



DA Application – Accessibility Assessment

**Bennetts Green Retail Development
Pacific Highway,
Bennetts Green NSW 2290**

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EXECUTIVE SUMMARY

The following report is a review of submitted DA documentation and forms part of the response to council's RFI for the three DA's that combined, are the total proposed works for the subject site.

The report is prepared in relation to a proposed new retail development on the Pacific Highway at Bennetts Green NSW 2290.

The proposed works comprise a Building Products Warehouse & Showroom, Bulky Goods Premises, Restaurant, Take Away Food Premises and a Petrol Station; with a total building gross floor area of approximately 32,074m².

We are satisfied that as the design progresses, with the resolution of some minor items, the proposed development is capable of complying with:- the spirit and intent of Disability Discrimination Act (DDA); the principals of universal accessibility; and the relevant technical requirements of the AS1428 series for access and mobility; the Access to Premises Standard (2010) and applicable associated documentation for the purposes of the development application process; and is also capable of complying with the deemed to satisfy provisions for the accessible parts of the BCA.

Listed below, are some key accessibility issues that are to be considered / maintained as the design progresses. Specific recommendations associated with these areas are located within the body of this report.

BCA Compliance

(Mandatory minimum compliance with BCA – State legislation)

- Access is required to and within all areas normally used by occupants.
- Accessible carparking spaces are required in accordance with D3.5 of the BCA. With a total of 833 carparking spaces proposed, 17 are required to be designated as accessible spaces.
- Shared zones for accessible car spaces are to be provided with dimensions of 2400mm wide x 5400mm long.
- Direct accessible connections are to be provided between the accessible car spaces and adjacent footpaths to allow an accessible connection to building entrances.
- Where kerb ramps are provided connecting to footpaths at an angle to the direction of travel, then a flat landing of at least 1500mm deep x 2000mm wide must be provided at the top of the kerb ramp.
- All external accessways / paths will be designed in accordance with AS1428.1-2009: - with grades compliant as "walkways" or "ramps" as needed; with crossfalls no greater than 1:40; with landings provided as required; and side barriers provided as required.
- Accessways / footpaths are to have provision for 180 degree wheelchair turning spaces. If the path is narrower than 1540mm wide, then spaces of 2070mm long by 1540mm wide (in the direction of travel), must be provided at least every 20m.
- Pedestrian crossings forming parts of accessways are to have a crossfall no greater than 1:40.
- Hearing augmentation will be required where inbuilt amplification is provided or an information counter is screened. Consider approach early in design.
- Any provision of sanitary amenities are to include the following accessible facilities, at a minimum :-
 - Provision for an accessible unisex sanitary compartment; as well as,
 - Ambulant facilities in both the Male & Female Toilets at each bank of toilets.

Other Accessibility Considerations to satisfy Council requirements:

- Council require an accessible connection from the development to the adjacent sports fields. Any gate / door / opening will require an 850mm minimum clear opening width, and a door circulation space is to be provided in accordance with Part 13 of AS1428.1-2009.

DDA Compliance

(Additional recommendations to minimise risk of non-compliance under DDA – Federal legislation)

- An accessibility strategy to be developed to address the existing topographical influences throughout the ground floor / public realm.
- Provide rest seating at appropriate locations.
- Develop a wayfinding strategy – beneficial for all users.

Other additional considerations / recommendations to provide enhanced accessibility:-

- Consider the inclusion of a lift and change facility. NSW government encourages the provision, and provides a co-contribution, to assist in providing the facilities. More information at <https://www.facs.nsw.gov.au/reforms/developing-the-nsw-disability-inclusion-plan/disability-inclusion-action-plans/lift-and-change-facilities>
- Consider the provision of Parent Friendly Accessible Toilets, and Parenting Rooms.

1. INTRODUCTION

Blueprint Australia has engaged the services of McKenzie Group Consulting as Accessibility and DDA consultants to conduct a review of the project documentation to ensure that functional and compliant accessibility has been applied to the design. As members of the Access Consultants Association of Australia (ACAA), McKenzie Group Consulting use expert accessibility knowledge to ensure the project complies with the spirit and intent of the Disability Discrimination Act (DDA), within the project scope.

1.1. Purpose of Report

This report forms part of the DA application to council. The report is prepared in relation to a proposed new retail development on the Pacific Highway at Bennetts Green NSW 2290.

This report provides a compliance overview of the project with respect to the nominated legislation with recommendations on achieving compliance with the spirit and intent of Disability Discrimination Act (DDA), within the project scope.

Further Detailed Design documentation and compliance assessment should be undertaken as the design develops further into the future.

1.2. Project Description

The site is a proposed new retail development on the Pacific Highway at Bennetts Green NSW 2290.

The proposed development comprises a mixed use development including a Building Products Warehouse & Showroom, Bulky Goods Premises, Restaurant, Take Away Food Premises and a Petrol Station; and associated carparking and loading docks at grade. The site is bounded by The Pacific Highway to the east, South Street to the west; Lake Street to the north; and an adjacent currently unoccupied property to the south. The main frontage and access to the site is proposed from the Pacific Highway, with a secondary access from both South Street and Lake Street. Carparking is distributed along the eastern side of all buildings, and a service road and loading docks are provided along the rear western side of the site, and along the southern boundary. Seventeen accessible parking spaces are proposed to be provided distributed across the site adjacent each of the main buildings.

2. LEGISLATIVE REQUIREMENTS

The legislative requirements for this project comprise both Federal and State legislation.

Federal

The Disability Discrimination Act (DDA - 1992) is Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional and equitable accessibility. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equality and dignity of people with disabilities, their companions, family and carer givers.

The DDA utilises statutory instruments known as Disability Standards to provide detailed requirements. The Disability Standards are: Disability (Access to Premises – Buildings) Standards 2010. The Disability Standards draw extensively on technical provisions in the AS 1428 series details technical requirements related to design for access and mobility.

State

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 and subsequent BCA. In particular adherence to the Access to Premises Standard (2010) (APS); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. This means that compliance with the relevant sections of the BCA, ensures compliance with the relevant 'Premises' component of the DDA.

However, compliance with the BCA alone does not necessarily mean compliance with the Disability Discrimination Act if the elements of equality, dignity and functionality remain compromised within an environment. The building owner/occupier should therefore ensure that their policies, practices and procedures promote equality in all employment, education and services provided, within their built environment.

