

EBS

C O N S U L T A N T S

bca + fire + access + defects



Project

115-117 Dutton Street, Yagoona

Report

Access Assessment

Client

David Lam
boundarystreetlaundry@hotmail.com

Date

16 December 2024

Reference

19462-Access-2

Contact

Ben Long
ben@ebs.sydney
1300 300 327

ebs.sydney

TABLE OF CONTENTS

1.0	BASIS OF ASSESSMENT	3
1.1	LOCATION AND DESCRIPTION	3
1.2	BCA VERSION.....	3
1.3	PURPOSE	3
1.4	FEDERAL DISABILITY DISCRIMINATION ACT (DDA)	4
1.5	DISABILITY ACCESS TO PREMISES STANDARDS (PREMISES STANDARDS)	4
1.6	LIMITATIONS OF THE REPORT.....	5
1.7	TERMS AND ACRONYMS.....	5
1.8	DOCUMENT CONTROL	6
1.9	DOCUMENTATION	6
2.0	BUILDING DESCRIPTION.....	7
2.1	RISE IN STOREYS (CLAUSE C2D3)	7
2.2	CLASSIFICATION (PART A6).....	7
2.3	AREAS REQUIRED TO BE ACCESSIBLE	7
3.0	ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES.....	8
3.1	INTRODUCTION.....	8
3.2	COUNCIL'S DEVELOPMENT CONTROL PLAN REQUIREMENTS (DCP)	8
3.3	LIVABLE HOUSING DESIGN GUIDELINES	9
3.4	BUILDING CODE OF AUSTRALIA 2022 ASSESSMENT SUMMARY (BCA2022)	14
4.0	DESIGN CERTIFICATION.....	24
5.0	SIGN OFF	25

1.0 BASIS OF ASSESSMENT

1.1 Location and Description

The building development, the subject of this report, is located at 115-117 Dutton Street, Yagoona. The building development consists of four (4) storeys of residential sole occupancy units located above two (2) storeys of basement carpark with associated storage located on the Ground Floor. There is a roof top communal space which is considered to be for the residential use.

The building will be accessed through the main building entry from Dutton Street. The building has access to a single lift via the ground floor foyer which serves each of the storeys throughout the building.

The building will be accessed from Dutton Street.

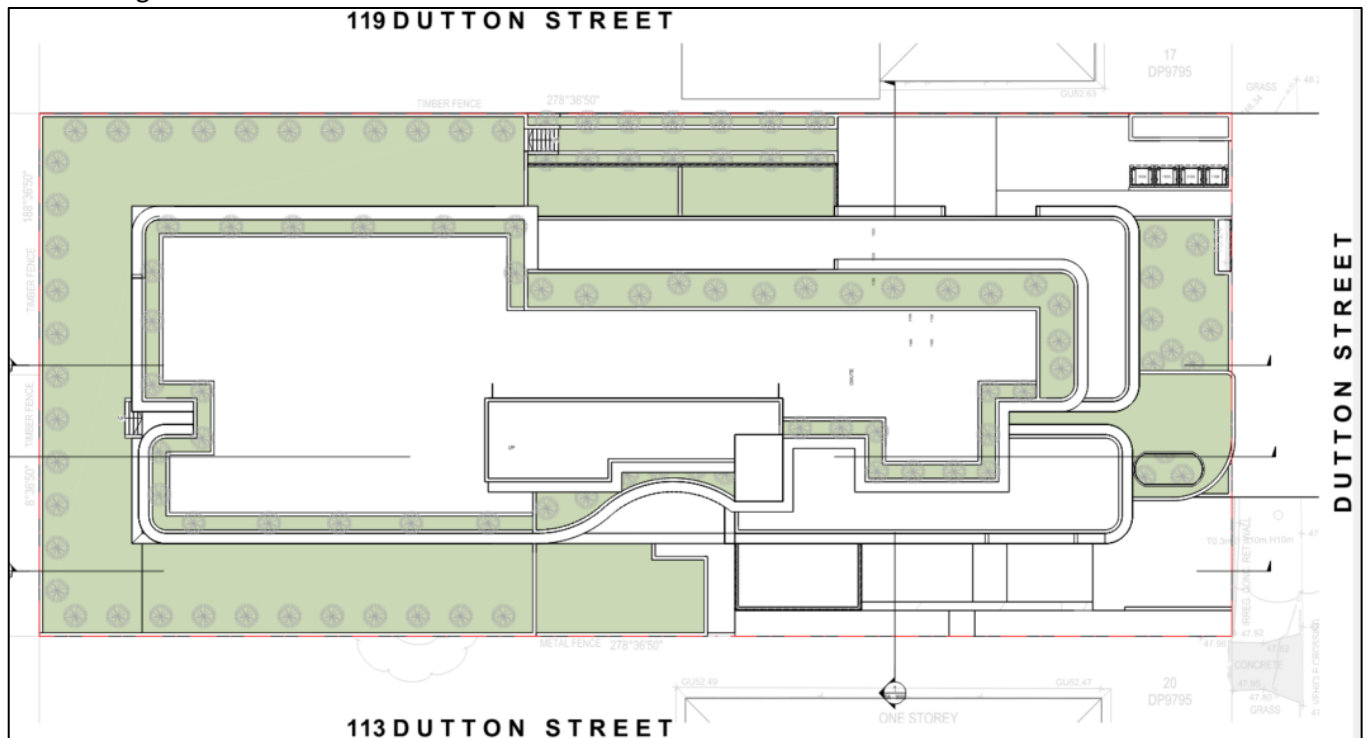


Image sourced from Architectural Plans

1.2 BCA Version

This report is based on the Deemed-to-Satisfy Provisions of the National Construction Code Series Volume 1 – Building Code of Australia, 2022 Edition (BCA) incorporating the State variations where applicable. The version of the BCA applicable to new building works is the version applicable at the time of the application for a Construction Certificate.

