



Access Assessment Report

Innovation Way, Fairy Meadow



Project: Innovation Way, Fairy Meadow
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Client: DJRD Architects
Client Contact: DBeekwilder@djrd.com.au
Email: Jarryd Beckman
BCA Logic Project: Jarryd Beckman
Direct: 8484 4094
Email: jbeckman@bcalogic.com.au

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		Prepared by
		Jarryd Beckman
		Registered Certifier Grade A1, No. BDC 3126 Senior Building Regulations Consultant
		
		Verified by
		Matthew Kemp
		Registered Certifier Grade A1, No. BDC 0208 Senior Building Regulations Consultant  Access Institute Qualified Access Consultant
		

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1 BASIS OF ASSESSMENT

1.1. Location

The building development, the subject of this report, is located at Innovation Way, Fairy Meadow. The proposed development comprises the construction of a new single storey Ambulance station which will include an enclosed plant room used for ambulance parking, external public parking, amenities, general office / communal areas and two sleeping pods.

The main pedestrian and vehicular access into the building is from the northern boundary which adjoins the new proposed road.

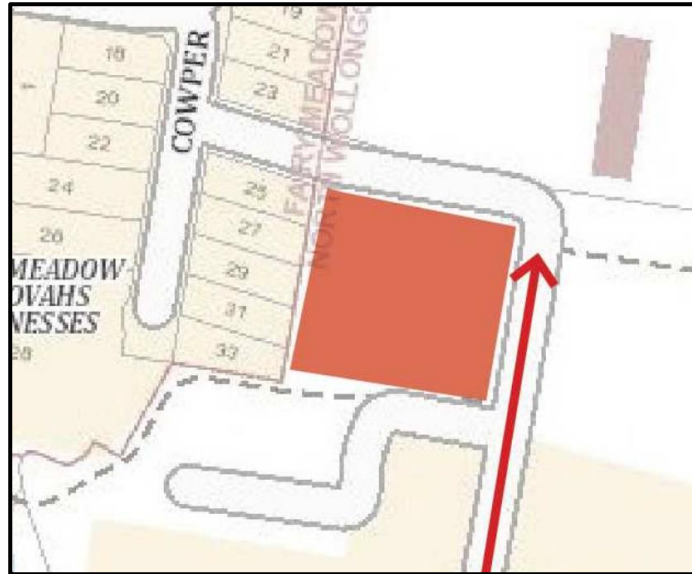


Photo sourced from djrd architectural drawings

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 2010 (Premises Standards);
- > Building Code of Australia 2019 (BCA2019) Volume 1 Amendment 1 – Part D3 and F2.4; 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 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. Disability Access to Premises Standards (Premises Standards)

The Premises Standards intend to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They 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 BCA2019 and reference a range of Australian Standards relating to access and other associated matters.

They do not apply to existing buildings that are not undergoing upgrade, however they introduce the concept of the “Affected Part”. This means that new works need to be connected to the building’s Principal Pedestrian Entrance by an accessible path of travel. This can mean that upgrade to the building may be necessary even where none is proposed.

1.6. Design Documentation

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

1.7. 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.

The abbreviations outlined below have been used in the following tables.

2.2. Classification

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

Table 1. Building Classification

Class	Level	Description
3	Ground	Sleeping pods
5	Ground	Offices, amenities, meeting and communal ancillary areas
7a	Ground	Plant room used for the parking of the ambulances

Note: The sleeping pods have been classified as a Class 3 part, on the basis that the rooms will be a common place of transient living for a number of unrelated occupants i.e. operational ambulance staff.

2.3. 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 minimum 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.

