



Access Assessment Report

255 Condamine Street, Manly Vale



Project: 255 Condamine Street, Manly Vale
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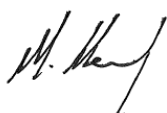
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EXECUTIVE SUMMARY

This document provides an assessment of the architectural design drawings for the proposed boarding house development at 255 Condamine Street, Manly Vale, against the Deemed-to-Satisfy provisions of the provisions relating to Access for Persons with a Disability.

Part 2 'Matters for Further Consideration' of this report outlines the identified compliance issues that require further information or consideration and/or assessment as Performance Solutions.

Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant Performance Requirements.

Item	Description	BCA Provision
Performance Solutions Required		
1.	Lift control buttons are located within 500mm of internal corners	E3.6
Compliance Matters to be Addressed		
1.	In accordance with the requirements of both AS1428.1-2009 and AS1735.12-199, each lift control button is required to be no closer than 500mm from any internal corner. The design of the lift to the rear building is such that the side walls to the lift shaft are 450mm and it would not be possible to position at lift control button 500mm from the corner.	E3.6
2.	At all levels to both stairs 01 & 02, an offset riser is required to the descending stair flight at the mid landing in accordance with AS1428.1-2009.	D3.3

The Annexures of this Report provide detailed assessments of the proposal against all compliance requirements.

1 BASIS OF ASSESSMENT

1.1. Location

The building development, the subject of this report, is located at 255 Condamine Street, Manly Vale. The proposed development comprises a four (4) storey boarding house which includes ground floor level carpark. The boarding house comprises thirty nine (39) rooms which contain their own kitchen and sanitary facilities. The development includes shared laundry facility. Pedestrian and vehicular access into the building is from Condamine Street.

1.2. Purpose

The purpose of this report is to assess the proposed building against the documents and their relevant Deemed to Satisfy requirements. The report is intended to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance:

- > Disability Discrimination Act 1992 (DDA);
- > Disability Access to Premises Standards 2010 (Premises Standards);
- > Building Code of Australia 2019 (BCA2019) Volume 1 Amendment 1 – Part D3 and Clauses E3.6 and F2.4;
- > Warringah DCP 2011 (Amended 27 August 2019)
- > Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3. Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

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

- > The structural adequacy or design of the building;
- > The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- > The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- > The Disability Discrimination Act (it cannot be guaranteed that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- > BCA2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- > Demolition Standards not referred to by the BCA2019;
- > Work Health and Safety Act;
- > Construction Safety Act;
- > Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like;
- > This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of this report.

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 Disability (Access to Premises – Buildings) Standards 2010 and the BCA2019 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

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.

The Premises Standards intend to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They 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 BCA2019 and reference a range of Australian Standards relating to access and other associated matters.

They do not apply to existing buildings that are not undergoing upgrade, however they introduce the concept of the “Affected Part”. This means that new works need to be connected to the building’s Principal Pedestrian Entrance by an accessible path of travel. This can mean that upgrade to the building may be necessary even where none is proposed.

1.6. Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

1.7. Definitions

Accessible

Having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Affected Part

The affected part is;

- (a) The principal pedestrian of an existing building that contains a new part; and
- (b) Any part of an existing, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

Continuous Accessible Path of Travel

An uninterrupted path of travel to, into or within a building providing access to all access facilities.

Luminance Contrast

The light reflected from one surface or component, compared to the light reflected from another surface or component.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information

Adaptable

A housing unit which is designed and constructed to meet the performance requirements of Clause 2.2 of AS 4299-1995.

Visitable

A housing unit which has at least one wheelchair accessible entry with an accessible path of travel to the living area and to a toilet that is either accessible or visitable.

2 KEY COMPLIANCE CONSIDERATION

2.1. General

The following is 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.

Accessibility has been assessed against the documents outlined in Part 1.2 of this Report. The Annexures to this report provides a detailed assessments of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements

Note: It is important that the Annexures are read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

The abbreviations outlined below have been used in the following tables.

