



ACCESS CAPABILITY REPORT

Lot 202 Goonoo Goonoo Rd, Tamworth

(Tenancy 3 & 4)

ACR-25004-1 dated 05.02.2025

Prepared for:





1. Executive Summary

STAC Consulting (NSW) Pty Ltd (STACC) have been engaged by Gnoo Gnoo Road Pty Ltd c/- Broaden Management Pty Ltd to carry out a review of the proposed development at Lot 202, Goonoo Goonoo Road, Tamworth, against the relevant access provisions of the National Construction Code 2022 Volume One – Building Code of Australia (BCA). It is understood the proposed development involves the development of Lot 202, including the construction of a single storey retail building comprising Tenancy 3 & 4, with ancillary office / amenities, back of house, carparking (including 14 spaces covered by a shade sail structure), loading areas and landscaping.



Leffler Simes Drawing No. DA302, Rev. A dated 04.02.2025

Note: The assessment contained within this report relates to Lot 202 only. A separate report has been prepared which contains an assessment of Lot 201.

Report History		
Revision	Date	Status
0	31.01.2025	Draft for Client Review
1	05.02.2025	Issue for DA Submission

Prepared By:



Tom Johnston
Director
Cert IV in Access Consulting
ACA Member No. 812

Reviewed By:



Aaron Redfern
Director
Building Surveyor – Unrestricted
NSW Fair Trading BDC2321



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2. Introduction

2.1 Aim

The aim of this report is to carry out a review of the proposed development at the subject premises to:

- Identify any BCA compliance issues (as related to access for people with a disability) that require resolution / attention or a Performance Solution.
- Provide appropriate recommendations to achieve an acceptable level of compliance with the accessibility provisions of the BCA, having regard to minimum legislative requirements and desired outcomes for the project.
- Confirm that the DA architectural documentation has been reviewed by an appropriately qualified Access Consultant to enable the Consent Authority to be satisfied that the provisions required under the BCA have been met in the design or are capable of being met.

2.2 Development

We understand the proposal involves the development of Lot 202, including the construction of a single storey retail building comprising Tenancy 3 & 4, with ancillary office / amenities, back of house, carparking (including 14 spaces covered by a shade sail structure), loading areas and landscaping.

2.3 Reviewed Documents

- National Construction Code 2022 Volume One – Building Code of Australia (BCA)
- AS1428.1-2009 – General requirements for access – New building work
- AS1428.4.1-2009 – Means to assist the orientation of people with vision impairment – Tactile ground surface indicators
- AS2890.6-2009 – Parking facilities – Off-street parking for people with disabilities
- Disability (Access to Premises – Buildings) Standards 2010 (DAPS)
- Subdivision Plan prepared by ADW Johnson, Drawing No. 240363-PSK-018-E dated 30.07.2024
- Architectural Plans prepared by Leffler Simes Pty Ltd:

Drawing No.	Revision	Date	Drawing No.	Revision	Date
DA001	A	04.02.2025	DA152	A	04.02.2025
DA015	A	04.02.2025	DA161	A	04.02.2025
DA020	A	04.02.2025	DA162	A	04.02.2025
DA101	A	04.02.2025	DA171	A	04.02.2025
DA102	A	04.02.2025	DA172	A	04.02.2025
DA111	A	04.02.2025	DA301	A	04.02.2025
DA112	A	04.02.2025	DA302	A	04.02.2025
DA151	A	04.02.2025			

2.4 Legislative Framework

Pursuant to Section 19 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021, all new building work must comply with the current BCA as in force on the 'Relevant Date', however the existing features of an existing building need not comply with the BCA unless upgrade is required by other legislation. In this regard, a 'New Building' and the 'New Part' of an existing building are required to comply with the current BCA and the DAPS, and the 'Affected Part' of an existing building must achieve compliance where applicable.

