ACCESS REPORT DEVELOPMENT APPLICATION

> CLIENT ALI TALEB

PROJECT PROPOSED CHILD CARE CENTRE 78-80A BENAROON ROAD LAKEMBA NSW 2195



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Project File Name:		Ali Taleb – Proposed Child C Report (DA)	Child Care Centre – 78-80A Benaroon Road Lakemba – Access			
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1. INTRODUCTION

Ergon Consulting has been engaged by the client Ali Taleb to undertake an assessment and provide professional opinion in regards to access for people with disabilities to and within the proposed child care centre located at 78-80A Benaroon Road Lakemba NSW.

This report has been prepared to be submitted with the development application and has relied on the following design documentation prepared by Artmade Architects (*attached in Appendix 1*).

Document Number	Rev	Title	Date
DA02.01	А	Site Plan / Demolition	28.03.23
DA03.01	А	Basement Floor Plan	28.03.23
DA03.02	А	Ground Floor Plan	28.03.23
DA03.03	А	First Floor Plan	28.03.23

a. Purpose of report

The purpose of this report is to identify the extent to which the design documentation complies with the applicable accessibility provisions found within:

- Building Code of Australia (*BCA*) 2019 Volume 1 Amendment 1, Part D3 (*Access for people with a disability*), Clause E3.6 (*Lift Installations*), Clause F2.4 (*Accessible Sanitary Facilities*) and Clause F2.9 (*Accessible Adult Change Facilities*);
- Disability (Access to Premises Building) Standards (DAPS) 2010;
- AS1428.1-2009 Part 1: General requirements for access New building work;
- AS1428.4.1-2009 Part 4.1: Means to assist the orientation of people with vision impairment Tactile ground surface indicators;
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities;
- AS1735.12-1999 Part 12: Lift facilities for persons with disabilities;
- City of Canterbury Bankstown Council Canterbury Development Control Plan 2012 Part B General Controls Section B4 Accessible and Adaptable Design (*applicable accessibility requirements*); and
- General best practice access requirements.

b. Report Exclusions

This report should not be misinterpreted that it provides an assessment for compliance with the following:

- Occupational Health & Safety Act and Regulations;
- Work Health and Safety requirements;
- Requirements of any standards that are not identified within this report;
- Any parts or specifications of the BCA not directly referenced within this report; and
- Disability Discrimination Act (DDA) 1992.

It is also conveyed that this report does not form part of the design documentation prepared for this project.

2. DEVELOPMENT DETAILS

a. Project Description

The proposed child care centre will generally include the following:

- Basement car park with 6 visitor car parking spaces of which 1 is accessible and 7 staff car parking space, bicycle parking, bin room, services room;
- Ground floor including an entry lobby, staff room, laundry room, unisex accessible toilet and shower, kitchen, office room, playrooms, junior toilets, internal and external storage rooms, cot room, nappy change room, outdoor play area; and
- First floor including playrooms, unisex accessible toilet and shower, internal and external storage rooms, junior toilets, outdoor play area.

b. Building Details

The building(s) that are referred to within this report can be described as follows:

Property Address: 78-80A Benaroon Road Lakemba NSW 2195

Legal Description: Lot 1 & 2 DP12508

Total Site Area: 983m² approx.

Proposed Building Classification(s):

Class 9b - Child Care Centre

Class 7a - Car Parking

Note: Building classifications determined in accordance with Part A3 of the BCA.

ACCESS I DESIGN I CONSTRUCT

3. BCA ASSESSMENT

a. General

The table below assesses the compliance status of the design documentation in terms of the prescriptive accessibility provisions found within the Building Code of Australia (*BCA*) 2019 Volume 1 Amendment 1.

The references within this table are only access related parts or clauses found within the BCA and those applicable to this project.

To parts or clauses of the BCA that do not comply or design detail is not provided, a comment or recommendation is provided to achieve compliance.

Key	
Noted	The subject clause is for guidance or for information only.
Complies	The design complies with the subject clause.
Capable of complying at CC stage	The design has shown general compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Design information required at CC stage	The design does not show sufficient details to achieve compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Does not comply	The design has not achieved compliance with the subject clause.
Not applicable	The subject clause is not applicable to the proposed design.