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure C	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure C
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

2.2. Classification

Under the provisions of Parts A6 of BCA2019 and Part A4 of the Access Code, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
3	Part ground, first, second and third floor Level	Boarding house
7a	Part ground floor	Carpark

2.3. Dimensions and Tolerances

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. BCA Logic's assessment of the plans and specifications has been undertaken to ensure the minimal 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.

2.4. Performance Based Design – Performance Solutions

There are specific areas throughout the development where strict Deemed-to-Satisfy Premises Standards and BCA Compliance will not be achieved by the proposed design and site constraints. These matters will need to be addressed in a detailed Performance Solution Report to be prepared for this development under separate cover:

Table 2. Performance Solutions

Item	Description of Performance Solution	DTS Provision
1.	Lift control buttons are located within 500mm of internal corners	E3.6

2.5. Council's Development Control Plan Requirements (DCP)

Warringah DCP (Amended 27 August 2019) provides Council's planning controls on the provision of Accessibility / Adaptability / Universal Design under Parts C1, C3 and C4 of that Plan.

The Controls for Accessibility are as follows:

Table 3. Controls for Accessibility

Item No	Control	Comment	Compliance
Part D18	Accessibility & Adaptability	Where a development comprises at least 5 dwellings, 10% (rounded up to next whole number) of dwellings shall be capable of being adapted (Class C) under AS4299 It is noted that the development is a Class 3 boarding house rather than a residential apartment development and has its own accessible unit requirement under BCA Clause D3.1 and therefore, as the rooms are not dwellings then adaptability requirements do not apply.	N/A
Part D18	Accessibility & Adaptability	1. The design is to achieve a barrier free environment with consideration given to the design of door handles and switches, entrances and corridors. Steep, rough and slippery surfaces, steps and stairs and narrow paths should be avoided. Comment: 2. There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings. Comment: Access is unimpeded 3. Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.	CRA

Item No	Control	Comment	Compliance
		<p>Comment: pathways are level and will be slip resistant</p> <p>4. Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.</p> <p>Comment: There is a passenger lift at front of development</p> <p>5. There is to be effective signage and sufficient illumination for people with a disability.</p> <p>Comment: Signage will comply with BCA Clause D3.6 and AS1428</p> <p>6. Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.</p> <p>Comment: Tactiles will be provided to all stairs as per Clause D3.8 and AS1428.4.1</p> <p>Note Australian Standard AS1428.4:2002 'Design for Access and Mobility Part 4: Tactile Indicators' applied at the time the DCP was adopted.</p> <p>7. Access for people with a disability is to be provided at the main entrance to the development.</p> <p>Comment: Access will comply with BCA Clause D3.2 and AS1428</p> <p>8. Development is to comply with Australian Standard AS1428.2.</p> <p>Comment: Development will comply with relevant BCA Clauses and AS1428.1-2009 only</p>	

2.6. Residential Sole Occupancy Units

The following table summarises the required accessible features for the proposed Residential Rooms (SOU's). This is based upon the Premises Standards Access Code, SEPP65 Apartment Design Guide, Council DCP and BCA2019;

Table 4. Residential Sole Occupancy Units

Unit Type	SOU's
Accessible Rooms	Rooms 11, 14, 24 & 27 are identified and designed as Accessible sole occupancy units in accordance with BCA Clause D3.1

Note: AS4299 Adaptable Housing (Warringah DCP) and Liveable Housing design features (SEPP65) are not required to Class 3 boarding house rooms.

