

4 June 2021

Silver Pond Investments Pty Ltd ATF
The Solver Pond Unit Trust C/PDS Group

Attention: Amanda Torville

Dear Amanda,

**RE: 21-41 CANBERRA AVENUE & 18-32 HOLDSWORTH AVENUE, ST LEONARDS
DDA COMPLIANCE STATEMENT FOR DA SUBMISSION**

This statement has been prepared to verify that Blackett Maguire + Goldsmith Pty Ltd have undertaken a review of the architectural documentation that will accompany the Development Application submission to City of Lane Cove Council for the proposed staged development against Part D3 of Building Code of Australia 2019 Amendment 1 (BCA 2019, Amendment 1), and DDA provisions of the Premises Standards and Council DCP.

1.0 PROPOSED DEVELOPMENT

The proposed development has been assessed as one building from a BCA compliance perspective and comprises construction of 5 buildings with 329 apartments in total comprising 2 basement levels and 11 residential levels, landscaping, plantings, common area irrigation and drainage, demolition of the existing buildings, surrounding structures and hard paved areas.

The apartment locations are as follows:

- + **Lots 9, 10 and 11** – 212 apartments
- + **Lots 7 and 8** – 117 apartments

2.0 COMPLIANCE STATEMENT OBJECTIVES

The objectives of this statement are to:

- a) Confirm that the DA architectural documentation has been reviewed by an appropriately qualified Access Consultant from Association of Consultants in Access Australia.
- b) Confirm that the proposed new building works can readily achieve compliance with Part D3 of the BCA 2019 Amendment 1 and Access to Premises Standard.
- c) Accompany the Development Application submission to enable the Consent Authority to be satisfied the accessibility provisions required under the BCA, Premises Standards, and Council DCP have been met in the design, with full compliance being achievable.



3.0 REFERENCED DOCUMENTATION

This report has been prepared based on a review of the preliminary DRAFT DA 3 architectural plans prepared by Bates Smart issued 28 May 2021:

DRAWING	REVISION	DATE	DRAWING	REVISION	DATE
DA.02.001	8	28 May 2021	DA.02.012	8	28 May 2021
DA.02.002	8	28 May 2021	DA.02.013	8	28 May 2021
DA.02.003	8	28 May 2021	DA.02.014	8	28 May 2021
DA.02.004	8	28 May 2021	DA.02.015	8	28 May 2021
DA.02.005	8	28 May 2021	DA.02.016	8	28 May 2021
DA.02.006	8	28 May 2021	DA.02.017	8	28 May 2021
DA.02.007	8	28 May 2021	DA.09.101	5	28 May 2021
DA.02.008	8	28 May 2021	DA.09.102	5	28 May 2021
DA.02.009	8	28 May 2021	DA.09.103	5	28 May 2021
DA.02.010	8	28 May 2021	DA.09.104	5	28 May 2021
DA.02.011	8	28 May 2021	DA.09.105	4	28 May 2021

4.0 PROJECT OVERVIEW

4.1 OVERVIEW OF ACCESS REQUIREMENTS

REQUIREMENTS FOR ACCESSIBILITY

Class 2 – Residential	From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed— - to the entrance doorway of each sole-occupancy unit; and - to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.
Class 7a - Carpark	To and within any level containing accessible carparking spaces
Class 7b – Storage	To and within all areas normally used by the occupants

4.2 ACCESSIBILITY EXEMPTIONS

The use of certain parts of the building are not required to be accessible in the following instances:

- + An area where access would be inappropriate because of the particular purpose for which the area is used.
- + An area that would pose a health or safety risk for people with a disability.
- + Any path of travel providing access only to an area exempted by the above two items

Some examples of the above include:

- + Cleaner's rooms used by cleaning staff only
- + Plantrooms and specialty equipment rooms (e.g., Main Comms Room and Main Distribution Board Room)
- + Fire Storage Tank

4.3 PERFORMANCE SOLUTIONS

Where there are any departures from achieving compliance with the BCA, there is an opportunity to address the compliance issue by the development of a Performance Solution.

