



C O N S U L T A N T S

bca + fire + access + defects

Project

159-165 Darley Street West, Mona Vale

Report

Access Assessment

Client

The Trustee for DREP1 Mona Vale Sub Trust

Date

12 November 2025

Reference

19690-Access-3

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1.0 BASIS OF ASSESSMENT

1.1 Location and Description

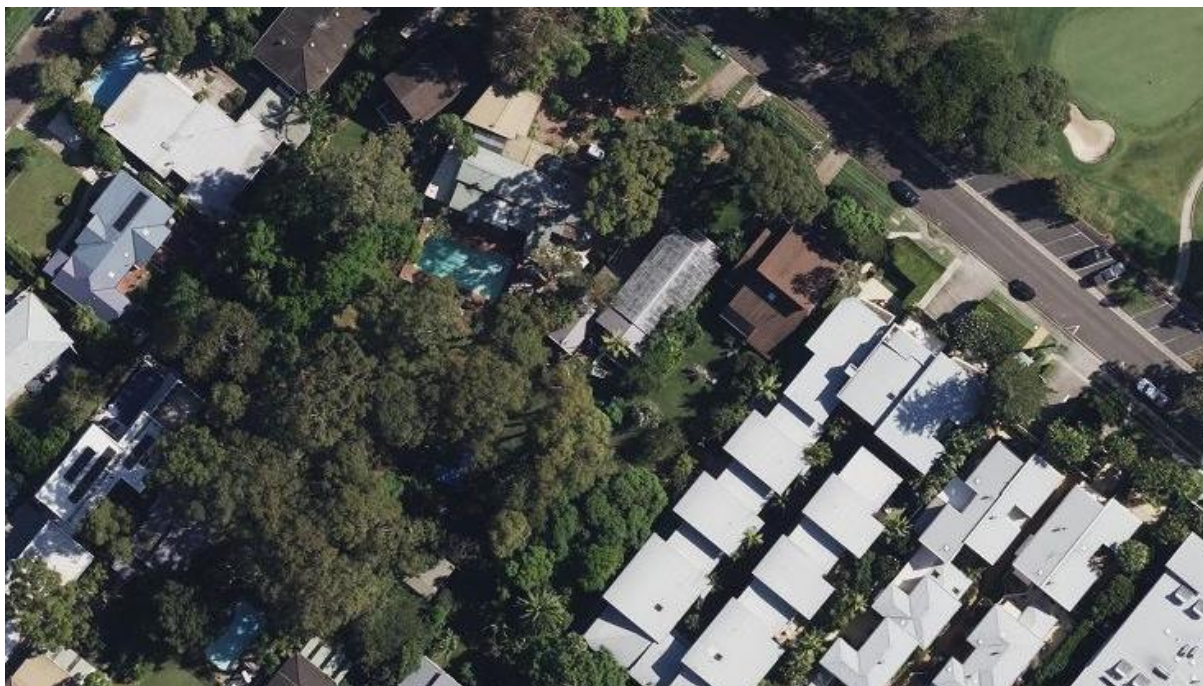
This Access Report, prepared by EBS Consultants, is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of The Trustee for DREP1 Mona Vale Sub Trust (the Applicant) in support of a State Significant Development Application (SSDA), identified as SSD-91496958, for in-fill affordable housing at 159-167 Darley Street West, Mona Vale (the site).

This SSDA seeks consent for the design and construction of a new residential flat development comprising.

- Site preparation works including demolition, excavation and tree removal;
- Construction of three (3) x 6-storey residential flat buildings, comprising:
 - 82 apartments, including:
 - 72 market apartments;
 - 10 affordable apartments (10.5% of GFA);
 - Separate residential lobbies;
 - Communal open space;
- Construction of 1-3 storeys of basement parking, comprising:
 - 164 car parking spaces, including:
 - 156 residential spaces;
 - Eight (8) accessible residential spaces;
 - 27 bicycle parking spaces;
 - Two (2) motorcycle parking spaces;
 - Waste and storage facilities;
- Associated landscaping, including transplanting of two (2) trees and planting of new trees and vegetation..

Full details of the proposed development are set out in the accompanying Architectural Drawings and Landscape Drawings prepared by PBD Architects and Arcadia, respectively.

The building will be accessed from Darley Street for the vehicular access and for pedestrian access.



Six Map – Site Location

1.2 BCA Version

This report is based on the Deemed-to-Satisfy Provisions of the National Construction Code Series Volume 1 – Building Code of Australia, 2022 Edition (BCA) incorporating the State variations where applicable. The version of the BCA applicable to new building works is the version applicable at the time of the application for a Construction Certificate.

