



DESIGN CONFIDENCE

Enef Investments Pty Ltd.

Access Design Assessment Report

Aberdeen Valley Fair  
Aberdeen NSW 2336

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#### Revision History—

OUR REFERENCE	REMARKS	ISSUE DATE
P217_081-1 (ACCESS) LD	Draft report issued to client	16 June 2017
P217_081-2 (ACCESS) LD	Final report issued to client	04 July 2017

## 1.0 INTRODUCTION

### 1.1 General

This report has been prepared on behalf of Aberdeen Valley Fair at the request of Enef Investments Pty Ltd. and relates to the proposed Service Centre at Aberdeen Valley Fair, Aberdeen NSW 2336.

### 1.2 Purpose of Report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the *accessibility provisions* of the Building Code of Australia 2016 (hereinafter referred to as the BCA), as are principally contained within Parts D3, E3.6 & F2.4.

This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding 'design intention' or the like.

### 1.3 Documentation Provided for Assessment

This assessment is based upon the architectural documentation prepared by dwp Suters and listed within **Appendix 1**.

### 1.4 Report Exclusions

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken—

- (i) Work Health & Safety Act and Regulations; and
- (ii) WorkCover Authority requirements; and
- (iii) Structural and Services Design Documentation; and
- (iv) The Disability Discrimination Act (DDA) 1992; and
- (v) Any parts of the BCA or any standards other than those directly referenced in this report.

## 2.0 DEVELOPMENT DESCRIPTION

### 2.1 General

In accordance with the BCA, the assessment undertaken relates to the construction of a new commercial and retail service station.

### 2.2 Building Description

In the context of this report and the BCA the building use can be described as follows—

Building Classification—

Office for Professional or Commercial use	Class 5
Retail (Shop / Restaurant / Café)	Class 6

Rise in Storeys— Two (2)

### 2.3 BCA Assessment – Interpretation Notes

To provide the reader with additional context the following information regarding assessment methodology used in this assessment is provided below—

- (i) The following rooms / areas and associated accessways have been afforded the concession under D3.4 and access for people with disabilities need not be provided to these areas—
  - Fast food restaurant kitchen / back of house (ground level);
  - R1 cool store (ground level);
  - R1 loading (ground level);
  - R1 shared loading (ground level);
  - R2 loading (ground level); and
  - Office store (ground level).
- (ii) In the absence of a full site plan with RLs, it is assumed that the carpark has a gradient of less than 1:40; and
- (iii) Moveable furniture, such as tables and chairs, is the ongoing responsibility of tenants who should maintain appropriate circulation spaces between and around furnishings.

## 3.0 BCA ACCESS DESIGN ASSESSMENT SUMMARY

### 3.1 General

The following table summarises the compliance status of the architectural design in terms of each *applicable* prescriptive provision of the BCA and indicates a capability for compliance with the BCA.

It should be recognised that instances exist where *Does not Comply* occurs or *Design Detail* is required; such instances should not necessarily be considered BCA deficiencies, but rather matters which need to be considered by the design team and any assessment authority at relevant stages of design and/or assessment.

For those instances of either *Does not Comply* or *Design Detail*, a detailed analysis and commentary is provided within **Section 4.0** of this report.

### 3.2 Part D3 – Access for People with Disabilities

BCA CLAUSE				COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
D3.1	General building requirements	building	access			✓
D3.2	Access to buildings					✓
D3.3	Parts of buildings to be accessible					✓
D3.5	Accessible carparking					✓
D3.6	Signage					✓
D3.7	Hearing augmentation				N/A	
D3.8	Tactile indicators					✓
D3.9	Wheelchair seating spaces in Class 9b assembly buildings				N/A	
D3.10	Swimming pools				N/A	
D3.11	Ramps					✓
D3.12	Glazing on an accessway					✓

### 3.3 Part E3 – Lift Installations

BCA CLAUSE				COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
E3.6	Passenger lifts					✓

### 3.4 Part F2 – Sanitary and Other Facilities

BCA CLAUSE				COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
F2.4	Accessible sanitary facilities					✓

## 4.0 BCA DETAILED ASSESSMENT

### 4.1 General

With reference to the *Assessment Summary* contained within **Section 3.0** of this report the following detailed analysis and commentary is provided.

