



FAHRENHEIT GLOBAL
AN INTERNATIONAL FIRE ENGINEERING CONSULTANCY

Access Design Report

DISABILITY DISCRIMINATION ACT 1992 (DDA) ASSESSMENT
DISABILITY (ACCESS TO PREMISES-BUILDINGS) STANDARDS 2010
NCC-BCA 2022
AS1428.1-2009

**208 VICTORIA ROAD
PUNCHBOWL
NEW SOUTH WALES**





**REPORT PREPARED FOR:
FUTURE MASTERS
PROPOSED EARLY CHILDHOOD CENTRE**

DEVELOPMENT APPLICATION STAGE

**REF# ADR2021.219D
JUNE 2023**

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**REVISION/VERIFICATION HISTORY**

Report	Name	Signature	Date
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Revision.	Remarks	Author	Authorised by	Issue Date
ADR2021.219A	Draft issue for information	Adrian Gotlieb	Doron D. Levy	Feb 2022
ADR2021.219B	Final DA issue	Adrian Gotlieb	Doron D. Levy	Feb 2022
ADR2021.219C	Draft DA issue	Adrian Gotlieb	Doron D. Levy	Jun 2023
ADR2021.219D	Draft DA issue	Adrian Gotlieb	Doron D. Levy	Oct 2023

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1 INTRODUCTION

1.1 BACKGROUND

Fahrenheit global was commissioned by Future Masters to prepare an Access Design Report for the Development Application stage for a proposed Early Childhood Centre that will be located at 208 Victoria Rd, Punchbowl NSW.

The building comprises 2 storeys above basement parking level. Reception, children's rooms and outdoor playgrounds are located on ground level. First floor level will also contain a children's rooms with it corresponding outdoor play area, administration office, staff breakout areas and kitchen.

1.1 DISCLAIMER

This report was prepared for the purpose set out herein. Whilst this report is accurate to the best of our knowledge and belief, Fahrenheit Global cannot guarantee completeness or accuracy of any descriptions or information supplied to them during design meetings.

1.2 PURPOSE OF THE REPORT

This report has been undertaken in regard to the capability of the proposal to achieve the spatial requirements deemed necessary to issue a construction certificate consent under the Environment Planning and Assessment Act. based on the drawings prepared by Design & Building Group as follow:

Drawings	Description	Author	Issue Date
DA2002	Basement Plan	DBG	04/08/2023
DA2003	Ground Floor Plan	DBG	04/08/2023
DA2004	First Floor Plan	DBG	04/08/2023
DA3005	Section A-A	DBG	04/08/2023

Table 1: Design Plans

1.3 REFERENCED DOCUMENTS

Compliance is required in accordance with the access provisions of:

1. Disability (Access to Premises-Buildings) Standards 2010 (Premises Standards)
2. NCC-BCA 2022 Part D4 Access for People with a Disability
3. NCC-BCA 2022 Part E3D8 Lift Installations
4. NCC-BCA 2022 Part F4D5 Sanitary Facilities
5. Australian Standards AS1428.1-2009 – Design for access and mobility Part 1
6. Australian Standards AS1735.12-1999 – Lift, escalators and moving walks Part 12
7. Australian Standards AS2890.6-2009 – Off street parking for people with disabilities



2 NCC/BCA2019 COMPLIANCE ASSESSEMENT

2.1 SECTION D ACCESS AND EGRESS

This section reviews the provision of access for people with a disability, appropriate signage and controls installed to comply with local Legislation and the Building Code of Australia.

