



DA Stage Access Assessment Report

Lot 768 – Thredbo



Project: Lot 768 – Thredbo

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BCA Logic Acquired by Jensen Hughes

BCA Logic was acquired by Jensen Hughes, the largest specialist fire and safety engineering firm in the world, in September 2021.

A respected global leader in safety, security and risk-based engineering and consulting, Jensen Hughes employs more than 1,400 people across 100 countries. This acquisition marks the company's entry into the Australian market and speaks to BCA Logic's experience and expertise in building legislation and regulations, fire, accessibility, and energy consulting.

Partnering with Jensen Hughes allows BCA Logic to further advance our capabilities in all aspects of fire safety engineering and support our clients with an expanded range of complementary services. Both companies share a commitment to technical excellence and exceptional client service.

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EXECUTIVE SUMMARY

This document provides an assessment of the architectural design drawings for the proposed tourist accommodation development known as Lot 768 – Thredbo, which is referred to throughout this report as “The Development”, against the Deemed-to-Satisfy Provisions relating to Access for Persons with a Disability.

Part 2 ‘Matters for Further Consideration’ of this report outlines the identified compliance issues that require further information or consideration and/or assessment as Performance Solutions. Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant Performance Requirements.

| Item | Description | BCA Provision |
|---|--|---------------|
| Opportunities for Performance Solutions – Subject to Certifier’s Concurrence (post-DA) | | |
| 1. | <u>Level 1 Spa Deck</u> The top tier of the Spa Deck currently has no provisions of an accessway via ramp or passenger lift. This non-provision of an accessway compliant with AS1428.1-2009 to the top tier of the Spa Deck can be an opportunity to address under a Performance Solution – subject to certifier’s concurrence during detailed design development stages. | D3.1 |
| 2. | <u>Mezzanine Level Unisex Ambulant Sanitary Compartment</u> If an alternative provision of a drop down grabrail on right hand-side of ambulant pan is required and as the unisex ambulant facility is at a separate bank of toilets to staff room bank of toilets with unisex accessible WC, this will require a performance based solution – subject to certifier’s concurrence during detailed design development stages. | F2.4 |
| 3. | <u>Level 1 Ambulant Sanitary Facilities</u> Non provision of male and female ambulant WC facilities at change room bank of toilets where there is a unisex accessible toilet has been provided will require a performance-based solution – subject to certifier’s concurrence during detailed design development stages. | F2.4 |
| Opportunities for Refining Compliance Matters (During DA or post-DA) | | |
| 1. | <u>Wellness Lobby Swing Doors</u> Ensure all four (4) swing doors linking to circular Wellness Lobby are on power operation via push buttons. | D3.1 |
| 2. | <u>Pivot Doors at Main Entry Airlock</u> Ensure two (2) pivot doors of main entry air lock are on power operation via push buttons. | D3.2 |
| 3. | <u>Ground floor to Level 3 Main Feature Stair</u> Ensure the main feature stair, which wraps around the main passenger lift, is provided with offset tread width at the base of each and all stair flight to ensure future detailing of handrails achieves consistent height along stair flight and landings (i.e. without abrupt height changes) for compliance with AS1428.1-2009. | D3.3 |
| 4. | <u>Levels 1 to 3 Typical Stair Widths</u> | D3.3 |

| Item | Description | BCA Provision |
|------|---|---------------|
| | Ensure all non-fire-isolated stairways typically achieve 1.2m width for future detailing of handrails on both sides whilst achieving min. 1m clear width path of travel for compliance with AS1428.1-2009. | |
| 5. | <p><u>Balance of Mirrored Unisex Accessible Sanitary Facilities</u></p> <p>Ensure an even balance of Left Hand (LH) and Right Hand (RH) transfer toilet facilities inside unisex accessible sanitary facilities throughout The Development as much as possible.</p> <p>Currently most toilet pans of unisex accessible sanitary facilities offer RH transfers throughout The Development.</p> | F2.4 |
| 6. | <p><u>Mezzanine Level Unisex Ambulant Sanitary Compartment</u></p> <p>Introduce a dog leg wall and modify basin location accommodate a wall on right hand side of ambulant pan for installation of fixed angled grabrails on both sides of ambulant pan for compliance with AS1428.1-2009.</p> | F2.4 |

Note: The Annexures of this Report provide detailed assessments of the proposal against all compliance requirements. Refer to Annexure B for detailed assessments and for Annexure C for Compliance Specifications.

1 BASIS OF ASSESSMENT

1.1. Location

The Development known as Lot 768 – Thredbo, the subject of this report, is addressed as 5 Diggings Terrace, Thredbo NSW 2625 as indicatively shown in Figure 1 below.

