

# BUILDING CONTROL GROUP



Address: **5 BULLER STREET, NORTH PARRAMATTA**

Project: **PROPOSED BOARDING HOUSE DEVELOPMENT**

Report: **ACCESSIBILITY REPORT FOR DA SUBMISSION**



Reference: 210348 – Access Report

Date: 20<sup>th</sup> December 2021

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## DOCUMENT CONTROL

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## TABLE OF CONTENTS

	PAGE
<b>PART 1 BASIS OF ASSESSMENT .....</b>	<b>4</b>
1.1 Location and Description .....	4
1.2 Purpose .....	4
1.3 Relationship to the DDA .....	4
1.4 Organisational Responsibilities - DDA Act 1992 .....	5
1.5 Design Documentation .....	6
1.6 Limitations.....	6
1.7 Disability (Access to Premises – Building) Standards 2010 (Premises Standard) .....	6
1.8 Application of the Access to Premises Standards .....	8
<b>PART 2 BUILDING DESCRIPTION.....</b>	<b>9</b>
2.1 Rise in Storeys (Clause C1.2).....	9
2.2 Classification (Clause A6.0) .....	9
2.3 Areas required to be accessible.....	9
<b>PART 3 ACCESS FOR PEOPLE WITH A DISABILITY.....</b>	<b>10</b>
3.1 Introduction .....	10
3.2 Development Control Plan .....	11
3.3 BCA Assessment Summary.....	13
<b>PART 4 MATTERS FOR FURTHER CONSIDERATION.....</b>	<b>24</b>
4.1 General .....	24
4.2 Design Compliance Statement.....	24
<b>PART 5 STATEMENT OF COMPLIANCE .....</b>	<b>26</b>
<b>ANNEXURE A .....</b>	<b>27</b>
<b>ANNEXURE B .....</b>	<b>28</b>

## PART 1 BASIS OF ASSESSMENT

### 1.1 Location and Description

The proposed building development, the subject of this report, is located at 5 Buller Street, North Parramatta and is for a proposed boarding house development comprising 15 rooms.

The allotment is to be accessible to pedestrians from Buller Street, as indicative below.



*Courtesy of Sixmaps*

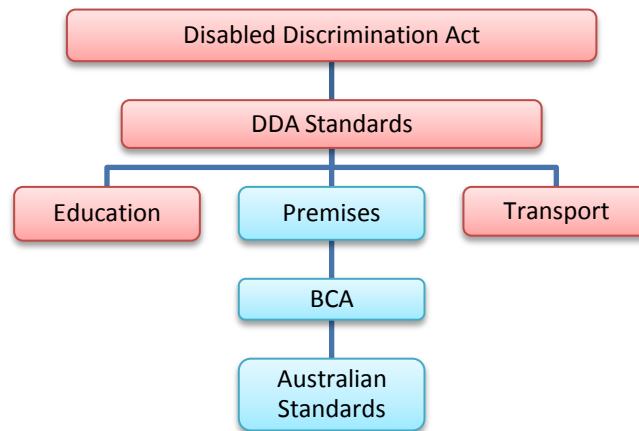
### 1.2 Purpose

The purpose of this report is to assess the existing building against the following Deemed-to-Satisfy provisions of BCA 2019<sub>amdt 1</sub> to clearly outline those areas where compliance is not achieved and provide recommendations to such areas to achieve relevant compliance:

- a) Part D3 – Access for People with a Disability;
- b) Clause E3.6 – Passenger Lifts;
- c) Clause F2.4 – Accessible Sanitary Facilities; and
- d) Related Australian Standards as applicable including AS1428.1-2009, AS/NZS 1428.4.1-2009, AS1680.1-2006, AS4586 -2013.

### 1.3 Relationship to the DDA

The Disability Discrimination Act 1992 (DDA) applies nationally and is complaint based. While the BCA is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA and the referenced standards does not guarantee that a complaint will not be lodged. The graph below indicates the current relationship of the BCA to the DDA.



#### 1.4 Organisational Responsibilities - DDA Act 1992

All organisations have a responsibility, under the Federal Disability Discrimination Act (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 provides uniform protection against unfair and unfavourable treatment for people with a disability in Australia. It also makes it unlawful to discriminate against a person who is an “associate” (such as a friend, carer or family member).

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.

This broad definition means that everyone with a disability is protected. The Act supports the principle that people with a disability have the same fundamental rights as the rest of the community. Provisions apply to a wide range of life activities including:

- access to premises used by the public;
- education;
- provision of goods and services;
- employment;
- administration of Commonwealth laws and programs.

When a person with a disability wants to utilise premises including all buildings, outdoor spaces, car parking areas, pathways and facilities, then equitable, dignified access must be provided. The DDA requires that appropriate changes be made to provide access. A complaint can be made under the DDA if appropriate access is not provided.

## 1.5 Design Documentation

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

## 1.6 Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the provisions of the BCA as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA and if this is required, a separate report will be necessary.

Furthermore, this report **does not include, or imply compliance with:**

- (a) the Disability Discrimination Act (it cannot be guaranteed that a complaint under the DDA will not be made, however should the building comply with BCA 2016 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- (b) BCA Sections B, C, E (except Clause E3.6), F (except Clause F2.4), G, H, I, J and Parts D1 and D2;
- (c) Demolition Standards not referred to by the BCA;
- (d) Work Health and Safety Act;
- (e) Construction Safety Act;
- (f) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like;
- (g) Previous conditions of Development Consent issued by the Consent Authority; and
- (h) This report does not assess the safety of the particular aspects of the building, but merely the minimum standards called up by the Access provisions of BCA 2019<sub>amdt 1</sub>.
- (i) Livable Housing Design Guidelines, (Version 4 - 2017).

## 1.7 Disability (Access to Premises – Building) Standards 2010 (Premises Standard)

On 15 March 2010 the Disability (Access to Premises - Buildings) Standards 2010, was tabled in Federal Parliament. These Standards have been under development for many years and significant public consultation has occurred during their development. The Premises standard has now been introduced on 1st May 2011 in line with an updated National Construction Code, which will incorporate the Building Code of Australia and the National Plumbing Code.

The aim of the 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. They do not apply to existing buildings that are not undergoing upgrade. They will 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 Standards will generally align with the BCA (see below) and reference a range of Australian Standards relating to access and other associated matters. The Disability (Access to Premises - Buildings) Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

This Access Appraisal incorporates the key elements of the Standards as well as additional access requirements to assist in achieving best practice in the provision of access for all to buildings.

The Building Code of Australia BCA 2019<sup>amdt 1</sup>, in conjunction with the DDA, applies to all new buildings, new building works to existing buildings and buildings undergoing significant refurbishment or alteration.

Provision of access for a person using a wheelchair or mobility aid is often considered to be an indication of effective design to the built environment. However, the majority of users of car parks, buildings and outdoor areas are pedestrians who also benefit greatly from wheelchair accessible design. Conversely, they can also be denied appropriate access if barriers are incorporated into designs.

In addition, older persons and people with disabilities within the community have a wide range of access needs that are not necessarily satisfied by just providing access for a person using a wheelchair. People also experience the effects of disability through impairment to:

- Sight;
- Hearing;
- Motor ability;
- Dexterity;
- Balance;
- Mental functioning etc.

Examples of a range of access challenges include:

- People who use wheelchairs face difficulties such as abrupt changes in levels (e.g. steps and steep slopes/gradients) and limited access under basins, benches and tables. They also need an increased circulation area, particularly at doorways and changes in direction.
- People who experience difficulty walking may have stiff hips, balance problems or uncoordinated movements which require attention to stairs and handrails, seating in waiting areas, slip resistant floor finishes and ramps with a gentle slope/gradient.
- People with manipulatory difficulties (finger or hand control) require appropriately selected handles, switches, buttons (in lifts) and taps to enable usage
- People with sensory disabilities, which affect either their hearing or vision, require clear, easy to understand signage and tactile indicators. This requires attention to a variety of factors including colour, contrast, print size, levels of illumination and the provision of appropriate communication systems in public areas.
- People with intellectual disabilities may have difficulty finding their way in new environments. Therefore, direct access routes and clear directional signage with graphics are important.

As a wide range of physical issues impact on the provision of access for people with disabilities, responsive design, incorporating a continuous accessible path of travel, needs to be equitable and therefore inclusive of the needs of all of the community. Access should cater for both pedestrians and users of wheelchairs and other mobility aids. In addition, consideration must be given to the needs of users who may require assistance from other people as well as assistance animals.

### **1.8 Application of the Access to Premises Standards**

Under the relevant provisions of the Disability (Access to Premises – Buildings) Standards 2010, access for people with a disability to an affected part of a Class 3, 5, 6, 7, 8, 9 or 10 building is required to be provided. The “affected part” is the access way from the principle pedestrian entrance to the area of the new works.



## PART 2 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia (BCA) the development may be described as follows.

### 2.1 Rise in Storeys (Clause C1.2)

The building has a rise-in-storeys of three (3).

