



ASTLEY HOMES

Disability Access Report

Project: Shop 3 – 360 Hector St Bass Hill

Address: Shop 3 – 360 Hector St Bass Hill

Stage: DA Application for land use type

Ref: AH-DA22HEC

Date: 22 January 2023

For: Michael Darwhiche

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1. Introduction

1.1 Report Background

Pedestrian entry to the site is accessible via the public domain on Hector St Bass Hill.

Our engagement involved a detailed desktop assessment of the architectural design & onsite inspection. Documentation for the proposed fitout against the provisions of the intent and objects of the Disability (Access to Premises- Buildings) Standards (2010), Part D3, E3.6 and F2.4 of the National Construction Code Series (Volume 1) Building Code of Australia 2019 (BCA)

1.2 Report Limitations and Exclusions

The limitations and exclusions of this report are as follows:

- ❑ This report is based on a review of the referenced documentation in the Appendix A.
- ❑ This Report does not address issues in relation to the design, maintenance or operation electrical, mechanical, hydraulic or fire protection services, Utility Services Provider Requirements (Water, Gas, Telecommunications and Electricity supply authorities), Local Government Act and Regulations, Occupational Health and Safety Act and Regulations or the like.
- ❑ This assessment does not incorporate the detailed requirements of the BCA Referenced Australian Standards and it's the responsibility of design and installation contractors to demonstrate and achieve compliance for all new works.
- ❑ The commentary within this Access Assessment Report does not relieve the Principal Designer, Principal Building Contractor or the Certifying Authority from their statutory obligations under the EP&A Act, Work Health Safety Act, BPB Act and

the like and they are to be satisfied that the proposal meets their requirements prior to approval.

- ❑ All reasonable attempts have been made to identify key compliance matters pursuant to the BCA and additional issues which have been deemed an impediment to access provision and may increase Client risk of attracting a complaint under the DDA.

Exclusions to the access Report:

- ❑ Base build works are covered by a separate report

1.3 Disability Discrimination Act 1992 (DDA)

The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability. Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts. Scope of DDA extends beyond the building fabric and also includes furniture and fittings.

From 1 May 2011, the Commonwealth's Disability (Access to Premises - Buildings) Standards made under the Disability Discrimination Act 1992 (DDA) applies to all new building work. The Premises Standards, established requirements for access to buildings, that are incorporated into the BCA 2019.

The Premises Standards contain an Access Code of construction that is mirrored in the disability access provisions of the BCA 2019. New building work must comply with the Access Code in the same manner as complying with the BCA 2019 by meeting deemed-to-satisfy provisions or by adopting a performance solution that achieves the relevant performance requirements.

This means if access is provided in accordance with the Premises Standards then it is not unlawful under the DDA. It also ensures that Object 1.3 (a) of the Premises Standards is met which is to:

'Ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings and facilities and services within buildings is provided for people with a disability.'

1.4 Proposed Development

Description of proposed development

The proposed development involves the land use rights for a food and drinks premises.

BCA Classification:

Class	Level	Description
6	Ground	Food & Drinks Premises (kebab Shop)

Areas Required to be Accessible:

Level	Area	Description
External Ground	Entry points	Accessible entrances are provided to the following areas: <ul style="list-style-type: none">Entry door via the footpath along Hector St

1.5 Report Structure

Section of Report	Design Criteria
3.1	Overview of Accessible building features
3.2	BCA Part D3 – Access For People with Disabilities

It is also the responsibility of all design consultants to ensure compliance with relevant BCA access requirements, DCP controls, Australian Standards and Manufacturers Specifications.

This report does not in any way relieve design consultants from their obligations in designing to achieve compliance with the BCA. Furthermore, this report does not relieve the PCA from their statutory obligations required to assess the drawings in detail prior to the issue of a Construction Certificate.

2. Summary of Key Compliance Requirements

The following comprises a summary of the key compliance requirements identified under the Disability Access Assessment in Section 3 of this report and is to be read in conjunction with the aforementioned Sections and the Building Code of Australia Volume 1.

The following matters are to be considered & addressed to the satisfaction of the Principal Certifying Authority in the next design and construction phase.

#	Relevant BCA Clause	Element	Issue	Non-compliance / lack of detail
1	D3.1	External paths of travel	COMPLIES	<p>All external accessible paths of travel to comply with AS1428.1 (2009) for:</p> <ul style="list-style-type: none"> • minimum widths, • gradient, • crossfall, • hand and kerb rails as required on ramps, • turning spaces; and • slip resistance rating as per Table 3B, HB198:2014 - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip resistance <p>Ensure that 1:20 gradients are maintained along the lawn from the terrace level to the track level.</p>
2	D3.1	Internal paths of travel	COMPLIES	<p>All internal accessible paths of travel, including to and within common area facilities, to comply with AS1428.1 (2009) for:</p> <ul style="list-style-type: none"> • minimum widths, • gradient, • crossfall • turning spaces and • slip resistance rating as per Table 3B, HB198:2014 - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip

				resistance
3	D3.2	Doors	COMPLIES	<p>All doors in areas required to be accessible to have compliance with AS1428.1 (2009) with respect to:</p> <ul style="list-style-type: none"> • 850mm clear openings • Door latch side circulation space • 30% luminance contrast on doorways • Door operation and hardware • Door force is 20N where a door closer is fitted.
4	D3.3	All internal stairs and external stairs on northern / western elevation	N/A	<p>All non-fire-isolated stairs to areas required to be accessible to comply with AS1428.1 Cl 11 Stairs (2009) with regards to</p> <ul style="list-style-type: none"> • Minimum width of 1000mm • Handrails on both sides • Handrail heights to be 865mm to 1000mm above step nosing • Handrail extensions at top and base • Tactile indicators on top and bottom landing of steps • Contrast strips to edge of stair nosings 50 - 75mm deep (30% contrast)
5	D3.6	Accessible signage	Ongoing design detail	<p>Accessible signage to be provided in accordance with BCA2019 and AS1428.1-2009 for:</p> <ul style="list-style-type: none"> • Required exit doors stating 'Exit' and 'Level' followed by floor number. • Accessible toilets • Ambulant cubicles
6	D3.7	Hearing Augmentation	Not specified	<p>Hearing augmentation is required where there is a built in Audio-Visual system including any TV.</p>

				Confirm where there will be an inbuilt amplification system.
7	D3.12	Glazing	Visual Banding not specified	Confirm detail during ongoing design and construction
8	F2.4	Accessible and ambulant sanitary facilities	Fittings and fixtures	Confirm detail during ongoing design and construction
9	F2.9	Accessible Adult Change Facility	Fittings and fixtures	Recommended to be included to meet the intent of the DDA.

3. Disability Access Assessment

3.1 Overview of Accessible building features

3.1.1 Compliance with BCA Part D3 for new buildings

The proposed development, will satisfy the prescriptive deemed to satisfy provisions of Part D3, E3.6 and F2.4 of the BCA 2019, as follows:

1. Accessible pathways from associated building to the principal pedestrian entrances via new works (Link bridge to QEII stand on level 1).
2. Access to and within all areas normally used by the occupants.
3. Provision of accessible toilets on ground level and level 1.
4. Provision of ambulant cubicles within each male and female bank of toilets

3.2. BCA Part D3 – Access For People with Disabilities

The following is a clause-by-clause assessment of the architectural drawings against BCA Part D3 – Access For People with a Disability. For more detail on each requirement, please refer to *Appendix B: BCA Part D3 – Access For People with a Disability*.

Deemed to Satisfy Provision	Complies	Comments
D3.1 General building access requirements Class 6	✓	<i>Overall</i> The drawings demonstrate access will be provided to

D3.2 Access to buildings	✓	<p>The gradient of all the accessible pathways from the allotment boundary and connections to each entry to the building were not reviewed for the preparation of this report and were excluded from this report.</p> <p>Door schedule shows that all entry doors meet the specifications of AS1428.1-2009.</p>
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		<p><u>Recommended Action</u></p> <ol style="list-style-type: none"> 1. Ensure external walkways to comply with AS1428.1 (2009) including: <ol style="list-style-type: none"> a. 1:20 gradients walkways to have: <ol style="list-style-type: none"> i. Max distance between landings no greater than 15 metres ii. The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided: <ol style="list-style-type: none"> (i) Kerb in accordance with Figure 18. (ii) Kerb rail and handrail in accordance with Figure 19. (iii) A wall not less than 450 mm in height. 2. During ongoing design and construction, ensure doors have compliance with AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways. 3. Ensure the door thresholds of doors are level 4. At Occupation Certificate provide slip resistance certification for external and internal areas. To show testing under wet surface conditions as a pendulum classification (AS4586 – 2013)
D3.3 Parts of building to be accessible	✓	<p>Stairs</p> <p>N/A</p>

