



To: Garan Holdings Pty Limited
Project: 60 Binalong Avenue, Allambie Heights
Report: Access Assessment Report
Reference No: 109039-Access-r2
Date: 23 January 2018
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DOCUMENT CONTROL




Revision	Date	Description		
109039-BCA-r1	18/01/2018	Access Assessment Report		
109039-BCA-r2	23/01/2018	Access Assessment Report		
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1 BASIS OF ASSESSMENT

1.1 Location

The building development, the subject of this report, is located at 60 Binalong Avenue, Allambie Heights. The development is bounded by three roads and two adjacent properties. The proposed building is two storey boarding house constructed on top of a basement carpark. There are several communal areas located throughout the building and a common laundry located in the basement.

Pedestrian access onto the site is provided by two footpaths on Binalong Avenue, whereas vehicular access is provided by Nargong Road

1.2 Purpose

The purpose of this report is to assess the proposed / existing building against the following Deemed-to-Satisfy provisions of the Building Code of Australia 2016 (BCA2016) to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

- Disability Discrimination Act 1992 (DDA);
- Disability Access to Premises Standards 2010 (Premises Standards);
- Building Code of Australia 2016 (BCA2016) – Part D3 and Clauses E3.6 and F2.4;
- Adaptable Housing Code AS4299:1995 (AS4299); and
- 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 provisions of the BCA2016 as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2016 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 that a complaint under the DDA will not be made, however should the building comply with BCA2016 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- BCA2016 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- Demolition Standards not referred to by the BCA2016;
- Work Health and Safety Act;
- Construction Safety Act;
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like;
- Conditions of Development Consent issued by the Local Consent Authority; and

- This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the Access provisions of BCA2016.

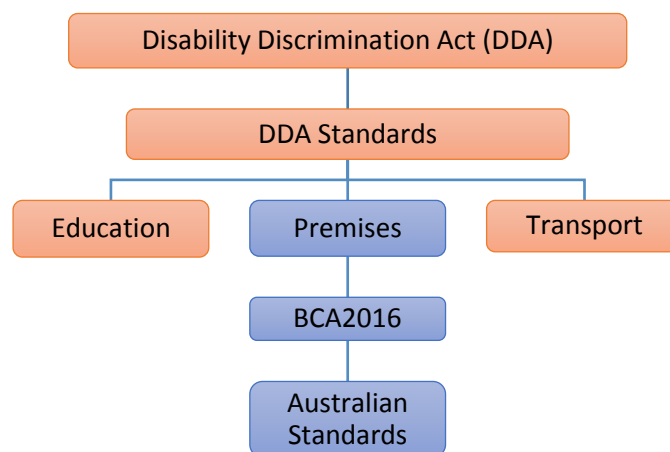
1.4 Federal Disability Discrimination Act (DDA)

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 BCA2016 is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2016 and the referenced standards does not guarantee that a complaint will not be lodged.

The graph below indicates the current relationship of the BCA2016 to the DDA.



1.5 Disability Access to Premises Standards (Premises Standards)

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

The Premises Standards generally align with the BCA2016, therefore as a new building it is required for the new works to comply with BCA0216.

1.6 Design Documentation

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

2 BUILDING DESCRIPTION

For the purposes of the BCA2016 and Access Code for Buildings (Premises Standards – Schedule 1) the development may be described as follows.

2.1 Classification

Under the provisions of Clause A3.2 of BCA2016, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
7	Basement	Car parking and Laundry
3	Ground Floor – Level 1	Residential SOU's and Common Areas

2.2 Areas Required to be Accessible

Under the provisions of Clause D3.1 of BCA2016, the following areas of the building are required to be accessible:

Table 2. Areas Required to be Accessible

Level	Area / Room	Description
Ground Floor	Portion of Ground Floor –Level 1	Ground Floor Common Area, Ground Floor Outdoor Seating Area and Two (2) SOU's
Basement	Carpark	To and within any level containing accessible car parking spaces

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2016 have been considered where applicable in the process of developing the above table.

2.3 Accessible SOU's

Within the plans provided, the following SOU's are required to maintain accessible features in accordance with the BCA Clause D3.3.

Table 3. Accessible SOU's

Description	Location	SOU's
Accessible SOU's	Ground Floor,	SOU's 10 and 11, are identified and designed as Accessible SOU's.

3 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES

3.1 Introduction

The table below 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 as outlined in 2 of this report.

Accessibility has been assessed against the relevant portions of the BCA2016, Access Code for Buildings and the related Australian Standards for each item listed below.

Compliance has been indicated by using the following symbols:

Table 4. Legend of Symbols

Symbol	Description
✓	Compliance is achieved, and no further information is required.
✓	Specific details are not provided, but compliance can be readily achieved.
✗	From the documentation provided, compliance is not achieved.

3.2 Building Code of Australia 2016 Assessment Summary (BCA2016)

Table 5. BCA2016 Summary

CLAUSE	COMMENT	STATUS
SECTION D: ACCESS AND EGRESS		
PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY		
D3.0	Deemed To Satisfy Provisions	Noted
D3.1	General Building Access Requirements	<p>Class 3 –</p> <p>Access is required to be provided 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.</p> <p>Access is provided to each of the units located on the ground floor and there are two accessible units located on the ground floor. As no ramps or lifts are provided to other levels of the building, access is not provided throughout.</p> <p>Access has been provided throughout the internal common area and to one of outdoor common areas.</p> <p>Access has been provided to the basement carpark via the passenger lift.</p>

