



Development Application Accessibility Report

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|------------------------|---|
| Project Name | 149-151 Canberra Ave, Fyshwick |
| Project Address | 149-151 Canberra Avenue, Fyshwick ACT 2609 |
| Reference | 10723 |
| Revision | 02 |
| Date | 08/09/2023 |
| Attention | DNA Architects |

REVISION HISTORY

| Revision | Date | Version | Prepared By | Reviewed By |
|----------|------------|---------------------------------------|-----------------|-------------|
| 01 | 01/08/2023 | Initial Issue | Joanne Kinsella | Tom Clark |
| 02 | 08/09/2023 | Updated plans provided for Building 2 | Joanne Kinsella | Tom Clark |

Document Disclaimer

This document has been prepared solely for the use of our client in accordance with our agreement for providing access consulting services. Although all due care has been taken in the preparation of this document, no warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document. The advice given is based on a professional judgement and an assessment of the information that could be derived at the time of the writing the report. Opinions, judgments, and recommendations detailed in this document, are based on our understanding and interpretation of current statutory and regulatory obligations and standards, and should not be construed as legal opinions. It is important to note that following the recommendations within this report will not in itself provide exemption from action under the DDA. The process of accessibility under the DDA is much broader than just the built environment; it covers management issues, staff approach and training and ongoing maintenance issues. It is important to note that as with all aspects of the built environment, there is often more than one way of resolving any issue identified. It is for the client to ultimately assess the recommendations put forward and fully assess their suitability for the proposal and the likely use(s) that they will be used and how the completed project will operate in practice.

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1.0 INTRODUCTION

Purely Access Pty Ltd has been engaged by Spunlock Pty Ltd to provide access consultancy services for the proposed commercial development at 149-151 Canberra Avenue, Fyshwick ACT 2609.

1.1. Purpose of the Report

This report forms part of the Development Approval documentation. The aim of this document is to provide feedback and confirmation that the proposals meet the principles of good accessible design and in turn demonstrate that it meets the key legislative and policy guidelines including:

- Disability (Access to Premises-Buildings) Standards 2010 (Premises Standards)
- National Construction Code Building Code of Australia Volume One 2022 (BCA)
- Australian Building Codes Board National Construction Code Livable Housing Design Standard 2022
- AS 1428.1 2009 *Design for access and mobility. Part 1 General requirements for access*
- AS 1428.4.1 2009 *Design for Access & Mobility. Means to assist the orientation of people with vision impairment- Tactile Ground Surface Indicators*
- AS 1735.12 1999 *Lifts, escalators and moving walks. Part 12: Facilities for persons with disabilities*
- AS 2890.6 2009 *Parking Facilities for people with disabilities*
- AS 4299 – 1995 *Adaptable Housing*
- ACT Planning & Land Authority Access & Mobility General Code

This document does not constitute a report for the purposes of obtaining a Building Approval. The compliance comments in this report are for the purpose of the Development Approval lodgement. The level of detail provided for Development Approval is consistent with the design intent for this stage. Further assessment will be required at the Building Approval stage.

1.2. Project Details

This development comprises 3 new single storey buildings. The existing service station and associated buildings on this site are not within the scope of this project.