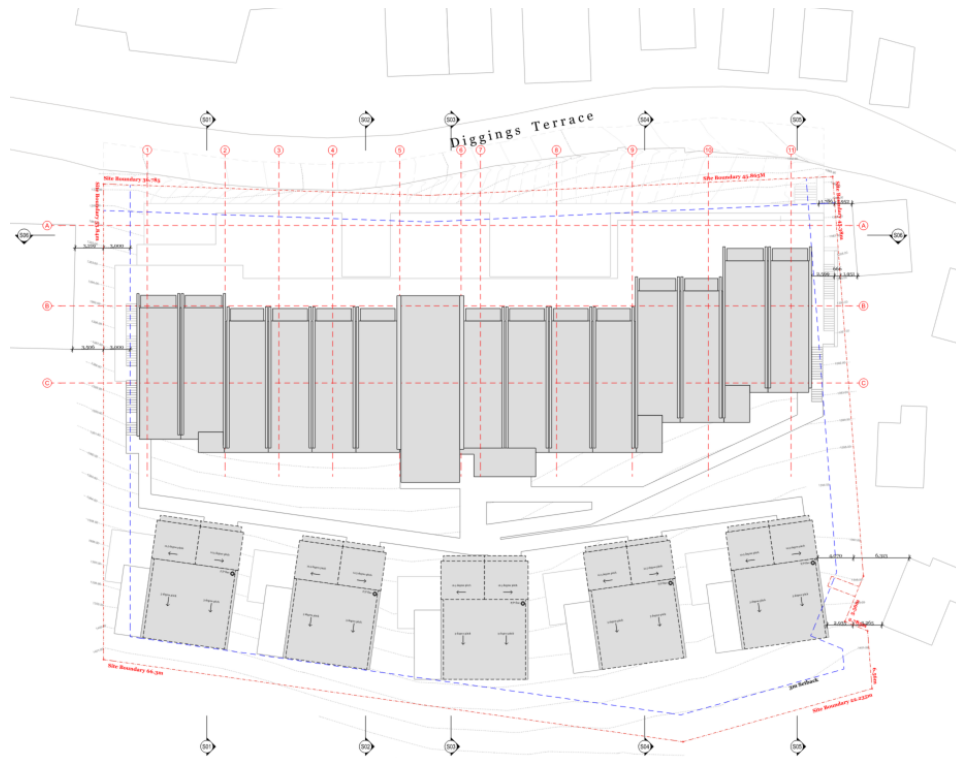


Figure 1 – Roof plan of The Development courtesy of DKO Architecture.

Proposed construction and use of a tourist accommodation development including the following;

- > Vegetation removal
- > Construction of a new multi-storey building in the northern portion of the site comprising;
 - 16 accommodation units;
 - Visitor recreation and food and beverage facilities including a restaurant and bar;
 - Street level car parking and bicycle spaces; and
 - Staff room.
- > Construction of 5 x 3 storey detached accommodation units in the southern portion of the site; and
- > Associated drainage, services and landscape works.

Both vehicular and pedestrian access to the site of The Development is via Diggings Terrace as indicatively shown in Figure 1 above.

1.2. Purpose

The purpose of this report is to assess the proposed tourist accommodation building against the documents and their relevant Deemed-to-Satisfy requirements. The report is intended to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance:

- > Building Code of Australia 2019 (BCA 2019) Volume One Amendment 1 – Part D3 and Clauses E3.6 and F2.4;
- > Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) – Schedule 1 Access Code;
- > Snowy Monaro Regional Council’s Snowy River DCP 2013 Planning Control E1.2-3;
- > Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3. Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- > The structural adequacy or design of the building;
- > The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- > The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic services.

This report does not include, or imply compliance with:

- > The Disability Discrimination Act (it cannot be guaranteed that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then a degree of surety is provided for those responsible for the design of the building);
- > BCA 2019 Sections B, C, D (except D3), E (except E3.6), F (except F2.4), G, H, I & J;
- > Demolition Standards not referred to by the BCA2019;
- > Work Health and Safety Act;
- > Construction Safety Act;
- > Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like;
- > Conditions of Development Consent issued by the Local Consent Authority; and
- > This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of this report.

1.4. Federal Disability Discrimination Act (DDA)

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.

All organisations have a responsibility, under the 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 applies nationally and is complaint based. While the Disability (Access to Premises – Buildings) Standards 2010 and the BC2019 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

1.5. Disability Access to Premises Standards (Premises Standards)

The aim of the Premises 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.

The Premises Standards intend to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They 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 Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters.

They do not apply to existing buildings that are not undergoing upgrade, however they introduce the concept of the “Affected Part”. This means that new works need to be connected to the building’s Principal Pedestrian Entrance by an accessible path of travel. This can mean that upgrade to the building may be necessary even where none is proposed.

