

# DA Access Report

---

Final

*15 Lawrence Street,  
Freshwater NSW 2096*

Prepared for  
IPM Holdings Pty Ltd

IPM-001

18 December 2017



DESIGN + CONSULTING

Project: 15 Lawrence Street, Freshwater

Document Type: DA Access Report

Report Number: IPM-001

The following report register documents the development and issue of this and each subsequent report(s) undertaken by Wall to Wall Design and Consulting.

The technical and intellectual content contained herein remain the property of Wall to Wall Design and Consulting and have been prepared and may only be used for the development / buildings being the subject of this report.

Revision History –

Revision No.	Version	Date
1	Draft issued for comment	30.11.2017
2	Final issued to stakeholders	18.12.2017

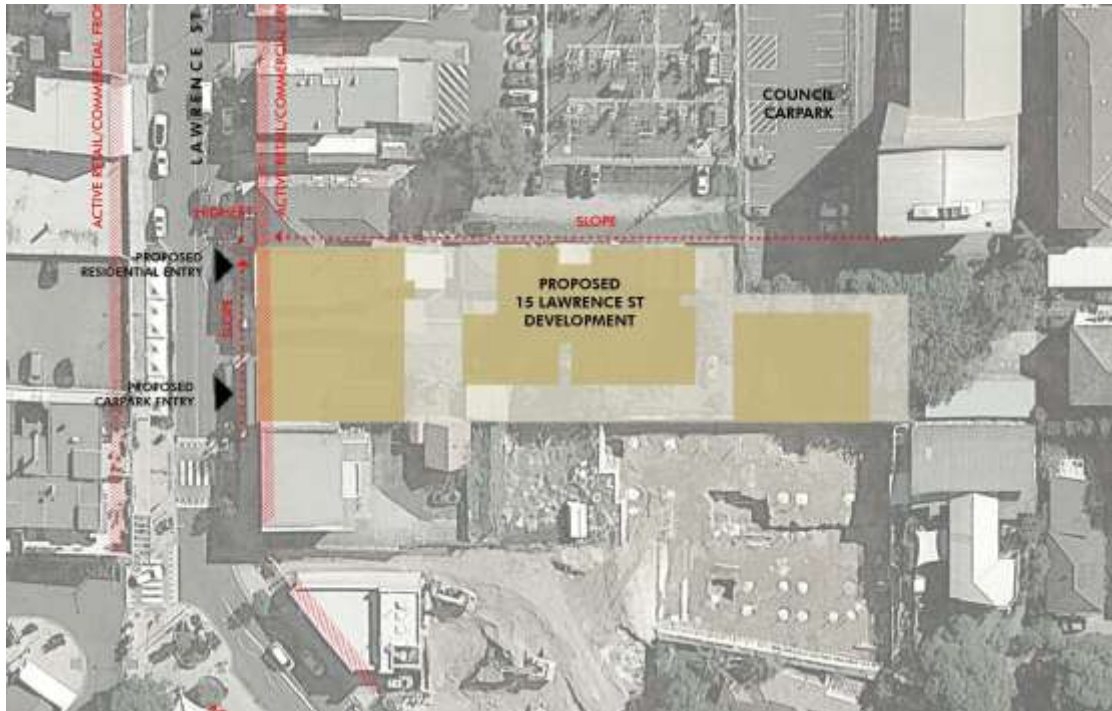
## CONTENTS

1.0	INTRODUCTION.....	4
1.1.	General .....	4
1.2.	Purpose of Report.....	4
1.3.	Basis of Report.....	4
1.4.	Limitations of Report .....	5
2.0	DEVELOPMENT DESCRIPTION .....	6
2.1.	General .....	6
2.2.	Building Characteristics .....	6
3.0	BUILDING DESIGN ASSESSMENT SUMMARY .....	7
3.1.	General .....	7
3.2.	Part D3 – Access for people with disabilities .....	7
3.3.	Part E3 – Lift installations .....	7
3.4.	Part F2 – Sanitary and other facilities .....	7
4.0	DETAILED DESIGN ASSESSMENT .....	8
4.1.	General .....	8
4.2.	Part D3 – Access for people with disabilities .....	8
4.3.	Part E3 – Lift installations .....	11
4.4.	Part F2 – Sanitary and other facilities .....	11
5.0	AS4299-1995 ASSESSMENT SUMMARY .....	12
5.1.	General .....	12
5.2.	Schedule of Essential Features .....	12
6.0	AS4299-1995 DETAILED ASSESSMENT.....	13
6.1.	General .....	13
6.2.	Essential Features .....	13
7.0	CONCLUSION .....	16
	APPENDIX 1 .....	17

