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DA ACCESS REPORT

PROJECT NAME 61 Darley St Monavale
PROJECT NUMBER CA230062
CLIENT Williams River Steel

REVISION	ISSUE DATE	DETAILS
DRAFT1	30/04/2023	Draft for review
DA	18/05/2023	Final for DA

REPORT PREPARED BY

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DOCUMENTATION REVIEWED

Refer to Appendix A.

INTRODUCTION

This Access Report is an assessment of the proposed building to demonstrate consideration of access for people with a disability for the development application submission.

The following comments are based on access requirements of the Building Code of Australia 2022 (BCA), Disability (Access to Premises – Buildings) Standards 2010 (including Compilation No. 2) (Premises Standards), Pittwater 21 Development Control Plan (DCP), Australian Standards (AS) and Disability Discrimination Act (DDA).

This report contains comments regarding issues of non-compliance and identifies where insufficient information has been provided for an assessment to be made. Recommendations may also be made to enhance accessibility and minimise the risk of action under the Disability Discrimination Act (DDA).

Unless otherwise specified, all Australian Standards references are from the following:

- AS 1428.1-2009 (including Amendments No. 1 and 2)
- AS 1428.2-1992
- AS/NZS 1428.4.1-2009 (including Amendment No. 1)
- AS 1428.5-2010
- AS 1735.12-1999
- AS/NZS 2890.6-2009

EXECUTIVE SUMMARY

Summary of recommendations for compliance that may be applied as conditions:

- Construction is to be in accordance with the accessibility requirements of the BCA.
- Construction certificate documentation is to include details regarding areas proposed to be exempt from accessibility requirements under BCA D4D5 and how they pose a health/safety risk or are otherwise inappropriate for people with a disability to access.

I am satisfied that the plans submitted are capable of meeting the requirements of the BCA, Accessibility Control and the objectives of the DDA.

Note that the external stairs for the secondary entrance are located close to the boundary line which will result in handrail extensions and tactile ground surface indicators being over the boundary. They do not appear to obstruct the public footpath and the stair location may therefore be accepted at Council's discretion.

Refer to Appendix B for the author's curriculum vitae including accreditation details.



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
1.	ACCESS REQUIREMENTS		
1.1	Access for people with a disability is required:		
	a) From the main points of pedestrian entry at the allotment boundary.	BCA D4D3 (1)(a)	Compliance achievable
	b) Through the principal pedestrian entrance and through 50% of entrances. A pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance (unless exempt by D4D5).	BCA D4D3 (2)	Compliance achievable
	c) To and within all areas normally used by the occupants.	BCA D4D2	Compliance achievable
1.2	It is not necessary to provide access for people with a disability to or within an area where access would be inappropriate because of the particular purpose for which the area is used and/or an area that would pose a health or safety risk for people with a disability. Comment: The warranty, archive store and key & archive store rooms have been considered under this exemption. However, further details will be required prior to the issue of a construction certificate to confirm how these areas pose a health/safety risk or are otherwise inappropriate for people with a disability to access.	BCA D4D5	Confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
2. ACCESSIBLE PATH OF TRAVEL			
2.1	The continuous accessible path of travel to and within areas required to be accessible is to comply with AS 1428.1. A scaled assessment indicates that this is achievable subject to confirmation of specific dimensions and features which are not fully detailed on the plans at this early stage of design including flush transitions between floor surfaces and gradients and crossfalls of external accessways.	AS 1428.1 7.2 Fig. 6, 7	Compliance achievable/ confirm for CC
3. APPROACHES AND ENTRANCES			
3.1	The principal pedestrian entrance is identified on the plans as 'main customer entry' and is on the southern side of the building facing Barrenjoey Rd. In the absence of any ramp or stairs shown for the approach to this entrance, it is anticipated to have a gradient not steeper than 1:40 and therefore be accessible. Where this varies on site, further details are to be assessed to determine compliance.	BCA D4D3	Compliance achievable
3.2	A secondary entrance is shown off Darley St via stairs. The stairs are shown at the boundary line which will result in handrail extensions and tactile ground surface indicators being over the boundary. They do not appear to obstruct the public footpath and the stair location may therefore be accepted at Council's discretion.	BCA D4D4(a)	Council to determine acceptance of stair proximity to boundary

