



Access Assessment Report

427 Burwood Rd, Belmore



Project: 427 Burwood Rd, Belmore

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Client: Montessori Academy Group Development Pty Ltd

Client Contact: Andrew Daly


Email: Andrew@supercontext.studio

BCA Logic Project: Alexandra Lederthoug

Direct: 02 8484 4036

Email: Alexandra.lederthoug@jensenhughes.com

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		Prepared by	Verified by
		Alexanda Lederthoug	Jarryd Beckman
		Assistant Building Regulations Consultant	Registered Certifier Grade A1, No. BDC3126
			

BCA Logic Acquired by Jensen Hughes

BCA Logic was acquired by Jensen Hughes, the largest specialist fire and safety engineering firm in the world, in September 2021.

A respected global leader in safety, security and risk-based engineering and consulting, Jensen Hughes employs more than 1,400 people across 100 countries. This acquisition marks the company's entry into the Australian market and speaks to BCA Logic's experience and expertise in building legislation and regulations, fire, accessibility, and energy consulting.

Partnering with Jensen Hughes allows BCA Logic to further advance our capabilities in all aspects of fire safety engineering and support our clients with an expanded range of complementary services. Both companies share a commitment to technical excellence and exceptional client service.

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EXECUTIVE SUMMARY

This document provides an assessment of the architectural design drawings for the proposed Early Childcare Centre development at 427 Burwood Rd, Belmore, against the Deemed-to-Satisfy provisions of the provisions relating to Access for Persons with a Disability.

The Annexures of this Report provide detailed assessments of the proposal against all compliance requirements.

1 BASIS OF ASSESSMENT

1.1. Location

The building development, the subject of this report, is located at 427 Burwood Rd, Belmore. The proposed building development will be an Early Childcare Centre containing two storeys with external parking located on the eastern side of the allotment accessed directly off Acacia Ln and Burwood Rd.

The upper level contains some parts of an office for the staff of the Early Childcare Centre accessible by the lift serving both the ground and upper level.



Proposed Site Location (Image courtesy of Nearmaps)

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 Clauses E3.6 and F2.4;
- > Canterbury Council's Development Control Plan 2012 (DCP);
- > 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;
- > Conditions of Development Consent issued by the Local Consent Authority; and
- > This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the 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 aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

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.

Affected Part

The affected part is;

1. The principal pedestrian of an existing building that contains a new part; and
 - (a) Any part of an existing, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.
 - (b) 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.

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 C	'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.

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
Class 9b	Ground level, First floor	Early Childcare Centre

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 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.

2.4. Council's Development Control Plan Requirements (DCP)

Canterbury Council DCP 2012 provides Council's planning controls on the provision of Accessibility / Adaptability / Universal Design under Part F of that Plan.

The Controls for Accessibility under Clause F2.11 of Part F of Canterbury DCP 2012 are as follows:

Table 2. Controls for Accessibility

Item No	Control	Comment	Compliance
1	The building must provide access for people with a disability, by a continuous path of travel from the street and or parking area into and within every room and outdoor area used by children and staff. Access should be designed in accordance with AS1428.1 Design for Access and Mobility, and in all respects comply with Part D of the Building Code of Australia.	The building can readily comply with the access provisions of AS1428.1 and Part D of the Building Code of Australia to each area required to be accessed, subject to design development.	CRA – Refer Annexure C

2.5. Areas Required to be Accessible

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

Table 3. Areas Required to be Accessible

Area / Room	Description
Class 9b (Early Childhood Centre)	Access to and within all areas normally used by the occupants.

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.

Annexure A – Design Documentation

This report has been based on the following design documentation.

Table 4. Architectural Plans

Architectural Plans Prepared by Supercontext Studio			
Drawing Number	Date	Revision	Title
A002	29/11/2022	06	FRONT PAGE
A003	29/11/2022	02	SCHEDULES
A050	29/11/2022	06	EXISTING SITE PLAN
A100	29/11/2022	07	GROUND FLOOR DEMO PLAN
A101	29/11/2022	07	FIRST FLOOR DEMO PLAN
A102	29/11/2022	07	GROUND FLOOR PLAN
A103	29/11/2022	07	FIRST FLOOR PLAN
A104	29/11/2022	07	ROOFTOP PLAN
A105	29/11/2022	02	NEIGHBOUR NOTIFICATION PLANS
A200	29/11/2022	06	ELEVATIONS – DEMOLITION
A201	29/11/2022	07	ELEVATIONS
A300	29/11/2022	06	SECTIONS

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 C	'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 5. BCA 2019 Summary