### 2.2 Classification (Clause A6.0)

The development has been classified as follows:

Class	Level	Description
7a	Ground	Carparking
3	Level 1 to Level 2	Residential

### 2.3 Areas required to be accessible

Under the provisions of Clause D3.1 of BCA 2019<sup>Amdt 1</sup>, the following areas of the building are required to be accessible:

Level	Area / Room	Description
Ground	Carpark	<i>To and within the allocated accessible car parking space.</i>
Level 1 to Level 2	Residential	<i>To and within all <b>common areas</b> used by the occupants, (incl. access to any common open space and any common-use garbage rooms, open space, common laundry, as applicable).  Access is also to be provided up to the doorway of each sole occupancy unit (SOU) at all levels served by the passenger lift, however, not necessarily through such entrance doorways.</i>

## PART 3 ACCESS FOR PEOPLE WITH A DISABILITY

### 3.1 Introduction

The table below 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 as outlined in Part 2.3 of this report.

Access has been assessed against the relevant portions of the BCA and the related Australian Standards for each item listed below.

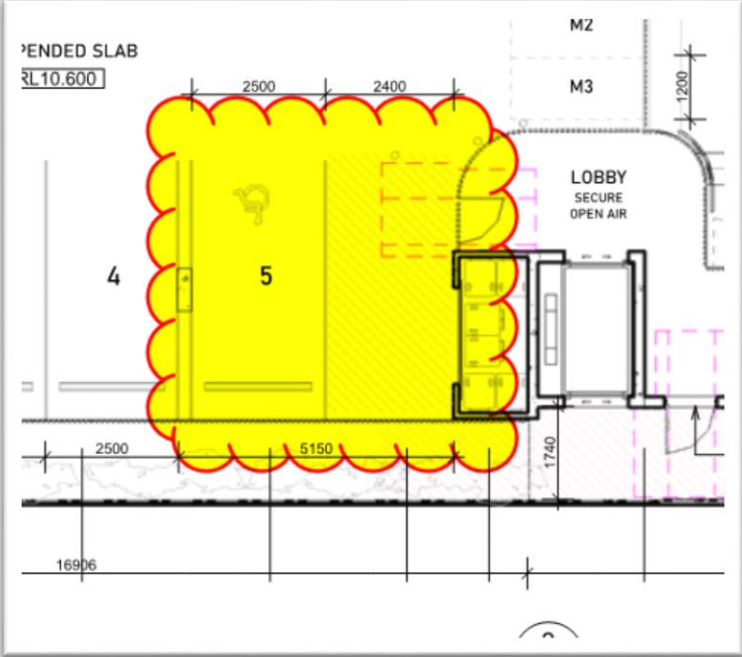
Compliance has been indicated by using the following symbols:

Symbol	Description
✓	Compliance is achieved, and no further information is required.
✓	Specific details are not provided, but compliance can be readily achieved.
✗	From the documentation provided, compliance is not achieved.

### 3.2 Development Control Plan

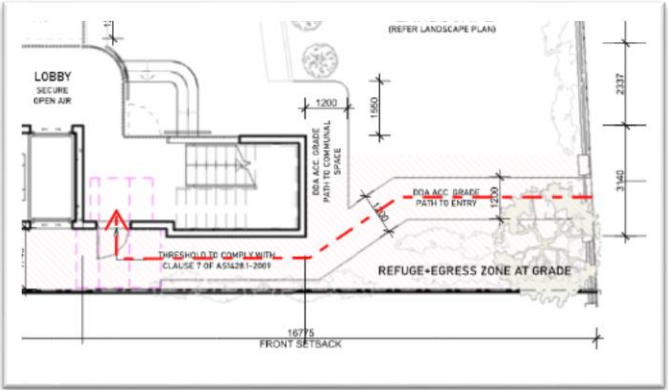
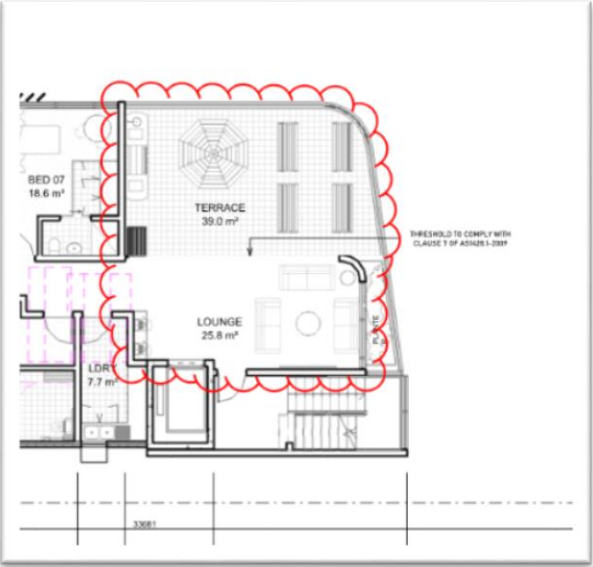
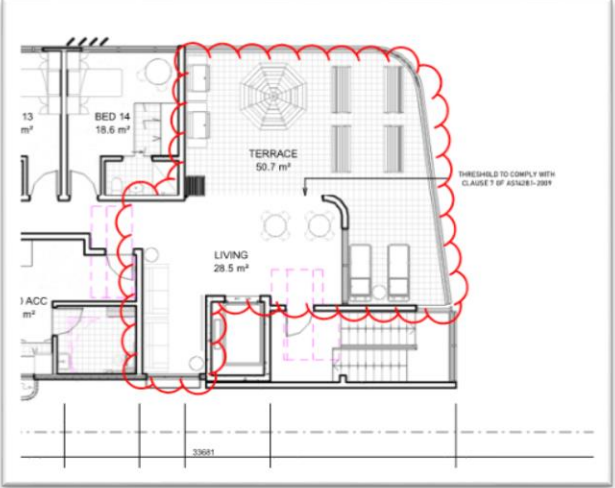
The following table outlines the Council's accessibility requirements under **Parramatta Council's DCP 2011 – Part 5 Boarding Houses** and details an assessment of the proposal against the relevant provisions of the DCP:

Item No:	Description		
Access for People with Disabilities P.55 to P.57 & P.62	<p><i>P.55: All new boarding houses (including building conversions or additions to existing premises) should comply with the minimum access requirements contained within the BCA and AS 1428.1 – Design for Access and Mobility</i></p> <p><b>Comment:</b> Refer to Part 3.3 of this report.</p> <p><i>P56: Disabled access must be provided to all wheelchair accessible bedrooms, internal and external communal facilities (including waste storage area, car parking area, clothes drying area) and to the adjoining roadway.</i></p> <p><b>Comment:</b> Refer to Part 3.3 of this report.</p> <p>P.57: Wheelchair accessible bedrooms with an ensuite bathroom shall be provided in all new boarding house developments (including building conversions, substantial alterations and additions or intensification of an existing development) at the rate of 1 per 10 bedrooms (or part thereof). At minimum, 1 wheelchair accessible bedroom with ensuite bathroom shall be provided</p> <p><b>Comment:</b> <b>It is acknowledged two (2) off accessible SOU's has been noted within this building.</b></p> <p><i>Refer to Part 3.3 of this report.</i></p> <p>P.62: Car parking spaces and bicycle storage spaces shall be provided and designed in accordance with the standards referred to in Section 3.6.2 of this DCP.</p> <ul style="list-style-type: none"> <li>• 3.6.2: Car Parking for People with a Disability C.13 The number of accessible carparking spaces to be provided as prescribed in Table D3.5 of the Building Code of Australia</li> <li>• Table 3.6.2.3 (minimum car parking rates)</li> </ul> <table border="1"> <tr> <td>Boarding houses</td><td>1 space per 10 boarding rooms; plus 1 space per resident manager / caretaker (where applicable); 1 space for any vehicle operated by the facility; plus 1 motorcycle space per 5 boarding rooms</td></tr> </table> <p>NOTE: Car parking spaces provided for use in connection with the use of function areas in hotels are to be available only to patrons while using the function facilities and must not be used for public car parking.</p>	Boarding houses	1 space per 10 boarding rooms; plus 1 space per resident manager / caretaker (where applicable); 1 space for any vehicle operated by the facility; plus 1 motorcycle space per 5 boarding rooms
Boarding houses	1 space per 10 boarding rooms; plus 1 space per resident manager / caretaker (where applicable); 1 space for any vehicle operated by the facility; plus 1 motorcycle space per 5 boarding rooms		

Item No:	Description
	<p><b>Comment:</b> It is acknowledged an accessible parking space complying with Table 3.6.2.3 of Parramatta Council DCP 2011 has been provided within the Ground Floor Storey.</p> 