1.6. Design Documentation

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

1.7. Definitions

Accessible

Having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Luminance Contrast

The light reflected from one surface or component, compared to the light reflected from another surface or component.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information

2 KEY COMPLIANCE CONSIDERATIONS

2.1. General

The following 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.

| Item | Description | BCA Provision |
|---|---|---------------|
| Opportunities for Refining Compliance Matters (During DA or post-DA) | | |
| 1. | <u>Wellness Lobby Swing Doors</u> Ensure all four (4) swing doors linking to circular Wellness Lobby are on power operation via push buttons. | D3.1 |
| 2. | <u>Pivot Doors at Main Entry Airlock</u> Ensure two (2) pivot doors of main entry air lock are on power operation via push buttons. | D3.2 |
| 3. | <u>Ground floor to Level 3 Main Feature Stair</u> Ensure the main feature stair, which wraps around the main passenger lift, is provided with offset tread width at the base of each and all stair flight to ensure future detailing of handrails achieves consistent height along stair flight and landings (i.e. without abrupt height changes) for compliance with AS1428.1-2009. | D3.3 |
| 4. | <u>Levels 1 to 3 Typical Stair Widths</u> Ensure all non-fire-isolated stairways typically achieve 1.2m width for future detailing of handrails on both sides whilst achieving min. 1m clear width path of travel for compliance with AS1428.1-2009. | D3.3 |
| 5. | <u>Balance of Mirrored Unisex Accessible Sanitary Facilities</u> Ensure an even balance of Left Hand (LH) and Right Hand (RH) transfer toilet facilities inside unisex accessible sanitary facilities throughout The Development as much as possible. Currently most toilet pans of unisex accessible sanitary facilities offer RH transfers throughout The Development. | F2.4 |
| 6. | <u>Mezzanine Level Unisex Ambulant Sanitary Compartment</u> Introduce a dog leg wall and modify basin location accommodate a wall on right hand side of ambulant pan for installation of fixed angled grabrails on both sides of ambulant pan for compliance with AS1428.1-2009. | F2.4 |

Accessibility has been assessed against the documents outlined in Part 1.2 of this Report. The Annexures to this report provides a detailed assessments of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements. It is important that the Annexures are 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.

2.2. Classification

Under the provisions of Parts A6 of BCA 2019 and Part A4 of the Access Code, the building has been classified as follows:

Table 1. Building Classification

| Main Building | | |
|-----------------|---|--|
| Class | Level | Description |
| Class 3 | Part of mezzanine; and Levels 2 to 3 | Sole-occupancy units and ancillary staff room. |
| Class 6 | Part level 1 | Restaurant, bar |
| Class 7a | Parts of ground floor and mezzanine | Carparking |
| Class 7b | Parts of ground floor and mezzanine | Storage |
| Class 9b | Part level 1 | Function room, gym, wellness facilities and laundry/store room |
| Detached Lodges | | |
| Class | Level | Description |
| Class 3 | Parts of levels 3 and 5; and entire level 4 | Sole-occupancy units |
| Class 10a | Part level 5 | Attached balcony |
| Class 10b | Part level 3 | Hot tubs |

2.3. Dimensions and Tolerances

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. BCA Logic's assessment of the plans and specifications has been undertaken to ensure the minimum dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

2.4. Opportunities for Performance-based Design – Performance Solutions (post-DA)

There are specific areas throughout the development where strict Deemed-to-Satisfy Premises Standards and BCA Compliance may not be achieved by the proposed design and site constraints. These matters may need to be addressed in a detailed Performance Solution Report to be prepared for this development under separate cover:

Table 2. Opportunities for Performance Solutions – Subject to Certifier's Concurrence

| Item | Description of Performance Solution | DTS Provision |
|------|---|---------------|
| 1. | <p><u>Level 1 Spa Deck</u></p> <p>The Spa Deck on level 1 of The Development has been proposed with up to two (2) spa pools with each spa pool measuring considerably less than 40m in perimeter and not required to have accessible means of water entry/exit in accordance with BCA Table D3.1.</p> | D3.1 |

| Item | Description of Performance Solution | DTS Provision |
|------|--|---------------|
| | <p>There is an accessway capable of compliance with AS1428.1-2009 on the bottom tier of the Spa Deck. However, the top tier of the Spa Deck currently has no provisions of an accessway via ramp or passenger lift.</p> <p>This non-provision of an accessway compliant with AS1428.1-2009 to the top tier of the Spa Deck can be an opportunity to address under a performance solution – subject to certifier's concurrence during detailed design development stages.</p> | |
| 2. | <p><u>Mezzanine Level Unisex Ambulant Sanitary Compartment</u></p> <p>If an alternative provision of a drop down grabrail on right hand-side of ambulant pan is required and as the unisex ambulant facility is at a separate bank of toilets to staff room bank of toilets with unisex accessible WC, this will require a performance based solution – subject to certifier's concurrence during detailed design development stages.</p> | F2.4 |
| 3. | <p><u>Level 1 Ambulant Sanitary Facilities</u></p> <p>Non provision of male and female ambulant WC facilities at change room bank of toilets where there is a unisex accessible toilet has been provided will require a performance based solution – subject to certifier's concurrence during detailed design development stages.</p> | F2.4 |

2.5. Residential Sole Occupancy Units (SOUs)

The following table summarises the required accessible features for the proposed Residential SOUs. This is based upon the Disability (Access to Premises) Standards 2010 - Access Code and BCA 2019.

