

PSE ACCESS CONSULTING
Access/Built Environment
Architectural Advice/Training
Adaptation/Certification/B.C.A /DDA
ACAA Accredited.

ASSESSMENT DEVELOPMENT APPLICATION REPORT.

ACCESS AND COMPLIANCE REQUIREMENTS;

BUILDING CODES AUSTRALIA (BCA),
NATIONAL CONSTRUCTION CODE (NCC)-2022.
DISABILITY DISCRIMINATION ACT 1992 (DDA),
Disability (Access to Premises-Buildings) Standard-2010.

SUBJECT; INDUSTRIAL WARE HOUSE.

SITE ADDRESS; 5 Warren Ave Bakstown -

REPORT BY; Mr PETER SIMPSON.
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3RD January 2025.

14 Mashman Ave
Wentworthville 2145

SITE ADDRESS; 5 Warren Ave Bankstown-

Access requirements for people with disability.

This report is in regard to the proposed construction of “shed” specifically for **5 Warren Ave Bankstown** complying with, for Construction Certificate issuance, the Building Codes Australia/- National Construction Code (NCC) 2022 A1G1 *Scope of NCC Volume 1 & D1P1 Access for people with disability & specifically Part D4D2 General building access requirements*), Disability (Access to Premises-Buildings) Standard-2010 (**DAtPS**) and related Australian Standards Disability Discrimination Act 1992 (DDA) addressing the requirements of Disability Discrimination Act 1992 (DDA) pertaining to access for and provision of appropriate services for people with disability. pertaining to accessibility for and provision of appropriate services/facilities for people with disability.

COMPOSITION OF PROPOSED DEVELOPMENT;

This proposed centre development at this address consists of;

1. At ground parking for three vehicles (Beside the front factory) with pedestrian entry walkway to entry door with walkway treated as a “shared area” for a accessible car space with a bollard to restrict parking.
 - An accessible (disabled) car space does not need to be signed (Concession when under 6 car spaces allowed under NCC 2022 Part D4D6 *Accessible car Parking* (1) *Accessible carparking spaces* (d).
 2. All areas required are “Accessible” for people with disability (under the guidelines of AS1428.1 *Design for access and mobility* and below stated criteria) compliant with BCA/NCC-2022.
 3. Separated into two factory (each with a loading zone) each with a single mezzanine for each factory accessed by stairs with each mezzanine level not over 200sq metres which gives a concession for a mezzanine under 200sq meter thus each mezzanine do not require access under NCC Code D1P1 *Access for people with disability* being exempt under **NCC 2022 Part D4D4 Parts of building to be accessible (f) (ii).**
 4. All pedestrian walkways and paths of travel are proposed to be compliant with the design and technical specifications of AS1428.1 Clause 6 *Continuous accessible paths of travel* for their gradients, surface finish and other relevant features.
- Provided in each factory area a unisex accessible sanitary facility (Circulation spaces indicated on plans meeting the technical requirements of a unisex accessible (disabled) sanitary facility.
- i. The technical specifications (no less than the dimensions required by AS1428.1-2021 Clause 12.2 *Accessible unisex sanitary facility* & Figure 50 at, typically but not limited to, TYPICALLY 1900mm X 2600mm) for this accessible (disabled) unisex sanitary facility will be technically compliant including the 2400mm exclusion area.

- v. The clear turning circle requirement of 1540mm will be present to comply with **AS1428.2 Clause 6.2** and the floor with a slip resistant surface as specified in AS1428.1 **Clause 12 *Surface on a continual accessible path of travel.***
- vi. Light frame walls with 12mm structural plywood reinforcing in required areas (AS4299 Clause 4.4.4 *Bathroom* (h) & Figure 4.5-4.7) having grab rails mounted to satisfy AS1428.1 Clause 12.5.4 & Figure 48.

The BCA/NCC-2022 Section 3 *Continuous Accessible Path of Travel* and AS1428.1 Clause 5.1.2 calls for a continuous uninterrupted path of travel from the allotment boundary to the main points of entrances and “**from any required accessible car space on the allotment**” which are provided at level rather (close to entrance to the three allotments and outdoor common use dining) than in the basement parking.

- The entry door has a clear opening dimension (Minimum 850mm for single leaf or at least one of a dual leaf door configuration) compliant with AS1428.1-2021 Clause 13.2 *Clear opening of doorways* and their internal and external circulation spaces have dimensions/configuration compliant AS1428.1 Clause 13.3 & Figure 31 with appropriate 30% door jamb/architrave to wall colour luminance contrast.
- The third car parking space rather than marked accessible (disabled) car parking space is proposed to be not marked as accessible technically and feature designed to comply with the AS2890-2009 Part 6 *Parking facilities-Off street parking for people with disability* and Figure 22 but the shared area to be used as passage way to the front door with a bollard to eliminate parking in this area..
 - i. The parking space is proposed to be technically and feature designed to comply with the AS2890.2009 Part 6 *Parking facilities-Off street parking for people with disability* Section 2.2 *Parking space-dimensions* Point 1 *Angle parking spaces*.
 - ii. The “Shared area” is proposed to be “any other suitable use i. e. pedestrian access” such as the pedestrian entrance to “factory” through carpark.

1.3.2 Shared area

An area adjacent to a dedicated space provided for access or egress to or from a parked vehicle and which may be shared with any other purpose that does not involve other than transitory obstruction of the area, e.g. a walkway, a vehicular aisle, dual use with another adjacent dedicated space.

