Obvius Access

Accessibility Consultants and Designers

Warehouse Development,
86 Bryant Street,
Padstow,
NSW, 2211.

Development Application (DA) Access Report

08 April 2025
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Development Application (DA) Access Report
– Warehouse Development, 86 Bryant St, Padstow, NSW, 2211.

Introduction

This Development Application (DA) Access Report is for the purpose of BJ Architects to prioritise and recommend actions to be undertaken in accordance with the Access to Premises-Building Standards 2010, the NCC Part D4, E3, F4 and the Disability Discrimination Act (Cwlth) 1992 (DDA) in relation to access and mobility for people with disabilities.

Obvius Access was commissioned by Qianyu Liu of BJ Architects on behalf of client Xiang Lin He to undertake a DA Access Report of the Alterations and Additions to the existing warehouse development located at 86 Bryant St, Padstow, NSW, 2211.

The existing single storey warehouse building development comprising a building Class 7b/8 (Warehouse) at 86 Bryant St, Padstow, NSW is to be provided as two subdivided tenancies. A new mezzanine level is proposed for each subdivided tenancy at the development.

Vehicle Access and pedestrian entry to the development is from Bryant Street via an internal combined driveway and pedestrian walkway. A total of two onsite external carparking spaces are proposed at the allotment.

Each tenancy is proposed to be provided with one external car parking space. On the ground floor at each tenancy an internal service bay/ Loading area, and a waste room are proposed. On the mezzanine level one accessible sanitary facility and one staff room is proposed at each tenancy. Passenger lift and stairway access is provided at both tenancies.

The Areas of the development subject to this Access Report are as follows:

- The accessible pedestrian path of travel from the allotment boundary to the building principal entrances of each tenancy;
- The two external carparking spaces;
- Access to ground floor waste area;
- Access to the mezzanine level unisex accessible sanitary facility and Staff room;
- Stair Access to the mezzanine level; and
- Lift Access to the mezzanine level.

Scope of Report

This report offers advice regarding developing improved levels of accessibility for people with disabilities, and thereby reducing the risk to the client of complaint under Disability Discrimination Laws at both State and Federal Level.
The main aim of this Access Report is to identify any areas of non-compliance with Disability Discrimination Law and provide prioritised recommendations for action, to support in improving access for all, but particularly for people with disabilities who use the Warehouse facility.

The Access Report is structured in a user-friendly accessible format and includes Appendix 'A' with illustrations, at the back of this report to assist in highlighting some access issues identified and to support interpretation and implementation of recommendations for action.

The information in this report is only relevant to the referenced areas of this project and is not transferable to other projects.

Executive Summary

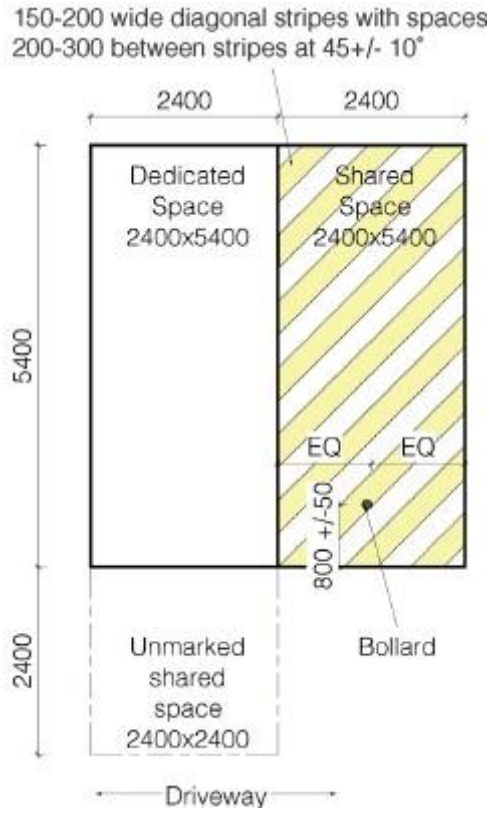
Proposed Accessible Car Parking at the Premises

For a Class 5,7 or 8 building in accordance with NCC Part D4D6 (2) one designated accessible carparking space to comply with AS 2890.6:2009 is required for every 100 carparking spaces.

NCC Part D4D6 (1)(d) states that for a Class 5,7 or 8 building with 5 or less carparking spaces, accessible carparking spaces need not be provided with signage and markings to designate an accessible carparking space.

There is a total of two standard carparking spaces proposed to be provided at the allotment's carpark. An accessible car parking space with signage and markings to comply with AS 2890.6:2009 is not proposed at the allotment's car park. This is due to the allotment only having capacity for two standard car parking spaces.
One standard size carparking space is to be allocated to each tenancy. If the two 2400mm wide standard carparking spaces were to be provided as one accessible parking space, comprising a 2400mm wide designated space and a 2400mm wide shared area and bollard to comply in accordance with AS 2890.6:2009, this would limit the allotment's carpark

to one car parking space. Refer to the illustration below showing the dimensions of an AS 2890.6:2009 accessible car parking space.



AS 2890.6:2009 Accessible Car Parking Space

The justification for not providing a marked AS 2890.6:2009 carparking space is in keeping with the intent of NCC D4D6 clause (1)(d) as the number of car parking spaces is less than 5. The justification for NCC D4D6 clause (1)(d) is to not restrict the carparking space only for people with a disability.

<u>Access from the property boundary to the building principal entrances.</u>

New work to the existing warehouse buildings is subject to the compliance requirements of the Disability (Access to Premises-Buildings) Standards 2010.
The Access to Premises Standards only apply to the part of the building that is the subject of the building approval application and the 'affected part'.

For example, if in a five-storey building an upgrade of the fourth level was being undertaken, which triggered the need for building approval, the

Premises Standards would only apply to the new work on level 4 and the 'affected part'.

Therefore, the application of the Access to Premises Standards to new work in an existing building does not trigger the need to upgrade the whole building or parts of the building outside the new work that is subject to the building approval application. The Access to Premises Standards states the following:

Disability (Access to Premises-Buildings) Standards 2010
Part 2.1 *(Buildings to which Standards apply -Class 3,5,6,7,8,9 or 10 building.*

Subsection 2.1(4)

4) 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

Subsection 2.1(5)

(5) 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.

Subsection 2.1(5) defines the term 'affected part' of a building.

Diagram above illustrating the extent of the affected part

The requirement for upgrading of the 'affected part' of buildings recognises that there is little value in improving access in new parts of existing buildings if people with disability cannot get to those new parts.

Affected part means the path of travel between (and including) the principal pedestrian entrance of an existing building to the 'new part' or modified part of the building. This path of travel must provide a continuous accessible path of travel from the principal pedestrian entrance to the new part or modified part of the building. The Affected part does not extend from the principal entrance to the allotment boundary or any required carparking spaces on the allotment.

Therefore, the definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work to the building.

Subsection 2.1(5) 'Affected part' – Access from the property boundary to the building principal entrances.

When constructing a new building the Premises Standards in D3.2(1)(a) and NCC in D4D3(1)(a) requires an accessway from the main points of a

pedestrian entry at the allotment boundary to a building required to be accessible.
Separate to this the Premises Standards in D3.2(2) and NCC D4D3(2) also requires an accessway through the principal pedestrian entrance.

However, where new work on an existing building triggers the 'affected part' upgrade a continuous accessible path of travel is only required from the principal pedestrian entrance to the area of new work to the building.
The 'affected part' does not extend to the allotment boundary or any required carparking spaces on the allotment.
Therefore, in accordance with the Premises Standards Subsection D2.1(5) there is no requirement to upgrade the continuous accessible path of travel from the allotment boundary to the building principal entrances or any required carparking spaces on the allotment to the building principal entrances.

Where an access barrier, such as a step, steep doorway landing gradient or non-compliant doorway circulation space dimensions is provided at the threshold of a principal pedestrian entrance, the 'affected part' upgrade would require an upgrade of the principal entrance doorway to comply with AS1428.1:2009.

Referenced Laws, Regulations and Standards

This Accessibility Report in an assessment against the following compliance criteria requirements of current and applicable disability Laws, Regulations and Standards:

Commonwealth Disability Discrimination Act (1992);
Disability Discrimination Act (1992)-Section 23 Access to Premises;
Disability Discrimination Act (1992)-Section 24 Access to Goods Services and Facilities;
Disability (Access to Premises Buildings) Standards 2010 (Premises Standards);
Australian Human Rights Commission- Advisory Notes on Streetscape Public Outdoor areas, Fixtures, Fittings and Furniture;
Australian Standard 1428.1 (2009) Design for access and mobility – General Requirements for access – New building work;
Australian Standard 1428.1 (2009) supplement;
Australian Standard 1428.2 (1992); Design for access and mobility - Enhanced and additional requirement-Buildings and facilities;
Australian Standard 1428.4.1 (2009) Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile Ground Surface Indicators;
Australian Standard 1428.4.2 (2018) Design for access and mobility - Means to assist the orientation of people with vision impairment – Wayfinding Signs;
Australian Standard 2890.6 (2009) Parking facilities - Off-street parking for people with disabilities;
Australian Standard 2890.1 (2004) Parking facilities—Off-street car parking;
Australian Standard 1158.3.1 (2020) Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements;
Australian Standard 1735.12 (1999); Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities;
Australian Standard 4586 (2013) Slip Resistance Clarification of New Pedestrian Surface Materials;
National Construction Code 2022;
NSW Anti-Discrimination Act (1977); Section 49M Provision of Goods and Services; and
Australian Standard 1428.5 (2010) Design for access and mobility – Communication for people who are deaf or hearing impaired.

Project Drawings/Details referenced receive from BJ Architects issue date 21.03.2025.

Dwg No	Title	Issue	Dwg No	Title	Issue
A001	Titlepage	A	A106	Proposed Mezzanine Floor Plan	A
A002	General Notes	A	A301	Proposed - Sections	
A101	Existing Site Plan	A	A201	Proposed - N&S Elevations	A
A102	Existing Floor Plan	A	A202	Proposed - E&W Elevations	A
A103	Demolition Plan	A	A401	Schedule of Window & Door	A
A104	Proposed Roof Plan	A	A402	Schedule of External Finish & Materials	A
A105	Proposed Ground Floor Plan	A			

Disability Discrimination Act 1992

The following, such as Property Developers, Property Owners, Building Designers, Builders, Building Certifiers, Project Managers, and Project Lessees have a responsibility, under the Federal Disability Discrimination Act (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 within the premises.

The DDA provides uniform protection against unfair and unfavourable treatment for people with a disability in Australia. It also makes it unlawful to discriminate against a person who is an 'associate' (such as a friend, carer, or family member).

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.

This broad definition means that everyone with a disability is protected.

When a person with a disability wants to utilise, premises including all buildings, outdoor spaces, car parking areas, pathways, and facilities, then equitable, dignified access must be provided. A complaint can be made under the DDA if appropriate access is not provided, or direct or indirect discrimination has occurred.

The Disability (Access to Premises – Buildings) Standards 2010

The Disability (Access to Premises – Buildings) Standards 2010 (the Premises Standards/Access Code) commenced on 1 May 2011. Any application for a building approval for a new building or upgrade of an existing building on or after that date will trigger the application of the Premises Standards/Access Code.
The Premises Standards harmonise the requirements of the NCC and the DDA in relation to access to buildings through incorporation of the Access Code into the NCC. The Access Code forms *Schedule 1* of the Premises Standards and contains its technical requirements. The Premises Standards provide greater access to buildings for people with a disability and provide certainty to the building industry by establishing building standards, which comply with the intent of the DDA.

National Construction Code (NCC)

The National Construction Code, (NCC) in conjunction with the DDA, applies to new buildings and buildings undergoing significant refurbishment or alteration. Sections of the NCC require compliance with a range of access provisions. The NCC outlines a variety of building classifications and the requirements for access to buildings within each classification.

NCC Part D4D5 Exemption

The NCC Part D4D5 exemption allows the following:

D4D5 Exemptions

The following areas are not required to be accessible:

(a) an area where access would be inappropriate because of the particular purpose for which the area is used.

(b) an area that would pose a health or safety risk for people with a disability.

(c) any path of travel providing access only to an area exempted by (a) or (b).

NCC Part D4D5 sets out some general exemptions from the requirement to meet the Deemed-to-Satisfy Provisions of the NCC and provides details on buildings or parts of buildings not required to be accessible under the Premises Standards and NCC.

D4D5(a)

Paragraph D4D5(a) states that accessways are not required to certain areas within buildings where providing access would be 'inappropriate' because of the nature of the area or the tasks undertaken in that area.

D4D5(b)

Paragraph D4D5(b) states that areas that would impose a health or safety risk for people with disability are also not required to be accessible.

These areas could generally include:

- Loading Dock areas;
- Warehouse Areas;
- Cleaner's rooms and Storage Rooms; and
- Main switch board room

D4D5(c)

In accordance with the NCC Part D4D2 general building access requirements, buildings and parts of buildings must be accessible as required, unless exempted by Part D4D5.

This Development Application Access Report covers the following 1-19 checklist items requirements regarding accessibility to the building and associated facilities:

1. Continuous Accessible Paths of travel
2. Principal Pedestrian Entrances
3. Lighting
4. Wayfinding
5. Accessible car parking
6. Walkway Ramps and Landings
7. Stairway
8. Lifts
9. Tactile Ground Surface Indicators
10. Doorways
11. Internal Walkways and Corridors
12. Hearing Augmentation
13. Fittings and furniture
14. Sanitary Facilities – Accessible WC
15. Sanitary Facilities – General
16. Sanitary Facilities – Shower
17. Sanitary Facilities - Ambulant Facilities
18. Signage
19. Emergency Egress

Access and Egress:

Consideration regarding egress provisions must be considered in accordance with the NCC, including travel distances and number of required exits in accordance with the NCC Performance Requirements D1P4 and D1P6.

DA Submission Access Report

Prepared By: John Bedwell, Accredited Member 382 Association of Consultants Access Australia (ACAA) NDIS SDA Accredited Assessor No SDA00042 - LHA Design Guideline Assessor Registration No 20258- Changing Places Assessor CP047

Note: The objective of the reference *Capable of compliance TBA at CC Stage* (to be advised at construction stage) as listed in the compliant column is to provide the DA Assessment Panel the assurance that the compliance requirements are recognised and must be an essential part of the post DA submission as part of the design development process and will be implemented prior to the construction stage (CC) submission.

