0102	C	LEVEL 02 - FLOOR PLAN	24.08.2023
A0103	C	LEVEL 03 - FLOOR PLAN	24.08.2023
A0104	C	LEVEL 04 - FLOOR PLAN	24.08.2023
A0105	C	ROOF PLAN - FLOOR PLAN	24.08.2023
A0200	C	WEST ELEVATION (BARRENJOEY RD)	24.08.2023
A0201	C	NORTH ELEVATION (SIDE)	24.08.2023
A0202	C	EAST ELEVATION (REAR)	24.08.2023
A0203	C	SOUTH ELEVATION (SIDE)	24.08.2023
A0300	C	SECTION 01	24.08.2023
A0301	C	SECTION 02	24.08.2023
A0302	C	SECTION 03	24.08.2023
A0304	C	SECTION 04	24.08.2023
A0400	C	GROSS FLOOR AREA DIAGRAMS	24.08.2023
A0410	C	CROSS VENTILATION DIAGRAM	24.08.2023
A0411	C	SOLAR ACCESS DIAGRAM	24.08.2023
A0412	C	SUN EYE VIEW DIAGRAM - 21ST JUN	24.08.2023
A0413	C	SUN EYE VIEW DIAGRAM - 21ST DEC	24.08.2023
A0431	C	10m HEIGHT PLANE DIAGRAM	24.08.2023
A0440	C	EXCAVATION DIAGRAM	24.08.2023
A0450	C	LANDSCAPE AREA DIAGRAM	24.08.2023
A0460	C	ESD STRATEGY	24.08.2023
A0470	C	SHADOW DIAGRAMS - 1	24.08.2023
A0471	C	SHADOW DIAGRAMS - 2	24.08.2023
A0472	C	SHADOW DIAGRAMS - 3	24.08.2023
A0480	C	VIEW ANALYSIS - LOCATION PLAN	24.08.2023
A0481	C	VIEW ANALYSIS - VIEW 01	24.08.2023

A0482	C	VIEW ANALYSIS - VIEW 02	24.08.2023
A0483	C	VIEW ANALYSIS - VIEW 03	24.08.2023
A0484	C	VIEW ANALYSIS - VIEW 04	24.08.2023
A0485	C	VIEW ANALYSIS - VIEW 05	24.08.2023
A0486	C	VIEW ANALYSIS - VIEW 06	24.08.2023
A0487	C	VIEW ANALYSIS - VIEW 07	24.08.2023
A0488	C	VIEW ANALYSIS - VIEW 08	24.08.2023
A0489	C	VIEW ANALYSIS - VIEW 09	24.08.2023
A0490	C	VIEW ANALYSIS - VIEW 10	24.08.2023
A0500	C	MATERIALS SAMPLE BOARD	24.08.2023