This report does not currently identify any Performance Solutions, however, they are likely to be developed during the Detailed Design and Construction Documentation Phase.



5.0 BCA ASSESSMENT – KEY ISSUES

The following comprises a summary of the key compliance issues that will need to be addressed prior to issue of the Construction Certificate:

6.0 DDA ASSESSMENT – KEY ITEMS

This part comprises a review with regard to:

- + BCA Section D3, clauses E3.6, and F2.4, including AS 1428.1 – 2009.
- + Disability (Access to Premises – Buildings) Standards 2010.
- + Lane Cove Council Development Control Plan.
- + Adaptable Housing requirements under AS 4299 - 1995

6.1 ACCESS TO PREMISES STANDARDS

DDA

The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D3 & AS 1428.1-2009).

With respect to the proposed new building, compliance with the Access Code is achieved if the building complies with:

- + BCA clauses D3.1 to D3.12;
- + BCA clause E3.6;
- + BCA clauses F2.2 and F2.4.

Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at Construction Certificate stage. However, our review of the DA documentation indicates that compliance with the abovementioned provisions will be readily achievable. In the event that DTS compliance is not achieved, an Alternative Solution will need to be documented by an appropriately qualified Access Consultant.

6.2 BCA PART D3, CLAUSES E3.6 AND F2.2 - F2.4

D3.1

General Building Access Requirements

Access is required to be provided to:

- | | |
|-----------------------|--|
| Class 2 – Residential | From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.

To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.

Where a ramp complying with AS 1428.1 or a passenger lift is installed—
c) to the entrance doorway of each sole-occupancy unit; and
d) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp. |
| Class 7a – Carpark | To and within any level containing accessible carparking spaces |
| Class 7b – Storage | To and within all areas normally used by the occupants |

D3.2

Access to Buildings:

- + Access is provided from the main points of pedestrian entry.
- + All pedestrian entrances are accessible.

D3.3

Parts of Buildings to be Accessible:

- + Every ramp and stairway (except for fire-isolated stairways) are required to comply with AS 1428.1 – 2009.
- + Accessways must have turning and passing space complying with AS 1428.1 – 2009.
- + Compliance is readily achievable with the requirements of AS 1428.1 – 2009 as required by this part.

D3.4

Exemptions: The use of certain parts of the building are not required to be accessible in the following instances:

- + An area where access would be inappropriate because of the particular purpose for which the area is used.
- + An area that would pose a health or safety risk for people with a disability.



- + Any path of travel providing access only to an area exempted by the above two items

Some examples of the above include:

- + Cleaner's rooms used by cleaning staff only
- + Plantrooms and specialty equipment rooms (e.g., Main Comms Room and Main Distribution Board Room)
- + Fire Storage Tank

D3.5 Accessible Parking: Is required to comply with the requirements of AS 2890.6 – 2009

D3.6 Signage: In a building required to be accessible, braille and tactile signage must be provided to all:

- + Required accessible sanitary facilities
- + Spaces with hearing augmentation
- + Ambulant sanitary facilities
- + Non-accessible pedestrian entrances
- + Each door required to be provided with an exit sign

Braille and tactile signage are to comply with sub-clause (a) and Specification 3.6.
Details to be reviewed at the Construction Certificate stage.

D3.8 Tactile Indicators: Tactile Ground Surface Indicators (TGSIs) must be provided to:

- + A stairway, other than a fire-isolated stairway; and
- + An escalator or passenger conveyor; and
- + A ramp other than a fire-isolated ramp; and
- + In the absence of a suitable barrier-
 - a) An overhead obstruction <2m above floor level; and
 - b) An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building including a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point.

Tactile indicators are required to be designed in accordance with AS 1428.4.1-2009

Details to be reviewed at the Construction Certificate stage.