Compliance with the provisions of the DDA and the BCA is also required for non-base building elements including fitout, access to services and equipment, and outdoor areas and services associated with buildings.

2.1. Referenced Legislation and Standards

The review of the project has been undertaken against the following legislation:

- Disability Discrimination Act (DDA) 1992.
- Disability (Access to Premises – Buildings) Standards 2010 (DAPS 2010).
- Building Code of Australia (BCA) and BCA referenced standards including:
 - AS1428.1 2009 Part 1: General Requirements for access – new building work.
 - AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.
 - AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – TGSi.
 - AS2890.6 2009 Part 6: Off-street parking for people with disabilities.

3. DOCUMENTATION

The report has been prepared based on a review of the DA submitted architectural drawings, prepared by Buchan Group - Job No:- 316137 - provided to McKenzie Group by Blueprint Australia on the 2nd November 2017.

4. EXEMPTIONS

The internal tenancy fit-outs of each retail tenancy is not part of the scope of this assessment.

Based on the use of some areas within a building, it is reasonable to not provide access to some spaces where it is deemed inappropriate because of the required duties to be carried out in the space or if the area poses as a health or safety risk for people with a disability. These areas may include:

- Plant rooms, Store rooms, cleaner's rooms, and the like;
- Loading docks;
- Commercial kitchens.

5. ACCESS PROVISIONS

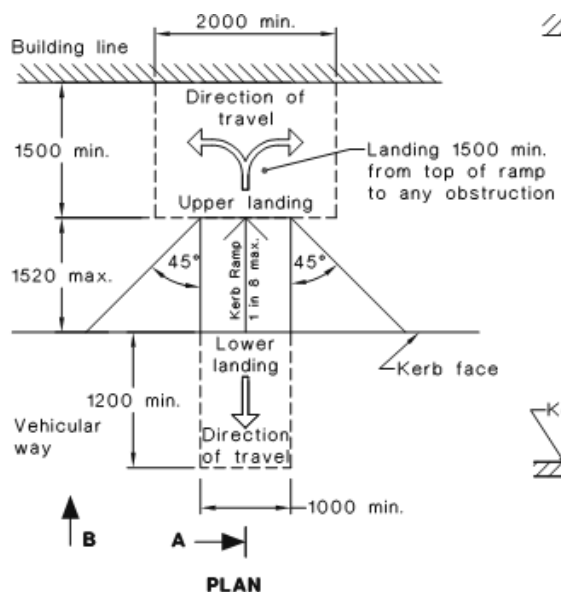
5.1. General Building Access Requirements

Access for persons with a disability is required in accordance with the BCA 2016 Table D3.1. Level access is adequately provided via graded pedestrian walkways around the building providing accessible links:

- from the principle site boundary entries, to the principle building entrances; and,
- between all buildings where pedestrian paths are provided; and,
- from the accessible carparking spaces, to all of the above; and,
- from the principle building entrances, inside to all public and staff areas, and common spaces within the buildings (except those areas exempted as above).

5.2. Accessible car parking

- Accessible carparking spaces are to be provided as prescribed in Table D3.5 of the BCA which for a Class 6 building requires 1 space per 50, for the 1st 1000 spaces & 1 per 100 thereafter.
- A total of 833 on-site carparking spaces are provided. Of these spaces, a minimum of 17 must be designated as accessible carparking spaces.
- Consideration should be given to the provision / allocation of accessible carparking spaces dedicated for staff use and/or developing a building management plan to ensure dedicated accessible carparking spaces are available for staff use as the need arises.
- The proposed accessible spaces are located within the main carpark area adjacent the principle building entrances, and adjacent an accessible footpath.
- Accessible car spaces shall be in accordance with AS2890.6-2009:-
 - Spaces and shared zones should be 2400mm x 5400mm;
 - with a bollard located centrally within the shared zone approximately 800mm from roadway edge.
 - The spaces are in the open air, without any vertical restrictions above the space, shared zone, or on the driveways to them.
 - Wheelstops will be provided to any carparking space abutting a pedestrian walkway to minimise vehicle overhang and obstruction.
- The path of travel from the accessible car spaces to the main entrances of the buildings are to be via accessible paths of travel, and will be designed with a maximum crossfall of 1:40.
- The spaces must be directly connected to a dedicated pedestrian walkway, inclusive of linemarking, which means travel via the roadway will not be necessary.
- When the footpaths are not at grade with the car spaces:- kerb ramps, or in-line kerb ramps will be provided (- as per Part 10.7 of AS1428.1-2009). When kerb ramps are provided, and the connection to the footpath necessitates a turn, then a flat landing of at least 1500mm deep x 2000mm wide must be provided at the top of the kerb ramp. Grades of landings are to be a max. of 1:40. Refer Fig 24(A) of AS1428.1-2009.



5.3. Access to Buildings/ External Paths & Pedestrian Crossings

External paths of travel within the site provide on grade access.

- All public pedestrian paths are to be accessible paths of travel - in accordance with AS1428.1-2009.
 - "Walkways" with grades steeper than 1:33 will be provided with landings at intervals as per Part 10.2 of AS1428.1-2009.
 - "Ramps" with grades steeper than 1:20 are to be in accordance with the requirements for "ramps" (under AS1428.1-2009), and will be provided with landings and handrails and kerbs or kerbrails, as per Part 10.2 of AS1428.1-2009.
 - Cross-falls to all paths are to be no steeper than 1:40. It is recommended that they be designed to a maximum of 1:50, to ensure compliance.
 - All paths will be constructed of a firm, hardstand surface.
 - Pedestrian crossings are to have cross-falls no steeper than 1:40. It is recommended that they be designed to a maximum of 1:50, to ensure compliance.
- As per Part 10.2 of AS1428.1-2009, ensure that one of the following is provided at each side of all Accessible Paths - from the edge of the 1m min width path:-
 - a wall of 450mm min. height; or
 - an additional 600mm in path width; or
 - the ground adjacent follows the grade of the path for at least 600mm; or
 - a kerb; or
 - a kerb rail and handrail.

With a wall to one side, and a 150mm step to the other side (drop-off kerb to road), a minimum clear width of 1.6m is required for the path; otherwise a barrier as above must be provided to the road side as well.