1.3 Purpose

The purpose of this report is to assess the proposed building against the following Deemed-to-Satisfy provisions of the Building Code of Australia 2022 (BCA2022) to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

- > Disability Discrimination Act 1992 (DDA);
- > Disability Access to Premises Standards 2010 (Premises Standards);
- > Building Code of Australia 2022 (BCA2022) – Part D4 and Clauses E3D7 and F4D5;
- > Applicable Australian Standards AS1428.1:2021, AS1428.4.1:2009 and AS2890.6:2009.

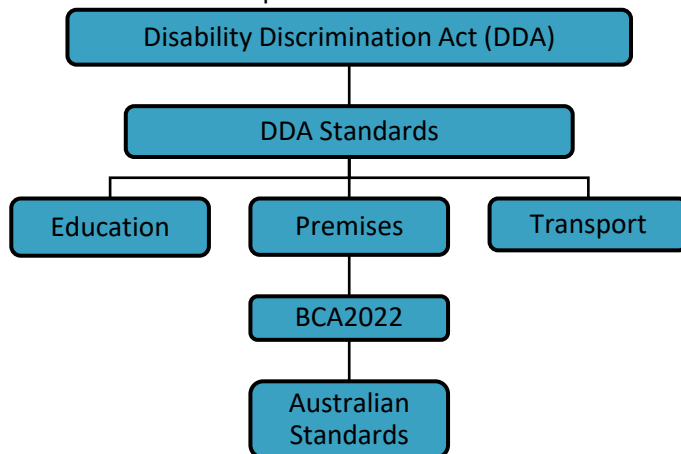
1.4 Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease-causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the BCA2022 is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2022 and the referenced standards does not guarantee that a complaint will not be lodged.

The graph below indicates the current relationship of the BCA2022 to the DDA.



1.5 Disability Access to Premises Standards (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings. They do not apply to existing buildings that are not undergoing upgrade. They will only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2022 and reference a range of Australian Standards relating to access and other associated matters. The Premises Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

The relevant provisions of the Premises Standards will apply to a new part of a building, and any “affected part” of a building, if the building is Class 1b, Class 2 and Classes 3, 5, 6, 7, 8, 9 or 10 buildings

1.6 Limitations of the Report

This report does not include nor imply any detailed analysis or assessment for design, compliance or upgrading for:

- a) the structural adequacy or design of the building.
- b) the inherent derived fire-resistance ratings of any existing structural elements of the building (unless specifically referred to).
- c) any existing fire safety measures are assumed to be compliant and maintained under the Annual Fire Safety Statement provisions required by the building owner.
- d) the design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.
- e) The BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. The assessment of the plans and specifications has been undertaken to ensure the minimum dimensions have been met. The designer and builder should ensure that the minimum dimensions are met onsite, and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

Note: The Access report and associated compliance advice is not intended or permitted to be relied on by any other party with respect to their obligations to ensure compliance including but not limited to the making of a compliance declaration under the NSW Design and Building Professionals Act.

This report does not include, or imply compliance with:

- a) The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2022 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- b) Design Quality of Residential Apartment Development 2015 (SEPP65)
- c) Sections B, C, D, E, F, G, H, I or J of the BCA.
- d) the Disability Discrimination Act 1992.
- e) The Design and Building Practitioners Act 2020.
- f) Work Health and Safety Act 2011.
- g) Requirements of other Regulatory Authorities including, but not limited to, Telstra, NBN Co, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like.
- h) Demolition Standards not referred to by the BCA.
- i) Heritage significance
- j) Requirements of Australian Standards unless specifically referred to.
- k) Conditions of Development Application approval issued by Council.
- l) The National Construction Code – Plumbing Code of Australia Volume Three.

