BUILDING CODE OF AUSTRALIA
ACCESS COMPLIANCE ASSESSMENT REPORT

PROPOSED LIGHT INDUSTRY COMPLEX

40 BRYANT STREET, PADSTOW

DATE ►06/03/2024

REPORT NO. ►12991 Rev01

PREPARED FOR ►Australia Silva Lake Gamma Pty Ltd

PREPARED BY ► AE&D

AEDGROUP

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REVISION STATUS				
REPORT NO/REV	DATE	STATUS	WRITTEN	CHECKED
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12991 Rev01	06/03/2024	Final as issued	SH	JS

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1.0 INTRODUCTION

This report provides an assessment of the proposed Light Industry Complex, to be located at 40 Bryant Street, Padstow, for the purposes of Development Application (DA) submission.

The purpose of this report is to identify the compliance status of the design with the following:

- Relevant Deemed-to-Satisfy (DtS) requirements of the Building Code of Australia (BCA) 2022, as related to access for people with a disability, as are contained within clauses D4D2-D4D13 (Inclusive); E3D7 and E3D8; and F4D6, F4D7, and F4D12.

A detailed "Technical Review and Commentary" is provided at Part 2.0 of this Report, which includes all appropriate technical assessment results and commentary and concludes that, whilst some compliance departures do exist in the current design, such can be remedied in all instances to achieve compliance with the BCA, subject to provision of additional information, design details, or Performance Solution/s, as identified in this report..

1.1 Basis of Report

This report is based on a desktop assessment of the proposed plans, with specific reference to the following:

1. Architectural plans prepared by ALGORRY ZAPPIA & ASSOCIATES P/L, Project No. P6301 , Issue 'PRELIMINARY 08' Drawing Numbers:

Drawing Title	Drawing No.	Revision	Dated
DEMOLITION PLAN	A103	-	23.02.2024
SITE PLAN	A104	-	23.02.2024
LEVEL 0 SITE/WAREHOUSE FLOOR PLANS	A200	P09	23.02.2024
LEVEL 1 OFFICE FLOOR PLANS	A201	P09	04.03.2024
LEVEL 2 SITE/INDUSTRY FLOOR PLANS	A202	P09	04.03.2024
LEVEL 3 OFFICE FLOOR PLANS	A203	P05	23.02.2024
LEVEL 0 FLOOR PLANS	A204	P03A	23.02.2024
LEVEL 0 FLOOR PLANS	A205	-	23.02.2024
LEVEL 1 FLOOR PLANS	A206	-	23.02.2024
LEVEL 1 FLOOR PLANS	A207	-	23.02.2024
LEVEL 2 FLOOR PLANS	A208	-	23.02.2024
LEVEL 2 FLOOR PLANS	A209	P09	23.02.2024
LEVEL 3 FLOOR PLANS	A210	-	23.02.2024
LEVEL 3 FLOOR PLANS	A211	-	23.02.2024
FOOD PROCESSING UNITS	A212	-	23.02.2024
ROOF PLAN	A213	-	23.02.2024
SECTION A & B	A300	P03A	23.02.2024
SECTION C & D	A301	--	23.02.2024
ELEVATIONS	A400	--	23.02.2024

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Drawing Title	Drawing No.	Revision	Dated
ELEVATIONS	A401	--	23.02.2024
ELEVATIONS	A402	--	23.02.2024
ELEVATIONS	A403	--	23.02.2024
ELEVATIONS	A404	--	23.02.2024
ELEVATIONS	A405	--	23.02.2024
ELEVATIONS	A406	--	23.02.2024
ELEVATIONS	A407	--	23.02.2024

2. The Building Code of Australia 2022, prepared by the Australian Building Codes Board.
3. The Guide to the BCA 2019, prepared by the Australian Building Codes Board.
4. Australian Standards AS1428.1-2009 - Design for Access and Mobility – Part 1: General requirements for access - New building work.
5. Australian Standards AS1428.4.1-2009 - Design for Access and Mobility – Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.
6. Australian Standard AS2890.6-2009 Parking facilities – Part 6: Off-street parking for people with disabilities.
7. AS 1735.12-1999 Lifts, Elevators and Moving Walks - Part 12 facilities for persons with disabilities

1.2 Limitations of the Report

This report does not assess the following:

- Review of Construction Certificate (CC) documentation. (This review relates only to Development Application drawings. Associated specifications and other supporting documents have not been reviewed. Additional detailed design assessments may be required for CC phase).
- Any parts of the BCA or Australian Standards not directly referenced in this report.
- Review of The Disability (Access to Premises – Building) Standards 2010.
- Assessment of the Disability Discrimination Act 1992 (DDA is a complaint-based instrument and does not offer prescriptive compliance options).
- Review of fitouts and/or furniture.
- Assessment of any structural elements, fire services operations , mechanical or electrical systems and installations, plumbing and drainage installations or geotechnical matters relating to the building, including any structural or other assessment of the existing fire-resistant levels of the building
- Reporting on hazardous materials, OH&S matters or site contamination, Work Health & Safety and Work Cover Authority considerations.
- Consideration of energy or water authority requirements
- Heritage significance
- Local planning policies and/or guidelines, other than those identified.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000.
- Does not provide concessions, alternative solutions or exemptions from the requirements of the BCA, unless specifically identified in this report.

This report and assessment have been undertaken on the information made available by the client/design team. No liability is accepted on the accuracy of the information provided.

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1.3 BCA Assessment Data

Our understanding of the Building Code of Australia 2019 Amendment 1 classification(s) in relation to the subject building is as follows:

BCA Building Classification	Class 5	Commercial/ Office
	Class 7a	Carpark
	Class 8	Industrial

BCA Interpretation Notes:

(i) **Furniture**: Readily moveable furniture has been treated as indicative only. The person/s responsible for furnishing the building (parts) should ensure their furnishing layout/s do not cause AS1428.1 circulation deficiencies.

(ii) **Multiple classification:** Where parts have different purposes if not more than 10% of the floor area of a storey, being the minor use, is used for a purpose which is a different classification, the classification applying to the major use may apply to the whole storey.

(iii) **Language:** A reference to a building in the BCA is a reference to an entire building or part of a building, as the case requires.

2.0 BCA-Technical Review and Commentary

The following table details the compliance status of the architectural design in terms of the prescriptive accessibility provisions of BCA 2022, as are contained within Part D4 and clauses E3D7 and E3D8; and F4D6, F4D7, and F4D12 of the Code.

The table identifies compliance assessment outcomes into one of four (4) categories, as follows:

Complies	BCA design compliance is achieved
Does Not Comply	A BCA compliance departure requires rectification. Resolution options are provided.
N/A or Informational	Either not applicable or not directly relevant to the project. Detail provided for information purposes only. No action required.
Design Detail	A detailed commentary is provided within the report. Such instances should not necessarily be considered deficiencies, but matters for consideration by the design team/assessment authority at relevant stages of design.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	DESIGN DETAIL	COMMENTS
SECTION D ACCESS & EGRESS					
PART D4 ACCESS FOR PEOPLE WITH A DISABILITY					
D4D1 Deemed-to-Satisfy Provisions [2019: D3.0]			X		Informational clause. (1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements D1P1 to D1P6, D1P8 and D1P9 are satisfied by complying with— (a) D2D2 to D2D23, D3D2 to D3D30 and D4D2 to D4D13; and

