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ACCESS REPORT

S.456 DA SUBMISSION

PROPOSED CHILD CARE CENTRE

723-727 WARRINGAH ROAD, FORESTVILLE



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REPORT NO. ► 8245 (Access) – Rev 02

PREPARED FOR ► MOSTYN COPPER GROUP

PREPARED BY ► AE&D





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EXECUTIVE SUMMARY & RECOMMENDATIONS

This report provides an accessibility design assessment for Development Application Phase documentation of the proposed child care centre located at 723-727 Warringah Road, Forestville.

The purpose of this report is to identify the compliance status of the design with the following:

- Relevant accessibility related Deemed-to-Satisfy (DtS) requirements of the Building Code of Australia (BCA) 2019 – Amendment 1, as are contained within Part D3 and Clause E3.6 and F2.4 of the Code.
- Warringah Development Control Plan (DCP) 2011 Part D18 Accessibility.

A detailed “Technical Review and Commentary” is provided at Part 2.0 and Part 3.0 of this Report, which includes all appropriate technical assessment results and commentary and concludes that, whilst some compliance departures do exist in the current design, such can be remedied in all instances to achieve compliance with the BCA

The following is a list of Deemed-to-Satisfy Provisions that should be addressed either by design amendments, additional information **OR** by way of a Performance Solution:

BCA Clause	Deemed-to-Satisfy Provision to be addressed
D3.1 - General building access requirements	<ul style="list-style-type: none"> • L1 - A minimum 530 WL is not provided to the doorway to Service 4 staffroom (approx. 340mm). • All doorways to have a clear 850mm clear opening width (920mm door leaf). • Step downs from indoor children rooms to outside play areas are to be clarified. If a step down is proposed a 35mm (max) threshold ramp or step ramp with landing to be provided per Clause 10 of AS1428.1-2009.
D3.2 - Access to Buildings	<ul style="list-style-type: none"> • The ramp (1:14) at the main pedestrian entry is not setback 900mm from the top concrete path to allow compliant installation of handrails and TGSIs so as to not encroach into the pathway(i.e. tread width + 300mm handrail extension +300mm wide TGI). • A 1.2m long landing at has not been detailed midway through the walkway accessway at approximately 17.5m per Clause 10.2 of AS 1428.1 -2009.
D3.3 - Parts of buildings to be accessible	<ul style="list-style-type: none"> • The ramp (1:14) at the main pedestrian entry is not setback 900mm from the top concrete path to allow compliant installation of handrails and TGSIs so as to not encroach into the pathway(i.e. tread width + 300mm handrail extension +300mm wide TGI). • A 1.2m long landing at has not been detailed midway through the walkway accessway at approximately 17.5m per Clause 10.2 of AS 1428.1 -2009.



BCA Clause	Deemed-to-Satisfy Provision to be addressed
D3.8 - Tactile ground surface indicators (TGSI)	<ul style="list-style-type: none">• TGSI's have not been detailed at the top and bottom of the non-fire isolated internal stairways.
F2.4 - Accessible sanitary facilities	<ul style="list-style-type: none">• L2 - Male and female toilets are not detailed to have ambulant facilities complying with AS1428.1 – 2009.

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1.0 INTRODUCTION

This report provides an accessibility design assessment to accompany a S4.56 modification application to Council of the proposed child care centre to be located at 723-727 Warringah Road, Forestville.

The purpose of this report is to identify the compliance status of the design with the following:

- Relevant accessibility related Deemed-to-Satisfy (DtS) requirements of the Building Code of Australia (BCA) 2019 – Amendment 1, as are contained within Part D3 and Clause E3.6 and F2.4 of the Code.
- Warringah Development Control Plan (DCP) 2011 Part D18 Accessibility.
- Relevant accessibility related Deemed-to-Satisfy (DtS) requirements of the Building Code of Australia (BCA) 2019 – Amendment 1, as are contained within Part D3 and Clause E3.6 and F2.4 of the Code.