Clause	Clause Requirements	Comment	Status
Section D: Access and Egress			
Part D2 – Construction of Exits			
D2.15: Thresholds	<p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless –</p> <ul style="list-style-type: none"> (a) ... (b) ... (c) in a building required to be accessible by Part D3, the doorway – <ul style="list-style-type: none"> (i) opens to a road or open space; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or (d) in other cases – <ul style="list-style-type: none"> (i) the doorway opens to a road or open space, external stair landing or external balcony; and (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway open. 	<p>Based on the provided floor plans, all points of the doorways to the building appear to be level where thresholds can readily comply with this clause.</p> <p>To be further assessed with updated architectural plans including threshold details where incorporated to confirm compliance at CC stage.</p>	CRA – Refer Annexure C
D2.17: Handrails	<ul style="list-style-type: none"> (a) Except for handrails referred to in D2.18, handrails must be – (i) located along at least one side of the ramp or flight; and 	<p>All stairs and ramps are to be provided with at least one handrail along the side of the flight and in accordance with D3.3, non-fire-isolated stairs and ramps require handrails to each side as per AS1428.1.</p> <p>Based on available details it cannot be readily confirmed if handrails are provided to all stairs and ramps however,</p>	CRA – Refer Annexure C

	<ul style="list-style-type: none"> (ii) located along each side if the total width of the stairway or ramp is 2 m or more; and (iii) in a Class 9b building used as a primary school – <ul style="list-style-type: none"> (A) have one handrail fixed at a height of not less than 865 mm; and (B) have a second handrail fixed at a height between 665 mm and 750 mm, (iv) measured above the nosings of stair treads and the floor surface of the ramp, landing or the like; and (v) in any other case, fixed at a height of not less than 865 mm measured above the nosings of stair treads and the floor surface of the ramp, landing, or the like; and (vi) continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and (vii) in a required exit serving an area required to be accessible, designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (a)(iii)(B). <p>(b) Handrails –</p> <ul style="list-style-type: none"> (i) ... (ii) ... <p>(c) Handrails required to assist people with a disability must be provided in accordance with D3.3</p> <ul style="list-style-type: none"> (d) ... (e) ... 	<p>subject to design development providing handrails in accordance with AS1428.1 to all stairs and ramps, compliance with this clause can be achieved.</p> <p>Typical 1:50 details of stair and ramp construction to be provided at CC stage to assess compliance with this clause.</p> <p>All non-fire-isolated stairs are provided with sufficient dimensions to incorporate a continuous handrail on both sides constructed in accordance with this clause.</p> <p>The non-fire-isolated ramps will require handrails to be located on both sides, the ramp are to be constructed in accordance with Clause 10 of AS1428.1. Compliance is assumed to be readily achievable, subject to further details to be provided at CC stage.</p> <p>Note: It is recommended to incorporate a second handrail to each handrail at stairs and ramps in accordance with the new requirements set out for Class 9b Early Childhood Centres of BCA2022, to be assessed with design development.</p>	
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D2.21: Operation of latch	<ul style="list-style-type: none"> (a) A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by – <ul style="list-style-type: none"> (i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3 – <ul style="list-style-type: none"> (A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and (B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or (ii) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor; and (iii) where the latch operation device referred to in (ii) is not located on the door leaf itself – <ul style="list-style-type: none"> (A) manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located – <ul style="list-style-type: none"> (aa) not less than 500 mm from an internal corner; and (bb) for a hinged door, between 1 m and 2 m from the door leaf (cc) for a sliding door, within 2 m of the doorway and clear of a 	<p>Not enough details are available to assess door latch operation at this stage.</p> <p>Further details to be provided as part of detailed door schedule incorporating door latch operation where applicable at CC stage to confirm compliance where readily achievable.</p>	CRA – Refer Annexure C
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	<p>surface mounted door in the open position.</p> <p>(B) braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device.</p> <p>(b) The requirements of (a) do not apply to a door that –</p> <p>(i) serves a vault, strong-room, sanitary compartment, or the like; or</p> <p>(ii) serves only, or is within –</p> <p>(A) a space which is inaccessible to persons at all times when the door is locked; or</p> <p>(iii) serves –</p> <p>(A) early childhood centre or the like; and it can be immediately unlocked –</p> <p>(B) by operating a fail-safe control switch, not contained within a protective enclosure, to actuate a device to unlock the door; or</p> <p>(C) by hand by a person or persons, specifically nominated by the owner, properly instructed as to the duties and responsibilities involved and available at all times when the building is lawfully occupied so that persons in the building or part may immediately escape if there is a fire; or</p> <p>(iv) is fitted with a fail-safe device which automatically unlocks the door upon the activation of any sprinkler system (other than a FPAA101D system) complying with</p>		
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	<p>Specification E1.5 or smoke, or any other detector system deemed suitable in accordance with AS 1670.1 installed throughout the building, and is readily openable when unlocked; or</p> <p>(v) ...</p> <p>(c) The requirements of (a) do not apply in a class 9b building (other than a school, an early childhood centre or a building used for religious purposes) to a door in a required exit, forming part of a required exit or in the path of travel to a required exit serving a storey or room accommodating more than 100 persons, determined in accordance with D1.13, in which case it must be readily openable –</p> <p>(i) without a key from the side that faces a person seeking egress; and</p> <p>(ii) by a single hand pushing action on a single device such as a panic bar located between 900 mm and 1.2 m from the floor; and</p> <p>(iii) where a two-leaf door is fitter, the provisions of (i) and (ii) need only apply to one door leaf if the appropriate requirements of D1.6 are satisfied by the opening of that one leaf.</p>		
Part D3 – Access for People with a Disability			
D3.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
D3.1: General Building Access Requirements	<p>An accessway complying with AS1428.1 is required to the following:</p> <p>Class 9b –</p>	<p><u>Class 9b – Ground Floor, First Floor</u></p> <p>The Early Childhood Centre parts are to be provided with access to and within all areas normally used by the occupants of the building.</p>	CRA – Refer Annexure C