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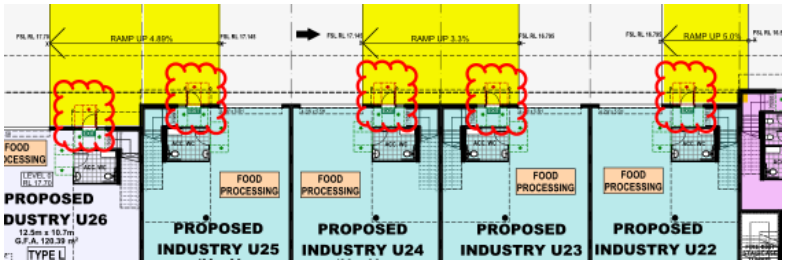
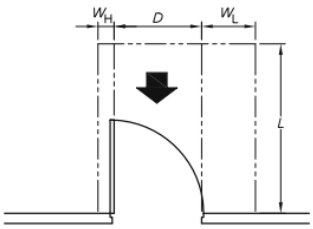
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	DESIGN DETAIL	COMMENTS
					(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable. (3) Performance Requirement D1P7 must be complied with if lifts are to be used to assist occupants to evacuate a building.
D4D2 General building access requirements [2019: D3.1, Table D3.1] Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5. For Class 5, 6, 7b, 8 and 9a buildings Access must be provided to and within all areas normally used by the occupants. For a Class 7a building. Access must be provided to and within any level containing accessible carparking spaces		X			**Does not comply** In accordance with D4D2, all units are required to be accessible by a person with a disability. As such, an accessible path of travel is required throughout the site to ensure a person with a disability can access each of the Units. • Unit 22-26 (inclusive) are accessed via a doorway which exit onto a ramped surface, which does not comply with AS1428.1 requirements. Typical doorway circulation areas for these doorways are provided by Clause 13 Figure 31(h). Note that the circulation area is to have a gradient or crossfall not greater than 1:40. **COMPLIANCE COMMENT** This issue may be addressed via design revisions, such as: • Amend the design of each unit or the ramped vehicular carriageway, so that the doorways can be provided with a level circulation space; • Provide a separate walkway to each of the Units, with gradients and circulation spaces as required to comply with AS1428.1 requirements.   Dimension D / Dimension L / Dimension W_H / Dimension W_L 850 / 1450 / 110 / 530 900 / 1450 / 110 / 530 950 / 1450 / 110 / 530 1000 / 1450 / 110 / 530 (h) Front approach, door opens towards user

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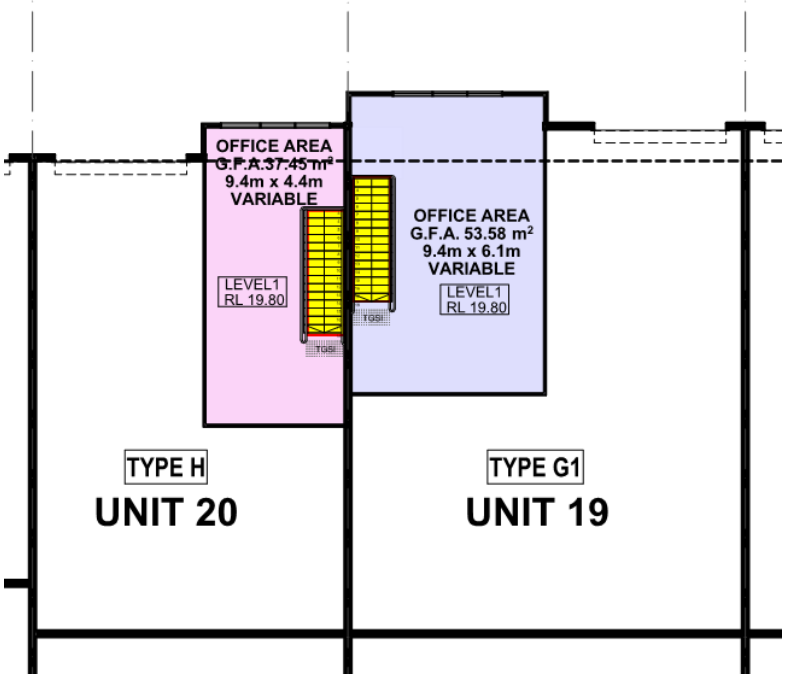
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	DESIGN DETAIL	COMMENTS
				X	**Performance Solution proposed at CC stage** • The Level 01 and Level 03 Office spaces throughout the development are not accessible for a person with a disability, as they are accessed via a stairway, and not provided with a passenger lift or accessible ramp. This non-compliance may be addressed via a suitable BCA **Performance Solution** at CC stage, noting the following: • Each individual Unit provides the equivalent function of a separate building; the occupants of the Office space in one unit have no direct association with occupants in an adjacent unit. As such, each Unit meets the equivalent DtS requirements of D4D4(f), which notes that a ramp or a passenger lift need not be provided to serve a storey (excluding the entrance storey), with a floor area of not more than 200 m^2; and • The incidence of people with a disability is expected to be relatively low, considering the nature of activities associated with an industrial complex; and • Each unit includes spaces at the entry level which are capable of providing equivalent facilities that are accessible by people with a disability. 
				X	**Design requirements:** • Doorways: All doors required to be accessible are required to comply with AS1428.1 Clause 13 requirements in relation to various items including: • Door sill. • Door hardware. • Opening force required to operate the door. • Luminance contrast.

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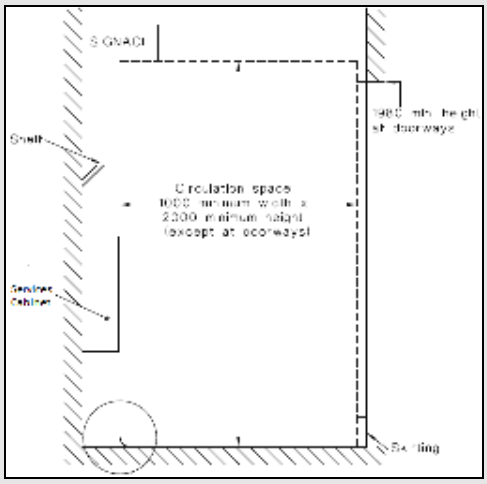
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	DESIGN DETAIL	COMMENTS
					It is noted this information may be detailed or specified in CC documents. • Slip Resistant floor surface/s: BCA 2022 does not directly specify slip-resistance classification(s) for all accessible paths of travel; however, we highlight the need under AS1428.1-2009 for all accessible paths of travel to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant. ***The following summary of AS1428.1-2009 requirements for accessways is provided to assist the project team***.

Summary of AS1428.1-2009 Requirements for accessways

Continuous accessible path of travel –

All paths of travel shall achieve unobstructed heights and widths in accordance with cl. 6 of AS 1428.1 – see diagram below for detail.



Doorways / Doors –

(i) All doorways shall have a minimum luminance contrast of 30% between –
- door leaf and door jamb;
- door leaf and adjacent wall;
- architrave and wall;
- door leaf and architrave;
- door jamb and adjacent wall.

(ii) The minimum width of the area of luminance contrast shall be 50mm,

(iii) Door hardware should be generally located between 900-1100mm from the floor and be of lever type with a clearance between the handle and the door face at the centre of the handle being not less than 35mm and not more than 45mm in accordance with AS1428.1-2009,

(iv) Doors shall have a clear opening width of 850mm.

(v) Door handles and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.

(vi) 'D' type handles shall be provided on sliding doors.

(vii) Any snibs shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.

(viii) For doors (other than fire doors and smoke doors) where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the 20N,

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(ix) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door,

(x) The location of controls for doors and gates above a level surface shall be provided as per Clause 13.5.3.

(xi) Manual controls for power-operated doors shall be located no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.

(xii) Push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the door before the button becomes level with the surrounding surface.

Floor or ground surfaces on continuous accessible paths of travel and circulation spaces –

(i) A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability.

(ii) Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows –

- 0 ±3mm vertical change in level – *see Figure 1*
- 0 ±5mm change in level provided the edges have a beveled or rounded edge to reduce the likelihood of tripping – *see Figure 2*
- Various tolerances for raked joint pavers – *see Figure/s 3a - level surfaces, 3b - irregular surfaces & 3c - domed surfaces.*

