



ACCESS COMPLIANCE ASSESSMENT REPORT

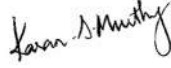
Building Code of Australia 2022 Amendment 2

PROJECT:	32-34 Kent Street, Belmore
REF. No.:	NEW250719 (Rev 3)
DATE:	23/07/2026
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REPORT REGISTER

Issue	Date	Description	Consultant	Signature
1.	23/07/2025	Preliminary Access Report (for DA)	Prepared by: Ahmad Kinany Reviewed by: Mauricio Vera	-- --
2.	30/07/2025	Final Access Report (for DA)	Prepared by: Ahmad Kinany Reviewed by: Mauricio Vera	-- --
3.	23/07/2026	Updated Access Report (for S4.55)	Prepared by: Karan Murthy Assistant Building Surveyor Reviewed by: Mauricio Vera Director, Building Surveyor – unrestricted (BDC2854)	 

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1.0 Executive Summary

This Equitable Access compliance assessment report has been prepared by New Crown Consulting for Multiform Design & Construction, and it relates to the proposed works associated to the subject development known as 32-34 Kent Street, Belmore.

The evolving design documentation submitted at this stage of the design is detailed to the extent where the preparation of a comprehensive assessment report is achievable. This report is an updated final version for S4.55 application.

Table 1 (below) summarises the items of interest at this stage of the review, including variations to the DTS Provisions of the BCA, Premises Standards, referenced Australian standards (AS), the objectives of the Disability Discrimination Act 1992 (DDA); and aspects that require further information. The summary below is not an exhaustive list of all non-compliances for the development. The report in its entirety needs to be reviewed by the design team to obtain an understanding of all equitable access related matters.

The following items listed in the table below are required to be clarified to confirm the design complies with the equitable access provisions of the BCA and DDA Premises Standards.

Item	Non-Compliance	Resolution	Performance Requirement	Clause
Identified Performance Solutions				
1.	Nil	--	--	--

Table 1.0 – Executive Summary

2.0 Introduction

The present Equitable Access assessment review has been limited to the evolving Architectural drawings (S4.55 stage), listed in Addendum B of this report, which detail sufficient information to allow the identification of the matters included in the Executive Summary and examined for further consideration.

2.1 Purpose

The purpose of this report is to assess the proposed design against the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), the access provisions of Volume 1 of the National Construction Code 2022 Amendment 2, in specific to the Building Code of Australia (BCA) and referenced Australian Standards (AS) and the objectives of the Disability Discrimination Act 1992 (DDA) to ensure reasonable access provisions for people with disability.

Any aspects where DTS compliance is not achieved, assessment against relevant performance criteria will need to be addressed by means of a separate Performance Based Solution (PBS) report and the associated Performance Based Design Brief (PBDB) report.

2.2 Applicable BCA/NCC

The design of buildings is bounded by the Environmental Planning and Assessment Act 1979. Compliance with the National Construction Code (BCA/NCC) is compulsory to all proposed “new works” regardless of the adopted certification pathway.

For Crown Land developments, the BCA edition is based on when tenders for main works are issued. For non-Crown developments, the BCA edition effective at the time of the construction certificate (CC) application, including the “entrance floor,” applies to all subsequent CC applications under the same consent, per the Environmental Planning and Assessment (Development Certification and Fire Safety) Amendment (Construction Certificates) Regulation 2023.

The BCA is now updated every three (3) years, the last update occurred on the 29th July 2025, thus applicable version is BCA 2022 Amendment 2.

2.3 Legislative Context

The items outlined below show a summary of the crucial statutory clauses related to Equitable Access and DDA compliance.

- Disability Discrimination Act 1992 (DDA)
- Disability Access to Premises Standards 2010 (Premises Standards), including Access Code
- National Construction Code 2022 (NCC/BCA) Amendment 2: Part D4, Clauses E3D8, F4D5 & F4D12.
- Applicable Australian Standards: AS1428.1-2021, AS1428.4.1-2009, AS2890.6-2009, AS1735.12-1999

Disability Discrimination Act (DDA)

The objective of this subject legislation is to emphasise on the provision of independent, inclusive, and dignified access to premises for people with disabilities – mobility, sensory and cognitive. Breaching the principles of the DDA is discriminatory therefore illegal.

The DDA is federal legislation and applies in a complaints-based administered by the Australian Human Rights Commission (AHRC).

Premises Standards

This subject legislation outlines the obligations (branched out from the DDA) for new building work ensuring dignified, inclusive, cost-effective and reasonably achievable access to buildings and facilities, and services within buildings, is provided for people with disability.

The Premises Standards includes an Access Code for buildings that is mirrored from the Building Code of Australia (BCA) for Parts D4 (D3), E3D8 (E3.6) and F4D12 (F2.4). Also, the Premises Standards defines and establish compliance of the “affected part” for existing buildings same as new works are subject to compliance with the Access Code.

It is to be noted that compliance with the Premises Standards and the Access Code will ensure that DDA non-discrimination requirements are met for all matters/areas covered by the Standards. However, for any matters/areas that are not covered by the Premises Standards, the over-arching DDA legislation will still apply, and it cannot be guaranteed that a successful complaint cannot be lodged.

Australian Standards (Access)

These Australian Standards provide a set of minimum technical requirements for a suitable accessible design for people with disability. This suit of documents concentrates on accessways in, out and throughout buildings, as well as circulation clearances for people on wheelchairs, sanitary facilities, and other accessible fixtures.

Part 1: AS1428.1-2021: Includes mandatory access requirements to new developments. AS1428.1-2021 adopted the circulation requirements of AS1428.2-1992 developed to satisfy 90% of people with disability between the ages of 18 to 60.

Part 2: AS1428.2- 1992: Includes mandatory enhanced access requirements (transport only) on buildings and facilities for people with disability.

Part 4: AS1428.4.1- 2009: Includes mandatory access requirements for Tactile Ground Surface Indicators (TGSi) to assist the orientation of people with vision impairment.

AS2890.6- 2009: Includes mandatory access requirements for accessible car parking (off-street) for people with disability.

AS1735.12- 1999: Includes mandatory access requirements for passenger lifts, escalators and moving walks to assist people with disability.

2.4 Affected Part

The “affected part” is the accessway from the principal pedestrian entrance (of a building) to the new works.

In existing buildings, the “Affected Part” upgrade is applicable to a building owner, or a sole lessee who is also the applicant for a building approval. This is triggered by the construction permit i. e. Construction Certificate (CC), or Complying Development Certificate (CDC), or Crown Certificate.

For instance, if a building owner applies for the construction permit, the affected part upgrade is triggered. However, if the lessee of a part of a building (that includes more than one lessee) applies for a construction permit the “affected part” upgrade will not be triggered.