BCA Clause	Requirement	Compliance	Comments
PART A6 BUILDING CLASSIFICATION			
A6G10	CLASS 9 BUILDING		
	A Class 9 building is a building of a public nature that includes one or more of the following sub-classifications: Class 9a — a health-care building including any parts of the building set aside as laboratories, and includes a health-care building used as a residential care building. Class 9b — an assembly building including a trade workshop or laboratory in a primary or secondary school. Exemption 1: A6G10(2)(b) excludes any parts of the building that are of another Class. Class 9c — a residential care building.	Yes	CLASS 9b: ASSEMBLY BUILDING / EARLY CHILDHOOD CENTRE
A6G8	CLASS 7 BUILDING		
	A Class 7 building is a storage-type building that includes one or more of the following sub-classifications: (1) Class 7a — a carpark. (2) Class 7b — a building that is used for storage, or display of goods or produce for sale by wholesale.	Yes	CLASS 7a: CARPARK
SECTION D PERFORMANCE REQUIREMENTS			
D1P1	ACCESS FOR PEOPLE WITH DISABILITY		
	Access must be provided, to the degree necessary, to enable— (a) people to— (i) approach the building from the road boundary and from any accessible carparking spaces associated with the building; and (ii) approach the building from any accessible associated building; and (iii) access work and public spaces, accommodation and facilities for personal hygiene; and (b) identification of accessways at appropriate locations which are easy to find..	Yes	Accessible pedestrian access is proposed from 2 points: Victoria Rd and Carpark
D1P4	EXITS		
	Exits must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to— (a) the travel distance; and (b) the number, mobility and other characteristics of occupants; and (c) the function or use of the building; and (d) the height of the building; and (e) whether the exit is from above or below ground level.	Yes	





BCA Clause	Requirement	Compliance	Comments
D1P6	PATH OF TRAVEL TO EXITS		
	So that occupants can safely evacuate the building, paths of travel to exits must have dimensions appropriate to— (a) the number, mobility and other characteristics of occupants; and (b) the function or use of the building.	Yes	
D1P8	CARPARKING FOR PEOPLE WITH A DISABILITY		
	Carparking spaces for use by people with a disability must be— (a) provided, to the degree necessary, to give equitable access for carparking; and (b) designated and easy to find. Limitation: DP8 does not apply to a building where— (a) a parking service is provided; and (b) direct access to any carparking spaces by the general public or occupants is not available.	Yes	1 accessible carspace is provided on Basement parking Level
D1P9	COMMUNICATION SYSTEMS FOR PEOPLE WITH HEARING IMPAIRMENT		
	An inbuilt communication system for entry, information, entertainment, or for the provision of a service, must be suitable for occupants who are deaf or hearing impaired.	Yes	Architect to note, compliance is achievable
PART D4 ACCESS FOR PEOPLE WITH A DISABILITY			
D4D1	DEEMED TO SATISFY PROVISIONS		
	(1) Where a <i>Deemed-to-Satisfy Solution</i> is proposed, <i>Performance Requirements</i> D1P1 to D1P6, D1P8 and D1P9 are satisfied by complying with— (a) D2D2 to D2D23, D3D2 to D3D30 and D4D2 to D4D13; and (d) for additional requirements for Class 9b buildings, Part I1;	TBC	Architect to confirm, compliance is achievable
D4D2	GENERAL BUILDING ACCESS REQUIREMENTS		
	(8) Class 9b (a) <i>Schools and early childhood centres</i> — to and within all areas normally used by the occupants	Yes	
D4D3	ACCESS TO BUILDINGS		
	(1) An accessway required to be accessible must be provided from (a) The main pedestrian entry points at the allotment boundary (b) Any other accessible building connected by a pedestrian link (c) any required accessible carparking space on the allotment	Yes	
	(2) In a building required to be accessible an accessway must be provided through the principal pedestrian entrance and (a) Not less than 50% of all pedestrian entries including main entrance (b) In a building >500sqm a non-accessible entry must be <50m from an accessible pedestrian entrance	N/A	
	(3) Where a pedestrian entrance required to be accessible has multiple doorways (a) If the pedestrian entrance consists of not more than 3 doorways, not less than 1 of those doorways must be accessible, and	N/A	