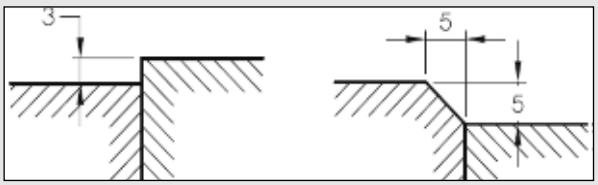

Figure 1

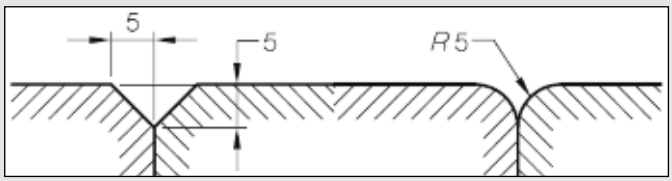

Figure 2

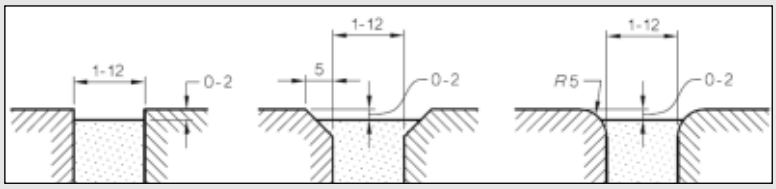

Figure 3a – For continuous paving units – level surfaces

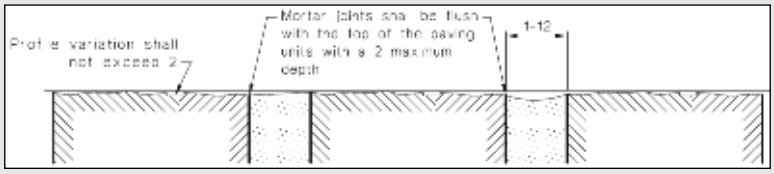

Figure 3b – For continuous paving units – irregular surfaces

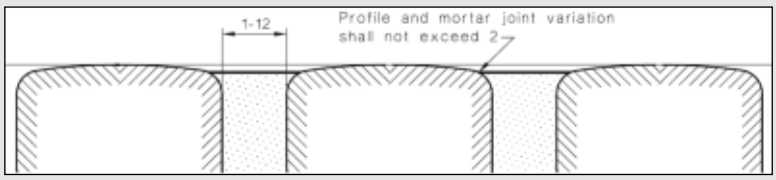

Figure 3c – For continuous paving units – domed surfaces

(iii) Where carpets or any soft flexible materials are used on the ground or floor surface –

- The pile height or pile thickness, shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm,

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▪ Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge, ▪ At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded beveled edge no higher than 5mm or above that height a gradient of 1:8 up to a total maximum height of 10mm. (iv) Matting recessed within an accessible path of travel – ▪ Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or beveled, above or below the surrounding surface; and ▪ Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or beveled. *Switches and Controls –* (i) All new switches and controls, other than power points, shall be located not less than 900mm nor more than 1100mm above the finished floor and not less than 500mm from internal corners. Rocker action and toggle switches shall be provided an accordance with Clause 14.2 in accessible residential sole-occupancy units.					
D4D3 Access to buildings [2019: D3.2] (1) An accessway must be provided to a building required to be accessible— (a) from the main points of a pedestrian entry at the allotment boundary; and (b) from another accessible building connected by a pedestrian link; and (c) from any required accessible carparking space on the allotment. (2) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and— (a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (b) in a building with a total floor area more than 500 m^2, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D4D5.				X	**Complies:** • Suitable accessways are provided to the building and throughout the site, subject to provision of additional information and/or design development as detailed in this report. *We refer to the AS1428.1-2009 summary at Clause D4D2 to assist the design team with detailed design and/or construction.*

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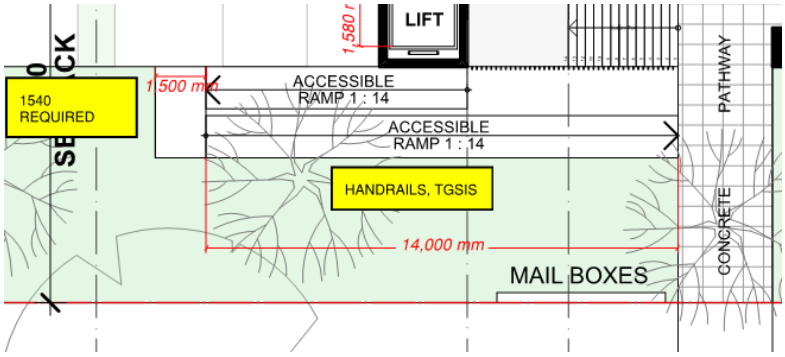
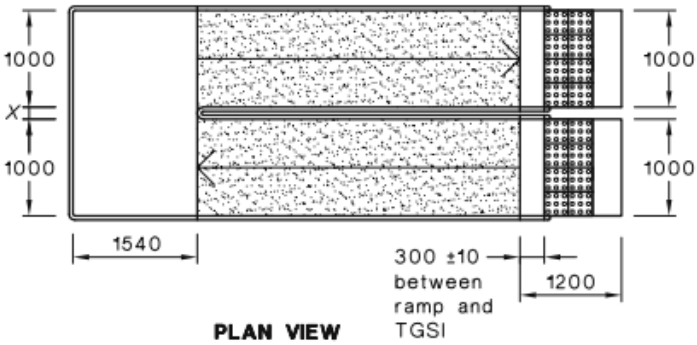
D4D4 Parts of buildings to be accessible [2019: D3.3] In a building required to be accessible— (a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with— (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and (iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and (c) accessways must have— (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and (ii) turning spaces complying with AS 1428.1— (A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and (B) at maximum 20 m intervals along the accessway; and (d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and (e) a passing space may serve as a turning space; and (f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building— (i) containing not more than 3 storeys; and		X			**Does not comply:** • The accessible ramp at the principal pedestrian entry to the site is not detailed to comply with AS1428.1 requirements: • Where the ramp includes a change of direction of 180°, a landing with a minimum length of 1540mm is required by AS148.2 Figure 25(C). See below. • Handrails and kerbs are to be provided to both sides of the accessway to comply with AS1428.1 as per Figure 14, as partially reproduced below. • TGSIs are also required as noted in Section D4D9 of this report. • It is not clear if the ramp is capable of accommodating the change in finished levels in this area. The ramp as drawn in plan is not sufficient length to accommodate the change of levels between floor levels at 1:14 grade. It has not been documented in all relevant plan levels or in elevations and sections. Further information is required to confirm compliance.  

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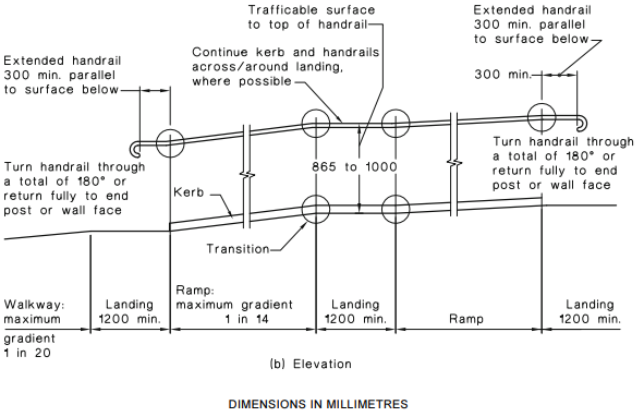
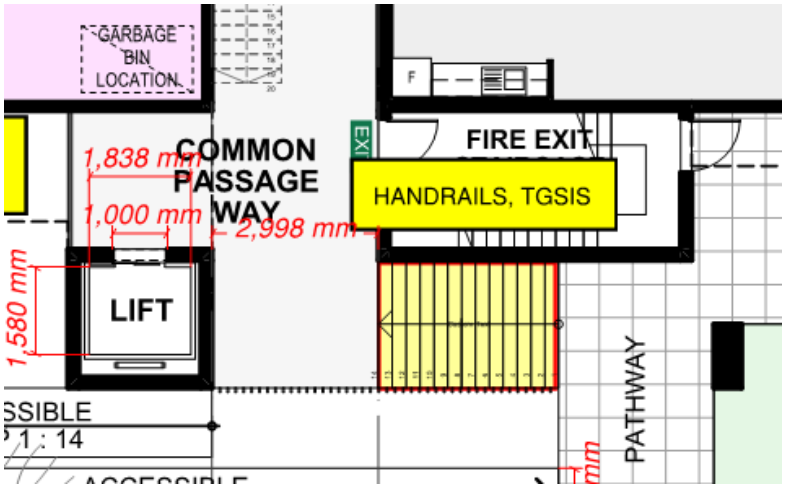
(ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m^2 and (g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and (h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.					 FIGURE 14 RAMP HANDRAILS • All stairways, other than fire-isolated stairways, are required to comply with clause 11 of AS 1428.1. The external stairway near the passenger lift requires development to demonstrate provision of handrails to comply with Clause 11.6. Figure 26(B) of AS1428.1 is partially reproduced below for information purposes. 				