### 3.3 BCA Assessment Summary

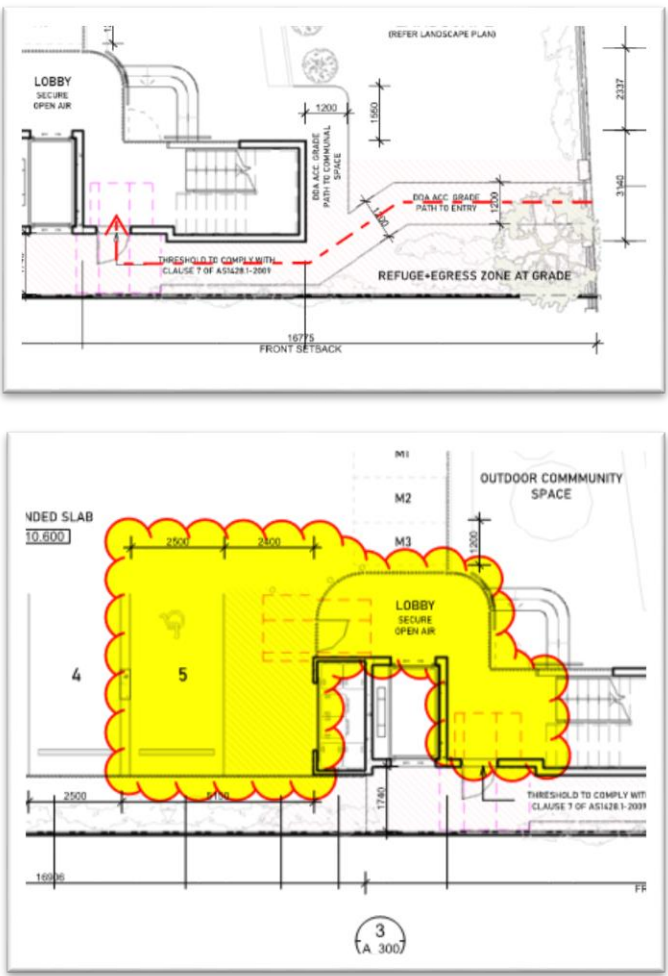
Clause	Comment	Status
<b>SECTION D: ACCESS AND EGRESS</b>		
<b>PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY</b>		
D3.0: Deemed-to-Satisfy Provisions	<i>Noted</i>	-
D3.1: General Building Access Requirements	<p>Buildings or parts of buildings must be accessible as required below unless exempted under Clause D3.4.</p> <p>Accessible means having the features to enable use for persons with a disability.</p> <p><b>Class 3</b></p> <ul style="list-style-type: none"> <li>• All Common Areas (including storage areas/rooms);</li> <li>• Any external common landscaped areas or communal open spaces to at least one type, including any seating /eating /play /clothes-drying areas;</li> <li>• Common-use Laundry room</li> <li>• Common-use Garbage room (where accessible to residents);</li> <li>• Any proposed common accessible sanitary facilities;</li> <li>• All lifts;</li> <li>• Common-use store rooms to corridors;</li> <li>• To the entrance doorway of each sole-occupancy unit and to and within rooms or spaces for use in common by the residents located on the levels being served by the passenger lift;</li> <li>• To and within two (2) x accessible sole occupancy units.</li> </ul> <p><b>Comment:</b></p> <p>i. As per clause 7.2 of AS1428.1-2009 abutment of surfaces shall have smooth transition &amp; comprise of a slip resistant surface. Design transition shall be 0mm.</p> <p>Your attention is drawn to accessway (entrance pathway) from Buller Street and between internal parts of the building to "Terrace" areas on Level 1 and Level 2.</p> <p>It is acknowledged that a threshold ramp complying with clause 10.5 of AS1428.1-2009 has been nominated at each "Terrace area on Level 1 and Level 2. Relevant consultants to ensure compliance with AS4654.2-2012 is also maintained.</p> <p><i>(Continued on next page)</i></p>	<p>✓</p> <p>✓</p>

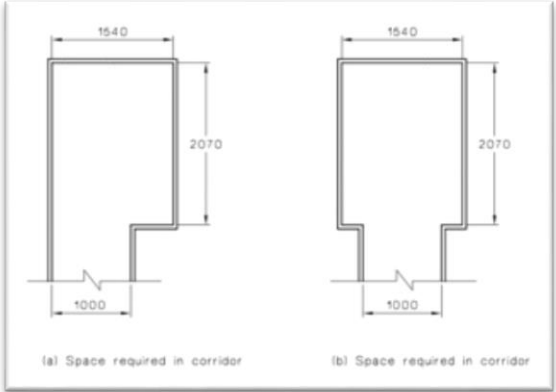
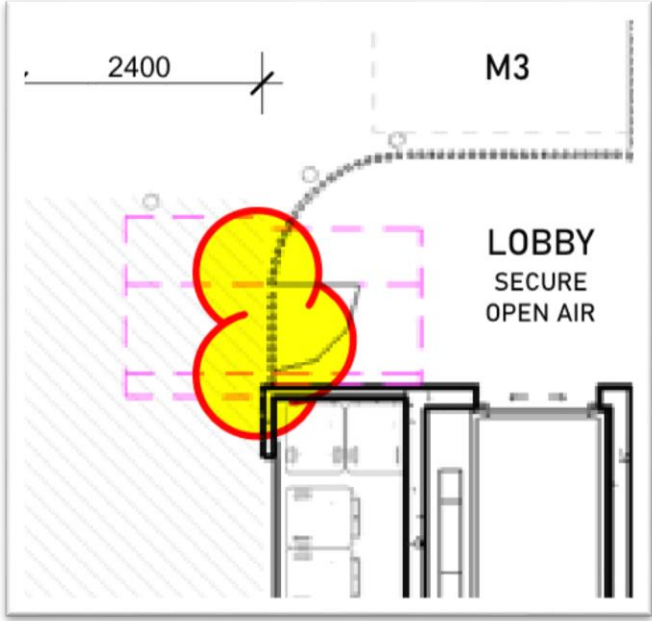
Clause	Comment	Status
<b>SECTION D: ACCESS AND EGRESS</b>		
	<p><u>Extract – Entrance pathway</u></p> 	
	<p><u>Extract – Internal Parts to Terrace</u></p> <p><u>Level 1</u></p> 	
	<p><u>Level 2</u></p> 	

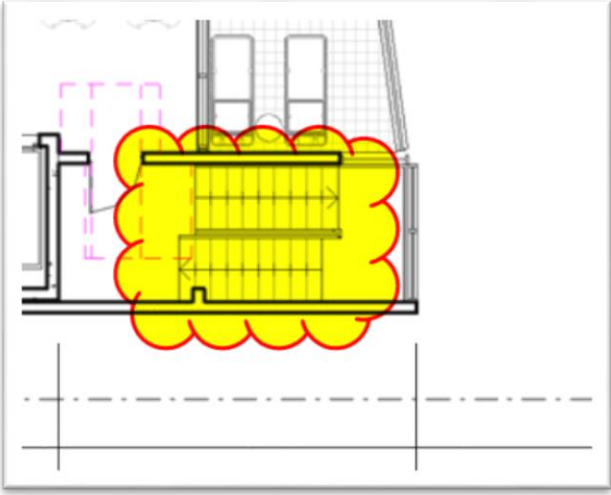
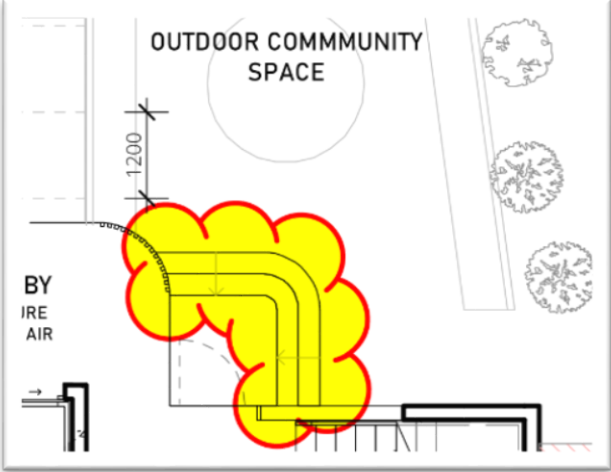
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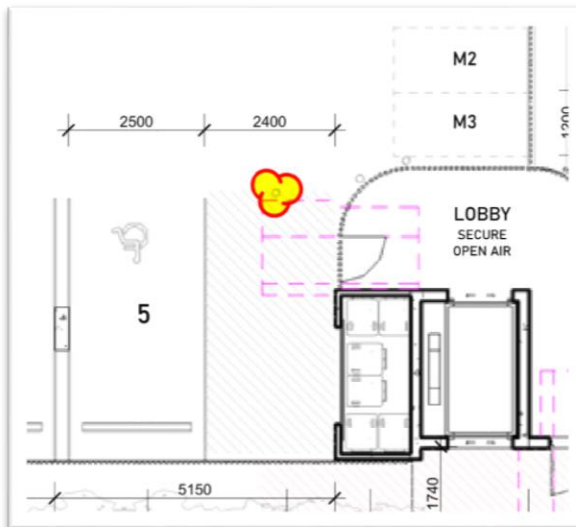
Clause	Comment	Status
<b>SECTION D: ACCESS AND EGRESS</b>		
	<p><b>Class 7a (Car parking)</b></p> <p>Access is required to and within any level containing accessible car parking spaces via the lift;</p> <p>When providing the accessway from any accessible car parking spaces to the SOU's, any grated drainage will need to be determined to ensure the grate openings are slotted and not greater than 13mm wide and their orientation is transverse to the dominant direction of travel or, the slotted openings can be less than 8mm wide and the length of the slots can continue across the widths of the path of travel. Refer to Clause 7.5 of AS1428.1-2009. In addition, proposed kerb ramps are to comply with clause 10.7 of AS1428.1-2009.</p> <p>Any accessway will also need to account for a pedestrian crossing or safe path of travel for persons with a disability using the carparking area.</p> <p><b>Comment: Refer to clause D3.5 of this report regarding proposed accessible parking space. One (1) accessible parking space is required and is to comply with the provisions of AS/NZ 2890.6-2009.</b></p>	✓
D3.2: Access to Buildings	<p>An accessway must be provided into the building from the main points of pedestrian entry at the allotment boundary and from any required accessible parking space on the allotment.</p> <p>In accordance with <b>clause 10.4 of AS1428.1-2009</b> please ensure the following is demonstrated at the CC stage:</p> <ul style="list-style-type: none"> <li>a) The gradient of curved ramps and walkways shall comply with Figure 20 of AS1428.1-2009.</li> <li>b) Landings shall comply with Clause 10.8 of AS1428.1-2009.</li> <li>c) The length of a curved ramp shall be measured horizontally along its <b>centre-line</b>.</li> <li>d) Curved ramps and walkways shall have a width of not less than 1500mm.</li> <li>e) Any crossfall shall be towards the centre of curvature.</li> </ul> <p>The principal pedestrian entrance and not less than 50% of all pedestrian entrances into the building must be accessible, (including the principal entrance).</p> <p>All required accessways are to comply with AS1428.1-2009.</p> <p><b>Your attention is also drawn to the need to comply with clause 7 of AS1428.1-2009 whereby the abutment of surfaces are required to achieve a design transition of 0mm.</b></p>	✓