The compliance assessment outcomes are classified into the following categories:

b. Part D3 – Access for people with disabilities

BCA Clause		Status	Comment/Recommendation
D3.0	Deemed-to-satisfy provisions		
	 (a) Where a D-t-S solution is proposed, the Performance Requirements DP1 to DP6, DP8 and DP9 are satisfied by complying with – 	Noted	Performance Compliance The new building work will generally follow a D-t-S path for achieving compliance.
	(i). D1.1 to D1.16, D2.1 to D2.25 and D3.1 to D3.12; and		Where D-t-S compliance is not achievable a performance based
	(ii). In a building containing an atrium, Part G3; and		solution must be provided complying with the relevant performance
	(iii). In a building in an alpine area, Part G4; and		requirements at CC design stage.
	(iv). For additional requirements for Class 9b buildings, Part H1; and		
	(v). For public transport buildings, Part H2.		
	(b) Where a performance solution is proposed, the relevant performance requirements must be determined in accordance with A2.2(3) and A2.4(3).		
	(c) Performance requirement DP7 must be complied with if lifts are to be used to assist occupants to evacuate a building.		

BCA Clause		Status	Comment/Recommendation
D3.1	General building access requirements Buildings and parts of buildings must be accessible as required by Table D3.1, unless exempted by Clause D3.4. Class 9b – Child Care Centre To and within all areas normally used by occupants. Class 7a – Car Parking To and within any level containing accessible car parking spaces.	Capable of complying at CC stage	Class 9b – Child Care Centre Access is required to and within the proposed child care centre, except for any areas exempt from being accessible (refer to Clause D3.4). Class 7a – Car Parking Access is required to and within the accessible car parking provided within the basement car park. Building access requirements to be confirmed at CC design stage.
D3.2	 Access to buildings (a) An accessway must be provided to a building required to be accessible: (i). From the main points of a pedestrian entry at the allotment boundary; and (ii). From another accessible building connected by a pedestrian link; and (iii). From any required accessible car parking space on the allotment. (b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance and: (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 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance; Except for pedestrian entrances serving only areas exempted by Clause D3.4. (c) Where a pedestrian required to be accessible has multiple doorways: (i). If the pedestrian entrance (ii). If the pedestrian entrance (iii). If a pedestrian entrance consists of not more than 3 doorways – not less than 1 of those doorways must be accessible; and 	Capable of complying at CC stage	Accessway to the Building Accessways (<i>i.e., continuous accessible</i> <i>path of travel without steps or steep</i> <i>grades</i>) complying with AS1428.1-2009 must be provided to the proposed child care centre from the pedestrian entry point at the allotment boundary and the accessible car parking provided within the basement car park. Accessways are generally provided to the development, however must be confirmed in detail at CC design stage. Walkway The walkway (<i>i.e. 1 in 20-33 graded</i> <i>walkways</i>) provided within the proposed child care centre must comply with AS1428.1-2009. Walkways must have a minimum 1000mm clear width, landings every 15m (<i>1200mm-1500mm long top and</i> <i>bottom landings</i>), 600mm wide firm level surface on abutting sides or minimum 450mm high low wall, balustrade or handrail with a kerb rail. Principal Pedestrian Entrance The entrance door providing access to the proposed child care centre must have a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>), D-type door controls and clear door circulation space on both sides of the door (<i>maximum 1 in</i> <i>40 grades</i>) complying with AS1428.1- 2009. The CC design documents will provide details showing clear opening of doorways, door hardware and door circulation space requirements in