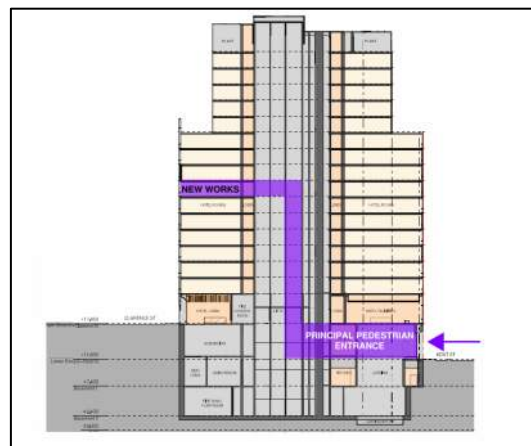


Figure 2.4 – Schematic of the “Affected Part”

2.5 Certifying Authority

A Principal Building Surveyor (also known as Accredited Certifier), whether in private practice or working for a council, is a public official whose role it is to issue certificates that authorise construction and building occupation in accordance with relevant planning and building legislation. They also inspect buildings to issue certificates.

In accordance with Section 24 Prescribed Conflicts (Part 4 – Conflicts of Interest) of the Building and Development Certifiers Regulations 2020, when a certifier is elected to act as the certifier for a project, the certifier cannot act as a consultant for that project, in any form, as it could give rise to conflicts of interest. Similarly, if a certifier acts as a consultant for a project, that certifier cannot subsequently act as the certifier for the same project.

Part 4 Conflicts of Interest.

24 Prescribed conflicts:

For the purposes of section 29(1)(b) of the Act, the following are circumstances in which a registered certifier has a conflict of interest in certification work—

- (a) the registered certifier issuing a strata certificate for a strata plan, strata plan of subdivision or a notice of conversion if the plan or notice has been prepared by the registered certifier or a person who has a relationship (whether family, personal, employment or business) with the registered certifier,*
 - (b) the registered certifier carrying out certification work in relation to an aspect of development if the registered certifier has done any of the following in relation to that aspect—*
 - (i) provided advice as to how to amend a plan or specification to ensure that the aspect will comply with the Building Code of Australia or a legislative requirement (but not if the advice was merely advice as to how the plan or specification could be amended to comply with a deemed-to-satisfy provision of the Building Code of Australia and the development relates only to a class 1 building or a class 10 building),*
 - (ii) proposed a design option for the aspect of development, including proposing a performance solution to achieve compliance with a performance requirement of the Building Code of Australia.*
-

2.6 Report Limitations

This report does not include or imply any audit, assessment or upgrading of the proposed development regarding any legislation other than the minimum access provisions of the Disability Access to Premises Standards 2010 (Premises Standards), including the Access Code and access provisions of BCA 2022 Amendment 2 notwithstanding any of the following:

- Deemed to satisfy provisions of the BCA 2022 Amendment 2 Sections B, C, E, F, G, I, J, Parts D1, D2 and D3.

- Work Healthy and Safety Act 2011 (Safety in Design)
- The National Construction Code – Plumbing Code of Australia Volume 3
- The National Construction Code – Building Code of Australia Volume 2
- Conditions of Development Consent issued by the Local Consent Authority
- Construction Safety Act
- The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA 2022 Amendment 2 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint)

3.0 Project Profile

3.1 Site Location

The development site being the subject of this report is proposed to be located at 32-34 Kent Street, Belmore. The site is currently bounded by Kent Street to the west, and other private allotments to the north, east, and south.

The main portion of the site consists with two existing dwellings to be demolished.



3.3 Building Use

Class	Level / Location	Description
Class 3	Ground floor to level 5	Residential SOU's (transient)
Class 7a	Basement	Carpark

Table 3.3 – Building Use

3.4 Accessible Areas

Level	Class	Description
Ground floor to level 5	Class 3	- Common areas of the residential levels - Two (2) accessible SOU's (3 provided)
Basement	Class 7a	To and within any level containing accessible car parking spaces

Table 3.4– Accessible Areas

3.5 Project Assumptions

The following assumptions outlined below were made in preparation of this assessment. If any of these assumptions are not correct, please contact the author of this report as it may have an impact on the assessment results.

- There will not be inter-allotment boundaries crossing (or nearby) the proposed building.
- The Principal Building Surveyor (Certifier) will confirm the correct building classification (use) if any inconsistency occurs.
- The distances will not be reduced by projection of skirting, kerbs, handrails and other fixtures.
- Areas that are not shown as plantrooms, cleaning, services, or the like will not be excluded as per Exemption from D4D5. In any other cases the Operator will need to request assessment for exemption.
- The connection between the proposed building and the road/boundaries will be available and operative, thus not obstructed by nature or security barriers.
- The nominated exits will be selected by the Principal Building Surveyor (Certifier).
- Maintenance of outdoor accessible features i. e. walkways, gates, stairs, ramps, etc will be preserved compliant.
- Circulation doorways, including doorways provided with self-closing device will be lightweight.
- Any shared areas in or around the building will be shown in the drawings i. e. pergolas, cloth lines, roof features/spaces, etc.
- The "end user" is aware that potential litigation based on the Disability Discrimination Act (DDA) is possible in a case-by- case basis and it can occur regardless of the compliant nature of the building.



We acknowledge and

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The accessible path of travel must
be continuous and functional.

Addendum A:

BCA ACCESS ASSESSMENT

The following equitable access assessment provides a holistic understanding on how occupants (with or without disabilities) experience the arrival to premises and traveling throughout. This assessment starts at the crossing of the site boundary, traveling towards the principal pedestrian entrance of the building, followed by the movement throughout all internal areas of the new works – this assessment method is made to highlight, to the design team and building owners, how occupants should be allowed to experience the building in an independent, inclusive and dignified manner.

BASIS OF THE ASSESSMENT

The following tables comprise the assessment of the reviewed architectural drawings against the Access provisions of the BCA 2022 Amendment 2.

ACRONYMS & FIGURES

OK	The proposed building design complies with the Access provisions of this clause.
X	The proposed building design does not comply with the Access provisions of this clause.
?	Compliance required – further information is required to clarify Access compliance.
CRA	Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary.
N/A	Not applicable – This clause is not applicable to this project. No action required.
PSOL	Performance Solution is necessary to achieve compliance with this clause.
Noted	This clause is for informational purposes only, and no additional action is required.