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
4.	DOORWAYS		
4.1	Doorways are required to have a minimum clear opening width of 850mm (at least one leaf of multiple leaf doors is to meet this requirement). A door schedule is to confirm this at CC stage. Features such as luminance contrast to the doors or frames, opening force of the doors, level or ramped thresholds, glazing identification and door hardware are to comply with AS 1428.1.	BCA D4D3(5) AS 1428.1 13.2	Compliance achievable/ confirm for CC
	Comment: Doors to the male/female toilets are not required to be wheelchair accessible and are to have a minimum clear width of 700mm.	AS 1428.1 16.3	
4.2	Circulation space is required at each door with a maximum gradient and crossfall of 1:40. Dimensions are to be confirmed on site to ensure minimum clearances, which vary depending on the direction of approach and clear width of the door, achieve compliance with AS 1428.1. Note that dimensions are to be clear of the finished surface (e.g. wall/skirting) or any other obstruction (e.g. fire equipment) and are minimum dimensions. Plans were scaled where dimensions are not shown, and circulation spaces were generally found to be in accordance with AS 1428.1.	AS 1428.1 13.3	Compliance achievable



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
5.	LIFTS		
5.1	<p>A passenger lift is proposed to provide an accessible path of travel to the upper storey and basement. This is to be a type listed in BCA E3D7 and comply with BCA E3D8 including minimum floor dimensions of 1100mm x 1400mm.</p> <p>Certification is to be obtained from the lift supplier regarding compliance with BCA E3D7 and E3D8.</p> <p>Note that the BCA may prescribe requirements in relation to accommodating a stretcher in addition to elements required for access for people with a disability.</p>	BCA E3D7 E3D8	Compliance achievable/ confirm for CC
6.	RAMP		
6.1	<p>A 1:14 ramp is shown internally for access to the delivery bay. This is to comply with AS 1428.1 including handrails and kerbs/kerbrails on both sides, and tactile ground surface indicators at the top and bottom. The BCA requires that the slip-resistance of this ramp be tested in accordance with AS 4586 and comply with BCA Table D3D15.</p>	BCA D4D4(a) Table D3D15 D3D11(3) AS 1428.1 10	Compliance achievable/ confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
7.	STAIRS		
7.1	<p>Stairs are shown to the secondary entrance, to the delivery bay, to the upper storey and basement.</p> <p>All stairs which are not fire isolated are to have accessible features complying with AS 1428.1, including: opaque risers, sharp nosing profile, non-slip contrasting edge strips, handrails on both sides and tactile ground surface indicators at the top and bottom.</p> <p>Any fire isolated stairs are to have contrasting non-slip edge strips in accordance with AS 1428.1 and handrails are to comply with Clause 12 of AS 1428.1 (note that this may require offset treads at intermediate landings to allow for a continuous handrail at a consistent height).</p> <p>The BCA requires slip-resistance of all stair treads and landings or their nosing strips to be tested in accordance with AS 4586 and comply with BCA Table D3D15.</p>	<p>BCA D4D4(a) Table D3D15 D3D14(e) D3D15(a)(ii) AS 1428.1 11.1</p>	<p>Compliance achievable/ confirm for CC</p>
8.	HANDRAILS		
8.1	<p>Handrails are required along both sides of the ramp and both sides of the stairs.</p> <p>They are to comply with AS 1428.1 including circular or elliptical cross section 30-50mm diameter, 865-1000mm height, 1000mm clear width, 300mm horizontal extensions for the ramp and top of stairs, downward extension for one tread width plus 300mm horizontally for the bottom of stairs, terminate through a downward 180 degree turn or to the wall/ground, have no obstruction to passage of the hand along the top 270 degrees of the rail, and minimum 50mm clearance from a side wall/obstruction.</p>	<p>BCA D3D22 (1)(f), (4) D4D4(a) AS 1428.1 10.3 e 11.2 b</p>	<p>Compliance achievable/ confirm for CC</p>