1.1 Basis of Report

This assessment is based upon:

1. Architectural Plans prepared by Liquid Design – Drawing Numbers:
2. Architectural Plans prepared by Liquid Design Project No.3318 – Drawing Numbers:

Drawing Number	Revision	Dated	Drawing Title
A0000	G	24/06/21	Cover
A0002	F	24/10/18	Site Plan
A2000	P	24/06/21	Proposed Ground Floor Plan
A2001	O	24/06/21	Proposed Level 1
A2002	O	24/06/21	Proposed Level 2
A2005	M	24/06/21	Proposed Roof
A2100	D	04/08/21	Ground Floor – Detailed Plan
A2101	D	04/08/21	Level 1 – Detailed Plan
A2102	D	04/08/21	Level 2 – Detailed Plan



Drawing Number	Revision	Dated	Drawing Title
A2105	A	04/08/21	Roof – Detailed Plan
A3000	M	24/06/21	Proposed North/South Elevation
A3001	L	24/06/21	Proposed East/West Elevation
A3500	I	24/06/21	Detailed Elevation North/South
A3501	H	24/06/21	Detailed Elevation West
A3502	H	24/06/21	Detailed Elevation East
A3503	J	24/06/21	Detailed Elevations Courtyard
A4000	J	24/06/21	Proposed Site Sections
A4001	J	24/06/21	Proposed Entry Sections
A9010	I	24/06/21	Visualizations

3. The Building Code of Australia (BCA) 2019 – Amendment 1 prepared by the Australian Building Codes Board.
4. The Guide to the BCA 2019 – Amendment 1, prepared by the Australian Building Codes Board.
5. The Disability (Access to Premises – Building) Standards 2010.
6. Australian Standards AS1428.1-2009 - Design for Access and Mobility – Part 1: General requirements for access - New building work.
7. Australian Standards AS1428.4.1-2009 - Design for Access and Mobility – Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.
8. Australian Standard AS2890.6-2009 Parking facilities – Part 6: Off-street parking for people with disabilities.
9. Relevant clauses of Warringah Development Control Plan (DCP) 2011 Part D18 Accessibility.

1.2 Limitations of the Report

This report does not assess / include the following:



- Review of Construction Certificate (CC) documentation. This review covers early design concepts and additional detailed design assessments are required for CC phase.
- Any parts of the BCA not directly referenced in this report.
- Review of the fitouts associated with the retail / commercial spaces.
- Standards not directly referenced in this report.
- Disability Discrimination Act 1992 (*DDA focuses on results and does not offer prescriptive compliance options*).
- Work Health & Safety considerations.
- Work Cover Authority requirements.
- Local planning policies and/or guidelines, other than those identified.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000.
- Does not provide concessions, alternative solutions or exemptions from the requirements of the BCA, other than any directly identified in the Executive Summary of this report.

1.3 BCA Assessment Data

Our understanding of the Building Code of Australia 2019 – Amendment 1 classification(s) in relation to the subject building is as follows (to be confirmed by the BCA Consultant):

BCA Building Classification	Class 9b	Assembly Building (Childhood & Ooshc Centre)
	Class 7a	Car Parking
	Class 7b	Bin Storage Room

A3.3 Multiple Classification

Where parts have different purposes if not more than 10% of the floor area of a storey, being the minor use, is used for a purpose which is a different classification, the classification applying to the major use may apply to the whole storey.

A1.7 Language

A reference to a building in the BCA is a reference to an entire building or part of a building, as the case requires.

2.0 BCA-TECHNICAL REVIEW ASSESSMENT AND COMMENTARY

The following table details the compliance status of the architectural design in terms of the prescriptive accessibility provisions of BCA 2019 – Amendment 1, as are contained within Part D3 and Clauses E3.6 and F2.4 of the code.

The table identifies compliance assessment outcomes into one of four (4) categories, as follows:

Complies	BCA design compliance is achieved
Does Not Comply	A BCA compliance departure requires rectification. Resolution options are provided.





N/A or Informational	Either not applicable or not directly relevant to the project. Detail provided for information purposes only. No action required.
Design Detail	A detailed commentary is provided within the report. Such instances should not be considered deficiencies, but matters for consideration by the design team/assessment authority at relevant stages of design.

BCA Interpretation Note(s):

- (i) Readily moveable furniture has been treated as indicative only. The person/s responsible for furnishing the building (parts) should ensure their furnishing layout/s do not cause AS1428.1 circulation deficiencies.

