



NSW: PO Box 197 Charlestown 2290

ACT: Level 1, 50 Geils Court Deakin 2600

Ph: 02 4943 3834 Email: admin@accessed.com.au ABN: 22 151 919 489

ACCESS REPORT

PROJECT NAME 17-21 University Ave Canberra
PROJECT NUMBER CA230037
CLIENT Bulum

REVISION	ISSUE DATE	DETAILS
DA-DRAFT1	31/08/2023	Draft for review
DA	11/09/2023	DA Access Report

REPORT PREPARED BY

AJA GODDARD

Accredited Access Consultant | ACAA 243

Accredited SDA Assessor | SDA00071

Livable Housing Registered Assessor | LHA10038

DOCUMENTATION REVIEWED

Refer to Appendix A.



INTRODUCTION

This Access Report is an assessment of the proposed building to demonstrate the consideration of access for people with a disability for the Development Application submission.

The following comments are based on access requirements of the Access and Mobility General Code and the adaptable housing requirements of the Multi Unit Housing Development Code. Reference is also made to the Building Code of Australia 2022 (BCA) where compliance with amended standards will be required for building approval. Relevant parts of the BCA have generally adopted the Access Code for Buildings from the Disability (Access to Premises – Buildings) Standards 2010 (including Compilation No. 2) (Premises Standards) which is made under subsection 31 (1) of the Disability Discrimination Act 1992.

This report contains comments regarding issues of non-compliance and identifies where insufficient information has been provided for an assessment to be made. Recommendations may also be made to enhance accessibility and minimise the risk of action under the Disability Discrimination Act (DDA).

Unless otherwise specified, all Australian Standards references are from the following:

- AS 1428.1-2009 (including Amendments No. 1 and 2)
- AS 1428.2-1992
- AS/NZS 1428.4.1-2009 (including Amendment No. 1)
- AS 1428.5-2010
- AS 1735.12-1999
- AS/NZS 2890.6-2009
- AS 4299-1995

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
------	-----------------	-----------	------------

1. CAR PARKING

1.1	Rule R1 Designated accessible car parking spaces meet the requirements of AS 2890.1 and Parking and Vehicular Access General Code.	Criterion C1 Car parking is provided at designated locations to meet the needs of people with disabilities.	Capable of compliance
-----	--	---	-----------------------

	Rule R2 Car parking spaces provided for people with disabilities must have vertical clearance for the entire width of the space and the adjacent shared area of not less than 2.5m described in Figure 2.7 of AS 2890.6.	Criterion C2 Adequate space is provided to allow a roof-mounted wheelchair to be unloaded either front-in or reverse-in position.	Capable of compliance
--	--	---	-----------------------

Comments:

The BCA requires that accessible car parking be provided in accordance with BCA D4D6(2) and this prescribes one accessible space for every 100 car parks associated with Class 5 offices or one for every 50 associated with Class 6 shops. Clause 2.2.4 of the Parking and Vehicular Access General Code supercedes this, prescribing a minimum of 3% (rounded up to the nearest whole number) of the total number of parking spaces. In this case, two accessible car parks are shown externally on ground level. No allocation for commercial use is specified but it appears these spaces will serve the commercial use. They are shown in a configuration generally consistent with AS 2890.6. Compliance is therefore considered achievable, subject to any other commercial spaces being counted and specific details being confirmed. Building approval plans are to demonstrate compliance.	BCA D4D6(2) (1)(c) (2) AS 2890.6
---	---

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
------	-----------------	-----------	------------