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
9.	TACTILE GROUND SURFACE INDICATORS		
9.1	<p>Tactile ground surface indicators are required at the top and bottom of stairs and ramps which are not fire-isolated. They are to comply with AS 1428.4.1 including be set 300mm from the hazard, have a 600-800mm depth (or 300-400mm for a landing less than 3m in length) and have minimum luminance contrast to suit the type of tactiles selected.</p>	BCA D4D9	Compliance achievable/ confirm for CC
10.	SANITARY FACILITIES		
10.1	<p>An accessible toilet (left handed) is shown on the ground floor and an accessible toilet (right handed) is shown on the upper floor to satisfy BCA F4D6.</p> <p>These are to comply with AS 1428.1 and a scaled assessment indicates that minimum circulation spaces will be achievable, albeit with minimal tolerance. Each accessible WC is required to have minimum circulation space of 1900mm x 2300mm and the washbasin may encroach to a maximum of 100mm.</p> <p>Fixtures and fittings, including the toilet pan, toilet seat, backrest, toilet paper dispenser, sink, shelf, soap dispenser, mirror, clothes hook, grabrails and door hardware, are to comply with AS 1428.1.</p>	BCA F4D5 F4D6 AS 1428.1 15	Compliance achievable/ confirm for CC

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
10.2	<p>BCA F4D5(c) requires a toilet suitable for a person with an ambulant disability for use by males and females at each bank of toilets where an accessible toilet is located. These are indicated at both banks of toilets by the outward swinging cubicle doors.</p> <p>They are to comply with AS 1428.1 and a scaled assessment indicates that circulation spaces will be achievable for the cubicles and airlocks.</p> <p>The toilet pan, grabrails, snib lock, clothes hook, toilet paper dispenser are to comply with the ambulant toilet requirements of AS 1428.1 and CC plans are to demonstrate compliance.</p>	<p>BCA F4D5(c) AS 1428.1 16</p>	<p>Compliance achievable/ confirm for CC</p>
11.	SIGNAGE		
11.1	<p>Signage is required in accordance with BCA Specification 15 as follows:</p> <p>a) Each door required by BCA E4D5 to be provided with an exit sign (not limited to fire-isolated stair doors only) is to be identified by Braille and tactile signage complying with BCA Specification 15. These are to state 'Exit' and 'Level' followed by the floor level number and be located in accordance with BCA Specification 15. (Consideration should be given to the practicality of installing exit signage at any glazed doors or double leaf doors, as installation locations specified by the BCA do not offer guidance for such scenarios.)</p> <p>b) All sanitary facilities and associated airlocks are to be identified with Braille and tactile signage.</p>	<p>BCA D4D7 (1)(a)(ii)</p> <p>BCA D4D7 (1)(a)(i)(A)</p>	<p>Compliance achievable/ confirm for CC</p> <p>Compliance achievable/ confirm for CC</p>