1.3 Purpose

The purpose of this report is to assess the proposed / existing building against the following Deemed-to-Satisfy provisions of the Building Code of Australia 2022 (BCA2022) to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

- > Disability Discrimination Act 1992 (DDA);
- > Disability Access to Premises Standards 2010 (Premises Standards);
- > State Environmental Planning Policy (Housing) 2021
- > Building Code of Australia 2022 (BCA2022) – Part D4 and Clauses E3D7 and F4D5;
- > The Canterbury Bankstown Council Development Control Plan 2023 (DCP);
- > Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

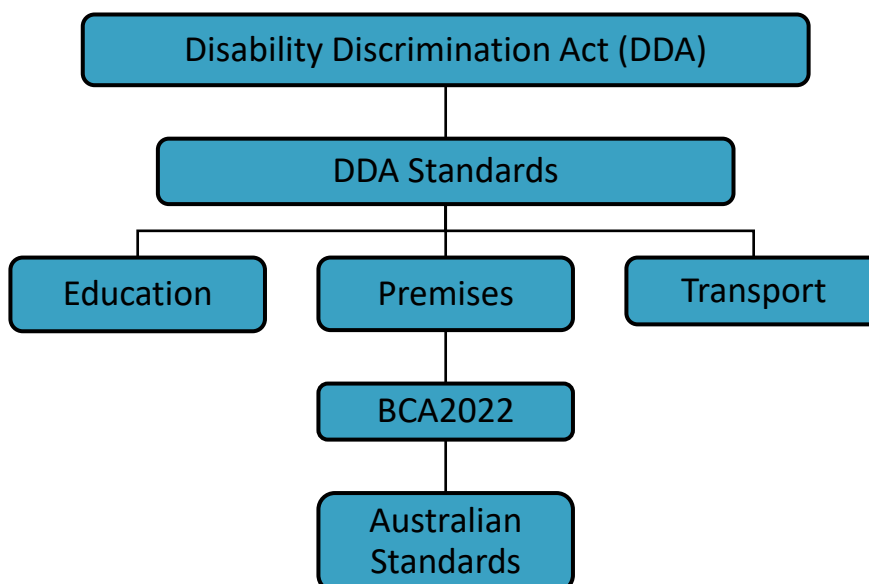
1.4 Federal Disability Discrimination Act (DDA)

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 BCA2022 is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2022 and the referenced standards does not guarantee that a complaint will not be lodged.

The graph below indicates the current relationship of the BCA2022 to the DDA.



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. They do not apply to existing buildings that are not undergoing upgrade. They will 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 BCA2022 and reference a range of Australian Standards relating to access and other associated matters. The Premises Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

The “affected part” is the accessway from the principal pedestrian entrance to the area of the new works including the entry door at principal pedestrian entrance. The relevant provisions of the Premises Standards will

apply to a new part of a building, and any “affected part” of a building, if the building is Class 1b, Class 2 and Classes 3, 5, 6, 7, 8, 9 or 10 buildings.

As a new Class 2 building is included within this development, the Premises Standards will apply to this building. However, with the requirements of the Premises Standards mirroring the requirements of the BCA2022, compliance under BCA2022 will be equivalent to achieve compliance with the Premises Standards.

1.6 Limitations of the Report

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

- (1) the structural adequacy or design of the building.
- (2) the inherent derived fire-resistance ratings of any existing structural elements of the building (unless specifically referred to).
- (3) any existing fire safety measures are assumed to be compliant and maintained under the Annual Fire Safety Statement provisions required by the building owner.
- (4) the design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.
- (5) The BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. The 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.

This report does not include, or imply compliance with:

- a) The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2022 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- b) Design Quality of Residential Apartment Development 2015 (SEPP65)
- c) Sections B, C, D, E, F, G, H, I or J of the BCA.
- d) the Disability Discrimination Act 1992.
- e) The Design and Building Practitioners Act 2020.
- f) Work Health and Safety Act 2011.
- g) Requirements of other Regulatory Authorities including, but not limited to, Telstra, NBN Co, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like.
- h) Demolition Standards not referred to by the BCA.
- i) Heritage significance
- j) Requirements of Australian Standards unless specifically referred to.
- k) Conditions of Development Application approval issued by Council.
- l) The National Construction Code – Plumbing Code of Australia Volume Three.

