

BUILT PTY LTD

# ACCESS ASSESSMENT REPORT

## *BAE William Town – Precinct Entry Works*

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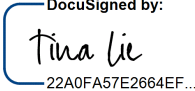


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Jensen Hughes Australia

Providing building regulations, fire engineering, accessibility, and energy consulting services to NSW for over 25 years

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## Executive summary

This document provides an assessment of the architectural design drawings for the proposed BAE William Town – Precinct Entry Works development at BAE William Town – Precinct Entry Works, against the Deemed-to-Satisfy provisions of the provisions relating to Access for Persons with a Disability.

Part 2 'Matters for Further Consideration' of this report outlines the identified compliance issues that require further information or consideration and/or assessment as Performance Solutions.

Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant Performance Requirements.

| Item  | Description | BCA Provision |
|---|-------------|---------------|
| <b>Performance Solutions Required</b>   |             |               |
| 1.  | NIL         | NIL           |
| <b>Compliance Matters to be Addressed</b>                                       |             |               |
| 1.  | NIL         | NIL           |
| <b>Further Information Required to be addressed during post DA-Coordination</b> |             |               |
| 1.  | NIL         | NIL           |

The Annexures of this Report provide detailed assessments of the proposal against all compliance requirements.

## NCC 2022 Clause Numbering

BCA2022 uses a new structure and clause referencing system to create better consistency across all volumes of the NCC. While the new Section-Part-Type-Clause system makes the NCC look different at first, it's intended to improve user experience and make it more web accessible.

The new structure results in a reorganisation of specifications and parts, some of which are contained in the table below.

The NCC uses a uniform clause numbering system across each of its three volumes. This system is called Section-Part-Type-Clause (SPTC). In each clause number-

- + The first letter indicates which NCC section or part it sits within;
- + The first number indicates the number of the Part within a section or the number of a Specification.
- + The second letter indicates the clause type. It will be either G, O, F, P, V, D, or C. and these are explained below.

- + The second number is the clause number within each Part of Specification.

The clause Types used in the NCC are as follows:

- + G = Governing requirements (mandatory)
- + O = Objective (guidance)
- + F = Functional Statement (guidance)
- + P = Performance Requirement (mandatory) V = Verification Method (optional)
- + D = Deemed-to-Satisfy Provision (optional)
- + C = Clause in a Specification (can be mandatory or optional depending on how the Specification is called up by the NCC).

## 1.1 LOCATION

[illegible]

## 1.2 PURPOSE

- + Disability (Access to Premises – Buildings) Standards 2010 Compilation No. 2 (DAPS);
- + Design Quality of Residential Apartment Development 2015 (SEPP65)
- + Building Code of Australia 2022 Volume One – Part D4 and Clauses E3D7 and E3D8;



### 1.3 LIMITATIONS

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA and if this is required, a separate report will be necessary.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- + The structural adequacy or design of the building;
- + The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- + The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- + 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 and the DAPS then those responsible for the building cannot be subject to a successful complaint); and
- + BCA Sections B, C, E (excl. Clauses E3D7 and E3D8), F, G, H, I, J, Parts D2 and D3; and
- + Demolition Standards not referred to by the BCA; and
- + Work Health and Safety Act; and
- + Construction Safety Act; and
- + Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and
- + Conditions of Development Consent issued by the Local Consent Authority; and

This Report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of This Report.

### 1.4 FEDERAL DISABILITY DISCRIMINATION ACT (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease-causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the DAPS and the BCA are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA and the referenced standards does not guarantee that a complaint will not be lodged.



## 1.5 DISABILITY (ACCESS TO PREMISES – BUILDINGS) STANDARDS 2010 COMPILATION NO.2 (DAPS)

The aim of the DAPS is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

The DAPS intends to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The DAPS generally aligns with the BCA and reference a range of Australian Standards relating to access and other associated matters.

They do not apply to existing buildings that are not undergoing upgrade; however, they introduce the concept of the “Affected Part”. This means that new works need to be connected to the building’s Principal Pedestrian Entrance (PPE) by a continuous accessible path of travel/accessway complying with AS1428.1-2009. This can mean that an upgrade to the building may be necessary even where no new work is proposed to mitigate the risks of DDA complaints arising in the future.