2.7. Areas Required to be Accessible

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

Table 5. Areas Required to be Accessible

Area / Room	Description
Subfloor	No accessibility requirements
Common Areas	To and within all areas normally used by the occupants
Accessible boarding house rooms	For 11-40 rooms, not less than two (2) accessible rooms are required
Carpark	To and within all areas normally used by the occupants

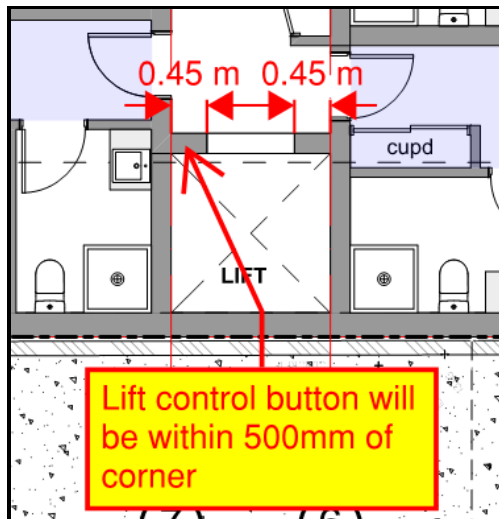
Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2019 and Access Code been considered where applicable in the process of developing the above table.

2.8. Design Items Requiring Attention

1. Lift Controls – Distance from Corners

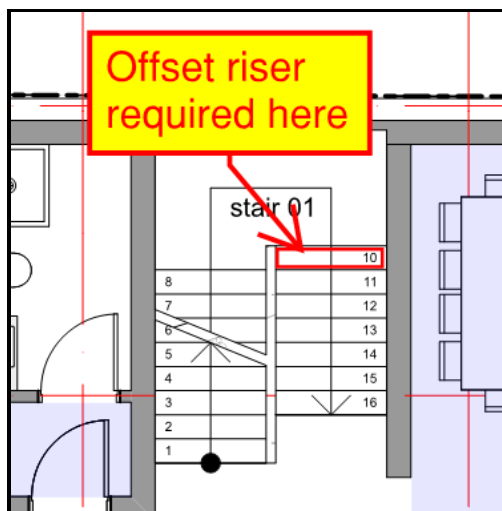
In accordance with the requirements of both AS1428.1-2009 and AS1735.12-199, each lift control button is required to be no closer than 500mm from any internal corner. The design of the lift to the rear building is such that the side walls to the lift shaft are 450mm and it would not be possible to position a lift control button 500mm from the corner.

Unless redesigned it will be necessary for a performance solution to be considered at Construction Certificate stage where it may be possible to justify a 300mm offset consistent with internal lift control buttons



2. Offset Stair Riser

At all levels to both stairs 01 & 02, an offset riser is required to the descending stair flight at the mid landing in accordance with AS1428.1-2009.



Note: offset riser is needed to ensure consistent handrail heights around the landing as per AS1428

3 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions for Accessibility as outlined in Part 1.2 of this report. It is considered that such documentation complies or is capable of complying (as outlined in Part 2 of this Report) with those documents..

ANNEXURE A DESIGN DOCUMENTATION

Annexure A – Design Documentation

This report has been based on the following design documentation.

Table 6. Architectural Plans

Architectural Plans Prepared by Gartner Trovato Architects, Project 2040			
Drawing Number	Revision	Date	Title
DA01	P-02	01/08/2021	Sub ground floor plan
DA02	P-02	01/08/2021	Ground floor plan
DA03	P-02	01/08/2021	First floor plan
DA04	P-02	01/08/2021	Second floor plan
DA05	P-02	01/08/2021	Third floor plan
DA08	P-02	01/08/2021	Sections plan

ANNEXURE B PREMISES STANDARDS & BCA ASSESSMENT

Annexure B - Premises Standards & BCA Assessment

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure C	‘COMPLIANCE READILY ACHIEVABLE’. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure C of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

Building Code of Australia 2019 Assessment Summary (BCA2019) / Premises Standards (Access Code)

Table 7. BCA 2019 Summary

Clause	Clause Requirements	Comment	Status
Section D: Access and Egress			
Part D2 – Construction of Exits			
D2.15: Thresholds	<p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless –</p> <ul style="list-style-type: none"> (a) in patient care areas in a Class 9a health-care building, the door sill is not more than 25 mm above the finished floor level to which the doorway opens; or (b) in a Class 9c building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold; or (c) in a building required to be accessible by Part D3, the doorway – <ul style="list-style-type: none"> (i) opens to a road or open space; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or (d) in other cases – <ul style="list-style-type: none"> (i) the doorway opens to a road or open space, external stair landing or external balcony; and (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway open. 	Compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure C
D2.17: Handrails	<ul style="list-style-type: none"> (a) Except for handrails referred to in D2.18, handrails must be – 	Compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure C