BCA DEEMED-TO-SATISFY PROVISION	COMPLEES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
SECTION D					
ACCESS & EGRESS					
PART D3 - ACCESS FOR PEOPLE WITH DISABILITIES					
<u>D3.1 - General building access requirements</u> Buildings and parts of buildings must be accessible as required by Table D3.1, as follows: <u>Class 9b</u> Access must be provided to and within all areas normally used by the occupants. <u>Class 7b – Garbage Room</u> Access must be provided to and within all areas normally used by the occupants.		X			Access is provided to the following areas of the building in accordance with AS1428.1-2009 <ul style="list-style-type: none"> Access at main building entry at ground level to upper levels is provided by a passenger lift and internal stairway. <u>Compliance Matter -</u> <ul style="list-style-type: none"> L1 - A minimum 530 WL is not provided to the doorway to Service 4 staffroom (approx. 340mm). All doorways to have a clear 850mm clear opening width (920mm door leaf). Step downs from indoor children rooms to outside play areas are to be clarified. If a step down is proposed a 35mm (max) threshold ramp or step ramp with landing to be provided per Clause 10 of AS1428.1-2009.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
					<p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p> <p>Other than mentioned above current plans indicate spatial allowance at doorways and corridors is readily achievable with AS1428.1-2009.</p> <p><u>slip-resistant floor surface/s</u></p> <p>BCA 2019 does not directly specify slip-resistance classification(s) for all accessible paths of travel; however, we highlight the need under AS1428.1-2009 for all accessible paths of travel to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.</p> <p>Spatial allowance in the current design indicates that compliance with AS1428.1-2009 is readily achievable.</p> <p>The following summary of AS1428.1-2009 requirements for accessways is provided to assist the project team.</p>
<p><u>D3.2 - Access to Buildings</u></p> <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 any required accessible carparking space on the allotment. <p>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>Doorway on an accessway having multiple leaves must have a clear opening width of not</p>				X	<p>A paved pedestrian pathway through the centre of the external carpark provides an accessway to the building from the main point of pedestrian entry at the allotment boundary and from the designated accessible car spaces which is deemed capable of compliance.</p> <p>The double swing doors must have at least one side clear opening width of 850mm.</p> <p>We refer to the AS1428.1-2009 summary at Clause D3.1 to assist the design team with detailed design and/or construction.</p> <p>We refer to the AS1428.1-2009 summary at Clause D3.1 to assist the design team with detailed design and/or construction.</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
less than 850mm for a single leaf.					
<p><u>D3.3 - Parts of buildings to be accessible</u></p> <p>In a building required to be accessible:</p> <ul style="list-style-type: none"> ▪ every ramp & walkway (<i>except fire-isolated</i>) must comply with Clause 10 of AS1428.1-2009; ▪ every stairway (<i>except fire-isolated</i>) must comply with Clause 11 of AS1428.1-2009; ▪ All fire-isolated stairways are required to comply with Clause 11.1(f) and (g) of AS 1428.1-2009. ▪ accessways must have passing spaces complying with AS1428.1 at max 20m intervals where a direct line of sight is not available; and ▪ turning spaces complying with AS1428.1 within 2m of the end of accessways where it is not possible to continue travelling along the accessway, and at max. 20m intervals along the accessway. ▪ the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shall be 11mm, 4mm & 15mm respectively. 		X			<p>The internal stairway from ground to Level 2 must comply with the requirements of Clause 11 of AS 1428.1.</p> <p>The fire isolated stairways must comply with Clause 11.1(f) and (g) of AS 1428.1.</p> <p>Ramp at footpath and connecting walkway must comply with Clause 10 of AS1428.1.</p> <p>The following BCA DTS non - compliances have been identified -</p> <p><u>Compliance Matter:</u></p> <ul style="list-style-type: none"> • The ramp (1:14) at the main pedestrian entry is not setback 900mm from the top concrete path to allow compliant installation of handrails and TGSi's so as to not encroach into the pathway(i.e. tread width + 300mm handrail extension +300mm wide TGSi). • A 1.2m long landing at has not been detailed midway through the walkway accessway at approximately 17.5m per Clause 10.2 of AS 1428.1 -2009. <p>The following Clause 10 & Clause 11 summary of AS1428.1-2009 is provided to assist the project team.</p>

Summary of AS1428.1-2009; Clause 10 & 11 Requirements (Ramps & Stairs)

Clause 10.2 – Walkways

Walkways shall comply with the following:

- The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:
 - Kerb in accordance with Figure 18.
 - Kerb rail and handrail in accordance with Figure 19.
 - A wall not less than 450 mm in height.
- Landings at top and bottom and at:
 - 25m intervals or less for 1:33,
 - 15m intervals or less for 1:20,