- Kerb Ramps on accessible paths of travel are to be aligned with the direction of travel; and the centre-lines are to align across roads. Splays are to be at 45 degrees. Refer Fig 23 (a) & (b) of AS1428.1-2009.
- It is recommended that external public accessible paths achieve clear widths as follows:-
 - a minimum clear width of 1800mm is recommended as best practice in high use areas; which allows wheelchairs to pass (as per Fig 3 of AS1428.1-2009); or
 - with a reduced width, it is recommended to provide a minimum clear width of 1540mm; which allows 180 degree turns by wheelchairs; or
 - with restricted width, it is recommended to provide a minimum clear width of 1200mm (1000mm is the absolute minimum allowed); and then turning spaces must be provided at 20m intervals, to allow 180 degree turns by wheelchairs:- as per Fig 5 of AS1428.1-2009.

6.5.3 >90° to 180°

The space required for a wheelchair to make a >90° to 180° turn shall be not less than 2070 mm in the direction of travel and not less than 1540 mm wide, as shown in Figure 5.

NOTE: For landing dimensions, see Clause 10.8.

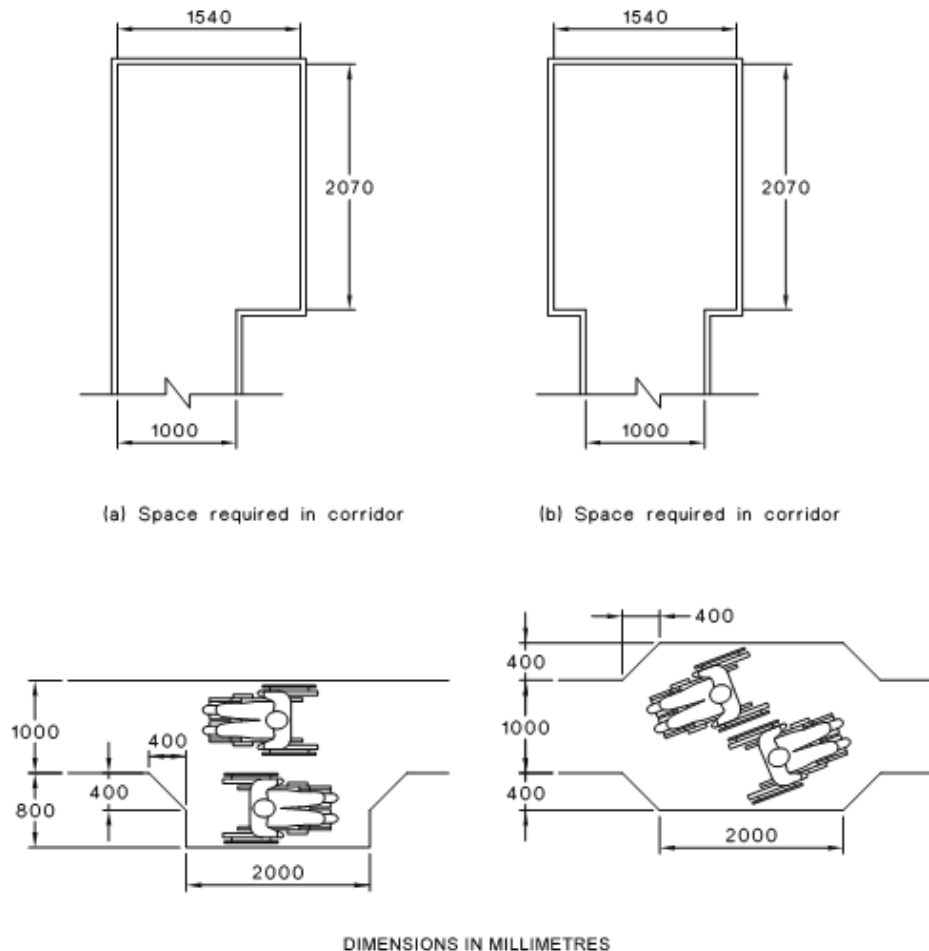


FIGURE 3 EXAMPLES FOR PASSING SPACE FOR WHEELCHAIRS

At this stage, it appears that the above will be achievable. Further consideration and review will be given as the project design progresses.

- Rest seating should be provided adjacent entrances, at taxi drop off points and along external pedestrian paths of travel.
- Consideration should be given to the provision of textural and luminance contrast at the lateral border of all pathways and driveway / carparking areas. Obstacles abutting the public paths of travel i.e. seating, bins, bike racks or the like, shall possess a minimum of 30% luminance contrast to make these fixtures readily identifiable to users on the path with vision impairments.
- Finishes will be selected to ensure wall, floor and door finishes comply with AS1428.1-2009 requirements including :-
 - changes in surfaces having abutment vertical rises of 3mm or less; or 5mm or less where rounded or bevelled edges; and,
 - a minimum 30 % luminance contrast is provided to all doorways - in accordance with the requirements of Clause 13.1 of AS1428.1.

Access to Sports Oval

Council require that the access gate between the development and the adjacent sports fields be accessible. As the details of this are developed, and a gate is used, then the following requirements are to be noted:-

- A clear opening width of 850mm minimum will be required.
- A door circulation space will be required to both sides of the gate, in accordance with Part 13 of AS1428.1-2009. Depending on the gate configuration, a circulation space of at least 1490mm wide x 1450mm deep will be required; and must be clear of the kerb ramp (level surface - max 1:40 grade) :- as per Fig 31(h) of AS1428.1-2009; (or other figure as appropriate for the configuration of the gate).
- Dependant on the configuration and angle of alignment, a 1500mm or 1200mm long landing will be required at the top of the kerb ramp. Refer Fig 24(A) of AS1428.1-2009.
- The landing space and the gate's door circulation space can overlap.

5.4. Building / Tenancy Entrances

At this stage of the design, limited detail is provided regarding the entrances to each tenancy. The entrances to all tenancies are shown at grade, and it is anticipated that they will all be able to provide compliant access for people with a disability.