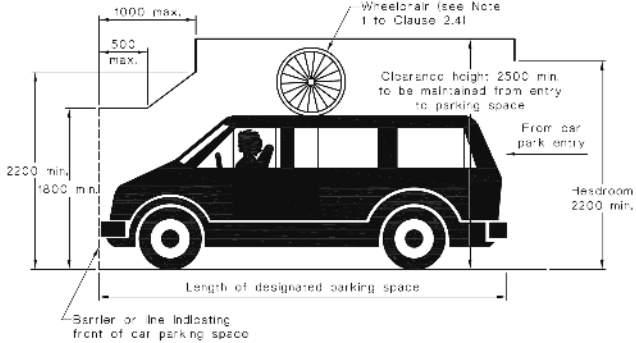


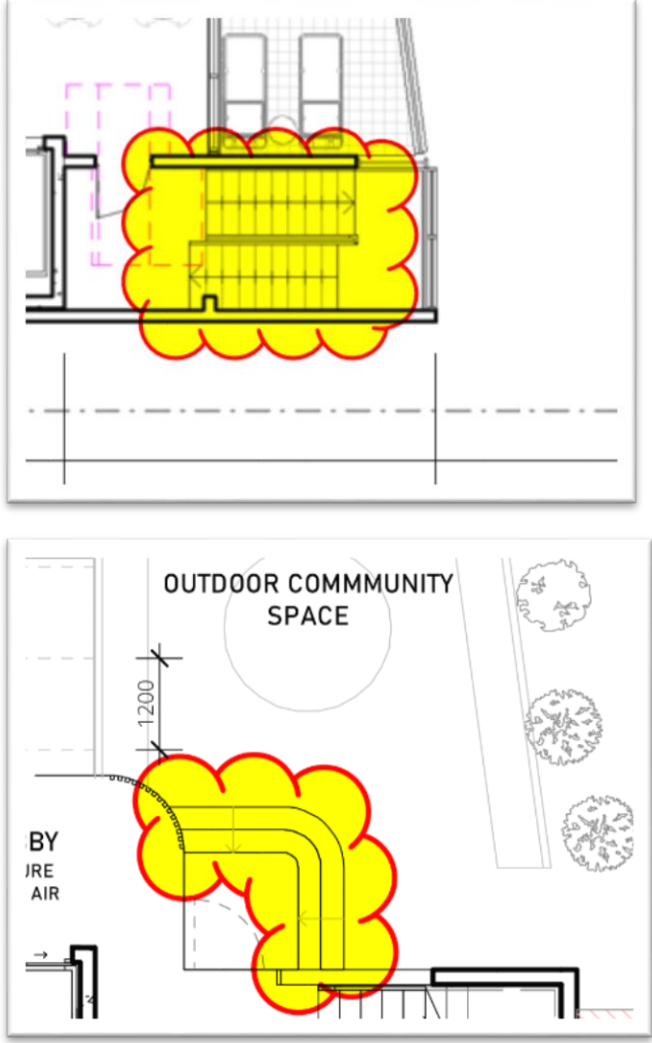
Clause	Comment	Status
<b>SECTION D: ACCESS AND EGRESS</b>		
	 <p>The top drawing is a plan view of a lobby area labeled 'LOBBY SECURE OPEN AIR'. It shows a 'REFUGE+EGRESS ZONE AT GRADE' and a 'THRESHOLD TO COMPLY WITH CLAUSE 7 OF AS1428.1-2009'. Dimensions include 1200, 1950, 2337, 3340, 1370, and 16775. A note says 'REFER LANDSCAPE PLAN'. The bottom drawing is a plan view of an 'OUTDOOR COMMUNITY SPACE' with a yellow shaded area. It shows a 'THRESHOLD TO COMPLY WITH CLAUSE 7 OF AS1428.1-2009' and a '3 (A 3007)' detail. Dimensions include 2500, 2500, 2500, 1780, and 16900.</p>	
	<b>Details of compliance to be submitted to nominated PCA at CC stage.</b>	
D3.3: Parts of Buildings to be Accessible	<p>Ramps, stairways, walkways, circulation spaces at doorways, door widths and accessible paths comply with AS1428.1-2009.</p> <p>Every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4 of the BCA, must comply with—</p> <ol style="list-style-type: none"> <li><b>for a ramp, <u>except a fire-isolated ramp</u>, clause 10 of AS 1428.1 ; and</b></li> <li><b>for a stairway, <u>except a fire-isolated stairway</u>, clause 11 of AS 1428.1; and</b></li> <li>The fire isolated stairways will need to comply with Clause 11.1(f) and (g) of AS1428.1-2009 which requires each tread to have a luminance contract strip which can be detailed on design documentation at the construction certificate stage. The fire-isolated stairways are required to have a handrail that maintains a 270-degree clearance for a continuous handhold in accordance with Clause 12 of AS1428.1-2009.</li> </ol> <p><b>Every passenger lift must comply with E3.6 - See compliance commentary below.</b></p>	✓

Clause	Comment	Status
<b>SECTION D: ACCESS AND EGRESS</b>		
	<p>Accessways must have—</p> <ol style="list-style-type: none"> <li>passing spaces complying with AS 1428.1 at maximum 20m intervals on those parts of an accessway <b><u>where a direct line of sight is not available</u></b>; and</li> <li>turning spaces complying with AS 1428.1 — <ol style="list-style-type: none"> <li>within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</li> <li>at maximum 20 m intervals along the accessway; and</li> </ol> </li> </ol>  <p><b><u>Comment:</u></b> Desktop assessment notes that compliance <b><u>is not</u></b> being achieved in the following areas;</p> <ol style="list-style-type: none"> <li><b><u>Circulation space at doorways</u></b> <ul style="list-style-type: none"> <li>Ground Floor - Doorway leading into lobby area</li> </ul> </li> </ol> 	

Clause	Comment	Status
<b>SECTION D: ACCESS AND EGRESS</b>		
	<p>Latch side clearance on <u>front approach</u> from car park side is not being achieved and latch side clearance from lobby side also does not comply per Figure 31 of AS1428.1-2009. Refer to Appendix B9 for clearance requirements from each approach side of door leaf.</p> <p>b. <u>Stairway</u></p> <p>Each nominated common stairway is required to achieve compliance with clause 11 of AS1428.1-2009. Refer to Appendix B for further information.</p> <p><i>Extract 1 - Example: non-isolated serving each storey</i></p>  <p>Stairway <u>does not</u> currently indicate any:</p> <ul style="list-style-type: none"> <li>Tactile Ground Surface Indicators (TGSIs) as per AS1428.4.1-2009</li> <li>Handrail terminations as per Figure 26(C) and 26(D) of AS1428.1-2009</li> </ul> 	<p>✓</p> <p>✓</p>

Clause	Comment	Status
<b>SECTION D: ACCESS AND EGRESS</b>		
	<p><b>Extract 2: Stairway serving the “Outdoor Community Space”</b></p> <p>Stairway <u>does not</u> currently indicate any:</p> <ul style="list-style-type: none"> <li>Tactile Ground Surface Indicators (TGSIs) as per AS1428.4.1-2009</li> <li>Handrail terminations as per Figure 26(C) and 26(D) of AS1428.1-2009</li> </ul> <p>Details of compliance to be submitted to nominated PCA at CC stage.</p>	
D3.4: Exemptions	<p>The following areas in the proposal are considered to not be accessible due to specific uses of the room or space:</p> <ul style="list-style-type: none"> <li>‘LDRY’ room on Level 1</li> <li>‘Garbage Store’ on Ground Floor</li> </ul>	<i>Noted</i>
D3.5: Accessible Car Parking	<p>One (1) Accessible car parking space must be provided in accordance with Table D3.5 of the BCA in the <b>Class 7a part (carpark)</b> to comply with AS/NZS 2890.6.</p> <p><b>Comment</b></p> <p>In accordance with the BCA, One (1) Accessible car parking space must be provided.</p> <p>The current nominated accessible parking space <u>does not</u> comply with the requirements of AS/NZS 2890.6-2009 (Off-street parking for people with disabilities) due to bollard location not being in a complying location in accordance with Detail B.12 within Annexure B of the report.</p> <p>It is acknowledged that compliance may be difficult to be achieved due to encroachment/clash into circulation spaces at doorways as per Figure 31 of AS1428.1-2009.</p>  <p>Should a deemed –to-satisfy solution not be proposed, an Access Related Performance Solution is to be provided to the assigned PCA at CC Stage.</p>	<b>X</b>