2.5 BCA Compliance Structure

Clause A2G1 – Compliance

Compliance with the NCC is achieved by complying with—

- (a) the Governing Requirements of the NCC; and

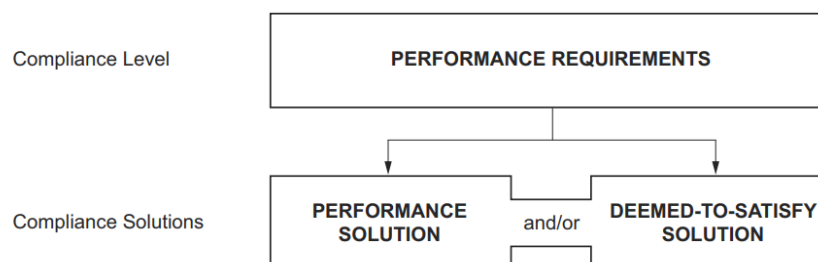


(b) the Performance Requirements.

Performance Requirements are satisfied by one of the following, as shown in Figure A2G1:

- (a) Performance Solution.
- (b) Deemed-to-Satisfy Solution.
- (c) A combination of (a) and (b).

Figure A2G1: NCC compliance structure



2.6 Limitations & Exclusions

- While every reasonable effort has been made to ensure that this document is correct at the time of issue, STACC Consulting (NSW) Pty Ltd (STACC) disclaim all liability to any third party in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.
- STACC do not guarantee acceptance of any advice, reports or the like by the Principal Certifier, Consent Authority, or other relevant authorities or project stakeholders.
- No part of this document may be reproduced in any form or by any means without written permission from STACC. This report is based solely on client instructions, and therefore, should not be used by any third party without prior knowledge of such instructions.
- This report does not contain a detailed assessment of AS1428.1-2009, AS1428.4.1-2009 & AS2890.6-2009, which will need to be carried out prior to the issue of a Construction Certificate.
- STACC are unable to confirm compliance with the Disability Discrimination Act 1992 (DDA) as this is a complaints-based piece of legislation and does not contain prescriptive compliance requirements. In this regard, the Client is to be satisfied that they have addressed their requirements under the DDA.
- No assessment has been undertaken to consider the equitable evacuation of occupants.
- This report does not include assessment or advice in relation to safety in design or requirements of the Work Health and Safety Act 2011 (WHS Act).
- This report does not constitute certification or approval under Part 4 or Part 6 of the Environmental Planning and Assessment Act 1979 (EPAA).
- No assessment has been carried out of any conditions of a Development Consent unless expressly referenced.
- Although the Disability (Access to Premises – Buildings) Standards 2010 references AS1428.1-2021, it is noted BCA 2022 references AS1428.1-2009, which forms the basis of the assessment in this report.



3. Compliance Assessment

3.1 Applicable BCA Edition

Pursuant to Section 19 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021, all new building work must comply with the current BCA as in force on the 'Relevant Date'. At the date of issue of this report, the BCA in force is BCA 2022, however a new edition is expected to come into effect on 1 May 2025, which may be applicable to the proposed development, subject to the date of construction certificate application. In this regard, it is noted the following review has been carried out against the relevant provisions of **BCA 2022**.

3.2 BCA Classification

The following table presents a summary of the key BCA characteristics for the proposed development:

BCA Classification:	Retail Building: Class 6 (Retail) & Class 7b (Storage / Back of House) Covered Carpark (Beneath Shade Sail): Class 7a
Rise in Storeys:	Retail Building: One Covered Carpark (Beneath Shade Sail): One
Effective Height:	Retail Building: 0m Covered Carpark (Beneath Shade Sail): 0m

3.3 BCA / DAPS Assessment

The following includes a summary of our high-level assessment of the referenced documentation against the relevant access provisions of **BCA 2022** and should be read in conjunction with these provisions. Additionally, it is noted a further detailed assessment of AS1428.1-2009, AS1428.4.1-2009 & AS2890.6-2009 will be required at CC application stage.