BCA/NCC 2022 Amendment 2 Access Assessment		
Item	Design Element	Comment
1.	Site Entrances (NCC D4D3 & AS1428.1)	
CRA	An accessway (i. e. continuous accessible path of travel, compliant with AS1428.1) is required as follows: - To/from the main points of a pedestrian entry at the allotment boundary; and - To/from another accessible building connected by a pedestrian link; and - To/from any required accessible carparking space on the allotment. It is also expected that any new works, walkways, communication stairs and ramps serving the building are compliant with NCC D4D4 & AS1428.1.	Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. - The proposed building is provided with an accessway to/from the allotment boundary on Kent Street by walkways of not more than 1:20 gradients. - There are no other buildings within the allotment. - The accessway to/from the accessible carparking bay is understood provided with a level surface, and passenger lift are interconnecting all storeys.
2.	Accessible Carpark (NCC Table D4D6 & AS2890.6)	
CRA	Accessible carparking spaces are to be provided in proposed carparks serving the building in accordance with AS2890.6, and NCC Table D4D6, as follows: The accessible carparking spaces require to be placed on a firm, level surface in compliance with AS2890.6, Cl 2.3, including: - 2400mm W x 5400mm L minimum size, plus an adjacent shared area of 2400mm W x 5400mm L minimum, compliant with AS2890.6. - 2500mm minimum height over the accessible carparking space and shared area. - 2200mm minimum height over the vehicular path from carpark entrance to the carpark space, compliant with AS2890.6; and Accessway to/from the accessible carparking spaces, lifts, and building entrances compliant with AS1428.1 and NCC D4D3.	Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. - One (1) accessible carparking bay with a shared zone is required and proposed, in compliance with this clause and table D4D6. - The proposed carparking bay is provided with dimensions of 4800x5400mm, in compliance with this clause. - Clear height of 2500mm above the accessible carparking bay is understood provided, in compliance with this AS2890.6 Fig.2.7. Note: Consider relocating closer to passenger lift as best practice.

3. Principal Pedestrian Entrance (NCC D4D2, D4D3 & AS1428.1)

- OK An accessible entry into the building is required as follows:
- Through the principal pedestrian entrance (of the building or part)
 - Through 50% minimum of all pedestrian entrances (not including D4D5 exempt areas)
 - Non-accessible pedestrian entrances are to be located not further than 50m from the accessible one for building with 500m² total floor area or more (not including D4D5 exempt areas).
 - Accessible pedestrian entrance provided with multiple doorways:
 - Not less than 1 is to be accessible (if not more than 3 doorways provided)
 - Not less than 50% are to be accessible (if more than 3 doorways provided).
- Note: Best practice is to design all doorways accessible to avoid confusion and additional accessible signage.
- Accessible entrances are to have a clear circulation space on both sides of doorways. This must be level and include 850mm minimum clear door opening, compliant with AS1428.1.
 - Door controls are to be in compliance with AS1428.1.

The proposed building design complies with the DTS provisions of this clause.

The principal pedestrian entrance of the building is located on Kent Street and is served by a hinged door understood provided with level surfaces on both sides, capable to comply with this clause (Refer to item 7 in relation to doorway circulation spaces).

4. Internal Walkways (NCC D4D2, D4D4 & AS1428.1)

- CRA An accessway is required to and within all accessible areas. This accessway must be continuous and step-free, meaning that stairs, revolving doors, escalators, etc. are not suitable.
- The accessway require the following minimum circulation areas in compliance with AS1428.1:
- Minimum clear width of 1000mm to straight walkways and 1500mm to curved walkways.
 - Minimum 1500mm x 1500mm circulation space to walkways provided with 90° turnings.
 - Minimum 1800mm W x 2000mm L passing bays at 20m maximum intervals where a direct line of sight is not available.
 - Minimum 1540mm W x 2070mm L turning spaces within 2m of the end of corridors and at 20m maximum intervals.
 - Maximum 1:40 gradient on surfaces required to be level i. e. turning/passing bays, landings, etc.
 - Minimum 2000mm clear height (1980mm height permitted at doorways) on accessways.

Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary.

- Internal walkways are provided with a clear width of 1000mm, in compliance with this clause.
- The proposed building is provided with sufficient turning bays (2070x1540mm) every 20m and 2m from end of corridors, in compliance with this clause.
- All internal areas are proposed level walkways, in compliance with this clause.
- The proposed accessible SOU's are provided with compliant doorways and turning bays within. Accessible power points, slip resistance and the like will be reviewed at later stage.

- Areas with less than 2000mm clear height i. e. underside of stairs are to be enclosed by means of walls, handrails, balustrades, kerbrails, etc; or provided with warning TGSI's compliant with AS1428.4.1.

5. Flooring and Surfaces (NCC D4D2, D4D4 & AS1428.1)

CRA Ground/floor surfaces within the accessway require the following: - Abutment between surfaces to be level or with a maximum tolerance of 3mm (vertical) or 5mm (bevelled/rounded) edges. - Carpet pile height to be not greater than 6 mm, and carpet backing thickness to be not greater than 4 mm (10mm in total). - Grates with openings to be 13mm maximum diameter (circular shapes), 13mm maximum wide (slotted) and placed with the longer dimensions traverse to the main direction of travel. If slotted openings are 8mm maximum the grate/heelguard can continue across the width of the walkway. - Flooring to be slip resistant in compliance with NCC Table D3D15, AS4586 and Australian Standards Handbooks HB 197 & HB 198 (wet pendulum method) to suit context/location.	Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. - Proposed flooring requires the following slip resistance ratings: • P1: Dry indoor surfaces (common walkways) • P2: Transition areas (entrance) • P: Wet areas (if provided) • P4: External areas: (walkways/ramp) • P5: Threshold ramps (if provided). - Ensure abutment of surfaces are flush (3mm maximum tolerance) in external areas (i.e. turf, decks, tiles etc), to comply with this clause. - Ensure drainage grates (if provided) are not proposed with openings greater than 8mm.
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6. Doorways (NCC D4D2, D4D4 & AS1428.1)

OK Doorways on accessways require the following: - Minimum 850mm clear door opening width of the active leaf (typically 920mm door leaf) - Level (1:40 gradient max), step-free, and clear door circulation space on both sides of the door. - If double leaf doors are proposed, at least one of them must active and compliant. - Minimum 30% luminance contrast between doorway openings and adjacent surfaces. - Circulation spaces at doorways depend on the door nature (swing/sliding) and side of approach. However, a clearance of 1500x1500mm on both sides of the door will achieve compliance.	The proposed building design complies with the DTS provisions of this clause. - All doorways in common areas and to accessible SOU's (3 numbers) are shown with a clear opening of at least 850mm, in compliance with this clause. - All doors have been identified with sufficient circulation spaces, including door to Common Room (ground floor), in compliance with this clause. Note: Door hardware to be reviewed at a later stage.
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- Accessible doors, hardware, and controls are to comply with AS1428.1.
- Accessible doors are to be lightweight (20N) otherwise power-operated with accessible controls.