D3.11 Ramps: Ramps may be used as part of an accessway where there is a change of level and must comply with the requirements set out in AS1428.1
Ramps are readily able to meet compliance with AS 1428.1 – 2009.

AS1428.1 Cl 10.1 - Walkways, Ramps, and Landings – Generally

Walkways, ramps and landings that are provided on a continuous accessible path of travel shall be as follows:

- + Sharp transitions shall be provided between the planes of landings and ramps.
- + Landings shall be provided at all changes in direction in accordance with Clause 10.8.
- + Landing or circulation space shall be provided at every doorway, gate, or similar opening.
- + For walkways and landings having gradients in the direction of travel shallower than 1 in 33, a camber or crossfall shall be provided for shedding of water and shall be no steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33.

NOTE: For requirements for ground surfaces, see Clause 7.

AS1428.1 Cl. 10.2 – Walkways

The requirements for walkways are as follows:

- + Walkways can have a gradient up to 1:20. Anything steeper is a ramp and requires kerbs or kerb rails plus handrails to both sides.
- + A walkway with a gradient less than 1 in 33 does not require landings but does require a crossfall of maximum 1 in 40 (maximum cross fall of 1 in 33 if the surface is bitumen).



	Walkways steeper than 1 in 33 do not require a crossfall to the main walkway but do require a crossfall of 1 in 40 to landings
E3.6	Passenger Lifts: All passenger lifts provided exceed the minimum dimensions required to comply as accessible lifts. In this regard, access to every floor in the development is achieved in the design.
F2.4	Accessible Sanitary Facilities: The provision of Unisex Accessible Sanitary Facilities and facilities suitable for use for persons with an ambulant disability satisfy the requirements of this clause.

6.3 LANE COVE DEVELOPMENT CONTROL PLAN 2016

Part F3.5	Adaptable Housing: All development proposal shall have sole-occupancy units capable of being adapted under AS 4299 for 20% of units. Not less than 66 adaptable housing units are required for the 329 sole-occupancy units. 66 units are nominated as being adaptable in the Area Schedule.
Part F3.5	Visitable Housing: All development proposal shall have sole-occupancy units visitable at a rate of 80%. Not less than 263 housing units are required visitable out of the 329 sole-occupancy units. 281 units are nominated as being visitable in the Area Schedule.

6.4 ADAPTABLE HOUSING REQUIREMENTS UNDER AS 4299 – 1995

Cl. 1.4.11	Visitable Housing Unit: A housing unit is required to have a wheelchair accessible entry and an accessible path of travel to the living area and to a toilet which is visitable. It is proposed to <u>not</u> provide accessible doorway circulation for the accessible path of travel to the toilet.
Cl. 1.4.12	Visitable Toilet: A toilet is required to have a minimum 1250mm space in front of the toilet and clearance of 900mm wide of door swing and fixtures.
Cl. 3.3 & 3.5	Common Resident Site Access and Entry Lobbies: Entry lobbies are accessible by virtue of near grade entry transitions, or the provision of ramps complying with AS 1428.1 – 2009. Access is then provided to each floor via passenger lifts. This satisfies the requirements of AS 1428.1 and AS 4299.
Cl. 3.7	Car Parking: Car parking spaces are required to comply with AS 2960.6 on the plans. The plans detail 72 accessible spaces being proposed.
Cl. 3.8	Letterboxes: Letter boxes will be provided in an accessible location with a 1550mm x 1550mm level hard surface landing are for circulation.
Cl. 4.2.1, 4.3.2, 4.3.3	Accessible Entry: The front entrances to accessible SOUs is to comprise of an 850mm clear doorway opening and 530mm latch-side clearance from the inside (subject to door positioning and door orientation refinements on the CC architectural documentation). It is noted that no accessible entry is exposed to the weather. Doors: Doors throughout must have a minimum clear opening width of 820mm (>870mm door leaf). Preferably, door leaf's that are >920mm wide should be used throughout.
Cl. 4.3.7	Internal Corridors: Minimum clear widths of 1m must be provided in the pre-adaption stage. Circulation space at doorways in post adaption must comply with AS 1428.1-2009.
Cl. 4.4	Sanitary Facilities: Compliance with AS 1428.1 – 2009 must be achievable at post adaption at a minimum cost.
Cl. 4.5	Kitchen Areas: Work surfaces are required to be adaptable to comply with the requirements of clause 4.5.5. Kitchen layouts are required to be modified so that 1550mm clearance is provided between cabinets, walls and appliances. It is acknowledged that AS 4299 generally requires circulation to be provided prior to adaption with a minimum clear floor space of 1500mm x 820mm that allows either a forward or parallel approach by a person in a wheelchair to all kitchen applicable. Additionally, a minimum clearance of 1550mm must be maintained between all base cabinets, appliances and walls to allow for a 180° turn-around. Under the provisions of Clause 2.2 Performance Requirements within AS 4299, it is proposed to not provide the circulation space between kitchen benches prior to adaption. It is noted that the post adaption layout allows for the island bench (with capped services already in place in the floor) to slide out and create the 1550mm between base cupboards. The Architect has confirmed that the proposed adaption will have an insignificant expense involved in changing the kitchen layout. Accordingly, our opinion is this satisfy the intent of Clause 2.2(c)(i).