Clause	Comment	Status
<b>SECTION D: ACCESS AND EGRESS</b>		
	<p><b>Finally, ensure headroom above car space for people with disabilities is achieved in accordance with AS/NZS 2890.6.</b></p>  <p>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES</p> <p><b>It is the author opinion that traffic engineer input is required to ensure turning circle is achieved.</b></p>	
D3.6: Signage	Braille and tactile signage complying with Specification D3.6 and incorporating the international symbols as appropriate must identify each sanitary facility and all accessible entrances where an entrance is not accessible.	✓
D3.8: Tactile Indicators	<p>(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—</p> <ul style="list-style-type: none"> <li>(i) a stairway, other than a fire-isolated stairway; and</li> <li>(ii) an escalator; and</li> <li>(iii) a passenger conveyor or moving walk; and</li> <li>(iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</li> <li>(v) in the absence of a suitable barrier— <ul style="list-style-type: none"> <li>(A) an overhead obstruction less than 2 m above floor level, other than a doorway; and</li> <li>(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, except for areas exempted by D3.4.</li> </ul> </li> </ul> <p><b>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</b></p> <p>(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 or a Class 9c aged care building need not comply with (a)(i) and (iv) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p> <p><b>Comment</b></p> <p><b>Your attention is drawn to the non-isolated stairway serving each storey &amp; stairway leading to “outdoor community</b></p>	✓

Clause	Comment	Status
<b>SECTION D: ACCESS AND EGRESS</b>		
	<p>space” which does not nominate any TGSi's. Details of compliance to be nominated at CC stage.</p> 	
D3.11: Ramps	If applicable, 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.	✓
D3.12: Glazing on an Accessway	<p>On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.</p> <p><b>Comment</b></p> <p>Your general attention is drawn to all glazed entrance foyers to the resident foyer and throughout building.</p>	✓
<b>SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS</b>		
1. Scope	Noted	-
2. Location of Braille and Tactile Signs	No details of braille and tactile signage – to be confirmed at CC stage	✓

Clause	Comment	Status
<b>SECTION D: ACCESS AND EGRESS</b>		
3. Braille and Tactile Sign Specification	No details of braille and tactile signage – to be confirmed at CC stage	✓
4. Luminance-contrast	No details of braille and tactile signage – to be confirmed at CC stage	✓
5. Lighting	No details of braille and tactile signage – to be confirmed at CC stage	✓
6. Braille	No details of braille and tactile signage – to be confirmed at CC stage	✓

<b>SECTION E: SERVICES AND EQUIPMENT</b>		
<b>PART E3 – LIFT INSTALLATIONS</b>		
E3.0: Deemed-to-Satisfy Provisions	Noted	-
E3.6: Passenger Lifts	<p>As the lift <b><i>does not</i></b> appear to travel by more than 12.0m it must have a minimum internal dimension of <b>not less than 1100mm wide x 1400mm deep</b> and be suitable for use by persons with a disability as per Table E3.6a and Table E3.6 (b) of BCA 2019<sub>amdt 1</sub> and AS1735.12.</p> <p>Your general attention is drawn to the proposed lift and the need to comply with the features as described in Table E3.6(b) of the BCA.</p> <p><i>Further lift details to be provided at CC Stage.</i></p>	✓

<b>SECTION F: HEALTH AND AMENITY</b>		
<b>PART F2 – SANITARY AND OTHER FACILITIES</b>		
F2.0: Deemed-to-Satisfy Provisions	Noted	-
F2.4: Accessible Sanitary Facilities (including Table F2.4)	<p>An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and 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 1428.1-2009.</p> <p><b><u>Comment</u></b></p> <p><b>It is acknowledged that no proposed common use sanitary facilities are provided.</b></p>	✓

## **PART 4 MATTERS FOR FURTHER CONSIDERATION**

### **4.1 General**

Assessment of the architectural design documentation against the Deemed-to-Satisfy Provisions of the Building Code of Australia (BCA) has revealed the following areas where compliance with the BCA may require further consideration.

**Part 3.2** of this report provides a detailed assessment of the proposal against all relevant Deemed-to-Satisfy Provisions of the BCA.

**Note:** It is important that Part 3.2 of this report is 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.

### **4.2 Design Compliance Statement**

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 (other than fire isolated stairways); 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 AS/NZS 1428.4.1.
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 900mm and 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. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
9. Handrails will comply with Clause 12 of AS1428.1-2009.
10. Grabrails will comply with Clause 17 of AS1428.1-2009.



11. Switches and power points will comply with Clause 14 of AS1428.1-2009.
12. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009.
13. Braille and tactile signage will comply with BCA 2019<sub>amdt 1</sub> Clause D3.6.
14. Signage will to comply with Clause 8 of AS1428.1-2009.
15. The passenger lift will comply with BCA 2019<sub>amdt 1</sub> Table E3.6b and AS1735.12.
16. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
17. Any change in level that exceeds 3mm will be ramped in accordance with Clause 6 of AS1428.2.
18. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

## **PART 5 STATEMENT OF COMPLIANCE**

The design documentation as referred to in this report has been assessed against the applicable provisions of the BCA as outlined in Part 1.2 of this report and it is considered that such documentation complies or is capable of complying (as outlined in Part 3.2 of this report) with those documents.

## ANNEXURE A

This report has been based on the following design documentation.

**Architectural Plans prepared by Huxley Architects received on 17.12.2021**

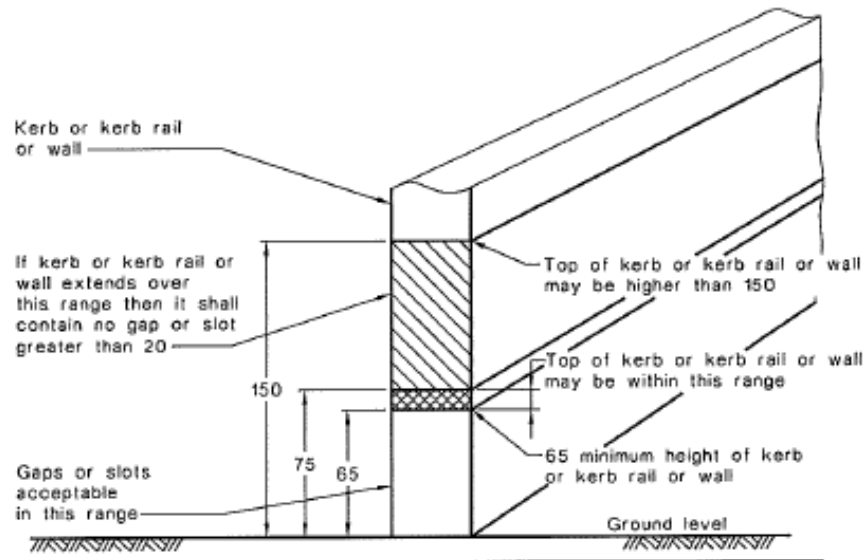
SHEET LIST				
NUMBER	NAME	REVISION	PURPOSE OF ISSUE	DATE
A_000	COVER SHEET	7	DA SBMISSION	17/12/2021
A_001	SITE ANALYSIS	3	DA SUBMISSION	05/11/2021
A_002	SITE PLAN - EXISTING	3	DA SUBMISSION	05/11/2021
A_003	AREA PLANS	5	DA SUBMISSION	30/11/2021
A_004	NOTIFICATION PLAN	3	DA SUBMISSION	30/11/2021
A_005	STREET CONTEXT	3	DA SUBMISSION	30/11/2021
A_006	SITE SURVEY	3	DA SUBMISSION	05/11/2021
A_007	SITE PLAN - PROPOSED	3	DA SUBMISSION	05/11/2021
A_050	DEMOLITION PLAN	3	DA SUBMISSION	05/11/2021
A_051	SEDIMENT AND EROSION CONTROL PLAN	3	DA SUBMISSION	30/11/2021
A_100	GA PLAN - GROUND & LVL 1	7	DA SBMISSION	17/12/2021
A_101	GA PLAN - LVL 01 & ROOF	7	DA SBMISSION	17/12/2021
A_152	DETAIL PLANS	2	DA SBMISSION	17/12/2021
A_200	GA SECTIONS	6	DA SBMISSION	17/12/2021
A_300	GA ELEVATIONS	4	DA SBMISSION	17/12/2021
A_800	SHADOW STUDIES	3	DA SBMISSION	17/12/2021
A_801	SHADOW STUDIES	2	DA SUBMISSION	05/11/2021
A_802	SHADOW STUDIES	2	DA SUBMISSION	05/11/2021
A_850	MATERIALS	2	DA SUBMISSION	05/11/2021
A_900	PERSPECTIVE	2	DA SUBMISSION	05/11/2021