7. Exempt Areas (NCC D4D5)

CRA Certain areas can be exempt from compliance with AS1428.1 under clause D4D5: - 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 any of the two items exempted above. Note: Service areas such as plant rooms, cleaners' rooms, heavy/sharp equipment storage, toxic elements, etc are exempt. Any other areas must be assessed in a case-by-case basis.	Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Areas that can pose a health and safety risk for people with disabilities can be exempted as per this clause. The following areas are identified as exempt: - Diesel pump room - Waste room - Bulk waste - MSB room
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8. Passenger Lifts (NCC E3D8, D4D4 & AS1735.12)

CRA Accessible passenger lifts require the following: - Passenger lift car is to comply with this clause and AS1735.12. - Minimum lift car dimensions of 1100mm W x 1400mm L if traveling less than 12m (and/or for existing buildings, based on the Premises Standards' Lift Concession). - Minimum lift car dimensions of 1400mm W x 1600mm L if traveling more than 12m. - To include accessible features including lift car dimensions, door clearance, lift call and controls, fixtures and fittings and auditory and visual indicators in compliance with AS1735.12.	Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. - It has been identified that the proposed lift car dimensions are 1400x1850mm, in compliance with this clause. - Opening to lift is provided with 1100mm width in compliance with this clause. Note: Accessible features of the lift car will be reviewed prior to construction against AS1735.12.
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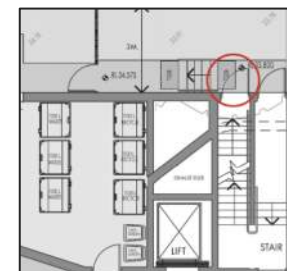
9.	Path of Travel – Ramps (NCC D4D4, D4D12 & AS1428.1)	
N/A	Accessible ramps require the following: - Ramps are to be compliant with AS 1428.1, CI 7 (except ramps to/from exempt areas). - Connected ramps must not have a combined vertical rise of more than 3.6m; and - Step-ramps landings must not overlap a landing for another step ramp or ramp. - Maximum 1:14 gradients, landings every 9m maximum, and landing dimensions to it the required turning i. e. 1200mm min (general); 1500mm (90° turn), 1540mm (180° turn). - Suitable setback to allow handrail extension and turning not protruding over traverse path of travel constituting a safety hazard i. e. 900mm (from site boundary), 400mm min. (paths of travel). - Clear width dimensions to allow for 1000mm minimum required access and/or egress path with suitably sized landings in addition to space for required handrails on both sides, compliant with AS1428.1. - Continuous handrails and kerb-rails on both sides in compliance with AS1428.1. - Tactile ground surface indicators (TGSIs) provided at top and bottom landings in compliance with AS 1428.4.1. - Step ramps to have a 1:10 maximum gradient, 190mm maximum vertical raise, and be compliant with CI 7.6 of AS1428.1. - Threshold ramps to have a 1:8 maximum gradient, 35mm maximum vertical raise, and be compliant with CI 7.5.	Not applicable – This clause is not applicable to this project. No action required. From the information provided it appears that there are no ramps proposed, the external parts of the buildings are served by walkways (1:20 max). Note: If threshold ramps are provided for constructability matters ensure it does not exceed a vertical rise of 35mm.
10.	Paths of Travel – Stairs (NCC D4D4 & AS1428.1)	
?	Accessible stairs require the following: - Communication and non-fire-isolated egress stairs must comply with CI 8 of AS1428.1. - Stairs are to be recessed from the site boundary (900mm) and from other paths of travel (400mm at top and approx. 650 minimum at base) to allow for handrail extensions not to encroach over the traverse path of travel, compliant with AS1428.1. - Provision of an off-set stair tread (300mm approx.) at base of stair flights (bottom landings) to enable handrail to be installed at continuous and consistent height along the full stair flight, compliant with AS1428.1. - Minimum width to fire-isolated stairs is 1100mm, and non-fire isolated stairs is 1200mm to allow handrails (1 side or both sides, respectively) be installed in compliance with AS1428.1.	Further information is required to clarify DTS compliance. - Stair details are to be provided for further review of accessible features (i.e. handrail extensions, terminations, nosing strips, etc). • Fire-isolated stairs are provided with at least one (1) handrail in one side, in compliance with this clause and AS1428.1 • Proposed non-fire isolated stairs to basement is provided with one handrail in lieu of both sides, in non-compliance with this clause and AS1428.1. PCA to confirm

- Handrail provision on both sides of stairs applies to all stairs that are not within a fire-isolated shaft i. e. adjacent to tiered seating steps/bleachers, communication stairs, egress stairs, etc.
- To be provided with closed risers, appropriate geometry (goings and risers), luminance contrasting and slip-resistant nosing strips in compliance with AS1428.1.
- To be provided with tactile ground surface indicators (TGSI's) at top and bottom landings, in compliance with AS1428.4.1.

if 1 handrail only is suitable due to egress nature of the stair.

- Care is to be taken with fire door opening over TGSI's (ground floor external stair) which may obstruct door swing.

To be clarified/rectified prior to construction.



11. Paths of Travel – walkways (NCC D4D4 & AS1428.1)

CRA

Accessible walkways require the following:

- Walkways to comply with Cl 7 of AS 1428.1.
- Maximum 1:20 gradient, landings at every 15m maximum, landing dimensions to comply with AS1428.1.
- Minimal cross-fall and level transitions is necessary, care is to be taken between different slip resistant flooring, traversable surfaces, level landing, level door circulation spaces and edge protection on any exposed sides i. e. handrails, kerbs, kerb-rails, low walls/barriers compliant with AS1428.1.

Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary.

- All walkways appear to be level or have 1:20 maximum gradient maximum in compliance with this clause.
- Common Open Space achieves at least 1500mm width in compliance with this clause.

Note: Walkways steeper than 1:20 will require accessible fixtures (i.e. handrails, TGSI's, etc). Consider pursuing documentation of 1:21 walkways to avoid rectifications due to construction tolerances.

12. Accessible Toilets & Showers (NCC F4D5, F4D7 & AS1428.1)

OK

Accessible sanitary facilities and showers require the following:

- Minimum dimensions of 2000mm W x 2750mm L (without shower), or 2350mm W x 2750mm L (with shower) in compliance with Figures 43 & 50 of AS1428.1 to ensure required clearances and circulations spaces fit within the room.

The proposed building design complies with the DTS provisions of this clause.

Note: Minimum room dimensions are to be measured between finished walls, thus it is recommended to allow construction tolerance in the design from the outset.

- Unisex accessible toilet/shower is to be approachable from a common area (not areas restricted by gender, staff-only, or the like)

Note: An accessible toilet or shower need not be provided on a storey or level not provided with a ramp/lift subject to concession NCC D4D4(f) i. e. 200m² maximum floor area, and 3 storeys maximum).