This commentary is formulated to enable the design documentation to be further progressed and for the purpose of evidencing the attainment of compliance with the relevant *accessibility provisions* of the BCA.

Access is required to and throughout the building to the extent nominated within the BCA and as identified below.

### 4.2 Part D3 – Access for People with Disabilities

#### D3.1 General building access requirements

Access within Class 5 and 6 buildings is required to be provided to and within all areas normally used by occupants (excluding those areas identified within **Section 2.3** above).

#### D3.2 Access to buildings

Arrival to the site is expected to be predominantly vehicular, however pedestrian access is provided from the existing bus stop and pedestrian footpath on Macqueen Street.

An accessway is provided from all accessible carparking on the site.

Confirmation of gradient of carpark and accessways being less than 1:40 is required, site plan with RLs to be provided for assessment.

Access between buildings can be achieved via the accessible car parking accessways.

The site comprises seven (7) buildings in total, each with multiple entrances, which are all automatic and have a minimum clear opening width of 850mm, as required by AS1428.1-2009. All entrances are level with accessways, with the exception of Retail 1, chemist / café side, which is accessed via a 1:20 [gradient to be confirmed] ramp.

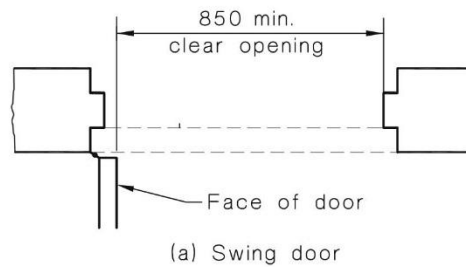
The following items are raised, not as discrepancies, but as items to be addressed during design progression—

- (i) An accessway complying with AS1428.1-2009 will be required from any required accessible car parking space on the allotment;

#### Doorways / doors

- (i) All doors to have a minimum 850mm clear width and appropriate latch side clearance compliant with AS1428.1-2009; (See **Figure 01** below)—

## D3.2 Access to buildings



**Figure 01 – Door clear opening width**

- (ii) Doors to be located on level landing areas with maximum 1:40 grade fall over a 1450mm depth clearance;
- (iii) Doors to have minimum 1450mm clearances between open door swings within airlocks/vestibules and other similarly enclosed spaces;
- (iv) Door operational force to be lightweight in design to satisfy the operational requirements of AS1428.1-2009. Where this cannot be achieved, automatic or power-operated doors are required;
- (v) All doorways shall have a minimum luminance contrast of 30% between—
  - door leaf and door jamb;
  - door leaf and adjacent wall;
  - architrave and wall;
  - door leaf and architrave; or
  - door jamb and adjacent wall.
- (vi) The minimum width of the area of luminance contrast shall be 50mm; and
- (vii) Provide compliant door hardware located at a suitable location in accordance with AS1428.1-2009.

### Floor or ground surfaces

- (i) A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability;
- (ii) Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows—
  - 0 ±3mm vertical change in level; and
  - 0 ±5mm change in level provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping.
- (iii) Matting recessed within an accessible path of travel—
  - Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if



### D3.2 Access to buildings

rounded or bevelled, above or below the surrounding surface; and

- Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or bevelled.

#### (iv) Grates within an accessible path of travel—

- Circular openings shall be not greater than 13 mm in diameter;
- Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel; and
- Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.