## B 1



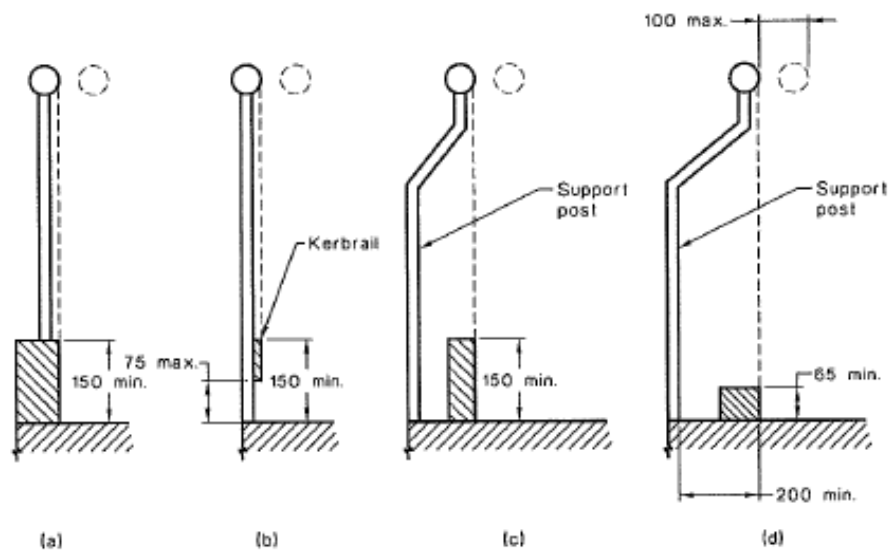
FIGURE 14 RAMP HANDRAILS

**B 2**



DIMENSIONS IN MILLIMETRES

FIGURE 18 KERB RAIL



NOTE: See Appendix A for further clarification.

DIMENSIONS IN MILLIMETRES

FIGURE 19 SECTION SHOWING LOCATION OF KERB OR KERB RAIL  
IN RELATION TO HANDRAIL WITH VERTICAL SUPPORT

**B 3**

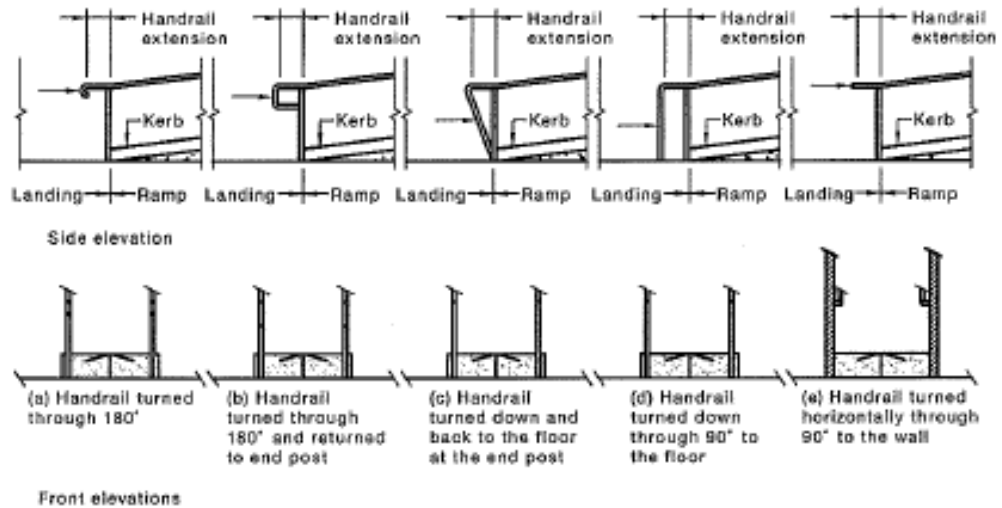
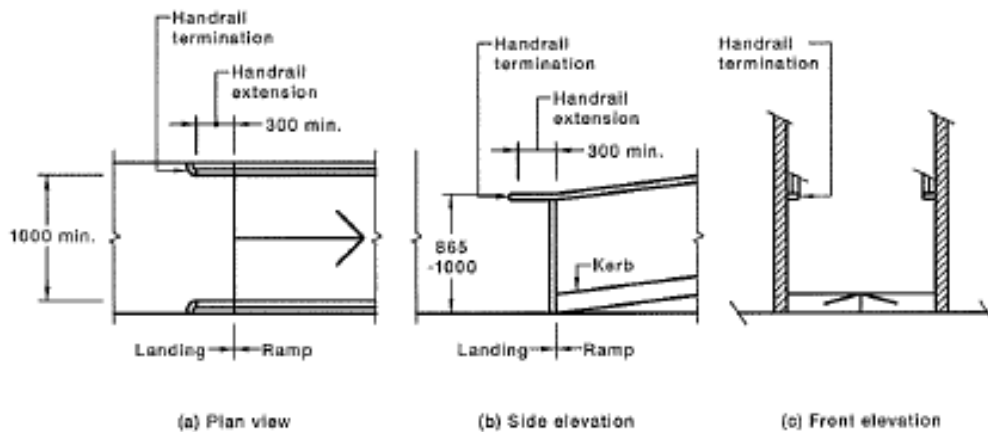


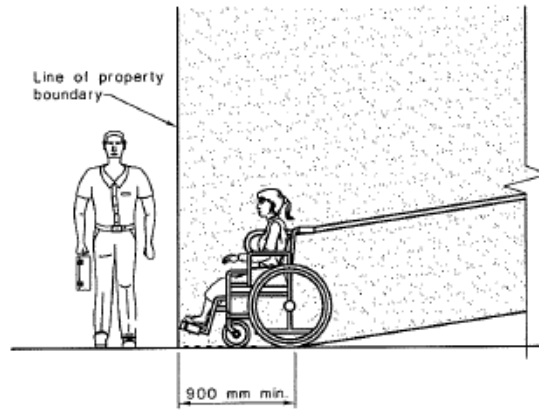
FIGURE 15(A) RAMP HANDRAILS—EXAMPLES OF HANDRAIL TERMINATIONS



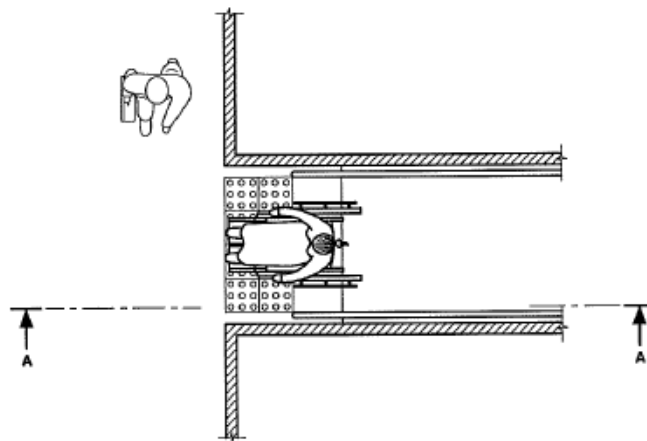
DIMENSIONS IN MILLIMETRES

FIGURE 15(B) RAMP HANDRAILS—DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL

**B 4**



**SECTIONAL ELEVATION A-A**

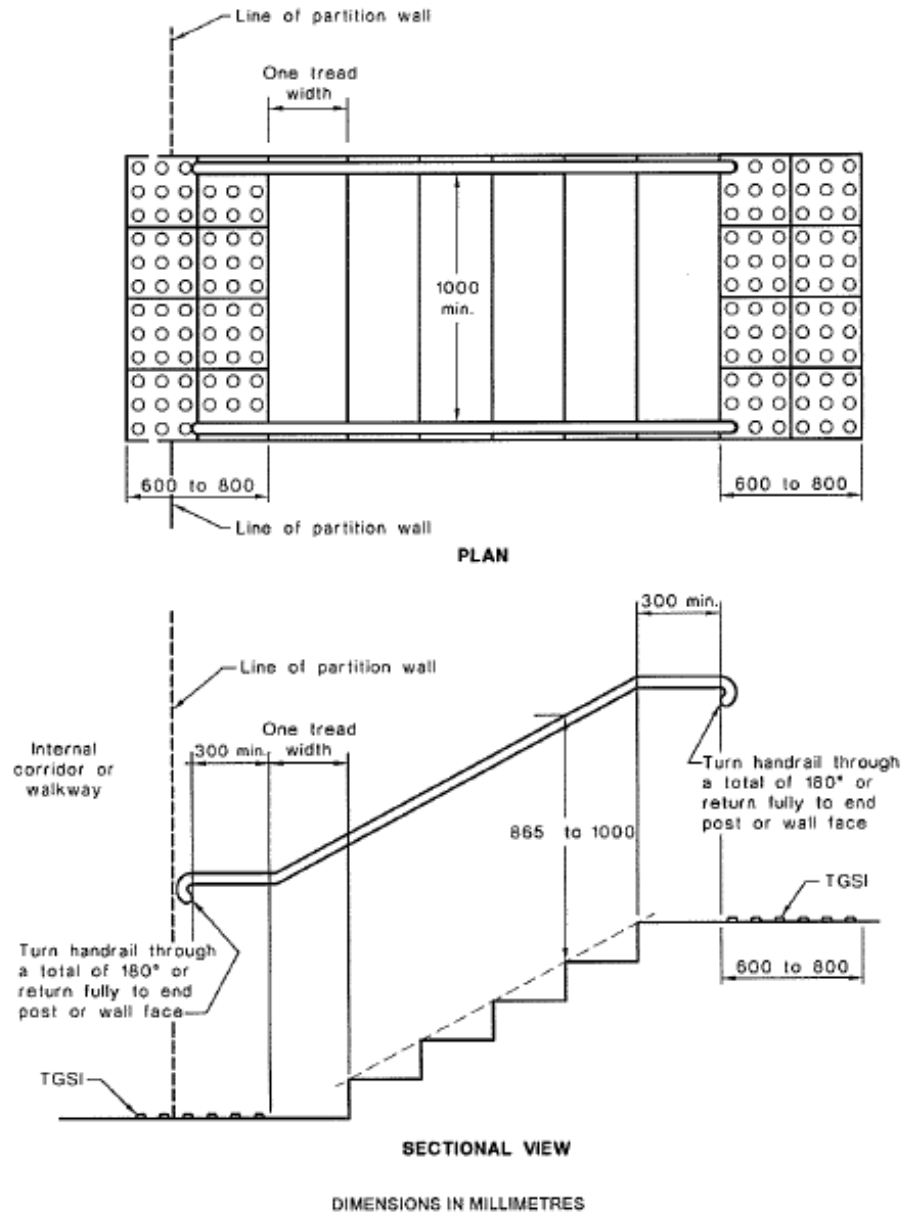


**Plan**

NOTE: TGSIs to be installed within the property boundary.