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					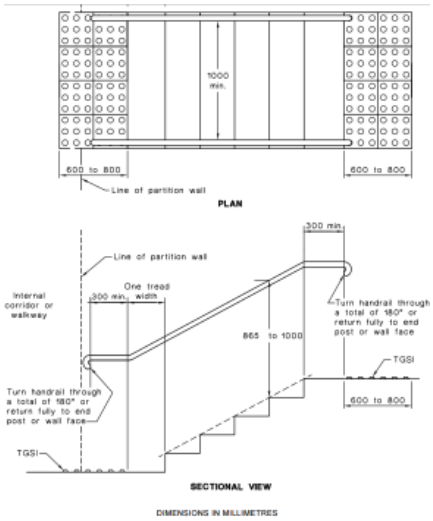 FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY **Further Information required at CC stage:** • Further detail of the stairs is required in relation to AS1428.1 requirements, including provision of nosing profiles in accordance with Clause 11.1(e), and provision of luminance contrast strips on each tread in accordance with 11.1(g) requirements. It is noted this information may be detailed or specified at CC stage. • Further information regarding carpet finishes (if provided) is required, to ensure compliance AS per AS1428.1. Clause 7.4.1 provides carpet finish requirements including maximum pile height of 6mm and backing depth of 4mm. This information may be detailed or specified at CC stage. *The following Clause 10 & Clause 11 summary of AS1428.1-2009 is provided to assist the project team.*
				X	

Summary of AS1428.1-2009; Clause 10 & 11 Requirements (Ramps & Stairs)

Clause 10.2 – Walkways

Walkways shall comply with the following:

- The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:
  - Kerb in accordance with Figure 18.
  - Kerb rail and handrail in accordance with Figure 19.
  - A wall not less than 450 mm in height.
- Landings at top and bottom and at:
  - 25m intervals or less for 1:33,
  - 15m intervals or less for 1:20,
- For walkways shallower than 1 in 33, no landings are required.

Clause 10.3 – Ramps

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Ramps shall comply with the following: ▪ Max 1:14 gradient for ramps exceeding 1.9m, ▪ Gradient constant throughout with max. 3% tolerance and max 1:14 gradient, ▪ Landings at top and bottom and at: - 9m intervals or less for 1:14, - 15m intervals or less for 1:20, ▪ Change in direction to have 90° angle of approach as per Figure 13, ▪ Handrails on each side as per Clause 12, ▪ Set back min. 900mm from boundary, ▪ Intersections at internal corridors to be set back min. 0.4m, ▪ Handrails to extend min. 300mm horizontally past transition point at top and bottom, except where inner handrail is continuous at intermediate landings, ▪ Kerbs and kerb rails on both sides at min. height of 65mm, not be between 75mm and 150mm high and have no gaps or slots greater than 20mm within the range of 75mm to 150mm, ▪ Kerbs and kerb rails to be located so that ramp-side face is either flush or no greater than 100mm away from handrail (Figure 19), min. 150mm high if handrails has vertical posts (Figure 19 a, b, c), and be min. 200mm between 65mm-75mm kerb to support posts (Figure 19 d). <u>Clause 10.5 - Threshold ramps</u> ▪ Threshold ramps at doorways to have a max. rise of 35mm, max length of 280mm, max gradient of 1:8 and be located within 20mm of the door leaf. ▪ Edges of the threshold ramp shall be tapered or splayed at max 45° if not abutting a wall. <u>Clause 10.6 - Step ramps</u> ▪ Step ramps shall have max. rise of 190mm, max. length of 1.9m, max. gradient of 1:10. ▪ Edges of the step ramp to have 45° splay where there is pedestrian traffic or otherwise be protected by suitable barrier such as a min. 450mm wall or kerb / kerb rail with open balustrade. ▪ Step ramps to have slip-resistant surfaces. <u>Clause 10.8 - Landings</u> Landings for walkways (up to 1:33) and ramps shall comply with one of the following: ▪ min. 1.2m if no change in direction as per Figure 25(A), ▪ min. 1.5m where change in direction not exceeding 90° internal corner to be truncated for min. 500mm in both directions as per Figure 25(B), ▪ 180° turn, landing as per Figure 25(C). ▪ Landings for step ramps shall be min. 1.2m in length as per Figure 22(A) and (B). Where a change in direction, the length of the step ramp landing to be min. 1.5m as per Figure 22(A). At doorways, landings as per Clause 13.3 for circulation spaces at doorways shown in Figure 25(D). ▪ Landings at kerb ramps shall be min. 1.2m in length, or 1.5m X 2.0m at 'T' junctions. Where a single change in direction is required, landings to be min. 1.5m X 1.5m. <u>Clause 11.1 - Stair construction</u> Stairs to be constructed as follows: ▪ Set back min. 0.9m from boundary, ▪ Where intersection is at an internal corridor, the stair to be set back as per Figure 26(A), ▪ Have opaque risers, ▪ Nosings shall not project beyond the face of the riser and the riser may be vertical of 25mm backwards splay, ▪ Nosing profiles to have a sharp intersection, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm, ▪ 50mm – 75mm strip to full length of nosing, set back a max. 15mm from the front of the nosing, with a 30% min. luminance contrast. If not set back, luminance contrast to extend down the riser by max 10mm.					

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▪ TGSIs installed as per AS1428.4.1. Clause 11.2 - Stairway handrails Handrails to be continuous throughout the stair flight and around landings and have no obstructions 0.6m above, and as follows: ▪ Design & construction as per Clause 12, ▪ Installed both sides, ▪ No vertical sections and shall follow angle of the stairway nosings, ▪ Extend at bottom of stairs one stair tread depth and min. 300mm horizontally, (300mm extension not required if handrail is continuous, ▪ Dimensions of heights of handrails taken vertically from the nosing or landing to the top of the handrail. Clause 12 - Handrails Design and construction to comply with: ▪ Handrails and balustrades shall not encroach into required circulation, ▪ Circular or elliptical cross-section, not less than 30mm or more than 50mm for more than 270°. Elliptical handrails to have greater horizontal dimensions, ▪ Exposed edges or corners have min. radius of 5mm, ▪ Top of handrail to be between 865mm and 1.0m above nosing or landing, ▪ Height to be constant throughout, ▪ If balustrade is required at a height greater than the handrail, both shall be provided, ▪ Handrails to be securely fixed and rigid with ends turned through a total of 180°, or to the ground, or returned fully to end post or wall face (Figures 26 C and D), ▪ Min. 50mm clearance to adjacent wall or other obstruction, for a height of 600mm, ▪ Handrails to have no obstructions to the passage of a hand along the rail, Inside handrail at landings to always be continuous as per Figure 28(a).					
D4D5 Exemptions [2019: D3.4] The following areas are not required to be accessible: (a) An area where access would be inappropriate because of the particular purpose for which the area is used. (b) An area that would pose a health or safety risk for people with a disability. (c) Any path of travel providing access only to an area exempted by (a) or (b).			X		Exemptions are to be reviewed on a case-by-case basis and when detailed design is achieved. Although, we do highlight that the following parts of the building have been offered access exemption (not exhaustive): • Electrical rooms. • Plant & equipment room(s). • Service rooms. • Truck loading bays
D4D6 Accessible carparking [2019: D3.5, Table D3.5] Accessible carparking spaces complying with AS2890.6-2009	X				**Complies:** The development is provided with a suitable accessible carparking facilities as required by D4D6. Additional information is to be provided at CC stage, as summarised below and as required to meet AS2890.6 requirements.

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must be provided in accordance with DD6 requirements: (1) Accessible carparking spaces— (a) subject to (b), must be provided in accordance with (2) in— (i) a Class 7a building required to be accessible; and (ii) a carparking area on the same allotment as a building required to be accessible; and (b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and (2) For each Class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows: (b) Class 5, 7, 8 or 9c buildings — 1 accessible space for every 100 carparking spaces or part thereof.					*The following summary of the requirements of AS2890.6 are provided to assist the design team during detailed design &/or construction.*

Summary of AS2890.6-2009

Clause 2.3 – Pavement slope & surface

- Accessible parking space and shared zones are to have a firm plane surface with a fall not exceeding 1:40 in any direction (1:33 if the surface is a bituminous seal and the parking space is out of doors).
- These areas shall have a slip-resistant surface.

Clause 2.4 – Headroom

- The path of vehicular travel from the car park entrance to all accessible parking spaces and from those spaces to the car park exit shall have a minimum headroom of 2,200 mm.
- The headroom above each dedicated space and adjacent shared area, measured from the level of the dedicated space shall be a minimum of 2,500 mm. For an angle parking space the headroom of the front of the space and its adjacent shared area may be reduced to lie within the profile shown in Figure 2.7.

Clause 3.1 – Space identification

Each dedicated space shall be identified by means of a white symbol of access in accordance with AS 1428.1 between 800 mm and 1,000 mm high placed on a blue rectangle with no side more than 1,200 mm, placed as a pavement marking in the centre of the space between 500 mm and 600 mm from its entry point as illustrated in Figure 3.1.