2.4. Areas Required to be Accessible

The following areas of the building are required to be accessible:

Table 2. Areas Required to be Accessible

Area / Room	Description
Class 3 sleeping pods	An exemption under Clause D3.4 has been assumed, on the basis that the occupants of the sleeping pods will be operational ambulance employees. It is readily assumed that the operational ambulance workers will be able-bodied persons who will not require the room to have accessible features.
Class 5 Offices, amenities, meeting and communal ancillary areas	To and within all areas normally used by the occupants
Class 7a Plant room used for the parking of the ambulances	<p>There are no accessible carparking spaces in the plantroom, however there is an accessible sanitary compartment provided in the plant room and therefore an accessway shall be provided to this compartment.</p> <p>Furthermore, there is an accessible carparking space located in the external public parking area, therefore access from this space to the building must be provided.</p>

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

This report has been based on the following design documentation.

Table 3. Architectural Plans

Architectural Plans Prepared by djrd architects		
SHEET LIST		
Sheet Number	Current Revision	Sheet Name
AR-0000	G	COVER PAGE
AR-0100	E	SITE ANALYSIS
AR-0101	G	PROPOSED SITE PLAN
AR-0102	E	SHADOW DIAGRAMS
AR-0103	H	DEMOLITION PLAN
AR-1101	G	GROUND FLOOR GENERAL ARRANGEMENT PLAN
AR-1102	G	ROOF PLAN
AR-1103	E	WALL SET OUT PLAN
AR-1104	D	GROUND FLOOR STRUCTURAL SETOUT PLAN
AR-1201	C	GROUND REFLECTED CEILING PLAN
AR-1301	C	GROUND FLOOR FINISHES PLAN
AR-2001	G	ELEVATIONS
AR-2501	G	SECTIONS
SHEET LIST		
Sheet Number	Current Revision	Sheet Name
AR-5000	C	WALL SECTIONS KEY PLAN
AR-5001	C	WALL SECTIONS
AR-5002	C	WALL SECTIONS
AR-5003	C	WALL SECTIONS
AR-5004	C	WALL SECTIONS
AR-5501	C	SECTION DETAILS
AR-5502	C	SECTION DETAILS
AR-5510	C	PLAN DETAILS
AR-6010	C	PLANT ROOM
AR-6011	C	PLANT ROOM
AR-6012	C	PLANT ROOM
AR-6020	C	OIL SEP, DELIVERY, MSB & COMMS
AR-6030	C	WASTE & SERVICES
SHEET LIST		
Sheet Number	Current Revision	Sheet Name
AR-6040	C	ADMIN, ACCESSIBLE TOILET & CLEANER
AR-6050	C	MEDICAL STORE & CHARGE
AR-6060	C	MALE WC, LOCKERS & FEMALE WC
AR-6070	C	SLEEPING PODS & GYM
AR-6080	C	COMMON ROOM, KITCHEN & DINING, OUTDOOR AREA
AR-6090	C	MEETING ROOM & OFFICES
AR-6200	C	CORRIDOR
AR-6201	C	CIRCULATION
AR-8010	C	DOOR TYPES & DOOR SCHEDULE
AR-8020	C	WINDOW TYPES & WINDOW SCHEDULE
AR-8030	C	WALL TYPES
AR-9001	F	RENDER
AR-9002	G	AXONOMETRIC

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 D 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 4. 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 or parts are required to be accessible. Accessible meaning having the features necessary to permit its use by persons with a disability.</p> <p>Class 3 – 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>To and within at least 1 SOU's</p> <p>Class 5 – To and within all areas normally used by the occupants.</p> <p>Class 7 – To and within any level containing accessible carparking spaces.</p>	<p>Class 3 parts – An exemption under Clause D3.4 has been assumed, on the basis that the occupants of the sleeping pods will be operational ambulance employees. It is readily assumed that the operational ambulance workers will be able-bodied persons who will not require the room to have accessible features.</p> <p>Class 5 parts – Access is provided to and within the Class 5 parts via a 1:20 walkway from Innovation Way and 850mm wide doorways throughout the accessible parts of the building.</p> <p>Class 7a – Although there are no accessible car parking spaces in the Plant room, the Accessible sanitary compartment is located in the Plant room, therefore access is required to and within this part. Access is provided via the medical and admin rooms.</p> <p>Access from the external disabled carparking space to and within the building is achieved through the rear doorway of the building. Whilst no grades have been provided on the carpark, it is assumed that the carpark will be no steeper than 1:20.</p>	<p>Noted</p> <p>Complies</p> <p>Complies</p>