Table 3.1 – Compliance Assessment

BCA / AS Clause	Summary of Requirement	Comment															
BCA Part D3 – Construction of Exits																	
D3D11 Pedestrian ramps	<ul style="list-style-type: none"> A ramp serving as a required exit must be in accordance with AS1428.1 where it serves as an accessible ramp under Part D4. The floor surface of a ramp must have a slip-resistance classification not less than that listed in Table D3D15 below when tested in accordance with AS 4586. 	Compliance Readily Achievable Details and certification from the Architect to be submitted with the CC application demonstrating compliance.															
Table D3D15: Slip-resistance classification <table> <tr> <th>Application</th><th>Dry Surface conditions</th><th>Wet surface conditions</th></tr> <tr> <td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr> <tr> <td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr> <tr> <td>Tread or <i>landing</i> surface</td><td>P3 or R10</td><td>P4 or R11</td></tr> <tr> <td>Nosing or <i>landing</i> edge strip</td><td>P3</td><td>P4</td></tr> </table>			Application	Dry Surface conditions	Wet surface conditions	Ramp steeper than 1:14	P4 or R11	P5 or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11	Tread or <i>landing</i> surface	P3 or R10	P4 or R11	Nosing or <i>landing</i> edge strip	P3	P4
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Nosing or <i>landing</i> edge strip	P3	P4															



D3D16 Thresholds	<p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless:</p> <ul style="list-style-type: none"> • in patient care areas in a Class 9a health-care building, the door sill is not more than 25mm above the finished floor level to which the doorway opens; or • in a building required to be accessible by Part D4, the doorway— <ul style="list-style-type: none"> (i) opens to a road or open space; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or • in other cases— <ul style="list-style-type: none"> (i) the doorway opens to a road or open space, external stair landing or external balcony; and (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens. 	<p>Compliance Readily Achievable</p> <p>Details and certification from the Architect to be submitted with the CC application demonstrating compliance.</p>
D3D22 Handrails	<p>Handrails in a required exit that serve an area that is required to be accessible are required to comply with clause 12 of AS 1428.1 (refer to requirements under clause D4D4 below), except that clause 12(d) does not apply to a handrail required by (1)(c)(ii) of this clause.</p>	<p>Compliance Readily Achievable</p> <p>Details and certification from the Architect to be submitted with the CC application demonstrating compliance.</p>
BCA Part D4 – Access for People with a Disability		
D4D2 General building access requirements	<p>Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5.</p>	<p>Compliance Readily Achievable</p> <p>Access is required to and within the Retail Building, except for areas exempted by D4D5. Attention is drawn to the following which will require further review at CC Application Stage:</p> <ul style="list-style-type: none"> • The circulation space to the doors leading to the Staff Room and the door leading from the Back of House Area to the corridor adjacent to the Server Room in Tenancy 3 are required to comply with AS1428.1 <p>Furthermore, and permitting there are no accessible parking spaces proposed beneath the Covered Carpark Structure, this building is</p>



		not required to be accessible.
D4D3 Access to buildings	<ul style="list-style-type: none"> An accessway must be provided to a building required to be accessible— <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. In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and— <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 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance. Where a pedestrian entrance required to be accessible has multiple doorways— <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. For the purposes of pedestrian entrances with multiple doorways — <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 D4D3). 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>Further Information / Clarification Required at CC Application Stage</p> <p>The accessways from the allotment boundary and the accessible parking spaces to each Tenancy, and the accessway between Retail Buildings are required to comply with this clause and the relevant provisions of AS1428.1. In addition, the unobstructed width of the double doors to the airlock serving Tenancy 3 must be not less than 850mm unless automatic opening.</p> <p>Details and certification from the Architect to be submitted with the CC application demonstrating compliance.</p> <p>Note: It is assumed the hinged external doors from Tenancy 3 & 4, except the airlock doors to Tenancy 3, are for egress purposes only.</p>
D4D4 Parts of buildings to be accessible	<p>In a building required to be accessible—</p> <ul style="list-style-type: none"> every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with— <ul style="list-style-type: none"> (i) for a ramp, except a fire-isolated ramp, clause 10 of AS1428.1; 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. every passenger lift must comply with E3D7. 	<p>Further Information / Clarification Required at CC Application Stage</p> <p>All ramps (including the accessways from the allotment boundary if they are steeper than 1:20, and the kerb ramps throughout the site) are required to comply with this clause and the relevant provisions of</p>