### Walkways

- (i) With a maximum gradient of 1:20 shall have landings at maximum 15m intervals;
- (ii) With a maximum gradient of 1:33 shall have landings at maximum 25 m intervals; and
- (iii) if no wall of minimum 450mm height, kerb or handrail and kerbrail is provided, the floor or ground surface abutting the sides of a walkway shall have a minimum 600mm wide firm and level surface of a different material to that of the walkway and at the same level of the walkway.

### Ramps

- (i) Shall have a maximum gradient of 1:14, the gradient shall be constant throughout its length and shall have a maximum allowable tolerance of 3% (provided no section of the ramp is steeper than 1:14);
- (ii) Shall provide top, bottom and mid-landings, suitable for wheelchair turning in accordance with clause 10.8 of AS1428.1-2009;
- (iii) The ramp shall be provided with a handrail on each side complying with clause 12 of AS1428.1-2009;
- (iv) Handrails shall extend a minimum of 300mm horizontally past the transition point at the top and bottom of the ramp; and
- (v) Ramps and intermediate landings shall have kerbs or kerb rails on both sides of the ramp, complying with clause 10.3 of AS1428.1-2009 –
  - Kerb to be between 65-75mm height above FFL; or
  - At least 150mm height above FFL.

## D3.2 Access to buildings

### Threshold ramps

Threshold ramps at doorways shall—

- (i) Have a maximum rise of 35mm;
- (ii) Have a maximum length of 280mm;
- (iii) Have a maximum gradient of 1:8; and
- (iv) Be located within 20mm of the door leaf.

### Kerb ramps

Kerb ramps shall have—

- (i) A maximum rise of 190 mm;
- (ii) A length not greater than 1520 mm; and
- (iii) A gradient not steeper than 1 in 8, located within or attached to a kerb.

### Stairway/s

- (i) Any stair located at the site boundary is to be recessed 900mm from the site boundary to allow handrail extensions and TGSIs not to protrude into the transverse path of travel;
- (ii) Any riser contained within a stairway must be opaque;
- (iii) Riser to have a maximum vertical splay of 25mm from the nosing;
- (iv) Stair nosing profiles shall
  - be chamfered up to 5 mm × 5 mm; or
  - have a sharp intersection; or
  - be rounded up to 5 mm radius.
- (v) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75mm deep across the full width of the path of travel with 30% luminance contrast to the background;
- (vi) The contrast strip may be set back a maximum of 15mm from the front of the nosing; and
- (vii) Stairway/s, other than fire-isolated stairways, must comply with clause 11 and 12 of AS1428.1-2009.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

### D3.3 Parts of buildings to be accessible

The following discrepancy is to be addressed at design development—

- (i) At ground floor level within ground floor Retail 1 and Retail 3 amenities there is not sufficient circulation space at the door of the accessible WC.

For the above discrepancy, the following resolution is provided—

- (i) At ground floor level within Retail 1 and Retail 3 amenities, ensure a minimum circulation space depth of 1240mm is provided for a side approach door opening away from the user in accordance with AS1428.1-2009 Clause 13.

The following matters are raised, not as deficiencies, but items to be addressed during design progression.

#### Paths of travel

- (ii) A ramp/passenger lift need not be provided to serve a storey or level other than the entrance storey in Class 5, 6, 7b or 8 building—
  - Containing no more than 3 storeys; and
  - With a floor area for each storey not more than 200m<sup>2</sup>.
- (iii) Accessways to have passing spaces of 1800mm wide x 2000mm length at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available;
- (iv) The minimum width of the continuous accessible path to be 1000mm, with a minimum unobstructed height of 2000mm, or 1980mm at doorways;
- (v) Turning spaces for wheelchair 180° turns require 1540mm wide by 2070mm (in the direction of travel) within 2m of the ends of accessways and at maximum 20m intervals;
- (vi) 90° turns on the continuous accessible path of travel to have minimum circulation space of 1500 x 1500mm (inside corner can be splayed); and
- (vii) Where the width of the continuous accessible path is less than 1200mm, 30° - 60° turns to have a splay of 500 x 500mm on the internal corner of the turn.