Section D: Access and Egress

- (i) located along at least one side of the ramp or flight; and
- (ii) located along each side if the total width of the stairway or ramp is 2 m or more; and
- (iii) in a Class 9b building used as a primary school –
 - (A) have one handrail fixed at a height of not less than 865 mm; and
 - (B) have a second handrail fixed at a height between 665 mm and 750 mm,
- (iv) measured above the nosings of stair treads and the floor surface of the ramp, landing or the like; and
- (v) in any other case, fixed at a height of not less than 865 mm measured above the nosings of stair treads and the floor surface of the ramp, landing, or the like; and
- (vi) continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and
- (vii) in a required exit serving an area required to be accessible, designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (a)(iii)(B).
- (b) Handrails –
 - (i) in a Class 9a health-care building must be provided along at least one side of every passageway or corridor used by patients, and must be –
 - (A) fixed not less than 50 mm clear of the wall; and

Section D: Access and Egress

- (B) where practicable, continuous for their full length.
- (ii) In a Class 9c aged care building must be provided along both sides of every passageway or corridor used by residents, and must be –
 - (A) fixed not less than 50 mm clear of the wall; and
 - (B) where practicable, continuous for their full length.
- (c) Handrails required to assist people with a disability must be provided in accordance with D3.3
- (d) Handrails to a stairway or ramp within a sole-occupancy unit in a Class 2 or 3 buildings or Class 4 part of a building must –
 - (i) be located along at least one side of the flight or ramp; and
 - (ii) be located along the full length of the flight or ramp, except in the case where a handrail is associated with a barrier, the handrail may terminate where the barrier terminates; and
 - (iii) have the top surface of the handrail not less than 865 mm vertically above the nosings of the stair treads of the floor surface of the ramp; and
 - (iv) have no obstruction on or above them that will tend to break a handhold, except for newel posts, ball type stanchions, or the like.
- (e) The requirements of (d) do not apply to –
 - (i) handrails referred to in D2.18; or
 - (ii) a stairway or ramp providing a change in elevation of less than 1m; or

Section D: Access and Egress

	<ul style="list-style-type: none"> (iii) a landing; or (iv) a winder where a newel post is installed to provide a handhold. 		
D2.21: Operation of latch	<ul style="list-style-type: none"> (a) A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by – <ul style="list-style-type: none"> (i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3 – <ul style="list-style-type: none"> (A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and (B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or (ii) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor; and (iii) where the latch operation device referred to in (ii) is not located on the door leaf itself – <ul style="list-style-type: none"> (A) manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located – <ul style="list-style-type: none"> (aa) not less than 500 mm from an internal corner; and (bb) for a hinged door, between 1 m and 2 m from the door leaf (cc) for a sliding door, within 2 m of the doorway and clear of a 	<p>Compliance is readily achievable, subject to further details being provided at CC stage.</p>	<p>CRA – Refer Annexure C</p>

Section D: Access and Egress

	<p>surface mounted door in the open position.</p> <p>(B) braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device.</p> <p>(b) The requirements of (a) do not apply to a door that –</p> <p>(i) serves a vault, strong-room, sanitary compartment, or the like; or</p> <p>(ii) serves only, or is within –</p> <p>(A) a sole-occupancy unit in a Class 2 building or a Class 4 part of a building; or</p> <p>(B) a sole-occupancy unit in a Class 3 building (other than an entry door to a sole-occupancy unit of a boarding house, guest house, hostel, lodging house or backpacker accommodation); or</p> <p>(C) a sole-occupancy unit with a floor area not more than 200 m2 in a Class 5, 6, 7 or 8 building; or</p> <p>(D) a space which is otherwise inaccessible to persons at all times when the door is locked; or</p> <p>(iii) is fitted with a fail-safe device which automatically unlocks the door upon the activation of any sprinkler system (other than a FPAA101D system) complying with Specification E1.5 or smoke, or any other detector system deemed suitable in accordance with AS 1670.1 installed throughout the building, and is readily openable when unlocked; or</p>		
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Section D: Access and Egress