2. CONTINUOUS ACCESSIBLE PATH OF TRAVEL

2.1	Rule 3 A continuous accessible path of travel is provided that complies with: i) AS 1428.1 – Design for Access and Mobility; ii) AS 1428.4 – Tactile ground surface indicators for the orientation of people with vision impairment to highlight hazards or provide direction; iii) AS 4586 – Slip Resistant Classification of New Pedestrian Surface Materials for external paving and ground surfaces; and iv) Designed so that the placement of facilities does not intrude into the continuous accessible path of travel. v) Walkways and glass adjacent to walkways to comply with AS 1428.1 and AS 1428.2.	Criterion C3 Continuous accessible path of travel is provided for owners, occupants, employees and visitors: a) To all areas and all required facilities of the building; b) From property boundary, designated accessible parking spaces, passenger drop off points and public spaces to entrances of buildings; c) To connect buildings, facilities and spaces that are on the same block or part of the same complex unless topographically impossible; and d) To minimise distances travelled between elements of buildings and facilities. e) Walkways are of an appropriate scale and if clear glass is used adjacent to walkways, are identified by appropriate luminance contrast.	Capable of compliance/ confirm for BA
-----	---	---	--

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
------	-----------------	-----------	------------

Comments:

- | | | |
|----|--|----------------------------|
| a) | <p>Consideration is to be given to specific dimensions and features at BA stage such as level transitions between surfaces, gradients of external accessways and accessible alternatives where connections are via stairs (eg along the Marcus Clarke Street frontage). Ground level plans do not clearly indicate the accessible path of travel at this early stage of design. Where the Farrell Place entry to Block B is less than 50m from the Marcus Clarke Street entry, the BCA permits is to be entered via stairs. A similar approach has been considered for the stepped entry to A Commercial 2, providing an accessible connection to the accessible entry is available.</p> | <p>BCA D4D2,
D4D3</p> |
| b) | <p>AS 1428.4 – Tactile ground surface indicators are not shown on plans and will be required for any common ramps or stairs which are not fire-isolated. BCA D4D9 also requires tactile ground surface indicators where an accessway meets a pedestrian entrance if there is no kerb or kerb ramp at that point. Note that the stairs in A Commercial 2 will need to be set back from the doorway to allow sufficient space for tactile indicators to be installed. Likewise, the stairs facing Marcus Clarke Street and Farrell Place will need to be set back from the boundary so that tactile indicators are installed within the allotment.</p> | <p>BCA D4D9</p> |
| c) | <p>Slip-resistance of ramps, stair treads and landings or their nosing strips is to be tested in accordance with AS 4586 and comply with BCA Table D3D15.</p> | <p>BCA Table
D3D15</p> |

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
------	-----------------	-----------	------------

d) Any glazing capable of being mistaken for a doorway or opening is to be identified with a solid line in accordance with AS 1428.1. BCA D13

e) B Commercial 1, 2 and 3 have an upper level, with internal stairs, while appearing to rely upon the common lifts for accessibility compliance. However, it is noted that as the floor area of each tenancy's upper level is less than 200sqm, the small building exemption in BCA D4D4(f) may apply where each tenancy is considered independently. This interpretation is to be confirmed with the certifier for the building approval. D4D4(f)

Full details are not shown at this early stage of design and are to be confirmed as the design progresses.

2.2	Rule R4 Internal lighting along the whole of the continuous accessible path of travel designed to meet AS 1680.0.	Criterion C4 This is mandatory requirement. There is no applicable criterion.	Capable of compliance
-----	---	---	-----------------------

Rule R5 External lighting along the whole of the continuous accessible path of travel meets AS 1158.3.1 and the ACT Crime Prevention and Environmental Design General Code.	Criterion C5 This is a mandatory requirement. There is no applicable criterion.	Capable of compliance
---	---	-----------------------

Comments:

Lighting details are not shown on plans at this early stage of design. However, nothing appears to preclude compliance from being achievable as the design progresses.

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
2.3	Rule R6 Where installed directional signage or other wayfinding methods, eg tactile indicators, to be in accordance with AS 1428.1 and AS 1428.4 and must identify the continuous accessible path of travel, accessible parts of buildings and all accessible facilities. Details to meet AS 1428.1 and AS 1428.4. Rule R7 There is no applicable rule.	Criterion C6 This is a mandatory requirement. There is no applicable criterion. Criterion C7 For illuminated signs, the luminance of the symbols to be at least 30% in contrast to the background.	Capable of compliance Capable of compliance

Comments:

Where wayfinding signage is installed, it is to incorporate the International Symbol of Access in accordance with AS 1428.1 to identify an accessible path of travel. BCA D4D7 prescribes signage such as Braille and tactile exit signs and these are to comply with BCA Specification 15.

