



Accessibility Design Statement – S75W

Project Title: Proposed Residential Development
Avon Road & Beechworth Road, Pymble

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Prepared For: Ausbao
C/- Mainway Project Management

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ACCESSIBILITY • ESSENTIAL FIRE SAFETY SERVICES

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Contents

ACCESSIBILITY DESIGN STATEMENT – S75W	3
1.0 INTRODUCTION	3
1.1 PROJECT INFORMATION & CLASSIFICATION	3
1.2 PURPOSE OF THE REPORT	3
1.3 REPORT SCOPE	3
1.4 LIMITATIONS OF THE REPORT	5
2.0 ACCESSIBILITY DESIGN REVIEW	6
<i>CL. D3.1 BCA – GENERAL BUILDING ACCESS REQUIREMENTS</i>	6
<i>CL. D3.2 BCA – ACCESS TO BUILDINGS</i>	6
<i>CL. D3.3 BCA – PARTS OF THE BUILDING TO BE ACCESSIBLE</i>	6
<i>CL. D3.4 BCA – EXEMPTIONS</i>	6
<i>CL. D3.5 BCA – ACCESSIBLE CARPARKING</i>	6
<i>CL. D3.6 BCA – SIGNAGE</i>	7
<i>CL. D3.8 BCA – TACTILE INDICATORS</i>	7
<i>CL. D3.10 BCA – SWIMMING POOLS</i>	7
<i>CL. D3.11 BCA – RAMPS</i>	7
<i>CL. D3.12 BCA – GLAZING ON ACCESSWAYS</i>	7
<i>CL. E3.6 BCA – PASSENGER LIFTS</i>	7
<i>CL. F2.4 BCA – ACCESSIBLE SANITARY FACILITIES</i>	7
<i>ADAPTABLE APARTMENTS – AS4299 & DA #MP10_0219.</i>	7
3.0 ACCESSIBILITY COMPLIANCE STATEMENT	8
4.0 REVIEW PROVIDED BY	8

Report Status	Revision	Date	Details
Draft	1.0	17 August 2016	For Review and Comment
Final	1.1	18 August 2016	For Certification

ACCESSIBILITY DESIGN STATEMENT – S75W

Project: Proposed Residential Apartments

Location: Avon Road & Beechworth Road, Pymble

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed changes to the existing approval of the residential development of 4 buildings located at Avon Road & Beechworth Road, Pymble.

1.1 Project Information & Classification

The proposed development consists of the construction of a proposed changes to the existing approval of the residential development of 4 buildings located at Avon Road & Beechworth Road, Pymble.

It is understood the following Building Code of Australia 2016 building classification(s) apply to the subject tenancy (to be confirmed by the BCA Consultant / PCA) –

Building Part	Building Classification	Use
Basement	Class 7a	Carparking
Residential Buildings 1 - 4	Class 2	Residential

1.2 Purpose of the Report

Ausbao C/- Mainway Project Management engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for submission to Local Council as part of the Section 75W documentation.

1.3 Report Scope

This report provides a Section 75W Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- The Disability (Access to Premises - Buildings) Standards 2010;
- Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2016 (BCA).
- The relevant adaptable housing/ accessibility provisions of the Development Approval # MP10_0219.

This Section 75W Accessibility Design Review is based on –

- Architectural design documentation prepared by Marchese Partners International, Project No. 12009 as follows:

Dwg#	Title	Date – Issue
MP 21.08	ACCESS LEVEL PLAN	23-06-2016 – V
MP 22.03	FLOOR PLAN LEVEL RL+126	05-08-2016 – X
MP 22.04	FLOOR PLAN LEVEL RL+129	05-08-2016 – X
MP 22.05	FLOOR PLAN LEVEL RL+132	05-08-2016 – X
MP 22.06	FLOOR PLAN LEVEL RL+135	05-08-2016 – X
MP 22.07	FLOOR PLAN LEVEL RL+138	23-06-2016 – V
MP 22.08	FLOOR PLAN LEVEL RL+141	23-06-2016 – V
MP 22.09	FLOOR PLAN LEVEL RL+144	13-04-2016 – X



MP 22.10	FLOOR PLAN LEVEL RL+147	13-04-2016 – X
MP 22.11	FLOOR PLAN LEVEL RL+150	13-04-2016 – X
MP 22.12	FLOOR PLAN LEVEL RL+153	13-04-2016 – X
MP 22.13	FLOOR PLAN LEVEL RL+156	13-04-2016 – W
MP 22.14	FLOOR PLAN LEVEL RL+159	13-04-2016 – W
MP 52.02	HERITAGE PROPOSED GROUND	29-06-2016 – -W
MP 52.04	HERITAGE PROPOSED LOWER	29-06-2016 – -W

- This Section 75W submission is based on the following changes:
 1. The amalgamation of the following units 12x 1 bedroom units which have become 6x 3 bedroom units. = 4.4.05 & 4.4.06, 4.4.07 & 4.4.08, 4.5.05 & 4.5.06, 4.5.07 & 4.5.08, 4.6.04 & 4.6.05; 4.7.04 & 4.7.05
 2. Reduction in basement 4 carspace area under building 1 corner space.
 3. The minor alteration to apartment 1.7.03 due to the impact of structure columns inside all three bedrooms.
 4. Combination of Internal and external lift to the 1 Avon Rd “Heritage House”
 5. Removed of apartment 3.6.07 skylight and therefore change to the apartment 3.7.05 balcony.

