

ACCESS DESIGN REPORT

TO / ATTN: **Santhosh Rajendran**

PROPRIETOR: **Signature Group of Companies**
6D / 7 Meridian Place
Bella Vista

PROJECT: **Proposed Boarding House**
3 Edward Street
Kingswood



5 August 2020
ABN: 50 964 651 584

REFERENCE NO: 2020010_9_ISSUE C

PURPOSE OF REPORT

This report is to assess the compliance potential with the Disability (Access to Premises - Buildings) Standards 2010, the Building Code of Australia 2019 and Australian Standard Design for Access and Mobility AS1428.1 2009 for Development Approval for the project.

PROJECT OUTLINE

The project consists of a new boarding house residential building. It is Class 3 under the BCA and has a rise of 2 stories with 14 sole occupancy rooms. It has 2 accessible sole occupancy rooms on the ground floor which are rooms 1 and 4.

REFERENCED DOCUMENTS

Ref.	Name	Revision
2020-09 SK-02	Proposed Site and Ground Floor Plan	K
2020-09 SK-03	First Floor Plan	G

COMPLIANCE STATEMENT

The project is required to comply with the access requirements identified as applicable in the *Referenced Access Requirements* (listed below) and in the attached detailed tables as required for a new Class 3 building.

Principal: Andrew D. Blamey - Nominated Architect NSW 4504

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REFERENCED ACCESS REQUIREMENTS

Disability (Access to premises – Buildings) Standards 2010 (PS)	Applicable
Building Code of Australia 2019 (BCA) Part D3	Applicable
Building Code of Australia 2019 (BCA) Part E3.6	Applicable
Building Code of Australia 2019 (BCA) Part F2.4	Applicable
AS1428.1 – 2009 Design for Access and Mobility (where referenced by BCA)	Applicable
AS1428.4.1 – 2009 Tactile Ground Surface Indicators (where referenced by BCA)	Applicable
AS2890.6 – Parking for people with disabilities	Applicable

COMPLIANCE WITH PREMISES STANDARD

Since 1st May 2011 all buildings, both new and existing, are required to comply with the provisions of the Premises Standards (PS) before construction certification can be provided subject to conditions.

This application is for a new building. The proposal is New Parts as defined under clause 2.1 (4). The New Parts are required to comply with the accessibility provisions of the Premises Standards.

COMPLIANCE WITH BUILDING CODE OF AUSTRALIA

All new building work is required to comply with the Building Code of Australia (BCA) construction certification and in order to obtain an occupation certificate.

The deemed to satisfy accessibility requirements of the BCA mostly match those of Access Code for Buildings of the Premises Standards.

PENRITH CITY DCP 2014

Compliance with the accessibility provisions of Penrith City DCP 2014 is expected to be required as a condition of Development Approval. Part C1.2.6 requires new developments to provide for equitable and flexible use. The DCP does not specifically address requirements for Boarding Houses but access to the ground floor and the provision of accessible sole occupancy units as required by the BCA are considered to exceed the DCP 7 Principles listed for Universal Design.

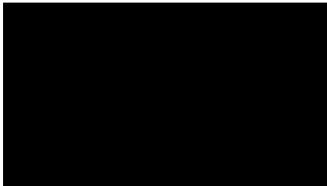
ASSESSMENT SUMMARY

- The proposal is to be assessed as New Parts under the Premises Standards.
- An accessible path of travel is to be provided from the front boundary through the principal entrance and to the two accessible sole occupancy units. The accessible path must also extend to the entry door to each sole occupancy unit on the ground floor and to all common facilities.
- The upper floor is not required to have a lift or ramp for wheelchair access but even so the stairs are to fully comply with AS1428.1 to allow for people with disabilities other than wheel chair users to access the upper floor.
- The proposal provides two accessible sole occupancy units based on the BCA requirements. These two units have accessible ensuites to AS1428.1 and compliant door circulations. Other units are not required to be accessible internally of the units.
- The appointed certifier is required to ensure BCA accessibility compliance for all New Parts at construction certification.

CONCLUSIONS

In my opinion the proposal complies with the Premises Standards, BCA and Penrith City DCP accessibility requirements as required for a planning level of assessment and is capable of full compliance at Construction Certification stage of documentation.