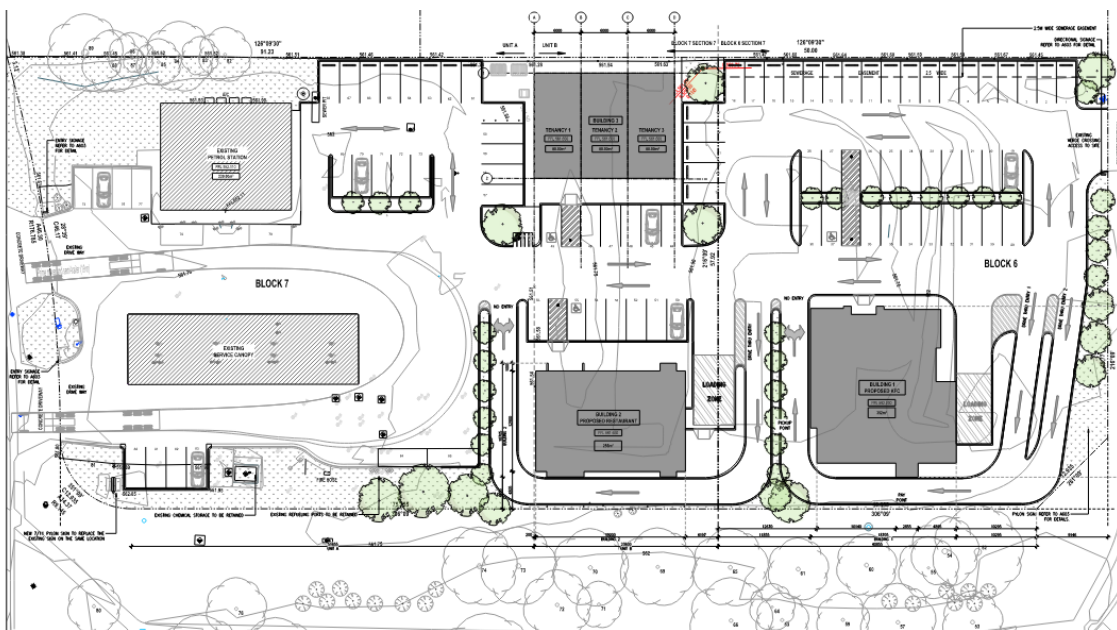


Figure A: site plan

The building contains Class 6 (retail) under the National Construction Code Building Code of Australia.

2.0 LEGISLATIVE REQUIREMENTS

2.1. Disability Discrimination Act 1992

The Disability Discrimination Act (DDA) is federal legislation which seeks to ensure all new building infrastructure, refurbishments, services, and transport projects provide functional and equitable access for people with disabilities. The DDA is a complaints-based legislation, which is administered by the Australian Human Rights Commission (AHRC). Section 23 of the DDA relates to access to premises and facilities which the public may enter or use, and states it is unlawful to:

- Refuse access to, or the use of, any premises, or the facilities within them.
- Impose terms or conditions specific to persons with disability and their associates on the access and use of any premises or facilities;
- Exclude access based on the provision of an appropriate means of access;
- Request persons with disability or their associates to leave premises or cease use of facilities

The DDA has enacted statutory instruments known as Disability Standards to provide a degree of clarity with respect to access to premises and facilities.

2.2. Disability (Access to Premises – Buildings) Standards 2010 & National Construction Code Building Code of Australia

The purpose of these Standards is to provide for equitable and dignified access to new buildings and those areas of existing buildings that undergo renovation or upgrade that require a building approval.

If a building complies with the Disability (Access to Premises – Buildings) Standards (Premises Standards) those responsible for the building cannot be subject to a successful complaint of unlawful discrimination under the Disability Discrimination Act (DDA) in relation to matters covered by the Premises Standards.

Building Certifiers, Building Developers and Building Managers all have obligations under the Standards and must ensure a building complies with the Standards, with each party being responsible for the area they have control over. It is unlawful to fail to comply with the requirements of the Premises Standards.

The BCA aligns with the requirements of the Premises Standards and therefore new building work that complies with the BCA will also comply with the Premises Standards. However the Premises Standard places additional requirements on existing buildings where building work is being undertaken.

2.3. ACT Planning & Land Authority Access & Mobility General Code

The ACT Planning & Land Authority Access & Mobility General Code (A & M Code) has been prepared under section 55 of the Planning & Development Act 2007 and sets out the requirements with respect to the provisions of access to buildings and public places in ACT. The Code applies to defined development types and aims to provide as far as is reasonable, non-discriminatory, equitable and dignified access to people with disabilities to buildings, services and facilities designed to have general access.