1.7 Terms and Acronyms

- | | | |
|------|-----|------------------------------|
| i. | AS | - Australian Standard |
| ii. | AVG | - Average |
| iii. | BCA | - Building Code of Australia |

- iv. BOWS - Building Occupant Warning System
- v. BTM - Bottom
- vi. Comms - Communications Cupboard
- vii. DtS - Deemed To Satisfy
- viii. EDB - Electrical Distribution Board
- ix. FER - Fire Engineering Report
- x. FHR - Fire Hose Reel
- xi. FIS - Fire Isolated Stairway
- xii. FRL - Fire Resistance Level
- xiii. HBA - Home Building Act 1989
- xiv. LHS - Left Hand Side
- xv. MID - Middle
- xvi. MSB - Main Switchboard Room
- xvii. PEX - Cross-linked polyethylene
- xviii. PFE - Portable Fire Extinguisher
- xix. RHS - Right Hand Side
- xx. SOU - Sole Occupancy Unit

1.8 Document Control

Date	Revision	Comments/Description	Prepared By:
26-09-2025	1	Access Report – DA Stage	Ben Long
03-11-2025	2	Access Report – DA Stage	Ben Long
12-11-2025	3	Access Report – DA Stage	Ben Long

1.9 Documentation

This report has been prepared based on the following documentation:

Architectural Drawings prepared by: PBD Architects			
Drawing Number	Revision	Date	Title
DA006	A	05/11/2025	Site Plan
DA100	A	05/11/2025	Lower Ground Floor
DA101	A	05/11/2025	Ground Floor
DA102	A	05/11/2025	Level 1
DA103	A	05/11/2025	Level 2
DA104	A	05/11/2025	Level 3
DA105	A	05/11/2025	Level 4
DA106	A	05/11/2025	Level 5
DA107	A	05/11/2025	Level 6
DA108	A	05/11/2025	Level 7
DA200	A	05/11/2025	North and South Elevation
DA201	A	05/11/2025	East and West Elevation
DA700	A	05/11/2025	Adaptable Unit

2.0 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia (BCA) the building may be described as follows:

2.1 Rise in Storeys (Clause C2D3)

The buildings have a rise in storeys of eight (8).

Note: This is on the basis of this being a single building with a common basement carpark.

2.2 Classification (Part A6)

The building has been classified as follows.

Class	Level	Description
2	Ground Floor – Level 7	Residential Sole Occupancy Units and Communal Areas
7a	Lower Ground Floor – Level 1	Carparking

2.3 Part of the building required to be accessible

The following parts of the building are required to be accessible:

Class	Level	Areas to be Accessible
2	Ground Floor – Level 7	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, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed— i. to the entrance doorway of each <i>sole-occupancy unit</i>; and ii. to and within rooms or spaces for use in common by the residents.
7a	Lower Ground Floor – Level 1	To and within any level containing accessible carparking spaces.

2.4 Adaptable and Livable Housing Apartments

The Apartment Design Guide states that “adaptable housing should be provided in accordance with the relevant council policy.”

There is no requirement to provide adaptable housing in accordance with the Pittwater DCP, however it is noted that the Department of Planning, Housing and Infrastructure require a minimum 10% of units to be adaptable.

The Apartment Design Guide requires 20% of units to meet requirements of silver level in Livable Housing Guideline. This is consistent with Clause 1.9 of the Pittwater DCP.

The proposed development contains provisions for both Livable Units and Adaptable Units. There are sixteen (16) proposed silver level livable units and eight (8) adaptable units, which satisfies the above requirements.

Livable	ADG Req. Min. 20% of all dwellings in residential flat buildings	16	16
			20%
Adaptable	DPHI Req. Min. 10% of all dwellings in residential flat buildings	8	8
			10%

Upon review of the architectural documentation, the proposed pre and post adaptable layout for the Silver and Adaptable units will allow for compliance in accordance with the Liveable House Design Guide and AS4299 as required. Sufficient clearance and circulations have been maintained in the within the pre and post adaptable stage to ensure compliant configuration is available upon completion of works.

3.0 ACCESS ASSESSMENT

3.1 Introduction

Assessment of the architectural design documentation against the Deemed-to-Satisfy Provisions of the BCA2022 has revealed the following areas where compliance with the BCA2022 may require further consideration. The following assessments and tables below are a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible.

The following assessment will provide an overview of compliance with the BCA and identify issues that require attention. All Deemed-to-Satisfy clauses that are applicable to the subject building have been referred to below, including a comment adjacent to each clause of the proposal's ability to satisfy each respective clause:

3.2 Part D4: Access for People with a Disability

3.2.1 General building access requirements – Clause D4D2

Access is required to be provided to and within all areas normally used by the occupants. Lift access has been provided to enable access to each of the storeys throughout the building. Accessible doorways provided throughout the building have been provided in accordance with AS1428.1-2021 with suitable clearance and circulation being available.

3.2.2 Access to buildings – Clause D4D3

An accessway has been provided to each of the building entries directly from the footpath to comply with this Clause. Two of the towers are provided with a level pathway to each the building entrances and the central tower will rely upon a walkway that is compliant with AS1428.1-2021.