Part D3 – Access for People with a Disability

D3.0: Deemed-to-Satisfy Provisions	Informational		Noted
D3.1: General Building Access Requirements	<p>Choose the applicable building classes:</p> <p>An accessway complying with AS1428.1 is required to the following:</p> <p>Class 3 –</p> <p>From a pedestrian entrance to at least 1 floor containing SOU's, to the entrance doorway of each SOU located on that level, and any other level served by a passenger lift or an accessible ramp.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents (e.g. cooking facility, gymnasium, swimming pool, laundry, etc.)</p> <p>To at least two (2) SOU's throughout</p>	<p>Access is provided throughout the development to all levels via the passenger lifts provided to the front and rear residential parts of the building.</p> <p>Based upon 1-41 sole occupancy units only two (2) accessible rooms are required. This development proposes four (4) units being Rooms 11, 14, 24 & 27.</p> <p>The accessible rooms each have an accessible bathroom and internal clearance which meets both AS1428 and AS4299 requirements. AS4299 is not mandatory however, is used as best practice for room sizing due to a lack of detail within the AS1428 suite..</p>	Complies
D3.2: Access to Buildings	<p>(a) An accessway must be provided to a building required to accessible –</p> <p>(i) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>(ii) from another accessible building connected by a pedestrian link; and</p> <p>(iii) from any required accessible carparking space on the allotment.</p> <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <p>(i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</p>	<p>Access is provided to the development from Pittwater Rd via external passenger lift to the front reception. The circulation space of the lift will be constrained by the adjacent entrance stairs and will need to be assessed in detail at Construction Certificate stage.</p> <p>Access is provided to the building from the accessible carparking space at ground floor level.</p>	Complies

Section D: Access and Egress

- (ii) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D3.4.
- (c) Where a pedestrian entrance required to be accessible has multiple doorways—
 - (i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and
 - (ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.
- (d) For the purposes of (c)—
 - (i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—
 - (A) all doorways serve the same part or parts of the building; and
 - (B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and
 - (ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2).
- (e) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.

Section D: Access and Egress			
D3.3: Parts of Buildings to be Accessible	<ul style="list-style-type: none"> > Walkways and ramps must comply with clause 10 of AS 1428.1-2009. > Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. > Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009. <p>The accessways must be provided with:</p> <ul style="list-style-type: none"> > Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. > Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway. > An intersection of accessways satisfies the spatial requirements for a passing and turning space. <p>Note: The Access to Premises Standards do not provide the concessions provided in sub-clauses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.</p>	<p>Access is provided to and within the development via corridors which have 1540 x 2070mm turning bays within 2m of ends of corridors as required. The stairs to the building generally comply as a non-fire isolated stair however, offset riser is required at the bottom of the descending stair flight at mid and main landings.</p> <p>It is possible to switch the offset riser from the ascending riser across to the descending flight as per requirements of AS1428.1-2009. The offset riser is required to ensure that the handrail continues through the landing at a consistent height as per Clause 11 and 12 of AS1428</p>	FI Refer to Part 2.8 of Report
D3.4: Exemptions	Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.)	There are no rooms where an exemption is to be provided.	Noted
D3.4: Accessible Car Parking	<p>Accessible carparking spaces to be in compliance with this Clause, AS2890.6 and AS1428.1 in the proportion required by BCA2019 and Council DCP.</p> <p>Generally, accessible carparking spaces compliant with AS2890.6 will require 2400x5400mm plus an adjacent shared zone of 2400x5400mm. Bollard, demarcation</p>	<p>An accessible carparking space is proposed with 4 shared zone as per AS2890.6-2009.</p> <p>The shared zone is currently shown with three (3) bollards located centrally. At construction certificate</p>	CRA – Refer Annexure C

