



ABE
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Accessibility Review Report – DA Review

Project Title: Proposed Carpark Reconfiguration – Shopping Centre
155 Bennett Road, St Clair

Job Number: 7325

Date: 05 December 2017

Prepared For: Cambooya Properties Pty Ltd
C/- Ringmer Pacific Management Pty Ltd

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ACCESSIBILITY • ESSENTIAL FIRE SAFETY SERVICES

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Report	Revision	Date	Details
Draft	1.0	05 December 2017	Draft for comment/review

ACCESSIBILITY DESIGN REVIEW

PROJECT: Proposed Carpark Reconfiguration – Shopping Centre

LOCATION: 155 Bennett Road, St Clair

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed on-grade carpark reconfiguration associated with the existing multi-storey mixed-use Shopping Centre located at 155 Bennett Road, St Clair.

1.1 Project Information & Classification

The proposed carpark reconfiguration consists of a total 412x carparking spaces, 9x accessible carparking spaces, new pathways, kerbs and kerb ramps located at the subject site. No works are proposed to the existing building/s.

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

Building/Building Part	Building Classification	Use
Shopping Centre	Class 6	Shopping Centre
Library	Class 9b	Library

1.2 Purpose of the Report

Cambooya Properties Pty Ltd C/- Ringmer Pacific Management Pty Ltd 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 the Local Council as part of the Development Application documentation.

1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- Part D3, Clause F2.4 and Clause E3.6 ‘deemed-to-satisfy’ (DtS) requirements of the Building Code of Australia 2015 (BCA);
- The Disability (Access to Premises - Buildings) Standards 2010;

This Accessibility Design Review is based on –

- The proposed architectural design drawings provided by Leffler Simes Architects as follows –

Dwg#	Title	Date – Rev
-	CONCEPT PROPOSAL FOR CAR PARK RECONFIGURATION	-

- The Building Code of Australia 2015 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2015, prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.

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) unless otherwise explicitly specified in Part 1.3 of this report;
- 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 (Performance 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.

1.5 The Disability (Access to Premises – Building) Standards 2010

The Disability (Access to Premises - Buildings) Standards 2010 provides the prescriptive requirements set out regarding the upgrade of an existing building where works are being undertaken.

The Premises Standards apply to:

- a new building
- a new part of an existing building
- the *affected part* of an existing building.

The new parts of a building and any subsequent affected part are outlined as per the below extracts of The Disability (Access to Premises - Buildings) Standards 2010 –

New Part:

A part of a building is a **New Part** of the building if it is an extension to the building or a modified part of the building about which:

- *An application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the state or territory where the building is located; or*
- *All of the following apply:*
 - The building work is carried out for or on behalf of the Crown;*
 - The building work commences on or after 1 May 2011;*
 - No application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the state or Territory where the building is located.*

Affected Part:

- *the principal pedestrian entrance of an existing building that contains a new part and*
- *any part of an existing building that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.*

Furthermore, Part 4 of the The Disability (Access to Premises - Buildings) Standards 2010 sets out applicable exceptions and concessions. In this instance the following lessee concession is provided –

It is understood that the proposed works are being undertaken by the building owner. New works are required to comply with the current accessibility provisions of the BCA. A detailed review of the proposed works and any subsequent ‘affected part’ will be undertaken during the Detailed Design Stage.

The following plan extract is provided as a visual representation of the proposed ‘new works’. A detailed assessment will be required at the Detailed Design Stage to ensure compliance is achieved.