	<ul style="list-style-type: none"> accessways must have— <ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (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. 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— <ul style="list-style-type: none"> (i) containing not more than 3 storeys; and (ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m². 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'. 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>AS1428.1. Details and certification from the Architect to be submitted with the CC application demonstrating compliance.</p> <p>Note: The external vehicle ramp serving the Back of House area associated with Tenancy 3 has not been assessed as a pedestrian ramp.</p>
D4D5 Exemptions	<p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> an area where access would be inappropriate because of the particular purpose for which the area is used. an area that would pose a health or safety risk for people with a disability. any path of travel providing access only to an area exempted by (a) or (b). 	<p>Further Information / Clarification Required at CC Application Stage</p> <p>Details of any proposed D4D5 exemptions will need to be provided by the owner / tenant with the CC application. Such details are to specify which areas are proposed to be exempt and the reasons why, including information about the role of the personnel to be admitted to the subject areas, security arrangements for independent movement of non-authorised personnel, activities of the workers using the spaces, and health and safety restraints. In this regard, consideration could be given to an exemption for the comms rooms,</p>



		cleaners rooms and Back of House areas.
D4D6 Accessible car parking	<p>Accessible carparking spaces must be provided in a Class 7a building required to be accessible and in a carparking area on the same allotment of a building required to be accessible in accordance with this clause and must comply with AS2890.6-2009. For each class of building to which the carpark or parking area is associated, the number of accessible parking spaces required is as follows:</p> <ul style="list-style-type: none"> • Class 5, 7, 8 or 9c buildings – 1 accessible space for every 100 carparking spaces or part thereof; • Class 6 buildings— <ul style="list-style-type: none"> (i) With up to 1000 carparking spaces – 1 accessible space for every 50 carparking spaces or part thereof; and (ii) For each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces – 1 accessible space. 	<p>Further Information / Clarification Required at CC Application Stage</p> <p>Based on the provision of 108 parking spaces on Lot 202, one additional accessible parking space (i.e. 3 in total at a rate of 1 accessible space per 50 spaces or part thereof for a Class 6 building) will be required to serve Tenancy 3 & 4.</p> <p>Details and certification from the Architect and Traffic Engineer to be submitted with the CC application demonstrating compliance with AS2890.6.</p>
D4D7 Signage	<ul style="list-style-type: none"> • Braille and tactile signage complying with Specification 15 must— <ul style="list-style-type: none"> (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— <ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (A) “Exit”; and (B) “Level”; and (C) the floor level number or floor level descriptor, or a combination of the two. • 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— <ul style="list-style-type: none"> (i) the type of hearing augmentation; and (ii) the area covered within the room; and (iii) if receivers are being used and where the receivers can be obtained; and • 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>Compliance Readily Achievable</p> <p>Braille and tactile signage is required to be provided to all sanitary facilities and each door required by E4D5 to be provided with an exit sign. Details and certification from the Architect to be submitted with the CC application demonstrating compliance.</p>



	<ul style="list-style-type: none"> • signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and • 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 • 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. • In a building that is subject 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— <ul style="list-style-type: none"> (a) bank of sanitary facilities; and (b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility 	
D4D8 Hearing augmentation	<ul style="list-style-type: none"> • A hearing augmentation system must be provided in accordance with the requirements of this clause where an inbuilt amplification system, other than one used only for emergency warning, is installed— <ul style="list-style-type: none"> (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. • If a hearing augmentation system required by (a)-(c) above is— <ul style="list-style-type: none"> (a) 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 (b) 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— <ul style="list-style-type: none"> (i) 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>Further Information / Clarification Required at CC Application Stage</p> <p>Confirmation is required if the Staff Room in Tenancy 3 is used as a Meeting Room and if an inbuilt amplification system is proposed to be installed in the room to determine if a hearing augmentation system is required to be provided, in which case details and design certification from a suitably qualified AV Consultant will be required confirming compliance.</p> <p>Note: While not referenced under the BCA, AS1428.1-2009 or the DAPS, AS1428.5-2021 states that a wall or ceiling mounted television or monitor and a video conferencing system (among other systems) are considered inbuilt amplification systems. We</p>