Table 3. Residential Sole Occupancy Units (SOUs)

| Unit Type | SOUs |
|-----------------|---|
| Accessible SOUs | Out of total twenty-one (21) SOUs, there are two (2) SOUs identified and designed as Accessible SOUs on Mezzanine level of The Development. |

2.6. Areas Required to be Accessible

The following areas of the building are required to be accessible:

Table 4. Areas Required to be Accessible

| Building | Class | Level/Area | Access Requirements |
|-----------------------------------|---------|--|---|
| Main Building and Detached Lodges | Class 3 | <p>Part of mezzanine and Levels 2 to 3</p> <p>Sole-occupancy units and ancillary staff room.</p> | <p><u>Common areas</u></p> <p>From a pedestrian entrance required to be accessible to at least 1 floor containing sole occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunchroom, lounge room, or the like.</p> |

| Building | Class | Level/Area | Access Requirements |
|-----------------|-----------|--|--|
| | | | <p>Where a ramp complying with AS1428.1 or a passenger lift is installed –</p> <p>(a) to the entrance doorway of each sole-occupancy unit; and</p> <p>(b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</p> <p><u>Sole-occupancy units</u></p> <p>If the building or group of buildings contain –</p> <p>11 to 40 sole-occupancy units</p> <p>To and within –</p> <p>2 accessible sole-occupancy units.</p> <p>Not more than 2 required accessible sole-occupancy units may be located adjacent to each other.</p> <p>Where more than 2 accessible sole-occupancy units are required, they must be representative of the range of rooms available.</p> <p><u>Ancillary Staff Room</u></p> <p>To and within all areas normally used by the occupants</p> |
| Main Building | Class 6 | Part level 1 Restaurant, bar | To and within all areas normally used by the occupants |
| Main Building | Class 7a | Parts of ground floor and mezzanine Car park | To and within any level containing accessible car parking spaces |
| Main Building | Class 7b | Parts of ground floor and mezzanine Storage | To and within all areas normally used by the occupants |
| Main Building | Class 9b | Part level 1 Function room, gym, wellness facilities and laundry/store room | To and within all areas normally used by the occupants, including seating spaces according BCA2019 D3.9 except non-accessible seating areas within the assembly building. |
| Detached Lodges | Class 10a | Part level 5 Attached balconies | To and within the accessible sanitary facility, change room, public shelter or the like within the public non-habitable building |

| Building | Class | Level/Area | Access Requirements |
|-----------------|-----------|--|---|
| Detached Lodges | Class 10b | Part level 3 Hot tubs for detached lodges | To and into swimming pools with a total perimeter greater than 40m associated with an accessible building (except associated with Class 1b, 2 or 3 buildings) |

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2019 and Access Code been considered where applicable in the process of developing the above table.

ANNEXURE A – DESIGN DOCUMENTATION

This report has been based on the following design documentation.

Table 5. Architectural Plans

| Architectural Documents Prepared by DKO Architecture (NSW) Pty Ltd. | | | |
|---|----------|------------|-------------------|
| Drawing Number | Revision | Date | Title |
| DA200 | J | 28/06/2022 | Ground Floor Plan |
| DA201 | J | 28/06/2022 | Mezzanine |
| DA202 | J | 28/06/2022 | Level 1 |
| DA203 | J | 28/06/2022 | Level 2 |
| DA204 | J | 28/06/2022 | Level 3 |
| DA205 | J | 28/06/2022 | Level 4 |
| DA206 | J | 28/06/2022 | Level 5 |
| DA207 | J | 28/06/2022 | Roof |
| DA208 | F | 28/06/2022 | Unit Plans |

ANNEXURE B – BCA 2019 VOLUME ONE AMENDMENT 1 (BCA) & DISABILITY (ACCESS TO PREMISES) STANDARDS 2010 (DAPS) ASSESSMENT

Status Abbreviations

The abbreviations outlined below have been used under Status column in the following from Table 7.

| | |
|-------------------------------|--|
| N/A | Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design. |
| Complies | The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design. |
| CRA – Refer Annexure C | 'COMPLIANCE READILY ACHIEVABLE'. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure C of this report. |
| FI | Further Information is necessary to determine the compliance potential of the building design. |
| PS | Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements. |
| DNC | Does Not Comply. |
| Noted | BCA Clause simply provides a statement not requiring specific design comment or confirmation. |