This report is produced in a tabulated format, of which we have found is preferred by the majority of audit reviewers.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
1.1	Continuous Accessible Path of Travel.	Access to the building from the allotment boundary.	Any creation of an impediment, which does not provide a continuous access path of travel, may prevent the premises from being safely negotiated by people with disabilities.	A continuous accessible path of travel to comply with National Construction Code (NCC) D4D3(1) is not required from the allotment boundary at Bryant Street to the building principal entrances. Refer to executive summary *Subsection 2.1(5) 'Affected part' – Access from the*	Yes.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				property boundary to the building principal entrances. A continuous accessible path of travel is to be provided from the building principal entrance to the 'new part' or modified part of the building.	
1.2	Continuous Accessible Path of Travel.	Floor and Ground Surfaces.	Safety must be ensured using slip resistant surfaces with a smooth transition of 0mm to prevent slippage, trips, stumbles or falls.	Floor and ground surfaces must comply with AS 1428.1:2009 Clause 7 .1, 7.2, 7.3, 7.4 and 7.5. Recessed matting on the accessible path of travel at the principal entrance must comply with AS1428.1:2009 Clause 7.4.2 which states where a metal and bristle type matting or similar is provide the surface must be no more than 3mm if vertical or 5mm if rounded or bevelled above or below the surrounding surface.	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				If a matt or carpet type material is provided the fully compressed surface must be level with the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or bevelled.	
1.3	Continuous Accessible Path of Travel.	The pathway to the principal entrance.	The pathway must allow enough circulation space for a person in an electric wheelchair or electric scooter.	In accordance with The Disability (Access to Premises – Buildings) Standards 2010 and the NCC an accessway must be a minimum width of 1000mm.	Yes.
1.4	Continuous Accessible Path of Travel.	Access to the building from the allotment boundary.	Any creation of an impediment, which does not provide a continuous access path of travel, may prevent the premises from being safely negotiated by people with disabilities.	In accordance with NCC Part D4D4(c) (ii) (B) provide a minimum turning space of 2070mm in the path of travel and 1540mm width at intervals of a maximum of every 20m along an accessway. A space of 2070mm x 1540mm must be relatively	Yes.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				flat with a gradient no steeper than 1:40 for a concrete ground surface and provided at intervals to enable a person in a mobility device to manoeuvre 180°along the pathway leading from the allotment boundary at Byrant Street to the principal entrance. If a direct line of sight is not available at the pathway a passing space 2000mm x 1800mm must also be provided every 20m along the pathway in accordance with NCC Part D4D4(c) (i).	
2.1	Principal Pedestrian Entrance.	Principal public pedestrian entrances shall include wide level step free access for use by all people in	In accordance with Disability (Access – Buildings) Standards 2010 Part 2.1 (1)(b) (iii) access which complies with AS 1428.1:2009 (as a minimum)	The principal entrances must comply with the NCC Part D4D3(2). A clear opening width of 850mm must be provided to the active leaf of double	Yes.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
		accordance with AS.1428.1:2009.	must be provided to the principal entrance.	doors in accordance with the NCC Part D4D3(5). It is suggested to have the principal entrances doors swinging outwards for egress, as these entry doors are the only doors provided at the premises. Fire engineer to confirm egress requirements.	
2.2	Principal Pedestrian Entrance.	Principal public pedestrian entrances shall include wide level step free access for use by all people in accordance with AS.1428.1:2009.	To meet compliance with this section the principal entrance must comply with AS 1428.1:2009. Accordingly, should the weight of the external door to the principal entrance be too heavy or the door controls difficult to operate this may create a barrier to people who use mobility devices, people who are ambulant or older people.	Automation to the principal entrance would be best practice. If automation is provided to the principal entrance, it should ideally be by means of a sliding door with motion sensor. Alternatively, should doors be power operated by manual controls for a swing door they must comply with Clause AS 1428.1:2009 13.5.3 (e) & 13.5.4. The door control press to open button must be a minimum 25mm	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				diameter, proud of the surface with minimum 30% luminance contrast against the surrounding surface, no closer than 500mm from an internal corner and between 500mm to 1000mm from the arc of the hinged door leaf. If the door is automated for a frontal approach neither circulation space for the WL or WH dimension is required.	
2.3	Principal Pedestrian Entrance.	Principal public pedestrian entrance.	Frameless glazing and glazed doors that do not have a transom or chair rail must still be distinguished from an opening, where there is no handrail or transom provided to the glass.	Where glass walls or glass doors are evident, and no transom exists, a band of luminance contrast must be provided, which has 30% contrast with the surface viewed against at 45 degrees, to prevent the glazing from being mistaken for an opening.	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				The band of luminance contrast must be opaque and placed on both sides of the glazing in accordance with AS1428.1-(2009) Clause 6.6. The band of luminance contrast must be solid, 75mm wide and extend across the full width of the glazing and be located with the lower edge of the bottom of the band between 900mm and 1000mm above the FFL. Refer to Appendix 'A' Fig 35.	
2.4	Principal Pedestrian Entrance.	Principal Pedestrian Entry.		Circulation space must be provided to the principal entrance doors with clearance space available to the latch side (WL dimension) hinge side (WH dimension) and length (L dimension) in accordance	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				with AS 1428.1-2009 Clause 13.3. Ensure external safety bollards located in front of the principal entrance doors are clear of the required doorway circulation space. Refer to Appendix 'A' Fig 1 and Fig 2.	
2.5	Principal Pedestrian Entrance.	Threshold Ramp along a continuous accessible path of travel (if required) at the doorway of the pedestrian entry.	If raised thresholds are provided to doorways, they can be difficult for users of mobility devices to negotiate.	At a building entrance a threshold ramp to comply with AS1428.1:2009 Clause 10.5 must be provided at the principal entrance, if a threshold exists that exceeds 3mm in height. Accordingly, the Threshold Ramp must not exceed a height of 35mm or exceed a length of 280mm or exceed a gradient of 1:8 and be located within 20mm of the door to which it serves.	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				The edges of the Threshold Ramp shall be tapered or splayed at a minimum of 45° where the ramp does not abut a wall in accordance with AS 1428.1 Clause 10.5. Refer to Appendix A Fig 4 (at the back of this report). The ramp must have slip resistance in accordance with the NCC Table D3D15 and AS 4586:2013.	
3.1	Lighting External.	Lighting levels to the external path of travel to the building.	A continuous accessible path of travel should have enough illumination levels to ensure safety for the staff, visitors, and people with vision impairment, some of whom require enhanced levels of illumination.	As a minimum requirement external lighting must comply with AS 1158.3.1 (2020). Internal lighting must comply with AS 1680.0 :(2009). To ensure safety and to meet best practice the illumination of external ramps, landing and stairs should be a minimum of 100 lux.	Electrical consultant to confirm external lighting levels.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
3.2	Lighting Internal.	Lighting to internal spaces.	Artificial and natural lighting must avoid pools of light, shadows, and glare. Accordingly, strong beams of light and shadow should be minimised.	Both natural and artificial lighting must provide enough illumination of interior surfaces and enough luminance of surfaces. Accordingly, a balance of artificial and natural daylight will assist a person with vision impairment. The following lighting levels should be achieved in accordance with AS 1428.2:1992. Signage – 200lx Recreation and Visitable Spaces – 150lx Accessways – 150lx Toilets – 200lx	Electrical consultant to confirm internal lighting levels.
4.1	Wayfinding signage.	Wayfinding signage indicating the location of the accessible building entrance.	The accessible entrance to the building needs to be clearly defined.	Wayfinding signage should identify the location of the accessible path of travel where the accessible path of travel is not readily apparent	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				from the direction of approach.	
5.1	Accessible Car parking.	NCC Part D4D6(b) states that for a Class 5/7b building, 1 for every 100 car parking spaces or part thereof must be a designated accessible space for a person with a disability. NCC Part D4D6 (1)(d) states that for a Class 5,7 or 8 building with 5 or less carparking spaces, accessible carparking spaces need not be provided with signage and markings to designate an accessible carparking space.	The location of the designated accessible car parking space should be located close to the building entrance. A car parking space should be designated and accessible for a person with a disability.	There is a total of two standard carparking spaces proposed to be provided at the allotment's carpark. An accessible car parking space with signage and markings to comply with AS 2890.6:2009 is not proposed at the allotment's car park in accordance with NCC Part D4D6 (1)(d). Refer to executive summary for proposed accessible car parking requirements at the premises.	N/A.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
6.1	Walkways, Ramps and Landings.	Circulation requirements from walkways, corridors, and doorways.	There must be a smooth transition, which does not exceed 3mm to prevent slippage, trips, stumbles or falls.	To comply with the NCC Part D4D2 access must be provided to all areas that the occupants would normally use except for the areas identified as part of the NCC Part D4D5 Exemption.	Yes.
6.2	Walkways, Ramps and Landings.	Accessible ramps and walkways for people with disabilities.	Steep slopes present a hazard to wheelchair users and people with ambulant disabilities.	In accordance with the NCC Part D4D4 a 1:14 ramp must comply with AS.1428.1:2009 Clause 10.3. Refer to Appendix A Fig 8 (at the back of this report).	N/A.
6.3	Walkways, Ramps and Landings.	Accessible ramps and walkways for people with disabilities.	Steep slopes present a hazard to wheelchair users and people with ambulant disabilities.	In accordance with AS.1428.1:2009 Clause 10.2 Ensure Walkways with a gradient of 1:20 – 1:33 are provided with a minimum 600mm wide flat surface running parallel with the walkway on either side at the same grade with a different firm texture, or wall which is a minimum of	N/A

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				450mm high, or a kerb complying 150mm high or Kerb and handrail which comply with AS 1428.1:2009 Clause 12 and Fig 19 and 29. Refer to Appendix A Fig 12 and 13 (at the back of this report).	
6.4	Walkways, Ramps and Landings.	Accessible ramps and walkways for people with disabilities.	Steep slopes present a hazard to wheelchair users and people with ambulant disabilities.	Provide compliant walkways with landings in accordance with AS.1428.1 Clause 10. Accordingly, landings are required at all changes of direction at the top and bottom of walkways, and at pre-determined intervals. For 1:20 walkways a landing must be provided at intervals no greater than 15m with gradients no steeper than 1 in 40.	N/A.
6.5	Walkways, Ramps and Landings.	Accessible ramps and walkways for people with disabilities.	Accessible ramps and walkways must allow enough circulation space for	In accordance with AS1428.1:2009 clause 6.5.1. Provide a turning space a	Yes.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			a person in an electric wheelchair or electric scooter.	minimum 1500 x 1500mm clear of handrails at turns from 60° to 90°. Or provide a permitted splay in accordance with AS1428.1-2009 Clause 6.5 figure 4. Refer to Appendix 'A' Fig 11 (at the back of this report).	
6.6	Walkways, Ramps and Landings.	Accessible ramps and walkways for people with disabilities.	Accessible ramps and walkways must allow enough circulation space for a person in an electric scooter.	In accordance with AS1428.1:2009 Clause 10.4(d) curved walkways at the development must be provided with a minimum width of 1500mm.	N/A.
6.7	Walkways, Ramps and Landings.	Accessible ramps and walkways for people with disabilities.	Accessible ramps and walkways must allow enough circulation space for a person in an electric scooter.	In accordance with AS1428.1:2009 clause 6.5.2. a 1000mm wide angled ramp or walkway has insufficient width to allow for a 30° to 60° turn. The ramp or walkway must be provided with a minimum 1200mm width at the angled	Yes.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				section or provided with the required 500mm splay to comply with AS1428.1-2009 Clause 6.5 figure 4. Refer to Appendix 'A' Fig 11 (at the back of this report).	
6.11	Walkways, Ramps and Landings.	Kerb ramps in accordance with AS.1428.1:2009 Clause 10.7.	Kerb ramps should provide a smooth transition from the pathway to the roadway or car space for users of mobility devices. In addition, compliant Kerb Ramps also provide a tactile cue for people with vision impairment with sharp splayed sides to aid navigation when approaching a roadway. A gradient steeper than a 1:8 provides difficulties for wheelchair users.	Kerb ramps must be provided to comply accordance with AS 1428.1:2009 Clause 10.7. Install Kerb Ramps with compliant side profile splayed to 45° in accordance with AS:1428.1.2009 Clause.10.7.2. Refer to Appendix 'A' Fig 36, Fig 37 and Fig 38. Warning TGSI's are only to be provided to kerb ramps when required in accordance with AS1428.1:2009 C3 Kerb Ramps.	N/A.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
7.1	Stairway.	All stairways serving a change in level.	Stairways must provide access for staff, visitors such as older people, and people who are ambulant, avoiding any trips and falls.	The stairway in the building must comply with AS 1428.1:2009 Clause 11. The construction criteria for the stairway must have 'Goings', Risers' and tread profiles that comply with the National Construction Code Part D3D14 as a minimum. Refer to Appendix 'A' Fig 15. Stair Barriers must also comply with NCC D3D17-D3D21 and D3D22 Handrails. The risers of stair treads must be solid and opaque in accordance with AS 1428.1:2009 Clause 11. and must not be open risers.	Capable of compliance. TBA at CC Stage.
7.2	Stairway.	All stairways serving a change in level.	Luminance contrast is required to all stair nosing so that they are clearly defined.	Bands of luminance contrast on stair nosing must be provided in accordance with AS.1428.1:2009 Clause	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				11.1(f) and (g) with a band of luminance contrast of 50-75mm wide. Refer to Appendix 'A' Fig 16. All stair surfaces such as nosing contrast, treads and landings must have slip resistance in accordance with the NCC Table Table D3D15 and AS 4586:2013.	
7.3	Stairway.	All stairways serving a change in level.	Loss of balance ascending or descending stairways.	Handrails must be provided on both sides of stairways in all accessible spaces in accordance with AS1428.1-2009 clause 11 and 12. A minimum clear width of 1000mm between stairway handrails must be provided to comply with the NCC Part D2D8 and AS1428.1;2009 Refer to Appendix 'A' Fig 17.	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
7.4	Stairway.	Warning Tactile Ground Surface Indicators (TGSIs) to all Stairways.	Where required, TGSIs must have a minimum 30% luminance contrast with the surrounding surface (for integrated units) or 45% for discrete units or 60% for composite units. This is to enable people with vision impairment to identify the location of TGSIs in accordance with AS: 1428.4.1 2009 Clause 2.2.	The stairs in accordance with AS1428.1:2009 clause 11 and 1428.4.1:2009 must contain Warning TGSIs to the top and bottom of the stairway setback 300mm 10+/- from the hazard. The Warning Tactile Ground Surface Indicators TGSIs must contrast with the surrounding surface by a factor of 30% or 45% if discrete units or 60% if composite units are used. The profile of all Warning TGSIs must comply with AS 1428.4.1:2009 Fig 2.1. Refer to Appendix 'A' Fig 18.	Capable of compliance.
7.5	Stairway.	Profile of handrails to all stairways.	Handrails must be provided to all stairways to ensure stability for people who are ambulant, who have a mobility impairment or vision impairment. The handrail	Handrails must comply with AS1428.1-2009. Clause 11 and 12 and Fig 29 (a) and (b). The heights of the handrail must be between 865mm-1000mm above nosing of	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			profile must ensure a continuous passage of the hand along the handrail with no obstruction within a 270° arc of the handrail.	the stairway tread or the plane of the finished floor. The stairs must be provided with horizontal handrail extensions of at least 300mm. At the bottom of the stairs the handrail must extend one tread depth parallel to the line of the stair nosing plus a minimum 300mm extension horizontally past the nosing of the last riser. At the top of the stairs, the handrail must have a minimum 300mm horizontal extension past the top riser as shown in AS1428.1:2009 Figure 26 (B). Refer to Appendix 'A' Fig 13, Fig 18 and Fig 19. The handrails must terminate with a downturn	

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				at the handles of 180° at the beginning and end of the stairs. Alternatively, the handrail can be returned to the ground, or fully to end post or wall face. Where the stairs are at an intersection with a corridor or walkway the stairs must be set back in accordance with AS1428.1:2009 Clause 11 FIGURE 26B. Refer to Appendix 'A' Fig 18.	
7.1	Lifts.	Passengers lift to serv a change of level.	The passenger lift must meet the requirements of the NCC part E3D7, E3D8 and E3D3. The lift should be a 'Through lift' on all levels to avoid the need to turn around in the lift.	The passenger lifts must comply with the *NCC part E3D7 Passenger lift types and their limitations* and *NCC part E3D8 Accessible features required for passenger lifts.* Accordingly, the lift must comply with the following:	Capable of compliance. TBA at CC Stage. Lift consultant to advise

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				• If the lift travels less than 12m the Internal lift car size of 1100mm x 1400mm as a minimum (between linings) must be provided. However, a larger lift car size of 1400mm x1600mm is recommended as best practice. • A low-rise, low-speed pressure lift must be enclosed if travel is more than 2m. • A clear opening of the doors must comply with AS 1735:12:1999 with a clear opening of at least 900mm. • Passenger protection system complying with	

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				AS 1735:12, (if the lift is to be provided with a power operated door). • Lift car and landing control buttons complying with AS 1735.12:1999. • Lighting in accordance with AS 1735.12:1999. • Handrail complying with the provisions of AS 1735.12:1999. • E3D8 (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	

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				all lifts except a stairway platform lift.	
7.2	Lifts.	Passenger lifts to serv a change of level.	A passenger lift must provide independent access by ensuring a person can operate the lift controls. The constant pressure controls can be a barrier for people with a disability for reasons that they disadvantage people such as older people or people with impaired motor skills, or other hand impairment. Consequently, these impairments may prevent a person from sustaining pressure on the controls during the journey.	The passenger lifts must comply with the *NCC part E3D7 Passenger lift types and their limitations* and *NCC part E3D8 Accessible features required for passenger lifts* as a minimum, which states the following: *In an accessible building, E3D7 (2) states:* *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.* (must not be a lift that operates by maintaining	TBA at CC Stage. Lift consultant to advise.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				pressure on a control button). Therefore, automated controls that comply with AS 1735.12:1999 and NCC part E3D7 and E3D8 are necessary, requiring only single activation with a reduced force of 2-5 Newton or if tactile symbols are located on the buttons a force of 3.5-5 Newton. The lifts must comply with all requirements of the NCC as applicable under Part E3.	
9.1	Tactile Ground Surface Indicators (TGSIs).	Application of Warning TGSIs to distinguish the pedestrian pathway from the hazard of the carriageway at the same grade.	A hazard could exist for pedestrians with vision impairment at the carriageway/pedestrian crossing if the car park driveway or carriageway is at the same grade as the pedestrian pathway	If the pedestrian pathway and vehicular carriageway intersection are at the same grade, provide warning TGSIs setback 300mm +/- 10mm from the vehicular accessway in accordance with Fig C12 AS	Capable of compliance. TBA at OC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			intersections and the view for the motorist is obstructed when appearing from the driveway. Consequently, a blind person or person with vision impairment could accidentally stray from the pathway into the path of an approaching vehicle.	1428.4.1:2009 and Clause 2.5 to warn a pedestrian with a vision impairment they are approaching a driveway or carriageway. Note that clear sightlines for motorists should be provided to the entrance of the car park to ensure the safety of pedestrians on the pathway; particularly pedestrians, whom of which may have vision impairment. The clear sight lines for a motorist must comply with AS 2890.1:2004 Fig 3.3.	
10.1	Doorways.	Circulation space required to access and egress doorways and gates.	Enough circulation space must exist for a user of a mobility device to ensure independent access through doorways in both directions.	In accordance with the Premises Standards Part 2.1 (1)(b) (iii) and NCC Part D4D2 all doors, such as swing doors and sliding doorways must have clearance space	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			Accordingly latch side and hinge side clearance is required to operate the door and is defined as 'WL' values and 'WH' values under AS 1428.1:2009.	available to the latch side (WL dimension) and hinge side (WH dimension) in accordance with AS 1428.1-2009 Clause 13.3.	
10.2	Doorways.	Luminance contrast to all doorways, both external and internal.	A person with vision impairment may not be able to distinguish the doorway from surrounding surfaces.	All doorways and circulation space at doorways should have luminance contrast of 30% provided to the doorway and the architrave and adjacent wall. The minimum width of the area of luminance contrast must be no less than 50mm in accordance with AS.1428.1 Clause 13.1.	Capable of compliance. TBA at OC Stage.
10.3	Doorways.	Door controls forming part of a continuous accessible path of travel.	A door may be unable to be opened or locked by a person with limited dexterity or a person who cannot grasp or twist their wrist.	All doors at the buildings must have 'D' handles for people with a hand impairment or limited dexterity. In accordance with AS1428.1:2009 clause 13.5 Refer to Appendix 'A' Fig 20.	Capable of compliance. TBA at OC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
10.4	Doorways.	Door controls forming part of continuous accessible path of travel.	A door may be unable to be opened should the door be heavy or contain a door closer.	All doors must not exceed a required force at the door handle of 20N in accordance with AS 1428.1:2009 Clause 13.5.	Capable of compliance. TBA at OC Stage.
10.5	Doorways.	The clear opening width of the doorway to the principal entrance and the remaining internal doorways.	Insufficient clearance dimensions for wheelchair users.	In accordance with the NCC D4D3(5) and AS1428.1:2009 all doors, which the occupants of the building normally use, must have a clear opening width of at least 850mm. Where a doorway has multiple door leaves one of those leaves must have a clear opening width of not less than 850mm.	Capable of compliance. TBA at CC Stage.
11.1	Internal Walkways and Corridors.	The finishes applied to external ground surfaces and internal floor surfaces	All wet areas should be slip resistant. If a carpet is provided to the dry areas the thickness of the pile of carpet and the use of spongy underlay can	All surfaces such as external and internal areas must comply with NCC Table D3D15 Slip resistance classification and AS 4586:2013 to ensure slip resistance.	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			present a problem for wheelchair users.	Where carpet tiles are to be used, the pile thickness and the backing, underlay must be in accordance with In NCC D4D4(g) and (h). The carpet pile height or pile thickness dimension, carpet backing thickness dimension and the combined dimensions must be a maximum of 11mm, maximum of 4mm and a maximum of 15mm respectively.	
11.2	Internal Walkways and Corridors.	Circulation space to internal areas, rooms and entrances.	Should insufficient circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to internal spaces.	In accordance with NCC Part D4D4(c) (ii) (A) provide a minimum space of 2070mm in the path of travel and 1540mm width at the end of an internal or external communal corridor or walkway within 2m of the end of the corridor. A space of 2070mm x 1540mm	Yes.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				must be relatively flat with a gradient no steeper than 1:40 and provided at the end of a corridor to enable a person in a mobility device to manoeuvre 180°.	
11.3	Internal Walkways and Corridors.	Circulation space to internal areas, rooms and entrances.	Should insufficient circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to internal spaces.	In accordance with NCC Part D4D4(c) (ii) (B) provide a minimum space of 2070mm in the path of travel and 1540mm width at intervals of a maximum of every 20m along an internal or external corridor or walkway. A space of 2070mm x 1540mm must be relatively flat with a gradient no steeper than 1:40 and provided at intervals to enable a person in a mobility device to manoeuvre 180°as mentioned above.	Yes.
11.4	Internal	Circulation space to	Should insufficient	In accordance with	Yes, internal