	<p>✓</p>	<p>Turning spaces</p> <p>circulation from the premises proposed is all loose furniture.</p> <p><u>Recommended Action</u></p> <p>Ensure compliance with accessible features of AS1735.12 as required by Table E3.6b BCA, during ongoing design and construction.</p> <p>By virtue of their width, corridor accessways have passing spaces in accordance with AS1428.1–2009 at maximum 20m intervals where a direct line of sight is not available of at least 1800mm with by 2000mm length.</p> <div data-bbox="783 786 1374 1039"> </div> <p>FIGURE 3 EXAMPLES FOR PASSING SPACE FOR WHEELCHAIRS</p> <p>Flooring</p> <p>Some flooring has been specified within the Internal Finishes Schedule.</p> <p>Drawings of areas required to be accessible are shown to have a mix of flooring finishes including carpet, polished concrete and tiles.</p> <p>X</p> <p>Slip resistance of the tiles in areas required to be accessible is noted as P4.</p>
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		<p>Polished concrete is noted to have a coating. No slip rating information was provided.</p> <p>Cover strips for carpet edges were not detailed.</p> <p>The Interior Finishes Schedule notes that the mats around glazed areas are to have a "neat butt join".</p> <p>Notwithstanding the issues detailed above, the plans and architectural schedules have the capacity to comply at the time of CC.</p> <p><u>Recommended Action</u></p> <p>During ongoing design and construction, ensure:</p> <ol style="list-style-type: none"> 1. All carpeted flooring meets the Access to Premises Standard and the BCA Part D3.3 (g) and (h) for pile height and backing thickness. 2. Provide slip resistance certification for external and internal areas. To show testing under wet surface conditions as a pendulum classification (AS4586 – 2013) 3. Threshold levels - flooring joints or abutments to have vertical rise no longer greater than 3mm or 5mm if rounded
	X	<p>Fittings</p> <p>The Fittings, Fixtures and Equipment schedule details elements required to be accessible including:</p> <ul style="list-style-type: none"> • Accessible basin - BS02 • Bottle trap - BT01 • Soap dispenser - FS02 • Baby change table - FT02 • Grabrails - accessible WC - GB01 • Grabrails - ambulant WC - GB02 • Hand dryer - HDR01 • Step Nosings - NS02 • Paper towel dispenser - PTD01 • Coat hook - RH01 • Accessible WC toilet paper dispenser - TH02 • Accessible WC Basin tap - TAP02 • Tactile indicators - TGS01 • Tactile indicators - TGS02 • Toilet partition walls - TPS01 force

		<p>requirements not detailed for ambulant cubicles</p> <ul style="list-style-type: none"> • Toilet pan - Ambulant - WC02 • Toilet pan and flush controls - Accessible - WC03 <p>It is noted that</p> <ul style="list-style-type: none"> • toilet paper dispenser within the ambulant cubicles may not comply with AS1428.1-2009. • Floor threshold plate is listed in drawings but not within the FF&E <p>Notwithstanding the issues detailed above, the plans and architectural schedules have the capacity to comply at the time of CC.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction that fittings and equipment required to be accessible are installed in accordance with AS1428.1-2009 and that they are at the correct:</p> <ul style="list-style-type: none"> • Height above the finished floor level • Distance from an internal corner <p>✓ Internal Doors</p> <p>Internal and external door schedules were reviewed with all doors to areas required to be accessible noted as being compliant with AS1428.1-2009 (minimum clear opening widths of 850mm or greater).</p> <p>Double doors are shown on the Door schedule to include one active leaf that provides the minimum clear door opening width of 850mm or greater.</p> <p><u>Recommended Action</u></p> <p>Doors to areas required to be accessible to have compliance with AS1428.1 (2009) with respect to</p> <ul style="list-style-type: none"> • clear openings • circulation space • luminance contrast of doors • level thresholds
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		<ul style="list-style-type: none"> door force is 20N including where a door closer is fitted
D3.4 Exemptions	✓	<p>The following is a list of areas within the building which are not required to be accessible:</p> <p>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <p>(b) An area that would pose a health or safety risk for people with a disability.</p> <p>(c) Any path of travel providing access only to an area exempted by (a) or (b).</p> <p>Exempt areas from access:</p> <ol style="list-style-type: none"> 1. Ground Floor Plating Kitchen 3 2. Ground Floor Plating Kitchen 4 3. Ground Floor Bar 4. Ground Floor Back of House 5. Mezzanine / Plant Level
D3.5 Car parking spaces for people with a disability	N/A	Not part of the scope for this report
D3.6 Signage	N/A	<ol style="list-style-type: none"> 1. Not part of the scope for this report

D3.7 Hearing augmentation	X	Not part of the scope for this report
D3.8 Tactile indicators	N/A	Not part of the scope for this report
D3.12 Glazing on an accessway	X	Not part of the scope for this report
E3.6 Passenger lifts	✓	Not part of the scope for this report

F2.4 Accessible sanitary facilities	X	Not part of the scope for this report
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3.3 DDA intent

The federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with disabilities.

To meet the intent of the DDA, facilities suitable for use by a customer using a wheelchair to will need to be provided, in accordance with the requirements of AS1428.2, including:

- Section of bar counter height to be no greater than 850mm (+/- 20mm) above finished floor level (as shown in blue on right of figure from AS1428.2 below)
- Tables to include options that have heights to provide clearance beneath the table of 730mm (+/-20mm) (as shown in blue on left of figure from AS1428.2 below)
- Bench mounted facilities with taps to have taps mounted within 300mm from edge of bench

4. Conclusion

We note that the existing structures at shop 3/360 Hector st Bass Hill are satisfactory to accommodate peoples with disabilities.