



Access Assessment Report

21-23 Phillips Ave & 5 Richardson Ave, Regents Park



Project:	21-23 Phillips Ave & 5 Richardson Ave, Regents Park
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1 BASIS OF ASSESSMENT

1.1. Location

The building development, the subject of this report, is located at 21-23 Phillips Ave & 5 Richardson Ave, Regents Park. It is proposed to demolish the existing buildings and construct a new Seniors Living Development containing two (2) separate two (2) storey unit blocks making a total of twelve (12) residential sole occupancy units. The main vehicular and pedestrian entrances will be provided from Phillips Avenue, with an additional pedestrian entrance from Richardson Avenue.



Photograph courtesy of Six Maps

1.2. Purpose

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

- > Disability Discrimination Act 1992 (DDA);
- > Disability Access to Premises Standards 2020 (Premises Standards);
- > Building Code of Australia 2019 (BCA2019) Volume 1 Amendment 1 – Part D3 and Clauses E3.6 and F2.4;
- > State Environmental Planning Policy (Housing for Seniors and Persons with a Disability) 2004; 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 documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

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

- > The structural adequacy or design of the building;

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

This report does not include, or imply compliance with:

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

1.4. Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the Disability (Access to Premises – Buildings) Standards 2010 and the BC2019 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

1.5. Design Documentation

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

1.6. Definitions

Accessible

Having features to enable use by people with a disability.

Accessway

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

Continuous Accessible Path of Travel

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

Luminance Contrast

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

Ramp

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

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

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

2 KEY COMPLIANCE CONSIDERATION

2.1. General

The following is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible.

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

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

2.2. SEPP (Housing for Seniors or People with a Disability) 2004

It is proposed to provide an overall development, under SEPP 2004, that provides suitable living arrangements for Seniors. The aims of this Policy is to encourage the type of development proposed and ensure it meets the particular needs of an ageing population.

The proposed Villas are considered to be self-contained dwellings and therefore must contain the features outlined with Schedule 3 of the SEPP2004. The Annexure B provides assessment against the requirements of Clause 26 of the SEPP and Schedule 3.

2.3. Building Classification

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

Table 1. Building Classification

Class	Level	Description
2	Ground and First Floor	Residential sole occupancy units and associated common areas.

2.4. Dimensions and Tolerances

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

The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

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

3 STATEMENT OF COMPLIANCE

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

ANNEXURE A DESIGN DOCUMENTATION

Annexure A – Design Documentation

This report has been based on the following design documentation.