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
	Walkways and Corridors.	internal areas, rooms and entrances.	circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to internal spaces.	Australian Standard AS 1428.1:2009 Clause 10.1 (c) level landings must be provided outside doorways to entrances.	rooms and entrances.
11.5	Internal Walkways and Corridors.	Circulation space to common areas room entrances.	Should insufficient circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to internal spaces.	In accordance with AS.1428.1 Clause 6.5.3 a clear circulation space of 2070mm x 1540mm width must be provided outside the lift to allow for 90 - 180°turn for a person in a wheelchair and at the end of corridors to common areas. Refer to Appendix 'A' Fig 10.	Yes.
12.1	Hearing Augmentation.	Hearing augmentation installed in building, an auditorium, conference room or meeting room.	Hearing augmentation is important for people with a hearing impairment to receive information and participate in a range of activities.	In accordance with the Access Code and NCC Part D4D8 a Hearing Augmentation System must be provided where an inbuilt amplification system, other than one used only for	N/A.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				emergency warning is installed. A hearing augmentation system must comply with the following: (a) an induction loop, 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 be not less than: Provide a sound amplification system with	

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				either an induction loop or receiver augmentation system in any Meeting Rooms, when there is seating capacity for five or more participants.	
12.3	Hearing Augmentation.	In accordance the NCC Part D4D8 hearing augmentation should be provided where an in-built amplification system is provided at any reception desk where the public is screened from the service provider.	Hearing Augmentation will be particularly important given that the background noise of the building services. Hearing Augmentation is recommended if the reception desk is screened from the public.	If a reception desk is screened, it should be provided with Hearing Augmentation such as an assistive listening system such an Audio Frequency Induction Loop, infrared or radio transmission in accordance with standard for Hearing Augmentation AS 1428.5:2010 Clause 3.1. Enough lighting of 150 lux should also be provided to the reception desk to provide enough illumination of the receptionist face for lip reading, which would benefit	N/A.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				people with hearing Impairment. The International symbol for Deafness should also be displayed to the reception desk in accordance with AS 1428.5:2010 Clause 5.1.	
13.1	Furniture and Fitments.	Circulation to tables, Servery counters and worktops.	Worktops should not present a barrier to a person who is a wheelchair user. This can restrict visitors and occupants of the building from independent access to facilities under Section 24 of the DDA.	In accordance with best practice to meet the intent of the DDA an accessible section underneath the Staff room kitchen sink bench top should be provided to comply with AS.1428.2 (1992). Clause 24, FIGURE 25. Provide the accessible section for a wheelchair user a minimum clear width of 800mm width and a height of 850mm -/+ 20mm incorporating enough knee and footplate clearance of	Best Practice requirement. Capable of compliance. This inbuilt fixture is not mandated by the Premises Standards or NCC, however, it should be provided to ensure compliance

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				640mm to 650mm to the underside beneath the bench top. Refer to Appendix 'A' Fig 23 and 24.	with the intent of the DDA.
13.2	Furniture and Fitments.	Operation of taps, door, and Cupboard handles.	All controls such as sink taps should be operable with one hand and not require tight grasping pinching or twisting of the wrist. This could be a barrier for people who are arthritic or have hand impairment and possibly restrict a person from independent access to facilities under Section 24 of the DDA.	The controls to water taps should be lever handles to ensure ease of operation for people with limited dexterity. Accordingly, the tap controls should comply with AS 1428.1:2009 Clause 15.2.1. To meet best practice all kitchen drawers and cupboards should contain 'D' handles to ensure enough grip for somebody with limited dexterity.	Best Practice requirement Capable of compliance. Theses kitchen fixtures are not mandated by the Premises Standards or NCC, however, it should be provided to ensure compliance with intent of the DDA.
13.3	Furniture and Fitments.	Layout of kitchen appliances, cooktops, and counters.	Insufficient internal circulation space for a person using a wheelchair to	In accordance with best practice to meet the intent of the DDA provide a space	Best Practice requirement

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			easily enter, move around and independently access sinks and other equipment.	of at least 1550mm x 1550mm in front of kitchen appliances such as the sink and fridge.	Capable of compliance. 1500mm x 1500mm space is not mandated by the Premises Standards or NCC, however, it should be provided to ensure compliance with intent of the DDA.
14.1	Sanitary Facilities - Accessible WC.	Where two or more accessible unisex toilets are provided in a building, the number of left- and right-hand mirror image facilities must be provided as evenly as possible.	Should there be no availability of alternate unisex accessible sanitary facilities, with a combination of left and right grabrail combinations, this may present a barrier to a person who is hemiplegic and	In accordance with the NCC Part F4D5 (g) where two or more of each type of accessible unisex facility are provided, the number of left and right-handed transfer facilities must be provided as evenly as possible.	Yes.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			transfers to the WC pan from one side.		
14.2	Sanitary Facilities - Accessible WC.	The layout to the Accessible compartment.	Insufficient internal circulation space.	The accessible toilet must be designed to comply with AS1428.1-2009 Fig 43 and Fig 52 as a minimum, allowing extra space for the incorporation of a washbasin, which should not encroach on the required circulation space of 2300mm x 1900mm by a distance greater than 100mm. Refer to Appendix 'A' Fig 25 and Fig 26. The required circulation space of the accessible WC layout must be clear of wall finishes and wall skirting etc.	Capable of compliance. TBA at CC Stage.
14.3.	Sanitary Facilities - Accessible WC.	The doorway to the Accessible WC.	Should there be insufficient circulation space at the doorway this may prevent a user of a large mobility device such as an electric	The required circulation space must comply with AS 1428.1:2009 Clause 13.3 *Circulation spaces at doorways on a continuous*	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			wheelchair from being able to access the Accessible WC.	*path of travel'* and the corresponding Fig 31 and 32. Accordingly, enough circulation must be provided to the 'latch side' (WL dimension) and 'hinge side' (WH dimension) of the door as well as providing enough length for circulation. Refer to Appendix 'A' Fig 1, Fig 2 and Fig 3.	
14.4	Sanitary Facilities - Accessible WC.	Doorway controls to the Accessible WC.	The sanitary facilities must have an accessible lock and exit mechanism, both to the Accessible WC, and other sanitary compartments.	The internal door furniture to the sanitary facilities must have 'D' handles in accordance with AS 1428.1:2009 Clause 13.5, so that a person with limited dexterity can open the door. Refer to Appendix 'A' Fig 20. Accordingly, a 'Snib' catch if used must have a snib handle of 45mm from the centre of the spindle in accordance with AS	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				1428.1:2009 Clause 15.2.9 (b).	
14.5	Sanitary Facilities - Accessible WC.	Luminance contrast to the doorway.	A person with vision impairment may not be able to distinguish the Accessible WC door from the surrounding surfaces.	All doorways, architraves and adjacent walls must have luminance contrast of 30% provided, the minimum width of the area of luminance contrast must be no less than 50mm in accordance with AS.1428.1 Clause 13.1.	Refer to item 10.2 compliance column.
14.6	Sanitary Facilities - Accessible WC.	The washbasin and tap fittings to the Accessible WC.	The washbasin must be provided within the accessible WC and contain clearance to the underside for the footplate and knees of a wheelchair user. Water taps must be lever handles and accessible for people with limited dexterity and reachable by a person in a wheelchair.	The washbasin must comply with AS 1428.1:2009 Clause 15.3 and Fig 46 and have enough circulation. Refer to Appendix 'A' Fig 42. Ensure there is a minimum 300mm clearance from the edge of the door swing to the side of the washbasin as shown in the attached AS1428.1 figure 51(A) (c)&(a). Refer to Appendix 'A' Fig 43 and Fig 27.	Refer to item 14.3 compliance column.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
14.7	Sanitary Facilities - Accessible WC.	The required layout to the Accessible WC.	Essential internal fixtures or fitting must be provided in the Accessible WC.	Fixtures and fittings such as clothes hanging hooks must be installed between 1200mm and 1350mm above the finished floor and located 500mm from the internal corner of the wall in accordance with AS 1428.1-2009 Clause 15.4.4. Also, consideration must also be given soap dispensers and towel dispensers, hand dryers which must be provided between the heights of 900mm and 1100mm above the floor and be operationally reachable from the washbasin. Australian Standard AS.1428.1:2009 Clause 15.4	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				lists and specifies the requirements for various fixtures and fittings within sanitary facility such as mirrors, sanitary disposal units and lever taps. Refer to Appendix 'A' Fig 42. Ensure the 300m length WC grabrail at the back wall is terminated a maximum 50mm from edge of the cistern. Refer to Appendix 'A' Fig 39. Ensure all grabrails are provided in accordance with AS1428.1:2009 Clause 15.	
14.8	Sanitary Facilities - Accessible WC.	Shelf to the Accessible WC.	A shelf is required for colostomy bags and placement of other sanitary equipment.	Shelves must be provided within the Accessible WC and must be securely fixed at a height between 900mm and 1000mm above the finished floor. The shelves provide storage for sanitary equipment, accessories and	Refer to item 14.7 compliance column.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				must comply with AS 1428.1:2009 Clause 15.4.2. Refer to Appendix 'A' Fig 42.	
14.9	Sanitary Facilities - Accessible WC.	Backrest to the Accessible WC.	A backrest is required to an accessible toilet at an enough angle to provide adequate support to a person while seated.	Provide a backrest, which complies with AS 1428.1:2009 Clause 15.2.4. Refer to Appendix 'A' Fig 40 and 41.	Refer to item 14.7 compliance column.
14.10	Sanitary Facilities - Accessible WC.	Mirror to the Accessible WC.	A mirror is required either above or adjacent to the washbasin.	A mirror must be provided in accordance with AS 1428.1:2009 Clause 15.4.1. Refer to Appendix 'A' Fig 42.	Refer to item 14.7 compliance column.
14.11	Sanitary Facilities - Accessible WC.	Light switches.	If a light switch is provided it must be accessible to a person with a disability.	In accordance with the AS 1428.1:2009 Clause 14.2, if a light switch is provided to an accessible sanitary facility, it must be a rocker action switch with a minimum dimension of 30mm x 30mm. Push-pad switches, if provided must have a minimum dimension of 25mm in diameter.	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				The light switches and general-purpose outlets to an accessible sanitary facility must be located not less than 500mm from an internal corner and not less than 900mm -1100mm from the finished floor for light switches and not less than 600mm -1100mm from the finished floor for GPOs.	
15.1	Sanitary Facilities General.	The number of sanitary facilities in a building must comply with the NCC Part F4D3 and F4D4. Accessible sanitary facilities must be provided in accordance with NCC Part F4D5 and comply with AS.1428.1 Clause 15 and Clause 16.	The number of WC pans and urinals must meet the requirements of NCC table F4D4.	The number of sanitary facilities required for class 7 and 8 building must be provided in accordance with NCC table F4D4b.	Capable of compliance. Certifier to advise.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
16.1	Sanitary Facilities- Showers.	In accordance with the NCC Part F4D5 Accessible Showers must be provided in accordance with F4D7. Where accessible showers are required to be provided by F4D5(b). 1 shower per 10 must be provided as accessible to comply with AS.1428.1:2009 Clause 15.5 and F4D7(d).	Where showers facilities are provided in a building an accessible shower to facilitate a person with a disability should be also be provided.	In class 5, 6, 7, 8 and 9 buildings, accessible showers are only required where the NCC F4D4 requires showers to be provided in the first place. Providing Showers in a class 5 or class 7b building is not a requirement under NCC F4D4. If showers are provided voluntarily in buildings, e.g., in an office building, in accordance with best practice and the intent of the DDA provide 1 unisex accessible shower per 10 to comply in accordance with AS1428.1:2009 clause 15.5 and NCC F4D7(d).	N/A.
17.1	Sanitary Facilities - Ambulant Facilities.	In accordance with the NCC Part F4D5 (c) a sanitary compartment suitable for a person	If vestibules or airlocks are provided as part of the path of travel to amenities containing facilities for a	In addition to unisex accessible toilets there is requirement to provide ambulant facilities with	N/A

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
		with an ambulant disability must comply with AS 1428.1:2009 Clause 16.	person with an Ambulant disability, there must be a 900mm x 900mm clearance space between door swings in the airlock.	circulation 900mm clear of swing doors in accordance with AS1428.1 2009 Clause 13.4 and Fig 34. Refer to Appendix 'A' Fig 28.	
17.2	Sanitary Facilities - Ambulant Facilities.	A male and female sanitary compartment for people with ambulant disabilities is advocated in each bank of toilets in accordance with AS.1428.1:2009 Clause 16.	Sanitary compartments in either the male or female banks or a unisex compartment, which can facilitate a person with an ambulant disability.	Male and female WCs must be provided with Ambulant compartments. Ambulant compartments must be a width of 900-920mm wide between wall surfaces. The toilets must comply with the NCC Part F4D5 (c) in which a compartment suitable for a person with an ambulant disability must be provided to each of the male and female toilets to comply with AS.1428.1:2009 Clause 16. Refer to Appendix 'A' Fig 29 Fig 30 and Fig 31.	N/A
18.1	Signage.	Signage to Accessible Sanitary facilities.	Signage to indicate an Accessible WC must have	The accessible sanitary compartment for people	Capable of compliance.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
			Braille and tactile characters, which are placed in an accessible position.	with disabilities must be identified by the International Symbol of Access, characters and provided with luminance contrast as specified in AS.1428.1:2009 Clause 8.1 and 8.2 The signage to a unisex accessible sanitary facility should be applied to the latch side of the door a distance 50mm - 300mm. The requirements of Braille characters and position must comply with the Premises Standards Part D4 and NCC Specification 15-Braille and Tactile signs. The height from FFL of the braille and tactile text component of the signage is to be within the range band	TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				of 1250-1350mm. Refer to Appendix 'A' Fig 32 and 33.	
18.2	Signage.	Signage to Fire Exits.	Signage to emergency exits must convey information for people with vision impairment.	Signage must be provided in both Braille and tactile characters complying with NCC Specification 15-Braille and Tactile signs to identify each door required by E4D5 to be a required exit. The signage should be provided to the latch side of the fire exit door. The height from FFL of the braille and tactile text component of the signage must be within the range band of 1250-1350.	Capable of compliance. TBA at CC Stage.
19.1	Emergency Egress.	Emergency egress for people with disabilities.	Consideration must be given to egress for people who use wheelchairs or have mobility impairment.	An Emergency Evacuation Plan which includes people with disabilities in accordance with AS3745 – Planning for Emergencies should be considered as best practice.	Operational Facilitation.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				The requirements for egress for people with disabilities must be discussed with the relevant certifier such as a Building Certifier and Fire and Rescue NSW Service.	
19.2	Emergency Egress.	Emergency egress for people with disabilities.	Emergency Egress clearance.	The doorways to each exit point must meets the minimum clear unobstructed width requirements in accordance with NCC Part D2D9. This would apply to any required exit.	Yes
19.3	Emergency Egress.	Emergency egress for people with disabilities.	Emergency Thresholds.	To comply with the NCC D3D16, the threshold of a doorway serving a required exit must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf, unless it is provided with a threshold ramp or step ramp complying with AS 1428.1. The ramp must have slip	Capable of compliance. Certifier to advise.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliance
				resistance in accordance with the NCC Table D3D15 and AS 4586:2013.	
19.4	Emergency Egress	Emergency egress general.	The travel distances in relation to the occupancy and class of the building must be considered in accordance with the Premises Standards Performance Requirements D1P4 and D1P6.	This performance requirement must be achieved, therefore confirmation from a Certifier must be provided regarding the travel distances to a required exit or exits.	Certifier to advise.

Conclusion

This DA Access report is an assessment to which I conclude that I am satisfied that the proposal can achieve compliance with the NCC Part D4, F4 & E3, Premises Standards and pertaining access standards,

Accordingly, this DA Access report has appraised checklist items 1-19 for the requirements relative to people with disabilities regarding accessibility to the building and associated facilities.

DA Access Report
Prepared by

John Bedwell
Director
Date 08.04.2025.

ACAA Accredited Member **382-** NDIS SDA Accredited Assessor No **SDA00042**- Changing Places Assessor Registration No **CP047**- LHA Design Guideline Assessor Registration No **20258**

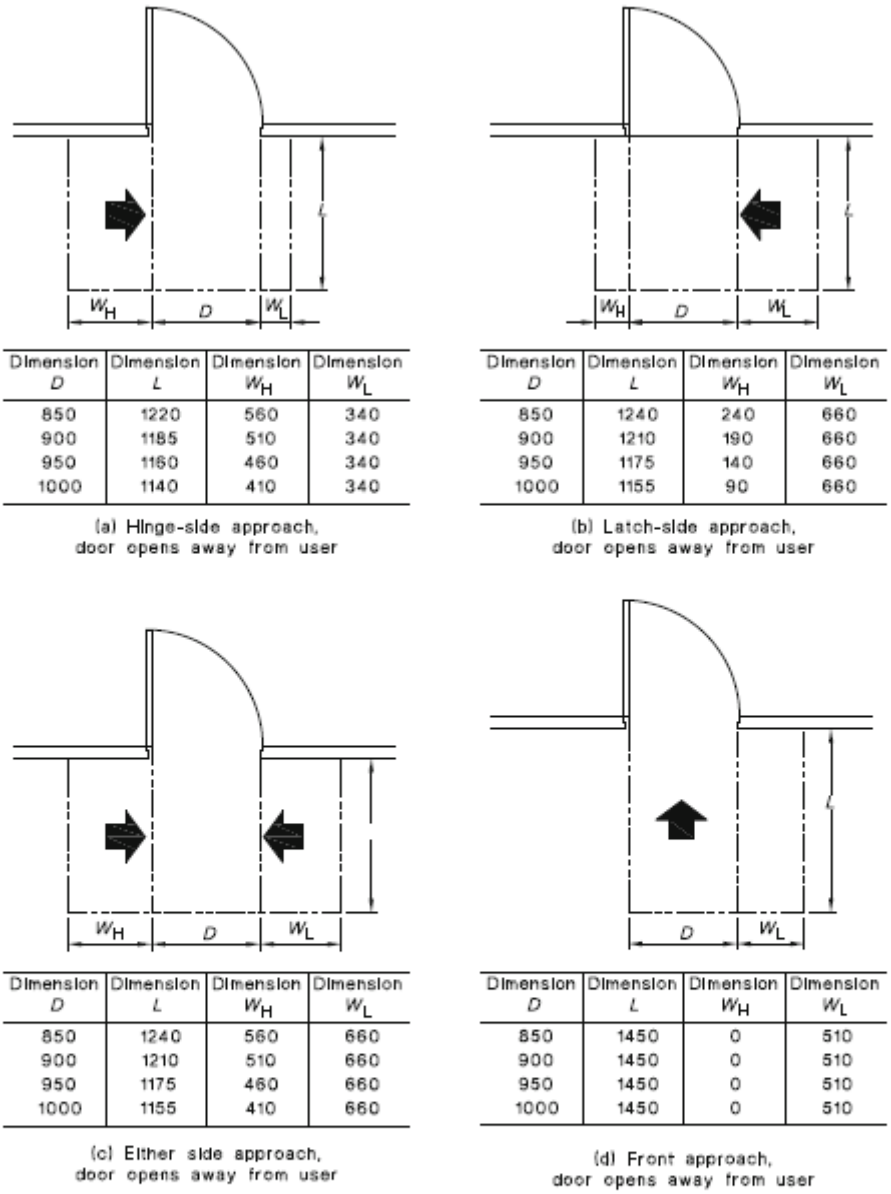
Disclaimer

Due care has been taken by Obvius Access in preparing this DA Report. The consultant believes the contents to be fair and accurate. Obvius Access does not accept responsibility or liability for the results of specification taken based on this information nor for any errors or omissions. The points raised are specific to the status and may need to be evaluated further as the design develops.