BCA/DAPS Assessment Summary

Table 6. BCA/DAPS Assessment Summary

| Clause | Clause Requirements | Comment | Status |
|--|--|---|----------------------------------|
| Section D: Access and Egress | | | |
| Part D3 – Access for People with a Disability | | | |
| D3.0: Deemed-to-Satisfy Provisions | Informational | For information only. | Note |
| D3.1: General Building Access Requirements | <p>An accessway complying with AS1428.1 is required to the following:</p> <p>Class 3 –</p> <p>From a pedestrian entrance to at least 1 floor containing SOU's, to the entrance doorway of each SOU located on that level, and any other level served by a passenger lift or an accessible ramp.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents (e.g. cooking facility, gymnasium, swimming pool, laundry, etc.)</p> <p>To and within at least two (2) accessible SOUs out of total twenty-one (21) accessible SOUs distributed across The Development.</p> <p>Class 6 –</p> <p>To and within all areas normally used by the occupants.</p> <p>Class 7 –</p> <p>To and within any level containing accessible carparking spaces.</p> <p>Class 9b –</p> <p>To wheelchair seating spaces provided in accordance with D3.9.</p> | <p>The Development can satisfy Clause D3.1 General Building Access Requirements associated with Classes 3, 6, 7, 9b of BCA/DAPS with exception to the following that requires further design modification and/or further information and/or needs to be addressed under performance solution – subject to certifier's concurrence; as applicable:</p> <ul style="list-style-type: none"> > Level 1 of Main Building <ul style="list-style-type: none"> o Ensure all four (4) swing doors linking to circular Wellness Lobby are on power operation via push buttons. > Level 1 Spa Deck <ul style="list-style-type: none"> o The Spa Deck on level 1 of The Development has been proposed with up to two (2) spa pools with each spa pool measuring considering less than 40m in perimeter and not required to have accessible means of water entry/exit in accordance with BCA Table D3.1. <p>There is an accessway capable of compliance with AS1428.1-2009 on the bottom tier of the Spa Deck. However, the top tier of the Spa Deck currently has no provisions of an accessway via ramp or passenger lift.</p> | CRA/PS – Refer Annexure C |

| | | | |
|---------------------------|---|---|-------------------------------|
| | <p>To and within all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.</p> <p>Class 10a –</p> <p>To and within –</p> <p>(a) An accessible sanitary facility; and</p> <p>(b) a change room facility; and</p> <p>(c) a public shelter or the like</p> <p>Class 10b –</p> <p>To and into swimming pools with a total perimeter greater than 40m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.</p> | <p>This non-provision of an accessway compliant with AS1428.1-2009 to the top tier of the Spa Deck can be an opportunity to address under a performance solution – subject to certifier's concurrence.</p> <p>Note: Class 10a parts of The Development are the balconies attached to the detached lodges. Balconies do not contain an accessible sanitary facility, a change room facility or a public shelter and does not trigger access requirements to and within those Class 10a parts.</p> <p>Similarly, Class 10b parts of The Development consists of outdoor hot tubs for the detached lodges. None of the hot tubs achieve a perimeter of more than 40m and does not trigger access to and within those Class 10b parts.</p> | |
| D3.2: Access to Buildings | <p>(a) An accessway must be provided to a building required to accessible –</p> <p>(i) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>(ii) from another accessible building connected by a pedestrian link; and</p> <p>(iii) from any required accessible carparking space on the allotment.</p> <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <p>(i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</p> <p>(ii) in a building with a total floor area more than 500 m², a pedestrian entrance which is not</p> | <p>The Development can satisfy Clause D3.2 Access to buildings of BCA/DAPS with exception to the following that requires further design modification and/or further information and/or needs to be addressed under performance solution – subject to certifier's concurrence; as applicable:</p> <ul style="list-style-type: none"> > Mezzanine level of Main Building <ul style="list-style-type: none"> o Ensure the swing door at top landing of 1:14 ramp is latched and hung on the middle of the 500mm thick wall to prevent the door recess being more than max. 300mm as permitted in AS1428.1-2009. > Ground floor of Main Building <ul style="list-style-type: none"> o Ensure two (2) pivot doors of main entry air lock (principal pedestrian entrance) are both power-operated on push buttons to overcome | CRA – Refer Annexure C |

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| | <p>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> <p>(c) Where a pedestrian entrance required to be accessible has multiple doorways—</p> <p>(i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and</p> <p>(ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</p> <p>(d) For the purposes of (c)—</p> <p>(i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—</p> <p>(A) all doorways serve the same part or parts of the building; and</p> <p>(B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and</p> <p>(ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2).</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>shortfalls in required minimum latch-side clearances.</p> | |
| D3.3: Parts of Buildings to be Accessible | <p>> Walkways and ramps must comply with clause 10 of AS 1428.1-2009.</p> <p>> Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009.</p> | <p>The Development can satisfy Clause D3.3 Parts of Buildings to be Accessible of BCA/DAPS with exception to the following that requires further design modification and/or further information and/or needs to be addressed</p> | CRA – Refer Annexure C |

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| | <ul style="list-style-type: none"> > Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009. <p>The accessways must be provided with:</p> <ul style="list-style-type: none"> > Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. > Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway. > An intersection of accessways satisfies the spatial requirements for a passing and turning space. <p>Note: The Access to Premises Standards do not provide the concessions provided in sub-clauses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.</p> <p>An accessible ramp or a passenger lift are not required to serve the upper storey/levels in a Class 5, 6, 7b or 8 building if it has —</p> <ul style="list-style-type: none"> > 3 storeys max. <p>The floor area for each storey (excluding entrance storey) is 200m² max.</p> | <p>under performance solution – subject to certifier's concurrence; as applicable:</p> <ul style="list-style-type: none"> > Ground floor to Level 3 of Main Building <ul style="list-style-type: none"> o For the main feature stair, which wraps around the main passenger lift, is provided with offset tread width at the base of each and all stair flight to ensure future detailing of handrails achieves consistent height along stair flight and landings (i.e. without abrupt height changes) for compliance with AS1428.1-2009. > Levels 1 to 3 of Main Building <ul style="list-style-type: none"> o Ensure all non-fire-isolated stairways typically achieve 1.2m width for future detailing of handrails on both sides whilst achieving min. 1m clear width path of travel for compliance with AS1428.1-2009. | |
| D3.4: Exemptions | <p>Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.)</p> | <p>The following areas within this development have been identified as potential excepted areas, subject to certifier's concurrence:</p> <ul style="list-style-type: none"> > Ground floor of Main Building <ul style="list-style-type: none"> o Substation o Hydrant + Sprinkler Booster Assembly o Water Meter + Fire Valve o MSB | Note |