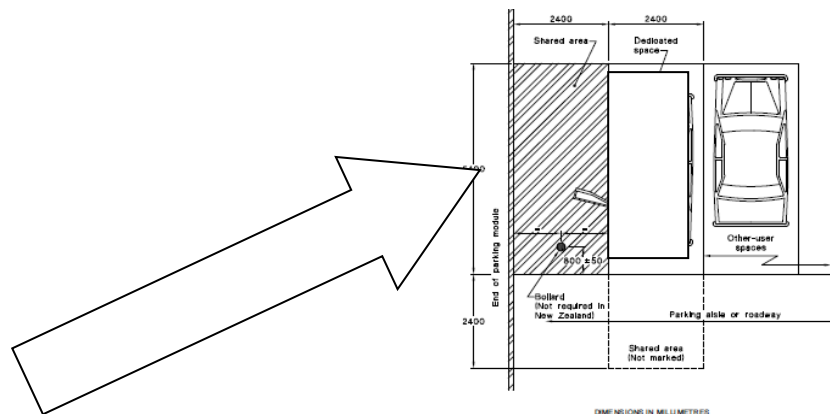


FIGURE 2.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA ON ONE SIDE—DIMENSIONS FOR AUSTRALIA ONLY*

WALKWAY TO FACTORY ENTRY BOOR

Building Codes Australia (BCA); National Construction Code-2022.

Part D4 Access for people with a disability

D4D2 General building access requirements

- (1) Buildings and parts of buildings must be *accessible* as *required* by this clause, unless exempted by D4D5.
- (6) For Class 5, 6, 7b, 8 and 9a buildings, access must be provided to and within all areas normally used by the occupants.

D4D3 Access to buildings

- (1) An *accessway* must be provided to a building *required* to be *accessible*—
 - (a) from the main points of a pedestrian entry at the allotment boundary; and
 - (b) from another *accessible* building connected by a pedestrian link; and
 - (c) from any *required accessible* carparking space on the allotment.
- (2) In a building *required* to be *accessible*, an *accessway* must be provided through the principal pedestrian entrance, and—
 - (a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
 - (b) 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, except for pedestrian entrances serving only areas exempted by D4D5.
- (3) Where a pedestrian entrance *required* to be *accessible* has multiple doorways—
 - (a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be *accessible*; and

D4D6 Accessible carparking

(1) *Accessible* carparking spaces—

- (d) need not be identified with signage where 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.

➤ **Disability (Access to Premises-Buildings) Standard-2010.**

Purpose of the Premises Standards

4. The purpose of the Premises Standards is to provide:
- a nationally applicable set of provisions that detail what must be done to provide for non-discriminatory access to public buildings for people with disability
 - the first and perhaps the most significant step in the development of consistent and uniform requirements for non-discriminatory building access — bringing together the access requirements under the DDA and building law, and

Premises Standards would harmonise the requirements of the Building Code and the Disability Discrimination Act in relation to access to buildings through incorporation of the Access Code into the Building Code. The Access Code forms Schedule 1 of the Premises Standards and contains its technical requirements.

1.3 Objects

The objects of these Standards are:

- (a) 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; and
- (b) to give certainty to building certifiers, building developers and building managers that, if access to 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 Act.

Part 2 Scope of Standards

2.1 Buildings to which Standards apply

- (1) Subject to subsection (2), these Standards apply to the following:
 - (a) a new building, to the extent that the building is:
 - (i) a specified Class 1b building; or
 - (ii) a Class 2 building that has accommodation available for short-term rent; or
 - (iii) a Class 3, 5, 6, 7, 8, 9 or 10 building;
 - (3) A building is a *new building* if:
 - (a) it is not a part of a building; and
 - (b) either:
 - (i) an application for approval for its construction is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located; or
 - (ii) all of the following apply:
 - (A) it is constructed for or on behalf of the Crown;
 - (B) the construction commences on or after 1 May 2011;

Part D3 Access for people with a disability

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.

Table D3.1: Requirements for access for people with a disability

Class of building	Access requirements
Class 6	To and within all areas normally used by the occupants.
Class 8	To and within all areas normally used by the occupants.

D3.2 Access to buildings

- (1) An *accessway* must be provided:
 - (a) to a building *required* to be *accessible*;
 - (b) from the main points of a pedestrian entry at the allotment boundary; and
 - (i) from another *accessible* building connected by a pedestrian link; and
 - (ii) from any *required accessible* carparking space on the allotment.

➤ Disability Discrimination Act 1992.

Part 3 Objects

The objects of this Act are:

- (a) to **eliminate**, as far as possible, **discrimination** against persons on the ground of disability in the areas of:
 - (i) work, **accommodation**, education, **access to premises**, clubs and sport; and
 - (ii) the provision of goods, facilities, services and land;
- (b) to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and
- (c) to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

SUBJECT; 5 Warren Ave Bankstown

The full implementation of these requirements, for Development Application issuance, of the BCA/ National Construction Code (NCC) 2022 A1G1 *Scope of NCC Volume 1 & D1P1 Access for people with disability & specifically Part D4D2 General building access requirements*) and Disability (Access to Premises-Buildings) Standard-2010 has been actioned with the planning and designing (Considering appropriate/relevant concessions) of this factory **providing access “to and within all areas normally used by the occupants”** National Construction Code (NCC) 2022 A1G1 *Scope of NCC Volume 1 & D1P1 Access for people with disability & specifically Part D4D2 General building access requirements 8 (a)*).

The technical requirements called for in these standards, and related legislations including legislation for security/safety at this development, has been adhered to in addressing the Disability Discrimination Act 1992 legislation in regard to appropriate accessibility by, provision of services for and the fundamental rights of people with disability.

Yours sincerely



Peter Simpson

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