It is recommended that AS 1428.4.2, while not referenced by the BCA, be considered in the development of wayfinding methods including directional signage.

Wayfinding design is not fully detailed on plans at this early stage of design. However, nothing appears to preclude compliance from being achievable as the design progresses.

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
------	-----------------	-----------	------------

3. ENTRY AND DOORWAYS

3.1	Rule R8 Doorways and doors are designed to meet AS 1428.1 – Design for Access and Mobility for:	Criterion C8 This is a mandatory requirement. There is no applicable criterion.	Capable of compliance
-----	---	---	-----------------------

- a) Pedestrian entrances and exits;
- b) Public circulation areas; and
- c) Any common use areas.

Rule R9 There is no applicable rule.	Criterion C9 Automatic doors for public entrances should be installed in high use commercial and public buildings.	Capable of compliance
--	--	-----------------------

Comments:

The doorways for common and commercial areas and the entrance doors to each adaptable unit are to comply with AS 1428.1. This will be achievable subject to confirmation of the following at BA stage:

BCA D4D3

- a) Door circulation spaces are to comply with AS 1428.1 including minimum dimensions which vary depending on the direction of approach and a maximum gradient and crossfall of 1:40. The door to B Commercial 3 from the WC airlock and from the same airlock to the common corridor will need amendment to comply.

AS 1428.1
13.3

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	b) A minimum clear opening width of 850mm is required (note that a standard 870mm is unlikely to offer sufficient width). This opening width is required for the active leaf of double-leaf doors. c) Features such as luminance contrast to the doors or frames, opening force of the doors, level or ramped thresholds and door hardware are to comply with AS 1428.1.	BCA D4D3(5) AS 1428.1 13.2 AS 1428.1 13	
4.	CIRCULATION		
	Intent: To provide for design elements that are safe and convenient for circulation within and entry to buildings. Stairways, stairway lifts, passenger lifts, ramps, handrails and grabrails are provided in accordance with appropriate Australian Standards.		
4.1	Passenger lifts are shown for vertical circulation to provide an accessible path of travel. These are to comply with BCA E3D7 including minimum floor dimensions of 1400mm x 1600mm for a lift travelling more than 12m. (Note that the BCA may prescribe requirements in relation to accommodating a stretcher in addition to elements required for access for people with a disability). Plans do not show details at this early stage of design and are to demonstrate compliance at BA stage.	BCA E3D7	Capable of compliance
4.2	A kerb ramp is shown from the external accessible car parks. This is to comply with AS 1428.1, including a maximum gradient of 1:8, a maximum rise of 1520mm and landings at the top and bottom. Plans do not show details at this early stage of design and are to demonstrate compliance at BA stage.	BCA D4D4(a) AS 1428.1 10	Capable of compliance

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
4.3	Stairs are shown for emergency egress. Fire-isolated stairs are to have non-slip contrasting nosing strips complying with AS 1428.1 and the handrails within a required exit are to comply with clause 12 of AS 1428.1 (note that this may require offset treads at intermediate landings to allow for a continuous handrail at a consistent height). More details and dimensions are to be assessed prior to building approval. (Note that where stairs are not fire-isolated, additional accessibility provisions are applicable).	BCA D4D4(a)	Capable of compliance
4.4	Plans show stairs externally along Marcus Clarke Street and Farrell Place, and also internally for secondary entrances and within the three B Commercial tenancies. Where these stairs are not fire-isolated, the BCA requires full compliance with AS 1428.1 including contrasting nosing strips, opaque risers, sharp nosing profile, handrails on both sides and tactile ground surface indicators. BA plans are to demonstrate compliance.	BCA D4D4(a)	Capable of compliance
5.	TOILETS Intent: To provide access and use of sanitary facilities. Sanitary facilities and associated signage are designed and provided to meet the purpose of the buildings and appropriate Australian Standards.		
5.1	An accessible sanitary facility is shown in each of the commercial tenancies, except B Commercial 3 where one is shown adjacent to it via a common airlock. These will satisfy BCA F4D5 and F4D6, subject to one of the left-handed Block A facilities being constructed in mirror image so as to evenly distribute the left and right handed facilities. These are to comply with AS 1428.1. More detailed documentation including elevations, specific features and dimensions are to be assessed prior to building approval. A scaled assessment indicates that circulation spaces may need some refinement to achieve compliance.	BCA F4D5 F4D6 AS 1428.1 15	Capable of compliance/ confirm for BA