SECTION D: ACCESS AND EGRESS		
	<p>Class 7 –</p> <p>Access has been provided to all areas of the carpark, including the laundry, bulky store room and the waste room.</p> <p>Accessible Units –</p> <p>Two accessible units have been provided on the ground floor of Building A. Each of the units have been provided with accessible features in accordance with AS1428.1-2009 with regards to the accessible sanitary facilities, door circulation and access to the balconies. The remainder of the features such as light switches and the like must comply with AS1428.1 and shall be addressed at CC stage with further details.</p> <p>As a measure of good practice some features within the room will be provided in accordance with AS4299 although not specifically required under the BCA. Bedroom, living room and kitchen circulation will all be provided. Additional details are required with the kitchen to determine if any features have been applied.</p>	
D3.2	<p>Access to Buildings</p> <p>Access is made available from the path on Binalong Street that leads to the Ground Floor of Building A. In accordance with D3.6, it is required that signage is provided to identify the accessible footpath.</p> <p>The gradient of the path has not been provided at this stage and must be detailed. This can be detailed at CC stage with a gradient no steeper than 1:14 being acceptable.</p> <p>The door leading into the building is of a suitable size and will allow for compliant turning circulation and door openings in accordance with AS1428.1.</p>	✓
D3.3	<p>Parts of Buildings to be Accessible</p> <p>Access has been provided throughout the Ground Floor of Building A, outdoor communal area and the Basement Carpark.</p> <p>As there are no ramps or lifts provided to other areas, it is noted that access is not required to be provided.</p> <p>Suitable space if provided to allow for turning in accordance with AS1428.1.</p> <p>The doors leading to the communal outdoor space achieve the required door openings and circulation spaces in accordance with AS1428.1</p> <p>Each of the rooms in the basement are provided with compliant turning space within and compliant door circulation in accordance with AS1428.1</p>	✓
D3.4	<p>Exemptions</p> <p>No areas of the building is exempted in accordance with this clause.</p>	-

SECTION D: ACCESS AND EGRESS				
D3.5	Accessible Parking	Car	<p>A single accessible space is shown to be provided in accordance with AS2890.6.</p> <p>The car space is provided with an adjacent shared zone and is shown to be provided with a bollard and markings.</p> <p>Vertical clearance to be 2500mm min over the carparking and 2200mm over the accessway, compliant with AS2890.6. The sections show 2800mm for majority of the carpark, this being case it is considered that compliance is achievable.</p>	✓
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"> 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) 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 accessible pedestrian entrance compared to the non-accessible pathway; 	✓
D3.7	Hearing Augmentation		Hearing Augmentation is not required to be provided.	-
D3.8	Tactile Indicators		<p>Tactile indicators are required to be provided to the non-fire-isolated stairway serving the basement carpark. (Each of the other stairs are not serving accessible areas).</p> <p>The tactile indicators must be provided in accordance with AS1428.4.1.</p>	✓
D3.9	Wheelchair seating spaces in Class 9b Assembly Buildings		Not applicable due to the building classification.	-
D3.10	Swimming Pools		No swimming pools have been proposed	-
D3.11	Ramps		There are no ramps that will have a rise of more than 3.6m	-
D3.12	Glazing on an Accessway	an	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.	✓

SECTION D: ACCESS AND EGRESS			
SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS			
1.	Scope	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.	✓
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.	✓
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.	✓
5.	Lighting	Braille and tactile signs to be appropriate illuminated, in complaint with this Clause and AS1428.1. The access 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.	✓

SECTION E: SERVICES AND EQUIPMENT			
PART E3 – LIFT INSTALLATIONS			
E3.0	Deemed-to-Satisfy Provisions	Noted	-
E3.6	Passenger Lifts	<p>The passenger lifts proposed must be provided in accordance with this clause. The lift must have features provide in accordance with AS 1735.12, in particular the handrails, door openings and lift controls.</p> <p>The lift car dimensions are required to be 1100mmx1400mm to achieve compliance. This size has been details and confirmed by the architect in discussions.</p>	✓

SECTION F: HEALTH AND AMENITY			
PART F2 – SANITARY AND OTHER FACILITIES			
F2.0	Deemed-to-Satisfy Provisions	Noted	-
F2.4	Accessible Sanitary Facilities (including Table F2.4)	<p>The accessible sanitary facilities within the two accessible units are of a suitable size to allow for compliance to be achieved. The circulation spaces have been provided for both sole occupancy units.</p> <p>There is a sanitary facility provided in the basement for the use of employees. It is considered that this would not need to be made accessible due to its location and restricted access to employees.</p>	✓

4 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions of the BCA2016 as outlined in Part 1.2 of this report and it is considered that such documentation complies or is capable of complying (as outlined in Part 3 of this Report) with those documents.

4.1 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. The accessible units will be provided with feature in accordance with AS1428.1-2009.
2. Tactile ground surface indicators will be installed at the top and bottom of stairways (serving an accessible area); 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.
3. 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.
4. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
5. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 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 BCA2016 Clause D3.6.
16. Signage will to comply with Clause 8 of AS1428.1-2009.
17. The passenger lifts will comply with BCA2016 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.

ANNEXURE A - DESIGN DOCUMENTATION

This report has been based on the following design documentation.

Table 6. Architectural Plans

Architectural Plans Prepared by Walsh ² Architects			
Drawing Number	Revision	Date	Title
DA101	A	21.01.18	Basement Plan
DA102	A	15.01.18	Ground Plan
DA103	A	21.01.18	Level 1 Plan
DA200	A	21.01.18	Sections
DA201	A	21.01.18	Sections
DA300	A	21.01.18	Elevations
DA301	A	21.01.18	Elevations

ANNEXURE B - FIGURES AND DRAWINGS SAMPLE