BCA Clause	Requirement	Compliance	Comments
	(b) If a pedestrian entrance consists of more than 3 doorways, not less than 50% of those doorways must be accessible		
	(4) For the purposes of (3)— (a) an <i>accessible</i> pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— (i) all doorways serve the same part or parts of the building; and (ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance; and (b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves.	N/A	
	(5) Where a doorway has multiple door leaves, unless it is auto opening, at least 1 leaf must have a clear opening of 850mm	N/A	
D4D4	PARTS OF BUILDING TO BE ACCESSIBLE		
	In a building required to be accessible –		
	(a) every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with: (i) Every ramp which is not fire isolated must comply with Clause 10 of AS 1428.1 (ii) For a stairway which is not fire isolated must comply with Clause 11 of AS 1428.1 (iii) For a fire isolated stairway must comply with Clause 11.1(f)&(g) of AS 1428.1	Yes	
	(b) Every passenger lift must comply with E3.6	Yes	To Section E 'Service and Equipment'
	(c) Accessways must have— (i) Passing bays must be provided at max 20m intervals where a direct line of sight is not available. (ii) Turning spaces – (A) within 2m of a dead-end passage (B) must be provided at max 20m intervals along passageway (d) An intersection of accessways satisfies the spatial requirements for a passing and turning space; (e) A passing space may serve as a turning space;	N/A	
D3D22	HANDRAILS		
	(1) Except for handrails referred to in D3D23, and subject to (2), handrails must— (c) in a Class 9b building used as a primary <i>school</i> or a building that contains an <i>early childhood centre</i> — (i) have one handrail fixed at a height of not less than 865 mm; and (ii) in addition to (i), have a handrail— (A) fixed at a height between 665 mm and 750 mm in a primary <i>school</i> ; and (B) with a cross-sectional dimension not less than 16 mm and not greater than 45 mm as measured in any direction across its centre, fixed at a height between 450 mm and 700 mm in a Class 9b <i>early childhood centre</i> ; and (d) in any other case, be fixed at a height of not less than 865 mm; and (e) be continuous between stair <i>flight</i> landings and have no obstruction on or above them that will tend to break a hand-hold; and (f) in a <i>required exit</i> serving an area <i>required</i> to be <i>accessible</i> , be designed and constructed to comply with clause	TBC	Architect to note, compliance is achievable

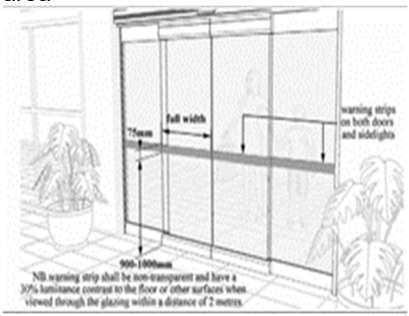


BCA Clause	Requirement	Compliance	Comments
	12 of AS 1428.1, except that clause 12(d) does not apply to a handrail <i>required</i> by (1)(c)(ii). (2) The height <i>required</i> by (1)(c) and (d) is measured above the nosings of stair treads and the floor surface of the ramp, landing or the like .		
D4D5	EXEMPTIONS		
	It is not necessary to provide access to (a). An area which would be inappropriate because of its particular use (b). An area that would pose a health or safety risk for people with a disability (c). A path of travel to a space exempted in (a) or (b).	Noted	
D4D6	ACCESSIBLE PARKING		
	Accessible carparking spaces— (a)subject to (b), must be provided in accordance with (2)(d) Class 9b building:1 accessible space for every 100 carparking spaces or part thereof in— (i)a Class 7a building required to be accessible; and (ii)a carparking area on the same allotment as a building required to be accessible; and (b)need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and (c)subject to (d), must comply with AS/NZS 2890.6; (d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.	Yes	1 accessible parking is provided
D4D7	SIGNAGE		
	(1) In a building required to be accessible— (a) braille and tactile signage complying with Specification 15 must— (i) Incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A)sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building; (B)space with a hearing augmentation system; (ii) identify each door required by E4D5 to be provided with an exit sign and state— (A)“Exit”; (B)“Level”; and (C) the floor level number; or a floor level descriptor; or a combination of the two. (b) 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— (i) the type of hearing augmentation; (ii) the area covered within the room; (iii)if receivers are being used and where the receivers can be obtained; (c) 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; (d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; (e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must	Yes	Architect to note Exit Signs and Accessible toilets to have 'International Symbol of Access'  