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<ul style="list-style-type: none"> ▪ For walkways shallower than 1 in 33, no landings are required. <p><u>Clause 10.3 – Ramps</u></p> <p>Ramps shall comply with the following:</p> <ul style="list-style-type: none"> ▪ Max 1:14 gradient for ramps exceeding 1.9m, ▪ Gradient constant throughout with max. 3% tolerance and max 1:14 gradient, ▪ Landings at top and bottom and at: <ul style="list-style-type: none"> - 9m intervals or less for 1:14, - 15m intervals or less for 1:20, ▪ Change in direction to have 90° angle of approach as per Figure 13, ▪ Handrails on each side as per Clause 12, ▪ Set back min. 900mm from boundary, ▪ Intersections at internal corridors to be set back min. 0.4m, ▪ Handrails to extend min. 300mm horizontally past transition point at top and bottom, except where inner handrail is continuous at intermediate landings, ▪ Kerbs and kerb rails on both sides at min. height of 65mm, not be between 75mm and 150mm high and have no gaps or slots greater than 20mm within the range of 75mm to 150mm, ▪ Kerbs and kerb rails to be located so that ramp-side face is either flush or no greater than 100mm away from handrail (Figure 19), min. 150mm high if handrails has vertical posts (Figure 19 a, b, c), and be min. 200mm between 65mm-75mm kerb to support posts (Figure 19 d). <p><u>Clause 10.5 - Threshold ramps</u></p> <ul style="list-style-type: none"> ▪ Threshold ramps at doorways to have a max. rise of 35mm, max length of 280mm, max gradient of 1:8 and be located within 20mm of the door leaf. ▪ Edges of the threshold ramp shall be tapered or splayed at max 45° if not abutting a wall. <p><u>Clause 10.6 - Step ramps</u></p> <ul style="list-style-type: none"> ▪ Step ramps shall have max. rise of 190mm, max. length of 1.9m, max. gradient of 1:10. ▪ Edges of the step ramp to have 45° splay where there is pedestrian traffic or otherwise be protected by suitable barrier such as a min. 450mm wall or kerb / kerb rail with open balustrade. ▪ Step ramps to have slip-resistant surfaces. <p><u>Clause 10.8 - Landings</u></p> <p>Landings for walkways (up to 1:33) and ramps shall comply with one of the following:</p> <ul style="list-style-type: none"> ▪ min. 1.2m if no change in direction as per Figure 25(A), ▪ min. 1.5m where change in direction not exceeding 90° internal corner to be truncated for min. 500mm in both directions as per Figure 25(B), ▪ 180° turn, landing as per Figure 25(C). ▪ Landings for step ramps shall be min. 1.2m in length as per Figure 22(A) and (B). Where a change in direction, the length of the step ramp landing to be min. 1.5m as per Figure 22(A). At doorways, landings as per Clause 13.3 for circulation spaces at doorways shown in Figure 25(D). ▪ Landings at kerb ramps shall be min. 1.2m in length, or 1.5m X 2.0m at 'T' junctions. Where a single change in direction is required, landings to be min. 1.5m X 1.5m. 					



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
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Clause 11.1 - Stair construction

Stairs to be constructed as follows:

- Set back min. 0.9m from boundary,
- Where intersection is at an internal corridor, the stair to be set back as per Figure 26(A),
- Have opaque risers,
- Nosing's shall not project beyond the face of the riser and the riser may be vertical of 25mm backwards splay,
- Nosing profiles to have a sharp intersection, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm,
- 50mm – 75mm strip to full length of nosing, set back a max. 15mm from the front of the nosing, with a 30% min. luminance contrast. If not set back, luminance contrast to extend down the riser by max 10mm.
- TGSIs installed as per AS1428.4.1.

Clause 11.2 - Stairway handrails

Handrails to be continuous throughout the stair flight and around landings and have no obstructions 0.6m above, and as follows:

- Design & construction as per Clause 12,
- Installed both sides,
- No vertical sections and shall follow angle of the stairway nosings,
- Extend at bottom of stairs one stair tread depth and min. 300mm horizontally, (300mm extension not required if handrail is continuous,
- Dimensions of heights of handrails taken vertically from the nosing or landing to the top of the handrail.

Clause 12 - Handrails

Design and construction to comply with:

- Handrails and balustrades shall not encroach into required circulation,
- Circular or elliptical cross-section, not less than 30mm or more than 50mm for more than 270°. Elliptical handrails to have greater horizontal dimensions,
- Exposed edges or corners have min. radius of 5mm,
- Top of handrail to be between 865mm and 1.0m above nosing or landing,
- Height to be constant throughout,
- If balustrade is required at a height greater than the handrail, both shall be provided,
- Handrails to be securely fixed and rigid with ends turned through a total of 180°, or to the ground, or returned fully to end post or wall face (Figures 26 C and D),
- Min. 50mm clearance to adjacent wall or other obstruction, for a height of 600mm,
- Handrails to have no obstructions to the passage of a hand along the rail,
- Inside handrail at landings to always be continuous as per Figure 28(a).