The A & M Code applies to all new multi-unit housing developments comprising of more than 9 dwellings.

Its objectives are as follows:

- Ensure that non-discriminatory and equitable access is provided to all members of the community to buildings, services, and facilities
- Ensure access is achieved through pedestrian networks, including footpaths, public arcades, underpasses, and overpasses
- Provide access to all public open spaces including parks, reserves, and shopping centres, where topographically possible.

3.0 APPRAISAL

The following review is an assessment against the ACT Planning & Land Authority Access and Mobility General Code (A & M General Code) with application of the latest National Construction Code Building Code of Australia Volume One 2022 (BCA) and referenced Australian Standards.

3.1. General Building Access Requirements

In accordance with Clause D4D2 of the BCA buildings and parts of buildings must be accessible in accordance with the following:

A continuous accessible path of travel is to be provided as follows:

| Part of Building | Accessibility Requirements | Comments |
|------------------|--|----------------------|
| Class 6 - Retail | to and within any level containing accessible car parking spaces | Compliance Indicated |

3.2. Exemptions & Departures

Clause D4D5 of the BCA allows exemptions from the requirements of providing access for people with disabilities where an area is inappropriate because of the purpose for which it is used or where there the area may pose a health and safety risk. For this development the following areas have been considered as being exempt from access for people with disabilities.

- Storage rooms in all 3 buildings, including cool rooms, freezers and dry goods store rooms
- Kitchen and food preparation areas in Building 1 e.g. Cook Line and Burger Line
- Refuse Area and Wash Area in Building 1
- Drive Through in Building 1

In some cases it may be necessary to provide a Performance Solution to meet the Performance Requirements of the BCA as opposed to following the Deemed to Satisfy Solutions set out in the National Construction Code Building Code of Australia. For this development, no performance solutions are required at this stage.

3.3. Element 1: Parking

Intent: To ensure car parking is provided to meet the needs of people with disabilities.

| Rules | Criteria | Comments |
|---|---|---|
| Car Parking | | |
| R1 Designated accessible car parking spaces meet the requirements of AS2890.1 and Parking and Vehicular Access General Code. | C1 Car parking is provided at designated locations to meet the needs of people with disabilities. | Capable of compliance 85 car spaces are proposed, all located on grade. 2 accessible car spaces are required by the BCA. 3 accessible carparking spaces have been designated. The required number of accessible car spaces have been provided. |
| 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 the AS2890.6. | C2 Adequate space is provided to allow a roof mounted wheelchair to be unloaded either front – in or reverse-in position. | Compliance Indicated |
| BCA requirements against which the drawings have been assessed | | |
| <p><i>Accessible spaces are to be designed in accordance with AS2890.6-2009.</i></p> <ul style="list-style-type: none"> <i>Dimensions of angled accessible parking bays 2400 x 5400mm with adjacent 2400mm x 5400mm shared area and bollard in shared area.</i> <i>Dimensions of parallel parking bays 3200mm x 7800mm</i> <i>Height of vehicular path of travel to accessible parking space to be 2200mm and height above accessible parking space to be 2500mm</i> | | |

3.4. Element 2: External Access to Entrances

Intent: To ensure safe and convenient access is provided to entrances of buildings and public spaces for people with a disability, or with impaired mobility.

| Rules | Criteria | Comments |
|---|--|---|
| Continuous Accessible Path of Travel and Walkways | | |
| R3 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 | 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 | Capable of compliance This will require assessment at the Building Approval stage however there is scope in the design for compliance to be achieved. |