Legal issues in disability and anti-discrimination law are in a constant process of change. In addition, changes are occurring in relation to the Australian Standards relating to disability access. Due reference should be given to these and other relevant Standards.

From June 2015 the Disability (Access to Premises – Buildings) Standards is currently undergoing a review by the Department of Industry and Science, in conjunction with Attorney – General's Department in preparation for a report for Ministerial consideration by the 1 May 2016. Therefore, due reference should be given to any potential amendments to the Premises Standards following this review.

Appendix A:



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1220	560	340
900	1185	510	340
950	1160	460	340
1000	1140	410	340

(a) Hinge-side approach, door opens away from user

Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1240	240	660
900	1210	190	660
950	1175	140	660
1000	1155	90	660

(b) Latch-side approach, door opens away from user

Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1240	560	660
900	1210	510	660
950	1175	460	660
1000	1155	410	660

(c) Either side approach, door opens away from user

Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

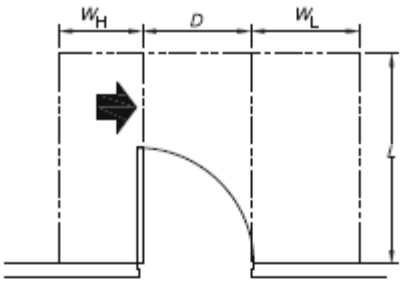
(d) Front approach, door opens away from user

LEGEND:
D = Clear opening of width of doorway
L = Length
W_H = Width—hinge side
W_L = Width—latch side
= Direction of approach
= Circulation space

DIMENSIONS IN MILLIMETRES

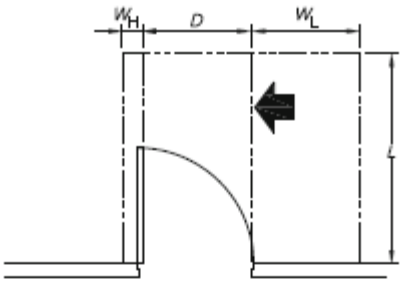
FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS

Fig 1



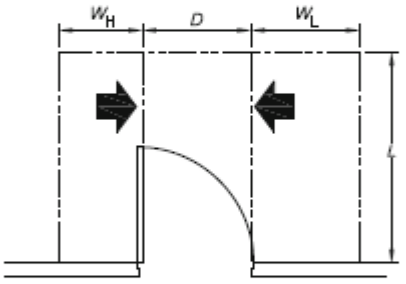
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

(e) Hinge-side approach, door opens towards user



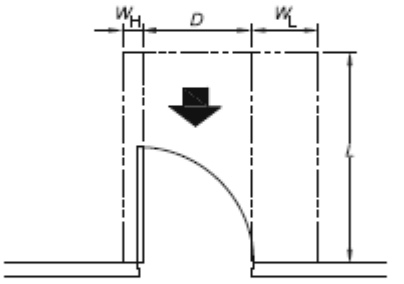
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1670	110	900
900	1670	110	900
950	1670	110	900
1000	1670	110	900

(f) Latch-side approach, door opens towards user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

(g) Either side approach, door opens towards user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	110	530
900	1450	110	530
950	1450	110	530
1000	1450	110	530

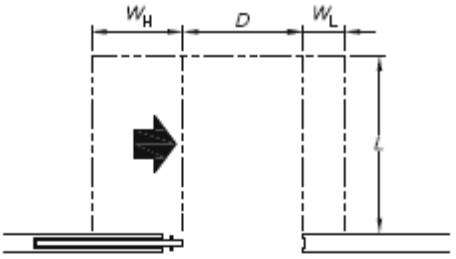
(h) Front approach, door opens towards user

LEGEND:
D = Clear opening of width of doorway
L = Length
W_H = Width—hinge side
W_L = Width—latch side
= Direction of approach
= Circulation space

DIMENSIONS IN MILLIMETRES

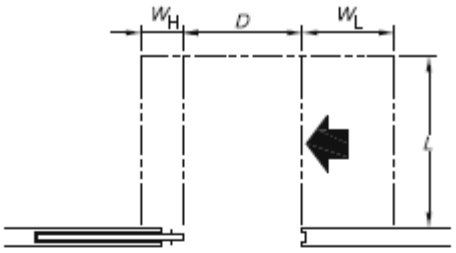
FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS

Fig 2



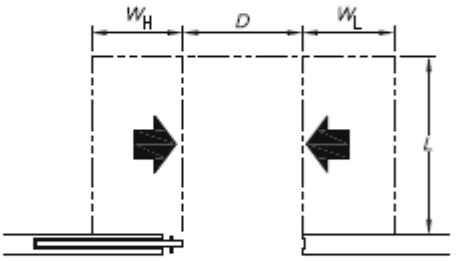
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1280	660	395
900	1280	610	395
950	1280	560	395
1000	1280	510	395

(a) Slide-side approach



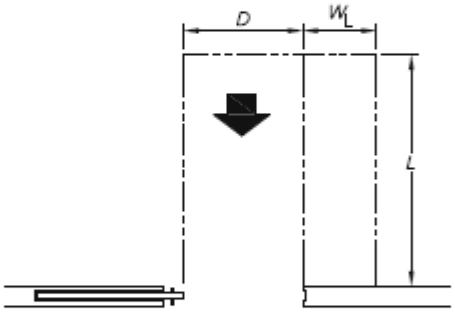
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1230	185	660
900	1230	180	660
950	1230	180	660
1000	1230	180	660

(b) Latch-side approach



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1280	660	660
900	1280	610	660
950	1280	560	660
1000	1280	510	660

(c) Either side approach



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	0	530
900	1450	0	530
950	1450	0	530
1000	1450	0	530

(d) Front approach

LEGEND:
D – Clear opening of width of doorway
L – Length
W_H – Width—hinge side
W_L = Width—latch side
➡ – Direction of approach
– – – = Circulation space

DIMENSIONS IN MILLIMETRES

FIGURE 32 CIRCULATION SPACES AT DOORWAYS WITH SLIDING DOORS

Fig 3

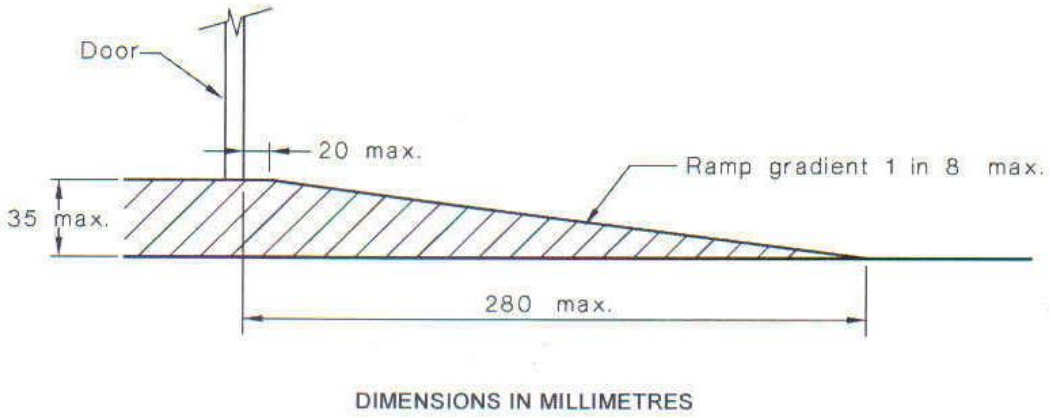
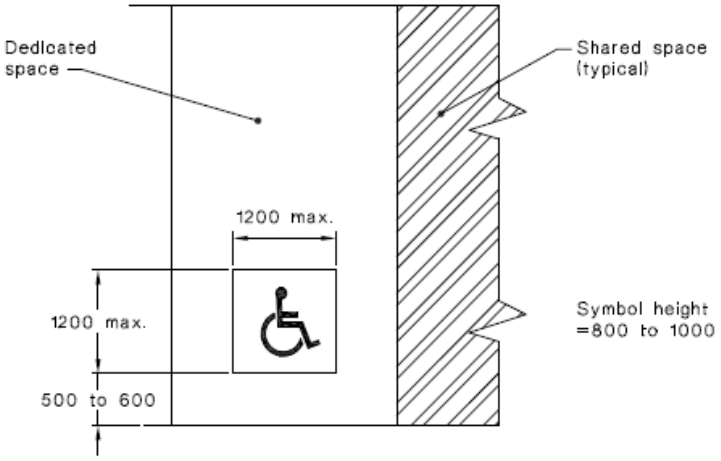

Door
20 max.
Ramp gradient 1 in 8 max.
35 max.
280 max.
DIMENSIONS IN MILLIMETRES

Fig 4

3.1 SPACE IDENTIFICATION

Each dedicated space shall be identified by means of a white symbol of access in accordance with AS 1428.1 between 800 mm and 1000 mm high placed on a blue rectangle with no side more than 1200 mm, placed as a pavement marking in the centre of the space between 500 mm and 600 mm from its entry point as illustrated in Figure 3.1.

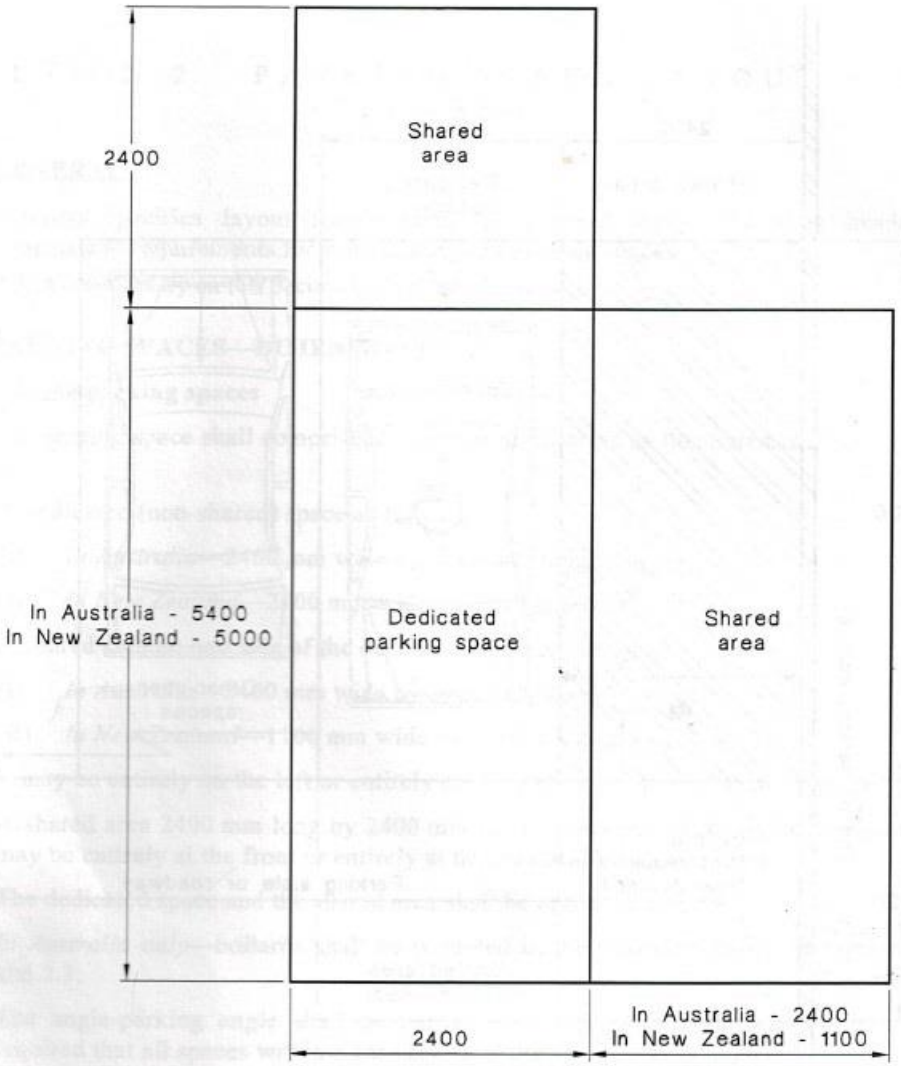


DIMENSIONS IN MILIMETRES

FIGURE 3.1 USE OF SYMBOL OF ACCESS TO IDENTIFY SPACES

Fig 5

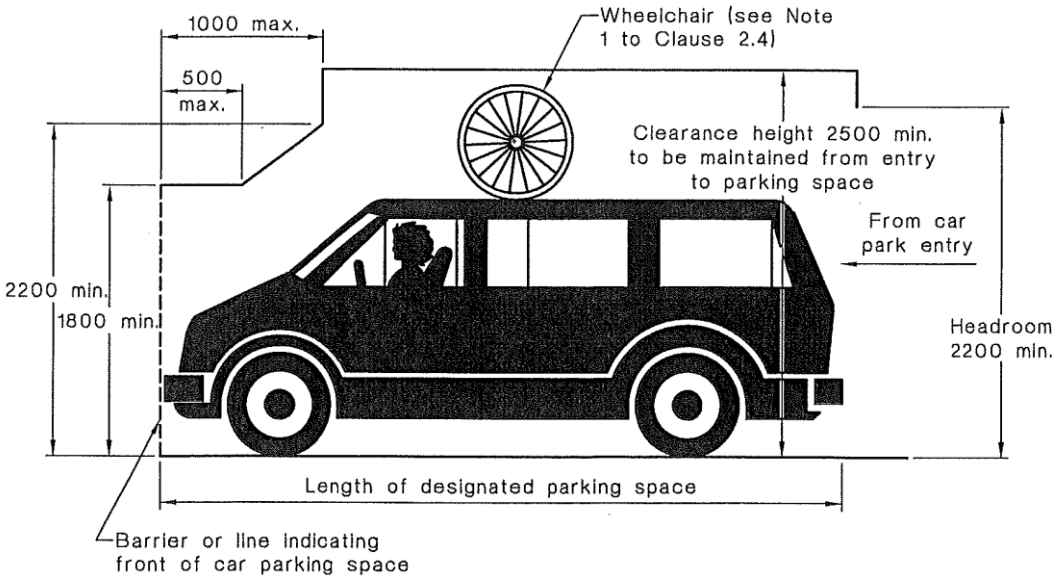
AS/NZS 2890.6:2009



DIMENSIONS IN MILLIMETRES

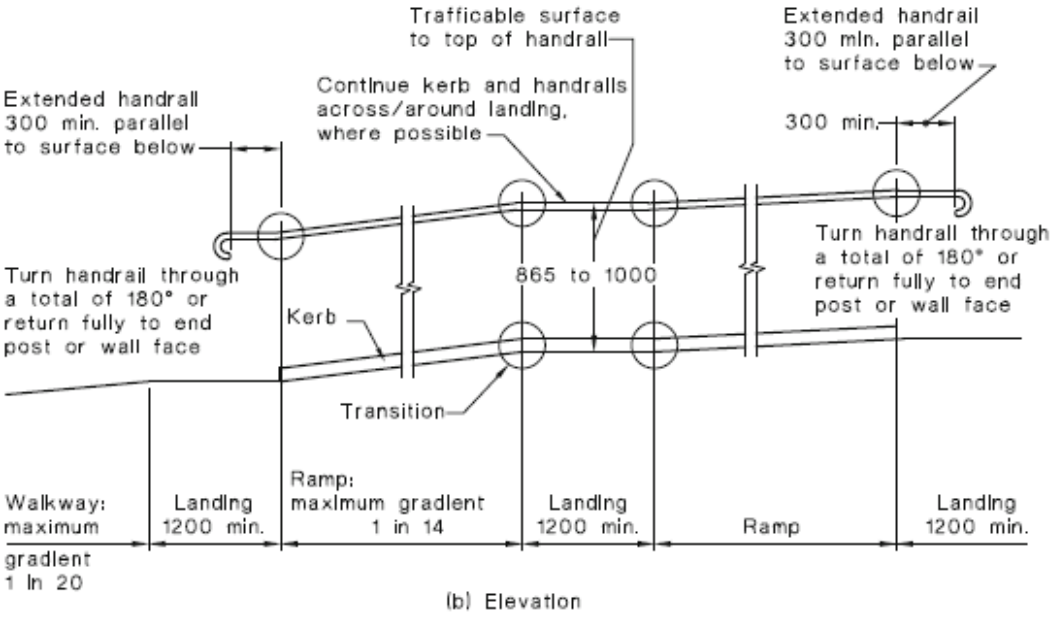
FIGURE 2.1 DIMENSIONS OF ANGLE PARKING SPACES