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| | | <ul style="list-style-type: none"> ○ All services cupboards ○ Services Goods Lift > Mezzanine of Main Building <ul style="list-style-type: none"> ○ Maintenance Waste Holding ○ Pump room ○ Main Switchboard Room ○ Comms Room ○ Cool Room/Storage ○ All services cupboards ○ Services Goods Lift > Level 1 of Main Building <ul style="list-style-type: none"> ○ B.O.H Commercial kitchen and associated storerooms for Bar/Restaurant ○ Store/Laundry ○ ELE cupboard ○ All services cupboards ○ Housekeeping Store / Laundry > Level 2 of Main Building <ul style="list-style-type: none"> ○ Housekeeping Store (7sqm); > Level 3 of Main Building <ul style="list-style-type: none"> ○ All services cupboards | |
| D3.5: Accessible Car Parking | <p>Accessible carparking spaces to be in compliance with this Clause, AS2890.6 and AS1428.1 in the proportion required by BCA2019 and Council DCP.</p> <p>Generally, accessible carparking spaces compliant with AS2890.6 will require 2400x5400mm plus an adjacent shared zone of 2400x5400mm. Bollard, demarcation and accessible signage to comply with AS2890.6.</p> | <p>Out of total twenty (20) car parking spaces proposed for The Development, there is two (2) accessible car parking spaces with an adjacent shared zone located on mezzanine level.</p> <p>From information provided to date, it is understood all of total 20 car parking spaces proposed for The Development are allocated for Class 3 Part residences</p> | CRA – Refer Annexure C |

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| | Vertical clearance to be 2500mm min over the carparking and 2200mm over the accessway, compliant with AS2890.6. | only. As such, The Development can satisfy Clause D3.5 Accessible Car Parking of BCA/DAPS. <u>NB: Care is to be taken to ensure min. 2500mm vertical clearance over the accessible carparking spaces and adjacent shared zones and min. 2200mm head clearance from the vehicular entry point of the building leading to the accessible car parking spaces.</u> | |
| D3.6: Signage | <p>> Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each:</p> <ul style="list-style-type: none"> ○ sanitary facility; and ○ any space with a hearing augmentation system; and ○ identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) <p>> Signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying –</p> <ul style="list-style-type: none"> > the type of hearing augmentation; and > the area covered within the room; and > if receivers are being used and where the receivers can be obtained. <p>> Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and</p> | <p>During subsequent detailed design development stages, post-DA, there are opportunities to refine this detailed compliance requirement, which can be readily confirmed, addressed, and detailed to comply.</p> <p>During detailed design development stages, post-DA please provide signage details for the unisex accessible sanitary compartment and for the unisex ambulant sanitary compartment associated with the street front retail tenancies.</p> | CRA/FI – Refer Annexure C |

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| | <ul style="list-style-type: none"> > Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility. > Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; <p>Where a bank of 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 facility.</p> | | |
| D3.7: Hearing Augmentation | <ul style="list-style-type: none"> (a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed— <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 <ul style="list-style-type: none"> (iii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. (b) If a hearing augmentation system required by (a) is— <ul style="list-style-type: none"> (i) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or (ii) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served | <p>The Class 9b part/s of The Development on level 1 such as gym/yoga and multi-function room can have in-built amplification systems other than systems only used for emergency warning, that can be required to have hearing augmentation under BCA/DAPS Clause D3.7.</p> <p>Finer details of hearing augmentation compliance can readily be coordinated, addressed and detailed to comply with BCA/DAPS D3.7 during subsequent detailed design development stages, post-DA.</p> <p>During subsequent detailed design development stages post-DA, please confirm all/any areas of The Development proposed with in-built amplification systems other than systems only used for emergency warning.</p> | <p>CRA/FI – Refer Annexure C</p> |

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| | <p>by the inbuilt amplification system, and the number of receivers provided must not be less than—</p> <p>(A) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and</p> <p>(B) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and</p> <p>(C) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and</p> <p>(D) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.</p> <p>(c) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D1.13.</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,</p> <p>(e) other than a public address system used for emergency warning purposes only.</p> | | |
| 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> | <p>Tactile Ground Surface Indicators (TGSIs) will be required for the landings of all stairways (i.e. 2 steps or more) and ramps (i.e. sloping paths that are graded no steeper than 1:14 but graded steeper than 1:20) and are used for communication for The Development.</p> | <p>CRA/FI – Refer Annexure C</p> |