Clause 3.2 – Space delineation

- Pavement markings specified in Items (a) and (b) of this Clause shall be yellow and shall have a slip resistant surface. Raised pavement markers shall not be used for space delineation.

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▪ Pavement markings shall be provided as follows: (a) Dedicated parking spaces shall be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a kerb, barrier or wall. (b) Shared areas shall be marked as follows: (i) Walkways within or partly within a shared area shall be marked with unbroken longitudinal lines on both sides of the walkway excepting any side delineated by a kerb, barrier or wall. (ii) Other vacant non-trafficked areas, which may be intentionally or unintentionally obstructed (e.g. by unintended parking), shall be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a kerb, barrier or wall, and marked with diagonal stripes 150 to 200 mm wide with spaces 200 mm to 300 mm between stripes. The stripes shall be at an angle of 45 ±10 degrees to the side of the space. No shared area markings shall be placed in trafficked areas.					
D4D7 Signage [2019: D3.6] (1) In a building required to be accessible— (a) braille and tactile signage complying with Specification 15 must— (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building; and (B) space with a hearing augmentation system; and (ii) identify each door required by E4D5 to be provided with an exit sign and state— (A) "Exit"; and (B) "Level"; and (C) the floor level number or floor level descriptor, or a combination of the two. (c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and (e) where a pedestrian entrance is not accessible, directional signage incorporating the				X	**Design Requirements (CC stage):** Details of compliance shall be provided at CC stage. Accessible signage shall be installed in this project as necessary, but shall include as a minimum: ▪ Identify each door required by Clause E4.5 to be provided with an exit sign and state **"Exit"** and **"Level"** followed by the floor number, as includes braille and tactile signage; ▪ Signage in accordance with AS1428.1 must be provided to identify unisex Accessible sanitary facilities. Signage to unisex Accessible sanitary facilities is required to identify left or right handed use; ▪ Directional signage is to be provided where a pedestrian entrance is not accessible, indicating the location of accessible Entry/s. All signage is to be design detailed to comply with the relevant requirements of Specification 15. In this regard, the following Specification 15 summary is provided to assist the project team.

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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.					

Summary of Specification 15; Braille and tactile signs

S15C2 – Location of braille and tactile signs

Signage must be designed and installed as follows:

- Braille and tactile components located not less than 1.2m or greater than 1.6m;
- Single line signs to have tactile characters not less than 1.25m or greater than 1.35m;
- Signs identifying room features or facilities located on wall on the latch side of the door with edge of sign 50mm to 300mm from the architrave (or on the door itself if not possible to have adjacent).
- Signs identifying a door required by E4.5 to be provided with an exit sign, must be located on the side that faces a person seeking egress, and on the wall on the latch side of the door with the leading edge of the sign located between 50mm and 300mm from the architrave (or on the door itself if not possible adjacent).

S15C3 – Braille and tactile sign specification

- Tactile characters to be raised or embossed to a height between 1mm and 1.5mm;
- Sentence case must be used, with 15mm to 50mm high characters for capitals and 50% high for the lower case;
- Tactile characters, symbols and the entire sign / frame to have rounded edges;
- The entire sign including characters, background, negative space or fill of signs to be matt or low gloss finish;
- Min. letter spacing to be 2mm;
- Min. word spacing to be 10mm;
- Thickness of letter strokes between 2mm and 7mm and of Arial typeface;
- Tactile text to be left justified (excluding single words).

S15C4 – Luminance contrast

- Background, negative space and fill to be min. 30% luminance contrast to the mounted surface,
- Tactile characters icons & symbols to be min 30% luminance contrast to the background or mount surface,
- Luminance contrasts must be met under the lighting conditions of its surrounds.

S15C5 – Lighting

Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read.

S15C6 – Braille

- Grade 1 braille (uncontracted) as per Australian Braille Authority,
- Raised and domed, and left justified,
- Located 8mm below bottom line of text,
- Solid arrow, if arrow provided,

On signs with multiple lines, semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text.

D4D8 Hearing augmentation [2019: D3.7] (1) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for			X		Not applicable. It is understood that an in-built amplification system or screen capable of displaying public announcements is not to be installed in any room of the building, and that no reception area is to be provided with a screen.

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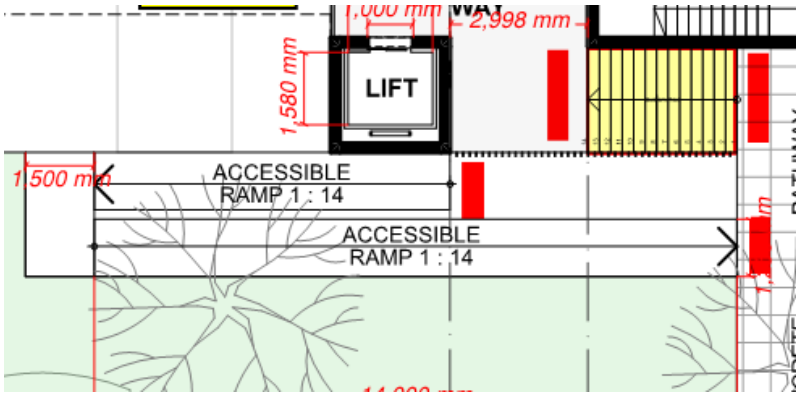
emergency warning, is installed— (a) in a room in a Class 9b building; or (b) in an auditorium, conference room, meeting room or room for judicatory purposes; or (c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.					As such, a hearing augmentation system is not required for this development.
D4D9 Tactile indicators [2019: D3.8] (1) 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— (a) a stairway, other than a fire-isolated stairway; and (b) an escalator; and (c) a passenger conveyor or moving walk; and (d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (e) in the absence of a suitable barrier— (i) an overhead obstruction less than 2 m above floor level, other than a doorway; and (ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5. (2) Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.		X			**Does not comply:** • Design development is required, to demonstrate that TGSIs are provided to all external stairs and ramps, as required by AS1428.4.1. Note that this requirement also applies to any shared pedestrian/vehicle accessway with a gradient greater than 1:20. The drawing extract below shows indicative location of required TGSIs at the pedestrian entry stairway and ramp.  • TGSI's are to be provided to the underside of all stairways adjacent to a pedestrian area to warn occupants of an overhead hazard less than 2m in height. Alternatively, the space may be enclosed or provided with a suitable barrier. An example of a complying barrier is provided by AS1428.2 Figure 2.6(A) as shown below. Unit 12 is shown below as an example of a non-complying stairway, however this issue potentially exists throughout the development, including to the internal stairway in each Unit.

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					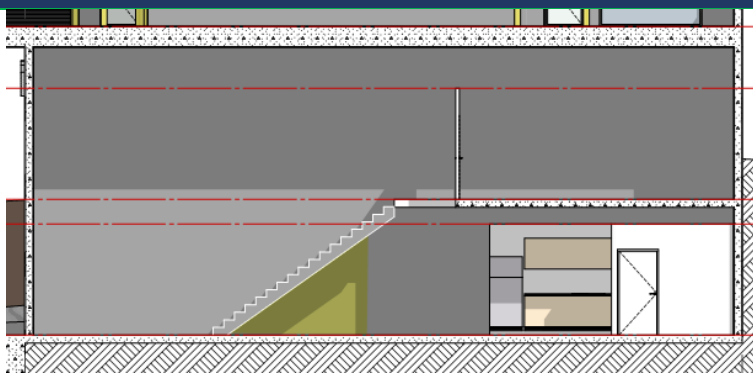 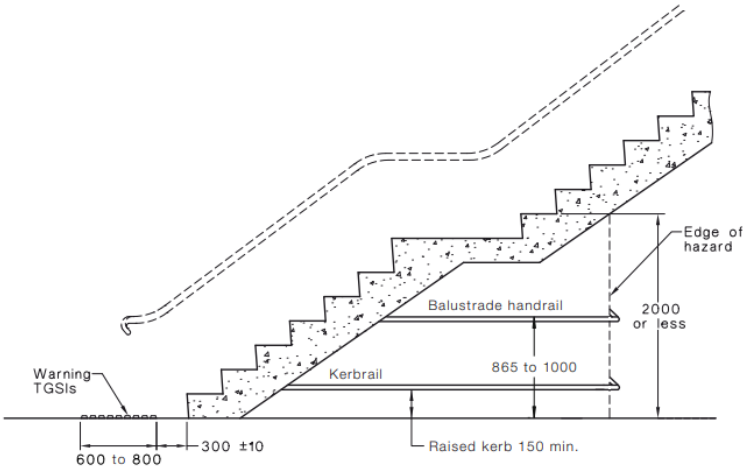 (b) Section A-A DIMENSIONS IN MILLIMETRES FIGURE 2.6(A) SUITABLE BARRIERS TO UNDERSIDE OF STAIRCASE, ESCALATOR OR OTHER OVERHEAD HAZARD IN A CIRCULATION SPACE • TGSI's are to be provided to delineate pedestrian areas from a vehicle carriageway, where they are on the same level. Alternatively, a kerb or other suitable barrier may be provided to delineated the vehicular carriageway from the pedestrian areas. Unit 14 is highlighted below by way of example, however a similar compliance issue exists at the doorway to each Unit. The pedestrian entry doorways to all units throughout are provided at the same level as the vehicle carriageway, and as such require TGSIs, or a kerb or barrier at this area. Refer to Figure 2.5(A) of AS1428.4.1 as partially reproduced below.