D3.4 - Exemptions

An area where access would be inappropriate because of the particular purpose for which the area is used, or would pose a health or safety

X

Exemptions are to be reviewed on a case by case basis and when detailed design is achieved. Although, we do highlight that the following parts of the building have been



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
risk for people with a disability; is not required to be accessible.					offered access exemption (not exhaustive): <ul style="list-style-type: none"> ▪ Garbage Storage Room. ▪ Kitchen + Laundry ▪ Plant & equipment room(s).
<p><u>D3.5 - Accessible carparking</u></p> <p>Accessible carparking spaces complying with AS2890.6-2009 must be provided in accordance with Table D3.5 in a Class 7a building required to be accessible and on the same allotment as a building required to be accessible.</p>	X				<p>Two (2) onsite accessible carparking spaces are detailed to be located on the allotment.</p> <p>An accessible car parking space and shared zone is required to be provided in location and size to comply with the requirements of AS2890.6-2009, i.e. 2400mm (min) x 5400mm (mm).</p> <p>The following summary of the requirements of AS2890.6 are provided to assist the design team during detailed design &/or construction.</p>

Summary of AS2890.6-2009

Clause 2.3 – Pavement slope & surface

- Accessible parking space and shared zones are to have a firm plane surface with a fall not exceeding 1:40 in any direction (1:33 if the surface is a bituminous seal and the parking space is out of doors).
- These areas shall have a slip-resistant surface.

Clause 2.4 – Headroom

- The path of vehicular travel from the car park entrance to all accessible parking spaces and from those spaces to the car park exit shall have a minimum headroom of 2,200 mm.
- The headroom above each dedicated space and adjacent shared area, measured from the level of the dedicated space shall be a minimum of 2,500 mm. For an angle parking space the headroom of the front of the space and its adjacent shared area may be reduced to lie within the profile shown in Figure 2.7.

Clause 3.1 – Space identification

Each dedicated space shall be identified by means of a white symbol of access in accordance with AS 1428.1 between 800 mm and 1,000 mm high placed on a blue rectangle with no side more than 1,200 mm, placed as a pavement marking in the centre of the space between 500 mm and 600 mm from its entry point as illustrated in Figure 3.1.

Clause 3.2 – Space delineation

- Pavement markings specified in Items (a) and (b) of this Clause shall be yellow and shall have a slip resistant surface. Raised pavement markers shall not be used for space delineation.
- Pavement markings shall be provided as follows:
 - (a) Dedicated parking spaces shall be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a kerb, barrier or wall.
 - (b) Shared areas shall be marked as follows:



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
(i) Walkways within or partly within a shared area shall be marked with unbroken longitudinal lines on both sides of the walkway excepting any side delineated by a kerb, barrier or wall. (ii) Other vacant non-trafficked areas, which may be intentionally or unintentionally obstructed (e.g. by unintended parking), shall be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a kerb, barrier or wall, and marked with diagonal stripes 150 to 200 mm wide with spaces 200 mm to 300 mm between stripes. The stripes shall be at an angle of 45 ±10 degrees to the side of the space. (iii) No shared area markings shall be placed in trafficked areas.					

D3.6- Signage

Accessible buildings must have signage to comply with AS1428.1-2009 and as follows –

- identify each door required by Clause E4.5 to be provided with an exit sign and state “**Exit**” and “**Level**” followed by the floor number.

X Signage shall be installed in this project as necessary, but shall include as a minimum:

- identify each door required by Clause E4.5 to be provided with an exit sign and state “**Exit**” and “**Level**” followed by the floor number, as includes braille and tactile signage.

All signage is to be design detailed to comply with the relevant requirements of Specification D3.6. In this regard, the following Specification D3.6 summary is provided to assist the project team.

Summary of Specification D3.6; Braille and tactile signs

Part 2 – Location of braille and tactile signs

Signage must be designed and installed as follows:

- Braille and tactile components located not less than 1.2m or greater than 1.6m;
- Single line signs to have tactile characters not less than 1.25m or greater than 1.35m;
- Signs identifying room features or facilities located on wall on the latch side of the door with edge of sign 50mm to 300mm from the architrave (or on the door itself if not possible to have adjacent).
- Signs identifying a door required by E4.5 to be provided with an exit sign, must be located on the side that faces a person seeking egress, and on the wall on the latch side of the door with the leading edge of the sign located between 50mm and 300mm from the architrave (or on the door itself if not possible adjacent).