## 1.6 DESIGN DOCUMENTATION

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

## 1.7 DEFINITIONS

### *Accessible*

Having features to enable use by people with a disability.

### *Accessway*

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

### *Affected Part*

The affected part is;

1. The principal pedestrian of an existing building that contains a new part; and
  - a. Any part of an existing, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.
  - b. Continuous Accessible Path of Travel

An uninterrupted path of travel to, into or within a building providing access to all access facilities.

### *Luminance Contrast*

The light reflected from one surface or component, compared to the light reflected from another surface or component.

### *Ramp*

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

### *Tactile Indicators*

#### Tactile Ground Surface Indicators (TGSIs)

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

2.0 Key Compliance Consideration

2.1 GENERAL

The following is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible.

Accessibility has been assessed against the documents outlined in Part 1.2 of this Report. The Annexures to this report provide a detailed assessments of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements

Note: It is important that the Annexures are read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

2.2 CLASSIFICATION

Under the provisions of Parts A6 of BCA and Part A4 of the Access Code, the building has been classified as follows:

Table 1: Building Classification

| Class    | Level  | Description           |
|----------|--------|-----------------------|
| Class 5  | Ground | Guardhouse and Office |
| Class 7a | Ground | Car park              |

2.3 DIMENSIONS AND TOLERANCES

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. Jensen Hughes’ assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite, and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

2.4 PERFORMANCE BASED DESIGN – PERFORMANCE SOLUTIONS

There are specific areas throughout the development where strict Deemed-to-Satisfy Premises Standards and BCA Compliance will not be achieved by the proposed design and site constraints. These matters will need to be address in a detailed Performance Solution Report to be prepared for this development under separate cover:

Table 2: Performance Solutions

| Item | Description of Performance Solution | DTS Provision |
|------|-------------------------------------|---------------|
| 1.   |                                     |               |

2.5 AREAS REQUIRED TO BE ACCESSIBLE

The following areas of the building are required to be accessible:

Table 3: Areas Required to be Accessible

| Area / Room   | Description  |
|---|--|
| Class 5 <ul style="list-style-type: none"><li>Guardhouse and office</li></ul>                           | To and within all areas normally used by the occupants           |
| Class 7a <ul style="list-style-type: none"><li>General parking area</li><li>External walkways</li></ul> | To and within any level containing accessible car parking spaces |

Note: The limitations and exemptions of Clauses D4D3, D4D4 and D4D5 of the BCA and Access Code been considered where applicable in the process of developing the above table.

### 3.0 Compliance Assessment – BCA (Mandatory)

#### 3.1 BCA PART D4 – ACCESS FOR PEOPLE WITH A DISABILITY

##### 3.1.1.1 Clause D4D2 – General building access requirements

###### **General Requirements:**

###### External Pathways

External pathways are to meet the provisions of AS1428.1-2009.

The external path network is to be designed to comply:

- Provide a minimum of 1500mm width to allow a pram and wheelchair to pass
- Consider a path width of 1800mm to allow two wheelchairs to pass, particularly to the public realm

Minimum width must be measured clear of bollards or fixtures.

###### Walkway Gradient/Length/Crossfall

The maximum gradient for a walkway is:

- 1:20 ramps max. 15m length
- 1:33 walkways max. 25m length
- Maximum crossfalls of 1:40.

###### Crossfall

- External Walkways and landings shall be designed with a camber or crossfall for shedding of water.
- Maximum crossfalls of 1:40 are to be detailed, except that bitumen surfaces shall be no steeper than 1:33.

###### Slip Resistance

- Surface finishes will meet the designated requirements of the BCA & AS 4586-2013; this will include ground surfaces and TGSI's as applicable.

###### Drainage Grates

Grates are to comply with Clause 7.5 AS1428.1-2009:

- Circular openings <13mm in diameter
- Slotted openings 8-13mm wide and orientated transverse to the direction of travel.
- Note: Slotted openings <8m may continue across the widths of paths of travel.

###### **Assessment:**

The current documents indicate the provision of a continuous accessible path of travel. Pathways are noted to have a measured width in excess of 1500mm catering for passing and making 90° turns.