Section D: Access and Egress

D3.2: Access to Buildings	<p>(a) An accessway must be provided to a building required to accessible –</p> <ul style="list-style-type: none"> (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from any required accessible carparking space on the allotment. <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (ii) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, <p>except for pedestrian entrances serving only areas exempted by D3.4.</p> <p>(c) For the purposes of (c)—</p> <ul style="list-style-type: none"> (i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— <ul style="list-style-type: none"> (A) all doorways serve the same part or parts of the building; and (B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and (ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2). <p>(d) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width</p> 	<p>The accessway from the street to the buildings entrance will utilise a 1:20 walkway which will enable occupants to travel from the front boundary to the main entrance door. The accessway is capable of achieving compliance with the relevant provisions of AS 1428.1-2009.</p> <p>The accessway from the external accessible carparking space to the building rear entrance is readily achievable.</p> <p>The entrance doors at the front and rear will achieve sufficient latch side circulation space as per AS 1428.1-2009.</p>	<p>CRA – Refer Annexure D</p> <p>CRA – Refer Annexure D</p> <p>Complies</p>
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Section D: Access and Egress			
	of 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><u>Walkways and ramps</u></p> <p>The building has a 1:20 walkways located in the front setback of the site. No details have been provided (i.e landing grades and kerbs/abutting surfaces), however the walkways are capable of achieving compliance with AS 1428.1-2009.</p>	CRA – Refer Annexure D
	<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. 	<p><u>Non-fire-isolated stairs</u></p> <p>The building has a set of external stairs located in the front setback. The stairway has double handrails, extensions and tactiles that will readily achieve compliance with the provisions of Clause 11 of AS 1428.1-2009.</p>	CRA – Refer Annexure D
		<p><u>Fire-isolated stairways</u></p> <p>The building does not have any fire-isolated stairs.</p>	N/A
		<p><u>Turning spaces</u></p> <p>The internal corridors throughout the building allow sufficient space for a wheelchair to make a 180- degree turn by achieving a minimum space of 1540mm x 2070mm.</p>	Complies
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.)	<p>The following areas within this development have been identified as potential excepted areas, subject to certifier's approval:</p> <ul style="list-style-type: none"> > The Class 3 sleeping pods, on the basis that the occupants of the sleeping pods will be operational ambulance employees. It is readily assumed that the operational ambulance workers will be able-bodied persons who will not require the room to have accessible features. 	Noted

Section D: Access and Egress			
D3.4: Accessible Car Parking	Accessible carparking spaces to be in compliance with this Clause and AS2890.6 in the proportion required by BCA2019.	There is an accessible carparking space provided in the external carpark. The space has an adjacent shared zone and is capable of achieving compliance with Clause D3.5 and AS 2890.6.	CRA – Refer Annexure D
D3.6: Signage	<p>> Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each:</p> <ul style="list-style-type: none"> ○ sanitary facility; and ○ identify each door required by E4.5 to be provided with an exit sign and state “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>> Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and</p> <p>> Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility.</p> <p>Where a bank of 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 facility.</p>	Signage details are to be provided at CC stage for the accessible sanitary compartment and the ambulant compartments in the male and female bathrooms. Compliance is readily achievable.	CRA – Refer Annexure D
D3.7: Hearing Augmentation	N/A	N/A	N/A
D3.8: Tactile Indicators	(a) For a building required to be accessible, tactile ground surface indicators must be provided to	The building does not have any ramps which require tactiles, however there is an external set of stairs with	CRA – Refer Annexure D