## 1.0 INTRODUCTION

### 1.1. General

This report has been prepared at the request of IPM Holdings Pty Ltd and relates to the proposed residential development located at 15 Lawrence Street, Freshwater (see Figure 01 below) –



**Figure 01** – Overall site plan

### 1.2. Purpose of Report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the accessibility provisions of the BCA, as are principally contained within Part D3 and clauses E3.6 and F2.4 and to ensure compliance with the 'essential features' to achieve compliance with Class C of the adaptable housing code.

This report is based upon, and limited to the information depicted in the documentation provided for assessment and does not make any assumptions regarding 'design intention' or the like.

### 1.3. Basis of Report

The assessment contained within this report reflects –

- (i) Disability (Access to Premises – Buildings) Standards 2010;
- (ii) The BCA, Volume 1, Edition 2016, inclusive of BCA variations;
- (iii) Australian Standards – AS1428.1-2009, AS4299-1995, AS1735.12, AS/NZS2890.6-2009; AS/NZS1428.4.1; and
- (iv) The architectural documentation prepared by Nettleton Tribe Partnership and listed within Appendix 1.

## 1.4. Limitations of Report

The content of this report relates only to the accessibility provisions of the building in general.

The study will be undertaken based upon the information made available by the design team. No liability is accepted for the accuracy of the information provided.

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken –

- (i) Any parts of the BCA, or any standards other than those directly referenced in this report;
- (ii) Occupational Health & Safety Act and Regulations;
- (iii) WorkCover Authority requirements; and
- (iv) Structural and Services Design Documentation.



DESIGN + CONSULTING

## 2.0 DEVELOPMENT DESCRIPTION

For the purposes of BCA, the subject development may be described as contained below.

### 2.1. General

The proposed development consists of two (2) retail tenancies and twenty-three (23) residential apartments with basement and above ground parking.

### 2.2. Building Characteristics

In the context of this report and the BCA, the building can be described as follows –

<u>Building classification</u>	Retail	Class 6
	Residential	Class 2
	Car Parking	Class 7a
<u>Rise in storeys</u>	Three (3)	

All new work is required to comply with the BCA and specifically with Part D3 'Access for people with a disability'.

## 3.0 BUILDING DESIGN ASSESSMENT SUMMARY

### 3.1. General

The following table summarises the compliance status of the architectural design in terms of the prescriptive provisions and capability for compliance with the BCA, parts D3, E3.6 and F2.4.

The review of the architectural documentation provides either 'Complies', 'Does not Comply' or 'Design Detail' status.

Where a clause following clause has been provided with a 'Does not Comply' or 'Design Detail' status, further detailed analysis and commentary is provided in Part 4.0 of this report.

### 3.2. Part D3 – Access for people with disabilities

BCA Clause	Complies	Does not Comply	Design Detail
D3.1 General building access requirements	✓		
D3.2 Access to buildings		✓	
D3.3 Parts of buildings to be accessible		✓	
D3.4 Exemptions		N/A	
D3.5 Accessible carparking			✓
D3.6 Signage			✓
D3.7 Hearing augmentation		N/A	
D3.8 Tactile Indicators			✓
D3.9 Wheelchair seating spaces in Class 9b		N/A	
D3.10 Swimming pools		N/A	
D3.11 Ramps		N/A	
D3.12 Glazing on an accessway			✓

### 3.3. Part E3 – Lift installations

BCA Clause	Complies	Does not Comply	Design Detail
E3.6 Passenger lifts			✓

### 3.4. Part F2 – Sanitary and other facilities

BCA Clause	Complies	Does not Comply	Design Detail
F2.4 Accessible sanitary facilities		✓	

## 4.0 DETAILED DESIGN ASSESSMENT

### 4.1. General

The following detailed analysis and commentary is provided to enable the design progression for the purpose of evidencing the attainment of compliance with the relevant accessibility provisions of the BCA.