Fig 6



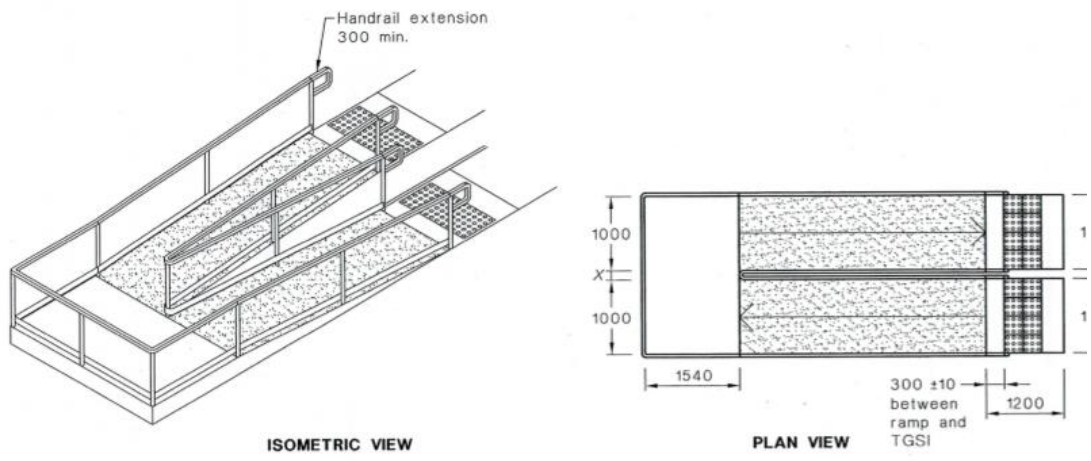
DIMENSIONS IN MILLIMETRES

Fig 7



(b) Elevation

Fig 8



ISOMETRIC VIEW

PLAN VIEW

Fig 9

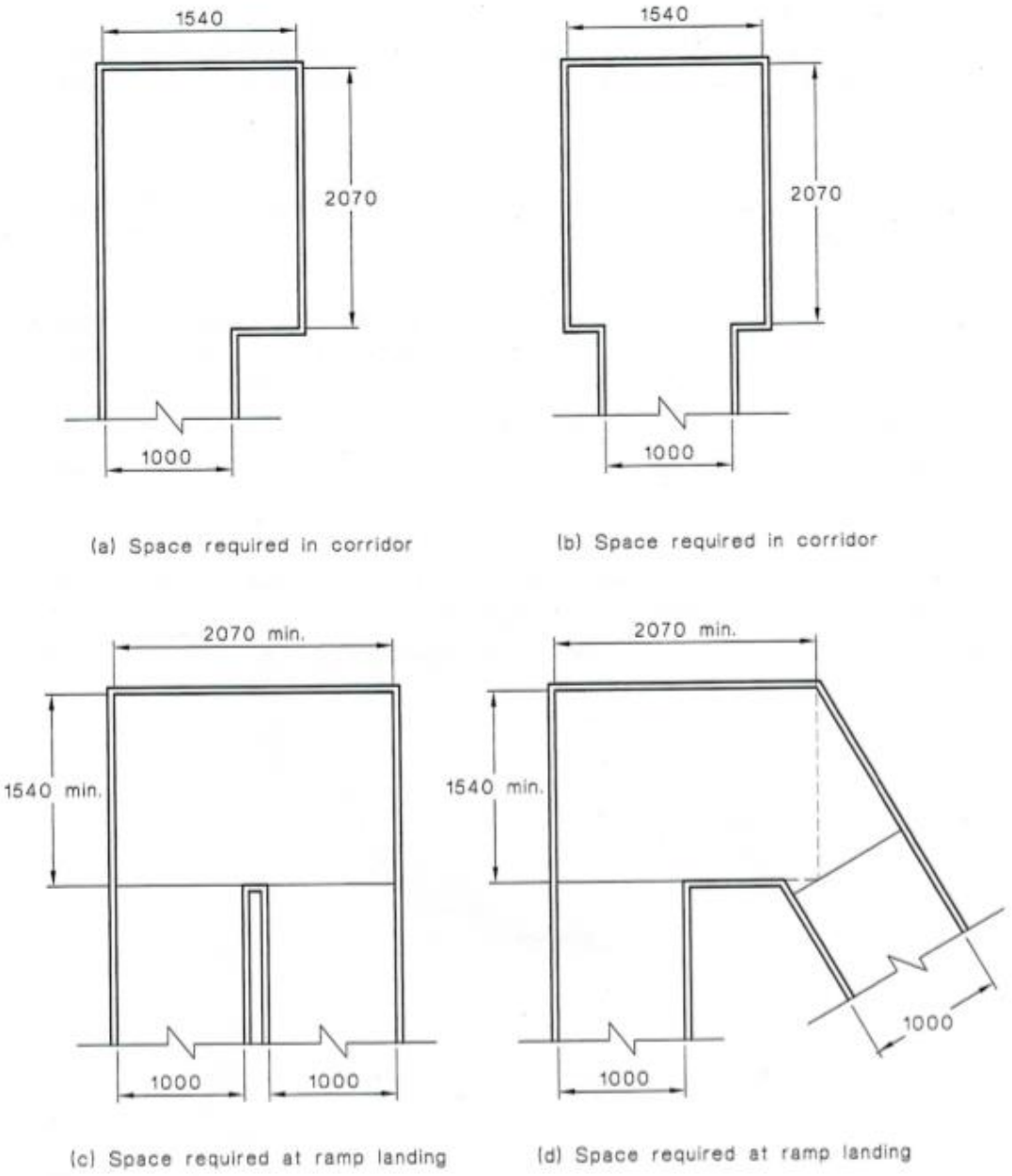


FIGURE 5 SPACE REQUIRED FOR A >90° TO 180° TURN

Fig 10

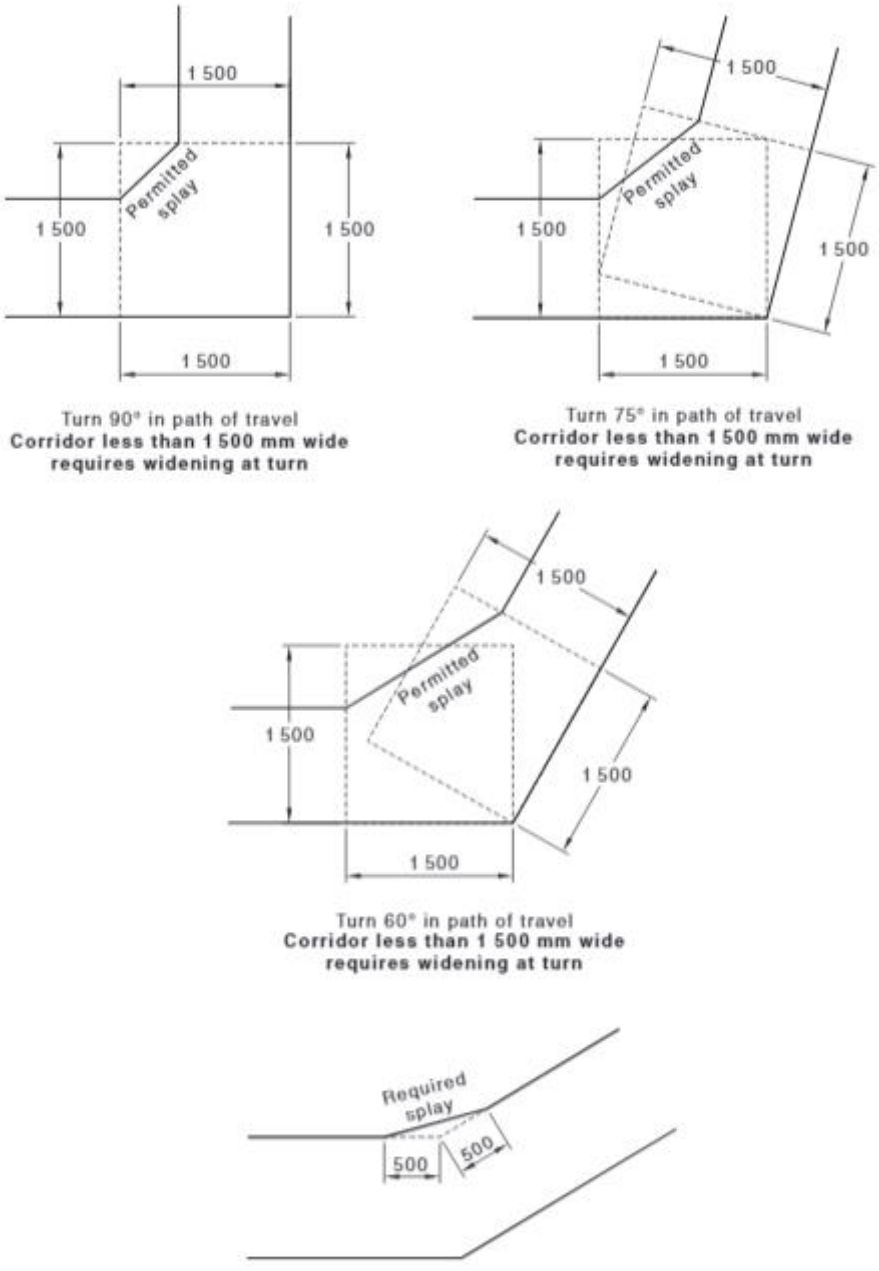


Figure 4 — Space required for a 30° to 90° turn

Fig 11

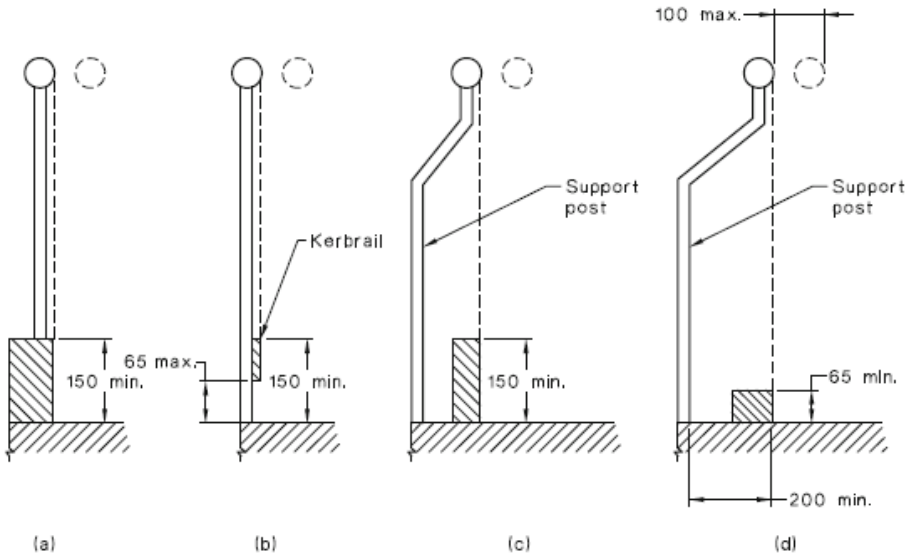

100 max.
Support post
Kerbrail
65 max.
150 min.
150 min.
150 min.
Support post
65 min.
200 min.
(a)
(b)
(c)
(d)
NOTE: See Appendix A for further clarification.

Fig 12

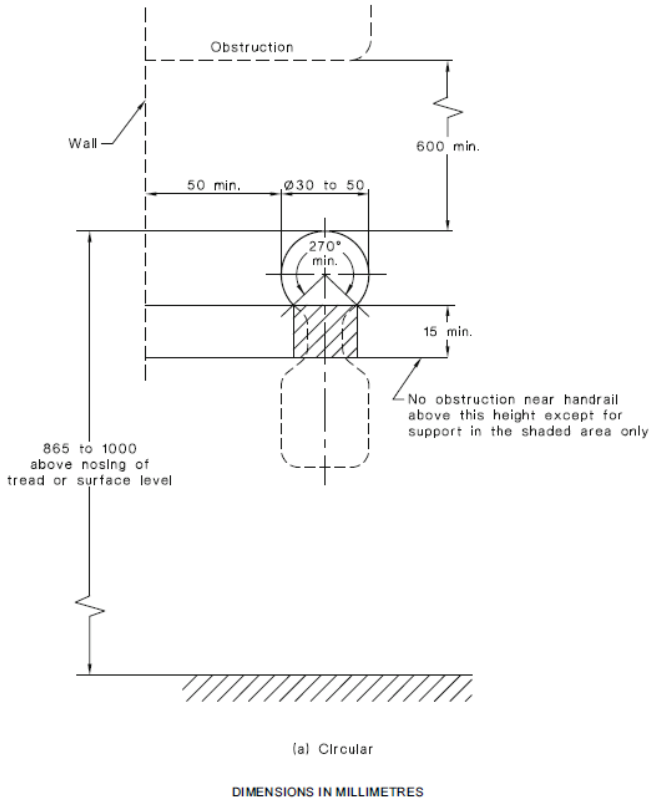
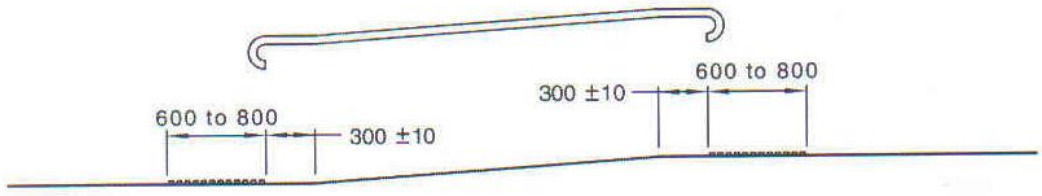

Obstruction
Wall
600 min.
50 min.
Ø30 to 50
270° min.
15 min.
No obstruction near handrail above this height except for support in the shaded area only
865 to 1000 above nosing of tread or surface level
(a) Circular
DIMENSIONS IN MILLIMETRES

Fig 13



(c) Side elevation where top and bottom of ramp leads to an open area

Fig 14

Table D3D14: Riser and going dimensions

Stairway location	Riser (R)		Going (G)[Note 3]		Quantity (2R + G)	
	Max	Min	Max	Min	Max	Min
Public	190	115	355	250	700	550
Private [Note 1]	190	115	355	240	700	550

Figure D3D14: Riser and going dimensions

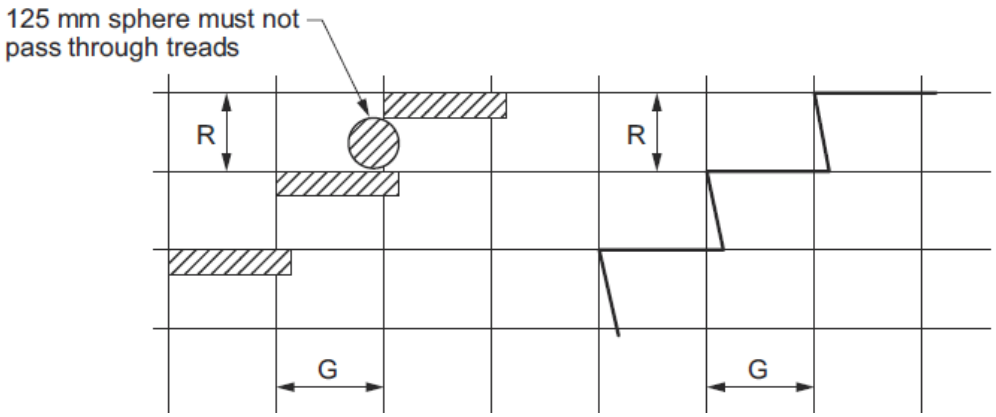
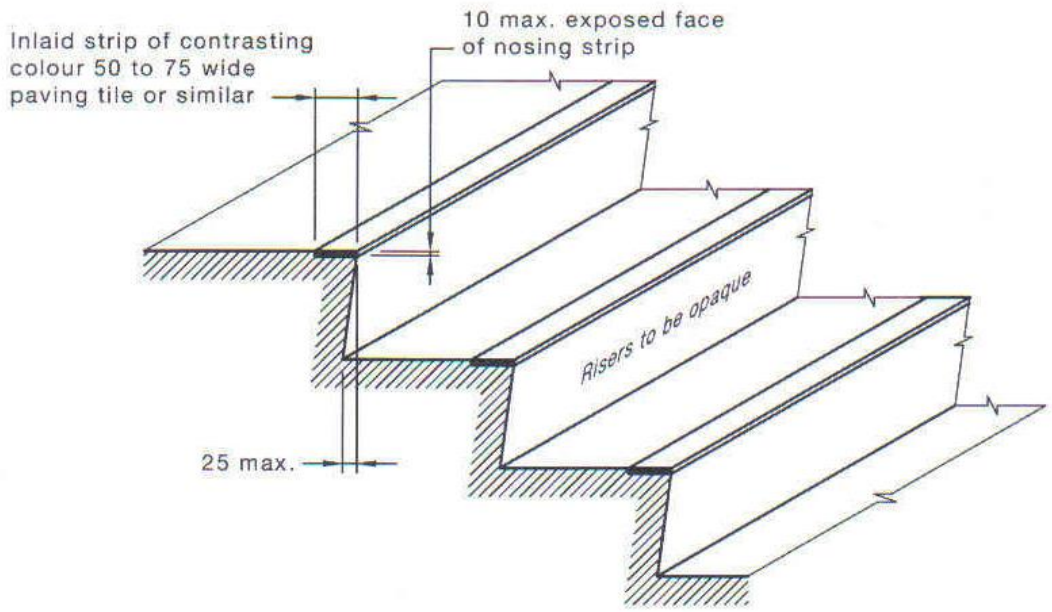