It is anticipated that further detailed information such as crossfalls, slip resistance and drainage grates will be provided during post-DA coordination will be provided for assessment for ensure compliance under this clause.

Access for people with disabilities as required by BCA Clause D4D2 can be readily achievable for the development.

### 3.1.1.2 Clause D4D3 – Access to buildings

#### General Requirements:

##### Access to the Building

A continuous accessible path is to be provided to the new building:

- From the main points of a pedestrian entry at the allotment boundary, and
- From another accessible building connected by a pedestrian link
- From any required accessible carparking space on the allotment

#### Assessment:

The documents indicate that an accessible path of travel is afforded from the property boundary located on Jeffries Circuit. At this stage of the development, it is proposed that on grade access is provided from the pedestrian entry gate leading and along the pedestrian crossing to the Guardhouse entrance.

Pedestrian walkways noted to be provided indicate a measured width in excess of 1500mm, catering for passing and turning. Limited information regarding cross falls has been provided at this stage, however it is anticipated that due to the nature of the site, cross falls of 1:40 can be provided. Detailed information to be provided during post-DA coordination will be provided for assessment to ensure compliance under this clause.

Access for people with disabilities as required by BCA Clause D4D3 can be readily achievable for the development.

### 3.1.1.3 Clause D4D4 – Parts of buildings required to be accessible

#### General Requirements:

##### Stairs

All general circulation stairs are to be designed to comply with AS1428.1-2009 i.e. clear width not less than 1m, handrails on both sides, TGSIs and nosings.

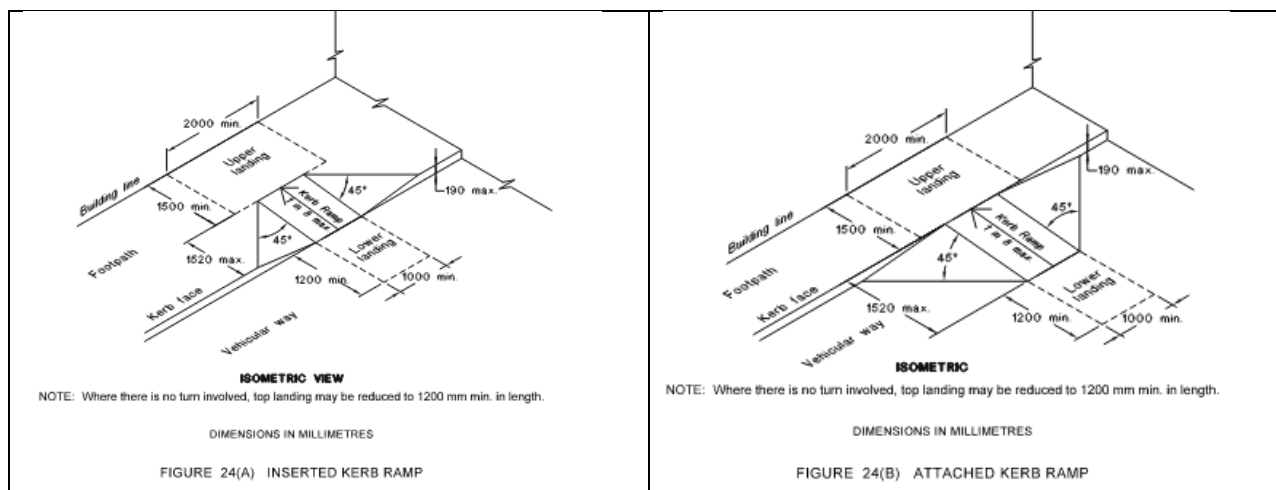
##### Kerb Ramps

Kerb ramps shall be designed to Clause 10.7.2 of AS1428.1-2009 which states that all kerb ramps shall have: -

- a) A maximum rise of 190mm
- b) A length not greater than 1520mm; and
- c) A gradient not steeper than 1:8, located or attached to a kerb.

The profile of ramps shall comply with the following:

- i. The design and construction of kerb ramps shall be as shown in Figures 24a, 24b and 24c
- ii. The sloping sides of a kerb ramp shall be tapered or splayed as indicated in figures 24a, 24b
- iii. The angle at the base of the kerb ramp shall be a minimum of 166° as shown in Figures 24a and 24b



### Landings at Ramps

Landings shall be of sufficient size to enable circulation.