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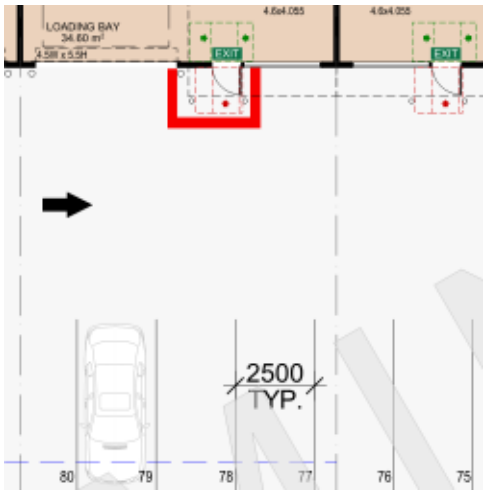
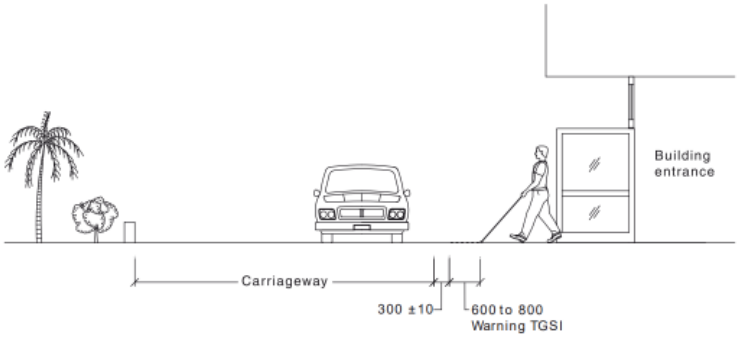
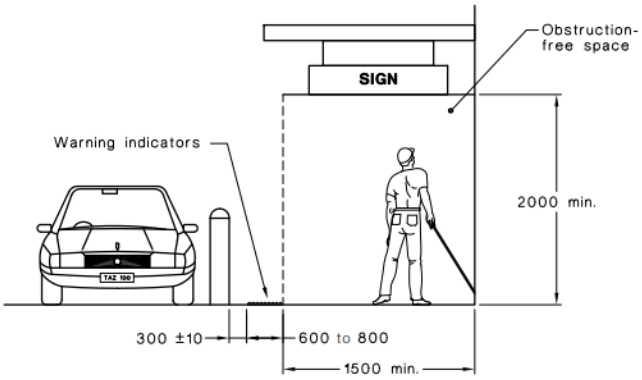
					  The application of TGSIs to delineate a pedestrian area from a vehicle carriageway in association with bollards is provided by Figure 2.5(B) as reproduced below:  (b) Elevation DIMENSIONS IN MILLIMTRES FIGURE 2.5 (B) APPLICATION OF WARNING TGSIs TO DEFINE THE PEDESTRIAN WAY FROM A CARRIAGEWAY IN ASSOCIATION WITH BOLLARDS

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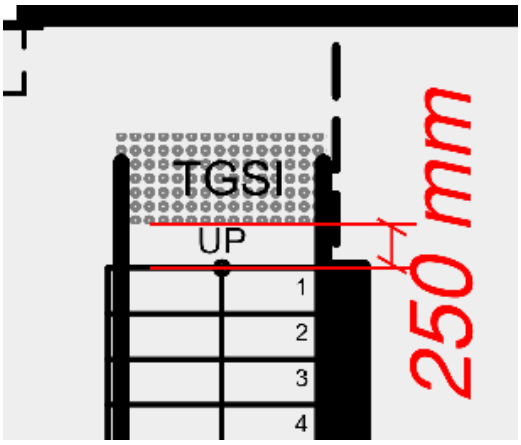
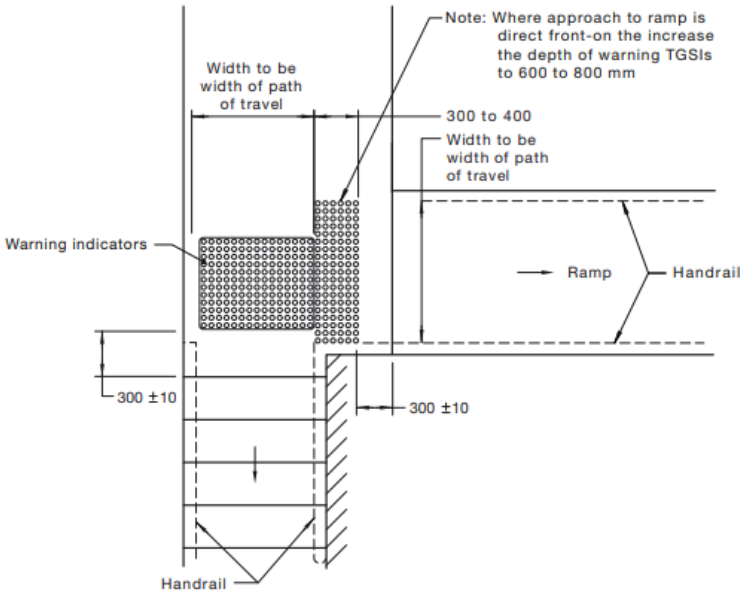
				X	**Further Information required – CC stage:** • AS 1428.4.1: 2009 requires that TGSI's are located 300mm +/- 10mm from the top and bottom of the stair nosings. Drawings indicate TGSIs are located 250mm from internal stairs throughout, which does not comply. It is noted that this minor non-compliance may be addressed via amendments to detail at CC stage. Unit 13 is shown as an example, however this issue exists throughout all internal stairways in the proposal. Refer to Figure 2.2(A) as partially reproduced below.  
				X	**Design requirements:** • TGSI's are to be provided and detailed as per AS 1428.4.1: 2009, including for the following: ▪ At any overhead obstruction less than 2m above floor level. ▪ To the top and bottom landing of all stairways and ramps, other than fire-isolated stairways in accordance with

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BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	DESIGN DETAIL	COMMENTS
					AS1428.4.1 Clause 2.4 requirements and as shown by Figures 2.2(A), 2.2(B), 2.3(A), 2.3(B) and 2.4 of the Standard. ▪ To delineate a pedestrian area from a vehicle carriageway, where they are on the same level. • TGSI specifications are required to ensure appropriate luminance contrast can be achieved. Note that integrated ground surface indicators are required by AS1428.4.1-2009 clause 2.2(b)(i), to have a luminance contrast to the base surface of not less than 30%, or where discreet indicators are used, the luminance contrast shall be at least 45%, as per clause 2.2(b)(ii). It is noted this information may be detailed or specified in Construction stage documents.
D4D10 Wheelchair seating spaces in Class 9b assembly buildings [2019: D3.9]			X		Not Applicable – no Class 9b parts with fixed seating proposed..
D4D11 Swimming pools [2019: D3.10]			X		Not Applicable – no swimming pool is proposed.
D4D12 Ramps [2019: D3.11] On an accessway— (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	X				**Complies.** No ramps with a rise of more than 3.6m or have landing cross-overs are proposed. No overlapping landings at step ramps to occur.
D4D13 Glazing on an accessway [2019: D3.12] 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.				X	**Design requirements (CC stage):** • All glazed doors and sidelights must be clearly marked for their full width with a solid non-transparent line, not less than 75mm wide and located 900-1000mm AFFL, in accordance with AS1428.1 Clause 6.6 requirements. This requirement applies to any door or glazing that is capable of being mistaken for a doorway or opening. Details of compliance should be provided at CC stage.