BCA Clause	Requirement	Compliance	Comments
	<p>be provided to direct a person to the location of the nearest accessible pedestrian entrance;</p> <p>(f) where a bank of sanitary 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 sanitary facility;</p> <p>(2) in a building subject to F4D12, directional signage complying with Specification 15 must be provided at the location of each—</p> <p>(a) bank of sanitary facilities; and</p> <p>(b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility.</p>		  <p>Signs shown with 'International Symbol of Access' are indicative.</p>
D4D8	HEARING AUGMENTATION		
	<p>(1) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <p>(a) in a room in a Class 9b building; or</p> <p>(b) in an auditorium, conference room, meeting room or room for judicatory purposes; or</p> <p>(c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</p> <p>(2) If a hearing augmentation system <i>required</i> by (1) is—</p> <p>(a) an induction loop, it must be provided to not less than 80% of the <i>floor area</i> of the room or space served by the inbuilt amplification system; or</p> <p>(b) a system requiring the use of receivers or the like, it must be available to not less than 95% of the <i>floor area</i> of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than—</p> <p>(i) 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</p> <p>(ii) 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</p> <p>(iii) 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</p> <p>(iv) 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.</p> <p>(3) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18.</p> <p>(4) Any screen or scoreboard associated with a Class</p>	TBC	<p>Architect to note, compliance is achievable</p>



BCA Clause	Requirement	Compliance	Comments
	9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only		
D4D9	TACTILE INDICATORS		
	<p>(1) 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> <p>(a) a stairway, other than a fire-isolated stairway;</p> <p>(b) an escalator;</p> <p>(c) a passenger conveyor or moving walk; and</p> <p>(d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>(e) in the absence of a suitable barrier—</p> <p>(i) an overhead obstruction less than 2 m above floor level, other than a doorway;</p> <p>(ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5.</p> <p>(2) Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>(3) A hostel for the aged, nursing home for the aged, a residential aged care building, Class 3 accommodation or the aged, Class 9a health-care building or a Class 9c aged care building need not comply with (1)(a) and (d) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p>	TBC	Architect to note, compliance is achievable
D4D12	RAMPS		
	<p>On an accessway:</p> <p>(a) A series of connected ramps must not have a combined vertical rise of > 3.6m</p> <p>(b) A landing for a step ramp must not overlap a landing for another ramp or step ramp</p>	N/A	
D4D13	GLAZING ON AN ACCESSWAY		
	On an accessway, where there is no chair rail, handrail or transom, all fully glazed or frameless doors, sidelights and any glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with AS 1428.1	Yes	<p>Architect to note:</p> <p>Confirm fixed and openable glazing area</p> 



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2.2 SECTION E SERVICES AND EQUIPMENT

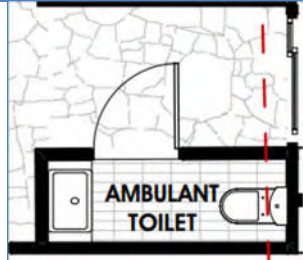

This section reviews the provision of firefighting equipment, Smoke hazard management, lift installations & visibility in an emergency installed to comply with local Legislation and the Building Code of Australia.