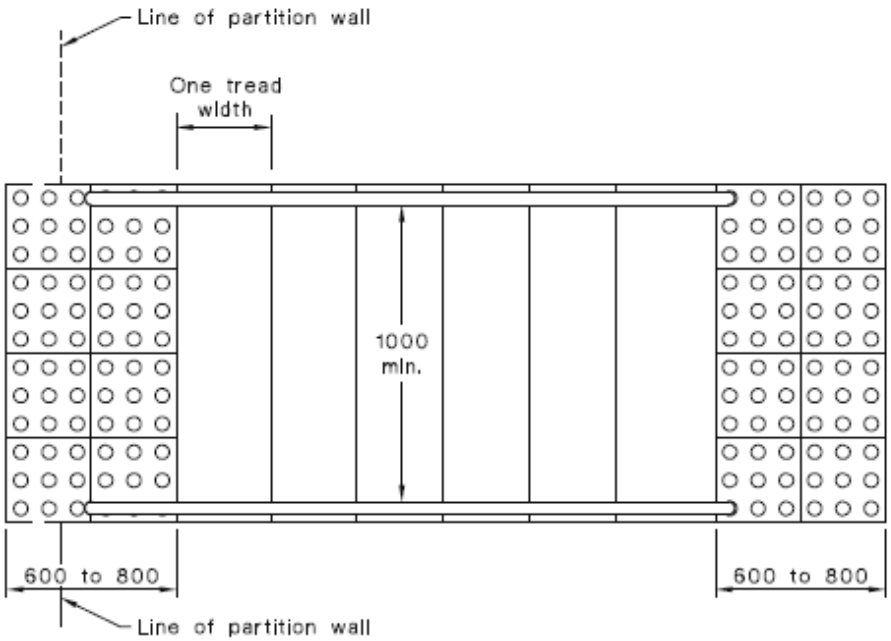
Fig 15



DIMENSIONS IN MILLIMETRES

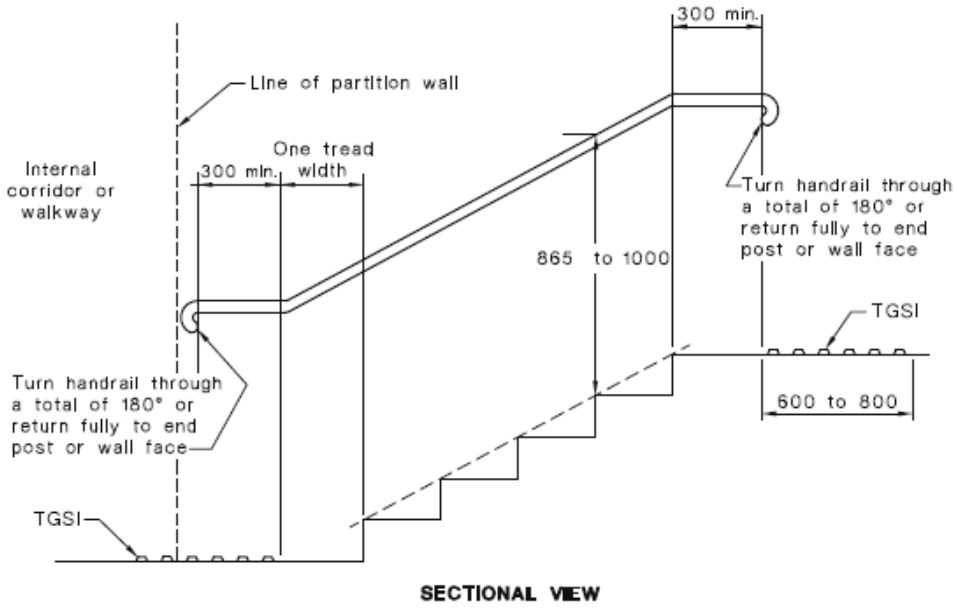
FIGURE 27(B) A TYPICAL STAIR NOSING PROFILE WITH EXPOSED NOSING STRIP

Fig 16



PLAN

Fig 17



AS1428.1:2009 FIGURE 26(B)

Fig 18

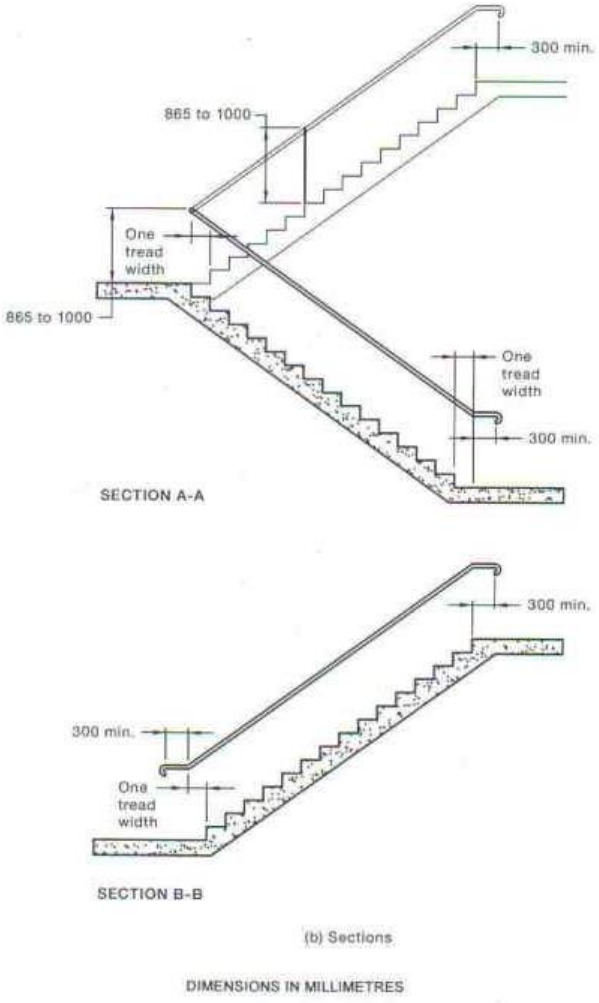

300 min.
865 to 1000
One tread width
865 to 1000
One tread width
300 min.
SECTION A-A
300 min.
300 min.
One tread width
SECTION B-B
(b) Sections
DIMENSIONS IN MILLIMETRES

Fig 19

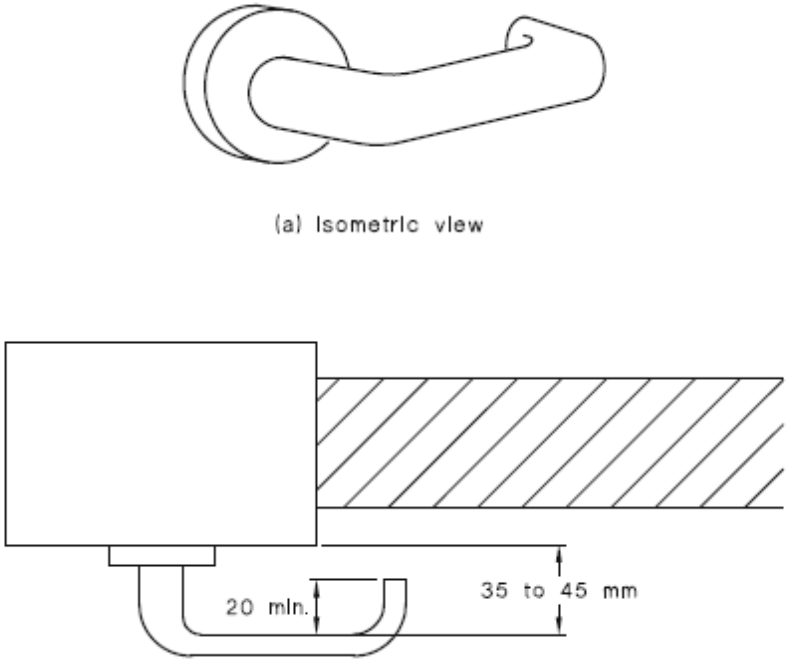


Fig 20

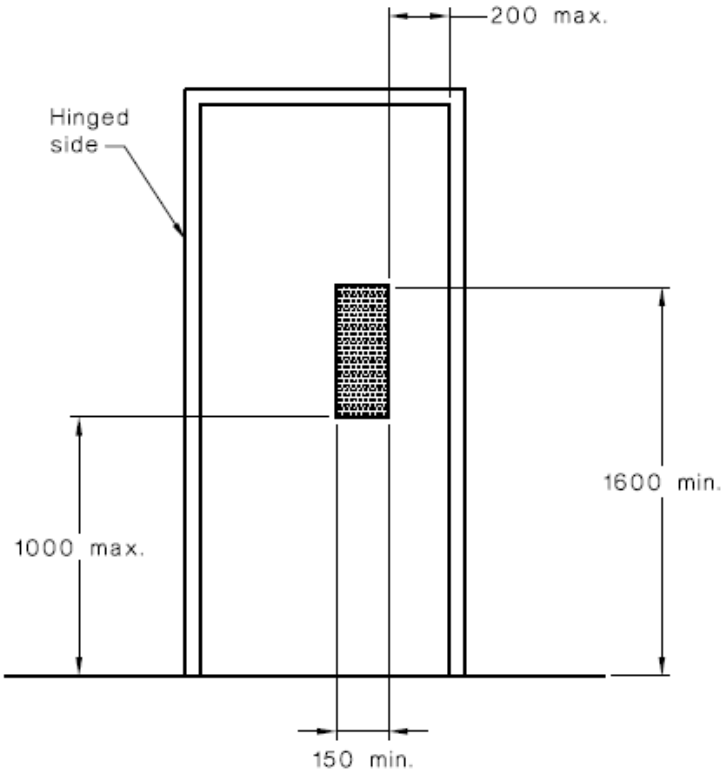
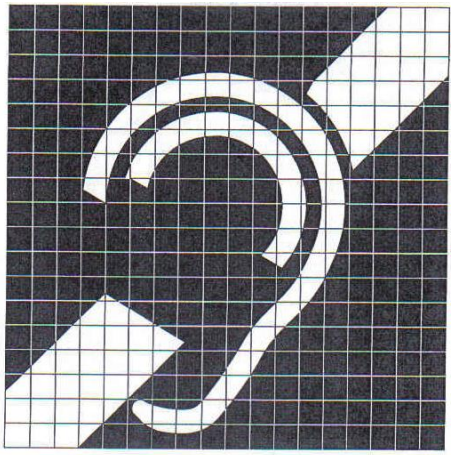

200 max.
Hinged side
1600 min.
1000 max.
150 min.
DIMENSIONS IN MILLIMETRES

Fig 21



This * is fitted with an audio frequency induction loop assistive listening system.

To use this system, ask for Loop receiver, and/or use hearing aid T-switch if you have one.

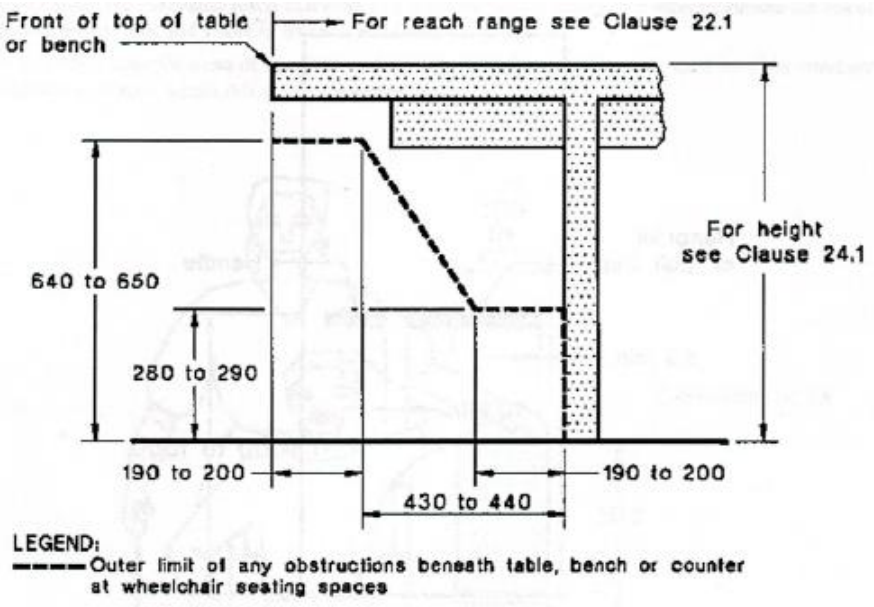
+

* Insert appropriate description of space (e.g., room, conveyance, counter, etc.)

† If only part of the area is covered, insert wording and map/floor plans here

Fig 22

Fig 23



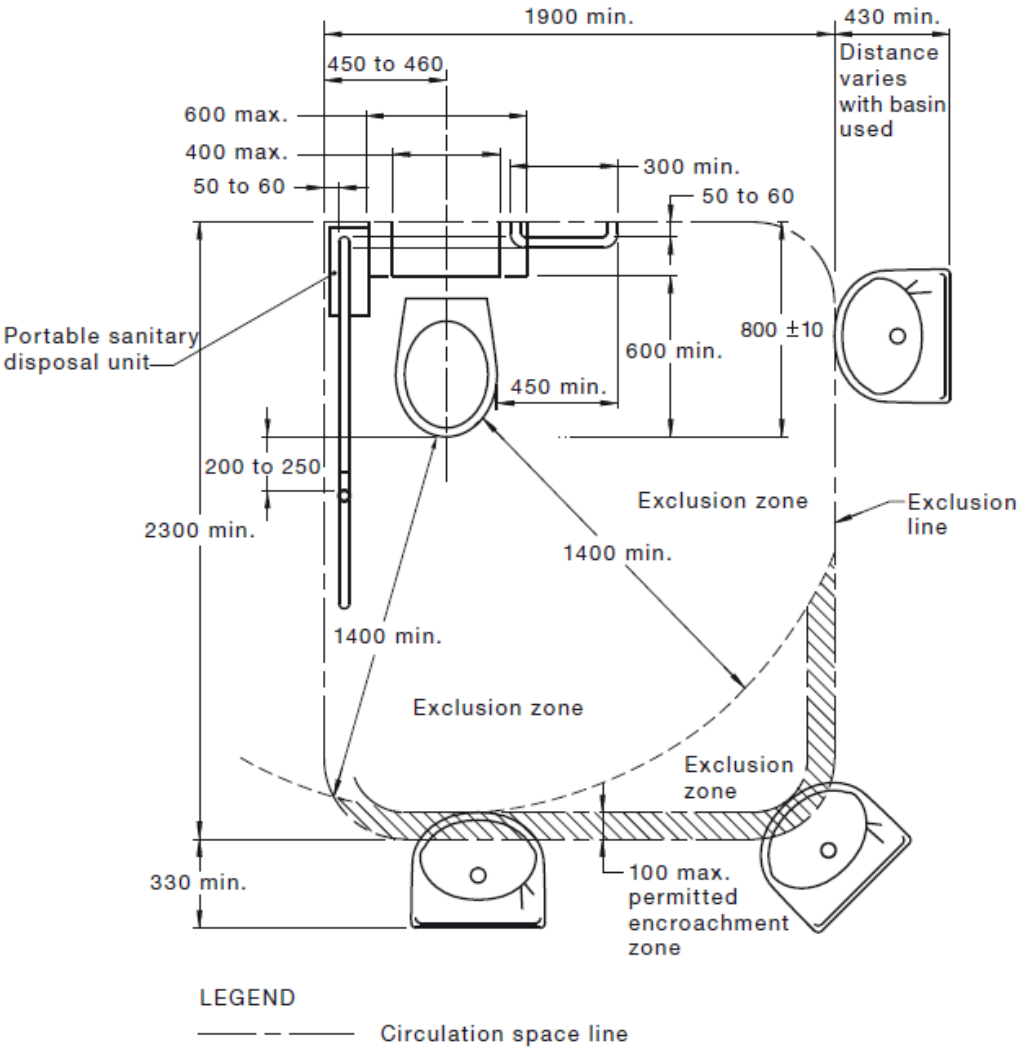
NOTE: For width of seating spaces see Clause 24.1.3.

DIMENSIONS IN MILLIMETRES

FIGURE 25 KNEE AND FOOT CLEARANCE BENEATH A TABLE, BENCH OR COUNTER

Illustration of AS.1428.2 (1992). Clause 24, FIGURE 25.

Fig 24

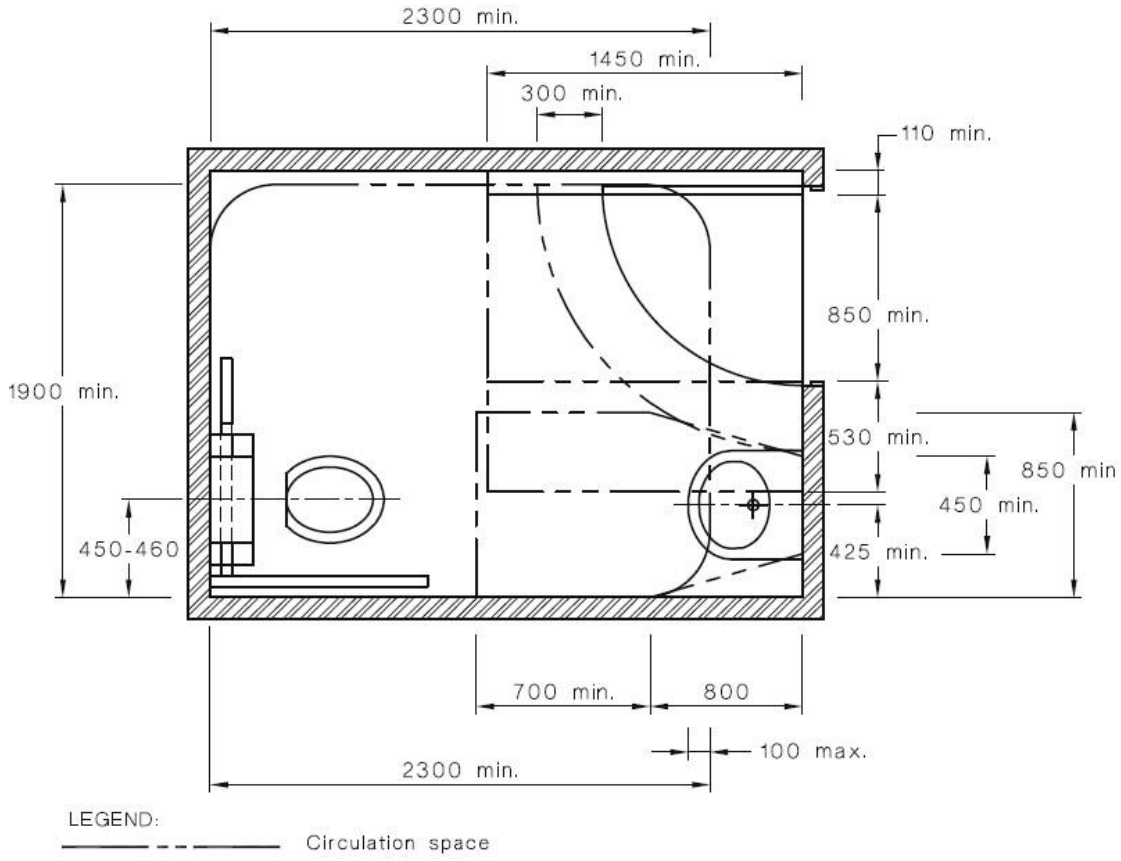


NOTE: This circulation space may overlap any other circulation spaces specified in this Standard.