Each of the doorways leading into the buildings are provided with suitable clear openings and circulation to allow for compliance with AS1428.1-2021.

Accessible parking spaces are provided within the basement and will be provided with access to the lift to be able to gain access throughout the building.

3.2.3 Parts of Buildings to be Accessible – Clause D4D4

In a building required to be accessible – accessways must have – turning spaces complying with AS1428.1-2021 - within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and at maximum 20m intervals along the accessway. Upon review of the plans, it is noted that each of the corridors and accessible storage cage accessways throughout the development are provided with suitable turning spaces at the end of the corridor and with building entry pathways are of a suitable width to allow for turning as required.

Walkways are required to be constructed in accordance with this Clause and AS1428.1-2021. There is a single walkway being provided to the central building that is 1:20 and provided with side walls to enable compliance as required.

Stairways are required to be constructed in accordance with this Clause and AS1428.1-2021. This would require nosing strips being provided to each of the treads with a luminance contrast. Details shall be provided as part of

the Construction Certificate documentation to confirm compliance. This is on the basis of each of the stairways being constructed as fire isolated exits.

3.2.4 Exemptions – Clause D4D5

The following locations within the building have been considered exempt from access in accordance with the provisions of this Clause:

- > Service Cupboards throughout the building
- > Fire Pump Room
- > Cold Water Room
- > Communication Room
- > Main Switch Room
- > Bulky Waste Room
- > Garbage Holding Room

3.2.5 Accessible carparking – Clause D4D6

The building is not provided with onsite carparking other than that for residential use and as such this Clause would not be applicable.

3.2.6 Signage – Clause D4D7

Signage will need to be provided to identify each door required by E4D5 to be provided with an exit sign in accordance with AS 1428.1. Details will need to be provided on the plans during detailed design and Construction Certificate Stage with compliance readily available.

3.2.7 Hearing augmentation – Clause D4D8

A hearing augmentation system is not considered to be applicable due to the nature and use of the building.

3.2.8 Tactile indicators – Clause D4D9

For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching a stairway, a ramp and in the absence of a suitable barrier an overhead obstruction less than 2 m above floor level.

Tactile ground surface indicators will need to be provide to each of the open stairways throughout the building to the top and bottom landing in accordance with AS1428.4.1-2009. Details will need to be provided on the plans during detailed design and Construction Certificate Stage with compliance readily available if required.

3.2.9 Ramps – Clause D4D12

There are no ramps proposed, only walkways and therefore compliance with this Clause is not applicable.

3.2.10 Glazing on an accessway – Clause D4D13

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 AS 1428.1. Compliance is readily available.

3.3 Part E: Lift Installations

3.3.1 In an accessible building, every passenger lift must have features in accordance with BCA Clause E3D8 and AS1735.12. Details will need to be provided from the Vertical Transport Consultant during detailed design and Construction Certificate Stage with compliance readily available if required.

3.4 Part F: Sanitary and other facilities

3.4.1 Accessible sanitary facilities – Clause F4D6

The building is not provided with any communal sanitary compartment which would need to be accessible in accordance with this Clause of the BCA.

4.0 DESIGN CERTIFICATION

The architectural design documentation as referred to in report has been assessed against the applicable provision of the Building Code of Australia, (BCA) and it is considered that such documentation complies or is capable of complying (as outlined in Annexure A) with that Code, subject to all matters for further consideration identified in this report being addressed in the design, and subject to compliance with all Specifications included with this report.

It is trusted this report is clear and addresses the requirements of the Client. Should you require any further information or clarification, please do not hesitate to contact the undersigned.

Signed,



Ben Long
Manager of Building Regulations
Certification IV in Access Consulting
EBS Consultants

5.0 ARCHITECTURAL DESIGN CERTIFICATION

General

1. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
2. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
3. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
4. Walkways will comply with Clause 10 of AS1428.1-2009.
5. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
6. Handrails will comply with Clause 12 of AS1428.1-2009.
7. Grabrails will comply with Clause 17 of AS1428.1-2009.
8. Switches and power points will comply with Clause 14 of AS1428.1-2009.
9. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
10. Braille and tactile signage will comply with BCA2022 Clause D4D7.
11. Signage is to comply with Clause 8 of AS1428.1-2009.
12. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
13. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

Livable Housing Design Guidelines (LHDG)