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BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	DESIGN DETAIL	COMMENTS
The contrasting line shall be not less than 75mm wide and shall extend across the full width the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level. Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.					
SECTION E SERVICES AND EQUIPMENT					
PART E3 LIFT INSTALLATIONS					
E3D7 Passenger lift types and their limitations [2019: E3.6, Table E3.6a, Table E3.6b] (1) In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type: (a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts. (2) A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.	X				**Complies:** The proposed passenger Lifts are readily capable of complying with BCA E3D7 and AS1735.12 requirements, subject to provision of suitable information as detailed below in section E3D8 of this report.
E3D8 Accessible features required by passenger lifts [2019: Table E3.6a, Table E3.6b] In an accessible building, every passenger lift must have the following features where applicable: (a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except— (i) a stairway platform lift; and (ii) a low-rise platform lift.				X	**Design requirements** As per BCA E3D7 and AS1735.12 requirements, the proposed passenger lifts shall have the following features – (i) Handrail complying with the mandatory handrail provisions of AS1735.12, (ii) Lift floor dimensions not less than 1,400mm x 1,600mm if the lifts' vertical travel is greater than 12m, or Lift floor dimensions not less than 1,100mm x 1,400mm if the vertical travel is not more than 12m, (iii) Minimum clear door opening complying with AS1735.12, (iv) Passenger protection system complying with AS1735.12, (v) Lift landing doors at the upper landing, (vi) Lift car and landing control buttons complying with AS1735.12, (vii) Lighting in accordance with AS1735.12,

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BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	DESIGN DETAIL	COMMENTS
(c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12 m, except a stairway platform lift. (e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift (f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors. (g) Lift landing doors at the upper landing for all lifts except a stairway platform lift. (h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except— (i) a stairway platform lift; and (ii) a low-rise platform lift. (i) Lighting in accordance with AS 1735.12 for all enclosed lift cars. (k) 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, for all lifts except a stairway platform lift.					(viii) Lifts serving more than 2 Levels – ▪ Automatic audible information within the lift car to indicate the level each time the lift car stops; ▪ audible and visual indication at each lift landing to indicate the arrival of the lift car; ▪ audible information and audible indication is to be provided in a range of between 20-80dB(A) at a maximum frequency of 1500Hz; (ix) 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. Stretcher facility requirements through BCA Clause E3.2 can cause lift car size requirements greater than that listed above. See BCA Report for detail. A design compliance certificate should be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.
SECTION F HEALTH AND AMENITY					
Part F4 Sanitary and other facilities					
F4D1 Deemed-to-Satisfy Provisions [2019: F2.0]				X	(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F4P1 to F4P6 are satisfied by complying with— (a) F4D2 to F4D12. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
F4D5 Accessible sanitary facilities [2019: F2.4] In a building required to be accessible— (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and		X			**Does not comply** • The proposed unisex Accessible sanitary compartments are not provided with sufficient circulation as required to comply with AS1428.1 requirements. Due to an internal fixture which is assumed to be a shower seat, the toilet pan is not provided with a complying exclusion area of at least 1400mm. Unit 9 is shown below as an example, however a similar compliance issue occurs in all accessible WCs.

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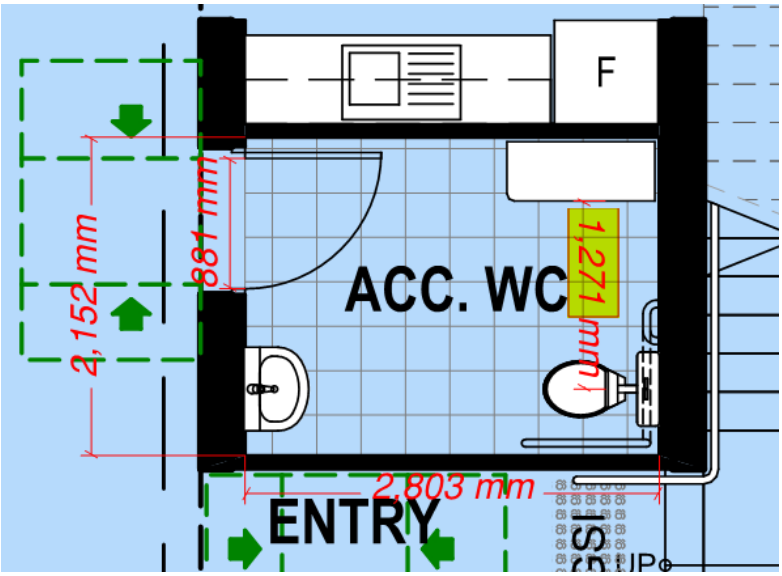
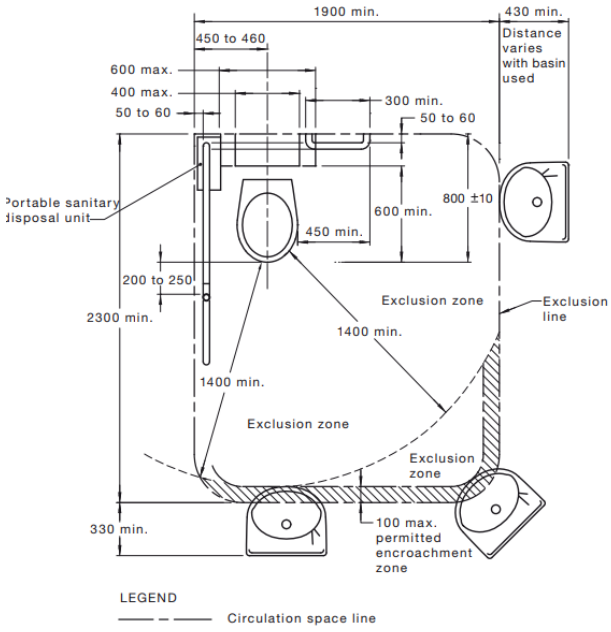
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	DESIGN DETAIL	COMMENTS
(b) accessible unisex showers must be provided in accordance with F4D7; and (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and one sanitary compartment suitable for a person with an ambulant disability for use by females, must be provided; and (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 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 (i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be					Refer to AS1428.1 Figure 43 as reproduced below. COMPLIANCE COMMENT Note that AS1428.1 does not provide a concession for a folding shower seat. In this case, the non-compliance can be addressed by design revisions, or alternatively a BCA **Performance Solution** can be developed, noting that a shower seat, when in the upright position, would provide a complying circulation area in this instance.  

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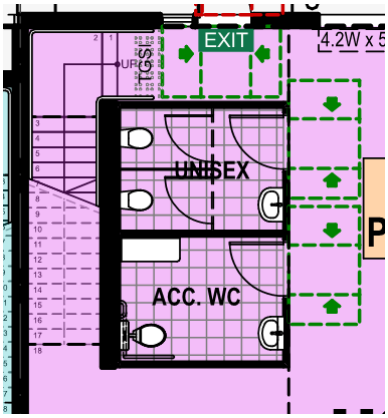
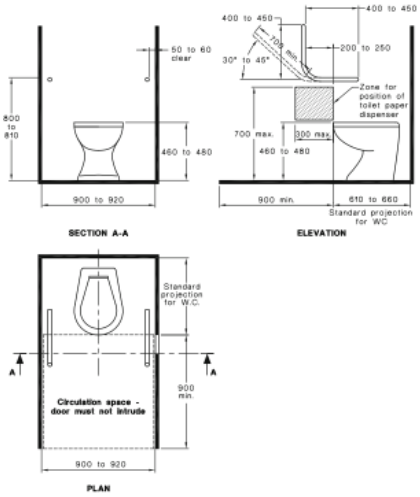
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	DESIGN DETAIL	COMMENTS
provided with a passenger lift or ramp complying with AS 1428.1					• Unit 21 is provided with one unisex accessible WC, and two unisex 'standard' WCs. This arrangement does not comply with F4D5 requirements, which states: *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, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and one sanitary compartment suitable for a person with an ambulant disability for use by females, must be provided.* Compliance may be achieved either by: • Proving one Male and on Female WC suitable for use by a person with an Ambulant disability in addition to the unisex accessible WC. A complying ambulant WC layout is provided byAS1428.1Figure 53(A) as reproduced below) OR • Deleting the non-accessible WCs and providing one complying unisex accessible sanitary compartment ONLY.   FIGURE 53(A) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—PLAN AND ELEVATION