on if as1428 is required for disabled parking
ST ONE CAR SPACE

0MM
HARED

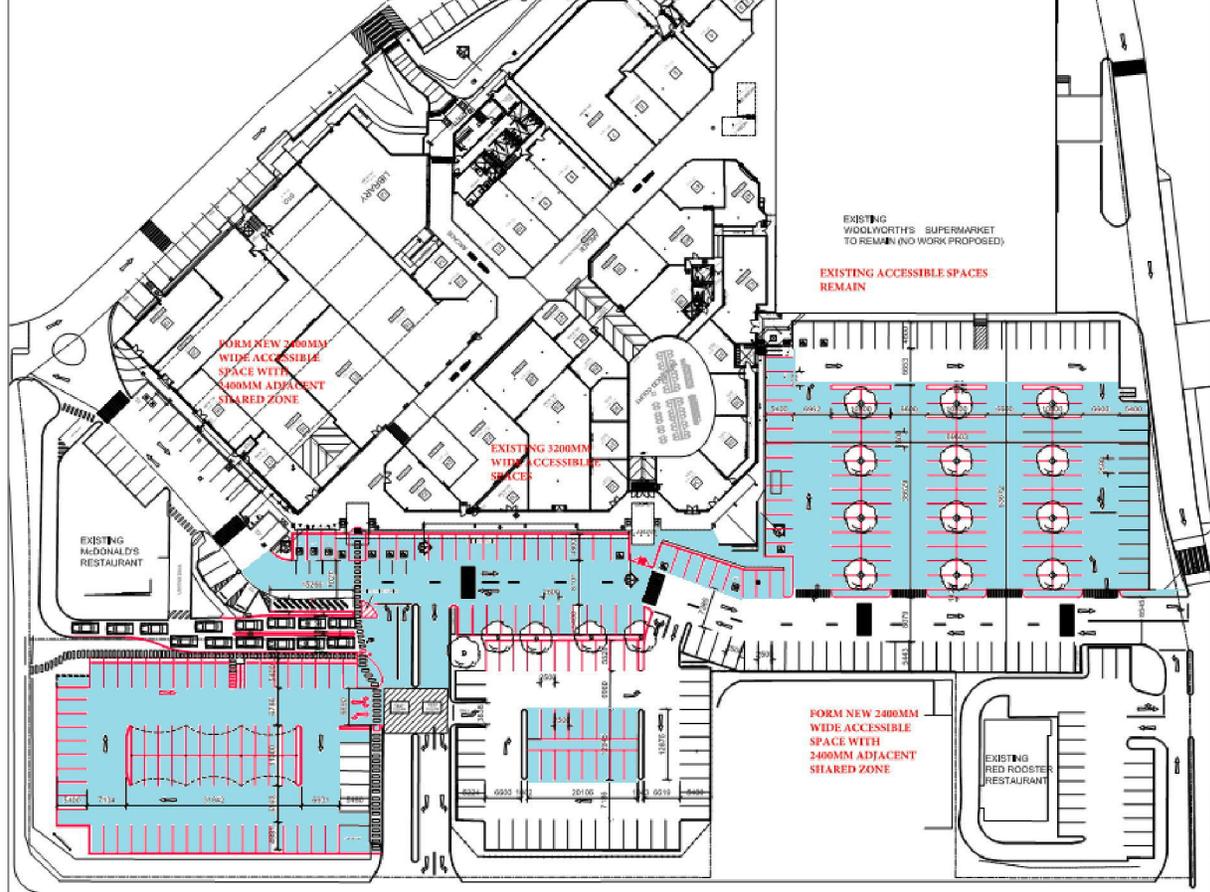


Figure 1 – Concept Carparking Reconfiguration Plan

Highlighted Blue – 'New Works' as shown by Red Outline

2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into six (6) main categories, as follows –

Capable of Complying (CoC) – Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.

Compliance Departure (CD) – A compliance departure with the DtS provisions of the BCA.

Design Detail (DD) – A detail commentary/specification is offered within the report.

Performance Solution (PS) – A Performance Solution Report is being pursued to justify the compliance departures

Not Applicable (N/A) – Not applicable or not relevant to the project. Commentary provided.

Informational (Info) – Provided for informational purposes

Interpretation Note(s) –

- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report.

BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES

Cl. D3.1: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4. Table D3.1 requires that access is provided –</p> <p><u>Class 6 & 9b –</u></p> <ul style="list-style-type: none"> To and within all areas normally used by occupants. 	<p>Access is required throughout all ‘new works’.</p> <p>Design development will be required at the Detailed Design Stage to clearly identify the proposed works, demolition and the exact extent of the proposed additions and alterations including any new footpaths, footpath gradients and the like for an assessment to be undertaken.</p>	DD