- Accessible toilets and showers must have sufficient clearance to enable fixtures installation in compliance with CI 12 of AS1428.1 i. e. grabrails, WC pans, wash basins, dispensers, hooks, etc.

- Number of accessible unisex showers are to be provided in accordance with Clause F4D7.

Note: When combined toilets and showers are proposed, a standalone accessible WC/shower adjacent to male and female change rooms is necessary.

- The proposed Accessible WC (without shower) in Common Room has internal dimensions of 2040x2010mm, in compliance with this clause.

- Accessible WC's within the three (3) accessible SOU's have 2400x3800mm internal dimensions (including shower), in compliance with this clause.

- Accessible fixtures (i.e. grabrails, soap holder etc) to be reviewed at a later stage. Detailed drawings to be provided for review prior to construction.

13. Ambulant Toilets (NCC F4D5 & AS1428.1)

N/A

Ambulant sanitary facilities require the following:

- At each bank of toilets where there are one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability (male and female) in accordance with CI 13 of AS1428.1 must be provided.

- Ambulant toilets to have spatial dimensions (900x900mm clearance inside and outside the ambulant cubicle), fixtures and fittings in compliance with CI 13 of AS1428.1.

Note: Minimum room dimensions for ambulant sanitary facilities are between finished walls and do not include allowance for construction tolerance.

Not applicable – This clause is not applicable to this project.
No action required.

As no additional toilets are proposed at the accessible banks of toilets on ground floor, thus no ambulant toilets for male and female are necessary.

14. Signage (NCC D4D7, Specification 15, Specification 27 & AS1428.1)

CRA

Accessible signage require the following:

- Braille and tactile signage fixtures complying with NCC Specification D4D7

- To incorporate the international symbol of access or deafness, as appropriate, and to identify each:

- Sanitary facilities such as accessible toilets, accessible showers, ambulant toilets and accessible adult change facilities.

Compliance required – Design aligns with DTS provisions.
Compliance is achievable, subject to specialist confirmation where necessary.

Ensure accessible signs with braille are provided in compliance with this clause and Specifications 27 and 15 (i.e. exits signs and accessible WC). To be reviewed prior to construction.

- Spaces with a hearing augmentation system.
- Nominated exits to be provided with an exit sign and state "Exit" and "Level" and either the floor level number, or floor level descriptor, or a combination of both.
- Accessible carparking spaces compliant with NCC D4D6 and AS2890.6.

Note: Additional signage i. e. wayfinding or directional, supporting the statutory signage requirements are outside this access scope.

15. Hearing Augmentation (NCC D4D8)		
CRA Hearing augmentation system requires to be installed as following: - Where an inbuilt amplification system (other than emergency warning) is proposed. - In a room in a Class 9b building, or in an auditorium, conference room, meeting room or room for judicatory purposes. - In any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. - System type and minimum coverage area is to be in compliance with NCC D4D8. - 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 emergency warning).		Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. To be included in the drawings if an inbuilt amplification system is proposed and assessed at later stage.
16. Glazing (NCC D4D13 & AS1428.1)		
CRA Visual indicators are required as following: - On an accessway where there is no chair rail, handrail or transom, frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening. - Solid and non-transparent Decal strips across the glazing, of 75mm wide minimum, and installed 900-1000mm height, in compliance with Cl 3.6 of AS1428.1.		Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. - Common areas provided with full height glazing panels that may be mistaken for doors must be provided with decal strips in compliance with AS1428.1. - Decal strips to be 75mm wide, installed 900-1000mm height, solid, non-transparent.
17. Emergency Egress (NCC D3D22, D4D4 & AS1428.1)		
Noted Unfortunately, The BCA does not have access provisions for exits for people with disabilities, therefore it is expected that for safety in design and DDA purposes the design includes		DDA/Advisory Notes: Consideration of an accessible egress strategy, with a documented group emergency plan and



suitable ways for people with disabilities to evacuate the building in a safe manner in accordance with the Performance Requirements of the BCA.	fire wardens as well as Personal Emergency Evacuations Plans – PEEPS for employees to assist people with disabilities as necessary.
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End of Table

Addendum B:

REVIEWED DOCUMENTATION

Reviewed Documentation

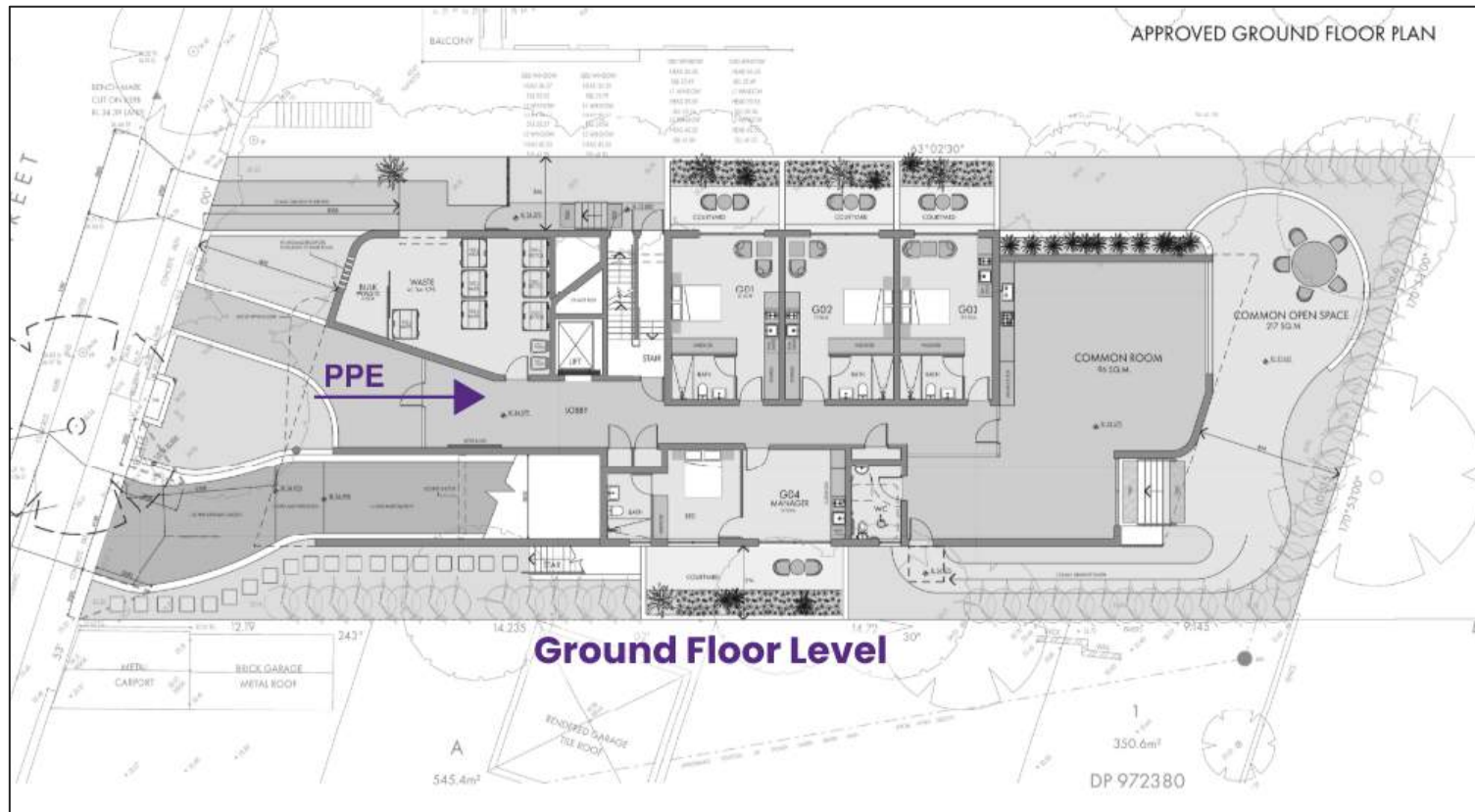
This assessment report is construed based on the following reviewed documentation prepared by Ross Howieson Architects, project number 518, dated 19/06/2026.