Section D: Access and Egress			
	<p>and accessible signage to comply with AS2890.6. Vertical clearance to be 2500mm min over the carparking and 2200mm over the accessway, compliant with AS2890.6.</p> <p>Note: Adaptable parking spaces will require to comply with AS4299 (or AS2890.6 if described in DCP).</p> <p>Note: Livable housing parking spaces will require to comply with LHDG only when forming part of the SOU's access.</p>	stage the bollards are to be removed except for a single bollard as permitted by AS2890.6	
D3.6: Signage	<ul style="list-style-type: none"> > Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each: <ul style="list-style-type: none"> ○ sanitary facility; and ○ any space with a hearing augmentation system; and ○ identify each door required by E4.5 to be provided with an exit sign and state "Exit" and "Level" and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) > Signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying – > the type of hearing augmentation; and > the area covered within the room; and > if receivers are being used and where the receivers can be obtained. 	<p>Compliance is readily achievable, subject to further details being provided at CC stage.</p> <p>Signage is required to the following locations:-</p> <ul style="list-style-type: none"> a. The accessible bathroom to the latchside wall b. Final exit door to rear building c. Final exit door to front reception d. Carpark entrance door 	CRA – Refer Annexure C

Section D: Access and Egress			
	<ul style="list-style-type: none"> > Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and > Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility. > Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; <p>Where a bank of facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex facility.</p>		
D3.7: Hearing Augmentation	<p>(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <ul style="list-style-type: none"> (i) in a room in a Class 9b building; or (ii) in an auditorium, conference room, meeting room or room for judicatory purposes; <p>or</p> <ul style="list-style-type: none"> (iii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. <p>(b) If a hearing augmentation system required by (a) is—</p> <ul style="list-style-type: none"> (i) an induction loop, it must be provided to not less than 80% of the floor area of the room or 	Hearing augmentation is not required	N/A

Section D: Access and Egress

- space served by the inbuilt amplification system; or
- (ii) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than—
 - (A) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and
 - (B) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and
 - (C) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and
 - (D) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.
 - (c) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D1.13.
 - (d) Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system,
 - (e) other than a public address system used for emergency warning purposes only.

Section D: Access and Egress

D3.8: Tactile Indicators	<p>(a) 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—</p> <ul style="list-style-type: none"> (i) stairway, other than a fire-isolated stairway; and (ii) an escalator; and (iii) a passenger conveyor or moving walk; and (iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v) in the absence of a suitable barrier— <ul style="list-style-type: none"> (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, <p>except for areas exempted by D3.4. (b)</p> <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps (except fire-isolated).</p> <p>Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.</p>	<p>Tactile indicators are required to the building as there are non-fire isolated stairs throughout.</p> <p>The tactiles are primarily needed at the top landing and the bottom landing however, the residential stairs will also require tactiles at main landings due to handrails not continuing around the landing.</p>	CRA – Refer Annexure C
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Section D: Access and Egress			
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	N/A	N/A	N/A
D3.10: Swimming Pools	N/A	N/A	N/A
D3.11: Ramps	On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	The only ramp is the vehicular entrance ramp. This ramp will be relied upon for egress and will comply with 1:8 gradient	N/A
D3.12: Glazing on an Accessway	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.	All full height glazing to have decals as per this clause	CRA – Refer Annexure C
Specification D3.6 – Braille and Tactile Signs			
1. Scope	Informational		Noted
2. Location of Braille and Tactile Signs	The location of braille and tactile signs shall be in accordance with AS1428.1 and Specification D3.6.	Compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure C
3. Braille and Tactile Sign Specification	All accessible signage to comply with this clause and AS1428.1. Tactile characters to be raised in sentence case with matt finish.	Compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure C
4. Luminance-contrast	All accessible signage to comply with this clause and AS1428.1. The sign background to have at least 30% luminance contrast with the 5mm width border, tactile characters and braille. Luminance contrast to be measured on the location once installed.	Compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure C
5. Lighting	Braille and tactile signs to be appropriately illuminated, in compliance with this Clause and AS1428.1. The access	Compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure C

