

ACCESSIBILITY REPORT



NATIONAL CONSTRUCTION CODE (NCC) 2019 AMENDMENT 1

11 LEWIS STREET, BALGOWLAH HEIGHTS NSW 2093

CLASS 9B EARLY CHILDHOOD CENTRE AND BASEMENT CARPARK

Prepared for:	Oxford Number 1 Pty Ltd
Description:	<p>To satisfy Northern Beaches Council DA lodgement requirements, undertake a desktop review of the development application plans against the accessibility provisions* of the National Construction Code (NCC) 2019 amendment 1.</p> <p>* NCC parts D3, E3.6, F2.4 and G6.7.</p>
Report number:	200154r1.0_Access
Date:	21.12.2020



Client Information:	George Antoniou george@belvoirproperty.com.au 0405 392 695
Report Author:	Adam Johannesen adam@buildinganatomy.com.au 0417 123 672
Peer Review:	Peter Antcliffe peter@buildinganatomy.com.au 0423 204 960

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1.0. DOCUMENT CONTROL

1.1. Report History

Report No.	Date	Rev	Comment
200154r1.0_Access	21.12.2020	1.0	Final
Prepared by		Peer review by	
Adam Johannesen BDC 3060 		Peter Antcliffe BDC 0009 Member - Association of Consultants in Access Australia (ACA) 	

1.2. Drawings

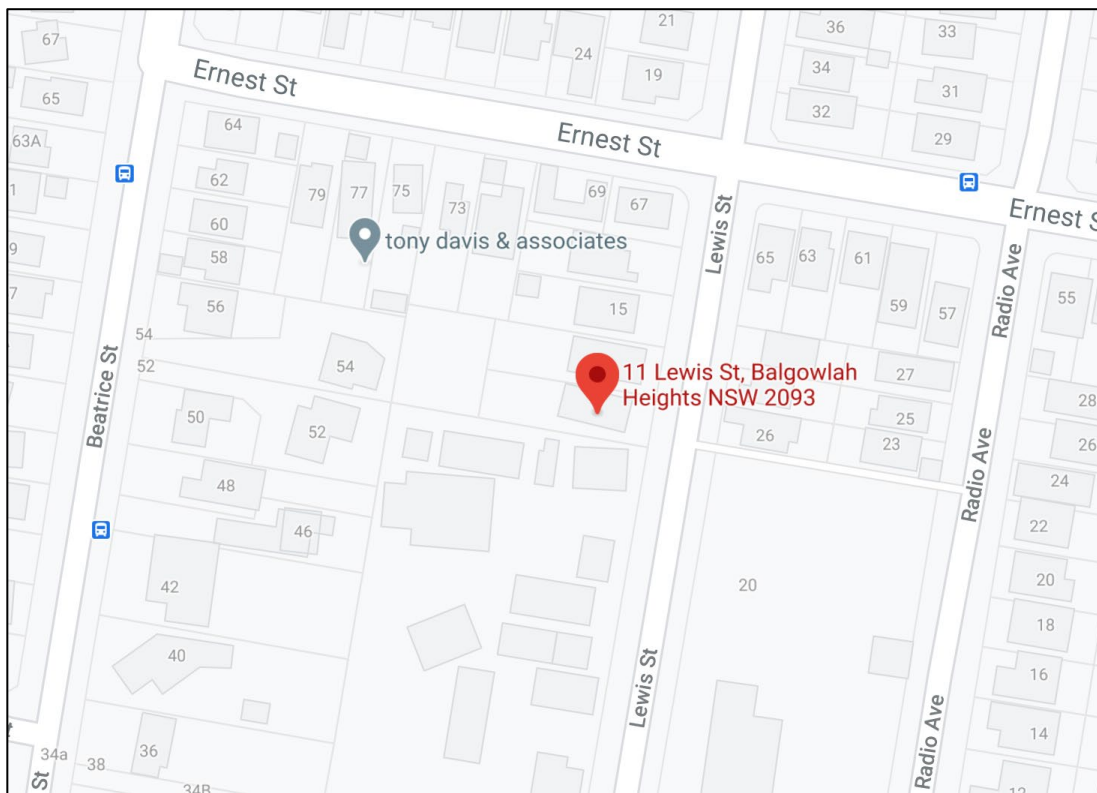
Drawing No.	Drawing Title	Date	Revision
DA.020	Site Plan	15.12.2020	A
DA.030	Cut and Fill Plan	15.12.2020	A
DA.060	GFA	15.12.2020	E
DA.066	Driveway Section	15.12.2020	B
DA.100	Proposed Lower Ground	15.12.2020	L
DA.200	Proposed Sections	15.12.2020	E
DA.101	Proposed Ground and Level 1 Plans	15.12.2020	M
DA.300	Proposed Elevation	15.12.2020	F
DA.190	Proposed Roof Plan	15.12.2020	D

2.0. INTRODUCTION

2.1. Location, Description

The subject lot is located at 11 Lewis Street which currently contains an existing residential dwelling and ancillary development that will be demolished to make way for an early childhood centre that comprises a basement car park¹ classified under the NCC as a class 7a, and two above ground levels that are classified as class 9b.

Vehicular entry and pedestrian entry are both from Lewis Street only. The site slopes up and away from Lewis Street (East to West) by just over four metres.



Source: Google maps (accessed 17.12.20)

2.2. Report Purpose

The purpose of this report is to satisfy Northern Beaches Council's Development Application lodgement requirements and assist Council to understand whether the proposal is indicatively capable of complying with the accessibility provisions of the NCC (Parts D3, E3.6, F2.4 and G6.7) without significant modification at the construction certificate phase.

2.3. Basis of Report

This report is based upon:

¹ The car park is considered a basement and is not included in the calculation of rise in storeys as per C1.2 Calculation of rise in storeys.

- A desktop review of the documentation submitted for assessment (refer to [section 2.2](#) of this report); and
- The Deemed-to-Satisfy provisions of Parts D3, E3.6, F2.4 and G6.7 of the National Construction Code Series (volume 1) 2019 amendment 1.

2.4. Referenced Documents

The following documentation was relied upon when preparing this report:

- The performance requirements and deemed-to-satisfy provisions of the National Construction Code (NCC) 2019 amendment 1, incorporating the NSW Appendices where applicable.
- Guide to the National Construction Code Volume 1.
- Disability (Access to Premises — Buildings) Standards 2010.
- Environmental Planning & Assessment Act 1979.
- Environmental Planning & Assessment Regulation 2000.