BCA Clause		Status	Comment/Recommendation
Clause	 (d) For the purpose of (c): (i). An accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where: 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. (ii). A doorway is considered to be the clear, unobstructed opening of one or more door leaves. (e) Where a doorway on an accessway has multiple leaves, (except an automated opening door) one of the leaves must have a clear opening width of not less than 850mm in 		
D3.3	 accordance with AS1428.1. Parts of buildings to be accessible In a building required to be accessible: (a) Every ramp and stairway, except for ramps and stairways in areas exempted by Clause D3.4, must comply with: (i). For a ramp, except a fire isolated ramp, clause 10 of AS1428.1; and (ii). For a stairway, except a fire isolated stairway, clause 11 of AS1428.1; and (iii). For a fire isolated stairway, clause 11 of AS1428.1; and (b) Every passenger lift must comply with Clause E3.6; (c) Accessways must have: (i). Passing spaces complying with AS1428.1 at maximum 20m intervals on those parts of an accessway where a direct line of site is not available; and (ii). Turning spaces complying with AS1428.1: a. Within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and b. At maximum 20m intervals along the accessway; and 	Capable of complying at CC stage	 Accessways within the Building The accessways provided within the proposed child care centre must comply with AS1428.1-2009 and must incorporate the following: 1000mm minimum clear width, except where a turning space or door circulation space is required within an accessway; 1500mm diameter minimum clear circulation space to perform a 90- degree turn within an accessway; and 1540mm x 2070mm minimum clear circulation space to perform a 180- degree turn within 2 metres of a terminated accessway. Internal Doors The internal doors required to be accessible within the proposed child care centre must have a minimum 850mm wide x 1980mm high clear door opening (920mm x 2040mm door), D- lever type door controls and clear door circulation space on both sides of the door complying with AS1428.1-2009. Ramps The ramps provided within the proposed child care centre must comply with

 (d) An intersection of accessways satisfies the spatial requirements for a passing and turning space; (e) A passing space may serve as a turning space; and (f) A ramp complying with AS1428.1 or a passenger lift need not be provided to a serve a storey or level other than an entrance storey in a Class 5, 6, 7b or 8 building: (i). Containing not more than 3 storeys; and (ii). With a floor area for each storey, excluding the entrance storey, of not more than 200m². 	AS1428.1-2009. The 1 in 8 graded threshold ramps must have a 35mm maximum rise, 280mm maximum length, splayed edges and located 20mm from the door opening. Stairs The stairs provided within the proposed child care centre, except for fire-isolated stairs must comply with AS1428.1-2009. Stairs must have a minimum 1000mm
 (g) Clause 7.4.1(a) of AS1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm'. (h) The carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS1428.1 do not apply and are replaced with 11mm, 4mm and 15mm respectively. 	clear width, 900mm setback to a boundary, handrails on both sides with extensions (<i>300mm top extension and</i> <i>550mm bottom extension</i>) and terminations to the wall or ground, non- slip nosings with a 30% luminance contrast and enclosed risers. The first riser at each mid-landing must be setback one tread width to achieve handrail height compliance. Tactile ground surface indicators must be provided at top and bottom landings complying with AS1428.4.1-2009. Handrails must not intrude within the clear circulation space of an accessway or doorway. Fire-Isolated Stairs The fire-isolated stairs provided within the proposed child care centre must have a minimum 1000mm clear width, non-slip nosings with a 30% luminance contrast and a compliant handrail complying with AS1428.1-2009. The first riser at each mid-landing must be setback one tread width to achieve handrail height compliance. Passenger Lift The passenger lift provided within the proposed child care centre must comply with Clause E3.6 of the BCA and AS1735.12-1999. Fire Exit Doors The fire exit doors provided within the proposed child care centre must have a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>) and D-lever type or panic bar door controls allowing a person with a disability to escape during an emergency. Soft Floor Coverings The carpet including any type of

BCA Clause		Status	Comment/Recommendation
			proposed child care centre must comply with the BCA and AS1428.1-2009. The carpet pile height or thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm (<i>max. 15mm thickness</i>). Slip Resistant Surfaces The flooring (<i>i.e., tiles, pavers, rubber, timber or concrete</i>) provided within the
			proposed child care centre must have a slip resistant rated surface complying with the BCA and AS4586-2013 (e.g., <i>R10 or P3 rating for dry areas & R11 or</i> <i>P4 rating for wet areas</i>). Access requirements to be confirmed at
			CC design stage.
D3.4	Exemptions The following areas are not required to be	Noted	Non-Accessible Areas
	 accessible: (a) An area where access would be inappropriate because of the particular purpose for which the area is used; and (b) Any area that would pose a health or safety risk for people with a disability; 		The services room, bin room, internal and external storage rooms, laundry room and kitchen provided within the proposed child care centre may be exempt from being accessible as access would be considered inappropriate and would pose a health and safety risk for a person with a
	and (c) Any path of travel providing access only to an area exempted by (a) and (b).		disability. The client must provide information detailing use of each non-accessible area, role of personnel to be admitted to the area, security arrangements for independent movement of non- authorised personnel, activities of the people using the area and any OH&S restraints.
			Non-accessible areas to be confirmed at CC design stage.
D3.5	Accessible car parking Accessible car parking spaces: (a) Subject to (b), must be provided in	Capable of complying at CC stage	Accessible Car Parking The accessible car parking provided
	 accordance with Table D3.5 in: (i). A Class 7a building required to be accessible; and (ii). A car parking area on the same allotment as a building required to be accessible. 	CC stage	within the basement car park must comply with AS2890.6-2009. The accessible car parking space must be a minimum 2400mm wide x 5400mm long with a 2400mm wide x 5400mm long shared zone.
	 (b) Need not be provided in a Class 7a building or car parking area where a parking service is provided and direct access to any of the car parking spaces is not available to the public. (a) Subject to (d) must comply with 		The accessible car parking space and shared zone must have a minimum 2500mm overhead clearance and the car park entry, ramp and driveway isle must have a 2200mm overhead clearance.
i	(c) Subject to (d), must comply with		