1.7 Terms and Acronyms

- | | | |
|------|------|------------------------------------|
| i. | AS | - Australian Standard |
| ii. | AVG | - Average |
| iii. | BCA | - Building Code of Australia |
| iv. | BOWS | - Building Occupant Warning System |
| v. | BTM | - Bottom |

vi.	Comms	- Communications Cupboard
vii.	DtS	- Deemed To Satisfy
viii.	EDB	- Electrical Distribution Board
ix.	FER	- Fire Engineering Report
x.	FHR	- Fire Hose Reel
xi.	FIS	- Fire Isolated Stairway
xii.	FRL	- Fire Resistance Level
xiii.	HBA	- Home Building Act 1989
xiv.	LHS	- Left Hand Side
xv.	MID	- Middle
xvi.	MSB	- Main Switchboard Room
xvii.	PEX	- Cross-linked polyethylene
xviii.	PFE	- Portable Fire Extinguisher
xix.	RHS	- Right Hand Side
xx.	SOU	- Sole Occupancy Unit

1.8 Document Control

Date	Revision	Comments/Description	Prepared By:
02/12/2024	1	DA Stage Access Report	Ben Long
16/12/2024	2	DA Stage Access Report	Ben Long

1.9 Documentation

This report has been prepared based on the following documentation:

Architectural Drawings prepared By: Cedar			
Drawing Number	Revision	Date	Title
DA-0002	B	17/11/2024	Site Plan
DA-0003	B	17/11/2024	Demolition Plan
DA-1000	C	17/11/2024	GA Basement 02
DA-1001	C	17/11/2024	GA Basement 01
DA-1002	C	17/11/2024	GA Ground Level
DA-1003	C	17/11/2024	GA level 01
DA-1004	C	17/11/2024	GA Level 02
DA-1005	C	17/11/2024	GA Level 03
DA-1006	C	17/11/2024	GA Level 04
DA-1007	B	17/11/2024	GA Level 05
DA-2000	B	17/11/2024	North Elevation
DA-2001	B	17/11/2024	East Elevation
DA-2002	B	17/11/2024	South Elevation
DA-2003	B	17/11/2024	West Elevation
DA-3000	B	17/11/2024	Section 1
DA-3001	B	17/11/2024	Section 2
DA-3002	B	17/11/2024	Section 3

2.0 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia (BCA) the building may be described as follows:

2.1 Rise in Storeys (Clause C2D3)

The building has a rise in storeys of six (6).

2.2 Classification (Part A6)

The building has been classified as follows.

Class	Level	Description
2	Ground Floor – Roof Top	Residential Sole-Occupancy Units and Communal Areas
7a	Basement 1- 2	Carparking
7b	Ground Floor	Storage – Storage Cages and Waste Room

2.3 AREAS REQUIRED TO BE ACCESSIBLE

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

Use	Description
Residential Occupancy Units and Common Area	Common areas of the residential levels
Storage	To and within all communal areas
Car park	To and within any level containing accessible car parking spaces

Note: The limitations and exemptions of Clauses D4D3, D4D4 and D4D5 of the BCA and Access Code been considered where applicable in the process of developing the above table.

3.0 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES

3.1 Introduction

- 3.1.1 Assessment of the architectural design documentation against the Deemed-to-Satisfy Provisions of the BCA2022 has revealed the following areas where compliance with the BCA2022 may require further consideration. The following assessments and tables below are 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.
- 3.1.2 Accessibility has been assessed against the relevant portions of the BCA2022, Access Code for Buildings and the related Australian Standards for each item listed below. The abbreviations outlined below have been used in the following tables:

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 Part 4	‘COMPLIANCE READILY ACHIEVABLE’. It is considered that there was not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, subject to noting the requirements of each clause, compliance can be readily achieved.
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.

3.2 Council’s Development Control Plan Requirements (DCP)

The Canterbury Bankstown Council DCP 2023 provides Council’s planning controls on the provision of Livable Housing under Chapter 5 of that Plan. The Controls for Livable Housing under Section 11 of Chapter 5 are as follows:

Assessment of The Canterbury Bankstown Council DCP 2023:

Item No	Control	Comment	Compliance
11.1	A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows: <ul style="list-style-type: none"> a minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard. 	<p>Details will need to be provided on how compliance will be maintained with this Clause.</p> <p>The current documentation details a total of 3 adaptable units which is not considered to be a requirement of this DCP.</p> <p>It is noted that there are 34 units, which will require 7 units to be silver level compliance and another 7 to be gold level requirement.</p>	Complies

	<p>However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent with the LEP definition.</p> <p>Council may vary the Livable Housing Design Guidelines (Design Element 1– Dwelling Access) if it is demonstrated to Council’s satisfaction that it is not possible to achieve step-free pathways.</p>	7 silver level and 7 gold level units have been provided.	
--	--	---	--

3.3 Livable Housing Design Guidelines

The SEPP Housing Apartment Design Code and Canterbury Bankstown Council DCP 2023 requires that residential developments achieve a benchmark that at up to 20% incorporate the Livable Housing Guideline’s silver level universal design features and up to 20% incorporate Gold level universal design features.

Note: These Guidelines do not take precedence over the requirements of the Disability (Access to Premises – Buildings) Standards 2010 or the Building Code of Australia.