**FIGURE 16 LOCATION OF RAMP AT A BOUNDARY TO PREVENT PROTRUSION OF HANDRAILS AND TACTILE GROUND SURFACE INDICATORS (TGSIs) INTO A TRANSVERSE PATH OF TRAVEL**

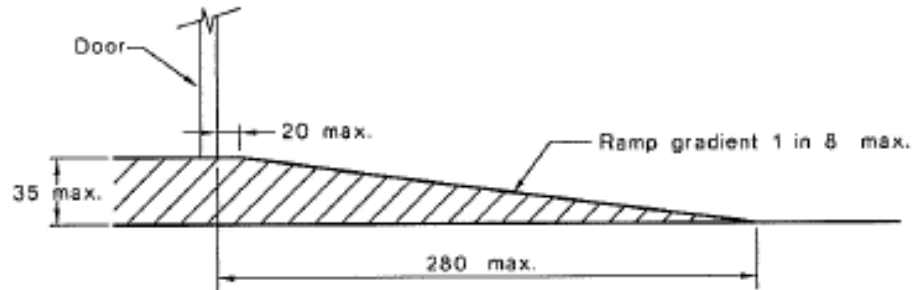
**B 5**



**FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY**



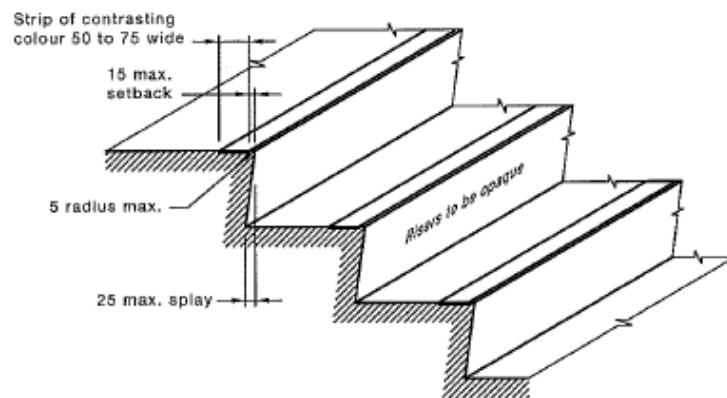
**B 6**



DIMENSIONS IN MILLIMETRES

FIGURE 21 THRESHOLD RAMP

**B 7**



NOTE: A chamfered nosing 5 x 5 mm may be used.

DIMENSIONS IN MILLIMETRES

FIGURE 27(A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP

**B 8**

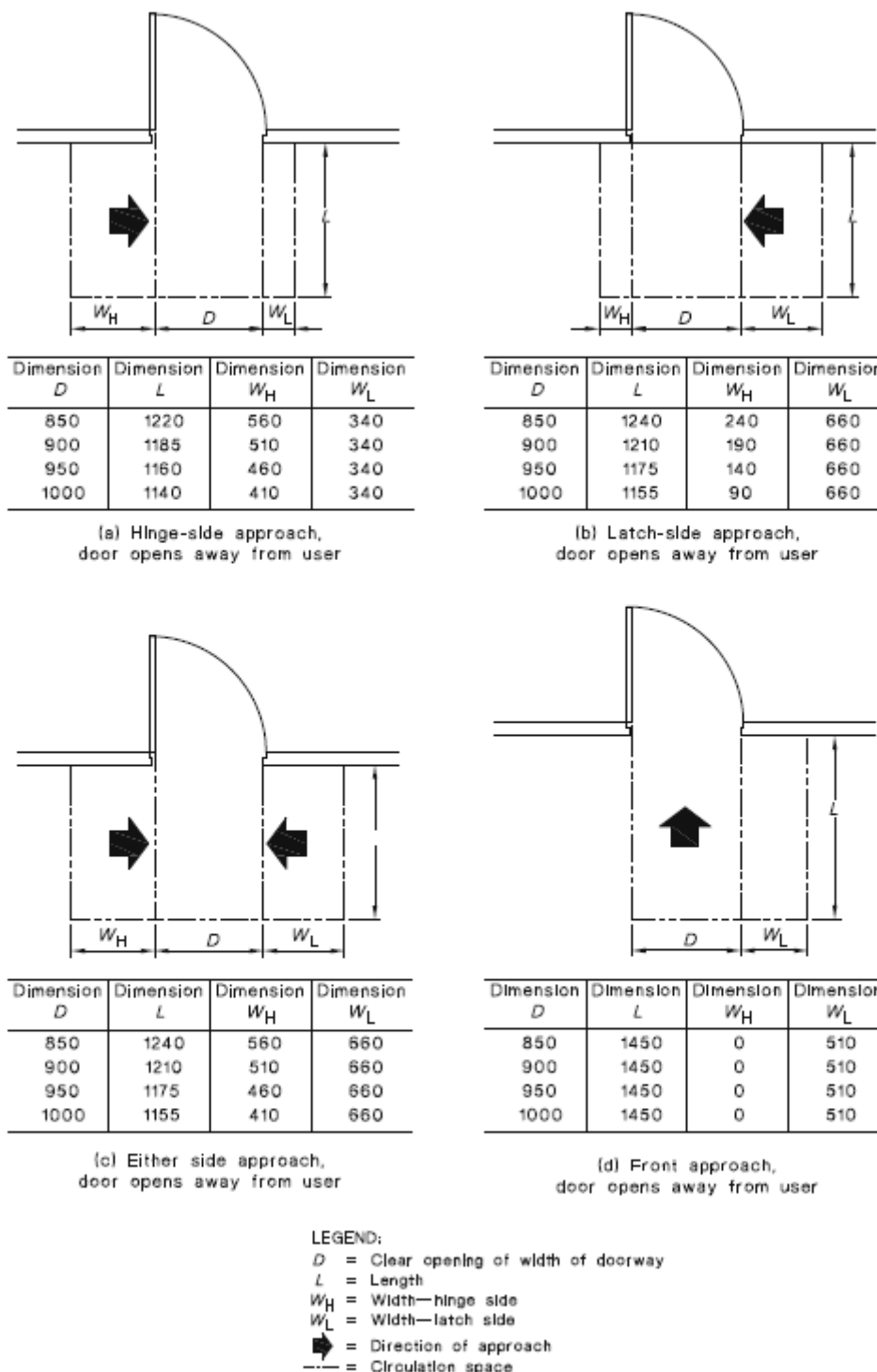
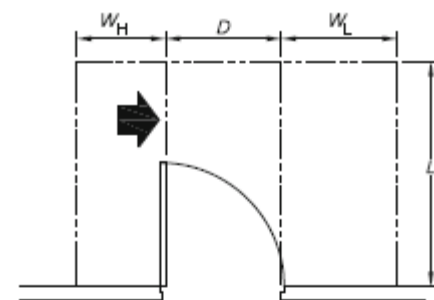
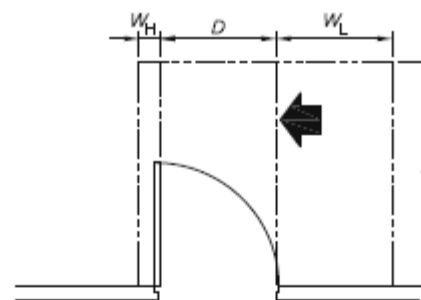


FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS



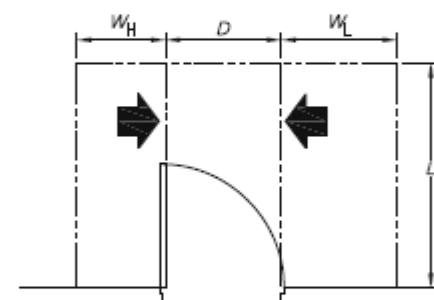
Dimension $D$	Dimension $L$	Dimension $W_H$	Dimension $W_L$
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