BCA		Status	Comment/Recommendation
Clause		Sidlus	Comment/Recommendation
	AS2890.6. (d) Need not be identified with signage where there is a total of not more than 5 car parking spaces, so as to restrict the use of the car parking space only		Appropriate identification (<i>including the</i> <i>international symbol of access</i>) and non-slip line marking must be provided to the accessible car parking space and shared zone.
	for people with a disability. Class 9b – Child Care Centre		The shared zone must have provision for a yellow bollard setback 850mm from the front of the shared zone.
	Table D3.5 states 1 accessible car parking space for every 100 car parking spaces or part thereof.		The cross fall must not be more than 1 in 40 grade in any direction at the accessible car parking space and shared zone.
	Class 7a – Car Parking		Class 9b – Child Care Centre & Class
	Table D3.5 states 1 accessible car parking space for every 100 car parking spaces or part thereof.		7a – Car Parking
			1 visitor accessible car parking space must be provided within the basement car park that can also be used by staff.
			Accessible car parking requirements to be confirmed at CC design stage.
D3.6	Signage		
	In a building required to be accessible –	Capable of	Accessible Signage
	 (a) Braille and tactile signage complying with Specification D3.6 must: (i). Incorporate the international 	complying at CC stage	The accessible signage provided within the proposed child care centre must comply with Specification D3.6 of the
	 symbol of access or deafness, as appropriate, in accordance with AS1428.1 and identify each: a. Sanitary facility, except a sanitary facility associated 		BCA and AS1428.1-2009. Signs must be positioned 1200mm- 1600mm from the ground, easy to read (<i>large print if possible</i>), non-reflective, illuminated and include legible braille and tactile.
	with a bedroom in a Class 1b building or a sole occupancy		Fire Exit Doors
	unit in a Class 3 or Class 9c building; and b. Space with a hearing augmentation system.		Signage must be provided to all fire exit doors within the proposed child care centre stating "Exit" and "Level" followed by the floor number, name or both.
	 (ii). Identify each door required by Clause E4.5 to be provided with an exit sign and state: 		Directional signage must be provided directing a person with a disability to the nearest fire exit door.
	a. "Exit"; and		Unisex Accessible Toilets & Showers
	 b. "Level" followed by either the floor level number, the floor level descriptor or a combination of both. (b) Signage including the international 		Signage must be provided to the unisex accessible toilets and showers provided within the proposed child care centre identifying if the facility is suitable for left or right hand use and stating "Unisex Toilet LH & Shower" or stating "Unisex
	symbol for deafness in accordance with AS1428.1 must be provided within a room containing a hearing augmentation system identifying:		Toilet RH & Shower" with the international symbol of access and male/female toilet symbols.
	(i). The type of hearing augmentation;		Room Identification Signage must be provided to each room
	(ii). The area covered within the room; and		within the proposed child care centre identifying the room use i.e., "Staff