Description	Drawing No.	Revision	Date
Site plan	200	P3	19/06/2026
Basement floor plan	201	P3	19/06/2026
Ground floor plan	202	P3	19/06/2026
Level 1 floor plan	203	P3	19/06/2026
Level 2 floor plan	204	P3	19/06/2026
Level 3 floor plan	205	P3	19/06/2026
Level 4 floor plan	206	P3	19/06/2026
Level 5 floor plan	207	P3	19/06/2026
Roof plan	208	P3	19/06/2026
East + West elevation	301	P3	19/06/2026
North elevation	302	P3	19/06/2026
South elevation	303	P3	19/06/2026
Section A-A	401	P3	19/06/2026
Section B-B	402	P3	19/06/2026

Addendum C:

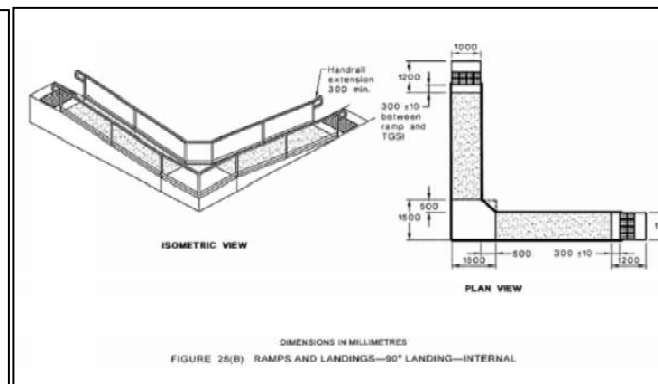
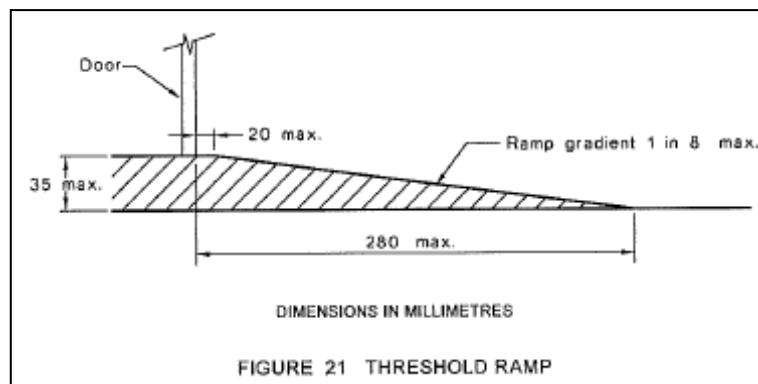
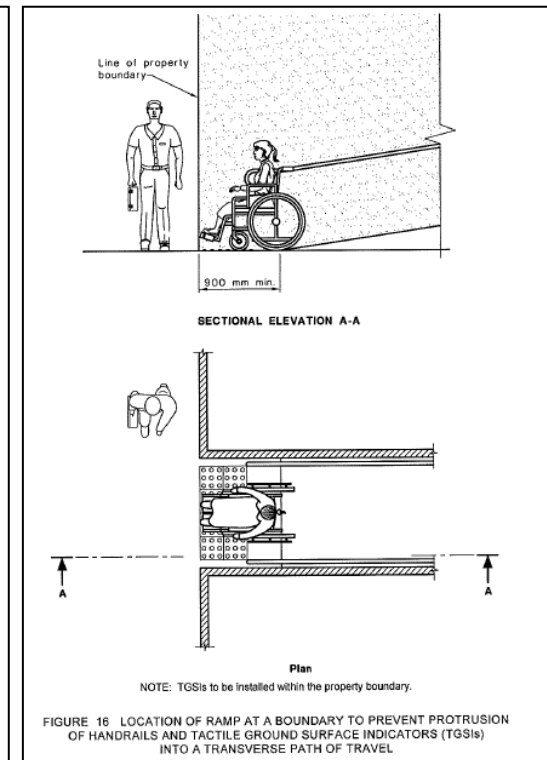
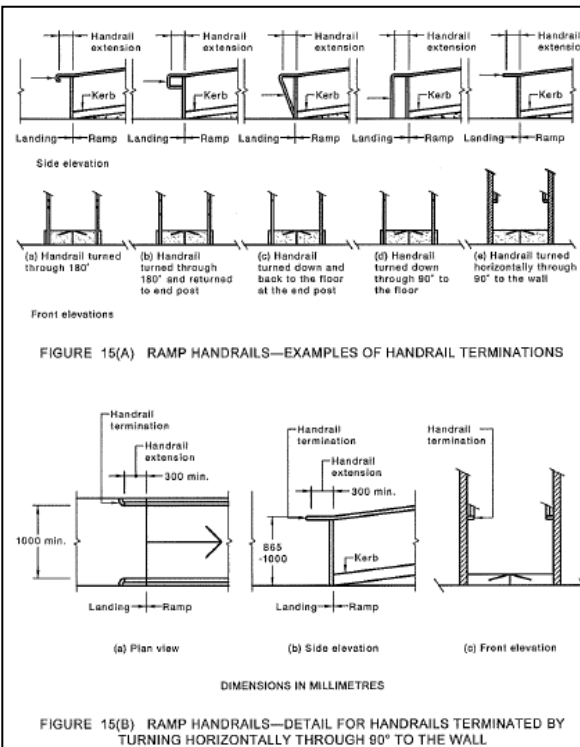
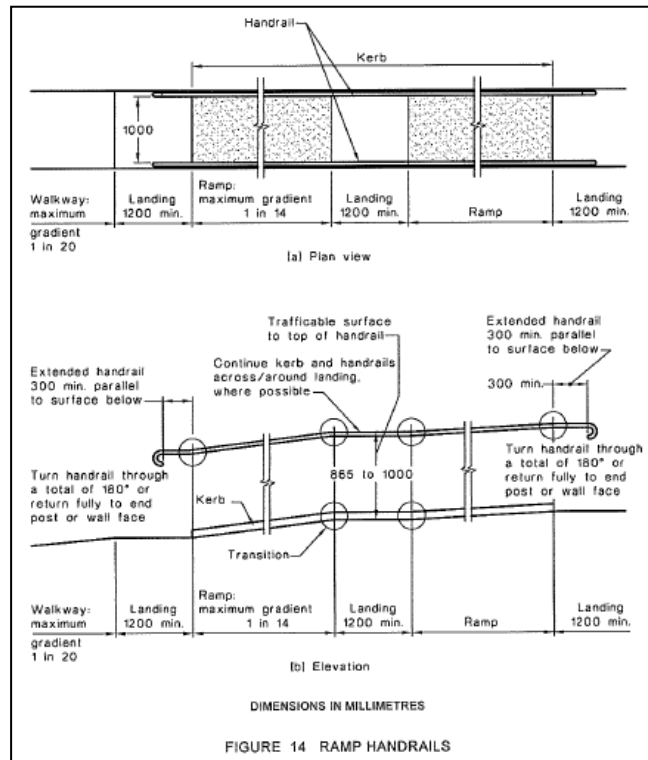
IDENTIFIED ENTRANCES