Item	Item	Comment	Compliance
1	Dwelling (SOU) Access		
	<p>a. Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.</p> <p>b. The path of travel referred to in (a) should have a minimum clear width of 1100mm and have:</p> <ul style="list-style-type: none"> i. no steps; ii. an even, firm, slip resistant surface; iii. a crossfall of not more than 1:40; iv. a maximum pathway slope of 1:14 Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length. <p>c. The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate:</p> <ul style="list-style-type: none"> i. the minimum dimensions of at least 3800mm (width) x 6000mm (length)); ii. an even, firm and slip resistant surface; and iii. a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). <p>a vertical clearance over the parking space of at least 2500mm; and</p>	<p>The building is provided with suitable walkways and ramps to gain access to the building with lifts being maintained as required.</p> <p>The paths to the SOUs are directly from the boundary and will maintain the required 1100mm clear width.</p> <p>The path of travel is not required to be provide via the carpark.</p> <p>Step ramps are not proposed as being provided within the building.</p>	Complies

	<p>b. a covered parking space to ensure protection from the weather.</p> <p>d. A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:</p> <ul style="list-style-type: none"> i. a maximum gradient of 1:10 ii. a minimum clear width of 1000mm (please note: width should reflect the pathway width) iii. a maximum length of 1900mm <p>e. Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.</p>		
2	Dwelling (SOU) Entrance		
	<p>a. The dwelling should provide an entrance door with –</p> <ul style="list-style-type: none"> i. a minimum clear door opening width of 500mm (see Figure 2(c)); ii. a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled); and iii. reasonable shelter from the weather. <p>b. a level landing area of at least 1350mm x 1350mm, and.</p> <p>c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).</p> <p>d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.</p>	<p>The doors are detailed as being 850mm clear widths and would need to be updated to comply with this Clause.</p> <p>Due to internal access being provided, level transitions shall be maintained.</p> <p>Suitable landing areas has been provided to each of the entry doorways.</p>	<p>CRA – Compliance Readily Achievable.</p>
3	Internal Doors and Corridors		
	<p>a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <ul style="list-style-type: none"> i. a minimum clear opening width of 850mm (see Figure 2(c)) ii. a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled). <p>b. with a minimum corridor/passageway width of 1200mm.</p>	<p>Each of the rooms used for bedrooms and bathrooms are not found to comply with this Clause. The main doors are generally considered to be compliant.</p> <p>However, this would need to be applied to all doors serving the applicable rooms.</p>	<p>DNC – Does Not Comply</p>

		Silver will required 820mm clearance and the gold will required 850mm clearance. The corridors are of a sufficient width.	
4	Toilet		
	<p>a. Dwellings should have a toilet on the ground (or entry) level that provides:</p> <ul style="list-style-type: none"> i. a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and ii. a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a). iii. The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date. 	Each of the proposed units will allow for a 900mm x 1200mm clear space in accordance with this requirements. Each WC is located in the corner of the room.	Complies
5	Shower		
	<p>a. One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.</p> <p>b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</p> <p>c. The hobless shower recess described in (a) should:</p> <ul style="list-style-type: none"> i. be located in a bathroom on the ground (or entry) level; ii. provide minimum dimensions of 900mm (width) x 900mm (length); and iii. provide a clear space of at least 1200mm (width) x 1200mm (length) forward of the shower recess entry as detailed in Figure 5(a) 	<p>The showers are located in the corner of the room and are of a sufficient size to allow for compliance with this Clause.</p> <p>Provisioning to be provided according to this Clause for slip resistance and wall reinforcement.</p>	Complies
6	Reinforcement of bathroom & toilet walls		
	<p>a. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.</p> <p>b. The walls around the toilet are to be reinforced by installing:</p> <ul style="list-style-type: none"> i. noggings with a thickness of at least 25mm in accordance with Figure 6(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 6(b). 	<p>Provisioning to be provided according to this Clause.</p> <p>It would be required to ensure that suitable wall is provided adjacent to the WCs to allow for wall reinforcement.</p>	CRA – Compliance Readily Achievable.

	<p>c. The walls around the bath are to be reinforced by installing:</p> <ul style="list-style-type: none"> i. noggings with a thickness of at least 25mm in accordance with Figure 7(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 7(b). <p>d. The walls around the hobless shower recess are to be reinforced by installing:</p> <ul style="list-style-type: none"> i. noggings with a thickness of at least 25mm in accordance with Figure 8(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 8(b). 		
7	Internal stairways		
	N/A	Clause not applicable due to single storey SOUs	N/A
8	Kitchen Space		
	<p>a. The kitchen space should be designed to support ease of movement and adaptation with:</p> <ul style="list-style-type: none"> i. at least 1200mm clearance in front of fixed benches and appliances (excluding handles); ii. slip resistant flooring; and iii. task lighting installed above workspaces. <p>b. Floor finishes should extend under kitchen cabinetry to enable cupboards to be removed without affecting the flooring. Where fixtures cannot be easily removed (eg. ovens which are built in) the floor finishes should not be continued. If relying on advice from a third party.</p>	<p>The kitchens are of a sufficient size to allow for compliance with this Clause.</p> <p>Provisioning to be provided according to this Clause for slip resistances and the continuing of floor finished.</p>	CRA – Compliance Readily Achievable.
9	Laundry Space		
	<p>a. The laundry space should be designed to support ease of movement and adaptation with:</p> <ul style="list-style-type: none"> i. At least 1200mm clear width provided in front of fixed benches and appliances (excluding handles). Where the appliances are not installed then the recessed area provision for an appliance shall be a minimum of 600mm in depth. ii. Slip resistant flooring. <p>b. Floor finishes should extend under Laundry cabinetry to enable cupboards to be removed without affecting the flooring. Where fixtures cannot be easily removed the floor finishes should not be continued. If relying on advice from a third party, Assessors are advised to provide a note in the notes column of the Assessment.</p>	<p>The laundries are of a sufficient size to allow for compliance with this Clause.</p> <p>Provisioning to be provided according to this Clause for slip resistances and the continuing of floor finished.</p>	CRA – Compliance Readily Achievable.