2.5. Limitations and Exclusions

The limitations and exclusions of this report are as follows:

- This report is based on a review of the referenced documents.
- No assessment has been undertaken with respect to the Disability Discrimination Act 1992 (DDA). Separate advice from an appropriately qualified access consultant should be obtained by the client to be satisfied that their obligations under the DDA have been addressed.
- Please note that whilst the NCC specifies a minimum standard of compliance with AS1428.1 and Part D3 of the BCA for access and facilities for people with disabilities, compliance with such requirements may not necessarily preclude the possibility of a future complaint made under the Disability Discrimination Act 1992 (DDA). The DDA is complaint-based legislation and is presently not identified by the State Building Codes and Regulations. In this regard the client should be satisfied that their obligations under the DDA have been addressed.
- This Report does not address issues in relation to the following:
 - a) The structural adequacy of the building including the Fire Resistance Levels (FRL's) of any existing building elements (unless specifically referred to).
 - b) The design, maintenance or operation of any existing electrical, mechanical, hydraulic or fire protection services.
 - c) Environmental Planning and Assessment Act and Regulations.
 - d) Local Government Act and Regulations.
 - e) Occupational Health and Safety Act and Regulations.
 - f) WorkCover Authority requirements.

- g) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Sydney Water, Electricity Supply Authority, RTA, Council and the like.
 - h) Disability Discrimination Act.
 - i) Construction Safety Act.
 - j) Any previous conditions of Development Consent issued by the relevant Local Council.
 - k) The 'Adaptable Housing' Code (AS4299-1995)
- Building Anatomy cannot guarantee acceptance of this report by the Local Council, NSW Fire Brigades or other approval authorities.
 - Without written permission from Building Anatomy, no part of this document may be reproduced in any form or by any means. This report is based solely on client instructions, and therefore should not be used by any third party without prior knowledge of such instructions.

3.0. BUILDING NCC DESCRIPTION

3.1. NCC Description

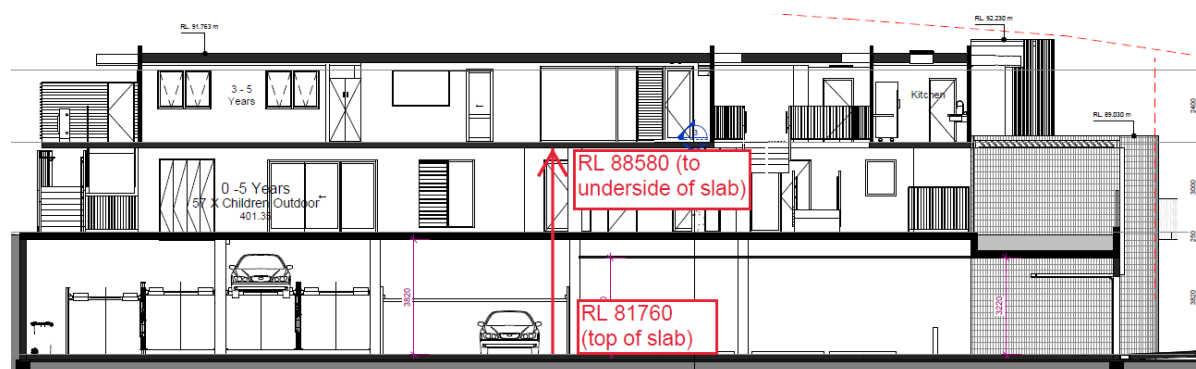
This review has been undertaken against the accessibility provisions of the National Construction Code (NCC) 2019 amendment 1 – Parts D3, E3.6, F2.4 and G6.7. The building is described in the following sections.

3.2. Building Classifications (Clause A3.2)

Building Levels	Classification
Basement	Class 7a (car park)
Ground floor Level one	Class 9b (early childhood centre)

3.3. Effective Height (Clause A1.1)

The effective height of the building is 6.82m



4.0. APPENDIX A: NCC ACCESSIBILITY REQUIREMENTS - CLAUSE BY CLAUSE ASSESSMENT

Table 4.1 below is a clause-by-clause checklist of the Deemed-to-Satisfy Provisions of the NCC. All Deemed-to-Satisfy accessibility 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.

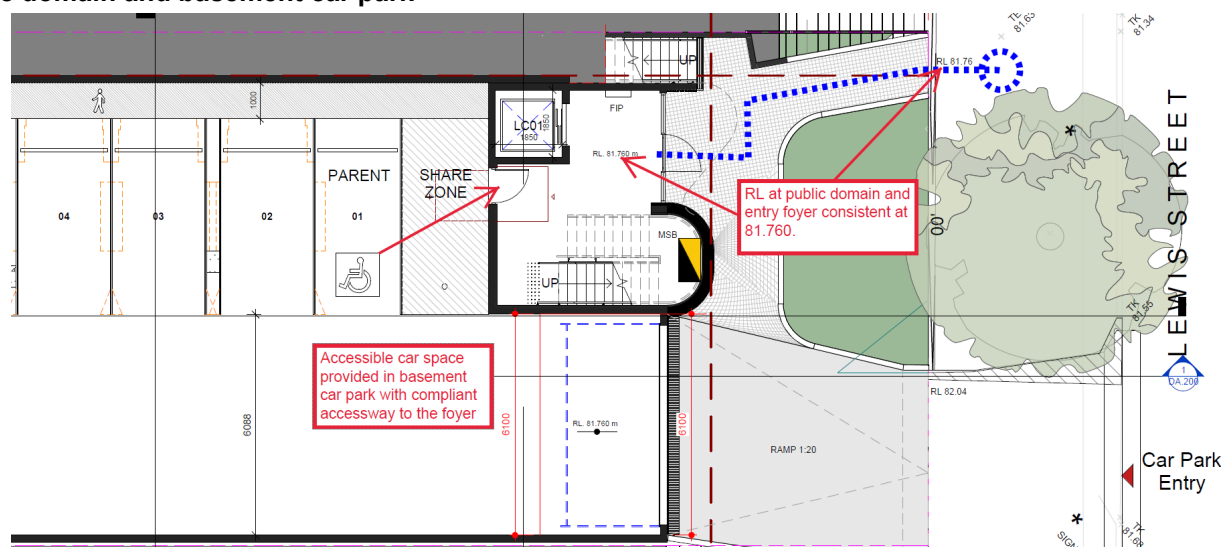
The abbreviations outlined below may be used in the table that follows:

N/A	The Deemed-to-Satisfy clause does not apply to the subject Building.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been demonstrated by the proposed design and existing building features.
CRA	'Compliance Readily Achievable'. It is considered that the level of detail included in the CC documentation will not determine strict compliance with the individual NCC clause requirements. Further certification will be required prior to the issue of the Construction Certificate.
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 possible to satisfy the relevant BCA Performance Requirements.
DNC	Does Not Comply.
DTS	Deemed-To-Satisfy provisions as defined by the National Building Code of Australia 2019 amendment 1.