### 4.2. Part D3 – Access for people with disabilities

#### D3.1 General building access requirements

Pedestrian access to the retail tenancies is via the footpath located near Lawrence Street.

There is also residential access from Lawrence Street to the residential entry gate. The building has 3 separate lobbies which are accessible from the Lawrence Street entry via the lobby stairways and passenger lifts which also enables suitable access to the entrance doorway of each sole-occupancy unit and spaces used in common by the residents, including the first floor landscaped podium.

#### D3.2 Access to building

From the pedestrian footpath, access to the retail tenancies is via bi-fold doors. The doors have an appropriate door leaf no less than 920mm width to allow minimum 850mm clear width in accordance with AS1428.1-2009. There is suitable access to and within the retail tenancies compliant with the Disability (Access to Premises – Buildings) Standards.

There is level access to the residential entry gate which achieves suitable door clearances and circulation in accordance with AS1428.1-2009. There is an appropriate accessible path of travel to Resi. Lobby A which has dual-hinged entry doors have suitable clearances and level landing to the lobby area.

Access to Lobby B is via a set of stairs located near Resi. Lobby A. The passenger lift provides suitable access to the residential car park level at RL 20.70. There is a suitable 1:20 walkway to Lobby B, compliant with AS1428.1-2009. Entry to lobby B is via a hinged doorway suitable for accessibility.

From Lobby B to Lobby C, access is via a 1:20 walkway of 18.2m length. Compliance is achievable. There is a suitable landing to the lift lobby with appropriate clearances in accordance with the Disability (Access to Premises – Buildings) Standards.

#### Recommendations

- (i) Ensure the pathway to Lobby C has landings at maximum 15m intervals. Alternatively, provide a gradient of 1:24.

#### D3.3 Parts of building to be accessible

An accessway has been provided to and within all areas required to be accessible.

There is suitable clearances and circulation within retail tenancies to ensure access for persons with disability is achieved. From the retail tenancies, there are hinged doors to the service areas such as the common sanitary facilities, waste and car parking. There is a hinged entry door to the residential car park with suitable clear



### D3.3 Parts of building to be accessible

width, however review is required to ensure minimum 530mm latch side is achieved.

From each lift lobby area, there is a suitable accessible path of travel to all residential floors with suitable corridors allowing for wheelchair users to perform 90° and 180° turns, compliant with AS1428.1-2009.

There is a common-use open space located on level 1 of the development which is accessible from all residential lifts. Review of Lobby B is required to ensure suitable door clearances are achieved.

There are common stairways located on the ground and first floor of the development. Additionally, fire egress stairs have been provided adjacent to each passenger lift.

#### Recommendations

- (i) Ensure the hinged doorway between retail and residential car parking (adjacent to the accessible sanitary facility) achieves minimum 530mm latch side clearance;
- (ii) Ensure Lobby B on level 1 achieves minimum 850mm clear width and 530mm latch side clearance; and
- (iii) Ensure all stairways (handrails and nosings) comply with AS1428.1-2009 and the BCA.

### D3.4 Exemptions

The following rooms / areas have been afforded a concession under D3.4 and access for people for disabilities need not be provided –

- Service areas; and
- Plant and equipment rooms (and associated accessways).

### D3.5 Accessible carparking

Accessible car parking spaces are not required within Class 2 developments under the BCA.

There are retail car bays provided on the ground floor. An accessible car bay has been provided in accordance with the BCA.

#### Recommendations

- (i) Ensure the accessible car bay achieves minimum 2.5m height clearance across the bay (including the shared area) with 2.2m height clearance leading to the bay.