| Rules | Criteria | Comments |
|---|--|--|
| <p>vision impairment to highlight hazards or provide direction;</p> <p>iii. AS 4586 – Slip Resistant Classification of New Pedestrian Surface Materials for external paving and ground surfaces; and</p> <p>iv. designed so that the placement of facilities does not intrude into the continuous accessible path of travel.</p> <p>v. Walkways and glass adjacent to walkways to comply with AS1428.1 and AS1428.2</p> | <p>points and public spaces to entrances of buildings;</p> <p>c) to connect buildings, facilities and spaces that are on the same block or part of the same complex unless topographically impossible; and</p> <p>d) to minimise distances travelled between elements of buildings and facilities.</p> <p>e) Walkways are of an appropriate scale and if clear glass is used adjacent to walkways, are identified by appropriate luminance contrast.</p> | |
| Lighting | | |
| <p>R4</p> <p>Internal lighting along the whole of the continuous accessible path of travel designed to meet AS1680.0.</p> | <p>C4</p> <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Capable of compliance</p> <p>This will require assessment at the Building Approval stage however there is scope in the design for compliance to be achieved.</p> |
| <p>R5</p> <p>External lighting along the whole of the continuous accessible path of travel meets AS1158.3.1 and the ACT Crime Prevention and Environmental Design General Code.</p> | <p>C5</p> <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Capable of compliance</p> <p>This will require assessment at the Building Approval stage however there is scope in the design for compliance to be achieved.</p> |
| Way Finding | | |
| <p>R6</p> <p>Where installed directional signage or other wayfinding methods, e.g. tactile indicators, to be in accordance with AS1428.1 and AS1428.4 and must identify the continuous accessible path of travel, accessible parts of buildings and all accessible facilities. Details to meet AS1428.1 and AS1428.4.</p> | <p>C6</p> <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Capable of compliance</p> <p>This will require assessment at the Building Approval stage however there is scope in the design for compliance to be achieved.</p> |
| <p>R7</p> <p>There is no applicable rule.</p> | <p>C7</p> <p>For illuminated signs, the luminance of the symbols to be at least 30% in contrast to the background.</p> | <p>Capable of compliance</p> <p>This will require assessment at the Building Approval stage however there is scope in the design for compliance to be achieved.</p> |

| Rules | Criteria | Comments |
|--|----------|----------|
| BCA requirements against which the drawings have been assessed | | |
| <p><i>In accordance with Clause D4D2 of the BCA a continuous accessible path is to be provided to the new building:</i></p> <ul style="list-style-type: none"> • From the main points of a pedestrian entry at the allotment boundary • From another accessible building connected by a pedestrian link • From any required accessible car parking space | | |
| <p>AS1428.1 2009 specifications include:</p> <p>Walkways</p> <ul style="list-style-type: none"> • Walkways to be a minimum of 1000mm wide and be provided with passing bays (1800mm wide x 2000mm in direction of travel) every 20m where a direct line of sight is not available. • Walkway gradient to be 1:20 (max) with landings every 15m. • Landings in direction of travel to 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm length. • If gradient of walkway is less than 1:33 no landings are required. • TGSI's required to warn of hazard along pedestrian and vehicular routes on grade. <p>Kerb Ramps - gradient no steeper than 1:8, length no greater than 1520mm and maximize rise of 190mm.</p> <p>Threshold ramps - max rise 35mm; max gradient 1:8; maximum length 280mm positioned within 20mm of door leaf</p> <p>Step ramps - max rise 190mm; 1:10 max gradient; max length 1900mm, suitable edge detail.</p> <p>Ramps</p> <ul style="list-style-type: none"> • Maximum gradient of a ramp exceeding 1900mm is 1:14. • Gradient to be consistent throughout ramp. • Ramp required to have unobstructed width of 1000mm • Ramps to be provided with landings at bottom and top of ramp. • Landings required every 9m where grade 1:14, Landings required every 15m where grade 1:20. • Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length. • Ramps to be provided with handrails and kerb rails. • TGSI's in accordance with AS1428.4.1 2009 to be provided. • Ramps to be set back 900mm at property boundaries or 400mm at internal corridors. • Vertical rise not to exceed 3.6m | | |
| <p>Mandatory Signage</p> <p>Signage in accordance with specification 15 of the BCA is required in the following locations:</p> <ul style="list-style-type: none"> • To identify unisex and ambulant sanitary Facilities (excludes sanitary facility associated with a bedroom in a Class 1b building or sole occupancy unit in a Class 3 or Class 9c building). • Identify each door required by BCA Clause E4D5 to be provided with an exit sign, stating 'EXIT' and 'Level' number. • To identify location of accessible entrances at non accessible entrances. • Areas containing hearing augmentation. • Buildings subject to F4D12, directional signage to be provided at each bank of sanitary facilities and at accessible unisex sanitary facility to direct a person to the nearest accessible adult change facility. | | |