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BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	DESIGN DETAIL	COMMENTS
				X	**Design Requirements** • Detail should be provided at CC stage to demonstrate provision of a Unisex Accessible Sanitary compartment compliant with AS1428.1 Clause 15 requirements, including provision of required grabrails, toilet pan and seat, backrests, circulation spaces, doors and door hardware, signage, fixtures and fittings including tapware soap dispensers, toilet paper dispenser, basins, and mirrors and disposal units (where installed). • Light switches in unisex accessible sanitary facilities are required to comply with Clause 14.2, and located in accordance with Figure 37 (located 900- 1100mm above floor level). Rocker action and toggle switches shall be provided and have a minimum dimension of 30 mm × 30 mm. Push-pad switches shall have a minimum dimension of 25 mm in diameter. The summary of requirements for accessible sanitary facilities is provided below following Part F4D6 to assist the project team during detailed design &/or construction.
F4D6 Accessible unisex sanitary compartments [2019: Table F2.4a] (1) Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows: (d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans— (i) 1 on every storey containing sanitary compartments; and (ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.	X				**Complies** Suitable accessible sanitary facilities are provided as required to comply with this clause, subject to design revisions and/or provision of additional information as noted.
F4D7 Accessible unisex showers [2019: Table F2.4b]			X		Not Applicable. Accessible unisex showers are not required for this development.

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BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	DESIGN DETAIL	COMMENTS
F4D12 Accessible adult change facilities [2019: F2.9]			X		Not Applicable. Accessible adult change facilities are not required for this development.

Summary of AS1428.1-2009 requirements for Accessible & Ambulant Sanitary Facilities

Water Taps – Must have:

- Taps shall have lever handles, sensor plates or other similar control,
- Lever handles to be min. 50mm clear from adjacent surface,
- Where hot water is provided, the water to be delivered through the mixing spout.

WC pan clearances

- WC pan clearance including set-out, seat height and seat width as per Figure 38 of AS1428.1.

Seat – As follows:

- full round type with minimal contours,
- be securely fixed when in use,
- seat fixings that create lateral stability,
- load rated to 150kgs,
- min. luminance contrast of 30%.

Backrest – As follows:

- be capable of withstanding 1100 N,
- height to the lower edge of backrest to the top of the WC pan of 120mm to 150mm,
- vertical height of 150mm-200mm and a width of 350mm and 400mm,
- front edge of the centre of the backrest to be at an angle of 95° to 100°.

Flushing control

- Flushing controls shall be user activated, either hand operated or automatic. Hand-operated controls to comply with Figure 40, or on the centre-line of the toilet within the vertical limit zone. Controls within this zone shall not be within the area required for grabrails.
- Controls shall be proud of the surface and activate the flush before being level with the surrounding surface.

Toilet paper dispenser

- Toilet paper dispenser to be located within zone specified in Figure 41. Dispenser shall not encroach on required grabrail clearances.

Grabrails

- Concealed, high level cisterns or flush valves require a continuous grabrail across the rear wall and the side wall closest to the pan as per Figure 42.
- Low-level non-concealed cistern or flush valves require the grabrail to terminate each side of the cistern as per Figure 42.

Circulation space – Shall be as per Figure 43 of AS1428.1-2009, except for the following intrusions:

- Toilet paper dispenser,
- Grabrails,
- Washbasins with 100mm intrusion,
- Hand dryers and towel dispensers,
- Soap dispensers,

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BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	DESIGN DETAIL	COMMENTS
▪ Shelves, ▪ Wall cabinets with 150mm intrusion, mounted between 0.9m and 1.25m, ▪ Clothes hanging devices, ▪ Portable sanitary disposal units (Figure 43), ▪ Other wall mounted fixtures with 150mm intrusion, mounted between 0.9m and 1.25m. ▪ The overlapping of circulation space shall be in accordance with Clause 15.6. Baby change tables ▪ Where installed, baby change tables shall not encroach into the required circulation space when in the folded position and have a max height of 820mm with clearance underneath of min. 720mm when open. WC doors ▪ To be either hinged or sliding, ▪ Outward-opening doors shall have a mechanism to hold in the closed position without the use of a latch, ▪ Doors provided with an in-use indicator and a bolt or catch. If fitted with a snib, the snib handle is to be min. length of 45mm from the centre of the spindle. ▪ Latch mechanism are to be openable from the outside in the case of an emergency. ▪ Force required as per Clause 13.5.2(e), ▪ Door handles and hardware as per Clause 13.5. Washbasins for unisex accessible sanitary facilities ▪ A hand-washing facility shall be provided inside the toilet cubicle. Washbasins – As follows: ▪ Shall be located inside the cubicle, ▪ Washbasin outside pan circulation, ▪ Water taps as per Clause 15.2.1, ▪ Exposed hot water supply pipes to be insulated or located so as not a hazard, ▪ Projection of washbasins from wall and taps, bowl and drain outlet as per Figures 44 (A) and (B), ▪ Water supply pipes and waste outlets not to encroach on required clear space under basin. ▪ Each washbasin fixture to have unobstructed circulation space as per Figure 46, or Figure 45 for SOU's. Mirrors ▪ Mirror to be located above or adjacent to washbasin. ▪ Where provided, a vertical mirror with a reflective surface not less than 350mm wide to extend from a height not less than 0.6m to not more than 1.85m. ▪ In an accessible residential unit, the mirror to be centred over the washbasin. Shelves – To be provided adjacent to washbasin, as follows: ▪ A vanity top at a height of 800mm-830mm and min. width of 1200mm and depth of 300mm-400mm without encroaching circulation space, ▪ A separate fixture, within any circulation spaces at a height of 0.9m-1.0m, and external to all circulation space 0.79m-1.0m. Soap dispensers, towel dispenser and similar fittings ▪ Soap and towel dispensers and hand dryers shall be operable by one hand and installed so the operative component or outlet between 0.9m and 1.1m and no closer than 0.5m from an internal corner. Clothes-hanging devices ▪ A clothes-hanging device shall be installed 1.2m to 1.35m high and not less than 0.5m from an internal corner. Sanitary disposal unit					

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- Where provided, sanitary disposal units to be as per Figure 43 for portable units or 0.5m from the pan for recessed units.

Switches and general purpose outlets

- Where provided near the washbasin, switches and GPOs to be located as per Clause 14 and as close to the shelf as possible.

Showers

- Shower recesses and circulation space to a height not less than 0.9m as per Figure 47. Grabrails, shower hose fittings, taps, soap holder, shelf and seat are the only fixtures permitted in these spaces.

Circulation spaces in accessible sanitary facilities

- Circulation spaces in accessible sanitary facilities shall be in accordance with Clause 15.2.8 and Figures 43-47 and 50.
- Circulation spaces, including door circulation space, may be overlapped.
- Fixtures shall not encroach circulation space except:
  a. Washbasin in WC circulation as per Figure 43,
  b. Washbasin in shower circulation as per Figure 50,
  c. Washbasin in door circulation as per Figure 51(A) and 51(B).
- Clearances beneath washbasin as per Clause 15.3.

Summary of AS1428.1-2009 requirements for Ambulant Sanitary Facilities

General

- Ambulant sanitary facilities shall be in accordance with Figures 53(A) and 53(B).

Grabrails

- Grabrails shall be installed in accordance with Clause 17 and Figure 53(A).

Doors

- Doors to sanitary compartments for people with ambulant disabilities shall have openings with a minimum clear width of 700 mm, and shall comply with Figure 53(B).
- Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside.

Coat hook

A coat hook shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the floor.

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3.0 CONCLUSION

This report provides an assessment of the proposed Light Industry Complex, to be located at 40 Bryant Street, Padstow, for the purposes of Development Application (DA) submission.

The primary purpose of this report is to identify the non-compliance matters contained in the proposed of the Development Application (DA) stage submission design in relation to the Deemed-to-Satisfy (DTS) provisions of the BCA as they relate to Access for People with a Disability, and to provide recommendations to overcome non-compliances,

The outcome of the report highlights that the current design contains some non-compliances with the DtS provisions of the BCA, however, such can be readily resolved by minor design changes, provision of additional information, or development of BCA Performance Solution(s), as nominated at Part 2.0 of this report.

Subject to the resolutions contained within this report, the current design is capable of complying with the accessibility provisions of the BCA.

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