To comply, the following requirements must be considered as the design progresses (or, as appropriate, are to be provided by the tenants): -

- Flush, step-free thresholds are required to all main entries. Where a transition is needed, this can be achieved via the provision of threshold ramps, in accordance with AS1428.1-2009 requirements.
- Doors must have a minimum unobstructed clear opening width of 850mm (920mm door leaf required); and if a double door, the active leaf is to have a minimum unobstructed clear opening width of 850mm (920mm door leaf required).
- Door circulation spaces are required in accordance with AS1428.1-2009; and are to be provided on a level surface.
- Any door control or "after-hours" swipe card access must be located on a level landing in an accessible location in accordance with Clause 13.5 of AS1428.1.
- All doors shall have light operational forces (less than 20 N) and shall have lever action door hardware selected and installed in accordance with AS1428.1 requirements.
- Any shopfront glazing or glazed doors shall be clearly marked with a contrasting band not less than 75mm wide for full width of the door with lowest edge at 900-1000mm FFL.

5.5. Internal Paths of Travel Throughout

Within buildings / tenancies, please note the following requirements to be considered as the design progresses:-

A continuous path of travel must be provided to and within all areas normally used by occupants on all levels of the building:

- Common area high traffic areas should have a minimum clear width of 1800mm; which allows wheelchairs to pass.
- 1550mm wide corridors allows wheelchairs to make 180 degree turns
- Where a reduced width is provided:-
 - turning spaces 1540mm in width, must be provided at dead-end corridor and room terminations; and
 - passing bays 1800mm in width, must be provided every 20m to allow two wheelchairs to pass.
- Elsewhere the minimum clear width is 1000mm, but 1200mm is recommended.

Doorways require the following:-

- Flush, step-free thresholds are required to all main entries. Where a transition is needed, this can be achieved via the provision of threshold ramps, in accordance with AS1428.1-2009 requirements.
- Doors must have a minimum unobstructed clear opening width of 850mm (920mm door leaf required); and if a double door, the active leaf is to have a minimum unobstructed clear opening width of 850mm (920mm door leaf required).
- Door circulation spaces are required in accordance with AS1428.1-2009; and are to be provided on a level surface.
- All doors shall have light operational forces (less than 20 N) and shall have lever action door hardware selected and installed in accordance with AS1428.1 requirements.
- Any shopfront glazing or glazed doors shall be clearly marked with a contrasting band not less than 75mm wide for full width of the door with lowest edge at 900-1000mm FFL.

5.6. Sanitary Facilities

Provisions of sanitary amenities are still not developed; or are to be provided by tenants; however, at each bank of sanitary facilities the following must be included:-

- Provision for an accessible unisex sanitary compartment, as well as,
 - Ambulant facilities in both the Male & Female Toilets at each bank of toilets.
- Accessible facilities must be located on compliant accessible paths of travel.
- The internal dimensions and layout of an accessible unisex sanitary facility must be appropriate to ensure required circulations spaces to the pan, and basin - as specified in AS1428.1-2009. The minimum compartment size for a WC & basin provision is 2700mm x 2000mm – dependant on the size of fixtures and the door opening width.
- If more than one unisex accessible sanitary facility is to be provided, then an equal distribution of right handed and left handed pan transfer facilities will be provided within the building to cater for all users and preferences. If only one unisex accessible sanitary is provided per floor, then the handing should swap at alternate floors.
- Any baby change facilities should be at an accessible height to cater for all users in accordance with the requirements of AS1428.2.

The sanitary facilities are to be assessed further as the design develops, and details are provided.

Please note the following additional considerations:-

Parent Friendly Accessible Toilets, and Parenting Rooms

Consider the provision of Parent Friendly Accessible Toilets, and Parenting Rooms.

Lift & Change Facility

Consider the inclusion of a lift and change facility. The NSW government encourages the provision of lift and change facilities, and provides a co-contribution to assist in providing them. Lift and change facilities are facilities for people with a disability and carers, who cannot use standard accessible toilets, and require adult-sized change tables and hoists.

More information is available at:-

- <https://www.facs.nsw.gov.au/reforms/developing-the-nsw-disability-inclusion-plan/disability-inclusion-action-plans/lift-and-change-facilities>
- And in the document [“NSW Lift & Change Facilities Master Checklist”](#)

When provided, a lift & change facility is in addition to the required accessible unisex sanitary facilities.

5.7. Joinery & Furniture

Receptions, Restaurant, Take-Away Food and Cafe Tenancies.

Within reception areas and food & retail tenancies - layouts and joinery design, including reception counters, food, café counters and seating should be designed with consideration to accessibility requirements. Further review is to be undertaken as the design develops; or will be the responsibility of the respective tenants, as the case applies.

5.8. Signage

Signage is to be considered as the design develops.

Accessible way finding should highlight the pathway from entrances, to amenities, and any other key components of the building.

Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance. This type of signage is required at the stair access points directing the visitor to the location of the ramp/walkway entrance.

Signage must be provided at exit doors on each level and at common use accessible toilets in accordance with AS 1428.1.

Signage to any accessible sanitary facilities requires identification with the international symbol of access, raised tactile and Braille signage and letters RH or LH to indicate side of transfer to the WC pan.

5.9. Hearing Augmentation

Hearing Augmentation Listening Systems will be required wherever inbuilt amplification is provided in rooms (e.g. reception, or meeting rooms); and where inbuilt amplification is provided to reception areas or the like, where the public is screened from the service provider.

Further discussion is required to clarify the extent of in-built amplification, and where required, how it is to be implemented. Consider early in the design. Note that relevant signage is required when hearing augmentation is in place.

5.10. Emergency Evacuation

An emergency evacuation strategy for the facility should provide an operational solution for evacuating people with disabilities.

Fire evacuation plans should include provision of management plans to assist individuals with disabilities or access requirements. Individuals with accessible requirements should be provided with a “fire buddy” to escort them to pre-determined areas of refuge.

The current best practice is detailed in the 'AS 3745 - 2010 Planning for emergencies in facilities' and should be used as a guideline to assist in the implementation of the Emergency Plan.

6. COMPLIANCE SUMMARY

The recommendations in this report have been provided to assist in the creation of a universally accessible environment within the development proposed.

In summary, we are satisfied that the Draft DA documentation complies with the spirit and intent of Disability Discrimination Act (DDA), the principals of universal accessibility and the relevant technical requirements of the AS1428 series for access and mobility; the Access to Premises Standard (2010) and applicable associated documentation for the purposes of the development application process; and is capable of complying with the deemed to satisfy provisions for the accessible parts of the BCA.