BCA Clause	Requirement	Compliance	Comments
PART E3D8 PASSENGERS LIFT			
	In an <i>accessible building</i> every passenger lift must have the following features where applicable: Electric passenger lift - No limitation on use Electrohydraulic passenger lift - No limitation on use	Yes	
(a)	A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lift except- (i) a stairway platform lift (ii) low rise platform lift	Yes	
(b)	Lift floor dimension of not less than 1400 mm wide x 1600 mm deep which travel more than 12m	N/A	
(c)	Lift floor dimensions of not less than 1100mm wide x 1400mm deep when lift travel not more than 12m except a stairway platform lift	Yes	Architect to note & Confirm on CC stage
(d)	Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.	N/A	
(e)	Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.	Yes	Architect to note & confirm
(f)	Passenger protection system complying with AS1735.12, all lifts with a power operated door.	Yes	Architect to note & confirm on CC stage
(g)	Lift landing doors at the upper landing for all lifts except a stairway platform lift	Yes	
(h)	Lift car and landing control buttons complying with AS 1735.12 for all lift except- (i) a stairway platform lift (ii) low rise platform lift	Yes	Architect to note & confirm on CC stage
(i)	Lighting in accordance with AS 1735.12 for all enclosed cars	Yes	Architect to note & confirm on CC stage
(j)	For all lifts serving more than 2 levels- (i)Automatic audible information within the lift car to identify the level each time the car stops - (ii)audible and visual indication at each lift landing to indicate the arrival of the lift car- (iii)audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz.	Yes	Architect to note & confirm on CC stage
(k)	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, for all lift except stairway platform lift	Yes	Architect to note & confirm on CC stage



2.3 SECTION F HEALTH AND AMENITY

This section reviews the provision of damp and weatherproofing, sanitary and other facilities, room heights, light and ventilation, sound transmission and insulation installed to comply with local Legislation and the Building Code of Australia.

BCA Clause	Requirement	Compliance	Comments
PART F4D5 ACCESSIBLE SANITARY FACILITIES			
(a)	In a building required to be accessible - accessible unisex sanitary compartments must be provided in accessible parts of the building in Class 9b:	Yes	
	(a) 1 on every storey containing sanitary compartments; and (b) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.	N/A	
(b)	Access. unisex showers must be provided in accordance to table F4D7	Yes	
(c)	At each bank of toilets where there are 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 must be provided for use by males and females	Yes	
(d)	an accessible sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and	Yes	
(e)	The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 must comply with the requirements of AS 1428.1	Yes	
(f)	An <i>accessible</i> unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only	Yes	
(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	N/A	
(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	N/A	
(i)	an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.	N/A	



CONCLUSION

Fahrenheit Global has completed the above review, of the provided documentation, in order to assess if the proposal can achieve compliance with the minimum access requirements of the relevant codes and standards.

Following the review and the considerations we are satisfied that the appropriate level of accessibility based on the Disability (Access to Premises-Buildings) Standards 2010, NCC BCA 2022 & AS1428.1-2009 may be achieved.