1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is a Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D3, Clause F2.4 and Clause E3.6 of the Building Code of Australia 2015 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing);
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Alternative Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advice be sought from an independent specialist slip safety consultant.

2.0 ACCESSIBILITY DESIGN REVIEW

CI. D3.1 BCA – General building access requirements

Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4.

Passenger lifts (part of previous approval) will be provided to access all floor levels normally used by the occupants which meet the requirements for this provision.

A continuous accessible path of travel and doorway circulation spaces are required to comply with AS1428.1-2009 is required to be provided in accordance with Table D3.1 of the BCA.

Doorways within the heritage building are to be further reviewed at detail design stage to either achieve compliance with requirements of AS1428.1-2009 or addressed via a performance solution report.

CI. D3.2 BCA – Access to buildings

Access from the allotment boundary leading to residential buildings is proposed with a continuous accessible path of travel to the Principal Pedestrian Entrance (PPE) of each building.

Further access between buildings required to be accessible is indicated to be achieved by use of the passenger lift and external pathways between buildings 1 & 3.

This will be further reviewed at detail design stage.

CI. D3.3 BCA – Parts of the building to be accessible

Corridors within apartment areas are required to provide corridor circulation spaces regarding 1540mm x 2070mm wheelchair turning spaces within 2m of the end of a corridor. Also the corridors generally indicate an >1550mm width which complies with the minimum requirements for wheelchair turning spaces.

Internal stairways located within the heritage building are capable of being installed with accessible features required by AS1428.1-2009 including handrails, TGSIs and non-slip/luminance contrast nosings or addressed via a performance solution report.

This will be further reviewed at detail design stage.

CI. D3.4 BCA – Exemptions

N/A - No Changes have been made as part of this approval

CI. D3.5 BCA – Accessible carparking

Changes to the number of total apartments reduced the required number of adaptable carparking spaces as indicated below.

Changes to Carparking	Total Apartments	Total Adaptable carparking Required	Total Adaptable carparking Proposed
Approved DA	174	18	18
Section 75W	168	17	17

As part of the basement carparking amendments accessible car parking spaces are required to be provided in accordance with AS2890.6-2009 or AS4299.

Accessible carparking spaces are shown on the basement layouts and are capable of achieving compliance. Adaptable parking spaces will be further reviewed at detail design stage.

Cl. D3.6 BCA – Signage

N/A - No Changes have been made as part of this approval – Capable of achieving compliance.

Cl. D3.8 BCA – Tactile indicators

N/A - No Changes to stairs or ramps have been made as part of this approval – Capable of achieving compliance.

Cl. D3.10 BCA – Swimming Pools

N/A – No Pool as part of development

Cl. D3.11 BCA – Ramps

N/A - No Changes to ramps have been made as part of this approval

Cl. D3.12 BCA – Glazing on accessways

N/A - No Changes to glazing have been made as part of this approval

Cl. E3.6 BCA – Passenger Lifts

No Changes have been made as part of this approval to passenger lifts within residential buildings 1, 3 & 4.

An internal and external lift passenger lift combination at the “heritage House” is proposed as part of the common area of the development. The proposed passenger lift is to achieve compliance with Clause E3.6 of the BCA and AS1735.12.

Cl. F2.4 BCA – Accessible Sanitary Facilities

N/A - No Changes to sanitary facilities have been made as part of this approval, Sanitary facilities will be further reviewed at detailed design stage.

Adaptable Apartments – AS4299 & DA #MP10_0219.

There are minor changes to the design from the initial development application which has reduced the total number of apartments and as a result one (x1) less adaptable apartment is required.

Changes to Adaptable	Total Apartments	Adaptable Apartments Required
Approved DA	174	18
Section 75W	168	17

Adaptable Apartment design will be further reviewed at detail design stage of the project.

3.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the relevant project design documentation to determine the compliance status of the proposed development against Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2016 (BCA) and the pertinent Australian Standards.

Following this review and the adaptation of the recommendations/Alternative Solutions proposed, ABE Consulting are able to confirm that at the Section 75W Phase of design, the development can readily achieve compliance with the BCA and Local Council DCP adaptable housing provisions.

4.0 REVIEW PROVIDED BY

Prepared by:



John Liska

Access Consultant
B Const Mgmt (Hons)

Reviewed by:



Abe Strbik

Director
Member - Association of Consultants in Access Australia # 405

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