Section D: Access and Egress			
	<p>warn people who are blind or have a vision impairment that they are approaching—</p> <p>(i) stairway, other than a fire-isolated stairway; and</p> <p>(ii) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps.</p>	<p>tactiles proposed. The stairway has 600mm wide tactiles provided at the top and 300mm wide at the bottom due to the landing being less than 3 metres long. Whilst no details have been provided for the colour of the tactiles, compliance will be readily achievable, subject to the tactiles achieving the minimum luminance contrast ratings as per AS 1428.4.</p>	
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	N/A	N/A	N/A
D3.10: Swimming Pools	N/A	N/A	N/A
D3.11: Ramps	<p>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 not overlap a landing for another step ramp or ramp.</p>	<p>The ramps located along the accessway do not have a combined rise more than 3.6m.</p>	Complies
D3.12: Glazing on an Accessway	<p>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.</p>	<p>Compliance is readily achievable, subject to a detailed window/door schedule being provided at CC stage to confirm the colour and location of the glazing strips on the fully glazed doorways and sidelights located along an accessway. The glazing strips shall achieve a minimum 30% luminance contrast to the floor surface on the adjoining side of the doorway.</p>	CRA – Refer Annexure D

Section F: Healthy and Amenity

Part F2 – Sanitary and Other Facilities

F2.0: Deemed-to-Satisfy Provisions	Informational	Informational	Noted
F2.4: Accessible Sanitary Facilities (including Table F2.4)	<p>In a building required to be accessible—</p> <ul style="list-style-type: none"> (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and (b) accessible unisex showers must be provided in accordance with Table F2.4(b); and (c) at each bank of toilets where there is 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; and (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and (f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (g) 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. 	<p>There is an accessible sanitary compartment proposed in the building which is accessed through the Plantroom. Based off scaled measurements, the compartment is capable of achieving a clear floor area of 2300mm x 2630mm which will allow sufficient space for a compliant WC, wash basin, shower and other fixtures and fittings to be installed in accordance with AS 1428.1-2009. Dimensioned details to be provided at CC stage.</p> <p>Each of the male and female bathrooms have an ambulant sanitary compartment proposed. The compartments are both capable of achieving compliance with AS 1428.1-2009.</p>	<p>CRA – Refer Annexure D</p> <p>CRA – Refer Annexure D</p>

Section F: Healthy and Amenity			
F2.9: Accessible adult change facilities	N/A	N/A	N/A

Annexure C – AS 1428.1-2009 General Requirements for Access

Table 5. General Requirements Table

Clause	Clause Requirements	Comment	Status
AS 1428.1-2009			
1. Dimensions	Noted	Noted	Noted
2. Continuous Accessible Paths of Travel	A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walkway or other impediment	<p>The building is provided with a continuous accessible path of travel which is no less than 1m wide (excluding doorways).</p> <p>Turning spaces with a clear space of 1540mm x 2070mm have been provided within 2 metres of the corridor ends to allow wheelchair occupants to make a 180-degree turn.</p> <p>All glass doors shall have glazing strips installed in accordance with Clause 6.6 of AS 1428.1-2009. The glazing strips must achieve a minimum 30% luminance contrast to the floor surface on the adjacent side of the door.</p>	<p>Complies</p> <p>Complies</p> <p>CRA – Refer Annexure D</p>
3. Floor or ground surfaces on continuous accessible paths of travel and circulation spaces	A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with an ambulant or sensory disability.	There have been no details provided for the proposed floor coverings, however compliance is readily achievable, subject to a specification being provided to the certifier at CC stage.	CRA – Refer Annexure D
4. Signage	<p>The BCA contains requirements for Braille and tactile signage in Specification D3.6.</p> <p>Where signs are required, the form of signs shall be in accordance with this clause.</p>	There have been no details provided for the proposed signage, however compliance is readily achievable, subject to a specification being provided to the certifier at CC stage.	CRA – Refer Annexure D
5. Tactile Ground Surface Indicators (TGIs)	Tactile ground surface indicators to warn people of hazards shall comply with AS/NZS 1428.4.1	The building does not have any ramps which require tactiles, however there is an external set of stairs with tactiles proposed. The stairway has 600mm wide tactiles provided at the top and 300mm wide at the bottom due	CRA – Refer Annexure D