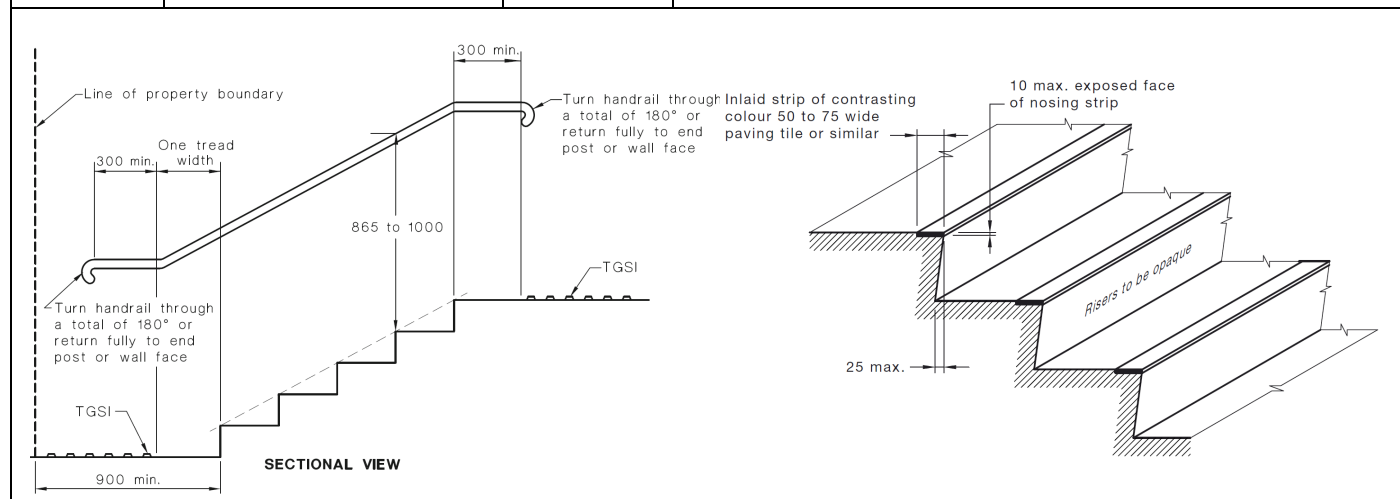
4.1. Table 4.1. NCC 2019 amendment 1 Accessibility Assessment

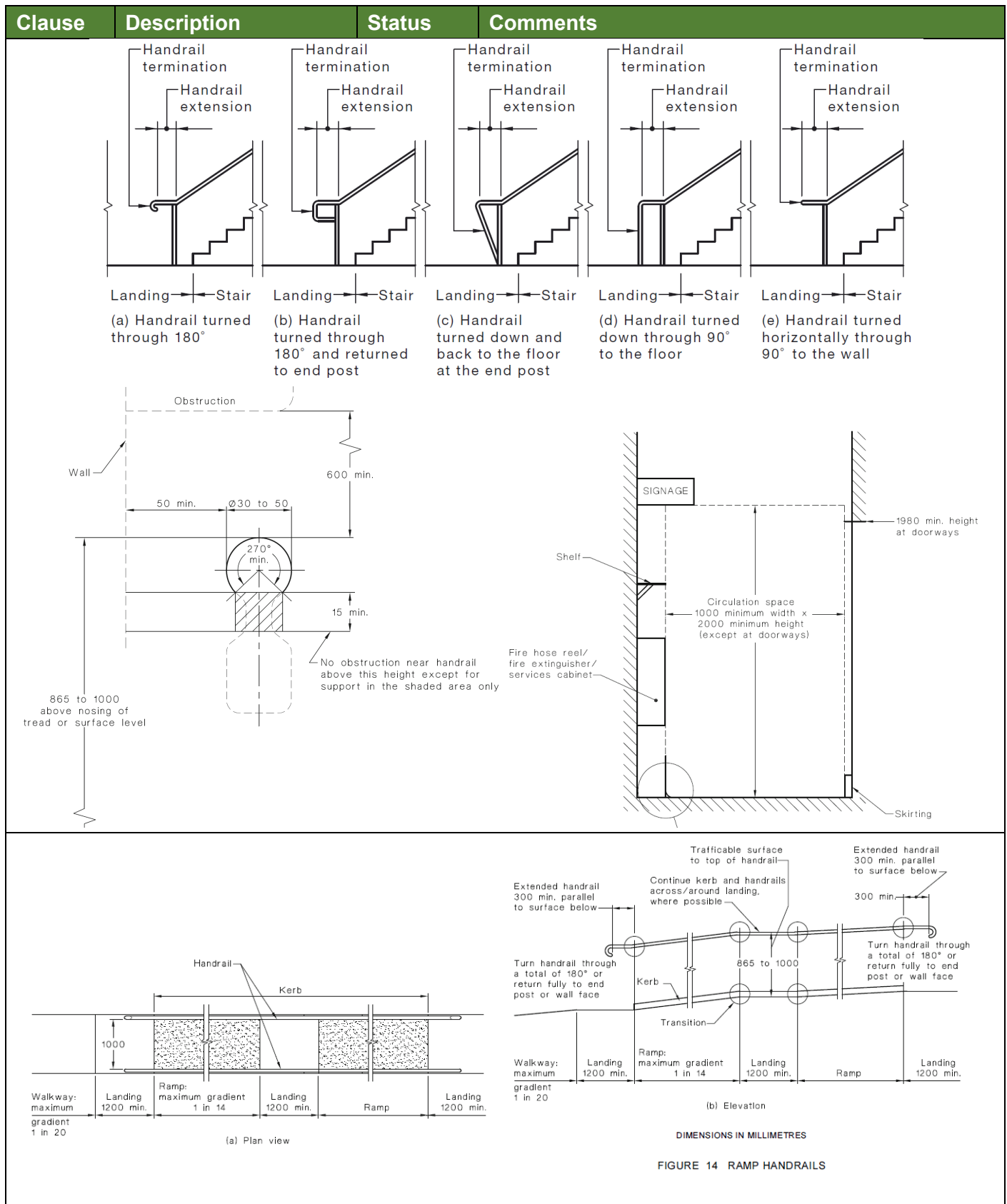
Clause	Description	Status	Comments
SECTION D – ACCESS AND EGRESS			
SECTION D3.3 – ACCESS FOR PEOPLE WITH DISABILITIES			
D3.0	Deemed-to-Satisfy Provisions	Noted	
D3.1	General Building Access Requirements	CRA	<p>Table D3.1 indicates that for a 9b early childhood centre, access is required <u>to and within all areas normally used by the occupants</u>. There is lift access to all three levels (car park, ground floor and level one). It is noted the outdoor play areas are provided with grade access. In addition, the partition layout respects the circulation spaces required in AS1428.1-2009 Design for access and mobility.</p> <p>The construction certificate plans must be accurately dimensioned to show all circulations spaces required, in addition to all dimensions and gradients for accessways.</p> <p>The pathway along the northern boundary serves as open space and leads to Lewis Street and is for egress purposes only. The path need not comply with Part D3.</p>
D3.2	Access to Buildings	Complies	<p>The principal pedestrian entry via Lewis Street is provided with compliant accessible entry in accordance with AS1428.1-2009.</p> <p>Accessway from accessible car parking space – Compliant accessway provided from the accessible car parking space.</p>