DIMENSIONS IN MILLIMETRES

FIGURE 43 CIRCULATION SPACE FOR WC PAN—RIGHT-HAND TRANSFER (LEFT-HAND TRANSFER IS MIRROR REVERSED)

Fig 25



DIMENSIONS IN MILLIMETRES

FIGURE 52 EXAMPLE OF OVERLAPPING CIRCULATION SPACES IN A SANITARY COMPARTMENT

Fig 26

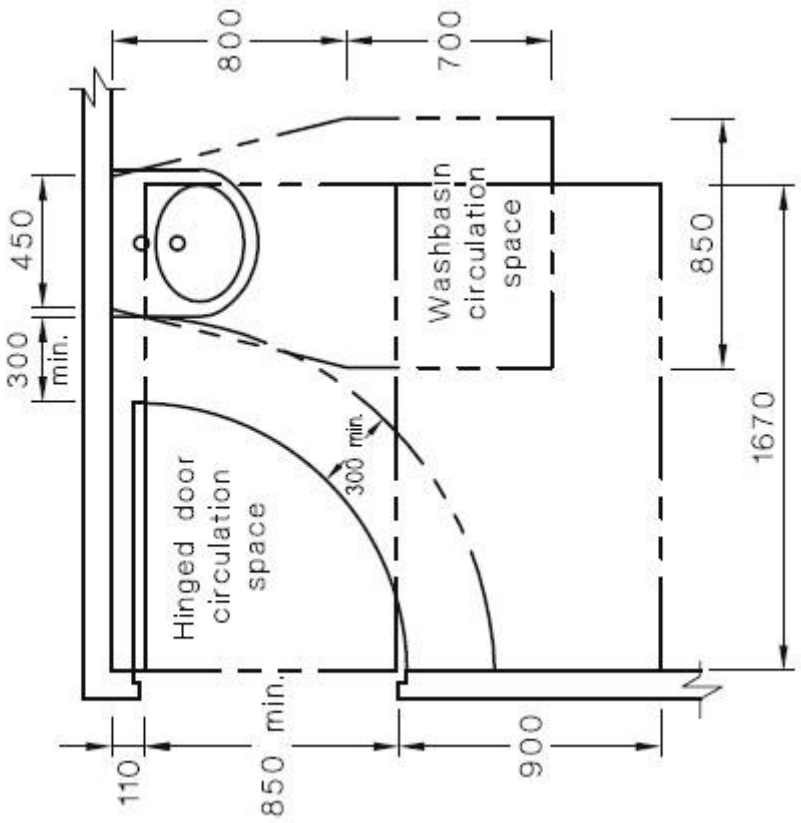
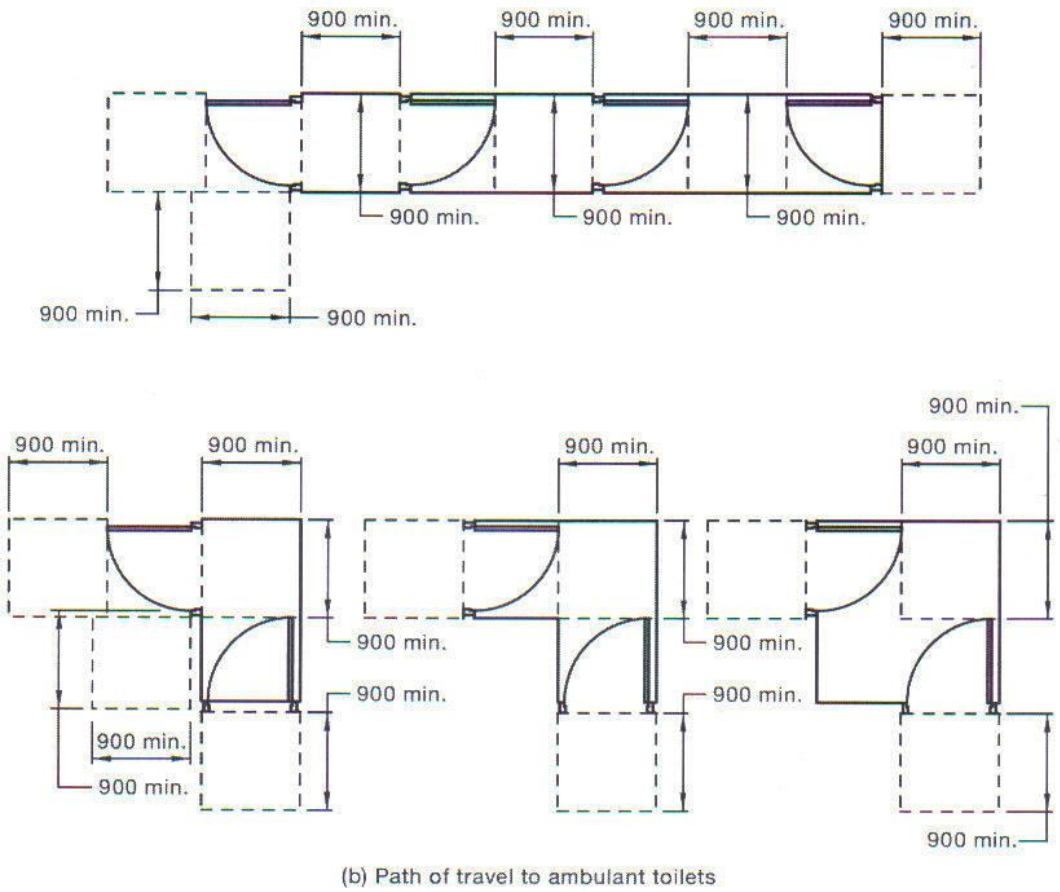
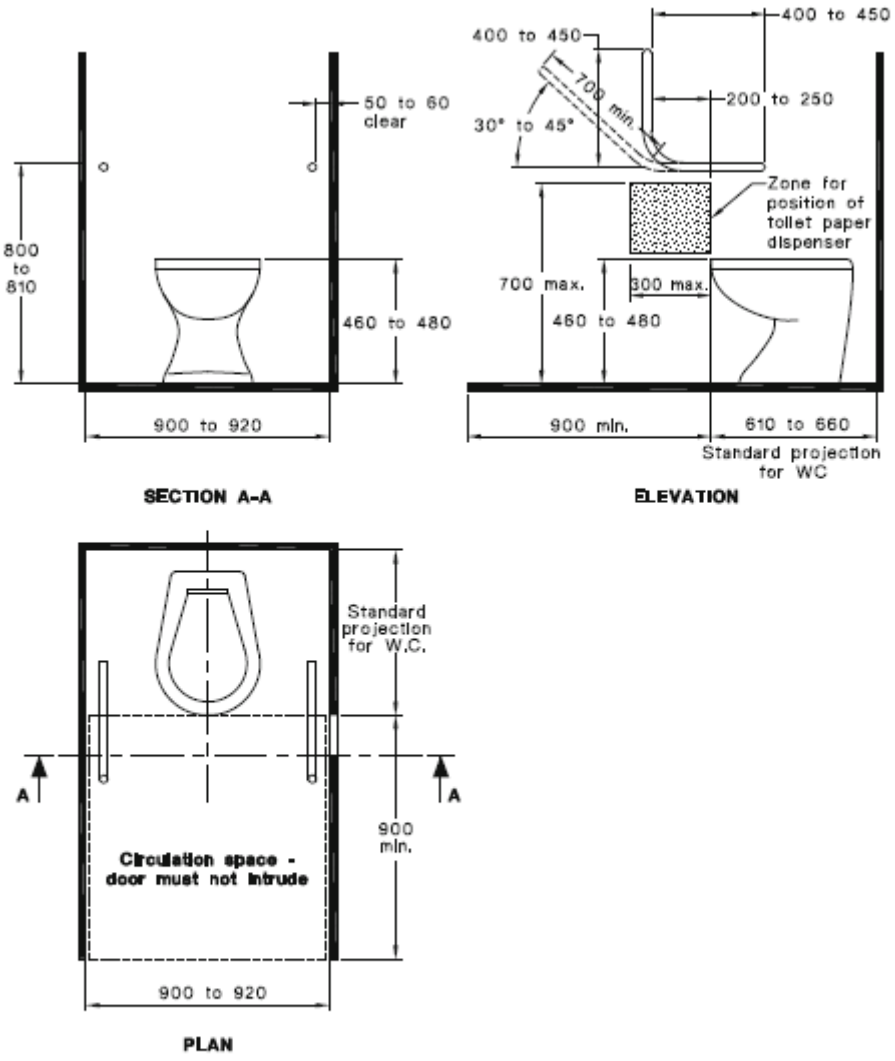

800
700
450
300
min.
Washbasin
circulation
space
850
1670
300 min.
Hinged door
circulation
space
110
850 min.
900

Fig 27



AS1428.1:2009 FIGURE 34 (in part) Distance between successive doorways in vestibules and air locks on a path of travel to ambulant toilets

Fig 28



DIMENSIONS IN MILLIMETRES

FIGURE 53(A) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—PLAN AND ELEVATION

Fig 29

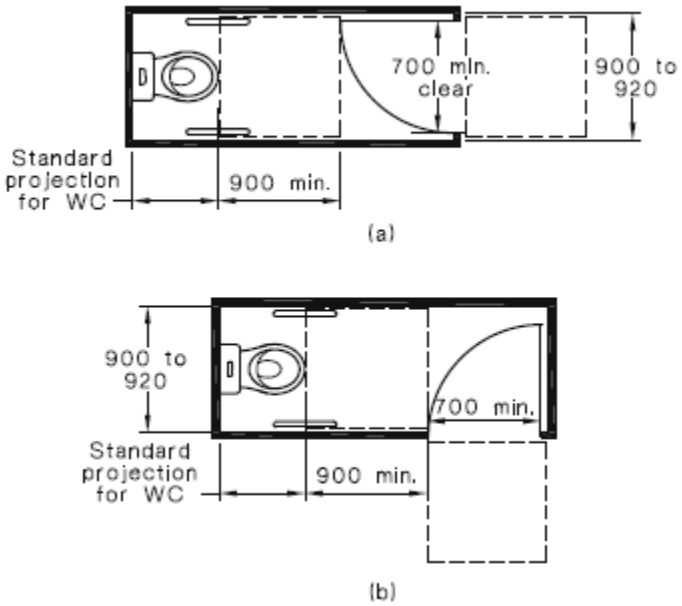

700 min.
clear
900 to
920
Standard
projection
for WC
900 min.
(a)
900 to
920
700 min.
Standard
projection
for WC
900 min.
(b)

Fig 30

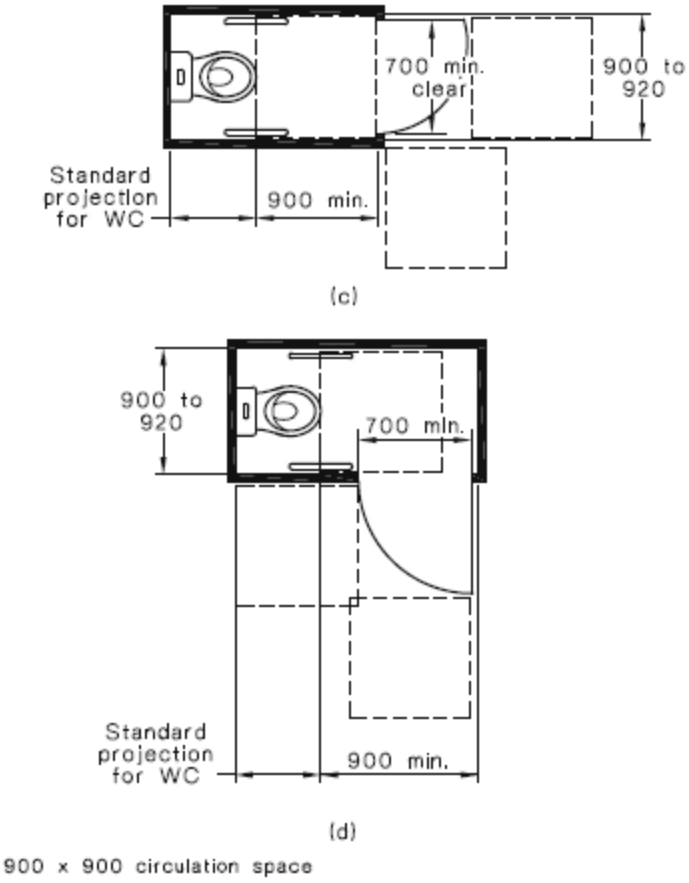

700 min.
clear
900 to
920
Standard
projection
for WC
900 min.
(c)
900 to
920
700 min.
Standard
projection
for WC
900 min.
(d)
900 x 900 circulation space

Fig 31

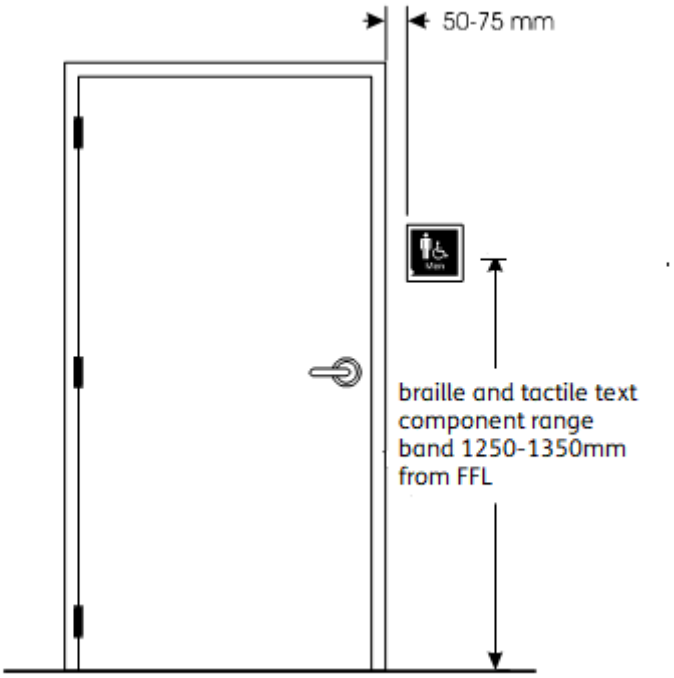

50-75 mm
braille and tactile text component range band 1250-1350mm from FFL

Fig 32

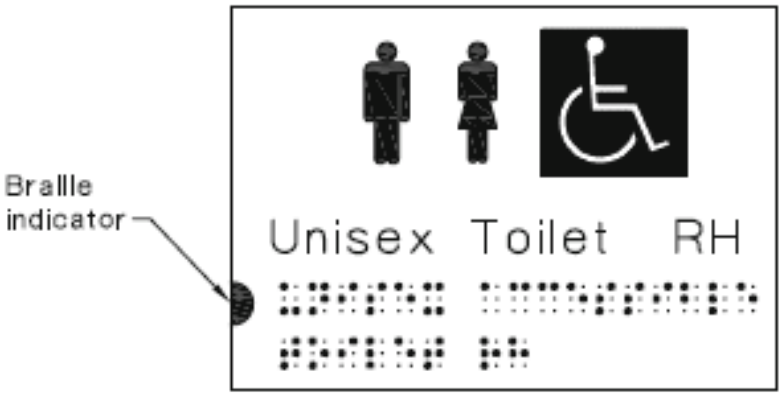

Braille indicator
Unisex Toilet RH

Fig 33

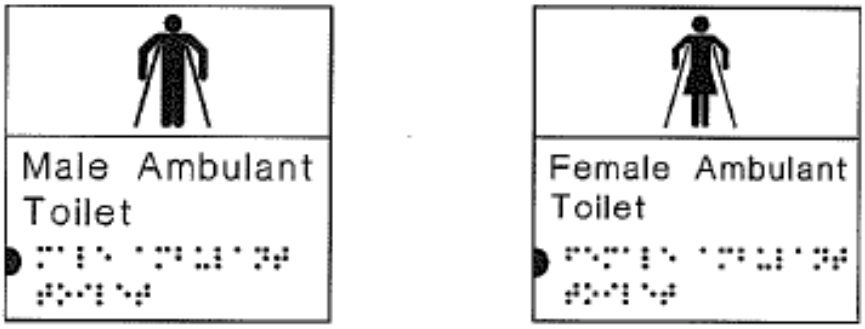

Male Ambulant Toilet
Female Ambulant Toilet

Fig 34

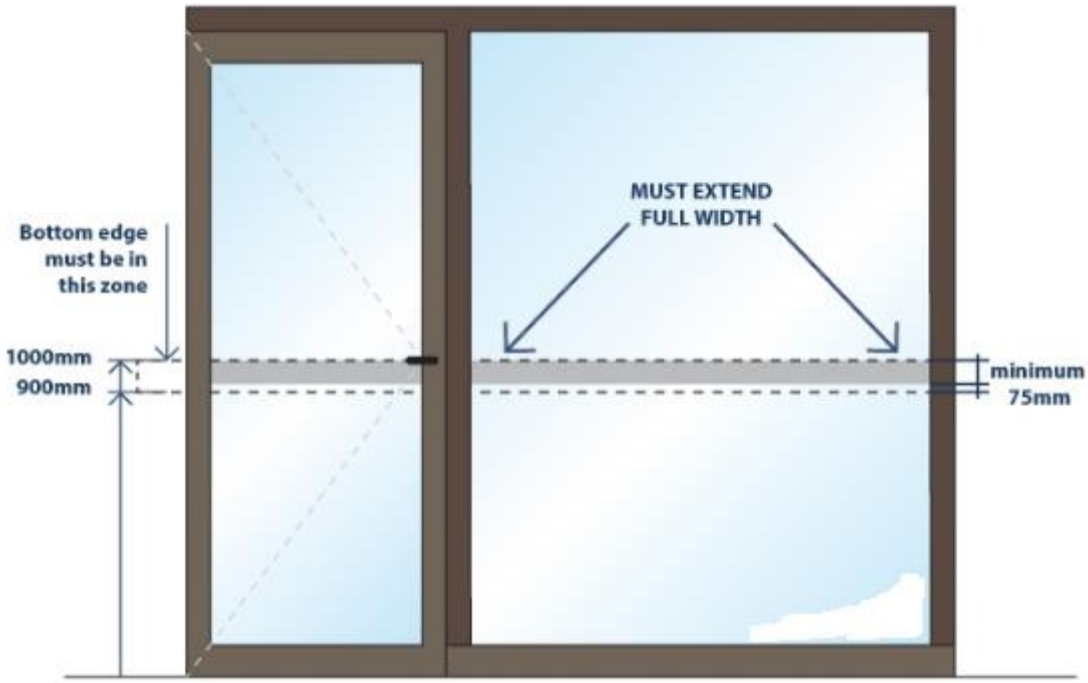
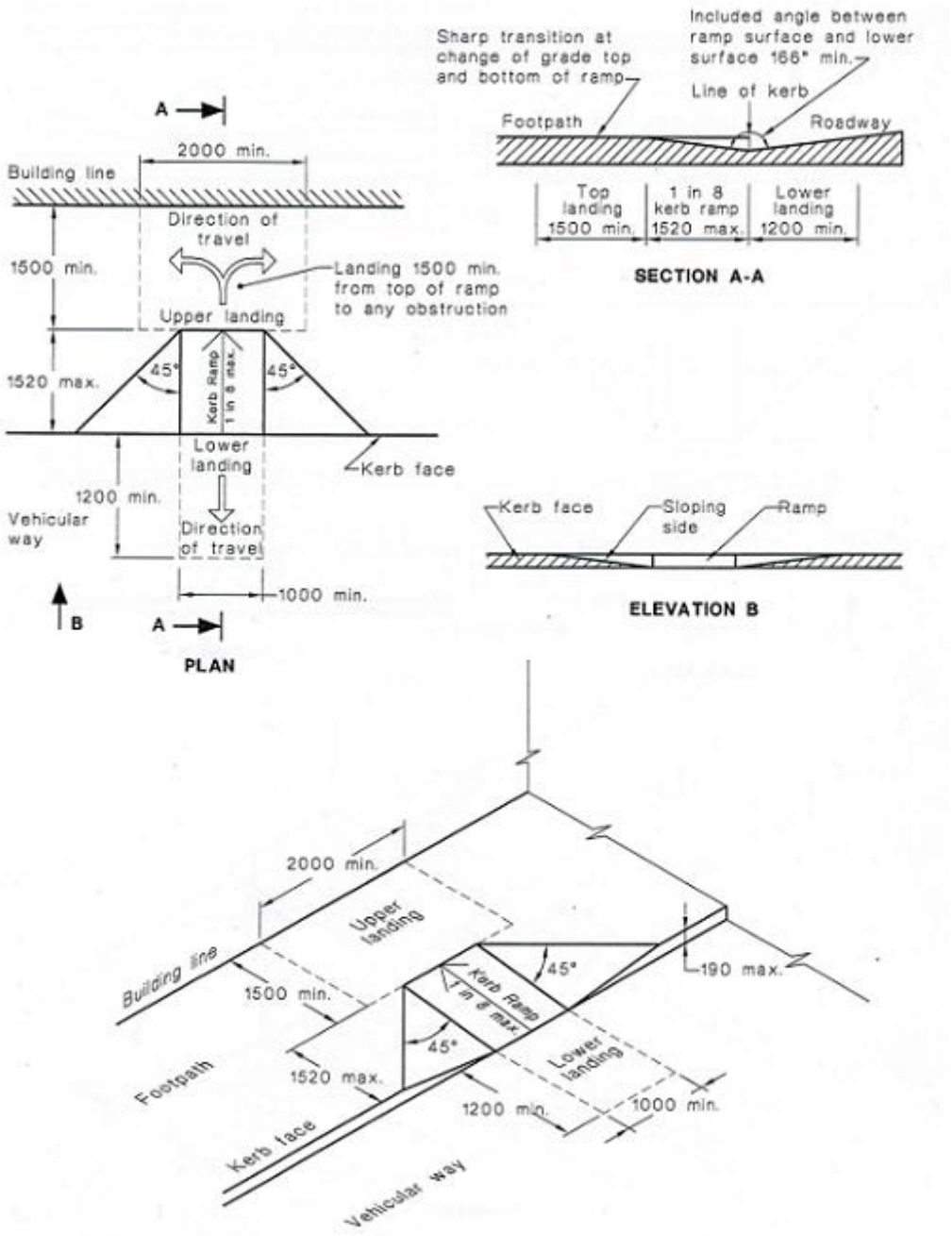