10	Ground (or entry level) bedroom space		
	<p>The dwelling should feature a space (or room) on the ground (or entry) level that:</p> <ul style="list-style-type: none"> i. is of at least 10m² clearance exclusive of wardrobes; skirtings and wall lining; ii. provides for a minimum path of travel of at least 1000mm on at least one side of the bed. 	<p>The bedrooms are generally of a sufficient size to allow for compliance with this Clause. It is noted that Unit 203 and 303 will not have the required 10m² of clearance as required and will need to be increased in size to comply.</p>	DNC – Does not Comply
11	Switches and Power Points		
	<p>a. Light switches should be positioned in a consistent location:</p> <ul style="list-style-type: none"> i. between 900mm – 1100mm above the finished floor level; and ii. horizontally aligned with the door handle at the entrance to a room. <p>b. Powerpoints should be installed not lower than 300mm above the finished floor level.</p>	<p>Provisioning to be provided according to this clause.</p> <p>Confirmation to be sought by Electrical Designer.</p>	CRA – Compliance Readily Achievable.
12	Door and Tap Hardware		
	<p>a. Doorways should feature door hardware installed at between 900mm – 1100mm above the finished floor.</p>	<p>Provisioning to be provided according to this clause.</p>	CRA – Compliance Readily Achievable.

3.4 Building Code of Australia 2022 Assessment Summary (BCA2022)

3.3.1 The following assessment will provide an overview of compliance with the BCA and identify issues that require attention. All Deemed-to-Satisfy clauses that are applicable to the subject building have been referred to below, including a comment adjacent to each clause of the proposal's ability to satisfy each respective clause:

3.3.2 Part D4 - Access for People with a Disability:

Clause		Comments	Status
D4D1	Deemed-to-Satisfy Provisions	<p>Informational –</p> <p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements D1P1 to D1P6, D1P8 and D1P9 are satisfied by complying with—</p> <p>(a) D2D2 to D2D23, D3D2 to D3D30 and D4D2 to D4D13; and</p> <p>(b) in a building containing an atrium, Part G3; and</p> <p>(c) in a building in an alpine area, Part G4; and</p> <p>(d) for additional requirements for Class 9b buildings, Part I1; and</p> <p>(e) for public transport buildings, Part I2.</p> <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p> <p>(3) Performance Requirement D1P7 must be complied with if lifts are to be used to assist occupants to evacuate a building.</p>	Informational
D4D2	General building access requirements	<p>(1) Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5.</p> <p>(2) Access requirements for a Class 1b building...</p> <p>(3) For Class 5 and 6 buildings, access must be provided to and within all areas normally used by the occupants.</p> <p>(4) For a Class 2 building, common areas are to be accessible as follows:</p> <p>(a) 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>(b) 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, individual shop, eating area, or the like.</p> <p>(c) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(i) to the entrance doorway of each sole-occupancy unit; and</p> <p>(ii) to and within rooms or spaces for use in common by the residents.</p> <p>(d) The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp.</p> <p>(5) For a Class 3 building...</p> <p>(6) For Class 5, 6, 7b, 8 and 9a buildings...</p> <p>(7) For a Class 7a building, access must be provided to and within any level containing accessible carparking spaces.</p> <p>(8) For a Class 9b building...</p> <p>(9) For a Class 9c building...</p> <p>(10) For a Class 10 building...</p>	FI – Further Information

		<p>Comments:</p> <p>The pedestrian entrance is accessible with access maintained throughout to each of the SOU entrance doorways in the building. Lift access is provided to each of the storeys to allow for access to be maintained throughout.</p> <p>Communal doorways throughout the building are noted to generally be of a sufficient size and clearance to allow for compliance with AS1428.1-2009.</p> <p>Based on the current plans, the lift car was measured to be 1400mm x 1800mm, which would be sufficient. Further information required on the lift specifications and internal dimensions to ensure compliance with BCA Clause E3D7 and E3D8.</p> <p>Level 01 is provided a portion of deep soil that is provided with stairway access. Confirmation will be required as to whether occupant access will be provided to this area or if access is only provided for maintenance personnel. If access is provided to the occupants for open space, this will need to be accessible and provided with ramp or lift access.</p>	
D4D3	Access to buildings	<p>(1) An accessway must be provided to a building required to be accessible-</p> <ul style="list-style-type: none"> (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. <p>(2) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> (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 500m², 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 D3.4. <p>(3) Where a pedestrian entrance required to be accessible has multiple doorways—</p> <ul style="list-style-type: none"> (a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and (b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible. <p>(4) For the purposes of (3)—</p> <ul style="list-style-type: none"> (a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— <ul style="list-style-type: none"> (i) all doorways serve the same part or parts of the building; and (ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and (b) 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>(5) 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>	CRA – Compliance Readily Achievable.