### D3.6 Signage

Clear and legible Braille and tactile signage incorporating the international symbol of access is required to complying with Specification D3.6 of the BCA to identify the following –

- Sanitary facilities (including accessible sanitary facility with LH transfer, and ambulant cubicles); and

### D3.6 Signage

- Every 'exit' door in the building required to be provided with an exit sign indicating the level number.

Compliance with D3.6 is achievable and will be further assessed in Design Development.

### D3.7 Hearing augmentation

Not required within this class of building.

### D3.8 Tactile indicators

For a building required to be accessible, tactile ground surface indicators (TGSIs) must be provided to warn people who are blind or have a vision impairment that they are approaching –

- A stairway (other than a fire isolated stairway); and
- An overhead obstruction less than 2m above floor level (other than a doorway).

TGSIs must comply with sections 1 and 2 of AS/NZS1428.4.1.

Compliance with D3.8 is achievable and will be further assessed in Design Development.

### D3.9 Wheelchair seating spaces in class 9b assembly buildings

Not required within this class of building.

### D3.10 Swimming pools

No swimming pools are provided within the subject building.

### D3.11 Ramps

No ramps are provided within the subject building.

### D3.12 Glazing 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 AS1428.1.

Compliance with D3.12 is achievable and will be further assessed in Design Development.

## 4.3. Part E3 – Lift installations

### E3.6 Passenger lifts

In an accessible building, every passenger lift must be accessible in accordance with Table E3.6a and Table E3.6b.

The subject development contains three (3) residential passenger lifts. There is also an additional stairway platform lift proposed from Lobby C to the landscaped podium on Level 1.

Compliance with E3.6 is achievable and will be further assessed in Design Development.

## 4.4. Part F2 – Sanitary and other facilities

### F2.4 Accessible sanitary facilities

There is an accessible sanitary facility provided on the ground floor with internal dimensions of 1900mm by 2500mm. The basin currently encroaches into the pan circulation.

There are additional sanitary facilities provided near the accessible sanitary compartment. In accordance with the Disability (Access to Premises – Buildings) Standards, ambulant cubicles are required.

#### Recommendations

- (i) Ensure the accessible sanitary compartment allows for minimum 1900mm width by 2300mm long clearance around the pan with a maximum 100mm encroachment from the basin at the front of the pan (i.e. 1900mm by 2200mm); and
- (ii) Provide no less than one (1) unisex ambulant cubicle, or a male and female unisex ambulant cubicle.

## 5.0 AS4299-1995 ASSESSMENT SUMMARY

### 5.1. General

The following table summarises the compliance status of the architectural design in terms of the prescriptive provisions of each 'Essential feature' and 'Desirable feature' within AS4299 – 1995 (Adaptable Housing).

The intent of AS4299 is to comply with all 'essential features' in order to be certified as adaptable.

The review of the architectural documentation provides either 'Complies', 'Does not Comply' or 'Design Detail' status.

Where a clause following clause has been provided with a 'Does not Comply' or 'Design Detail' status, further detailed analysis and commentary is provided in Part 4.0 of this report.

### 5.2. Schedule of Essential Features

AS4299 Clause	Complies	Does not Comply	Design Detail
2.3 Drawings	✓		
3.3.2 Siting			✓
3.8 Letterboxes in estate developments			✓
3.7.2 Private car accommodation		N/A	
4.3 Accessible entry		✓	
4.3 Interior: general		✓	
4.7 Living room & dining room			✓
4.5 Kitchen		✓	
4.6.1 Main bedroom			✓
4.4 Bathroom		✓	
4.4 Toilet		✓	
4.8 Laundry		✓	
4.3.4 Door locks			✓

## 6.0 AS4299-1995 DETAILED ASSESSMENT

### 6.1. General

The following detailed analysis and commentary is provided to enable the design progression for the purpose of evidencing the attainment of compliance with the relevant accessibility provisions of AS4299-1995.

### 6.2. Essential Features

#### 2.3 Drawings

Drawings showing the adaptable units in their pre- and post-adaptation stages have been provided.