In the next phase of the design process it is anticipated that as additional detail is provided - particularly dimensions and features - the accessibility of this development can be further detailed and assessed for compliance.

If you have any further queries in relation to the reports and recommendations contained please contact Ray Franke on 07 3834 9800.

Report Provided by:



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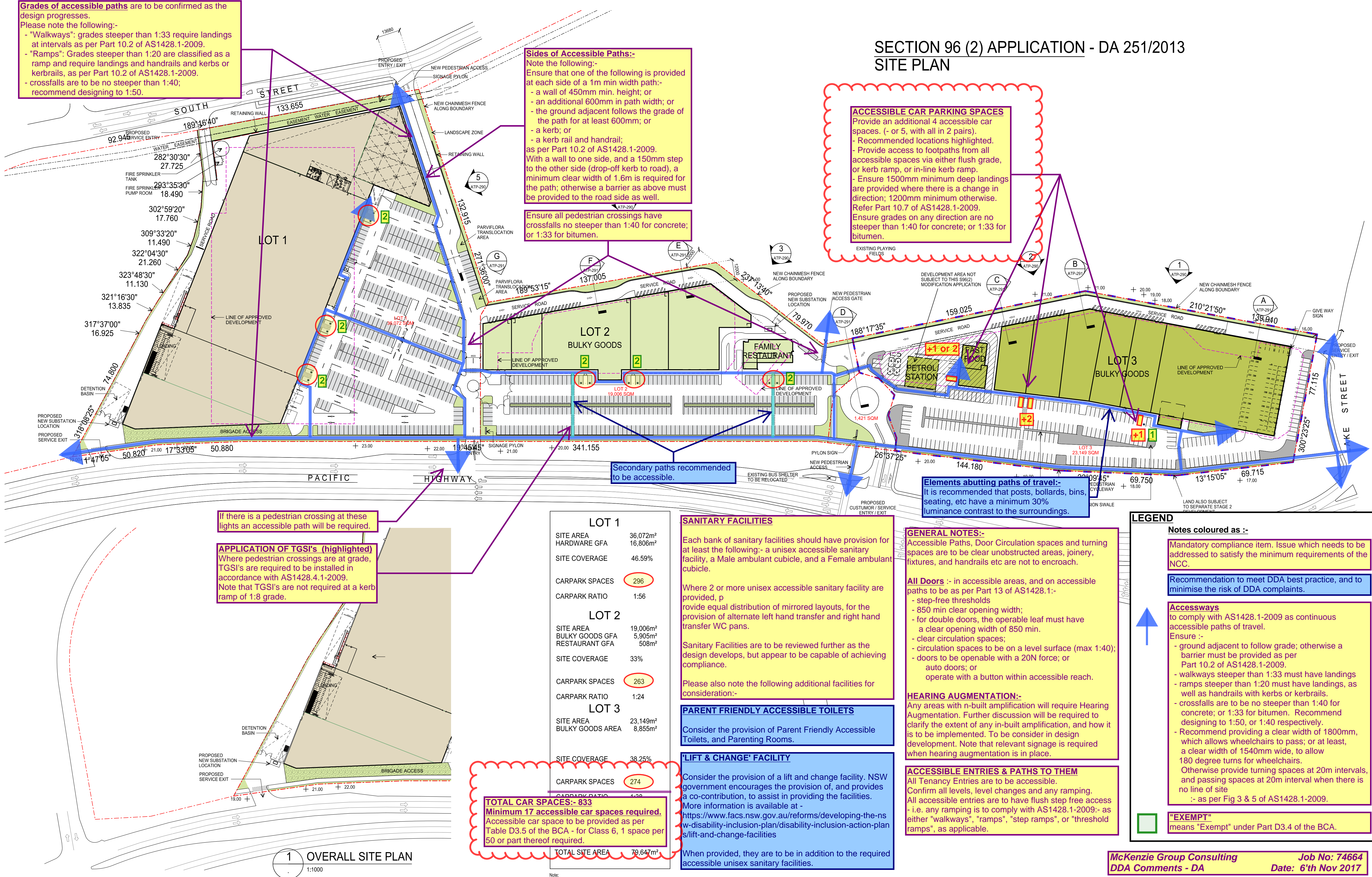
Grades of accessible paths are to be confirmed as the design progresses.
Please note the following:-
- "Walkways": grades steeper than 1:33 require landings at intervals as per Part 10.2 of AS1428.1-2009.
- "Ramps": Grades steeper than 1:20 are classified as a ramp and require landings and handrails and kerbs or kerbrails, as per Part 10.2 of AS1428.1-2009.
- crossfalls are to be no steeper than 1:40; recommend designing to 1:50.

Sides of Accessible Paths:-
Note the following:-
Ensure that one of the following is provided at each side of a 1m min width path:-
- a wall of 450mm min. height; or
- an additional 600mm in path width; or
- the ground adjacent follows the grade of the path for at least 600mm; or
- a kerb; or
- a kerb rail and handrail;
as per Part 10.2 of AS1428.1-2009.
With a wall to one side, and a 150mm step to the other side (drop-off kerb to road), a minimum clear width of 1.6m is required for the path; otherwise a barrier as above must be provided to the road side as well.

Ensure all pedestrian crossings have crossfalls no steeper than 1:40 for concrete; or 1:33 for bitumen.

SECTION 96 (2) APPLICATION - DA 251/2013
SITE PLAN

ACCESSIBLE CAR PARKING SPACES
Provide an additional 4 accessible car spaces. (- or 5, with all in 2 pairs).
- Recommended locations highlighted.
- Provide access to footpaths from all accessible spaces via either flush grade, or kerb ramp, or in-line kerb ramp.
- Ensure 1500mm minimum deep landings are provided where there is a change in direction; 1200mm minimum otherwise.
Refer Part 10.7 of AS1428.1-2009.
Ensure grades on any direction are no steeper than 1:40 for concrete; or 1:33 for bitumen.



If there is a pedestrian crossing at these lights an accessible path will be required.

APPLICATION OF TGSi's (highlighted)
Where pedestrian crossings are at grade, TGSi's are required to be installed in accordance with AS1428.4.1-2009. Note that TGSi's are not required at a kerb ramp of 1:8 grade.

Secondary paths recommended to be accessible.