		<p>Comments:</p> <p>The pedestrian entrance is accessible by a 1:20 walkway from Dutton Street. The walkway is noted as being provided with suitable clearance to allow for compliance with AS1428.1-2009. The walls to the side of the walkway will need to be at least 450mm high.</p> <p>The main entry doorway into the building is provided with a swinging doorway and would achieve compliance with AS1428.1-2009 for both the required clear width and circulation spaces.</p>	
D4D4	Parts of Buildings to be Accessible	<p>In a building required to be accessible—</p> <p>(a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with—</p> <p>(i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> <p>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</p> <p>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</p> <p>(b) every passenger lift must comply with E3D7 and E3D8; and</p> <p>(c) accessways must have—</p> <p>(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</p> <p>(ii) turning spaces complying with AS 1428.1—</p> <p>(A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>(B) at maximum 20 m intervals along the accessway; and</p> <p>(d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and</p> <p>(e) a passing space may serve as a turning space; and</p> <p>(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—</p> <p>(i) containing not more than 3 storeys; and</p> <p>(ii) with a floor area for each storey, excluding the entrance storey, of not more than 200m²; and</p> <p>(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...</p> <p>(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.</p> <p>Comments:</p> <p>Walkway Accessibility:</p> <p>> Handrails, kerb rails or walls are to be provided to both sides of walkways in strict accordance with AS1428.1-2009.</p> <p>Stairway Accessibility:</p>	CRA Compliance Readily Achievable.

		<ul style="list-style-type: none"> > Nosing strip is to be installed to each of the treads in accordance with AS1428.1-2009. This will require a luminance contrast of at least 30%. <p>Passenger Lift Accessibility:</p> <ul style="list-style-type: none"> > Refer to comments made in BCA Clause E3D7 and E3D8. <p>Accessways:</p> <ul style="list-style-type: none"> > Common lobbies were measured to be a minimum of 1930 mm wide to allow for compliance. The reduced width into the storage cages is not considered to be the end of an accessway as access is maintained throughout the storage portion. Between the storage cages is 1550mm width to allow for compliance. 	
D4D5	Exemptions	<p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> (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). <p>Comments:</p> <ul style="list-style-type: none"> > Basement – Pump Room > Basement – Comms/Switch Room > Ground Floor – Bulky Waste Room > Ground Floor – Bin Holding Area > Ground Floor – Plant Room > Ground Floor – Gas & Water Meters 	Noted
D4D6	Accessible carparking	<ul style="list-style-type: none"> (1) Accessible carparking spaces— <ul style="list-style-type: none"> (a) subject to (b), must be provided in accordance with (2) in— <ul style="list-style-type: none"> (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 (c) subject to (d), must comply with AS/NZS 2890.6; and (d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability (2) For each class of building to which the carpark or carparking area is associated, the number of accessible car parking spaces required is as follows: <ul style="list-style-type: none"> (a) Class 1b and 3 buildings.. (b) Class 5, 7, 8 or 9c buildings — 1 accessible space for every 100 carparking spaces or part thereof. (c) Class 6 buildings... (d) Class 9a buildings... (e) Class 9b buildings... <p>Comments:</p> <p>This clause is not applicable as the parking is associated with a Class 2 use.</p>	N/A – Not Applicable

D4D7	Signage	<p>(1) In a building required to be accessible—</p> <p>(a) braille and tactile signage complying with Specification 15 must—</p> <p>(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each –</p> <p>(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</p> <p>(B) space with a hearing augmentation system; and</p> <p>(ii) identify each door required by E4D5 to be provided with an exit sign and state—</p> <p>(A) “Exit”; and</p> <p>(B) “Level”; and</p> <p>(C) the floor level number or floor level descriptor, or a combination of the two.</p> <p>(b) 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> <p>(i) the type of hearing augmentation; and</p> <p>(ii) the area covered within the room; and</p> <p>(iii) if receivers are being used and where the receivers can be obtained; and</p> <p>(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</p> <p>(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p> <p>(e) 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; and</p> <p>(f) where a bank of sanitary 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 sanitary facility.</p> <p>(2) In a building that is subject to F4D12 and is required to be accessible, directional signage complying with Specification 15 to direct a person to the location of the nearest accessible adult change facility within that building must be provided at the location of each—</p> <p>(a) bank of sanitary facilities; and</p> <p>(b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility.</p> <p>Comments: Provide Signage throughout the building as required by BCA Clause D4D7.</p>	CRA – Compliance Readily Achievable.
D4D8	Hearing augmentation	<p>(1) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <p>(a) in a room in a Class 9b building; or</p>	N/A – Not Applicable