Cl. D3.2: Access to Buildings

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>An accessway must be provided to a building required to be accessible –</p> <ul style="list-style-type: none"> from the main points of pedestrian entry at the allotment boundary; and from another accessible building connected by a pedestrian link; and from any required accessible carparking space on the allotment. <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. <p>except for pedestrian entrances serving only areas exempted by D3.4.</p>	<p>All ‘new works’ are required to comply.</p> <p>The exact extent of ‘new works’ is to be confirmed at the Detailed Design Stage in order for an accurate assessment to be undertaken.</p> <p>Any new pathways/pathways undergoing works are required to comply with the current provisions of the BCA and AS1428.1-2009 particularly from accessible parking spaces to the building, from the allotment boundary to the building and the like.</p> <p>Pathway details including gradients, pathway width, abutment, turning/passing spaces and the like are to be clearly indicated on plan for an accurate assessment to be undertaken at the Detailed Design Stage.</p>	DD

Cl. D3.3: Parts of buildings to be accessible

DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –		
<ul style="list-style-type: none"> for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 	<p>Any proposed or existing ramps forming part of the 'new work' are required to comply.</p> <p>Any gradient steeper than 1:40 is to be clearly indicated on plan for an accurate assessment to be undertaken.</p> <p>Ker ramps are to be detailed designed to comply with AS1428.1-2009 and provided with 45° splays.</p>	DD
<ul style="list-style-type: none"> for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and 	N/A – No new stairways or works to existing stairways are proposed.	N/A
<ul style="list-style-type: none"> for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and 	N/A – No new fire-isolated stairways or works to existing fire-isolated stairways are proposed.	N/A
<p>Accessways must have—</p> <ul style="list-style-type: none"> passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway. 	A detailed assessment will be undertaken at the Detailed Design Stage to ensure compliance is achieved.	DD

Cl. D3.4: Exemptions

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>The following areas are not required to be accessible –</p> <ul style="list-style-type: none"> 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 (a) or (b). 	<p>Exemptions are to be reviewed on a case by case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) –</p> <ul style="list-style-type: none"> Plant & equipment room(s); Storage areas and the like. 	Info

Cl. D3.5: Accessible carparking

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Accessible carparking spaces are to be provided in accordance with Table D3.5 of the BCA in a Class 7a building and a carparking area on the same allotment as a building required to be accessible.</p> <p>Accessible carparking spaces –</p> <ul style="list-style-type: none"> • are to comply with AS2890.6-2009. • need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public • need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability 	<p>9x accessible carparking spaces are proposed.</p> <p>Existing accessible carparking spaces may require upgrading to comply with BCA & AS2890.6-2009.</p> <p>The total number of required accessible carparking spaces and location will be determined at the Detailed Design Stage.</p> <p>A 2.2m head height clearance is required to be provided from the carpark entrance to the accessible carparking spaces and a 2.5m head height clearance at the accessible carparking spaces.</p> <p>A detailed assessment will be undertaken at the Detailed Design Stage to ensure compliance is achieved.</p>	DD

Cl. D3.6: Signage

N/A – No area requiring signage is proposed to undergo new works

Cl. D3.7: Hearing augmentation

N/A – No area requiring a hearing augmentation system is proposed

Cl. D3.8: Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS1428.4.1.-2009 must be provided to warn people who are blind or have a vision impairment that they are approaching –</p> <ul style="list-style-type: none"> • a stairway, other than a fire-isolated stairway; • an escalator/moving walk; • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. 	<p>TGSIs are to be provided to –</p> <ul style="list-style-type: none"> • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • all stairway landings other than where handrails are continuous at mid landings and fire-isolated stairways; • any overhead obstruction less than 2m above floor level. • where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. 	DD

Cl. D3.9: Wheelchair seating spaces in Class 9b assembly buildings

N/A – No fixed seating is currently proposed

Cl. D3.10: Swimming pools

N/A – No swimming pool is proposed

Cl. D3.11: Ramps

DtS Provision	Comment(s)/Recommendation(s)	Status
On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Compliance is readily achievable.	DD

Cl. D3.12: Glazing on an accessway

N/A – No glazing is proposed

BCA Part E3 – LIFT INSTALLATIONS

Cl. E3.6: Passenger lifts

N/A – No lifts are proposed

BCA Part F2 – SANITARY AND OTHER FACILITIES

Cl. F2.4: Accessible sanitary facilities

N/A – No sanitary facilities are proposed

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, ABE Consulting are able to confirm that the development can provide appropriate accessibility requirements with design amendments/detail incorporating the commentary of this report at the Detailed Design Stage.

4.0 REVIEW PROVIDED BY

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Draft Only

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B. Construction Management (Hons)

Reviewed by:

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Accessibility Consultant

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