	To and within all areas normally used by the occupants.		
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) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <p>(i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</p> <p>(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> <p>except for pedestrian entrances serving only areas exempted by D3.4.</p> <p>(c) Where a pedestrian entrance required to be accessible has multiple doorways—</p> <p>(i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and</p> <p>(ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</p> <p>(d) For the purposes of (c)—</p>	<p>The early childcare centre is provided with access directly off the pedestrian footpath to the frontage of the site through the main entrance. The ramps and associated paths to the pedestrian entrance contains sufficient clearances to meet accessway requirements in accordance with AS1428.1.</p> <p>A single accessible carparking space is provided to the external carpark with a shared zone readily complying with AS2890.6. The accessible car space is provided an accessway to the pedestrian entrance.</p> <p>The accessible carparking space is provided with a platform lift that connects directly to the level containing the main entrances of the building.</p>	CRA – Refer Annexure C

	<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). (e) 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 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. 	<p>The non-fire-isolated ramps (1:14) serving ground floor are to be provided with a handrail located along both sides and constructed in accordance with Clause 10 of AS1428.1-2009.</p> <p>All non-fire-isolated stairways to the building are required to be provided with handrails to both sides and tactile indicators complying with AS1428.4.1-2009 at the top and bottom landings in accordance with Clause 11 of AS1428.1-2009.</p> <p>Not enough details available to confirm compliance however, subject to further details provided at CC stage compliance is readily achievable.</p> <p>All accessways that contain passing spaces and turning spaces are provided with sufficient dimensions to meet compliance in accordance with AS1428.1. Further details to each stair, ramp and accessway to be provided</p>	<p>CRA – Refer Annexure C</p> <p>CRA – Refer Annexure C</p>

	<p>> An intersection of accessways satisfies the spatial requirements for a passing and turning space.</p> <p>Note: The Access to Premises Standards do not provide the concessions provided in sub-clauses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.</p>	at CC stage where compliance is assumed to be readily achievable.	
D3.4: Exemptions	<p>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>	<p>The following areas within this development have been identified as potential excepted areas due to being either maintenance use or staff use only, subject to certifier's approval:</p> <ul style="list-style-type: none"> > Plant Room > Sleep rooms > WC + Nappy rooms > Bottle Prep room > Kitchen > Laundry 	Noted
D3.5: Accessible Car Parking	<p>Accessible carparking spaces -</p> <p>(a) Subject to (b), must be provided in accordance with Table D3.5 in –</p> <p>(i) A Class 7a building required to be accessible; and</p> <p>(ii) A carparking area on the same allotment as a building required to be accessible; and</p> <p>(b) ...</p> <p>(c) Subject to (d), must comply with AS2890.6; and</p>	<p>An accessible carparking space is shown to be provided in the external carpark alongside the southern elevation of the allotment. The dimensions of the provided accessible car space will readily comply with this clause.</p>	CRA – Refer Annexure C

	(d) Need not be identified with signage when 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.		
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 ○ any space with a hearing augmentation system; 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 including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying –</p> <ul style="list-style-type: none"> > the type of hearing augmentation; and > the area covered within the room; and > if receivers are being used and where the receivers can be obtained. > Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and 	<p>Not enough details for signage to be provided to the building for a DA stage assessment.</p> <p>Subject to further details to be provided at CC stage, compliance is readily achievable in accordance with this clause.</p>	CRA – Refer Annexure C