		<p>(b) in an auditorium, conference room, meeting room or room for judicatory purposes; or</p> <p>(c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</p> <p>(2) If a hearing augmentation system required by (1) is—</p> <p>(1) 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</p> <p>(2) 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 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>(3) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18.</p> <p>(4) 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, other than a public address system used for emergency warning purposes only.</p> <p>Comments: Not applicable to this development – the building is of Class 2 and Class 7a classification.</p>	
D4D9	Tactile indicators	<p>(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—</p> <p>(a) a stairway, other than a fire-isolated stairway; and</p> <p>(b) an escalator; and</p> <p>(c) a passenger conveyor or moving walk; and</p> <p>(d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>(e) in the absence of a suitable barrier—</p> <p>(i) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(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 D3.4, if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4. (b)</p> <p>(2) Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p>	CRA – Compliance Readily Achievable.

		<p>(3) A hostel for the aged, nursing home for the aged, a residential aged care building, Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c aged care building need not comply with (1)(a) and (d) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p> <p>Comments: Tactile Ground Surface Indicators (TGSIs) are not required to be provided. There are only fire isolated stairs and walkways proposed.</p> <p>Any location where a clear height of 2000mm is not maintained, TGSIs will need to be provided in accordance with this Clause. Details may be confirmed during detailed design.</p>	
D4D10	Wheelchair seating spaces in Class 9b assembly buildings	<p>Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with the following:</p> <p>(a) The number and grouping of wheelchair seating spaces must be in accordance with Table D4D10.</p> <p>(b) In a cinema—</p> <p>(i) with not more than 300 seats — wheelchair seating spaces must not be located in the front row of seats; and</p> <p>(ii) with more than 300 seats — not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats.</p> <p>Comments: Not applicable to this development – the building is of Class 2 and Class 7a classification.</p>	N/A – Not Applicable
D4D11	Swimming pools	<p>(1) Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool required by D4D2 to be accessible.</p> <p>(2) An accessible entry/exit must be by means of—</p> <p>(a) a fixed or movable ramp and an aquatic wheelchair; or</p> <p>(b) a zero depth entry and an aquatic wheelchair; or</p> <p>(c) a platform swimming pool lift and an aquatic wheelchair; or</p> <p>(d) a sling-style swimming pool lift.</p> <p>(3) Where a swimming pool has a perimeter of more than 70 m, at least one accessible water entry/exit must be provided by a means specified in (2)(a), (b) or (c).</p> <p>(4) Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.</p> <p>Comments: Not applicable to this development – the building does not contain a swimming pool.</p>	N/A – Not Applicable

D4D12	Ramps	<p>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.</p> <p>Comments: The connecting accessways will not rely upon ramps to enter the building and no connecting ramps contain a vertical rise of more than 3.6m due to walkways being proposed</p>	Complies
D4D13	Glazing on an accessway	<p>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> <p>Comments: Glazing will need to be provided with contrast bands in accordance with this Clause and AS1428.1-2009. Details shall be provided at CC stage with window schedules.</p> <p>Compliance readily achievable.</p>	CRA – Compliance Readily Achievable.

3.4.3 Section E - Services and Equipment | Part E3 – Lift Installations

Clause		Comments	Status
E3D1	Deemed-to-Satisfy Provisions	<p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements E3P1 to E3P4 are satisfied by complying with— (a) E3D2 to E3D12; and (b) for a building containing an occupiable outdoor area, Part 66; and (c) for public transport buildings, Part 12.</p> <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>	Informational
E3D2	Lift installations	No Accessibility requirements. Refer to BCA Consultant.	N/A – Not Applicable
E3D3	Stretcher facility in lifts	No Accessibility requirements. Refer to BCA Consultant.	N/A – Not Applicable
E3D4	Warning against use of lifts in fire	No Accessibility requirements. Refer to BCA Consultant.	N/A – Not Applicable
E3D5	Emergency lifts	No Accessibility requirements. Refer to BCA Consultant.	N/A – Not Applicable
E3D6	Landings	<p>Access and egress to and from lift-well landings must comply with the Deemed-to-Satisfy Provisions of Parts D2, D3 and D4</p> <p>Comments: Lift landings to be flush with the lift car when being accessed. Sizing is suitable to allow for compliance with this Clause.</p>	CRA – Compliance Readily Achievable.

E3D7	Passenger lift types and their limitations	<p>(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:</p> <p>(a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.</p> <p>(b) Stairway platform lifts must not—</p> <p>(i) be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18; or</p> <p>(ii) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or</p> <p>(iii) be used where it is possible to install another type of passenger lift; or</p> <p>(iv) connect more than 2 storeys; or</p> <p>(v) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or</p> <p>(vi) when in the folded position, encroach on the minimum width of a stairway required by D2D8 to D2D11.</p> <p>(c) A low-rise platform lift must not travel more than 1000 mm.</p> <p>(d) A low-rise, low-speed constant pressure lift must not—</p> <p>(i) for an enclosed type, travel more than 4 m; or</p> <p>(ii) for an unenclosed type, travel more than 2 m; or</p> <p>(iii) be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like.</p> <p>(e) A small-sized, low-speed automatic lift must not travel more than 12 m.</p> <p>(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.</p> <p>Comments: Limitations noted.</p>	CRA Compliance Readily Achievable. —
E3D8	Accessible features required for passenger lifts	<p>In an accessible building, every passenger lift must have the following features where applicable:</p> <p>(a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except—</p> <p>(i) a stairway platform lift; and</p> <p>(ii) a low-rise platform lift.</p> <p>(b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.</p>	CRA Compliance Readily Achievable. —