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
5.2	Braille and tactile signage is required to identify sanitary facilities and is to comply with BCA D4D7 and AS 1428.1.	BCA D4D7	Capable of compliance
6.	FACILITIES Intent: To provide access to other appropriate facilities such as street furniture and ATM. Street furniture (seating, drinking fountains, litterbins and the like) and ATM facilities are designed and provided in accordance with appropriate Australian Standards.		
6.1	Waste chutes are shown on each level of apartments for common use. These are to be accessible with operable parts located 900-1100mm AFFL and more than 500mm from an internal corner. Where there are additional doors enclosing the waste chutes, the width and operation of these is to be accessible.		Capable of compliance
7.	ADAPTABLE HOUSING – BUILT FORM		
7.1	Adaptable Housing is prescribed by Rule R54 in the Multi-Unit Housing Development Code which applies to multi-unit housing comprising more than 9 dwellings. The minimum number of dwellings designed to meet Australian Standard AS 4299 – Adaptable Housing (Class C) is shown in table A8:		Capable of compliance

Total number of dwellings	Minimum number of dwellings designed to meet AS 4299 – Adaptable Housing (Class C)
9	Nil
10	1
11 to 20	2
21 to 30	3
31 to 40	4
41 and over	4 + 1 for every 10 dwellings (or part thereof)

Comment:

16 adaptable units are required for this development. The development summary shows that 17 are proposed.

7.2	Rule R10 Where dwellings are required to be adaptable, the dwellings must be designed in accordance with AS 4299 Class C (Adaptable Housing).	Criterion C10 This is a mandatory requirement. There is no applicable criterion.	Capable of compliance
-----	---	--	-----------------------

Comments:

Plans indicate that the required circulation spaces for the bedroom, living area, kitchen, laundry, bathroom and doorways will generally be achievable upon adaptation.

The pre-adaptation WC is capable of the 900mm x 1250mm clearance in front of the pan, clear of any door swing or fixture to provide a visitable WC.

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
------	-----------------	-----------	------------

Consideration is to be given to more specific elements at building approval stage including the following:

- a) Potential lighting levels, light switches, power outlets and telephone outlets are to comply with AS 4299.
- b) Specific kitchen layouts and features are to be capable of compliance with AS 4299.
- c) Where plumbed fixtures are required to be relocated for kitchen, laundry and/or bathroom, the base building is to incorporate provision for the adapted fixtures.
- d) Floor coverings are to extend under kitchen joinery, allowing for any future relocation of benches removal of cupboards to create knee/foot clearance beneath benches.
- e) While access to storage spaces is not covered by AS 4299, it is recommended that those allocated to adaptable units be in an accessible location.
- f) Internally, adaptable dwelling doors are to have a minimum clear opening width of 820mm, although it is recommended that an 850mm opening be achieved throughout for consistency and in the original construction to allow use of original doorways where full adaptation may not eventuate. This applies to the visitable toilet door in the pre-adaptation construction, along with flush floor transitions or ramped in accordance with AS 1428.1.

AS 4299
4.3.3

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
------	-----------------	-----------	------------

7.3	Rule 11 There is no applicable rule.	Criterion C11 In multi-unit residential complexes, adaptable dwellings are required to be distributed in the development and be representative sample of sizes provided.	Capable of compliance/ approval of unit types sought
-----	--	--	--

Comment:

The development contains studio, 1 bedroom, 2 bedroom and 3 bedroom apartment types. However, adaptable units are proposed in three different 3 bedroom types which are distributed over different levels in both blocks. It is anticipated these types were chosen as they are larger units and capable of providing the spatial requirements for adaptable housing.