Part 3 – Braille and tactile sign specification

- Tactile characters to be raised or embossed to a height between 1mm and 1.5mm;
- Sentence case must be used, with 15mm to 50mm high characters for capitals and 50% high for the lower case;
- Tactile characters, symbols and the entire sign / frame to have rounded edges;
- The entire sign including characters, background, negative space or fill of signs to be matt or low gloss finish;
- Min. letter spacing to be 2mm;
- Min. word spacing to be 10mm;
- Thickness of letter strokes between 2mm and 7mm and of Arial typeface;
- Tactile text to be left justified (excluding single words).



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	N/A OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<p><u>Part 4 – Luminance contrast</u></p> <ul style="list-style-type: none"> ▪ Background, negative space and fill to be min. 30% luminance contrast to the mounted surface, ▪ Tactile characters icons & symbols to be min 30% luminance contrast to the background or mount surface, ▪ Luminance contrasts must be met under the lighting conditions of its surrounds. <p><u>Part 5 – Lighting</u></p> <p>Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read.</p> <p><u>Part 6 – Braille</u></p> <ul style="list-style-type: none"> ▪ Grade 1 braille (uncontracted) as per Australian Braille Authority, ▪ Raised and domed, and left justified, ▪ Located 8mm below bottom line of text, ▪ Solid arrow, if arrow provided, ▪ On signs with multiple lines, semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text. 					
<p><u>D3.7 - Hearing augmentation</u></p>			X		<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 conference or meeting room.</p>
<p><u>D3.8 - Tactile ground surface indicators (TGSIs)</u></p> <p>Accessible buildings must have TGSIs complying with Sections 1 & 2 of AS/NZS1428.4.1-2009 to warn blind or vision impaired people of approaching stairways (other than fire-isolated), escalators, ramps (other than fire-isolated, step or kerb ramp), any overhead obstruction less than 2m above floor level and an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.</p>		X			<p>The following BCA DTS non - compliances have been identified -</p> <p><u>Compliance Matters:</u></p> <ul style="list-style-type: none"> • TGSIs have not been detailed at the top and bottom of the non -fire isolated internal stairways. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
<p><u>D3.9 - Wheelchair seating spaces in Class 9b assembly buildings</u></p>			X		<p>N/A – no Class 9b parts with seating proposed.</p>
<p><u>D3.10 - Swimming pools</u></p>			X		<p>Not applicable – no swimming pool is proposed.</p>
<p><u>D3.11 - Ramps</u></p> <p>On an accessway; a series of connected</p>	X				<p>There are no connecting ramps with a vertical rise of more than 3.6m or overlapping landings.</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
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.					
<p><u>D3.12 - Glazing on an accessway</u></p> <p>Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line.</p> <p>The contrasting line shall be not less than 75mm wide and shall extend across the full width the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level.</p> <p>Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.</p>				X	Any such glazing on an accessway must be clearly marked in accordance with AS 1428.1-2009.
<p>SECTION E</p>					
<p>SERVICES AND EQUIPMENT</p>					
<p>PART E3</p>					
<p>LIFT INSTALLATIONS</p>					
<p><u>E3.6 - Passenger lifts</u></p> <p>Every passenger lift must:</p> <ul style="list-style-type: none"> ▪ be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and ▪ have accessible features in accordance with Table E3.6b; and ▪ not rely on a constant pressure device for its operation if the lift car is fully enclosed. 				X	<p>The proposed passenger lifts (x3) shall have the following features –</p> <ul style="list-style-type: none"> (i) Handrail complying with the mandatory handrail provisions of AS1735.12, (ii) Lift floor dimensions not less than 1,100mm x 1,400mm as the lifts vertical travel is not greater than 12m. (iii) Minimum clear door opening complying with AS1735.12, (iv) Passenger protection system complying with AS1735.12, (v) Lift landing doors at the upper