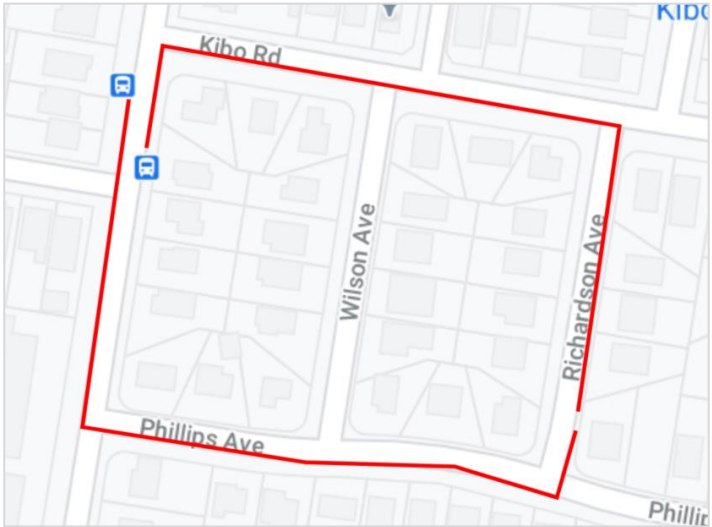
Table 2. Architectural Plans

Architectural Plans Prepared by Barry Rush & Associates Pty Ltd			
Drawing Number	Revision	Date Title	Title
A 01 of 14	A	23/11/20	COVER SHEET
A 02 of 14	A	23/10/20	SITE ANALYSIS
A 03 of 14	A	23/10/20	DEMOLITION PLAN
A 04 of 14	A	23/11/20	SITE & GROUND FLOOR PLAN
A 05 of 14	A	23/10/20	FIRST FLOOR PLAN
A 06 of 14	A	23/10/20	ROOF PLAN
A 07 of 14	A	23/10/20	ELEVATIONS
A 08 of 14	A	23/10/20	SECTIONS
A 09 of 14	A	23/10/20	SHADOW DIAGRAMS
A 10 of 14	A	23/10/20	VIEWS FROM SUN DIAGRAMS
A 11 of 14	A	23/10/20	EXTERNAL COLOUR SCHEDULE
A 12 of 14	A	23/10/20	STREETSCAPE PHOTOMONTAGE
A 13 of 14	A	23/10/20	BLOCK PLAN
A 14 of 14	A	23/10/20	AREAS OF EXCAVATION & FILL

**ANNEXURE B SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A
DISABILITY) 2004**

Part 2 – Site related requirements

Clause 26 Location and access to facilities

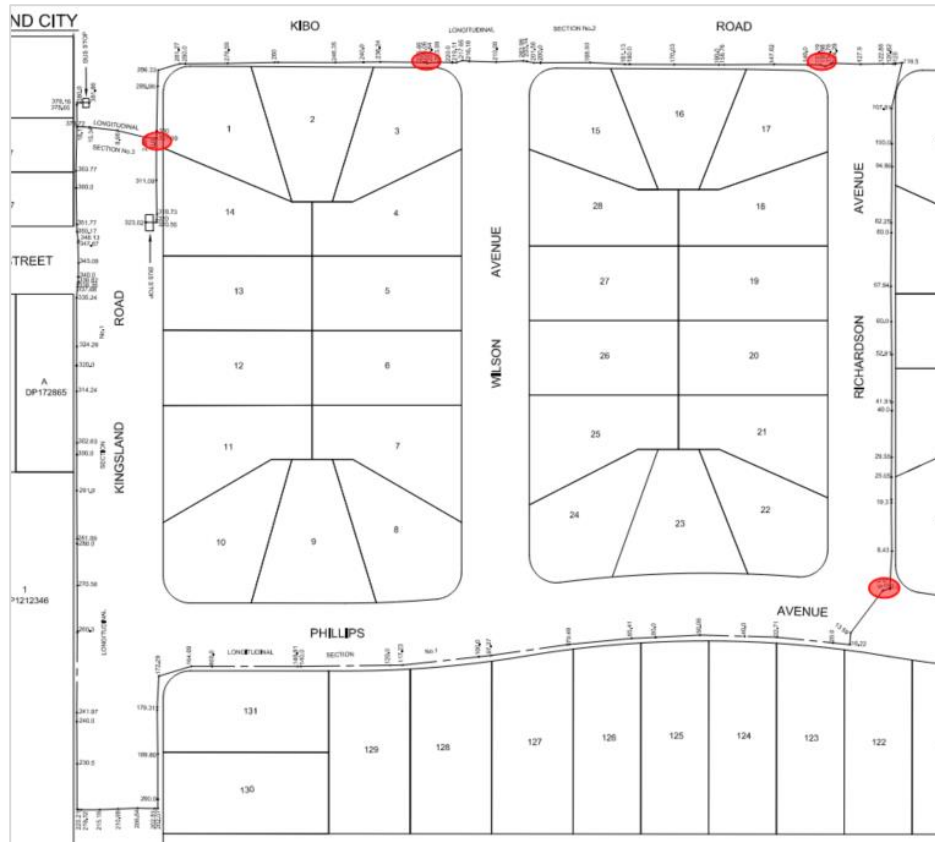
Clause	Requirements
1	<p>Residents of the proposed development are required to have access that complies with subclause (2) to:</p> <ul style="list-style-type: none"> a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and b) community services and recreation facilities, and c) the practice of a general medical practitioner. <p>Discussion</p> <p>The Public Transport service provides connection with retail and service precincts that have the facilities outlined by this Clause.</p>
2	<p>Access complies with this clause if:</p> <ul style="list-style-type: none"> a) in the case of a proposed development on land in a local government area that is not within the Greater Sydney (Greater Capital City Statistical Area)—there is a transport service available to the residents who will occupy the proposed development: <ul style="list-style-type: none"> i. that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and ii. that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and iii. that is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive), iv. and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) complies with subclause (3). <p>Discussion</p> <p>The development is within 400m of public transport services, in the form of bus stops on Kingsland Road. Highlighted on the diagram below. Both of the stops are serviced by a Bus Public Transport Service known as Route 909 (Refer Annexure # for Route Details). The Bus Route provides connection Bankstown and Parramatta Cities, stopping at various town centres between.</p> 