Elements abutting paths of travel:-
It is recommended that posts, bollards, bins, seating, etc have a minimum 30% luminance contrast to the surroundings.

LOT 1	
SITE AREA	36,072m ²
HARDWARE GFA	16,806m ²
SITE COVERAGE	46.59%
CARPARK SPACES	296
CARPARK RATIO	1:56
LOT 2	
SITE AREA	19,006m ²
BULKY GOODS GFA	5,905m ²
RESTAURANT GFA	508m ²
SITE COVERAGE	33%
CARPARK SPACES	263
CARPARK RATIO	1:24
LOT 3	
SITE AREA	23,149m ²
BULKY GOODS AREA	8,855m ²
SITE COVERAGE	38.25%
CARPARK SPACES	274
CARPARK RATIO	4:29
TOTAL SITE AREA	79,647m ²

TOTAL CAR SPACES:- 833
Minimum 17 accessible car spaces required.
Accessible car space to be provided as per Table D3.5 of the BCA - for Class 6, 1 space per 50 or part thereof required.

SANITARY FACILITIES
Each bank of sanitary facilities should have provision for at least the following:- a unisex accessible sanitary facility, a Male ambulant cubicle, and a Female ambulant cubicle.
Where 2 or more unisex accessible sanitary facility are provided, provide equal distribution of mirrored layouts, for the provision of alternate left hand transfer and right hand transfer WC pans.
Sanitary Facilities are to be reviewed further as the design develops, but appear to be capable of achieving compliance.
Please also note the following additional facilities for consideration:-

PARENT FRIENDLY ACCESSIBLE TOILETS
Consider the provision of Parent Friendly Accessible Toilets, and Parenting Rooms.

'LIFT & CHANGE' FACILITY
Consider the provision of a lift and change facility. NSW government encourages the provision of, and provides a co-contribution, to assist in providing the facilities. More information is available at - <https://www.facs.nsw.gov.au/reforms/developing-the-nsw-disability-inclusion-plan/disability-inclusion-action-plan/s/lift-and-change-facilities>

When provided, they are to be in addition to the required accessible unisex sanitary facilities.

GENERAL NOTES:-
Accessible Paths, Door Circulation spaces and turning spaces are to be clear unobstructed areas, joinery, fixtures, and handrails etc are not to encroach.
All Doors :- in accessible areas, and on accessible paths to be as per Part 13 of AS1428.1:-
- step-free thresholds
- 850 min clear opening width;
- for double doors, the operable leaf must have a clear opening width of 850 min.
- clear circulation spaces;
- circulation spaces to be on a level surface (max 1:40);
- doors to be openable with a 20N force; or
- auto doors; or
- operate with a button within accessible reach.

HEARING AUGMENTATION:-
Any areas with n-built amplification will require Hearing Augmentation. Further discussion will be required to clarify the extent of any in-built amplification, and how it is to be implemented. To be consider in design development. Note that relevant signage is required when hearing augmentation is in place.