		to the landing being less than 3 metres long. Whilst no details have been provided for the colour of the tactiles, compliance will be readily achievable, subject to the tactiles achieving the minimum luminance contrast ratings as per AS 1428.4.	
6.	Walkways, Ramps and Landings	Walkways, ramps and landings that are provided on a continuous accessible path of travel shall be in accordance Clause 10 of AS1428.1-2009.	CRA – Refer Annexure D
7.	Stairways	The design of the stairways shall be in accordance with Clause 11 of AS 1428.1-2009.	CRA – Refer Annexure D
8.	Handrails	The design and construction of handrails shall be constructed in accordance with Clause 12 of AS1428.1-2009.	CRA – Refer Annexure D
9.	Doorways, Doors and Circulation Space at Doorways	Doorways, doors and circulation space at doorways must luminance contrast, openings and circulation space in accordance with Clause 13 of AS1428.1-2009.	<p><u>Luminance contrast</u></p> <p>There have been no details provided for the proposed luminance contrast around the doorways; however compliance is readily achievable, subject to a specification being provided to the certifier at CC stage.</p> <p><u>Door widths (common areas)</u></p> <p>The door schedule provided shows all the doorways in the accessible parts of the building achieving a minimum width of 850mm.</p> <p><u>Door circulation space (common areas)</u></p> <p>The doorways located along the accessway will achieve compliant latch side circulation space.</p>

		<p><u>Door controls</u></p> <p>The proposed door controls can readily achieve compliance subject to a specification being provided to the certifier at CC stage.</p>	CRA – Refer Annexure D
10.	Switches and General Purpose Outlets (Power Points)	<p>All switches and controls on an accessible path of travel, other than general purposes outlets, shall be located not less than 900mm nor more than 1100mm above the plane of the finished floor and not less 500mm from the internal corners as per Clause 14 of AS1428.1-2009.</p> <p>There have been no details provided for the proposed switches and GPO's; however compliance is readily achievable, subject to a specification being provided to the certifier at CC stage.</p>	CRA – Refer Annexure D
11.	Sanitary Facilities	<p>Sanitary facilities must be provided with accessible features in accordance with Clause 15 of AS 1428.1-2009.</p> <p>There is an accessible sanitary compartment proposed in the building which is accessed through the Plantroom. Based off scaled measurements, the compartment is capable of achieving a clear floor area of 2300mm x 2630mm which will allow sufficient space for a compliant WC, wash basin, shower and other fixtures and fittings to be installed in accordance with AS 1428.1-2009. Dimensioned details to be provided at CC stage.</p>	CRA – Refer Annexure D
12.	Sanitary Compartment for People with Ambulant Disabilities	<p>Sanitary compartments for people with ambulant disabilities must be provided in accordance with Clause 16 of AS 1428.1-2009.</p> <p>Each of the male and female bathrooms have an ambulant sanitary compartment proposed. The compartments are both capable of achieving compliance with AS 1428.1-2009.</p>	CRA – Refer Annexure D
13.	Grabrails	<p>Grabrails shall be provided in accordance with Clause 17 of AS 1428.1-2009.</p> <p>There have been no details provided for the proposed grabrails; however compliance is readily achievable, subject to a specification being provided to the certifier at CC stage.</p>	CRA – Refer Annexure D
14.	Assembly Buildings	N/A	N/A

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. 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.
2. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
3. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
4. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
5. Walkways will comply with Clause 10 of AS1428.1-2009.
6. The non-fire-isolated stairway will comply with AS 1428.1-2009 and Clause D3.3 of BCA.
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. Grabrails will comply with Clause 17 of AS1428.1-2009.
9. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009.
10. 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.
11. 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.
12. Switches and power points will comply with Clause 14 of AS1428.1-2009.
13. 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.
14. Braille and tactile signage will comply with BCA2019 Clause D3.6.
15. Signage will have to comply with Clause 8 of AS1428.1-2009.
16. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.