Part 2 – Site related requirements

Clause 26 Location and access to facilities

Clause	Requirements
	<p>The overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable:</p> <ol style="list-style-type: none"> a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time, a gradient of no more than 1:10 for a maximum length of 5 metres at a time, a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time. <p>Discussion</p> <p>A land survey of the route has been prepared by YSCO Geomatics and is referenced in Annexure A of this Report. It demonstrates that there are two appropriate travel routes available between the site and bus stops within Kingsland road. The points highlight in the figure below would require reconstruction to achieve the required gradients, however it is considered that this could be readily achieved. Only one of the survey routes would be needed to achieve compliance.</p>

3



Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
1 Application	The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.		
2 Siting	<p>Wheelchair access The whole of the site does not have a gradient of less than 1:10:</p> <ul style="list-style-type: none"> a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents. <p>Note. For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subclause.</p> <p>Common areas Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.</p>	<p>The whole of the site has a gradient not steeper than 1:10 and therefore all dwellings must be accessible by wheelchair. Suitable provision has been provided.</p> <p>Access will need to be provided to all common areas and facilities that are for common use by the residents. Suitable provision has been provided.</p>	CRA Refer Annexure D
3 Security	<p>Pathway lighting:</p> <ul style="list-style-type: none"> a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and b) must provide at least 20 lux at ground level. 	Required pathway lighting can be readily provided within the development to meet the requirements of this Clause.	CRA Refer Annexure D
4 Letterboxes	<p>Letterboxes:</p> <ul style="list-style-type: none"> a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and 	The letter box arrangement is suitably proposed to be within an accessible area and can achieve the requirements of this Clause.	CRA Refer Annexure D

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
	b) must be lockable, and c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.		
5 Private car parking	If car parking (not being car parking for employees) is provided: a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.	At the time of SEPP publication AS2890.1-1993 was in force by the BCA. The required car parking spaces, forming part of the Seniors Units, must achieve a minimum width of 3.2m under this Standard version. At least three car spaces are required based on the number of units, with at least one of them being capable of a 3.8m width. These have been provided on the basis of a shared area arrangement. This is equivalent to the most recent Australian Standard for accessible car parking.	CRA Refer Annexure D
6 Accessible entry	Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.	The entry doors to the units will need to meet the requirements of Clause 13 AS 1428.1 and provide whether protection. Suitable provision has been made.	CRA Refer Annexure D
7 Interior: general	Internal doorways must have a minimum clear opening that complies with AS 1428.1. Internal corridors must have a minimum unobstructed width of 1,000 millimetres. Circulation space at approaches to internal doorways must comply with AS 1428.1.	The internal arrangement will be required to maintain the various clearances and widths outlined within Clause 13 of AS 1428.1. These must be maintained on each side of doorways. Suitable provision has been made.	CRA Refer Annexure D
8 Bedroom	At least one bedroom within each dwelling must have:	It is considered that the internal arrangement makes suitable provision for the circulatory and	CRA Refer Annexure D

Schedule 3 – Standards concerning accessibility and useability

Part 1 Standards applying to self-contained dwellings

Clause	Requirements	Discussion	
	<ul style="list-style-type: none"> a) an area sufficient to accommodate a wardrobe and a queen sized bed, and b) a clear area for the bed of at least: <ul style="list-style-type: none"> i. 1,200 millimetres wide at the foot of the bed, and ii. 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and c) 2 double general power outlets on the wall where the head of the bed is likely to be, and d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and f) wiring to allow a potential illumination level of at least 300 lux. 	<p>facility requirements in accordance with this Clause.</p>	
9 Bathroom	<p>At least one bathroom within a dwelling must have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:</p> <ul style="list-style-type: none"> a) a slip-resistant floor surface, b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1, c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future: <ul style="list-style-type: none"> i. a grab rail, ii. portable shower head, 	<p>It is considered that suitable provision is made to accommodate the clearances required for an accessible bathroom. Necessary internal design adjustments can be made at later stages.</p>	<p>CRA Refer Annexure D</p>