Regards,



Andrew Blamey

Registered Architect – NSWARB 4504
Accredited Access Consultant – ACAA 148
Liveable Housing Assessor



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COMPLIANCE TABLE - DISABILITY (ACCESS TO PREMISES - BUILDINGS) STANDARDS 2011

Clause	Clause	Compliance status
Part 2 Scope of Standards		
2.1 (1)	Subject to subsection (2), these standards apply to the following:	
2.1 (1)(a) New building	(a) a new building, to the extent that the building is <ul style="list-style-type: none"> (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; 	Applicable as Class 3
2.1 (1) (b) New and affected parts of building	(b) a new part, and any affected part, of a building, to the extent that the part of the building is <ul style="list-style-type: none"> (i) a specified Class 1b building; or (ii) a Class 2 building that: <ul style="list-style-type: none"> (A) has been approved on or after 1 May 2011 for construction; and (B) has accommodation available for short-term rent; or (iii) a Class 3, 5, 6, 7, 8, 9 or 10 building; 	Applicable as Class 3
2.1 (2) Do not apply	These Standards do not apply to the following: <ul style="list-style-type: none"> (a) the internal parts of a sole-occupancy unit (within the meaning of the Access Code) in a Class 2 building; (b) Class 10 buildings associated with a Class 1a or a Class 4 part of a building 	N/A

Clause	Clause	Compliance status
2.1 (4) New Part	A part of a building is a new part of the building if it is an extension to the building or a modified part of the building about which: (a) an application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located: or	Applicable
2.1 (5) Affected part	(5) An affected part is: (a) the principal pedestrian entrance of an existing building that contains a new part; and (b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.	Not applicable as all New Part
Part 3 Requirements of Standards		
3.1 (1) Compliance	(1) A building certifier, building developer or building manager of a relevant building (other than an existing public transport building) must ensure that the building complies with the Access Code.	Applicable
3.2 (1) Compliance with Access Code	(1) For section 3.1, a building certifier or building developer of a relevant building is taken to have ensured that the building complies with the Access Code if the building complies with: (a) the following clauses of the Access Code: (i) clauses D3.1 to D3.12; (ii) clause E3.6; (iii) clauses F2.2 and F2.4;	Applicable

Clause	Clause	Compliance status
Part 4 Exceptions and concessions		
4.1 (1) Unjustifiable Hardship	(1) It is not unlawful for a person to fail to comply with a requirement of these Standards if, and to the extent that, compliance would impose unjustifiable hardship on the person.	Noted
4.1 (2) Unjustifiable Hardship	(2) However, compliance is required to the maximum extent not involving unjustifiable hardship.	Noted
4.1 (3) Unjustifiable Hardship	(3) In determining whether compliance with a requirement of these Standards would involve unjustifiable hardship, all relevant circumstances of the particular case are to be taken into account, including the following: <ul style="list-style-type: none"> (a) any additional capital, operating or other costs, or loss of revenue, that would be directly incurred by, or reasonably likely to result from, compliance with the requirement; (b) any reductions in capital, operating or other costs, or increases in revenue, that would be directly achieved by, or reasonably likely to result from, compliance with the requirement; (c) the extent to which the construction of the building has or will be financed by government funding; (d) the extent to which the building: <ul style="list-style-type: none"> (i) is used for public purposes; and (ii) has a community function; (e) the financial position of a person required to comply with these Standards; (f) any effect that compliance with the requirement is reasonably likely to have on the financial viability of a person required to comply; (g) any exceptional technical factors (such as the effect of load bearing elements on the structural (h) financial, staffing, technical, information and other resources reasonably available to a person required to comply with these Standards, including any grants, tax concessions, subsidies or other external assistance provided or available; 	

Clause	Clause	Compliance status
	<ul style="list-style-type: none"> (i) whether the cost of alterations to make a premises accessible is disproportionate to the value of the building, taking into consideration the improved value that would result from the alterations; (j) benefits reasonably likely to accrue from compliance with these Standards, including benefits to people with disability, to building users or to other affected persons, or detriment likely to result from non-compliance; (k) detriment reasonably likely to be suffered by the building developer, building certifier or building manager, or people with a disability or other building users, including in relation to means of access, comfort and convenience, if compliance with these Standards is required; (l) if detriment under paragraph (k) involves loss of heritage significance — the extent to which the heritage features of the building are essential, or merely incidental, to the heritage significance of the building; (m) any evidence regarding efforts made in good faith by a person to comply with these Standards, including consulting access consultants or building certifiers; (n) if a person has given an action plan to the Commission under section 64 of the Act — the terms of the action plan and any evidence about its implementation; (o) the nature and results of any processes of consultation, including at local, regional, State, national, international, industry or other level, involving, or on behalf of, a building developer, building manager or building certifier and people with a disability, about means of achieving compliance with the requirement, including in relation to the factors listed in this subsection; (p) any decisions of a State or Territory body established to make recommendations to building authorities about building access matters. 	