Public domain and basement car park



Clause	Description	Status	Comments
D3.3	Parts of Buildings to be accessible	CRA	<p>The pedestrian walkways and any ramps are required to comply with AS1428.1-2009 (clause 10); and the internal and external stairways are required to comply with AS1428.1-2009 (clause 11). Every passenger lift must comply with E3.6 (refer to E3.6 in this table).</p> <p>Final details to be provided at the construction certificate stage detailing compliance with AS1428.1-2009 'Design for access and mobility'. Slip resistance details for compliance with Table D2.14 and AS4586 is also required to be submitted for assessment. Floor linings such as carpet must comply with the pile height or thickness requirements –</p> <ul style="list-style-type: none"> clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.





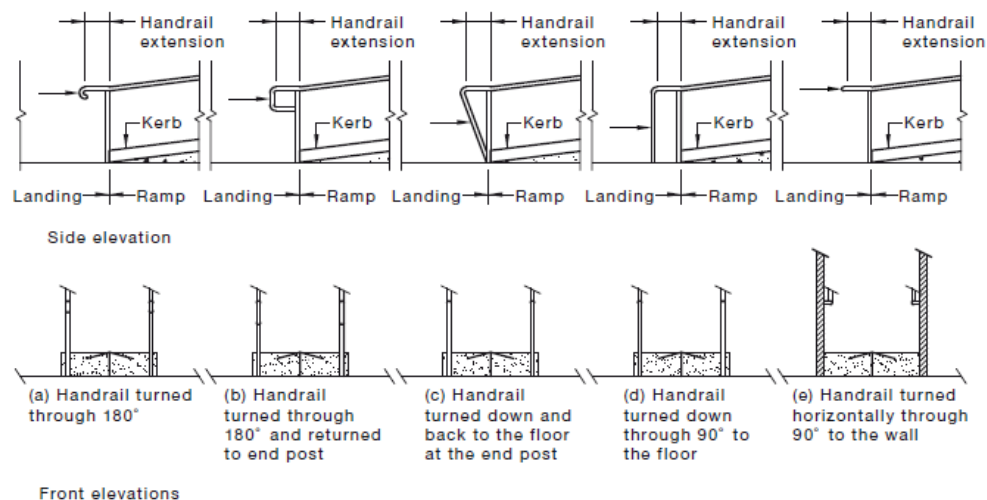
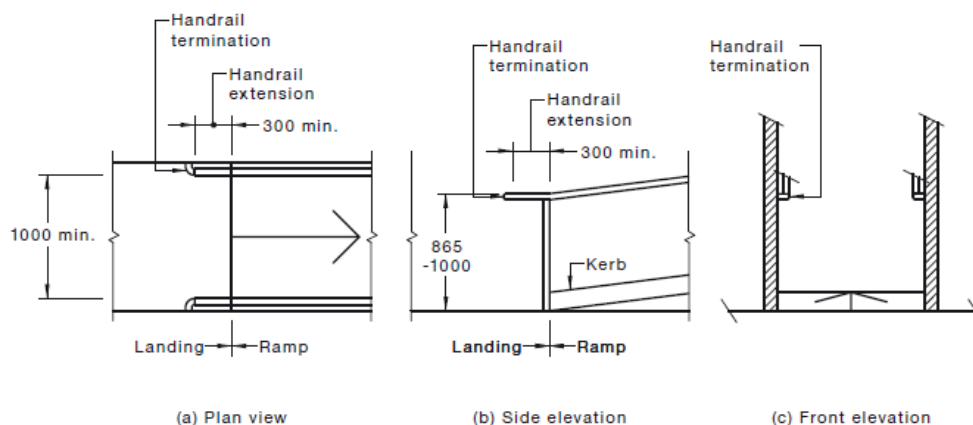


FIGURE 15(A) RAMP HANDRAILS—EXAMPLES OF HANDRAIL TERMINATIONS



DIMENSIONS IN MILLIMETRES

FIGURE 15(B) RAMP HANDRAILS—DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL

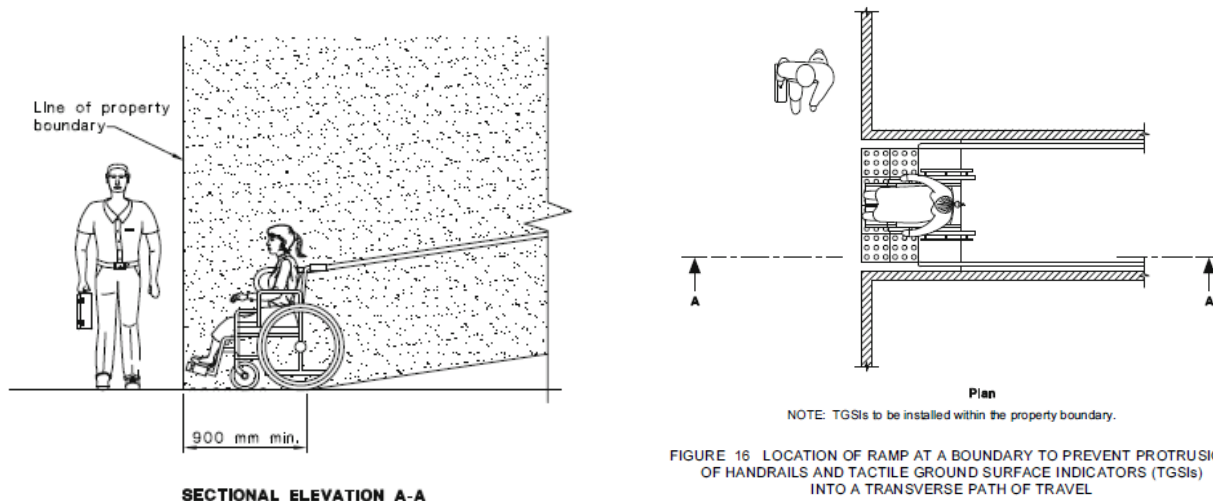


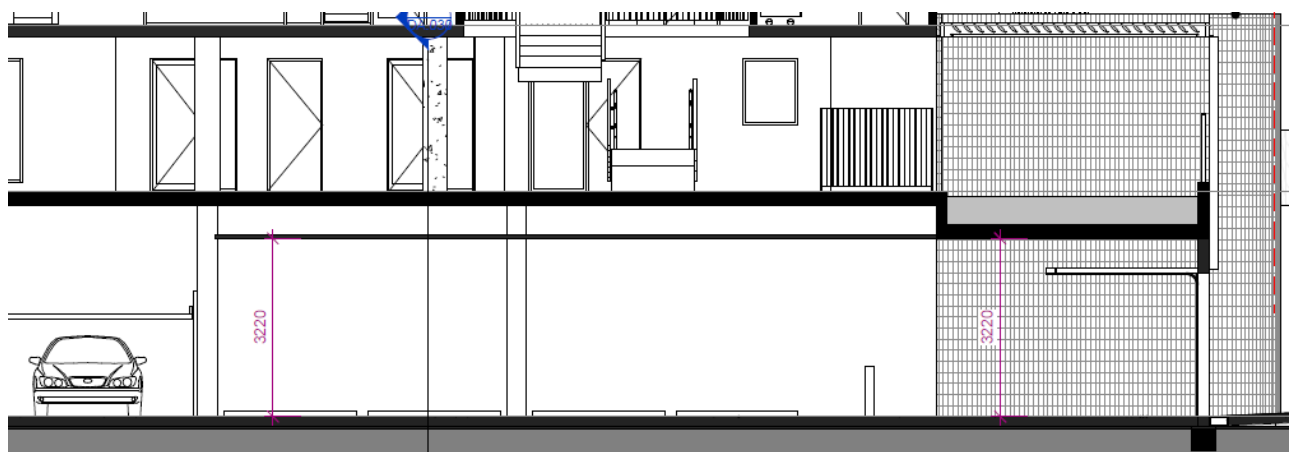
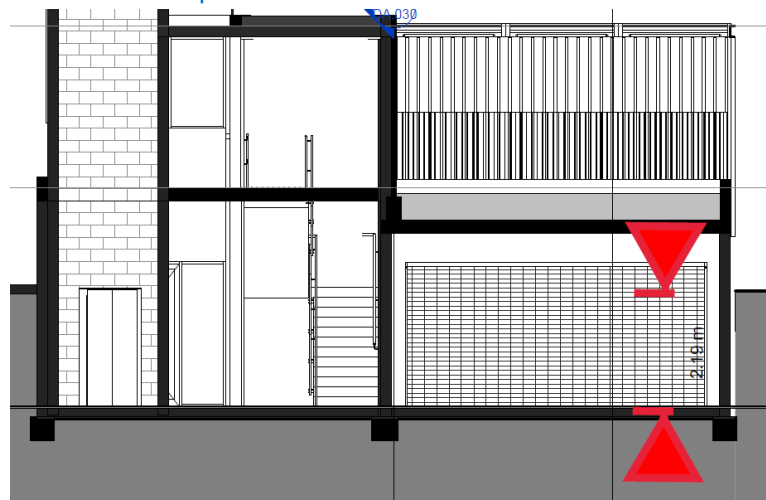
FIGURE 16 LOCATION OF RAMP AT A BOUNDARY TO PREVENT PROTRUSION OF HANDRAILS AND TACTILE GROUND SURFACE INDICATORS (TGSIs) INTO A TRANSVERSE PATH OF TRAVEL