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
	iii. folding seat, d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, e) a double general power outlet beside the mirror.		
10 Toilet	A dwelling must have at least one toilet and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.	It is considered that suitable provision is made to accommodate the clearances required for a visitable and accessible bathroom. Necessary internal design adjustments can be made at later stages.	CRA Refer Annexure D
11 Surface finishes	Balconies and external paved areas must have slip-resistant surfaces. Note. Advise regarding finishes may be obtained from AS 1428.1.	Suitable surfaces can be provided to achieve required slip resistance. Guidance should be sought using the Australian Standards Handbook	CRA Refer Annexure D
12 Door hardware	Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Suitable hardware and fittings can be readily provided.	CRA Refer Annexure D
13 Ancillary items	Switches and power points must be provided in accordance with AS 4299.	Suitable hardware and fittings can be readily provided.	CRA Refer Annexure D
Schedule 3 – Standards concerning accessibility and useability			
Part 2 Additional standards for self-contained dwellings			
Clause	Requirements	Discussion	
14 Application	The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of self-contained dwellings.		
15 Living room and dining room	A living room in a self-contained dwelling must have: a) a circulation space in accordance with clause 4.7.1 of AS 4299, and b) a telephone adjacent to a general power outlet. A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.	Suitable provision is made within the living room design to ensure that a wheelchair circulation space of 2250mm diameter is available clear of furniture.	CRA Refer Annexure D
16 Kitchen	A kitchen in a self-contained dwelling must have:	Suitable provision is made within the style of kitchen design to	CRA

Schedule 3 – Standards concerning accessibility and useability
Part 1 Standards applying to self-contained dwellings

Clause	Requirements	Discussion	
	<ul style="list-style-type: none"> a) a circulation space in accordance with clause 4.5.2 of AS 4299, and b) a circulation space at door approaches that complies with AS 1428.1, and c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299: <ul style="list-style-type: none"> i. benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a), ii. a tap set (see clause 4.5.6), iii. cooktops (see clause 4.5.7), except that an isolating switch must be included, iv. an oven (see clause 4.5.8), and d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and e) general power outlets: <ul style="list-style-type: none"> i. at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and ii. one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed. 	ensure that appropriate arrangement will be achieved.	Refer Annexure D
19 Laundry	<p>A self-contained dwelling must have a laundry that has:</p> <ul style="list-style-type: none"> a) a circulation space at door approaches 	Final laundry design will need to accommodate the circulatory requirements of this Clause. Where necessary it considered	CRA Refer Annexure D

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
	<p>that complies with AS 1428.1, and</p> <p>b) provision for the installation of an automatic washing machine and a clothes dryer, and</p> <p>c) a clear space in front of appliances of at least 1,300 millimetres, and</p> <p>d) a slip-resistant floor surface, and</p> <p>e) an accessible path of travel to any clothes line provided in relation to the dwelling.</p>	that suitable provision is available to resolve accessibility with internal re arrangement.	
20 Storage for linen	A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.	It is considered that suitable provision is made within the design	CRA Refer Annexure D
21 Garbage	A garbage storage area must be provided in an accessible location.	It is considered that suitable provision is made within the design	CRA Refer Annexure D