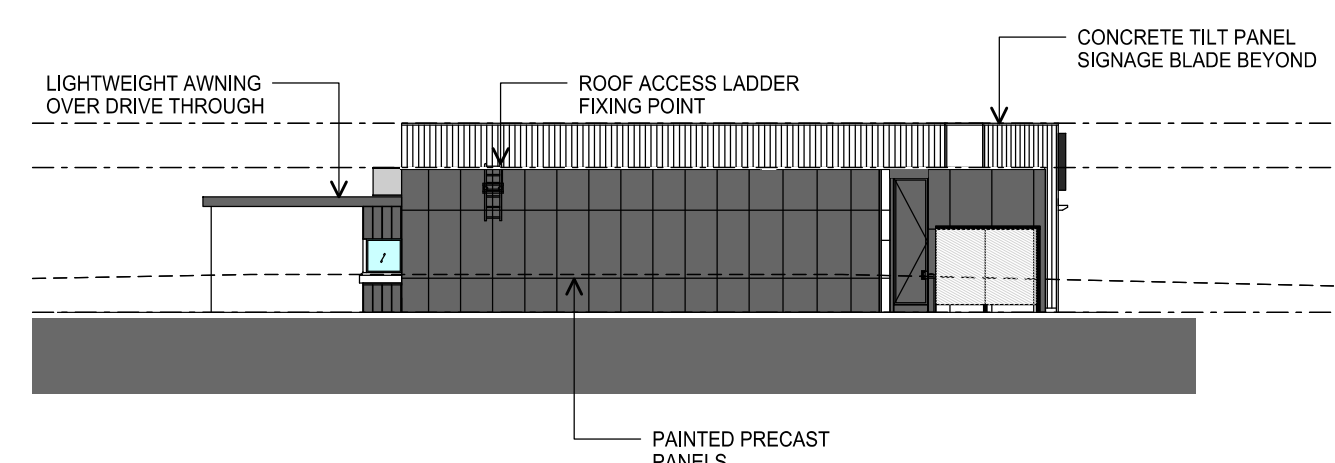
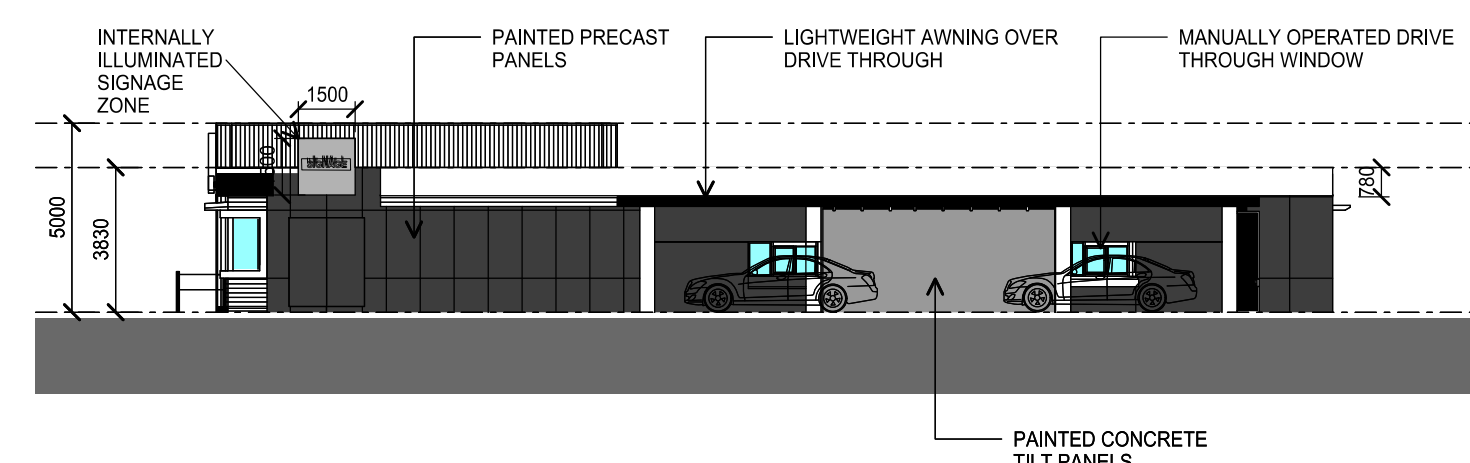
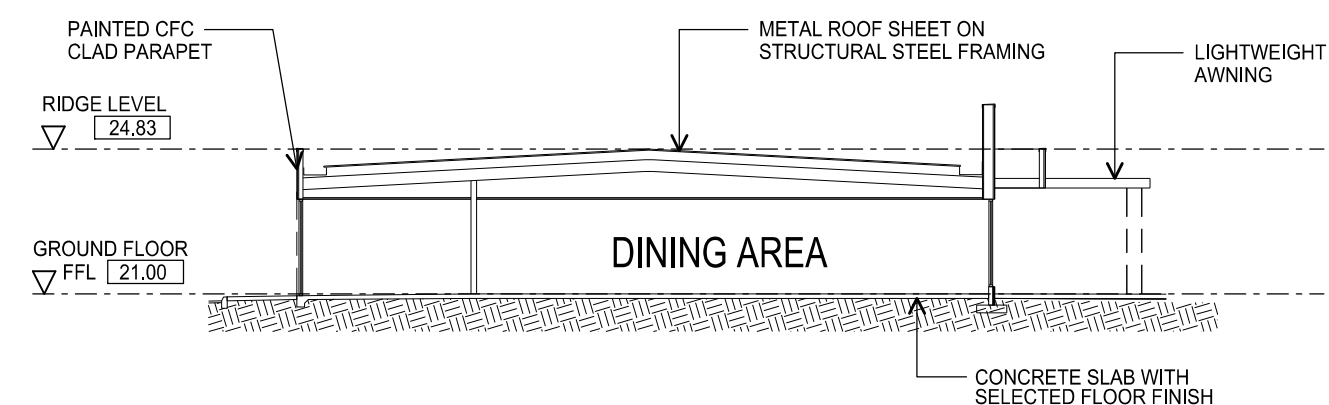
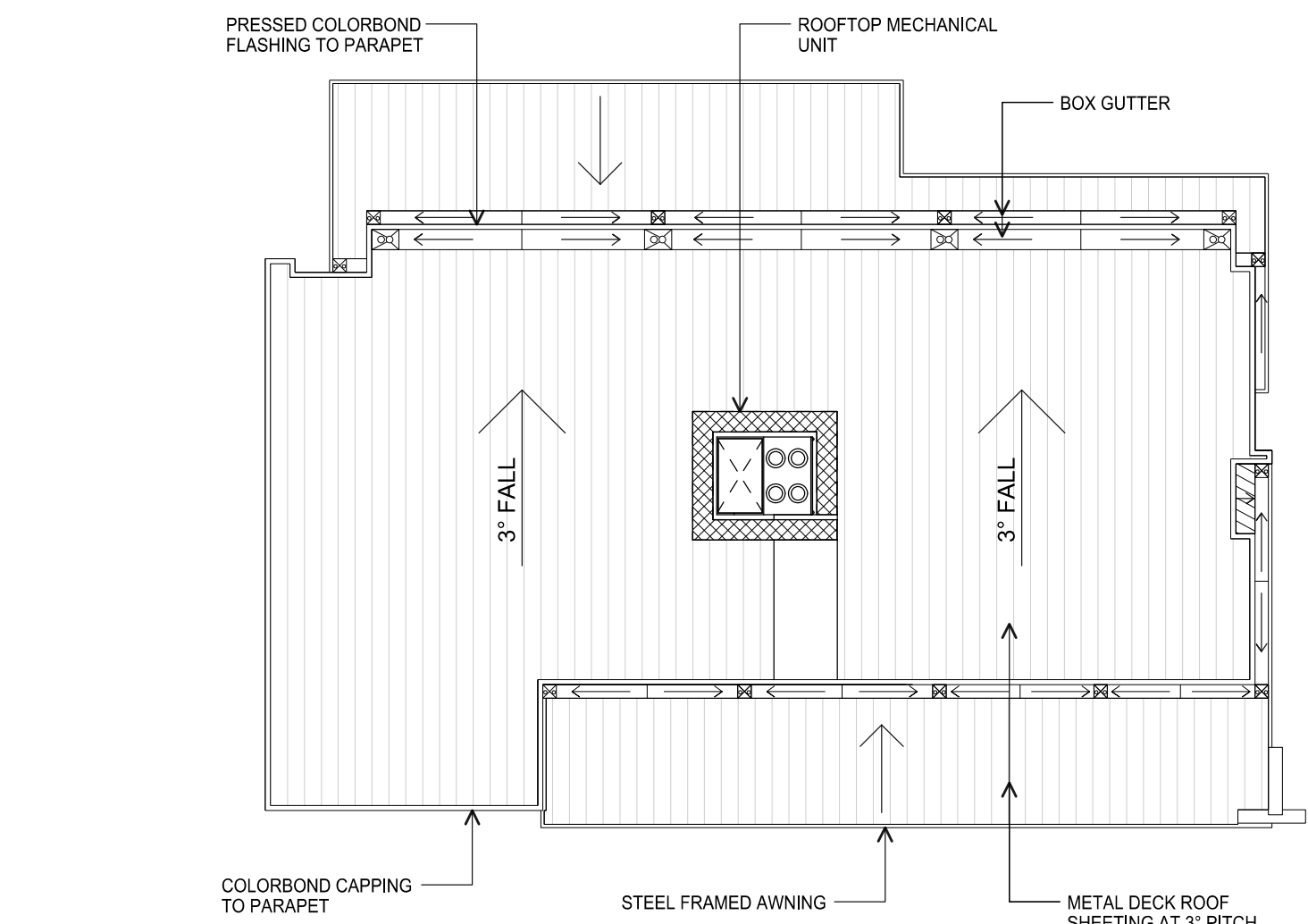
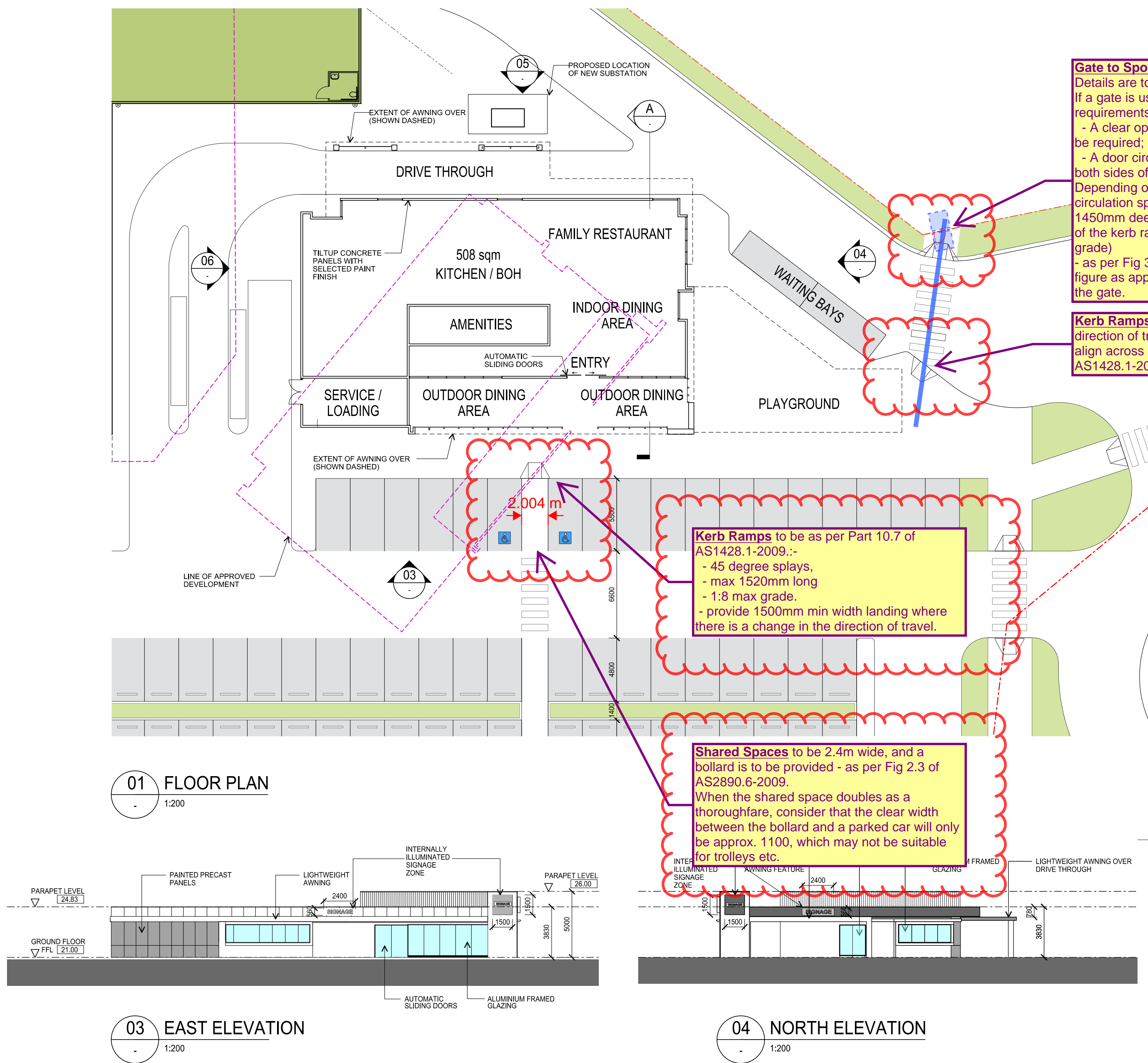
ACCESSIBLE ENTRIES & PATHS TO THEM
All Tenancy Entries are to be accessible. Confirm all levels, level changes and any ramping. All accessible entries are to have flush step free access - i.e. any ramping is to comply with AS1428.1-2009:- as either "walkways", "ramps", "step ramps", or "threshold ramps", as applicable.