	<ul style="list-style-type: none"> > Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility. > 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>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>		
D3.7: Hearing Augmentation	N/A	It is not considered that a hearing augmentation system will be installed in the proposed child care centre.	N/A
D3.8: Tactile Indicators	<ul style="list-style-type: none"> (a) 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— <ul style="list-style-type: none"> (i) stairway, other than a fire-isolated stairway; and (ii) an escalator; and (iii) a passenger conveyor or moving walk; and (iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v) 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 	<p>No details are available for a DA stage assessment to confirm compliance, tactile indicators are to be located at the top and bottom of the stairs and ramps where required as per BCA Clause D3.3 and design and constructed in accordance with AS1428.4.1.</p> <p>Subject to further design development at CC stage where compliance is readily achievable.</p>	CRA – Refer Annexure C

	<p>(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> <p>except for areas exempted by D3.4. (b)</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 (except fire-isolated).</p> <p>Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.</p>		
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	N/A	Not applicable.	N/A
D3.10: Swimming Pools	N/A	Not applicable.	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.	Ramps do not connect to have a combined vertical rise of 3.6m or more in accordance with this clause.	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.	<p>Not enough details available to confirm if glazing is proposed to be incorporated to the development for a DA stage assessment.</p> <p>Subject to further design development at CC stage incorporating glazing on an accessway with suitable</p>	CRA – Refer Annexure C

		markings as per BCA Clause D3.12, compliance is assumed to be readily achievable.	
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Section E: Services and Equipment

Part E3 – Lift Installations

E3.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
E3.6: Passenger Lifts	<p>The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, as follows:</p> <ul style="list-style-type: none"> > Handrail complying with the provisions for a mandatory handrail in AS 1735.12. > Lift floor dimensions not less than 1400 mm wide by 1600 mm deep (lifts that travel more than 12m) > Lift floor dimensions not less than 1100 mm wide by 1400 mm deep (lifts that travel not more than 12m) > Minimum clear door opening complying with AS 1735.12. > Passenger protection system complying with AS1735.12. > Lift car and landing control buttons complying with AS 1735.12. > Lighting in accordance with AS 1735.12. (a) Automatic audible information within the lift car to identify the level each time the car stops; and (b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and 	<p>The single lift provided to the building is to be provided with accessible features specified in this clause complying with AS1735.12.</p> <p>Lift type is to be in accordance with Table 3.6a and have internal dimensions of 1100mm width and 1400mm depth.</p> <p>Based on a scaled measurement of the proposed lift, the lift provides sufficient dimensions to meet compliance with internal dimension requirements of Table E3.6b.</p> <p>Additional platform lift provisions are proposed to serve the accessible carparking space at the external carpark which is to be designed and constructed in accordance with the requirements of this clause,</p> <p>Further details to be provided at CC stage where compliance is readily achievable.</p>	CRA – Refer Annexure C

Section E: Services and Equipment

	<p>(c) audible information and audible indication required by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz.</p> <p>Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.</p> <p>Note: Platform lifts can be used up to 4m travel distance.</p> <p>Note: Stairway lifts are not allowed where is possible to install another type of passenger lift (e.g. unjustifiable hardship, heritage buildings)</p>		
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Section F: Healthy and Amenity

Part F2 – Sanitary and Other Facilities

F2.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
F2.4: Accessible Sanitary Facilities (including Table F2.4)	<p>In a building required to be accessible—</p> <p>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and</p> <p>(b) accessible unisex showers must be provided in accordance with Table F2.4(b); and</p> <p>(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</p>	<p>A single accessible sanitary compartment is provided to both the ground floor and first floor of the building.</p> <p>The proposed sanitary compartments provide sufficient dimensions to readily comply with circulation space requirements for accessible sanitary facilities in accordance with AS1428.1-2009 Clause 15.</p> <p>Note: Because there are two accessible facilities provided, at least one must be a right-hand approach and other must be a left-hand approach. This can be amended at the CC stage.</p>	CRA – Refer Annexure C

Section F: Healthy and Amenity			
	<p>1428.1 must be provided for use by males and females; and</p> <p>(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</p> <p>(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</p> <p>(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</p> <p>(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</p> <p>(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</p> <p>(i) compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p>		
F2.9: Accessible adult change facilities	N/A	This is not applicable to this building.	N/A

Section H: Special Use Buildings			
H2.1:	Application of Part	N/A	This is not applicable to this building.
			N/A

Annexure C - 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. Walkways will comply with Clause 10 of AS1428.1-2009.
6. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
7. Stairways will comply with Clause 11 of AS1428.1-2009.
8. Handrails will comply with Clause 12 of AS1428.1-2009.
9. Grabrails will comply with Clause 17 of AS1428.1-2009.
10. Switches and power points will comply with Clause 14 of AS1428.1-2009.
11. 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.
12. Braille and tactile signage will comply with BCA2019 Clause D3.6.
13. Signage will to comply with Clause 8 of AS1428.1-2009.
14. The passenger lifts will comply with BCA2019 Table E3.6b and AS1735.12.
15. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
16. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.