	<p>(ii) 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>(iii) 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>(iv) if the room or space accommodates more than 2000, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.</p> <ul style="list-style-type: none"> 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>recommend considering installing a hearing augmentation system where one of these are installed in any Meeting Rooms.</p>
D4D9 Tactile indicators	<ul style="list-style-type: none"> For a building required to be accessible, tactile ground surface indicators (TGSIs) must be provided to warn people who are blind or have a vision impairment that they are approaching— <ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (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. Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1. 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>Compliance Readily Achievable</p> <p>Details and certification from the Architect to be submitted with the CC application demonstrating compliance.</p>
D4D12 Ramps	<p>On an accessway—</p> <p>(a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and</p>	<p>Compliance Readily Achievable</p>



	(b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Details and certification from the Architect to be submitted with the CC application demonstrating compliance.
D4D13 Glazing on an accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Compliance Readily Achievable Details and certification from the Architect to be submitted with the CC application demonstrating compliance.
BCA Part F4 – Sanitary and Other Facilities		
F4D5 Accessible sanitary facilities	<p>In a building required to be accessible—</p> <ul style="list-style-type: none"> • accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and • accessible unisex showers must be provided in accordance with F4D7; and • 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 • an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and • 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 • an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and • 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 • 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 • 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 provided with a passenger lift or ramp complying with AS 1428.1. 	<p>Further Information / Clarification Required at CC Application Stage</p> <p>Accessible unisex sanitary facilities and ambulant facilities are required to comply with the relevant provisions of AS1428.1. Attention is drawn to the requirement for separate Male and Female ambulant cubicles in Tenancy 3. Details and certification from the Architect to be submitted with the CC application demonstrating compliance.</p>
F4D6	The minimum number of accessible unisex sanitary compartments for each class of building is required to achieve compliance with the requirements of this clause.	Compliance Readily Achievable Details and certification from the Architect to be



Accessible unisex sanitary compartments		submitted with the CC application demonstrating compliance.
F4D12 Accessible adult change facilities	<ul style="list-style-type: none"> One unisex accessible adult change facility must be provided in an accessible part of a— <ul style="list-style-type: none"> (a) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and (b) Class 9b sports venue or the like that— <ul style="list-style-type: none"> (i) has a design occupancy of not less than 35,000 spectators; or (ii) contains a swimming pool that has a perimeter of not less than 70 m and that is required by D4D2 to be accessible; and (c) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and (d) theatre or the like having a design occupancy of not less than 1,500 patrons; and (e) passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002. Accessible adult change facilities required by (1)— <ul style="list-style-type: none"> (a) must be constructed in accordance with Specification 27; and (b) cannot be combined with another sanitary compartment. For the purposes of (1), design occupancy must be calculated in accordance with D2D18, but excluding any area that— <ul style="list-style-type: none"> (a) can only be accessed by staff, employees, contractors, maintenance personnel and the like; or (b) is subject to an exemption under D4D5. 	Note The population calculated in accordance with Table D2D18 for the floor area (other than areas that can only be accessed by staff, employees, contractors, maintenance personnel and the like) is approximately 920 persons.

4. Conclusion

This report contains a review of the proposed development at Lot 202, Goonoo Goonoo Road, Tamworth, against the relevant access provisions of the BCA 2022 and the Disability (Access to Premises – Buildings) Standards 2010. Arising from the review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA, subject to the requirements of this report being implemented and further detailed review at CC application stage. Where compliance matters are proposed to comply with the Performance Requirements (rather than DtS Provisions), the development of a Performance Solution Report will be required.