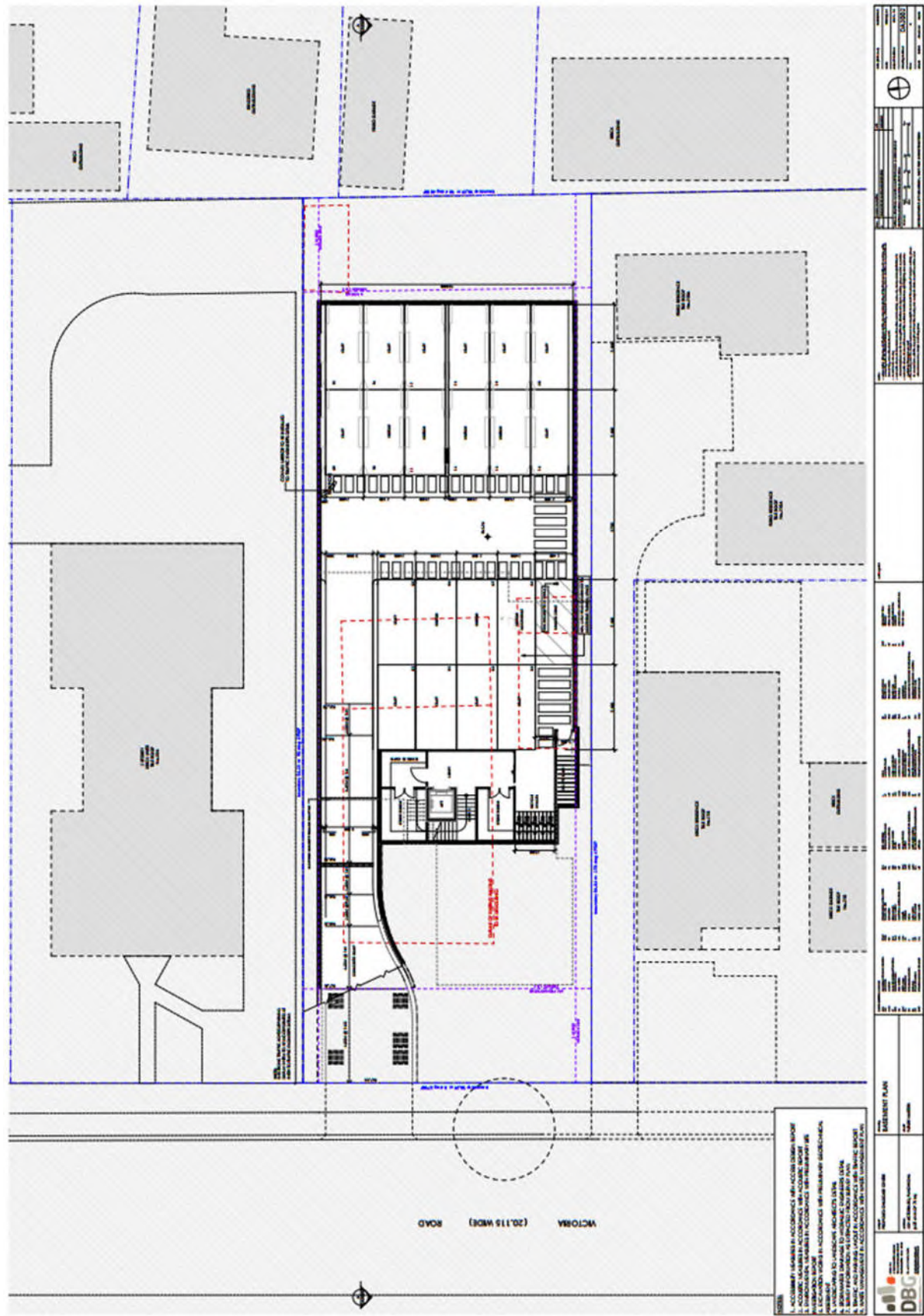
Adrian Gotlieb
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ANNEXURE 1

BASEMENT PLAN





Architectural site plan for the second floor of a building. The plan shows a central building footprint with various rooms, corridors, and stairwells. A red dashed line outlines a specific area within the building. The building is surrounded by a landscape with trees and a parking area. A north arrow is located in the top right corner. A title block in the bottom right corner contains project information.

PROJECT INFORMATION:

PROJECT NAME	PROJECT NUMBER	DATE
PROJECT LOCATION	PROJECT OWNER	PROJECT MANAGER
PROJECT DESCRIPTION	PROJECT BUDGET	PROJECT STATUS

LEGEND:

Room Number	Room Name
Room Number	Room Name
Room Number	Room Name

NOTES:

1. All dimensions are in feet and inches.
2. All areas are to be finished.
3. All materials are to be specified.
4. All work is to be completed by the end of the project.



Architectural site plan showing a building layout with various rooms, outdoor spaces, and surrounding context. The plan includes a large central building with multiple rooms, a smaller building to the left, and a large open area to the right. The site is bounded by a road on the left and a parking area on the right. The plan is oriented with North at the top. A legend in the bottom right corner defines the symbols used for various elements like walls, doors, windows, and landscaping. A title block in the bottom right corner provides project information.



SECTION A-A