3.5. Element 3: Entry and Doorways

Intent: To provide for a built form that provides safe and convenient entry to, and egress from buildings and to floors within buildings.

| Rules | Criteria | Comments |
|--|--|---|
| Doorways and Doors | | |
| R8 Doorways and doors are designed to meet AS 1428.1-Design for Access and Mobility for: <ol style="list-style-type: none"> pedestrian entrances and exits; public circulation areas; and any common use areas. | C8 This is a mandatory requirement. There is no applicable criterion. | Capable of compliance A door schedule will be required at Building Approval stage for assessment. |
| R9 There is no applicable rule. | C9 Automatic doors for public entrances should be installed in high use commercial and public buildings. | Capable of compliance Refer to Sections 3.6.1, 3.6.2 and 3.6.3. |
| BCA requirements against which the drawings have been assessed | | |
| Clause D4D2 (BCA) <i>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and 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 50m from an accessible pedestrian entrance.</i> | | |
| AS 1428.1 2009 specification for doors <ul style="list-style-type: none"> All doors to have min 850mm clearance width where double doors are provided min 850mm to active leaf. Door circulations in accordance with Clause 13.3. Doors to achieve appropriate luminance contrast. Doors to have compliant hardware and opening forces. All glazed doors must be marked with contrast marking no less than 75mm wide for full width of doors at 910-1000mm height. | | |

3.6. Element 4: Circulation

Intent: To provide for design elements that is safe and convenient for circulation within and entry to buildings.

| Requirement | Comments |
|---|--|
| Circulation | |
| Stairways, Stairway lifts, Passenger lifts, Ramps, Handrails and Grab rails are provided in accordance with appropriate Australian Standards. | Not applicable None of these items are indicated in this design. |

3.6.1. Lifts

| BCA Requirements against which the drawings have been assessed | Comments |
|--|---|
| <p>Clause E3D2 of the BCA requires passenger lifts to be in accordance with AS1735.12.</p> <ul style="list-style-type: none"> Lift travelling <12m to have a minimum compartment size of 1100mm wide x 1400mm depth. Lift travelling > 12m to have a minimum compartment size of 1400mm wide x 1600mm depth. Door width to be min 900mm clear opening | <p>Not applicable There are no lifts indicated in this design.</p> |

3.6.2. Stairs

| BCA Requirements against which the drawings have been assessed | Comments |
|---|--|
| <p>Clause D4D4 of BCA requires all stairs (excluding fire-isolated stairs) to be in accordance with Clause 11 of AS1428.1 2009.</p> <ul style="list-style-type: none"> Stairs at intersections with property boundaries shall be set back by a minimum of 900mm. Stairs at intersections with internal corridors shall be set back (see fig 26(B)). Stair to have opaque risers Stair nosing's shall not project beyond the face of the riser Stair nosing's shall have sharp intersections, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm. Nosing's require minimum 30% luminance contrast between 50-75mm wide across the full width of the path of travel. It may be set back a max of 15mm Where the luminance contrasting strip is not set back then any area of luminance contrast shall not extend more than 10mm down the riser. <p>Fire-isolated stairs are required a single handrail in accordance with Clause 12 of AS1428.1 2009 and have luminance contrast to nosing's.</p> | <p>Not applicable There are no stairs indicated in this design.</p> |