Section D: Access and Egress

	pathway must have a minimum luminance contrast of 30%, in accordance with AS1428.1.		
6. Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	Compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure C

Section E: Services and Equipment**Part E3 – Lift Installations**

E3.0: Deemed-to-Satisfy Provisions	Informational		Noted
E3.6: Passenger Lifts	<p>The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, as follows:</p> <ul style="list-style-type: none"> > Handrail complying with the provisions for a mandatory handrail in AS 1735.12. > Lift floor dimensions not less than 1400 mm wide by 1600 mm deep (lifts that travel more than 12m) > Lift floor dimensions not less than 1100 mm wide by 1400 mm deep (lifts that travel not more than 12m) > Minimum clear door opening complying with AS 1735.12. > Passenger protection system complying with AS1735.12. > Lift car and landing control buttons complying with AS 1735.12. > Lighting in accordance with AS 1735.12. (a) Automatic audible information within the lift car to identify the level each time the car stops; and 	<p>As the lifts do not serve above an effective height of 12m then a stretcher facility is not required. The lift car needs to be at least 1100mm wide x 1400mm length.</p> <p>The lift car will require compliance to AS1735.12.</p> <p>Lift control buttons to be at least 500mm away from corners</p>	CRA – Refer Annexure C

Section E: Services and Equipment

	<p>(b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and</p> <p>(c) audible information and audible indication required by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz.</p> <p>Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.</p> <p>Note: Platform lifts can be used up to 4m travel distance.</p> <p>Note: Stairway lifts are not allowed where is possible to install another type of passenger lift (e.g. unjustifiable hardship, heritage buildings)</p>		
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Section F: Healthy and Amenity**Part F2 – Sanitary and Other Facilities**

F2.0: Deemed-to-Satisfy Provisions	Informational		Noted
F2.4: Accessible Sanitary Facilities (including Table F2.4)	<p>In a building required to be accessible—</p> <p>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and</p> <p>(b) accessible unisex showers must be provided in accordance with Table F2.4(b); and</p> <p>(c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1</p>	<p>An accessible sanitary facility is proposed to ground floor level of the front building nearby reception. The internal space meets AS1428 requirements and will require further details at Construction Certificate stage for fitout and fixtures.</p> <p>There are four (4) accessible rooms proposed. The internal space meets AS1428 requirements and will require further details at Construction Certificate stage for fitout and fixtures.</p>	CRA – Refer Annexure C

Section F: Healthy and Amenity

	<p>must be provided for use by males and females; and</p> <p>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and</p> <p>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and</p> <p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(i) compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p>		
F2.9: Accessible adult change facilities	N/A	N/A	N/A

ANNEXURE C COMPLIANCE SPECIFICATION

Annexure C – Compliance Specification

Design Certification

Further due to the level of detail provided at this stage the following items are to form part of a design statement or specification:

General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1.
2. 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.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Walkways will comply with Clause 10 of AS1428.1-2009.
6. 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.
7. Stairways will comply with Clause 11 of AS1428.1-2009.
8. Handrails will comply with Clause 12 of AS1428.1-2009.
9. Grabrails will comply with Clause 17 of AS1428.1-2009.
10. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009.
11. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6. Refer to Annexure B1 for a diagrammatic explanation.
12. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.
13. Switches and power points will comply with Clause 14 of AS1428.1-2009.
14. 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.
15. Braille and tactile signage will comply with BCA2019 Clause D3.6.
16. Signage will comply with Clause 8 of AS1428.1-2009.
17. The passenger lifts will comply with BCA2019 Table E3.6b and AS1735.12.
18. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
19. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.