		<p>(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.</p> <p>(d) Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.</p> <p>(e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.</p> <p>(f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.</p> <p>(g) Lift landing doors at the upper landing for all lifts except a stairway platform lift.</p> <p>(h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except—</p> <p style="padding-left: 20px;">(i) a stairway platform lift; and</p> <p style="padding-left: 20px;">(ii) a low-rise platform lift.</p> <p>(i) Lighting in accordance with AS 1735.12 for all enclosed lift cars.</p> <p>(j) For all lifts serving more than 2 levels—</p> <p style="padding-left: 20px;">(i) automatic audible information within the lift car to identify the level each time the car stops; and</p> <p style="padding-left: 20px;">(ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and</p> <p style="padding-left: 20px;">(iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz.</p> <p>(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.</p> <p>Comments: Lift details/manufacturers specification is to be provided with CC application to demonstrate compliance.</p>	
E3D9	Fire service controls	No Accessibility requirements. Refer to BCA Consultant.	N/A – Not Applicable
E3D10	Residential care buildings	No Accessibility requirements. Refer to BCA Consultant.	N/A – Not Applicable
E3D11	Fire service recall control switch	No Accessibility requirements. Refer to BCA Consultant.	N/A – Not Applicable
E3D12	Lift car fire service drive control switch	No Accessibility requirements. Refer to BCA Consultant.	N/A – Not Applicable

4.0 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. 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.
2. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
3. Walkways will comply with Clause 10 of AS1428.1-2009.
4. 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.
5. Stairways will comply with Clause 11 of AS1428.1-2009.
6. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
7. Handrails will comply with Clause 12 of AS1428.1-2009.
8. Grabrails will comply with Clause 17 of AS1428.1-2009.
9. Switches and power points will comply with Clause 14 of AS1428.1-2009.
10. 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.
11. Braille and tactile signage will comply with BCA2022 Clause D4D7.
12. Signage is to comply with Clause 8 of AS1428.1-2009.
13. The passenger lifts will comply with BCA2022 E3D7 and E3D8 and AS1735.12.
14. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
15. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

Livable Housing Design Guidelines (LHDG)

16. Entrance door to have 850mm min. clear door width opening, level transition (5mm max. vertical tolerance) and reasonable shelter from the weather.
17. Entrance door to have 1350x1350mm level landings.
18. Level & "step-free" entrance connected to the "safe and continuous pathway".
19. Waterproofing and termite management at entry door (as per NCC).
20. All internal doors to have 850mm min. clear door opening at entry level rooms, 5mm max. vertical tolerance surface, and 1200mm min. internal corridors at entry level rooms.
21. Toilet to be on entry level (ground floor).
22. If WC is located in a separate room. WC pan circulation space to be 900x1200mm front if WC (door not to encroach) (Fig 3a) and located in accordance with platinum requirements.
23. If WC is located within a bathroom. WC pan circulation space to be in the corner of the room to enable installation of grabrails (door not to encroach) (Fig 3b).
24. Bathroom to have slip resistant and hobless shower recess (portable shower screens allowed)
25. Shower recess located in a room corner to enable the installation of grabrails.
26. Shower is of a size to allow for compliance with platinum requirements.

27. Walls to be constructed of solid masonry or concrete, otherwise to be reinforced (1100N min. withstand in all directions).
28. For WC, the reinforcement to be 25mm thick noggings (Fig 6a), or 12mm thick sheeting (Fig 6b)
29. For baths, reinforcement to be 25mm thick noggings (Fig 7a), or 12mm thick sheeting (Fig 7b)
30. For showers, reinforcement to be 25mm thick noggings (Fig 8a), or 12mm thick sheeting (Fig 8b)
31. A kitchen to have 200mm clearance and suitable floor finishes.
32. A laundry to have 1200mm clearance and suitable floor finishes.
33. The bedroom to have circulation provided around the bed and to the side of the bed.
34. Switches and power points to be 900mm-1100mm above the floor.
35. Door hardware to be 900mm-1100mm from the floor

5.0 SIGN OFF

Assessment of the Architectural design documentation against the Deemed-to Satisfy Provisions of the Building Code of Australia, 2022 (BCA) has revealed the following areas where compliance with the BCA may require further consideration and/or may involve assessment as Performance Solutions. Any Performance Solutions will be required to clearly indicate methodologies for achieving compliance with the relevant Performance Requirements.

It is trusted this report is clear and addresses the requirements of the Client. Should you require any further information or clarification, please do not hesitate to contact the undersigned.

Signed,



Ben Long
Manager of Building Regulations
EBS Consultants
Building Surveyor – Unrestricted #BDC03380
Certificate IV in Access Consulting