LEGEND

Notes coloured as :-

- Mandatory compliance item. Issue which needs to be addressed to satisfy the minimum requirements of the NCC.
- Recommendation to meet DDA best practice, and to minimise the risk of DDA complaints.
- Accessways**
to comply with AS1428.1-2009 as continuous accessible paths of travel.
Ensure :-
 - ground adjacent to follow grade; otherwise a barrier must be provided as per Part 10.2 of AS1428.1-2009.
 - walkways steeper than 1:33 must have landings
 - ramps steeper than 1:20 must have landings, as well as handrails with kerbs or kerbrails.
 - crossfalls are to be no steeper than 1:40 for concrete; or 1:33 for bitumen. Recommend designing to 1:50, or 1:40 respectively.
 - Recommend providing a clear width of 1800mm, which allows wheelchairs to pass; or at least, a clear width of 1540mm wide, to allow 180 degree turns for wheelchairs.
 - Otherwise provide turning spaces at 20m intervals, and passing spaces at 20m interval when there is no line of site
 - :- as per Fig 3 & 5 of AS1428.1-2009.
- "EXEMPT"**
means "Exempt" under Part D3.4 of the BCA.

McKenzie Group Consulting Job No: 74664
DDA Comments - DA Date: 6'th Nov 2017



SECTION 96 (2) APPLICATION

PROJECT
BENNETTS GREEN

PROJECT NUMBER
316137

DATE
22/05/17

STATUS
TOWN PLANNING

SCALE @ A1
1:200

FOR INFORMATION

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DRAWING TITLE
FAMILY RESTAURANT TENANCY
LOT 2

DRAWING NUMBER
ATP-260

File Name: BG-TBG-ZA-00-DR-ATP-260

REVISION
P04