Clause	Description	Status	Comments																																																																								
Extraction from Standards Australia Handbook 197:1999																																																																											
TABLE 3																																																																											
PEDESTRIAN FLOORING SELECTION GUIDE – MINIMUM PENDULUM OR RAMP RECOMMENDATIONS FOR SPECIFIC LOCATIONS																																																																											
<table><tr><th>Location</th><th>Pendulum</th><th>Ramp</th></tr><tr><td>External colonnade, walkway and pedestrian crossings</td><td>W</td><td>R10</td></tr><tr><td>External ramps</td><td>V</td><td>R11</td></tr><tr><td>Entry foyers hotel, office, public buildings - wet</td><td>X</td><td>R10</td></tr><tr><td>Entry foyers hotel, office, public buildings - dry</td><td>Z</td><td>R9</td></tr><tr><td>Shopping centre excluding food court</td><td>Z</td><td>R9</td></tr><tr><td>Shopping centre – food court</td><td>X</td><td>R10</td></tr><tr><td>Internal ramps, slopes (greater than 2 degrees) - dry</td><td>X</td><td>R10</td></tr><tr><td>Lift lobbies above external entry level</td><td>Z</td><td>R9</td></tr><tr><td>Other separate shops inside shopping centres</td><td>Z</td><td>R9</td></tr><tr><td>Other shops with external entrances – entry area</td><td>X</td><td>R10</td></tr><tr><td>Fast food outlets, buffet food servery areas</td><td>X</td><td>R10</td></tr><tr><td>Hospitals and aged care facilities – dry areas</td><td>Z</td><td>R9</td></tr><tr><td>Hospital and aged care facilities – ensuites</td><td>X</td><td>A or R10</td></tr><tr><td>Supermarket aisles except fresh food areas</td><td>Z</td><td>R9</td></tr><tr><td>Shop and supermarket fresh fruit and vegetable areas</td><td>X</td><td>R10</td></tr><tr><td>Communal changing rooms</td><td>X</td><td>A</td></tr><tr><td>Swimming pool surrounds and communal shower rooms</td><td>W</td><td>B</td></tr><tr><td>Swimming pool ramps and stairs leading into water</td><td>V</td><td>C</td></tr><tr><td>Toilet facilities in offices, hotels, shopping centres</td><td>X</td><td>R10</td></tr><tr><td>Undercover concourse areas of sports stadium</td><td>X</td><td>R10</td></tr><tr><td>Accessible internal stair nosings (dry) – handrails present</td><td>X</td><td>R10</td></tr><tr><td>Accessible internal stair nosings (wet) – handrails present</td><td>W</td><td>B or R11</td></tr><tr><td>External stair nosings</td><td>W</td><td>R11</td></tr></table>				Location	Pendulum	Ramp	External colonnade, walkway and pedestrian crossings	W	R10	External ramps	V	R11	Entry foyers hotel, office, public buildings - wet	X	R10	Entry foyers hotel, office, public buildings - dry	Z	R9	Shopping centre excluding food court	Z	R9	Shopping centre – food court	X	R10	Internal ramps, slopes (greater than 2 degrees) - dry	X	R10	Lift lobbies above external entry level	Z	R9	Other separate shops inside shopping centres	Z	R9	Other shops with external entrances – entry area	X	R10	Fast food outlets, buffet food servery areas	X	R10	Hospitals and aged care facilities – dry areas	Z	R9	Hospital and aged care facilities – ensuites	X	A or R10	Supermarket aisles except fresh food areas	Z	R9	Shop and supermarket fresh fruit and vegetable areas	X	R10	Communal changing rooms	X	A	Swimming pool surrounds and communal shower rooms	W	B	Swimming pool ramps and stairs leading into water	V	C	Toilet facilities in offices, hotels, shopping centres	X	R10	Undercover concourse areas of sports stadium	X	R10	Accessible internal stair nosings (dry) – handrails present	X	R10	Accessible internal stair nosings (wet) – handrails present	W	B or R11	External stair nosings	W	R11
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D3.4	Exemptions	Noted	<p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none">(a) An area where access would be inappropriate because of the particular purpose for which the area is used,(b) An area that would pose a health or safety risk for people with a disability,(c) Any path of travel providing access only to an area exempted by (a) or (b) <p>The following locations have been deemed exempt from being accessible:</p> <ul style="list-style-type: none">- Storerooms- Non-accessible toilets- Non-accessible car parking spaces- Mechanical plant- Children’s WC and nappy changing rooms (operational management plan and childhood centre policy document to be provided to the Certifying Authority with the construction certificate application)																																																																								

Clause	Description	Status	Comments
	<p>1000 max.</p> <p>500 max.</p> <p>2200 min.</p> <p>1800 min.</p> <p>Wheelchair (see Note 1 to Clause 2.4)</p> <p>Clearance height 2500 min. to be maintained from entry to parking space</p> <p>From car park entry</p> <p>Headroom 2200 min.</p> <p>Length of designated parking space</p> <p>Barrier or line indicating front of car parking space</p>		

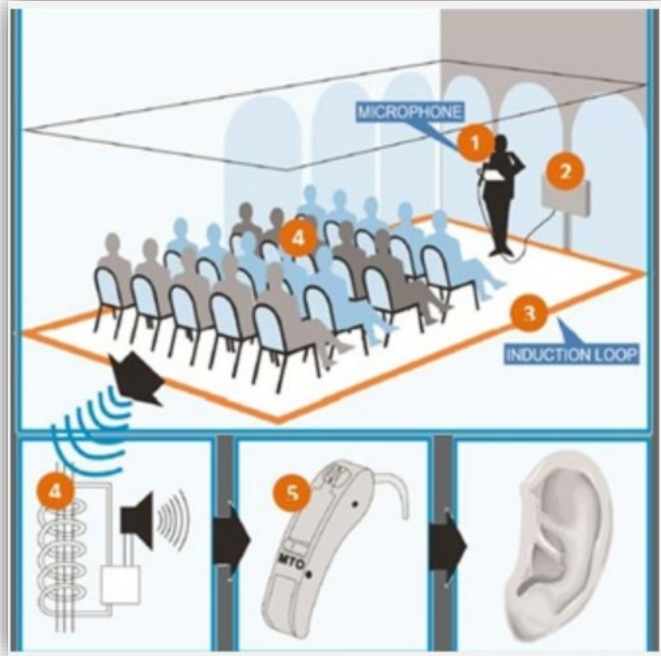
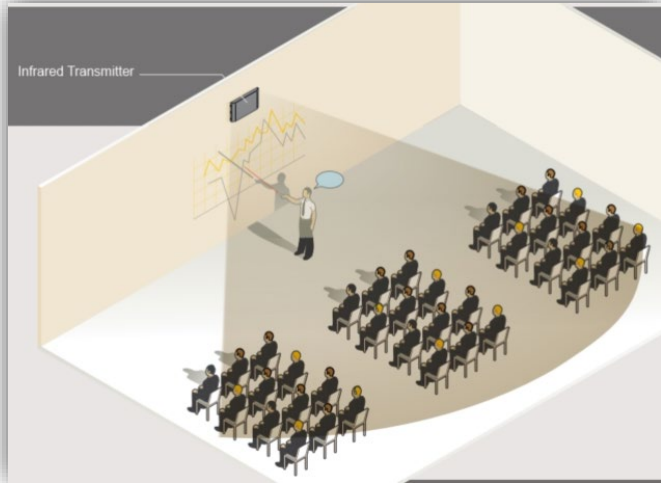
Car park entry

The roller door drum has not been dimensioned however there appears to be sufficient room to accommodate the minimum 2200mm head room height for accessibility purposes. A height of 3200mm from the finished floor level has been provided above the accessible car space.