Clause	Clause	Compliance status
<p>4.3</p> <p>Lessees</p>	<p>(1) If the lessee of a new part of a building submits and application for approval for the building work, the following people do not have to ensure that the affected part of the building complies with these Standards:</p> <ul style="list-style-type: none"> (a) the building certifier (b) the building developer (c) The building manager <p>(2) Subsection (1) does not apply if a building with a new part is leased only to 1 person</p>	N/A
<p>4.4</p> <p>Lift concession</p>	<p>The requirement in Table E3.6 (b) of the Access Code that a lift is to have a floor dimension of not less than 1 400 mm x 1 600 mm does not apply to an existing passenger lift that is in a new part, or an affected part, of a building, if the lift:</p> <ul style="list-style-type: none"> (a) travels more than 12 m; and (b) has a lift floor that is not less than 1 100 mm by 1 400 mm. 	N/A
<p>4.5</p> <p>Toilet concession</p>	<p>(1) Paragraphs F2.4 (c) and (e) of the Access Code, to the extent that they require compliance with AS 1428.1—2009, <i>Design for access and mobility, Part 1: General requirements for access—New building work</i>, do not apply to the following:</p> <ul style="list-style-type: none"> (a) existing accessible sanitary compartments; (b) existing sanitary compartments suitable for use by people with a disability. <p>(2) For subsection (1) to apply, a sanitary compartment mentioned in paragraph (a) or (b) must:</p> <ul style="list-style-type: none"> (a) comply with AS 1428.1—2001, <i>Design for access and mobility, Part 1: General requirements for access—New building work</i>; and (b) be located in either a new part, or an affected part, of a building. 	N/A

BCA Clause	Assessment comments	Compliance status
11 to 40 sole occ. units	2 accessible sole-occupancy unit	2 SOU required for 14 SOU.
41 to 60 sole occ. units	3 accessible sole-occupancy unit	
81 to 100 sole occ. units	5 accessible sole-occupancy unit	
D3.2 Access to buildings	<p>(a) An accessway must be provided to a building required to be accessible -</p> <ul style="list-style-type: none"> (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 carparking space on the allotment. <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and -</p> <ul style="list-style-type: none"> (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 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 D3.4. <p>(c)/(d) Refer BCA for detailed design requirements</p> <p>(e) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p>	<p>Applicable</p> <p>N/A</p> <p>Applicable</p> <p>N/A</p> <p>N/A</p> <p>Architect to detail in CC stage</p> <p>Architect to detail in CC stage</p>

BCA Clause	Assessment comments	Compliance status
<p>D3.3</p> <p>Parts of buildings to be accessible</p>	<p>In a building required to be accessible—</p> <p>(a) every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with—</p> <p style="padding-left: 20px;">(i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> <p style="padding-left: 20px;">(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</p> <p style="padding-left: 20px;">(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</p> <p>(b) every passenger lift must comply with E3.6; and</p> <p>(c) accessways must have—</p> <p style="padding-left: 20px;">(i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and</p> <p style="padding-left: 20px;">(ii) turning spaces complying with AS 1428.1—</p> <p style="padding-left: 40px;">(A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p style="padding-left: 40px;">(B) at maximum 20 m intervals along the accessway; and</p> <p>(d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and</p> <p>(e) a passing space may serve as a turning space; and</p> <p>(f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—</p> <p style="padding-left: 20px;">(i) containing not more than 3 storeys; and</p> <p style="padding-left: 20px;">(ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m²; and</p> <p>(g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and</p>	<p>N/A</p> <p>Applicable</p> <p>N/A</p> <p>N/A</p> <p>Applicable</p> <p>Applicable</p> <p>N/A</p> <p>Applicable</p> <p>Noted</p> <p>N/A</p> <p>Architect to detail in CC stage</p>

BCA Clause	Assessment comments	Compliance status
	(h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.	Architect to detail in CC stage
D3.4 Exemptions	<p>The following areas are not <i>required</i> to be <i>accessible</i>:</p> <p>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <p>(b) An area that would pose a health or safety risk for people with a disability.</p> <p>(c) Any path of travel providing access only to an area exempted by (a) or (b).</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>

BCA Clause	Assessment comments	Compliance status
<p>D3.5</p> <p>Accessible carparking</p>	<p>Accessible carparking spaces—</p> <p>(a) subject to (b) must be provided in accordance with Table D3.5 in—</p> <p style="padding-left: 40px;">(i) a Class 7a building <i>required to be accessible</i>; and</p> <p style="padding-left: 40px;">(ii) a carparking area on the same allotment as a building <i>required to be accessible</i>; and</p> <p>(b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and</p> <p>(c) subject to (d), must comply with AS 2890.6; and</p> <p>(d) need not be designated 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.</p>	<p>N/A</p> <p>Applicable</p> <p>N/A</p> <p>Applicable</p> <p>Applicable</p>
<p>Table D3.5</p> <p>Carparking spaces for people with a disability</p>	<p>Class 1b and 3 Boarding House</p> <p>To be calculated by multiplying the total number of carparking spaces by the percentage of:</p> <p>(a) accessible sole-occupancy units to the total number of sole-occupancy units; or</p> <p>(b) accessible bedrooms to the total number of bedrooms; and</p> <p>the calculated number is to be taken to the next whole figure.</p>	<p>2/14 of 3 car parking spaces rounded up requires 1 accessible car parking space.</p> <p>(but need not be designated due to D3.5 (d) as under 5 car spaces in total</p>