#### 3.2 Siting

Detailed design of continuous accessible path of travel from street frontage / car parking is contained within the Section 4.0 above.

#### 3.8 Letterboxes

There are letterboxes provided in the residential lobby with a suitable level 1:40 grade landing in accordance with AS4299-1995.

#### 3.7 Private car accommodation

In accordance with Warringah DCP 2011, adaptable unit car parking is not required.

#### 4.6 Accessible entry

Review of entries to units 8, 11 and 22 are required to ensure suitable doorway clearances are achieved in accordance with AS4299-1995.

##### Recommendations

- (i) Ensure units 8, 11 and 12 achieve minimum 850mm clear width doors with 530mm latch side clearances. Minimum modifications are allowable to achieve this requirement, however re-design of kitchens and reswinging of doors are not permissible.

#### 4.7 Interior: general

Internal circulation within adaptable units has been provided with internal corridors provided with minimum 1000mm clear widths. Doors have 800mm clear widths and will require review to ensure compliance with AS4299-1995.

##### Recommendations

- (i) Ensure internal doors achieve minimum 820mm clear widths, however 850mm clear width doors from the outset are preferred.

### 4.8 Living room & dining areas

Living and dining rooms have suitable clearances to allow wheelchair manoeuvrability after furniture has been placed.

### 4.9 Kitchen

A 1550mm diameter clearance in front of appliances. Review of unit 8 is required to ensure minimal works are required to ensure compliance.

Ensure a minimum 800mm workspace adjacent to the cooktop.

#### Recommendation

- (i) Ensure unit 8 adaptable unit kitchen has suitable clearances and circulation with minimal modifications;
- (ii) Provide 800mm workspace between cooktop and fridge to comply with AS4299-1995.

### 4.10 Main bedroom

Circulation areas around the bed and door are compliant with AS4299-1995.

### 4.11 Bathroom

Review of adaptable unit bathrooms are required to ensure appropriate internal dimensions from the outset.

#### Recommendation

- (i) Ensure bathrooms walls have been provided in the post-adapted location from the outset to ensure minimal and cost-effective modifications are achieved in accordance with the performance requirements of AS4299-1995.

### 4.12 Toilet

A 900mm by 1250mm clearances in front of the pan is required within no less than one bathroom of each adaptable unit.

#### Recommendation

- (i) Ensure no less than 900mm by 1250mm clearance in front of the pan of one toilet in each adaptable unit. A bath may be provided within this area where bath is free-standing.

### 4.13 Laundry

Provision for a 1550mm diameter clearance in front of appliances is achievable.

#### Recommendation

- (i) Ensure a suitable level accessible path of travel to the laundry is achievable at pre-adaptation.

# WALL TO WALL

DESIGN + CONSULTING

## 4.14 Door locks

Compliance is achievable and will be further assessed in Design Development

## 7.0 CONCLUSION

Wall to Wall Design & Consulting has prepared the Access Report to provide advice and strategies to enable the design progression for the purpose of evidencing the attainment of compliance with the relevant accessibility provisions.

A design assessment has been undertaken of the proposed design and is shown to be capable of complying with the relevant performance requirements of the BCA and AS4299.

The recommendations within this report are to be further developed at design development to ensure compliance with regulatory requirements.

Report By



Queenie Tran  
Wall to Wall Design & Consulting





DESIGN + CONSULTING

## APPENDIX 1

This accessibility assessment was based upon the architectural documentation prepared by Nettleton Tribe Partnership, namely –

Drawing No.	Revision	Description	Date
DA-101	P5	GROUND AND LEVEL 1 FLOOR PLAN	21.11.2017
DA-102	P5	LEVEL 2 FLOOR PLAN & ROOF PLAN	21.11.2017
DA-401	P1	ADAPTABLE UNIT TYPE 8	08.11.2017
DA-402	P1	ADAPTABLE UNIT TYPE 11/22	08.11.2017
DA-403	P1	ADAPTABLE UNIT TYPE 12/23	08.11.2017