BCA Clause		Status	Comment/Recommendation
	 (iii). If receivers are being used and where the receivers can be obtained. 		Room". Braille and tactile features recommended but not mandatory.
	 (c) Signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right- handed use. 		Signage must be provided to the non- accessible areas within the proposed child care centre stating i.e., "Laundry". Braille and tactile features recommended but not mandatory.
	(d) Signage to identify an ambulant accessible sanitary facility in accordance with AS1428.1 must be located on the door of the facility.		Signage details to be confirmed during CC design stage
	(e) Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance.		
	(f) Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, direction signage incorporating the international symbol of access in accordance with AS1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.		
	(g) In a building subject to F2.9, directional signage complying with Specification D3.6 must be provided at the location of each:		
	(i). Bank of sanitary facilities; and		
	 (ii). Accessible unisex sanitary facility, other than the one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building. 		
D3.7	Hearing Augmentation		
	 (a) A hearing augmentation system must be provided where an inbuilt amplification system, other than the one used for emergency warning, is installed: 	Not applicable	An inbuilt amplification system other than the emergency warning system will not be provided within the proposed child care centre. A hearing augmentation system is not
	 (i). In a room in a Class 9b building; or 		required.
	 (ii). In an auditorium, conference room, meeting room, or room for judicatory purposes; or 		
	(iii). At any ticket office, tellers booth, reception area, or the like, where		

BCA Clause		Status	Comment/Recommendation
	the public is screened from the service provider.		
	(b) If a hearing augmentation system is required by (a) is:		
	 (i). An induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; and 		
	(ii). A system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than:		
	a. If the room or space accommodates up to 500 persons, 1 receiver per 25 persons or part thereof, or 2 receivers, whichever is greater; and		
	 b. If the room or space accommodates more than 500 patrons but not more than 1000, 20 receivers plus 1 receiver for every 33 person or part thereof in excess of 500 persons; and 		
	c. If the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and		
	d. If the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.		
	(c) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to Clause D1.13.		
	(d) Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.		

BCA Clause		Status	Comment/Recommendation
D3.8	 Tactile Indicators (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: (i). A 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: a. An overhead obstruction less than 2m above floor level, other than a doorway; and b. An accessway meeting a vehicle way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in Clause D3.4, if there is no kerb or kerb ramp at that point; Except of areas exempted by Clause D3.4. (b) Tactile ground surface indicators required by (a) must comply with Section 1 and 2 of AS/NZS 1428.4.1. (c) A hostel for the aged, nursing home for the aged, a residential aged care building class 3 accommodation for the aged, Class 9a health-care building need not comply with (a)(i) and (iv) if handrails incorporating a raised dome button in accordance with AS1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp. 	Capable of complying at CC stage	 Tactile Ground Surface Indicators Tactile ground surface indicators (<i>warning type</i>) complying with AS1428.4.1-2009 must be provided to the stairs landings (<i>top and bottom</i> <i>landings, except for fire-isolated stairs</i>) and overhead obstructions with less than 2m height clearance (<i>except door</i> <i>openings</i>) within the proposed child care centre. Tactile ground surface indicators provided at the stairs must be a minimum 600-800mm wide where the distance of the landing is more than 3000mm from the nearest nosing and if less than 3000mm must be 300-400mm wide. Tactile ground surface indicators provided at overhead obstructions must be a minimum 600-800mm wide. The tactile ground surface indicators must be provided for the full width of an opening and setback 300mm from the hazard. Integrated tactile ground surface indicators must have a 30% luminance contrast, discrete tactile ground surface indicators must have a 45% luminance contrast and 2 tone tactile ground surface indicators must have a 60% luminance contrast to surrounding surfaces. Tactile ground surface indicator locations to be confirmed at CC design stage.
D3.9	 Wheelchair seating spaces in Class 9b assembly buildings Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS1428.1 must be provided with the following: (a) The number and grouping of wheelchair seating spaces must be in 	Not applicable	There is no fixed seating within the proposed child care centre. Wheelchair seating spaces are not required.