3.6.3. Ramps

| BCA Requirements against which the drawings have been assessed | Comments |
|---|---|
| <p>Clause D4D4 of BCA requires all ramps (excluding fire-isolated ramps) to be in accordance with Clause 10 of AS1428.1 2009.</p> <ul style="list-style-type: none"> Maximum gradient of a ramp exceeding 1900mm not to exceed 1:14. Gradient to be consistent throughout ramp. Ramp required to have unobstructed width of 1000mm Ramps to be provided with landings at bottom and top of ramp. Landings required every 9m where grade 1:14, Landings required every 15m where grade 1:20. Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length. Ramps to be provided with handrails and kerb rails. | <p>Not applicable There are no ramps indicated in this design.</p> |

| BCA Requirements against which the drawings have been assessed | Comments |
|---|----------|
| <ul style="list-style-type: none"> TGSI's in accordance with AS1428.4.1 2009 to be provided. Ramps to be set back 900mm at property boundaries or 400mm at internal corridors. Vertical rise not to exceed 3.6m | |

3.7. Element 5: Toilets

Intent: To provide access and use of sanitary facilities

| Requirement | Comments |
|--|--|
| Sanitary facilities and associated signage are designed and provided to meet the purpose of the buildings and appropriate Australian Standards. | Capable of compliance A fixtures and fittings schedule will be required at Building Approval stage for assessment. |
| BCA requirements against which the drawings have been assessed | |
| <p>Clause F4D5 of the BCA requires sanitary facilities as follows:</p> <p>Accessible sanitary facilities</p> <ul style="list-style-type: none"> Class 2 – Where sanitary facilities are provided to common areas, not less than 1. Class 5,6,7,8,9 (except ward areas of 9A buildings) - To be provided at on each storey provided with sanitary facilities and not less than 50% of banks on each storey. Unisex sanitary facilities are to be in accordance with Clause 15 of AS1428.1 2009 <p>Ambulant sanitary facilities - to be in accordance with Clause 16 of AS1428.1 to male and female cubicles</p> <p>Accessible shower facilities</p> <p>Class 2 – Where showers are provided to common areas, not less than 1.</p> <p>Class 5,6,7,8,9 (except ward areas of 9A buildings) - Where required by clause F2.3 accessible showers at the rate of 1 accessible per 10 showers are required. Design to be in accordance with Clause 15.5 of AS1428.1 2009</p> | |

3.8. Element 6: Facilities

Intent: To provide access to other appropriate facilities such as street furniture and ATM.

| Requirement | Comments |
|--|---|
| Street furniture (seating, drinking fountains, litterbins, and the like) and ATM facilities are designed and provided in accordance with appropriate Australian Standards. | Capable of compliance Bicycle racks are provided adjacent Building 1. |

4.0 CONCLUSION

In the professional opinion of Purely Access Pty Ltd the proposals are capable of meeting the requirements of the ACT Planning & Land Authority Access and Mobility General Code and the Performance Requirements set out in the National Construction Code Building Code of Australia 2019 and referenced Australian Standards with respect to access for people with a disability. Further design information focusing on the detailed elements will be developed as the scheme progresses through to the construction phase to ensure compliance is achieved.

Report authored by:



Joanne Kinsella

Access Consultant / Associate Member of the ACAA No. 761

0448 004 057

joanne@purelyaccess.com.au

8/14 Wormald Street, Symonston ACT 2609

Report checked by:



Tom Clark MRICS

Access Consultant / Accredited Member of the ACAA No. 644

5.0 DRAWINGS ASSESSED

The following drawings/ documents have been considered in the formulation of this report:

| Drawing No. | Revision | Title |
|-------------|--------------|---|
| A101 | A | PROPOSED FLOOR PLAN (KFC SUTTON FOREST) |
| A102 | A 01.09.2023 | PLAN |
| A201 | A | BUILDING 1 |
| A202 | A 06.09.2023 | BUILDING 2 |
| A302 | A | BUILDING 2 |