Clause	Description	Status	Comments
D3.6	Signage	CRA	<p>Prior to the issue of the construction certificate all signage details are to be provided to the certifying authority confirming the location of the signage, the text and that the braille portion of the signage complies with specification D3.6. In this regard the following braille signage incorporating the international symbol of access as appropriate, in accordance with AS 1428.1 is required to identify each—</p> <ul style="list-style-type: none"> sanitary facility; and identify each door required by E4.5 to be provided with an exit sign and state— <ul style="list-style-type: none"> "Exit"; and "Level"; and either the floor level number; or a floor level descriptor; or a combination of the above  <ul style="list-style-type: none"> signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use.  <ul style="list-style-type: none"> 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— <ul style="list-style-type: none"> (i) the type of hearing augmentation; and (ii) the area covered within the room; and

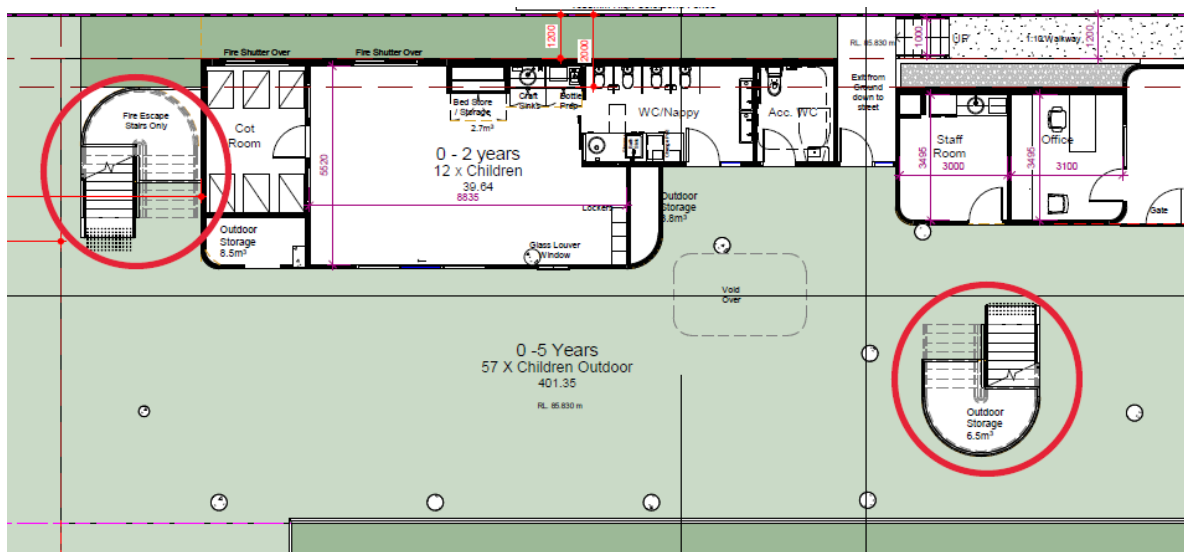
Clause	Description	Status	Comments
			<p>(iii) if receivers are being used and where the receivers can be obtained;</p>  
<p>The accessible facilities on ground floor and level one must incorporate left-hand and right-hand transfer signage.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>GROUND FLOOR: Unisex accessible sanitary compartment for staff</p> </div> <div style="text-align: center;">  <p>FIRST FLOOR: Unisex accessible sanitary compartment for staff</p> </div> </div>			
D3.7	Hearing Augmentation	CRA	<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed in the Class 9b Early Childhood Centre. Hearing augmentation systems may be provided as an induction loop or infrared system that incorporates receiver devices used by occupants.</p>




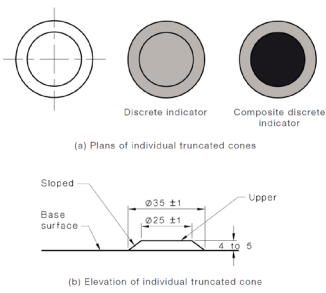
Clause	Description	Status	Comments
			 <p>Image: Induction Loop (Source: American Hearing Loop; accessed 28.11.17; http://www.americanhearingloop.com/hearing-loop-design-and-installation/)</p> <p>For induction loops: coverage must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system</p>  <p>Image: System of receivers (Source: Australian Building Services; accessed 28.11.17;</p>

Clause	Description	Status	Comments
			https://australianbuildingservices.wordpress.com/hearing-loops/ For a system using receivers: A system requiring the use of receivers or the like 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 2 receivers.
D3.8	Tactile Ground Surface indicators	CRA	<p>TGSIs 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, and An overhead obstruction less than 2m above the floor level, other than a doorway. <p>TGSI's must comply with the requirements of sections 1 and 2 of AS/NZS1428.4.1. Coverage is required at the top and bottom of each stairway within the building; and are also required at the top and bottom of each required ramp although there are no 1:14 ramps proposed as part of the design. TGSI's are not required for walkways.</p> <p>The construction drawings set will need to fully document the location and level of luminance contrast for the TGSI's.</p>

Overhead obstructions less than 2m

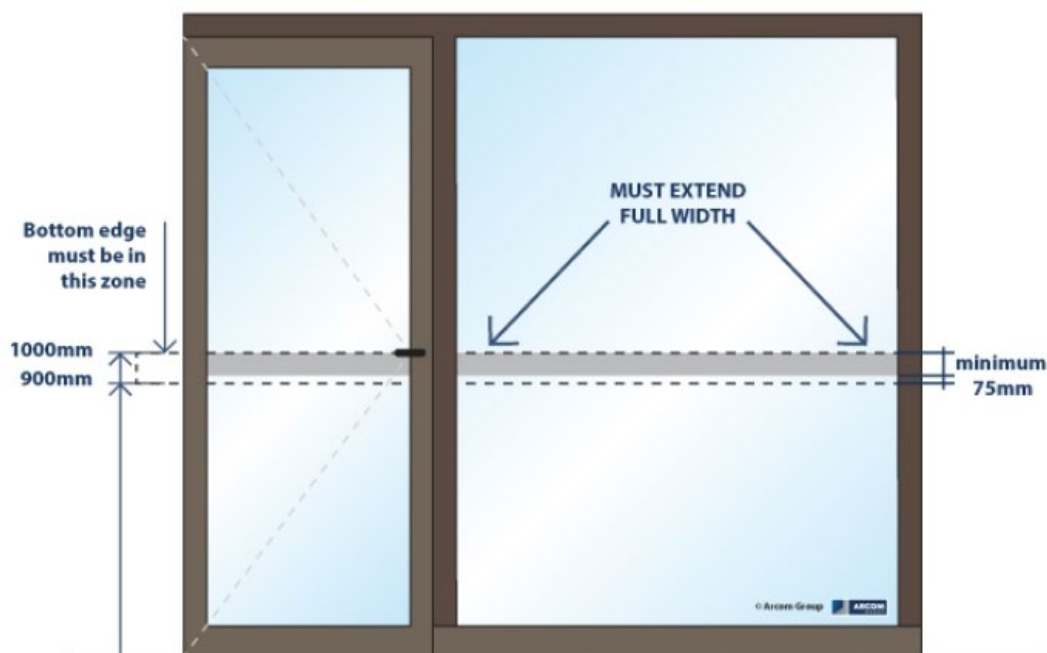
Any part of the non-fire-isolated stairways that form an obstruction less than 2m from the finished floor level of the outdoor play area must incorporate TGSIs if a suitable barrier has not been provided.