14. Entrance door to have 820mm min. clear door width opening, level transition (5mm max. vertical tolerance) and reasonable shelter from the weather.
15. Entrance door to have 1200x1200mm level landings.
16. "Ramped threshold" (Fig 1b) allowed between 5-56mm height change.
17. Level & "step-free" entrance connected to the "safe and continuous pathway".
18. Waterproofing and termite management at entry door (as per NCC).
19. Garages to have minimum 3200x5400mm, an even, firm and slip resistant surface with 1:40 max. level surface (1:33 max. asphalt).
20. All internal doors to have 820mm min. clear door opening at entry level rooms, 5mm max. vertical tolerance surface, and 1000mm min. internal corridors at entry level rooms.
21. Toilet to be on entry level (ground floor).
22. If WC is located in a separate room. WC pan circulation space to be 900x1200mm front if WC (door not to encroach) (Fig 3a).
23. If WC is located within a bathroom. WC pan circulation space to be in the corner of the room to enable installation of grabrails (door not to encroach) (Fig 3b).
24. Bathroom to have slip resistant and hobless shower recess (portable shower screens allowed)
25. Shower recess located in a room corner to enable the installation of grabrails.
26. Walls to be constructed of solid masonry or concrete, otherwise to be reinforced (1100N min. withstand in all directions).
27. For WC, the reinforcement to be 25mm thick noggings (Fig 6a), or 12mm thick sheeting (Fig 6b)

- 28. For baths, reinforcement to be 25mm thick noggings (Fig 7a), or 12mm thick sheeting (Fig 7b)
 - 29. For showers, reinforcement to be 25mm thick noggings (Fig 8a), or 12mm thick sheeting (Fig 8b)
- A continuous stairway handrail where there is a rise of more than 1m.

Adaptable Housing Units

- 30. All ground surfaces will be slip resistant to comply with HB197/AS4856.
- 31. Letterboxes will be on a hard stand area connected to an accessible pathway in accordance with Clause 3.8 of AS4299.
- 32. The unit entry doors to the adaptable units will comply with the circulation spaces required under AS1428.2 in accordance with Clause 4.3.1 of AS4299.
- 33. Door hardware will be compliant with AS1428.1-2009 and all external doors will be keyed alike in accordance with Clause 4.3.4 of AS4299.
- 34. Internal door openings within the adaptable units will have a clear opening of 820mm with door circulation spaces complying with AS1428.1 in accordance with Clauses 4.3.3 and 4.3.7 respectively of AS4299.
- 35. A telephone outlet will be provided adjacent to GPO in living/dining area in accordance with Clause 4.7.4 of AS4299.
- 36. The kitchen cabinet design will allow for the removal of the cabinets under the sink and adjacent work surface in accordance with Clause 4.5.6 of AS4299.
- 37. Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use in accordance with Clause 4.5.7 of AS4299.
- 38. GPO's will comply with AS 1428.1 with at least one double GPO provided within 300mm of front of work surface and a GPO for refrigerator will be easily reachable when the refrigerator is in its operating position in accordance with Clause 4.5.11 of AS4299.
- 39. The adaptable bathroom will be provisioned for the fit-out to comply with AS1428.1 in accordance with 4.4.1 of AS4299.
- 40. The shower of the adaptable bathroom will be hob-less in accordance with Clause 4.4.4(f) of AS4299.
- 41. The bathrooms will be waterproofed to comply with AS3740.
- 42. The soap holder will be recessed in accordance with Clause 4.4.4(f) of AS4299.
- 43. Shower heads and taps will be located at a height and clearance compliant with AS1428.1 in accordance with Clause 4.4.4(f) of AS4299.
- 44. Provision for the installation of all grabrails, shower hardware, and folding seat will be provided in the adaptable bathroom in accordance with Clause 4.4.4(h) of AS4299.
- 45. Provision for the installation of a washbasin with clearances as required by AS1428.1 will be provided in accordance with Clause 4.4.4(g) of AS4299.
- 46. A double GPO will be provided beside the mirror in the adaptable bathroom in accordance with Clause 4.4.4(d) of AS4299.
- 47. Provision for the toilet to comply with AS1428.1, will be provided, including locating the pan in the correct position, and the provision for the installation of all grabrails in accordance with Clauses 4.4.1, 4.4.3 and 4.4.4(h) of AS4299.
- 48. Where a clothes line is provided and accessible path of travel will be provided to this in accordance with Clause 4.8(a) of AS4299.
- 49. A double GPO will be provided in the laundry, as will a shelf at a height of 1200mm maximum in accordance with Clause 4.8 of AS4299.
- 50. Lighting will be provided to the adaptable units in accordance with Clause 4.10 of AS4299.