

S96 Access Report

Amended Final

***16-24 Thallon Street,
Carlingford NSW 2118***

Prepared for
Thallon Street Development Pty Ltd

ACA-007

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1.0 INTRODUCTION

1.1. General

This report has been prepared at the request of Thallon Street Development Pty Ltd and relates to the proposed multi-residential development located at 16-24 Thallon Street, Carlingford (see Figure 01 below) –



Figure 01 – 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.



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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;
- (iv) The architectural documentation prepared by Australian Consulting Architects and listed within Appendix 1; and
- (v) Parramatta City Council DCP 2011.

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) Work Health & Safety Act and Regulations;
- (iii) WorkCover Authority requirements; and
- (iv) Structural and Services Design Documentation.

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 a multi-residential development consisting of 124 residential apartments over a shared basement.

There are landscaped common areas provided on the ground, level 2 and level 7 of the development.

2.2. Building Characteristics

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

<u>Building classification</u>	Residential	Class 2
	Car Parking	Class 7a
<u>Rise in storeys</u>	Thirteen (13)	

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		N/A	
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			✓
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		N/A	

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

Under D3.1, access is required from the pedestrian entry to no less than one floor containing sole-occupancy units is required to be accessible. Access has been provided to the entry doorway of all sole-occupancy units accessible via the passenger lifts within the subject building.

From the entry, access to all common areas is achievable in accordance with AS1428.1-2009.

D3.2 Access to building

From the pedestrian footpath near Jenkins Road, access to Lobby A1 is via walkways and a 1:14 grade ramp. The ramp has suitable 1200mm depth level landings. There are appropriate clearances to allow handrails on both sides and extensions in accordance with AS1428.1-2009. The lobby is accessible via dual-hinged entry doors with 700mm clear widths. Modification is required to ensure compliance.

Lobby A2 and A3 from Jenkins Road is via stairway access adjacent a low-rise platform lift. In general, stairs have appropriate clearances and circulation to allow wheelchair access. There are 1:57 grade walkways from the Post Office which provides suitable access in accordance with the BCA.

Access to Building B lobbies B1 and B2 is via Thallon Street. Access to the building is via stairway access. A suitable accessible path of travel is provided at lobby B2 via a low-rise platform lift.

There are appropriate clearances to allow compliance with AS1428.1-2009 and the DDA Premises Standards.

Recommendations

- (i) Ensure all stairs and ramps are designed in accordance with AS1428.1-2009;
- (ii) Building entry doors require minimum 850mm clear widths (generally 920mm door leaves) with minimum 530mm latch side clearances in accordance with AS1428.1-2009; and
- (iii) Ensure accessible paths of travel and circulation spaces have a slip-resistant surface as required under AS1428.1-2009.

D3.3 Parts of building to be accessible

The passenger lifts provides a suitable accessible path of travel to all residential floors and basement car parking level in accordance with the DDA Premises Standards.

D3.3 Parts of building to be accessible

In general, there are suitable clearances within the corridor and lobby areas to allow wheelchair users to perform 180° turns and for two wheelchair users to pass one another in the opposite direction, compliant with AS1428.1-2009.

There are hinged entry doors to the entry doorway of common areas. In general, access is achievable.

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. However, it shall be noted that the provision of adaptable units under Parramatta DCP will require the provision of adaptable unit car bays as per AS4299 (see Section 5 below).

D3.6 Signage

Clear and legible Braille and tactile signage identifying all 'exit' doors and the level number is required to complying with Specification D3.6 of the BCA. Appropriate directional signage at lobby B1 near Thallon Street is required.

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

Within the subject building, tactile ground surface indicators (TGSIs) must be provided in the following areas to warn people who are blind or have a vision impairment that they are approaching –

- Stairways (other than a fire isolated stairway);
- Ramps; 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
Not provided within the subject building.

D3.11 Ramps
See Parts D3.2 and D3.3 of this report.

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
There are two (2) proposed low-rise platform lifts to building lobby areas. The lifts have appropriate internal clearances to ensure compliance with the BCA.

Each building lobby contains a passenger lift, equating to a total of five (5) passenger lifts which provides access to all floors of the development. The residential passenger lift cores have internal lift dimensions of 2100mm width by 2150mm length allowing for passenger lifts compliant with the DDA Premises Standards.

Every passenger lift must be accessible in accordance with Table E3.6a and Table E3.6b.

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
No common sanitary facilities have been provided.

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			✓
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

DCP Parramatta City Council DCP 2011

Under Parramatta City Council DCP 2011, a minimum of 10% of the total units are to be adaptable as per AS4299. There are a total of 124 apartments within the development.