CI. 4.6 Bedroom Areas: At least one bedroom within each subject unit must achieve circulation space requirements in accordance with AS 1428.1-2009 around a queen size bed.
It is also necessary to allow for power outlets, light switches, telephone, television outlet and sliding doors to wardrobes.
Window Sills: Sleeping area window sills should be at a maximum of 600mm above floor level.

CI. 4.7 Living Areas:
A 2250mm clear diameter must be provided clear of all furniture.
Window sills should be at a maximum of 730mm above floor level.
It is also necessary to allow for power outlets, light switches, telephone, and television outlets.

CI. 4.8 Laundry: The laundry facilities provide adequate space for a washing machine/drier with circulation space needing to be provided in front of the appliances which is not less than a 1550mm diameter.
A work surface of 870mm high is required for the tub with a maximum depth of 210mm.

CI. 4.9 Floors: Floor surfaces shall be slip-resistant and any carpeted area needs to have a short pile height.

CI 4.10 Lighting: The following lux levels are required to be achieved:

Area	Illumination level (Lux)	
	General	For people with a vision impairment
Entries and Passages	50-150	300
Steps, stairs and ramps	50-160	350
Living areas	110-200	300-350
Kitchens – general	160	300
- task lighting	240	550-600
Laundries – general	100	300
- task lighting	250	550-600
Toilets	80	300-350
Bathrooms – general	100	300-350
- task lighting	200	550-600
Bedrooms	50-150	300
Garages – general	50	300
- task lighting	200	550-600

CI. 4.11 Ancillary Items:

- + Switches shall be 900-1100mm above FFL
- + GPO's should be >600mm above FFL and preferably 1000mm above FFL. They should also be >500mm from an internal corner
- + The electrical distribution board should be in an accessible location
- + The main living area should have a second telephone outlet
- + Window operating controls should be in an accessible position
- + Linen storage cupboard to be >600mm wide with adjustable shelving.



7.0 CONCLUSION

This report contains an assessment of the referenced architectural documentation for the proposed development located at 21-41 Canberra Avenue & 18-32 Holdsworth Avenue, St Leonards Part D3 Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2019 Amendment 1 & the Access to Premises Standard.

In view of the above assessment, we can confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

Furthermore, it is concluded that the development satisfies the accessibility provisions of the BCA and relevant Council DCP pertaining to access to at 21-41 Canberra Avenue & 18-32 Holdsworth Avenue, St Leonards. Noting the design will be subject to refinement in preparation of the construction documentation to capture detailed compliance matters.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation without giving rise to any inconsistencies with the Development Approval.

Regards

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