#### Doorways / doors

- (i) Doors to be located on level landing areas with maximum 1:40 grade fall over a 1450mm depth clearance;
- (ii) Doors to have minimum 1450mm clearances between open door swings within airlocks/vestibules and other similarly enclosed spaces;
- (iii) Door operational force to be lightweight in design to satisfy the operational requirements of AS1428.1-2009. Where this cannot be achieved, automatic or power-operated doors are required;

### D3.3 Parts of buildings to be accessible

- (iv) All doorways shall have a minimum luminance contrast of 30% between—
  - door leaf and door jamb;
  - door leaf and adjacent wall;
  - architrave and wall;
  - door leaf and architrave; or
  - door jamb and adjacent wall.
- (v) The minimum width of the area of luminance contrast shall be 50mm; and
- (vi) Provide compliant door hardware located at a suitable location in accordance with AS1428.1-2009.

#### Floor or ground surfaces

- (i) A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability;
- (ii) Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows—
  - 0 ±3mm vertical change in level; and
  - 0 ±5mm change in level provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping.
- (iii) Where carpets or any soft flexible materials are used on the ground or floor surface—
  - The pile height or pile thickness, shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm;
  - Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge; and
  - At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded bevelled edge no higher than 5mm or above that height a gradient of 1:8 up to a total maximum height of 10mm.
- (iv) Matting recessed within an accessible path of travel—
  - Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or bevelled, above or below the surrounding surface; and
  - Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or bevelled.

### D3.3 Parts of buildings to be accessible

#### (v) Grates within an accessible path of travel—

- Circular openings shall be not greater than 13 mm in diameter;
- Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel; and
- Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.

#### Threshold ramps

Threshold ramps at doorways shall—

- (i) Have a maximum rise of 35mm;
- (ii) Have a maximum length of 280mm;
- (iii) Have a maximum gradient of 1:8; and
- (iv) Be located within 20mm of the door leaf.

#### Stairway/s

- (i) Stair located within internal corridors to be recessed one (1) tread-width and handrail extension with downturn to avoid protrusion into transverse path of travel
- (ii) Any riser contained within a stairway must be opaque;
- (iii) Riser to have a maximum vertical splay of 25mm from the nosing;
- (iv) Stair nosing profiles shall
  - be chamfered up to 5 mm × 5 mm; or
  - have a sharp intersection; or
  - be rounded up to 5 mm radius.
- (v) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75mm deep across the full width of the path of travel with 30% luminance contrast to the background;
- (vi) The contrast strip may be set back a maximum of 15mm from the front of the nosing;
- (vii) Stairway/s, except a fire-isolated stairway, must comply with clause 11 and 12 of AS1428.1-2009
- (viii) A fire-isolated stairway must comply with clauses 11.1(f) and (g) and clause 12 of AS1428.1-2009.

#### Controls, Switches and GPOs

- (i) Intercoms and door release devices to be located between 900-1250mm from FFL and no less than 500mm from an internal corner, compliant with AS1428.1-2009;

### D3.3 Parts of buildings to be accessible

- (ii) Power-operated doors to have raised buttons of 25mm in diameter. Controls to be located between 1-2m of door in its open position, 900-1250mm from FFL and no less than 500mm from an internal corner in accordance with AS1428.1-2009;
- (iii) All light switches located on the accessible path of travel and in accessible sanitary compartments shall be located at least 500mm from internal corners. The centre-line of all light switches shall be horizontally aligned with the centre-line of all door handles;
- (iv) All general purpose outlets within accessible sole-occupancy units and accessible sanitary facilities shall be located not less than 600mm and not more than 1100mm above the FFL and at least 500mm from internal corners;
- (v) Rocker action and toggle light switches in accessible sanitary compartments and in accessible sole occupancy units shall have a minimum dimension of 30mm x 30 mm; and
- (vi) All push pad switches shall have a minimum diameter of 25mm.