7.4	Rule R12 Minimum of one accessible car parking space for each adaptable dwelling is designed in accordance with AS 2890.6.	Criterion C12 Accessible car spaces are to be located in close proximity to the entrance of the adaptable units, and if a lift or stair platform lift is provided to serve adaptable units in multi-unit buildings.	Capable of compliance
-----	--	---	-----------------------

Comment:

20 accessible car parking spaces are indicated on the plans in the basements. It is expected that 17 of these will be allocated to the adaptable units.

The configuration of those nominated is consistent with AS 2890.6 and plans showing further details are to be assessed at BA stage to confirm compliance including dimensions of the adjacent shared space, location of bollards, 2500mm vertical clearance and absence of columns between the accessible car park and shared space.

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
7.5	Rule R13 There is no applicable rule.	Criterion C13 Where there is a change in grade between the carparking and the adaptable unit, a lift or access ramp is to be provided from any basement or internal car parking for the adaptable units or visitors to the floor level of any adaptable dwelling. Access ramp to comply with AS 1428.1.	Capable of compliance
	Comment: Lifts are shown to satisfy this requirement.		
7.6	Rule R14 Common use areas including shared corridors in multi unit developments to meet AS 1428.1.	Criterion C14 This is a mandatory requirement. There are no Criteria.	Capable of compliance
	Comment: Apart from common corridors and waste chutes, no other common facilities are proposed in this development.		
7.7	Rule R15 Passenger lifts meet AS 1735.12 – Lifts, Escalators and Moving Walks – Facilities for Persons with Disabilities where they are provided as part of a multi-unit housing development, which includes adaptable units.	Criterion C15 Where a multi-storey – multi unit development proposal does not incorporate a lift, the building is designed to be capable of having lift access for future use as adaptable units.	Capable of compliance



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
------	-----------------	-----------	------------

Comment:

Plans do not show details at this early stage of design.
The lift supplier is to confirm compliance for the
building approval.

CONCLUSION

Access and adaptable housing will need to comply with the elements identified in this report.

Generally, the plans assessed show that compliance with requirements for access for people with a disability is achievable. At this early stage of design, full details are not shown on plans. As further planning occurs, consideration is to be given to specific elements, and plans showing more detailed dimensions and features should be assessed prior to building approval.

Reasonable care and skill have been exercised in the assessment of the building and the preparation of this report. However, this report shall not be construed as relieving any other party of their responsibilities or obligations.

The advice given is based on the assessment of the plans and other relevant documentation supplied regarding access requirements in the ACTPLA Access and Mobility General Code, BCA, Australian Standards, Premises Standards and Disability Discrimination Act current at the time. The advice relates specifically to this project and may not apply to any other building or to this building at any other point in time.



APPENDIX A: DOCUMENTATION REVIEWED

Plans by KUD | Project 19-007

DOCUMENT NUMBER NAME	REVISION	DATE
DA00.00	Not listed	Not listed
DA00.10	Not listed	Not listed
DA03.00	Not listed	Not listed
DA03.01	Not listed	Not listed
DA03.02	Not listed	Not listed
DA03.03	Not listed	Not listed
DA03.04	Not listed	Not listed
DA03.05	Not listed	Not listed
DA03.06	Not listed	Not listed
DA03.07	Not listed	Not listed
DA03.08	Not listed	Not listed
DA03.09	Not listed	Not listed
DA07.00	Not listed	Not listed
DA07.01	Not listed	Not listed
DA07.02	Not listed	Not listed
DA08.01	Not listed	Not listed
DA08.02	Not listed	Not listed
DA08.03	Not listed	Not listed
DA08.04	Not listed	Not listed
DA08.05	Not listed	Not listed
DA09.00	Not listed	Not listed
DA09.02	Not listed	Not listed
DA09.03	Not listed	Not listed
DA09.04	Not listed	Not listed
DA09.05	Not listed	Not listed