From the information provided, the adaptable apartments proposed are Units G11, G14, 113, 116, 213, 216, 310, 313, 410, 413, 513, 609 and 612, providing a total possible yield of 13 adaptable apartments compliant with the DCP requirements (see Figure 02 below) –



Figure 02 – Adaptable unit type (all similar)

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 Section 4.0 above.

3.8 Letterboxes

Letterboxes are proposed at site entry points near the boundary.

Recommendations

- (i) Provide letterboxes with suitable level access (maximum 1:40 grade) in accordance with AS4299-1995.

3.7 Private car accommodation

A total of thirteen (13) adaptable unit car bays have been provided on the basement floor. Adaptable unit car bays have been designed within internal clearances complying with AS/NZS2890.6-2009.

Recommendations

- (i) Adaptable unit car bays to have a 2.2m minimum height clearance leading to the car bay (minimum 2.5m height clearance at the bay and if applicable, shared zone, preferred), compliant with AS/NZS2890.6-2009.

4.6 Accessible entry

From the residential corridor, there is a suitable accessible path of travel to the adaptable unit compliant with AS1428.1-2009. The doors have suitable clearances to achieve a minimum 850mm clear width (generally a 920mm door leaf). The doors have suitable latch side clearances provided from the outset.

Door hardware and operation will be further assessed at design development stage.

4.7 Interior: general

Internal circulation within adaptable units has been provided with corridors with minimum 1000mm clear widths. Internal walls are to be relocated at post-adaptation to allow suitable clearances within the bathroom.

All internal door clearances (to accessible bedroom and bathroom) have clearances to achieve appropriate 850mm clear widths.

4.8 Living room & dining areas

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

Electrical requirements will be further assessed in design development.

4.9 Kitchen

The kitchen has 1550mm diameter clearances in front of kitchen benches. An 800mm clear workspace adjacent to the cooktop and sink is achievable with an appropriate minimum 300mm clearance adjacent to the fridge.

Fixtures and fittings requirements will be further assessed in design development.

4.10 Main bedroom

Bedrooms have been provided with non-structural walls at the base of the bed to allow future adaptable, should it be required.

Recommendations

- (i) Provide no less than 1000mm clear width on both sides of the queen bed and minimum 1540mm on the third side. Generally, a bedroom with 3600mm by 3600mm clear is required; alternatively, a minimum 4070mm width by 3030mm length will achieve compliance with AS4299-1995.

4.11 Bathroom

Adaptable unit bathrooms have appropriate internal dimensions to ensure compliance with AS4299-1995.

4.12 Toilet

Bathrooms achieve appropriate 900mm by 900mm clearances in front of the pan from the outset complying with ambulant accessible requirements.

4.13 Laundry

Provision for a 1550mm diameter clearance in front of appliances is provided from the outset.

Fixtures and fittings requirements will be further assessed in design development.

4.14 Door locks

Door hardware requirements will be further assessed in design development.



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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 detail 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

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Wall to Wall Design & Consulting



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APPENDIX 1

This accessibility assessment was based upon the architectural documentation prepared by Australian Consulting Architects, namely –

Drawing No.	Revision	Description	Date
A02-01	2	SITE PLAN	30.09.2016
A05-01	2	GA PLANS – BASEMENT 3 PLANS	30.09.2016
A05-02	2	GA PLANS – BASEMENT 2 PLANS	30.09.2016
A05-03	2	GA PLANS – BASEMENT 1 PLANS	30.09.2016
A05-04	2	GA PLANS – LOWER GROUND FLOOR PLAN	30.09.2016
A05-05	2	GA PLANS – GROUND FLOOR PLAN	30.09.2016
A05-06	2	GA PLANS – LEVEL 1 PLAN	30.09.2016
A05-07	2	GA PLANS – LEVEL 2 PLAN	30.09.2016
A05-08	2	GA PLANS – LEVEL 3 PLAN	30.09.2016
A05-09	2	GA PLANS – LEVEL 4 PLAN	30.09.2016
A05-10	2	GA PLANS – LEVEL 5 PLAN	30.09.2016
A05-11	2	GA PLANS – LEVEL 6 PLAN	30.09.2016
A05-12	2	GA PLANS – LEVEL 7 PLAN	30.09.2016
A05-13	2	GA PLANS – LEVEL 8 PLAN	30.09.2016
A05-14	2	GA PLANS – ROOF PLAN	30.09.2016
A13.1-01	2	PRE & POST ADAPTABLE UNITS	30.09.2016