Design detail shall be provided for paths of travel, stairs, ramps and walkways within future design progression for assessment.

### D3.5 Accessible carparking

There are a total of 302 carparking spaces within the development, inclusive of sixteen (16) accessible spaces, meeting the requirements of the BCA. There are an additional fifteen (15) truck spaces also provided.

Carparking spaces have the dimensions required by AS/NZS 2890.6:2009, and have the potential to comply with the line marking requirements of AS/NZS 2890.6:2009.

The following discrepancy is to be addressed at design development—

- (i) Accessible parking bays currently have wheel stops. Accessible bays are required to be free of obstructions.

For the above discrepancy, the following resolution is provided—

- (i) Remove the wheel stops within accessible bays to achieve compliance with AS/NZS 2890.6:2009.

The following items are raised, not as discrepancies, but as items to be addressed during design progression—

- (i) The dedicated space shall be outlined with yellow unbroken lines 80mm-100mm wide on all sides and identified by means of a white symbol of access in accordance with AS1428.1-2009 between 800mm-1,000mm high placed on a blue rectangle with no side more than 1,200mm, placed in the centre of the space between 500mm-600mm from its entry point and;

**D3.5** Accessible carparking

- (ii) The shared area shall be outlined with yellow unbroken lines 80mm-100mm wide on all sides and marked with diagonal stripes 150mm-200mm wide at 45° with spaces 200mm-300mm between stripes; and
- (iii) A bollard shall be located at the front of the shared area, centred on the area and 800mm ± 50mm from the front of the area.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

**D3.6** Signage

Clear and legible Braille and tactile signage complying with Specification D3.6 of the BCA and incorporating the international symbol of access or deafness, in accordance with AS1428.1-2009 and located between 1200-1600mm from the floor must identify—

- (i) Each accessible unisex sanitary facility identifying if the facility is for left- or right -handed use;
- (ii) Each ambulant accessible sanitary facility;
- (iii) Directional signage at sanitary facilities to indicate the location of the nearest accessible sanitary facility where not evident;
- (iv) Directional signage to indicate location of nearest accessible pedestrian entrance where not evident;
- (v) Each door in the building required by BCA Provision E4.5 is to be provided with an exit sign stating 'Exit' and 'Level' and either the floor level number (or floor level descriptor); and
- (vi) Areas with a hearing augmentation system.

Signage detail and location is required during design progression to enable a thorough compliance assessment by this office.

**D3.7** Hearing augmentation

Not required within this class of building.

**D3.8** Tactile indicators

The following discrepancies are to be addressed at design development—

- (i) TGSIs have not currently been specified at the commercial stairway; and
- (ii) Confirmation required regarding kerb provision adjacent to Retail 1 Bottle Shop. If a kerb is not provided TGSIs will be required.

For the above discrepancies, the following resolutions are provided—

### D3.8 Tactile indicators

- (i) Ensure the commercial stairway connecting ground and first floors has TGSIs at the top and bottom of the stairway, designed in accordance with AS1428.4.1-2009; and
- (ii) If no kerb is provided outside the Retail 1 Bottle Shop TGSIs will be required in accordance with AS1428.4.1-2009.

Tactile ground surface indicators complying with sections 1 and 2 of AS1428.4.1-2009 must be provided to warn people who are blind or have a vision impairment that they are approaching—

- (i) A stairway (other than a fire isolated stairway);
- (ii) A ramp;
- (iii) An overhead obstruction (other than a doorway) less than 2m above floor level in the absence of a suitable barrier; and
- (iv) An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.