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| | <ul style="list-style-type: none"> (i) stairway, other than a fire-isolated stairway; and (ii) an escalator; and (iii) a passenger conveyor or moving walk; and (iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v) in the absence of a suitable barrier— <ul style="list-style-type: none"> (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (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, <p>except for areas exempted by D3.4. (b)</p> <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>Class 3 aged care, Class 9a & 9c not listed above</p> <p>TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps (except fire-isolated).</p> <p>Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.</p> | <p>During subsequent detailed design development stages, post-DA, there are opportunities to refine this detailed compliance requirement, which can be readily confirmed, addressed, and detailed to comply.</p> <p>During detailed design development stages, post-DA please provide details of TGSIs for a comprehensive assessment.</p> <p>Please refer to Annexure C for Compliance Specifications.</p> | |
| D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings | <p>Wheelchair seating spaces are required in Class 9b assembly buildings (e.g. cinemas, theatres, etc.) spread evenly throughout with an accessway to / from them, compliant with AS1428.1.</p> | <p>Not applicable as the development does not contain a class 9b part with fixed seating spaces.</p> | N/A |

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| D3.10: Swimming Pools | At least one accessway to / from the swimming pool to be provided according to this Clause and Table D3.1 and AS1428.1. | Not applicable as the development does not contain a swimming pool for use in common by the guests/residents with a perimeter of 40m or more. | N/A |
| D3.11: Ramps | 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 not overlap a landing for another step ramp or ramp. | The series of connected ramps proposed between the main building and detached lodges of The Development achieve a combined vertical rise of less than 3.6m and there is no step ramp proposed with a landing that overlaps a landing for another step ramp or ramp. | CRA- Refer Annexure C |
| 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. | <p>During subsequent detailed design development stages, post-DA, there are opportunities to refine this detailed compliance requirement, which can be readily confirmed, addressed, and detailed to comply.</p> <p>During detailed design development stages, post-DA please provide details of glazing on an accessway and required visual indicators for a comprehensive assessment.</p> <p>Please refer to Annexure C for Compliance Specifications.</p> | CRA/FI – Refer Annexure C |

Section E: Services and Equipment

Part E3 – Lift Installations

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| E3.0: Deemed-to-Satisfy Provisions | Informational | For information only. | Note |
| E3.6: Passenger Lifts | <p>The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, as follows:</p> <ul style="list-style-type: none"> > Handrail complying with the provisions for a mandatory handrail in AS 1735.12. > Lift floor dimensions not less than 1400 mm wide by 1600 mm deep (lifts that travel more than 12m) | <p>The Development is proposed with up to two lifts inside the main building. The first lift is the main passenger lift connecting between ground floor to level 3.</p> <p>The main passenger lift shaft is currently shown to be approximately 2350mm by 2350mm in size. Such a lift shaft can accommodate a passenger lift with a compliant minimum 1400mm wide by 1600mm long clear floor area.</p> | CRA/FI – Refer Annexure C |

Section E: Services and Equipment

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| | <ul style="list-style-type: none"> > Lift floor dimensions not less than 1100 mm wide by 1400 mm deep (lifts that travel not more than 12m) > Minimum clear door opening complying with AS 1735.12. > Passenger protection system complying with AS1735.12. > Lift car and landing control buttons complying with AS 1735.12. > Lighting in accordance with AS 1735.12. <ul style="list-style-type: none"> (a) Automatic audible information within the lift car to identify the level each time the car stops; and (b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (c) audible information and audible indication required by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz. <p>Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.</p> <p>Note: Platform lifts can be used up to 4m travel distance.</p> <p>Note: Stairway lifts are not allowed where is possible to install another type of passenger lift (e.g. unjustifiable hardship, heritage buildings)</p> | <p>The other remaining lift is a goods services lift as mentioned in Section D3.4 of this report. Refer to Section D3.4 of this report regarding the services lift.</p> <p>During subsequent detailed design development stages, post-DA, there are opportunities to refine this detailed compliance requirement, which can be readily confirmed, addressed, and detailed to comply.</p> <p>During detailed design development stages, post-DA please provide lift compliance certificate or shop drawings for a comprehensive assessment.</p> <p>Please refer to Annexure C for Compliance Specifications.</p> | |
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Section F: Healthy and Amenity