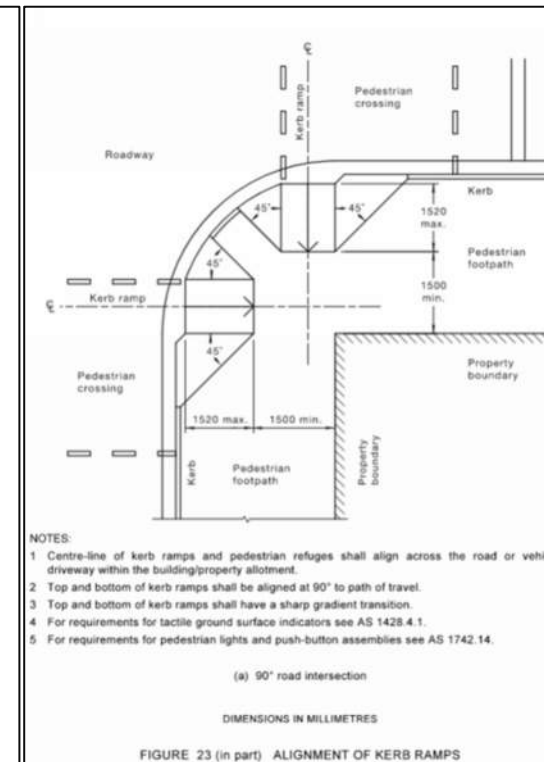
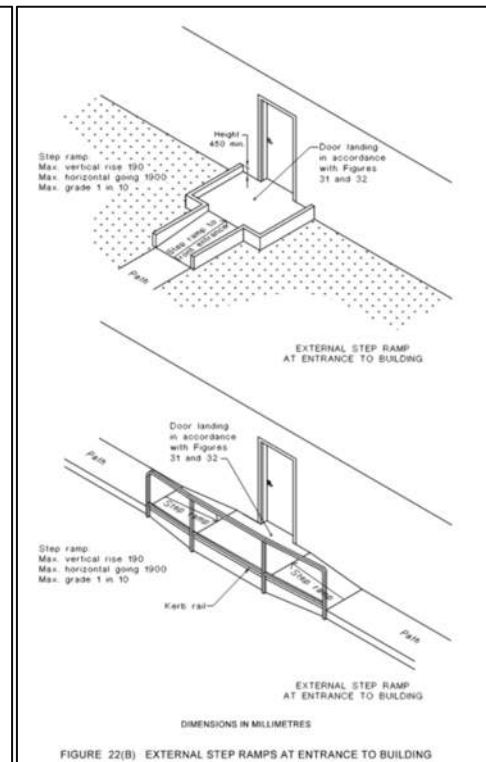
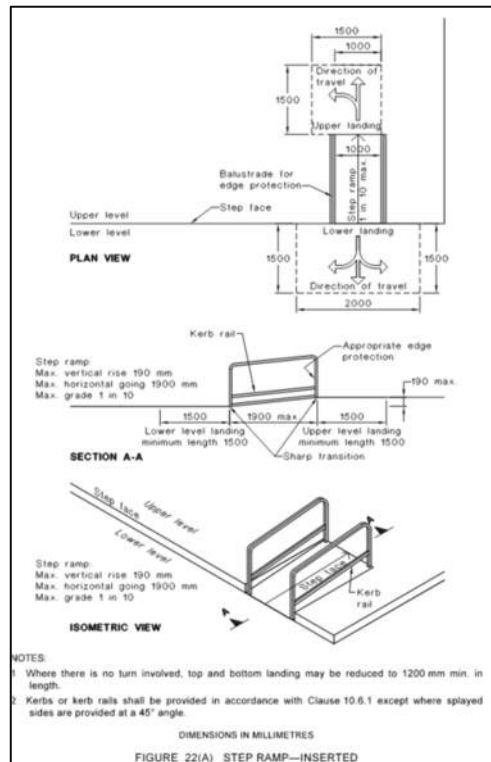
Identified Principal Pedestrian Entrance