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					<p>landing,</p> <p>(vi) Lift car and landing control buttons complying with AS1735.12,</p> <p>(vii) Lighting in accordance with AS1735.12,</p> <p>(viii) Lifts serving more than 2 Levels –</p> <ul style="list-style-type: none"> ▪ Automatic audible information within the lift car to indicate the level each time the lift car stops; ▪ audible and visual indication at each lift landing to indicate the arrival of the lift car; ▪ audible information and audible indication is to be provided in a range of between 20-80dB(A) at a maximum frequency of 1500Hz; <p>(ix) 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>The lifts shall be detail designed to ensure compliance with the above and AS1428.1.</p> <p>A design compliance certificate should be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p> <p>Lift control buttons and the like must not be less than 500mm from an internal corner).</p>

SECTION F

HEALTH AND AMENITY

PART F2

SANITARY AND OTHER FACILITIES

<p><u>F2.4 - Accessible sanitary facilities</u></p> <p>In a building required to be accessible:</p> <ul style="list-style-type: none"> ▪ Accessible unisex sanitary compartments must be provided as per Table F2.4(a), ▪ An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf 		X			<p>The following BCA DTS non - compliances have been identified -</p> <p><u>Compliance Matter</u></p> <ul style="list-style-type: none"> • L2 - Male and female toilets are not detailed to have ambulant facilities complying with AS1428.1
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BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
or bench top and adequate disposal of sanitary towels. ▪ Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1.					– 2009. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</i>

Summary of AS1428.1-2009 requirements for Accessible & Ambulant Sanitary Facilities

Water Taps – Must have:

- Taps shall have lever handles, sensor plates or other similar control,
- Lever handles to be min. 50mm clear from adjacent surface,
- Where hot water is provided, the water to be delivered through the mixing spout.

WC pan clearances

- WC pan clearance including set-out, seat height and seat width as per Figure 38 of AS1428.1.

Seat – As follows:

- full round type with minimal contours,
- be securely fixed when in use,
- seat fixings that create lateral stability,
- load rated to 150kgs,
- min. luminance contrast of 30%.

Backrest – As follows:

- be capable of withstanding 1100 N,
- height to the lower edge of backrest to the top of the WC pan of 120mm to 150mm,
- vertical height of 150mm-200mm and a width of 350mm and 400mm,
- front edge of the centre of the backrest to be at an angle of 95° to 100°.

Flushing control

- Flushing controls shall be user activated, either hand operated or automatic. Hand-operated controls to comply with Figure 40, or on the centre-line of the toilet within the vertical limit zone. Controls within this zone shall not be within the area required for grabrails.
- Controls shall be proud of the surface and activate the flush before being level with the surrounding surface.

Toilet paper dispenser

- Toilet paper dispenser to be located within zone specified in Figure 41. Dispenser shall not encroach on required grabrail clearances.

Grabrails



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<ul style="list-style-type: none"> Concealed, high level cisterns or flush valves require a continuous grabrail across the rear wall and the side wall closest to the pan as per Figure 42. Low-level non-concealed cistern or flush valves require the grabrail to terminate each side of the cistern as per Figure 42. 					
<p><u>Circulation space</u> – Shall be as per Figure 43 of AS1428.1-2009, except for the following intrusions:</p>					
<ul style="list-style-type: none"> Toilet paper dispenser, Grabrails, Washbasins with 100mm intrusion, Hand dryers and towel dispensers, Soap dispensers, Shelves, Wall cabinets with 150mm intrusion, mounted between 0.9m and 1.25m, Clothes hanging devices, Portable sanitary disposal units (Figure 43), Other wall mounted fixtures with 150mm intrusion, mounted between 0.9m and 1.25m. The overlapping of circulation space shall be in accordance with Clause 15.6. 					
<p><u>Baby change tables</u></p>					
<ul style="list-style-type: none"> Where installed, baby change tables shall not encroach into the required circulation space when in the folded position and have a max height of 820mm with clearance underneath of min. 720mm when open. 					
<p><u>WC doors</u></p>					
<ul style="list-style-type: none"> To be either hinged or sliding, Outward-opening doors shall have a mechanism to hold in the closed position without the use of a latch, Doors provided with an in-use indicator and a bolt or catch. If fitted with a snib, the snib handle is to be min. length of 45mm from the centre of the spindle. Latch mechanism are to be operable from the outside in the case of an emergency. Force required as per Clause 13.5.2(e), Door handles and hardware as per Clause 13.5. 					
<p><u>Washbasins for unisex accessible sanitary facilities</u></p>					
<ul style="list-style-type: none"> A hand-washing facility shall be provided inside the toilet cubicle 					
<p><u>Washbasins</u> – As follows:</p>					
<ul style="list-style-type: none"> Shall be located inside the cubicle, Washbasin outside pan circulation, Water taps as per Clause 15.2.1, Exposed hot water supply pipes to be insulated or located so as not a hazard, Projection of washbasins from wall and taps, bowl and drain outlet as per Figures 44 (A) and (B), Water supply pipes and waste outlets not to encroach on required clear space under basin. Each washbasin fixture to have unobstructed circulation space as per Figure 46, or Figure 45 for SOU's. 					