MUST EXTEND FULL WIDTH
Bottom edge must be in this zone
1000mm
900mm
minimum 75mm

Fig 35



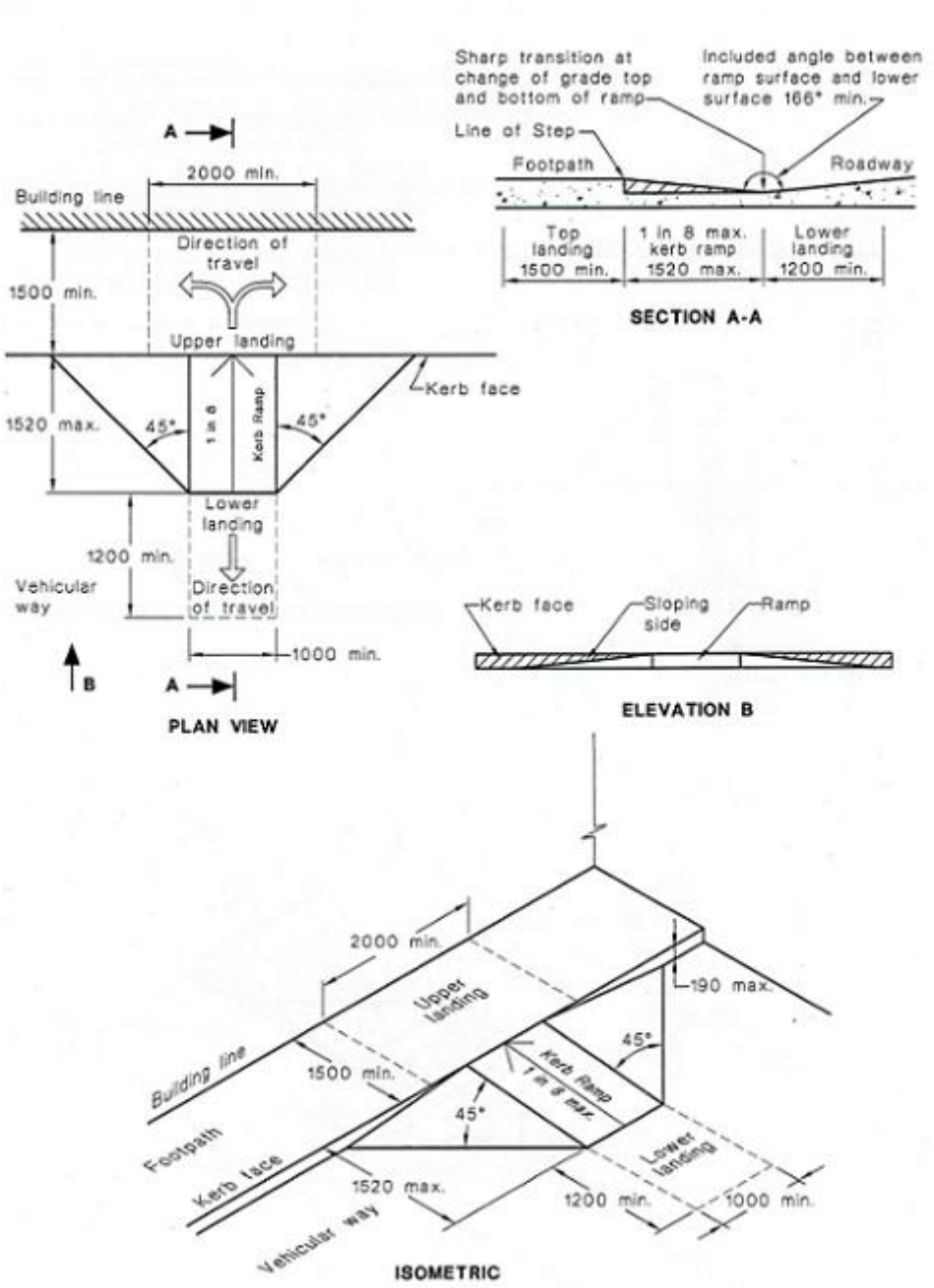
ISOMETRIC VIEW

NOTE: Where there is no turn involved, top landing may be reduced to 1200 mm min. in length.

DIMENSIONS IN MILLIMETRES

FIGURE 24(A) INSERTED KERB RAMP

Fig 36

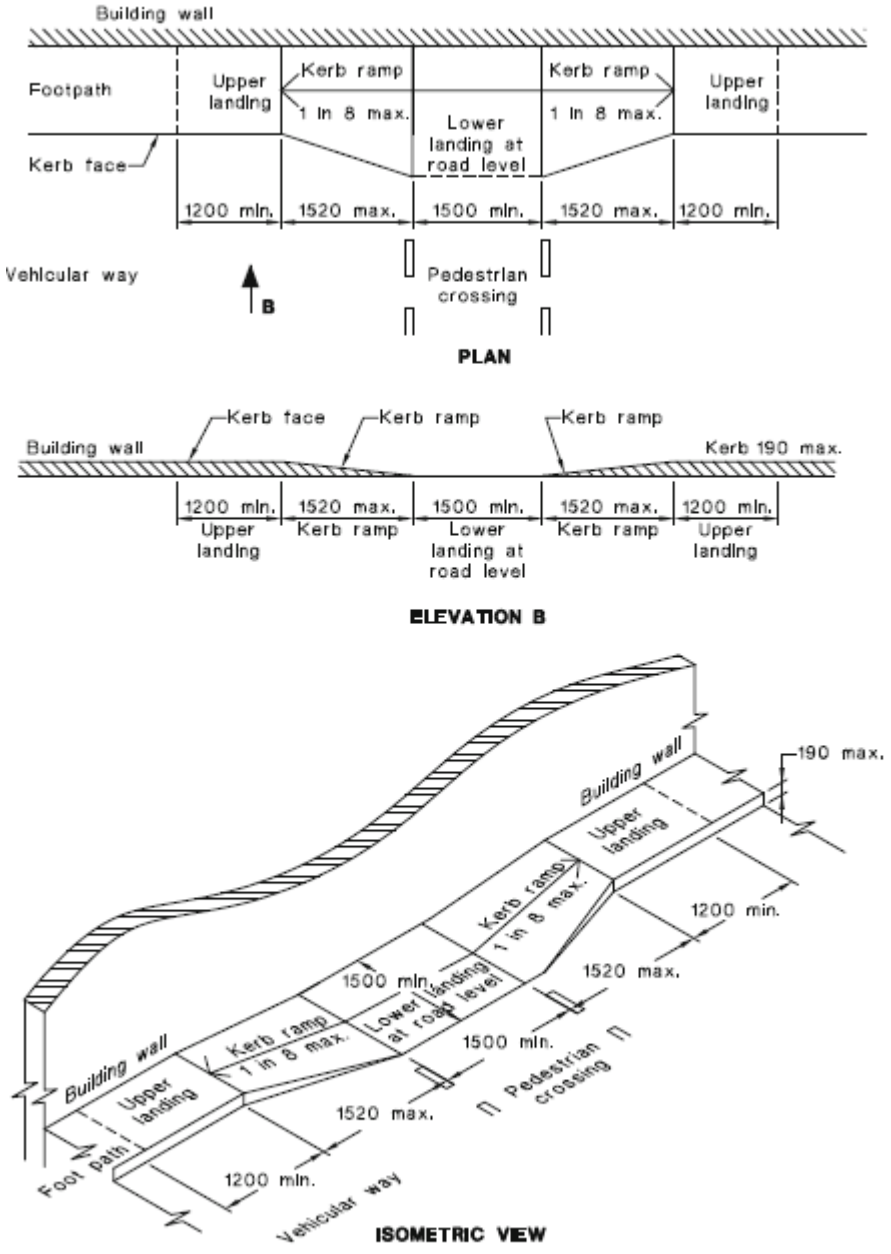


NOTE: Where there is no turn involved, top landing may be reduced to 1200 mm min. in length.

DIMENSIONS IN MILLIMETRES

FIGURE 24(B) ATTACHED KERB RAMP

Fig 37

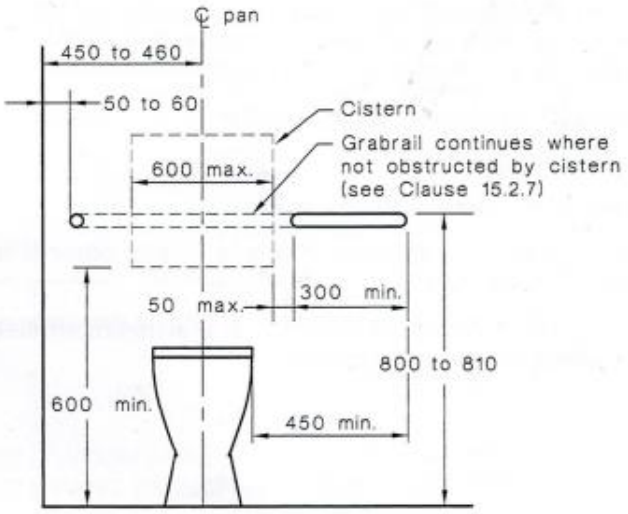


DIMENSIONS IN MILLIMETRES

FIGURE 24(C) IN LINE KERB RAMPS—NARROW FOOTPATHS

AS1428.1:2009-Figure 24(C).

Fig 38

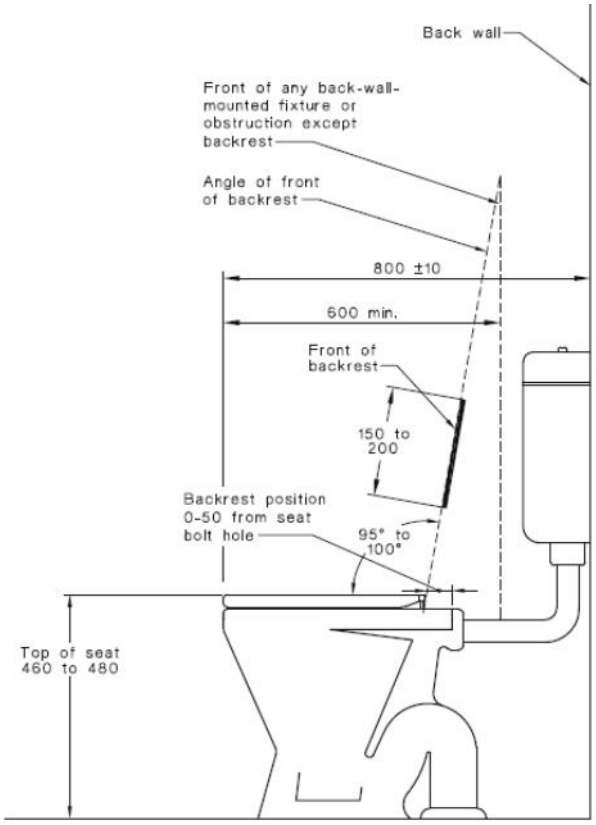


(b) Grabrail at back of pan and sectional view of grabrail at side of pan

DIMENSIONS IN MILLIMETRES

FIGURE 42 POSITIONS OF GRABRAILS IN WATER CLOSETS

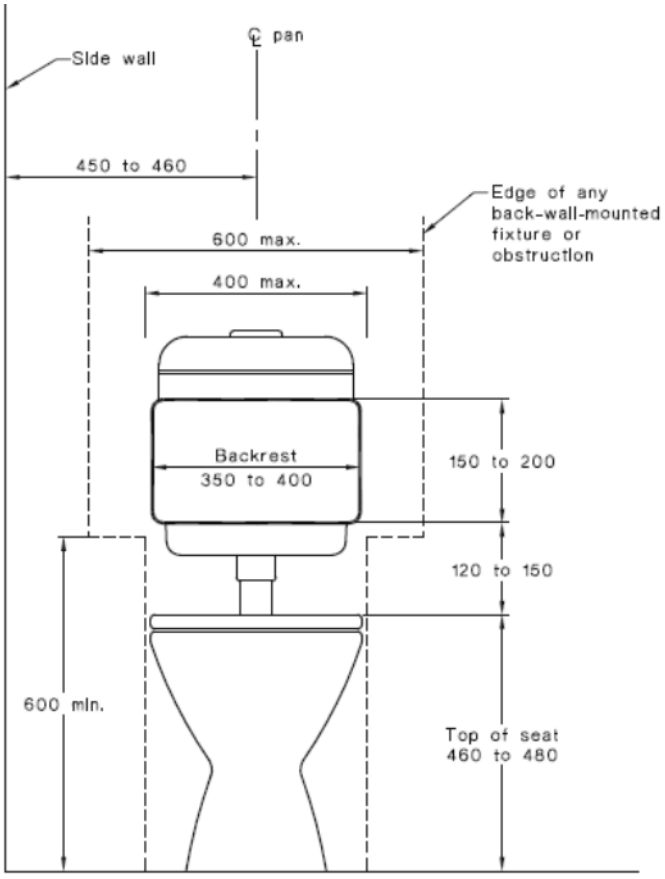
Fig 39



(b) Side view

DIMENSIONS IN MILLIMETRES

Fig 40



(a) Front view

DIMENSIONS IN MILLIMETRES

Fig 41

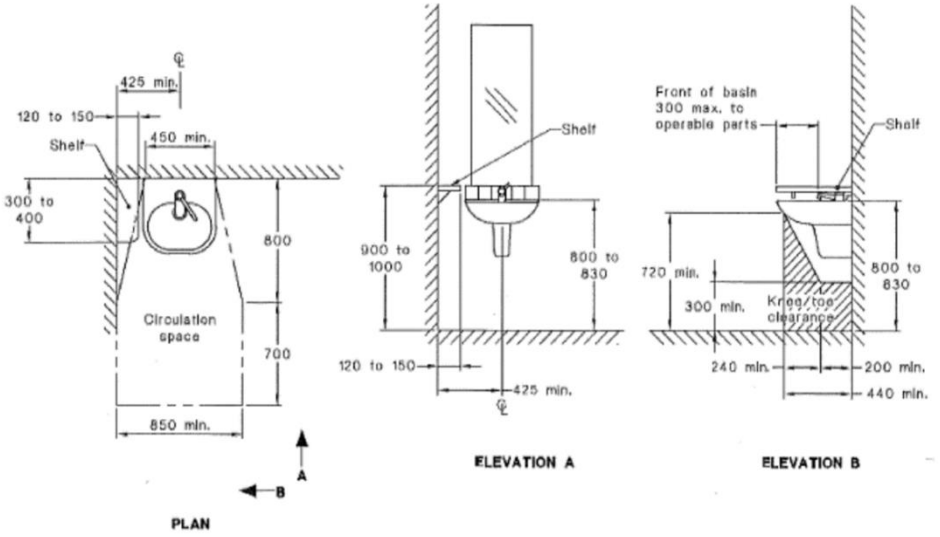


Fig 42

AS 1428.1—2009

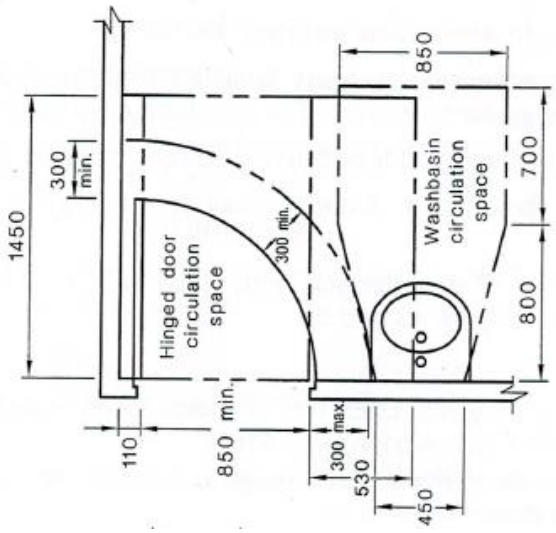


Fig 43