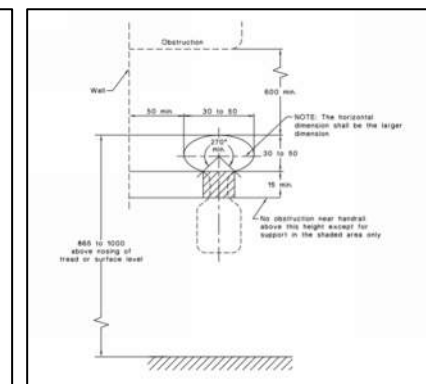
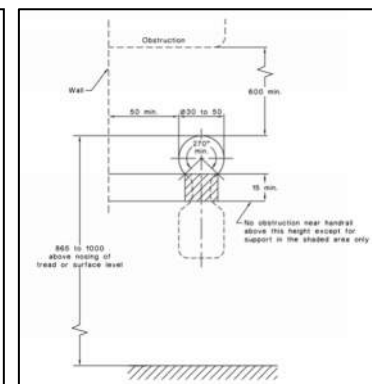
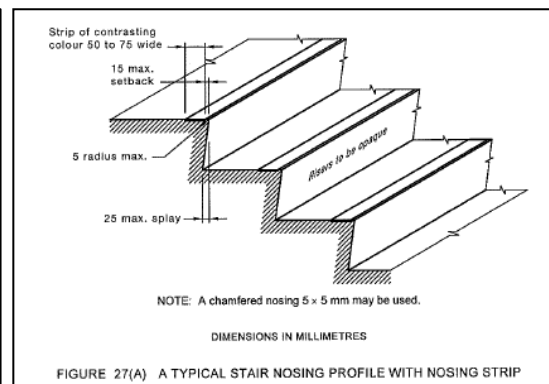
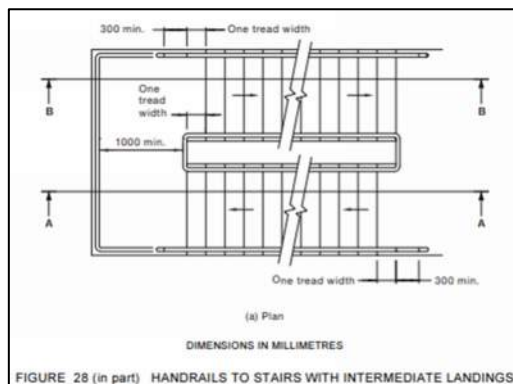
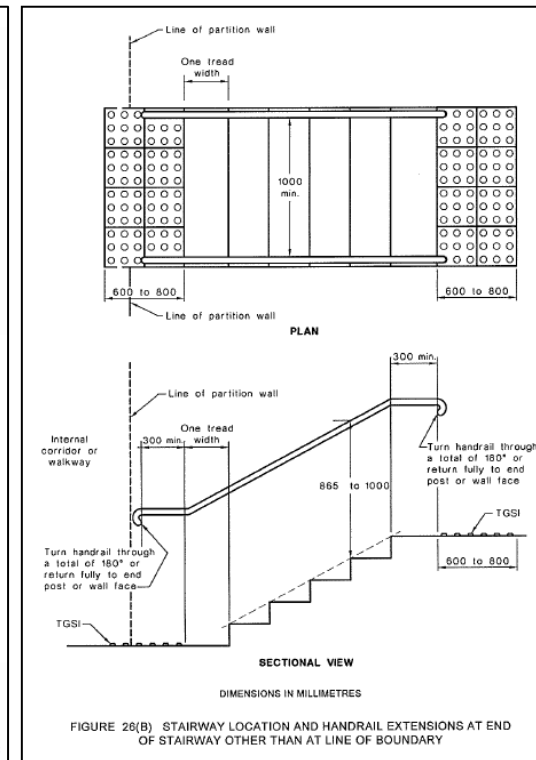
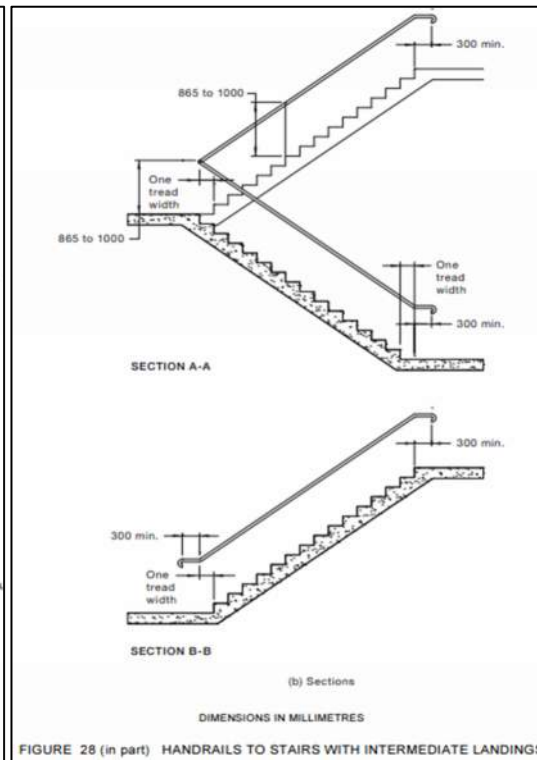
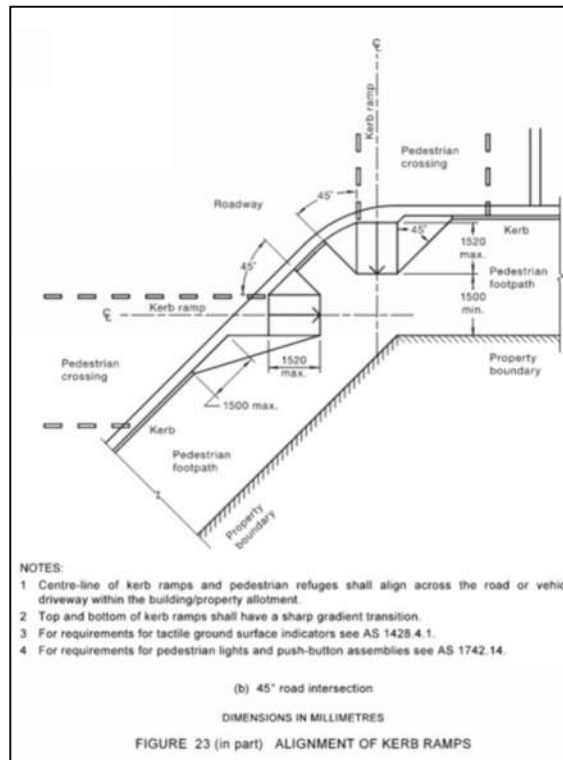


Addendum D:

SUPPORTIVE FIGURES







Addendum E:

STATEMENT OF COMPLIANCE

Statement of Compliance

New Crown Consulting have completed a detailed assessment of the subject proposed development, as indicated on the architectural drawings referenced in Addendum B of this report, against the relevant Equitable Access provisions of the BCA 2022 Amendment 2 and the Premises Standards. The details of this assessment are specified in Addendum A – Access Assessment (Outside-in) of this report.

Subject to this assessment, it is New Crown Consulting's professional opinion that the design of the proposed development complies, or is capable of complying, with the relevant Equitable Access provisions of the BCA 2022 Amendment 2 and the Premises Standards by means of DTS provisions and Performance Solutions.

Mauricio Vera
Managing Director
Building Surveyor
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"We should attempt to bring nature, houses, and human beings together in a higher unity"

Ludwig Mies van der Rohe



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COMPLIANCE RIGHT FROM THE START