Appendix 1 – Definitions

Access Code

Means the *Access Code for Buildings*, prepared by the Office of the Australian Building Codes Board, a copy of the text of which is set out in Schedule 1 of the DAPS.

Accessible

Means having features to enable use by people with a disability.

Accessway

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

Affected Part

An affected part is:

- (a) The principal pedestrian entrance of an existing building that contains a new part; and
- (b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

Circulation space

A clear unobstructed area, to enable persons using mobility aids to manoeuvre.

Construction Certificate (CC)

Building Approval issued by the Certifying Authority pursuant to Part 6 of the EP&A Act 1979.

Dedicated (parking) space

A parking space set aside exclusively for the parking of a single vehicle.

Deemed to Satisfy Provisions (DtS)

BCA Provisions which are deemed to satisfy the Performance Requirements.

Luminance contrast

The ratio of luminance of a surface to that of a perfect reflector, identically illuminated.

National Construction Code 2022 Volume One – Building Code of Australia (the BCA)

Document published on behalf of the Australian Building Codes Board. The BCA contains technical design and construction requirements for all Class 2 to 9 buildings (multi-residential, commercial, industrial, and public assembly buildings) and their associated structures. throughout Australia and is adopted in New South Wales (NSW) under the provisions of the EPA Act and Regulation. Building regulatory legislation stipulates that compliance with the BCA Performance Requirements must be attained and hence this reveals BCA's performance-based format.

New Building

A building is a **new building** if

- (c) it is not a part of a building;
- (d) either
 - i. an application for approval for its construction is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located; or
 - ii. all of the following apply:
 - i. it is constructed for or on behalf of the Crown;
 - ii. the construction commences on or after 1 May 2011;
 - iii. no application for approval for the construction is submitted, before 1 May 2011, to the competent authority in the State or Territory where the building is located.

New Part

A part of a building is a **new part** of the building if it is an extension to the building or a modified part of the building about which:

- (a) an application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located; or



- (b) all of the following apply:
 - i. the building work is carried out for or on behalf of the Crown;
 - ii. the building work commences on or after 1 May 2011;
 - iii. no application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the State or Territory where the building is located.

Occupation Certificate (OC)

Building Occupation Approval issued by the Principal Certifying Authority pursuant to Part 6 of the EPA Act 1979.

Performance Solution

An alternative design solution that demonstrates compliance with the Performance Requirements of the BCA in lieu of compliance with the Deemed to Satisfy provisions.

Performance Requirement

A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must meet.

Compliance with the Performance Requirements can only be achieved by-

- (a) complying with the DtS Provisions; or
- (b) formulating an Alternative Solution which-
 - i. complies with the Performance Requirements; or
 - ii. is shown to be at least equivalent to the DtS Provisions; or
- (c) a combination of (a) and (b).

Ramp

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

Relevant Date

In relation to Section 19 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021 is—

- (a) the day on which the application for the construction certificate was made, or
- (b) if the building is a multi storey building and a construction certificate has been issued under the same development consent for building work involving the entrance floor—the day on which the application for that construction certificate was made.

Sanitary compartment

A room or space containing a closet pan or urinal.

Shared area

An area adjacent to a dedicated space provided for access or egress to or from a parked vehicle and which may be shared with any other purpose that does not involve other than transitory obstruction of the area e.g. a walkway, a vehicular aisle, dual use with another adjacent dedicated space.

Storey

A space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not—

- (a) a space that contains only—
 - (i) a lift shaft, stairway or meter room; or
 - (ii) a bathroom, shower room, laundry, water closet, or other sanitary compartment; or
 - (iii) accommodation intended for not more than 3 vehicles; or
 - (iv) a combination of the above; or
- (b) a mezzanine.

Tactile ground surface indicators (TGSIs)

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



Walkway

Any surface on a continuous accessible path of travel with a gradient not steeper than 1 in 2