BCA Clause		Status	Comment/Recommendation
	accordance with Table D3.9;		
	(b) In a cinema:		
	 (i). With not more than 300 seats, wheelchair seating spaces must not be located in the front row seats; and 		
	 (ii). With more than 300 seats – not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats. 		
D3.10	Swimming pools		
	(a) Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible.	Not applicable	There are no swimming pools provided within the proposed child care centre.
	(b) An accessible entry/exit must be by means of:		
	(i). A fixed or moveable ramp and an aquatic chair; or		
	(ii). A zero depth entry and an aquatic chair; or		
	(iii). A platform swimming pool lift and an aquatic wheelchair; or		
	(iv). A sling style swimming pools lift.		
	 (c) Where a swimming pool has a perimeter of more than 70m in length, at least one accessible water entry/exit must be provided by a means specified in (b)(i), (ii) or (iii). 		
	(d) Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS1428.1.		
D3.11	Ramps		
	On an accessway:	Noted	There are no ramps with a total rise of
	 (a) A series of connected ramps must not have a combined vertical rise of more than 3.6m; and 		3.6m and no overlapping step ramp or other ramp landings provided within the proposed child care centre.
	(b) A landing for a step ramp must not overlap a landing for another step ramp or ramp.		
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	Capable of complying at CC stage	The frameless glazed doors or windows (<i>without mid-rails</i>) that can be mistaken as an opening within the proposed child care centre must have a visual contrasting strip in accordance with

BCA Clause		Status	Comment/Recommendation
	marked in accordance with AS1428.1.		AS1428.1-2009. Contrasting strips must have a solid, non-transparent contrasting line with a minimum 30% luminance contrast, not less than 75mm wide with the lower edge located at a height between 900- 1000mm from the ground. Visual indicators on glazing to be confirmed at CC design stage.

c. Part E3 – Lift Installations

BCA Clause		Status	Comment/Recommendation
E3.6	Passenger Lifts		
	In an accessible building, every passenger lift must:	Capable of complying at	Passenger Lift
	 (a) Be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and 	CC stage	The passenger lift (1 total) provided within the proposed child care centre must comply with Clause E3.6 of the BCA and AS1735.12-1999.
	(b) Have accessible features in accordance with Table E3.6b;		The following accessible features are required:
	(c) Not rely on a constant pressure device for its operation if the lift car is fully enclosed.		 Lift door opening to be a minimum 900mm wide;
	Electric Passenger Lift		 Lift floor dimension of not less than 1100mm wide x 1400mm deep;
	Table E3.6a states this type of lift must not travel more than 12m.		 Handrails complying with AS1735.12-1999;
	Table E3.6b states the following accessible features are required for this type of lift:		 Passenger protection system complying with AS1735.12-1999;
	Handrails complying with the provisions for a mandatory handrail in AS1735.12;		 Lift landings doors with clear circulation space for a 90-degree turn (1500mm diameter clearance);
	Lift floor dimension of not less than 1100mm wide x 1400mm deep;;		 Lift car and landing controls buttons
	• Minimum clear door opening complying with AS1735.12;		must comply with AS1735.12-1999. Control buttons must have provision for tactile and braille;
	 Passenger protection system complying with AS1735.12; 		Lighting in accordance with AS1735.12-1999;
	• Lift landing doors at the upper landings;		Audible and visual indication
	 Lift car and landing control buttons complying with AS1735.12; 		systems as prescribed in AS1735.12-1999; and
	• Lighting in accordance with AS1735.12;		 Emergency hands-free communication device including a
	 Automatic audible information within the lift car to identify the level each time the car stops; 		button that alerts a call centre of a problem and a light to signal that the call has been received.
	 Audible and visual indication at each lift landing to indicate the arrival of the lift 		Lift details to be provided at CC design

BCA Clause		Status	Comment/Recommendation
	 car; Audible information and audible indication must be provided in a range of between 20-80 dB (A) at a maximum frequency of 1 500 Hz; Emergency hands-free communication, including a button that alerts a call 		stage for review.
	centre of a problem and a light to signal that the call has been received.		

