

DLINFO

ADELAIDE – APRIL 09

Disability (Access to Premises – Buildings) Standards 2009

As many of you may already be aware, the draft Premises Standard was tabled in the Parliament of Australia House of Representatives and has since been referred on for further consultation. This has been the most significant step towards adoption for the Standard since its conception some time ago now.

The Standard aims to overcome some of the current inconsistencies between the Building Code of Australia (BCA)

and the Disability Discrimination Act (DDA) which currently exists – with the hope to create more certainty when dealing with access to and within the built environment.

Submission for comment on the draft Premises Standard closed on 13 March 2009. Submissions made by other organisations can be viewed at: <http://www.aph.gov.au/house/committee/laca/disabilitystandards/index.htm>

For any further information regarding the Disability (Access to Premises – Buildings) Standards 2009 please contact Brett Fennell.

- > A requirement for a minimum of 50% of all external entrances to be accessible and maximum of 50m between accessible entrances
- > The circulation space in accessible WC's increases and the requirement to have them in all toilet blocks
- > New requirements to provide ambulant accessible facilities
- > If a fit-out occurs in a multistorey building by the building owner, complying access must be provided from the principal entrance to the new fit-out
- > Hearing augmentation where required needs to apply to 85% of the room or space

BCA 2009 Updates – Volume One

Some key changes to the Building Code of Australia, effective 1 May 2009 are:

- > Fire hose reels systems need not be located within 4 metres of every exit or adjacent to every fire hydrant. Additional fire hose reels may also be installed remote from

exits and hydrants if necessary to achieve the system coverage.

- > The energy efficiency glazing provisions have been amended so that the calculation of the internal glazing may be required where a warehouse includes an internal office; in this instance the south facing orientation energy constants and shading multipliers should be used. The amendment also excludes the provision

of lighting time switches and sensing devices in aged care facilities due to the nature of the occupants.

- > For further building code information please refer to the Australian Building Codes Board website www.abcb.gov.au or contact our Adelaide office for a comprehensive list of the amendments to Volume 1 & 2.

Project Profile – Anglicare, Canterbury Close

This project consisted of two new main buildings – Frail Aged Care and Ageing in Place and refurbishment of part of the existing building. Both buildings offer a total of 120 individual bedrooms complete with ensuite

bathrooms, communal living areas and health care facilities.

The exterior incorporated laced brickwork, powder coated aluminium framed windows and colourbond roof. All bedrooms have individual split air conditioning.

Davis Langdon provided Cost Management services for the pre and post contract phase as well as Building Code Compliance and Private Certification.



Project Profile – Mazda Reynella

Davis Langdon Building Surveying provided Private Certification including BCA Part J compliance for the recently completed Mazda Reynella dealership. Extensive glazing to the showroom required the use of specially imported high performance glazing to meet the deemed to satisfy provisions of the Building Code of Australia. The \$4.5m project consisted of car show rooms, service workshops, mezzanine offices and under croft car parking to the sloping site.



Nation Building & Jobs Plan Project

South Australia's Development Approval processes have recently been streamlined for all projects funded from the Federal Government's Nation Building and Jobs Plan (stimulus package). The projects will require planning assessment through the State Coordinator-General. A checklist criteria has been developed to assist the Coordinator-General ensure timely approval for Planning Rules

Consent exemption. It is important to consider these criteria in the design of the building to minimise project delays. Checklist details can be found at http://www.dtei.sa.gov.au/coordinator_general/checklist_criteria_and_statement_of_compliance. Only projects approved by the Coordinator-General for funding through the Nation Building and Jobs Plan are to be exempt from Planning Rules Consent. Building Rules Assessment will still be required by a Private Certifier or Local Government.

- > Davis Langdon has been closely following legislation changes and is implementing processes to further streamline the building approval process for these projects and are keen to assist builders and architects with their building certification or cost consulting requirements.
- > For further information please contact Andrew Cialini or refer to www.dtei.sa.gov.au/coordinator_general

Development Regulations 2008 - Schedule 22A Certificate of Consistency

A new proforma has been adopted by the State Government for certifiers to verify consistency between development plan consent and building rules consent. For all applications lodged after 1 March

2009, copies of the Development Plan consents and stamped planning documentation should be provided to the certifier to avoid delays in processing Building Rules Consents.

Bushfire Fundraiser

Davis Langdon held a loud shirt day in the Adelaide office and raised over \$1,000 and our Melbourne office held an auction and raised over \$10,000 towards the Victorian Bushfire appeal.