ANNEXURE C PREMISES STANDARDS & BCA ASSESSMENT

Annexure B - Premises Standards & BCA Assessment

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

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

Table 3. BCA 2019 Summary

Clause	Clause Requirements	Comment	Status
Section D: Access and Egress			
Part D3 – Access for People with a Disability			
D3.0: Deemed-to-Satisfy Provisions	Informational	-	Noted
D3.1: General Building Access Requirements	<p>The building must be accessible as outlined in Table D3.1.</p> <p>Class 2 –</p> <p>From a pedestrian entrance to at least 1 floor containing SOU's, to the entrance doorway of each SOU located on that level, and any other level served by a passenger lift or an accessible ramp.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents.</p>	Accessible meaning having the features that enables it to be used by persons with a disability. The design must achieve compliance with the relevant clauses of this Part and AS 1428.1-2009.	CRA Refer Annexure D
D3.2: Access to Buildings	<p>(a) An accessway must be provided to a building required to accessible –</p> <p>(i) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>(ii) from another accessible building connected by a pedestrian link; and</p> <p>(iii) from any required accessible carparking space on the allotment.</p> <p>(b) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of</p>	Suitable accessways are proposed from both street frontages carparking required by the SEPP which are connected to the building's entrances. Suitable provision has been made to achieve compliance with AS 1428.1-2009.	CRA Refer Annexure D

Section D: Access and Egress			
	not less than 850 mm in accordance with AS 1428.1.		
D3.3: Parts of Buildings to be Accessible	<ul style="list-style-type: none"> > Walkways and ramps must comply with clause 10 of AS 1428.1-2009. > Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. > Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009. <p>The accessways must be provided with:</p> <ul style="list-style-type: none"> > Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. > Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway. > An intersection of accessways satisfies the spatial requirements for a passing and turning space. 	The building must maintain the features outlined by this Clause, and those relevant from AS 1428.1-2009. It is considered that suitable provision is made within the design for compliance to be achieved.	CRA Refer Annexure D
D3.4: Exemptions	Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.).	Access would not be required to the meter or services areas.	Noted
D3.4: Accessible Car Parking	-	Accessible carparking is not required by the BCA, refer to SEPP requirements.	N/A
D3.6: Signage	Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each:	-	CRA Refer Annexure D

Section D: Access and Egress			
	<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) <p>Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance;</p>		
D3.7: Hearing Augmentation	-	-	N/A
D3.8: Tactile Indicators	<p>For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <ul style="list-style-type: none"> (i) stairway; and (ii) a ramp, step ramp or kerb ramp; and (iii) in the absence of a suitable barrier— <ul style="list-style-type: none"> (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, <p>except for areas exempted by D3.4. (b)</p> <p>Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p>	-	CRA Refer Annexure D

Section D: Access and Egress			
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	-	-	N/A
D3.10: Swimming Pools	-	-	N/A
D3.11: Ramps	On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must no overlap a landing for another step ramp or ramp.	-	Complies
D3.12: Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	-	CRA Refer Annexure D
Specification D3.6 – Braille and Tactile Signs			
1. Scope	Informational	-	Noted
2. Location of Braille and Tactile Signs	The location of braille and tactile signs shall be in accordance with AS1428.1 and Specification D3.6.	-	CRA Refer Annexure D
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.	-	CRA Refer Annexure D
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.	-	CRA Refer Annexure D

Section D: Access and Egress

5.	Lighting	Braille and tactile signs to be appropriate illuminated, in compliance with this Clause and AS1428.1. The access pathway must have a minimum luminance contrast of 30%, in accordance with AS1428.1.	-	CRA Refer Annexure D
6.	Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	-	CRA Refer Annexure D

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

E3.0:	Deemed-to-Satisfy Provisions	Informational	-	Noted
E3.6:	Passenger Lifts	-	Access is required to the ground floor only.	N/A

Section F: Healthy and Amenity**Part F2 – Sanitary and Other Facilities**

F2.0:	Deemed-to-Satisfy Provisions	Informational	-	Noted
F2.4:	Accessible Sanitary Facilities (including Table F2.4)	-	No common area sanitary facilities are proposed.	N/A
F2.9:	Accessible adult change facilities	-	-	N/A

ANNEXURE D COMPLIANCE SPECIFICATION

Annexure D – Compliance Specification

Design Certification

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

General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Walkways will comply with Clause 10 of AS1428.1-2009.
7. 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.
8. Stairways will comply with Clause 11 of AS1428.1-2009.
9. Handrails will comply with Clause 12 of AS1428.1-2009.
10. Grabrails will comply with Clause 17 of AS1428.1-2009.
11. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009.
12. 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.
13. 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.
14. Switches and power points will comply with Clause 14 of AS1428.1-2009.
15. 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.
16. Braille and tactile signage will comply with BCA2019 Clause D3.6.
17. Signage will to comply with Clause 8 of AS1428.1-2009.
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.