Part F2 – Sanitary and Other Facilities

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| F2.0: Deemed-to-Satisfy Provisions | Informational | For information only. | Note |
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| Section F: Healthy and Amenity | | | |
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| <p>F2.4: Accessible Sanitary Facilities (including Table F2.4)</p> | <p>In a building required to be accessible—</p> <ul style="list-style-type: none"> (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 (e) 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; and (f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and (h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and | <p>The Development is proposed with the following sanitary facilities for people with disabilities:</p> <ul style="list-style-type: none"> > Mezzanine <ul style="list-style-type: none"> ○ One (1) unisex accessible sanitary facility containing a Right Hand (RH) transfer pan, a basin and a shower associated with Staff Room (87 sqm) measuring approximately 2400mm wide by 3700mm long in overall dimension; and ○ 1 x unisex ambulant sanitary compartment containing a pan and a basin measuring approximately 1500mm wide by 2450mm long in overall dimension; and ○ Two (2) unisex accessible ensuites (mirrored layouts) with each ensuite containing a pan, a basin and a shower associated with each accessible guestroom; and > Level 1 <ul style="list-style-type: none"> ○ 1 x unisex accessible sanitary facility containing a Right Hand (RH) transfer pan, a basin and a shower associated with Change Room (47 sqm) measuring approximately 2380mm wide by 2750mm long in overall dimension; and ○ A bank of separated male and female sanitary compartments located between private lounge/bar and bar/restaurant containing 1 x male ambulant and 1 x female ambulant sanitary cubicles (each ambulant sanitary cubicle measuring approximately 900mm wide by 2915mm long); and ○ 1 x unisex accessible sanitary compartment containing a RH transfer pan and a basin adjacent to a bank of male and female sanitary compartments located between | <p>CRA/PS – Refer Annexure C</p> |

Section F: Healthy and Amenity

- (i) compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.

private lounge/bar and bar/restaurant measuring approximately 2020mm wide by 2700mm long in overall dimension.

The above listed sanitary facilities for people with disabilities can readily satisfy Clause F2.4 Access Sanitary Facilities (incl. relevant sub-clauses) of BCA/DAPS with exception to the following that requires further design modification and/or further information and/or needs to be addressed under performance solution – subject to certifier's concurrence; as applicable:

> Even Balance of Mirrored Unisex Accessible Sanitary Facilities

- Ensure an even balance of Left Hand (LH) and Right Hand (RH) transfer toilet facilities inside unisex accessible sanitary facilities throughout The Development as much as possible.

Currently most toilet pans of unisex accessible sanitary facilities throughout The Development offer RH transfers.

> Mezzanine Level Unisex Ambulant Sanitary Compartment

- Introduce a dog leg wall and modify basin location accommodate a wall on right hand side of ambulant pan for installation of fixed angled grabrails on both sides of ambulant pan for compliance with AS1428.1-2009.

If an alternative provision of a drop down grabrail on right hand-side of ambulant pan is required and as the unisex ambulant facility is at a separate bank of toilets to staff room bank of toilets with unisex accessible WC, this will require a performance based solution –

| Section F: Healthy and Amenity | | | |
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| | | <p>subject to certifier's concurrence during detailed design development stages.</p> <p>> Level 1 Ambulant Sanitary Facilities</p> <ul style="list-style-type: none"> Non provision of male and female ambulant WC facilities at change room bank of toilets where there is a unisex accessible toilet has been provided will require a performance-based solution – subject to certifier's concurrence during detailed design development stages. | |
| F2.9: Accessible adult change facilities | <p>(a) Accessible adult change facilities required by (b) –</p> <ul style="list-style-type: none"> (i) must be constructed in accordance with Specification F2.9; and (ii) cannot be combined with another sanitary compartment, <p>(b) One unisex accessible adult change facility must be provided in accessible part of a-</p> <ul style="list-style-type: none"> (i) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and (ii) Class 9b sports venue or the like that – <ul style="list-style-type: none"> (A) has a design occupancy of not less than 35,000 spectators; or (B) contains a swimming pool that has a perimeter of not less than 70 m and that is required by Table D3.1 to be accessible; and (iii) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and | <p>Not applicable as The Development does not contain a Class 6 building or part of building with a design occupancy of not less than 3,500 people.</p> | N/A |

Section F: Healthy and Amenity

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| | <ul style="list-style-type: none">(iv) theatre of the like having a design occupancy of not less than 1,500 patrons; and(v) passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002. <p>(c) For the purposes of (b), design occupancy must be calculated in accordance with D1.13, but excluding any area that –</p> <ul style="list-style-type: none">(i) can only be accessed by staff, employees, contractors, maintenance personnel and the like; or(ii) is subject to an exemption under D3.4. | | |
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ANNEXURE C - COMPLIANCE SPECIFICATION

Design Certification

Further 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 / ramps (other than fire isolated stairways / ramps); 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 AS1428.4.1.
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 900-1000mm 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. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Walkways will comply with Clause 10 of AS1428.1-2009.
7. 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.
8. Stairways will comply with Clause 11 of AS1428.1-2009.
9. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
10. Handrails will comply with Clause 12 of AS1428.1-2009.
11. Grabrails will comply with Clause 17 of AS1428.1-2009.
12. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009.
13. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6. Refer to Annexure B1 for a diagrammatic explanation.
14. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.
15. Switches and power points will comply with Clause 14 of AS1428.1-2009.
16. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
17. Braille and tactile signage will comply with BCA2019 Clause D3.6.
18. Signage will to comply with Clause 8 of AS1428.1-2009.
19. The passenger lifts will comply with BCA2019 Table E3.6b and AS1735.12.

20. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
21. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.