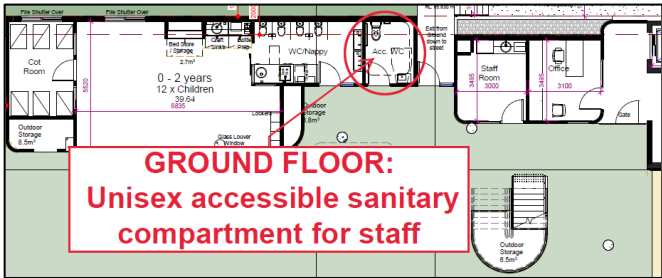
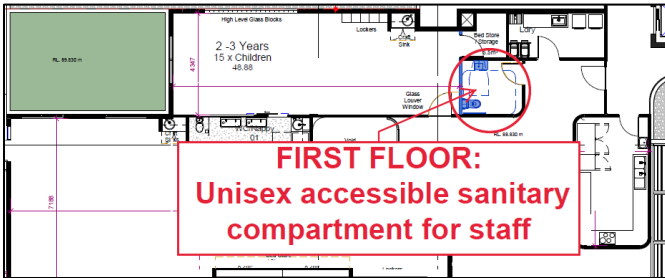
Clause	Description	Status	Comments
<p>There are three (3) distinct types of TGSI, these each need to be assessed as to the most appropriate based on the surface it is to be applied and lighting conditions. AS1428.4.1 – 2009 clearly provides installation requirements.</p> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>30% contrast to surface</p> </div> <div style="text-align: center;">  <p>45% Contrast to Surface</p> </div> <div style="text-align: center;">  <p>60% Contrast to Surface</p> </div> <div style="text-align: center;">  </div> </div>			
D3.9	Wheelchair Seating Spaces in Class 9b Assembly Buildings	N / A	
D3.10	Swimming Pools	N / A	
D3.11	Ramps	N / A	The design does not incorporate any pedestrian ramps.
D3.12	Glazing on an Accessway	CRA	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.-2009, section 6.6.

75mm Glass safety marking decal requirements

Glass safety marking decals are required on doors, sidelights & full-height glass.



Clause	Description	Status	Comments
SECTION E – SERVICES AND EQUIPMENT			
Part E3 – Lift Installations			
E3.5	Landings	Complies	<p>Access and egress to and from lift well landings must comply with the Deemed-to-Satisfy Provisions of Part D.</p> <p>Generous circulation spaces are offered at each lift well landing.</p>
E3.6	Passenger lifts	CRA	<p>Table E3.6a: Limitations on use of types of passenger lifts An electric or electrohydraulic passenger lift must be proposed.</p> <p>Table E3.6b: Application of features to passenger lifts The internal lift must have accessible features in accordance with Table E3.6b:</p> <ul style="list-style-type: none"> - The minimum internal landing dimension is 1100mm x 1400mm. - Handrails; minimum clear door opening; lighting; and a passenger protection system to AS1735.12 - Audible and visual requirements – <ul style="list-style-type: none"> o Automatic audible information within the lift car to identify the level each time the car stops, o audible and visual indication at each lift landing to indicate the arrival of the lift car, and o audible information and audible indication <i>required</i> 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. - 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>Manufacturer's lift specification and design certification must be submitted to the Certifying Authority with the construction certificate application.</p>
SECTION F – HEALTH AND AMENITY			
Clause	Description	Status	Comments
Part F2 – Sanitary and Other Facilities			
F2.4	Accessible sanitary Facilities	CRA	<p>An accessible unisex sanitary compartment has been proposed for staff on ground floor and level one. These are to incorporate one left-handed, and one right-handed facility.</p>

Clause	Description	Status	Comments
			<p>It is noted that staff and children are not permitted to share sanitary facilities in an early childhood centre, however where a child in a wheelchair is enrolled, an appropriate operational management plan must be in place and signed off by all relevant stakeholders including the parents or guardians of the child, to permit that child to use the accessible sanitary facility.</p> <p>Ambulant cubicles have not been proposed. There is no requirement for this as there are no additional toilets at any of the staff banks of toilets.</p> <p>Full compliance with AS1428.1:2009 is to be indicated on the Construction Certificate Plans submitted to the certifying authority.</p>
<p>Accessible facilities on ground floor and level one must alternate left-hand and right-hand transfer.</p> <div>  <p>GROUND FLOOR: Unisex accessible sanitary compartment for staff</p> </div> <div>  <p>FIRST FLOOR: Unisex accessible sanitary compartment for staff</p> </div>			
F2.9	Accessible adult change facilities	N / A	
SECTION G – ANCILLARY PROVISIONS			
Part G6 – Occupiable outdoor areas			
Clause	Description	Status	Comments
<p>Occupiable outdoor area means a space on a roof, balcony or similar part of a building—</p> <ul style="list-style-type: none"> (a) that is open to the sky; and (b) to which access is provided, other than access only for maintenance; and (c) that is not <i>open space</i> or directly connected with <i>open space</i>. 			
Part G6.7	Lift installations	CRA	<p>For the purposes of the DtS provisions of Part E3, a reference to a storey includes an outdoor occupiable area.</p> <p>The outdoor occupiable spaces in G6.1 are within defined storeys that are less than 12m in effective height. This clause does not modify the outcome of the assessment in Part E3.6 of this table.</p>

END OF TABLE 4.1.

5.0. CONCLUSION

Demonstrating full compliance with the National Construction Code (NCC) at DA assessment stage is not prescribed under Section 4.15 of the Environmental Planning & Assessment Act 1979. The Consent Authority however has an obligation to consider whether the proposed development application is indicatively capable of complying with the NCC and without significant modification when an application for a construction certificate is made.

The Certifying Authority is to consider the Disability (Access to Premises – buildings) Standard 2010 and determine whether the affected part upgrade should be applied to the proposal and to what extent. The proposal is for the construction of an entirely new early childhood centre and therefore the standard is not applied to this building. Full compliance with Part D3 of the NCC must be observed.

Construction certificate plans, when lodged with the certifying authority are expected to contain appropriate detail illustrating full compliance with the accessibility provisions of the NCC and it is our opinion those plans will **not** demand the need for any significant design changes to the accessibility provisions that in turn would necessitate the submission of an application under Section 4.55 of the Environmental Planning and Assessment Act 1979.

END OF REPORT.