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
<u>Mirrors</u>					
<ul style="list-style-type: none"> ▪ Mirror to be located above or adjacent to washbasin. ▪ Where provided, a vertical mirror with a reflective surface not less than 350mm wide to extend from a height not less than 0.6m to not more than 1.85m. ▪ In an accessible residential unit, the mirror to be centred over the washbasin. 					
<u>Shelves</u> – To be provided adjacent to washbasin, as follows:					
<ul style="list-style-type: none"> ▪ A vanity top at a height of 800mm-830mm and min. width of 1200mm and depth of 300mm-400mm without encroaching circulation space, ▪ A separate fixture, within any circulation spaces at a height of 0.9m-1.0m, and external to all circulation space 0.79m-1.0m. 					
<u>Soap dispensers, towel dispenser and similar fittings</u>					
<ul style="list-style-type: none"> ▪ Soap and towel dispensers and hand dryers shall be operable by one hand and installed so the operative component or outlet between 0.9m and 1.1m and no closer than 0.5m from an internal corner. 					
<u>Clothes-hanging devices</u>					
<ul style="list-style-type: none"> ▪ A clothes-hanging device shall be installed 1.2m to 1.35m high and not less than 0.5m from an internal corner. 					
<u>Sanitary disposal unit</u>					
<ul style="list-style-type: none"> ▪ Where provided, sanitary disposal units to be as per Figure 43 for portable units or 0.5m from the pan for recessed units. 					
<u>Switches and general purpose outlets</u>					
<ul style="list-style-type: none"> ▪ Where provided near the washbasin, switches and GPOs to be located as per Clause 14 and as close to the shelf as possible. 					
<u>Showers</u>					
<ul style="list-style-type: none"> ▪ Shower recesses and circulation space to a height not less than 0.9m as per Figure 47. Grabrails, shower hose fittings, taps, soap holder, shelf and seat are the only fixtures permitted in these spaces. 					
<u>Circulation spaces in accessible sanitary facilities</u>					
<ul style="list-style-type: none"> ▪ Circulation spaces in accessible sanitary facilities shall be in accordance with Clause 15.2.8 and Figures 43-47 and 50. ▪ Circulation spaces, including door circulation space, may be overlapped. ▪ Fixtures shall not encroach circulation space except: <ul style="list-style-type: none"> a. Washbasin in WC circulation as per Figure 43, b. Washbasin in shower circulation as per Figure 50, c. Washbasin in door circulation as per Figure 51(A) and 51(B). ▪ Clearances beneath washbasin as per Clause 15.3. 					



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
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Summary of AS1428.1-2009 requirements for Ambulant Sanitary Facilities

General

- Ambulant sanitary facilities shall be in accordance with Figures 53(A) and 53(B).

Grabrails

- Grabrails shall be installed in accordance with Clause 17 and Figure 53(A).

Doors

- Doors to sanitary compartments for people with ambulant disabilities shall have openings with a minimum clear width of 700 mm, and shall comply with Figure 53(B).
- Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside.

Coat hook

- A coat hook shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the floor.

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3.0 CONCLUSION

This report identifies the compliance status of the design with the relevant accessibility related Deemed-to-Satisfy (DtS) requirements of the Building Code of Australia (BCA) – Amendment 1 2019 – Amendment 1 and the requirements relating to Warringah Development Control Plan (DCP) 2011 Part D18 Accessibility.

The outcome of the report highlights that the current design contains some non-compliances with the DtS provisions of the BCA, however, such can be readily resolved by minor design changes or BCA Performance Solution(s), as nominated at Part 2.0 of this report.

Subject to the resolutions contained within this report, the current design is capable of complying with the accessibility provisions of the BCA and applicable DCP requirements.

<p>Prepared by:</p>  <p><u>Daniel Keato</u> Senior Associate For AED Accredited Certifier / Principal Certifying Authority (Building) BDC2424</p>	<p>Reviewed & Approved by:</p>  <p><u>Kelly Smith</u> Associate For AED Accredited Certifier / Principal Certifying Authority (Building) BDC2593</p>
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