Tactile ground surface indicators shall be designed in accordance with AS1428.4.1:2009. Warning indicators should be installed as follows—

- (i) For the full width of the path of travel;
- (ii) Perpendicular to the direction of travel when approaching the hazard;
- (iii) Set back 300 ±10mm from the edge of the hazard (except at railways and wharves);
- (iv) Integrated warning TGSIs which are required to be detected by a person approaching at an angle to the continuous path of travel should be arranged over a minimum depth of 600-800mm from the direction of approach (and in accordance with AS1428.4.1:2009 Figure 2.1);
- (v) Discrete warning TGSIs used over a depth of 300-400mm require a minimum of 6 truncated cones, provided in the direction of travel (and in accordance with AS1428.4.1:2009 Figure 2.1);
- (vi) Where discrete warning TGSIs need to be detected by a person approaching at an angle to the continuous accessible path, a minimum of 12 truncated cones are required in the direction of travel (and in accordance with AS1428.4.1:2009 Figure 2.1);

At stairways, ramps, escalators and moving walks—

- (i) Where a landing is 3000mm or more to the nosing edge the warning indicators should be over a distance of 600-800mm;
- (ii) Where a landing is less than 3000mm to the nearest nosing edge, indicators shall be over a distance of 300-400mm;



**D3.8** Tactile indicators

- (iii) Where handrails are continuous on both sides of the landing and the landing is less than 3000mm to the nearest nosing edge TGSIs are not required.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

**D3.9** Wheelchair seating spaces in Class 9b assembly buildings

Not applicable to the scope of this project.

**D3.10** Swimming pools

Not applicable to the scope of this project.

**D3.11** Ramps

See **section D3.3** above.

**D3.12** Glazing on an accessway

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line, in accordance with Clause 6.6 of AS1428.1-2009—

- (i) The contrasting line shall be not less than 75mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level; and
- (ii) Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

## 4.3 Part E3 – Lift Installations

**E3.6** Passenger lifts

Two (2) passenger lifts are provided from the commercial ground floor lobby to the commercial first floor lobby.

The lifts cars have approximate internal dimensions of 1800 x 2400mm, in accordance with the minimum requirements of BCA Clause E3.6.

Every passenger lift provided must comply with the following the internal dimensions and locations of fixtures and fittings as specified by AS1735.12-1999—

#### E3.6 Passenger lifts

- (i) Be provided with a handrail complying with Clause 5.3 AS1735.12-1999 (i.e. not more than 500mm from any button or operating device and between 850-950mm above the floor);
- (ii) Have minimum clear width of car door openings of 900mm in accordance with Section 2 of AS1735.12-1999;
- (iii) Have a passenger protection system in accordance with Clause 4.2 of AS1735.12-1999;
- (iv) Have lift call buttons at landings in accordance with Section 7 of AS1735.12-1999 (i.e. located between 900mm and 1200mm above the floor and not less than 500mm from any corner or obstruction);
- (v) Have internal lift car control buttons in accordance with Section 7 of AS1735.12-1999 (i.e. located between 700mm and 1250mm above the floor);
- (vi) Have lighting to the lift car in accordance with Section 10 of AS1735.12-1999 (i.e. compliant with AS/NZS1680.0-2009);
- (vii) Have automatic audible information within the lift car to identify level each time the car stops;
- (viii) Have audible and visual indication at each lift landing to indicate the arrival of the lift car; and
- (ix) Have emergency hands-free communication, including a button to alert a call centre of a problem and a light to signal that the call has been received.

Detail should be provided within future design progression for compliance assessment and comment by this office.

## 4.4 Part F2 – Accessible sanitary and other facilities

#### F2.4 Sanitary Facilities Accessible Sanitary Facilities

The following discrepancy is to be addressed during design development—

- (i) Within Retail 1 (ground floor Butcher and Café), Retail 2 (ground floor Bulky Goods) and Commercial (first floor), the basin within accessible sanitary facilities encroaches into the required minimum door circulation space required by AS1428.1-2009.

For the above discrepancy, the following resolution is provided—

- (i) Within Retail 1 (ground floor Butcher and Café), Retail 2 (ground floor Bulky Goods) and Commercial (first floor), ensure a minimum of 300mm door circulation is maintained.