BCA Clause	Assessment comments	Compliance status
	(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.	N/A
D3.7 Hearing augmentation	<p>(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <ul style="list-style-type: none"> (i) in a room in a Class 9b building; or (ii) in an auditorium, conference room, meeting room or room for judicatory purposes; or (iii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. <p>- All in accordance with clause D3.7 (d) and (c)</p> <p>(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.</p>	N/A
D3.8 Tactile indicators	<p>(a) For a building <i>required to be accessible</i>, tactile ground surface indicators must be provided to warn people with a vision impairment that they are approaching—</p> <ul style="list-style-type: none"> (i-iv) <i>a stairway, an escalator, a passenger conveyor or moving walk, and a ramp other than a fire-isolated ramp, step ramp and kerb ramp; and</i> (v) in the absence of a suitable barrier— <ul style="list-style-type: none"> <i>an overhead obstruction; and</i> <i>an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building if there is no kerb or kerb ramp at that point.</i> <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS 1428.4.1</p>	<p>Architect to detail in CC stage</p> <p>Architect to detail in CC stage</p> <p>Architect to detail in CC stage</p>

BCA Clause	Assessment comments	Compliance status
	(c) Refer BCA for exemptions for some buildings (Classes 3, 9a, 9c) if handrails incorporate a raised dome button	Note
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 AS 1428.1 must be provided in accordance with the following: (a) The number and grouping of wheelchair seating spaces must be in accordance with Table D3.9. (b) In a cinema ... (Refer BCA)	N/A
Table D3.9 Wheelchair seating spaces in Class 9b assembly buildings	(Refer BCA)	
D3.10 Swimming pools	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. An accessible entry/exit must be by certain means (refer BCA) Where a swimming pool has a perimeter of more than 70 m in length, at least one accessible water entry/exit must be provided by a means specified in (b)(i), (ii) or (iii).	N/A N/A N/A
D3.11 Ramps	On an accessway— (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	N/A N/A
D3.12 Glazing on an accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Architect to detail in CC stage

BCA Clause	Assessment comments	Compliance status
BCA Section E SERVICES AND EQUIPMENT Part E3 Lift installations		
E3.6 Passenger lifts	<i>In an accessible building, every passenger lift must—</i> (a) be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and (b) have accessible features in accordance with Table E3.6b; and (c) not rely on a constant pressure device for its operation if the lift car is fully enclosed.	N/A
BCA Section F HEALTH AND AMENITY Part F2 Sanitary and other facilities		
F2.2 Calculation of number of occupants and facilities	<i>Note that:</i> (c) In calculating the number of sanitary facilities to be provided under F2.1 and F2.3, a unisex facility required for people with a disability may be counted once for each sex.	Note
F2.4 Accessible sanitary facilities	(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and (b) accessible unisex showers must be provided in accordance with Table F2.4(b); and (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and	Applicable N/A N/A Applicable

BCA Clause	Assessment comments	Compliance status
	<p>(e) the circulation spaces, fixtures and fittings of all <i>accessible</i> sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and</p> <p>(f) an <i>accessible</i> unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) where two or more of each type of <i>accessible</i> unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, <i>accessible</i> unisex sanitary facilities are only <i>required</i> at one of those locations; and</p> <p>(i) an <i>accessible</i> unisex <i>sanitary compartment</i> or an <i>accessible</i> unisex shower need not be provided on a storey or level that is not <i>required</i> by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p>	<p>Applicable</p> <p>Applicable</p> <p>N/A</p> <p>N/A</p> <p>Applicable</p>
<p>F2.5</p> <p>Construction of sanitary compartments</p>	<p>(b) The door to a fully enclosed <i>sanitary compartment</i> must—</p> <p>(i) open outwards; or</p> <p>(ii) slide; or</p> <p>(iii) be readily removable from the outside of the <i>sanitary compartment</i>,</p> <p>unless there is a clear space of at least 1.2 m, measured in accordance with Figure F2.5, between the closet pan within the <i>sanitary compartment</i> and the doorway.</p>	<p>Architect to detail in CC stage</p>