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	c) The unisex accessible sanitary facilities are to be identified by Braille and tactile signage which incorporates the international symbol of access, male and female symbols and identifies if the facility is for left- or right-handed use.	BCA D4D7 (1)(a)(i)(A) (1)(c) AS 1428.1 8.1 a i, ii	Compliance achievable/ confirm for CC
	d) Toilet cubicles which are suitable for the use of people with an ambulant disability are to be identified by Braille and tactile signage complying with AS 1428.1 which is located on the door of the cubicle.	BCA D4D7 (1)(a)(i)(A) (1)(d) AS 1428.1 8.1 e Fig. 9f	Compliance achievable/ confirm for CC
	f) Where a pedestrian entrance is not accessible, signage incorporating the international symbol of access is required to provide directions to the nearest accessible entrance.	BCA D4D7 (1)(e)	Compliance achievable/ confirm for CC
12.	SWITCHES AND CONTROLS		
12.1	Switches and controls (except general purpose outlets) are to be placed at a height of 900-1100mm and at least 500mm from an internal corner.	AS 1428.1 14.1	Compliance achievable/ confirm for CC
12.2	Rocker action and toggle switches are to be provided in accessible sanitary facilities and are to have minimum dimensions of 30mm x 30mm.	AS 1428.1 14.2	Compliance achievable/ confirm for CC
12.2	General purpose outlets in accessible sanitary facilities are to be located at a height of 600-1100mm and at least 500mm from an internal corner.	AS 1428.1 14.2	Compliance achievable/ confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
13.	CAR PARKING		
13.1	<p>The BCA requires that accessible car parking be provided in accordance with BCA D4D6(2) and this prescribes one accessible space for this scenario. One accessible car parking space is shown in a configuration generally consistent with AS 2890.6. Compliance is therefore considered achievable, subject to vertical clearance requirements being met. Construction certificate plans are to demonstrate compliance.</p>	<p>BCA D4D6 AS 2890.6</p>	<p>Compliance achievable/ confirm for CC</p>

CONCLUSION

Access will need to comply with the elements identified in this report.

Generally, the plans assessed show that compliance with requirements for access for people with a disability is achievable subject to incorporation of further details.

At this early stage of design, full details are not shown on plans. As further planning occurs, consideration is to be given to specific elements so that dimensions and features are constructed in accordance with AS 1428.1.

Requirements and recommendations to achieve compliance with the Premises Standards, Building Code of Australia, and Australian Standards for accessibility and to minimise the risk of action under the Disability Discrimination Act, have been explained in this report.

Reference numbers are provided for clarification of comments within this report. Alternatively, the author may be contacted on the details on page 1 for further clarification.

Reasonable care and skill have been exercised in the assessment of the building and the preparation of this report. However, this report shall not be construed as relieving any other party of their responsibilities or obligations.

The advice given is based on the assessment of the plans and other relevant documentation supplied regarding access requirements in the BCA, Australian Standards, Premises Standards and Disability Discrimination Act current at the time. The advice relates specifically to this project and may not apply to any other building or to this building at any other point in time.



APPENDIX A: DOCUMENTATION REVIEWED

Plans by Williams River Steel | Project JN613100

DOCUMENT NUMBER NAME	REVISION	DATE
A100	1	4/02/2023
A101	1	4/02/2023
A102	1	4/02/2023
A200	1	4/02/2023
A201	1	4/02/2023
A202	1	4/02/2023

APPENDIX B: CURRICULUM VITAE

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Having previously worked in the disability, aged care and rehabilitation sectors, Aja now draws on this experience to inform her work and achieve building access solutions. She offers reports and advice on the relevant legislative compliance issues surrounding projects such as schools, community facilities, offices, commercial premises, residential apartment buildings, seniors living developments and health facilities, and works closely with clients during the building design phase. Her work has earned the accolade of winning the 2017 NSW Access Inclusion Awards – Residential Category.



Qualified and accredited, Aja develops performance solutions and provides advice on access action and management plans for projects to achieve suitable access in their specific situations. She also offers training in accessibility legislation and disability awareness for the building industry.

As a practising Diversional/Recreation Therapist from 2003-2011, including employment with Newcastle based disability services, aged care providers and NSW Health, Aja has a comprehensive understanding of the accessibility needs of people with a disability. She holds a Bachelor of Applied Science (Therapeutic Recreation), Certificate IV in Access Consulting, is an accredited member of the Association of Consultants in Access, Australia and is an academic affiliate member of Diversional and Recreation Therapy Australia. She is also a qualified trainer and assessor, a Livable Housing Registered Assessor, and an Accredited SDA Assessor.