#### F2.4 Sanitary Facilities

Basins will require relocation, refer to AS1428.1-2009 Figure 51(A).

The internal dimensions and locations of fixtures and fittings shall comply with Clause 15 of AS1428.1-2009—

- (i) WC seat to be of the full, round type, be securely fixed in position when in use, have seat fixings that create lateral stability for the seat when in use, be load-rated to 150kg and have a minimum luminance contrast of 30% with the background (e.g. pan wall or floor);
- (ii) The front edge of the centre of the backrest is to be positioned to achieve an angle of between 94 – 100 degrees back from the seat hinge. Backrest to be capable of withstanding a force in any direction of 1100N;
- (iii) Grabrails to be specified and installed in accordance with AS1428.1-2009 Clause 15.2.7;
- (iv) Water taps to have lever handles, sensor plates or other similar controls, where separate taps are provided for hot and cold water the hot is to be located to the left of the hot water in horizontal configurations, or above the cold water tap in vertical configurations. Where hot water is provided, the water shall be delivered through a mixing sprout;
- (v) Hand-operated flushing controls are to be located 600mm min 1000mm max from the floor and within 500mm from the centre-line of the WC pan when located on the back wall, or 600mm min 1000mm max from the floor and 300mm max in both directions from the front of the WC pan when located on the side wall. The flushing control is to be proud of the surface and shall activate the flush before becoming level with the surrounding surface; and
- (vi) Toilet roll dispensers are to be located 700mm max from the floor and 300mm max from the front of the WC pan. The dispenser should not encroach upon grabrail clearances.

#### Ambulant Sanitary Facilities

The following discrepancy is to be addressed during design development—

- (i) Within R1, R2, Service Centre and Truck Parking amenities ambulant facilities have not been provided, as required by BCA Clause F2.4.

For the above discrepancy, the following resolution is provided—

- (i) Ensure where one (1) or more toilets is provided, in addition to an accessible unisex sanitary compartment, a WC suitable for a person with an ambulant disability in accordance with AS1428.1-2009 is provided for use by males and females, as required by BCA Clause F2.4.

F2.4 Sanitary Facilities

The internal dimensions and locations of fixtures and fittings shall comply with Clause 16 of AS1428.1-2009—

- (ii) Circulation space shall be provided in accordance with AS1428.1-2009;
- (iii) Grabrails should be installed in accordance with Clause 17 of AS1428.1-2009;
- (iv) Doors to ambulant sanitary facilities shall have openings with a minimum clear opening width of 700mm;
- (v) Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib handle shall have a minimum length of 45mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside; and
- (vi) A coat hook shall be provided within the sanitary compartment at a height between 1350 to 1500mm from FFL.

Detail should be provided within future design progression for compliance assessment and comment by this office.

Report By



Lucy Shepherd  
**Access Consultant**

For Design Confidence (Sydney) Pty Ltd

Verified By



Luke Sheehy  
**Principal**

For Design Confidence (Sydney) Pty Ltd

## APPENDIX 1

This accessibility assessment was based upon the architectural documentation prepared by dwp Suters, namely—

DRAWING NUMBER	DESCRIPTION	DATE
A004 Rev. G	Site Plan – General Arrangement	13.06.2017
A006 Rev. A	GA Plan – Retail 1 Ground + Commercial Level 1	13.06.2017
A007 Rev. A	GA Plan – Retail 2 + Service Centre	13.06.2017
A008 Rev. A	GA Plan – Retail 3 + Truck Parking	13.06.2017
A010 Rev. E	Elevations – Retail 1 Ground + Commercial Level 01	13.06.2017
A011 Rev. D	Elevations – Retail 2 + Service Centre	13.06.2017
A012 Rev. D	Elevations – Retail 3 + Truck Parking Amenities	13.06.2017
A013 Rev. A	Sections	13.06.2017

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