d. Part F2 – Sanitary and other facilities

BCA Clause		Status	Comment/Recommendation
F2.4	Accessible Sanitary Facilities In a building required to be accessible: (a) Accessible unisex sanitary compartments must be provided in	Capable of complying at CC stage	Unisex Accessible Toilets and Showers The unisex accessible toilets and
	accessible parts of the building in accordance with Table F2.4 (a); and (b) Accessible unisex showers must be		showers (<i>minimum clear internal</i> <i>dimensions 2300mm wide x 2700mm</i> <i>long</i>) provided within the proposed child
	provided in accordance with Table F2.4 (b); and(c) At each bank of toilets where there is		care centre must have fixtures, fittings and circulation space complying with AS1428.1-2009. The WC, washbasin, grabrails, toilet
	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 AS1428.1 must be provided for use by males and		paper dispenser, soap dispenser, tapware, shower seat, shower head and rail, clothes hanging device, door locking hardware and other associated fixtures or fittings must comply with AS1428.1-2009.
	females; and		Class 9b – Child Care Centre
	 (d) An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; 		1 unisex access toilet and shower (left handed facility) must be provided within ground floor and 1 unisex accessible toilet and shower (right handed facility) must be provided within the first floor of the proposed child care centre.
	(e) The circulation spaces, fixtures and fittings of all accessible sanitary		Class 7a – Car Parking
	facilities provided in accordance with Table F2.4 (a) and Table F2.4 (b) must comply with the requirements of AS1428.1; and		There are no accessible sanitary facilities provided within the basement car park.
	(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		Accessible sanitary facilities to be confirmed at CC design stage.
	(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		

BCA Clause		Status	Comment/Recommendation
	provided as evenly as possible; and		
	 (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 		
	 (i) An accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3 (f) to be provided with a passenger lift or ramp complying with AS1428.1. 		
	Class 9b – Child Care Centre		
	Table F2.4 (a) states where Clause F2.3 requires a closet pan, 1 accessible toilet must be provided on every storey containing sanitary compartments and where a storey has more than one bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.		
	Table F2.4 (b) states where Clause F2.3 requires 1 or more showers, not less than 1 accessible shower for every 10 showers or part thereof.		
	Class 7a – Car Parking		
	Table F2.4 (a) states where Clause F2.3 requires a closet pan, 1 accessible toilet on every storey containing sanitary compartments and where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.		
	Table F2.4 (b) states where Clause F2.3 requires 1 or more showers, not less than 1 accessible shower for every 10 showers or part thereof.		
F2.9	Accessible Adult Change Facilities		
	 (a) Accessible adult change facilities required by (b): 	Not applicable	Accessible adult change facilities are not applicable within the proposed child
	 (i). Must be constructed in accordance with Specification F2.9; and 		care centre as they are only required within shopping centres, sports venues, museums, art galleries, theatres or airports.
	(ii). Cannot be combine with another sanitary compartment;		
	(b) One unisex accessible adult change facility must be provided in an accessible part of a:		
	 (i). Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor 		

BCA Clause				Status	Comment/Recommendation
			area and containing a minimum of 2 sole occupancy units; and		
		(ii).	Class 9b sports venue or the like:		
			 Has a design occupancy of not less than 35,000 spectators; or 		
			 b. Contains a swimming pool that has a perimeter of not less than 70m and that is required by Table D3.1 to be accessible; 		
		(iii).	Museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and		
		(iv).	Theatre or the like having a design occupancy of not less than 1,500 patrons; and		
		(v).	Passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002;		
	(c)	occ acc	the purpose of (b), the design supancy must be calculated in ordance with Clause D1.13, but sluding any area that:		
		(i).	Can only be accessed by staff, employees, contractors, maintenance personnel and the like; or		
		(ii).	Is subject to an exemption under Clause D3.4.		

ACCESS I DESIGN I CONSTRUCT

4. STATEMENT OF DESIGN COMPLIANCE (DA DESIGN)

Ergon Consulting has completed a review of the design documentation relative to the detail provided, with reference to the minimum applicable accessibility requirements found within Part D3, Clause E3.6, Clause F2.4 and Clause F2.9 of the Building Code of Australia 2019, Disability (*Access to Premises – Building*) Standards 2010, relevant Australian Standards as applicable to this project (*i.e.* AS1428.1-2009, AS1428.4.1-2009, AS2890.6-2009, AS1735.12-1999), Canterbury DCP 2012 Part B Section B4 (*applicable accessibility requirements*) and general best practice access requirements.

This statement confirms accessibility can be appropriately achieved within this development with the provided comments and recommendations. This report confirms the client's commitment to providing an equitable and accessible environment for all.

As such, we believe the development approval can be issued as the development can achieve a reasonable level of access and meet statutory requirements, subject to further assessment of the construction design documentation.

We trust this statement of compliance is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully,

C. min Qualy

Costa Miroforidis Principal/Access Consultant Certificate IV in Access Consulting – IATA B. Construction Management and Property (*Building*) – UNSW Graduate Diploma in Building Surveying – UWS

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APPENDIX 1



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