(e) Hinge-side approach,  
door opens towards user



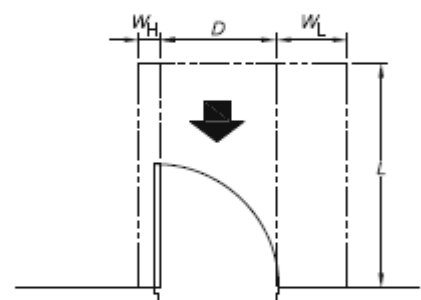
Dimension $D$	Dimension $L$	Dimension $W_H$	Dimension $W_L$
850	1670	110	900
900	1670	110	900
950	1670	110	900
1000	1670	110	900

(f) Latch-side approach,  
door opens towards user



Dimension $D$	Dimension $L$	Dimension $W_H$	Dimension $W_L$
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

(g) Either side approach,  
door opens towards user



Dimension $D$	Dimension $L$	Dimension $W_H$	Dimension $W_L$
850	1450	110	530
900	1450	110	530
950	1450	110	530
1000	1450	110	530

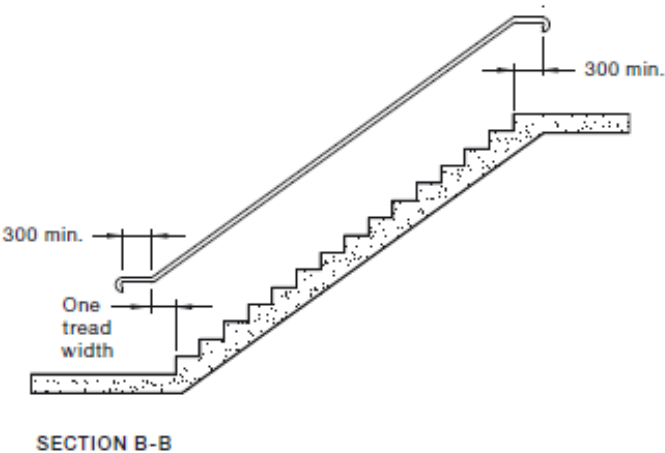
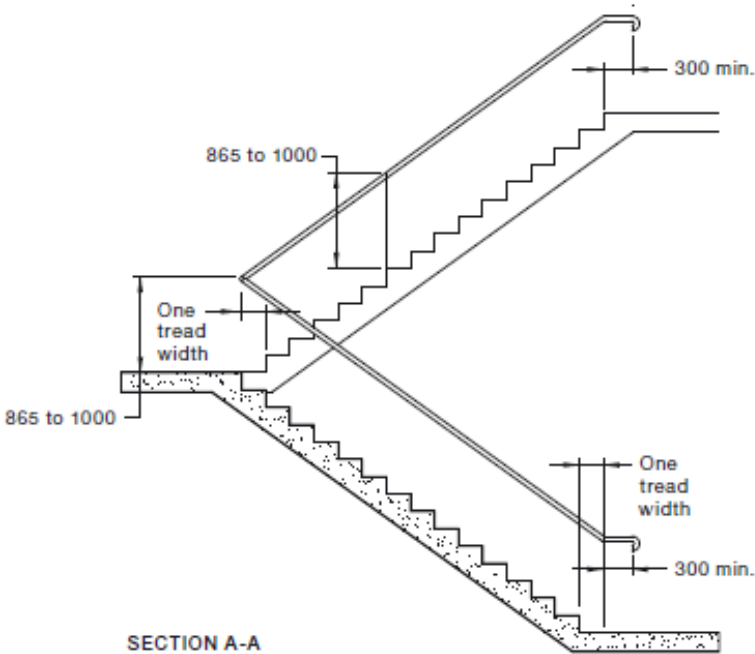
(h) Front approach,  
door opens towards user

LEGEND:  
 $D$  = Clear opening of width of doorway  
 $L$  = Length  
 $W_H$  = Width—hinge side  
 $W_L$  = Width—latch side  
 = Direction of approach  
 = Circulation space

DIMENSIONS IN MILLIMETRES

FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH  
SWINGING DOORS

B 9

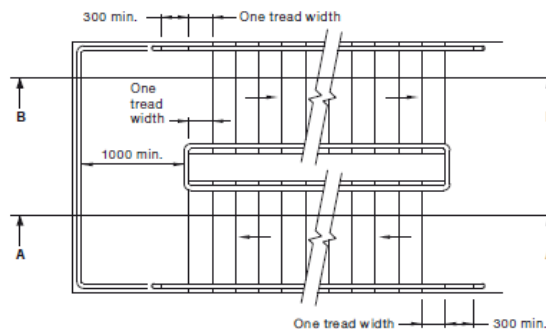


(b) Sections

DIMENSIONS IN MILLIMETRES

FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS

**B 10**

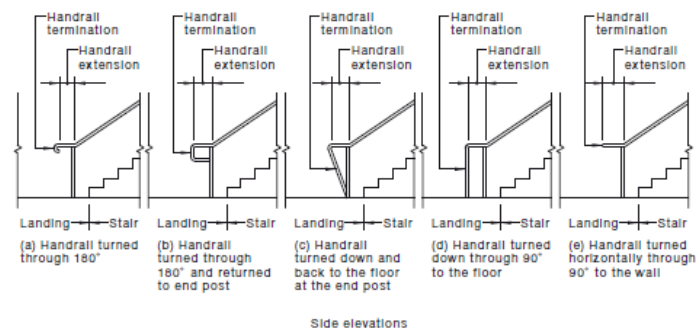


(a) Plan

DIMENSIONS IN MILLIMETRES

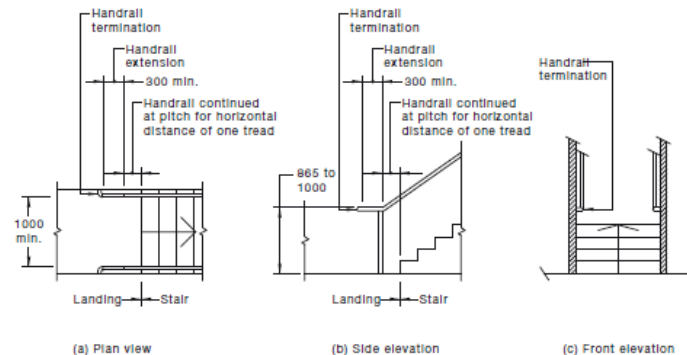
FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS

**B 11**



Side elevations

FIGURE 26(C) STAIR HANDRAILS—HANDRAIL TERMINATIONS



(a) Plan view

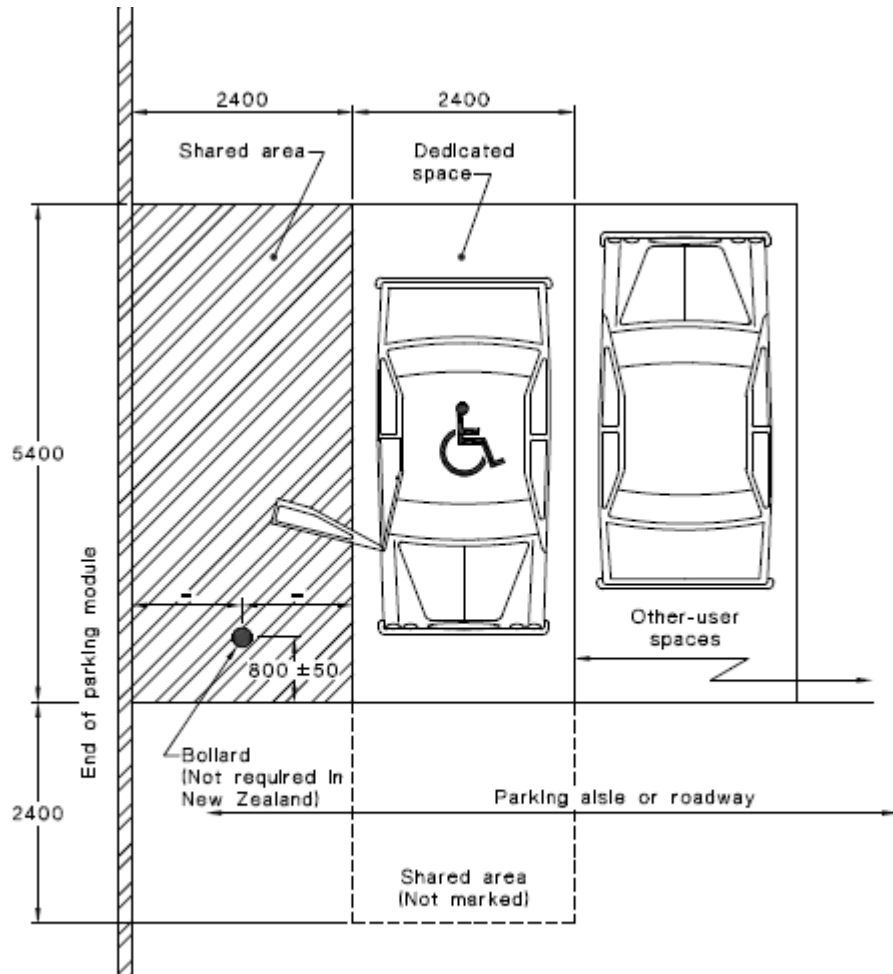
(b) Side elevation

(c) Front elevation

DIMENSIONS IN MILLIMETRES

FIGURE 26(D) DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL

**B 12**



DIMENSIONS IN MILLIMETRES