- Where there is no change in direction, 1200mm length
- Where a change in direction <90 degrees, the landing will require 1500mm x 1500mm (with truncated corner).

### Landings

Walkways shall be provided with landings, as specified in Clause 10.8, at intervals not exceeding the following:

- 1 in 33, at intervals no greater than 25 m.
- 1 in 20, at intervals no greater than 15 m.
- between 1 in 20 to 1 in 33, at intervals that shall be obtained by linear interpolation.
- shallower than 1 in 33, no landings are required.

The intervals specified above may be increased by 30% where at least one side of a walkway is bounded by—

(A) a kerb or kerb rail as specified in Clause 10.3(j) and a handrail as specified in Clause 12; or

(B) a wall and a handrail as specified in Clause 12

### **Assessment:**

#### Kerb Ramps

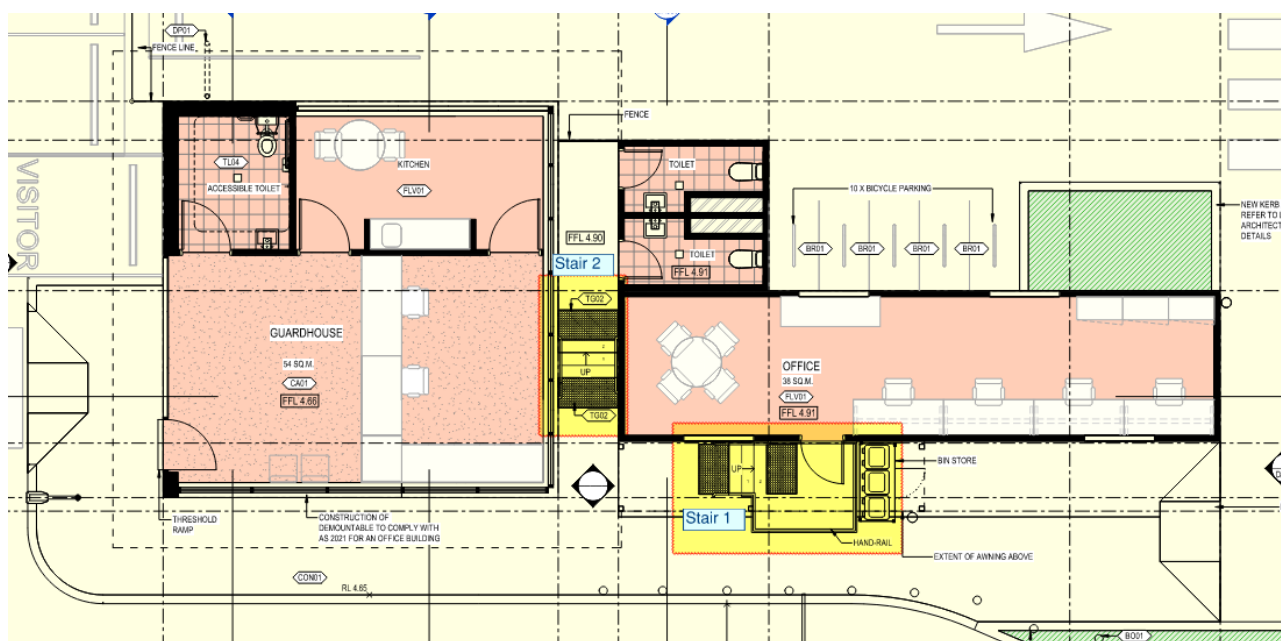
It is noted that kerb ramps are provided along the accessible path of travel where there is a level difference between the roadway and the pedestrian walkways.

The documents indicate that kerb ramps have been designed to meet the requirements of Clause 10.8 of AS1428.1-2009. Further adequate wheelchair turning spaces are afforded at the top of kerb ramp to allow wheelchairs to make 90 degree turns where changes in direction is intended.

#### Stairways

Two general circulation stairways are noted to be provided. One stairway is located as the accessway to the Office entrance and the second being located to access the amenities adjacent to the Office demountable building.





**Stair 1** – The documents indicate that Stair 1 is capable of complying with the requirements of Clause 11 and 12 of AS1428.1-2009.

**Stair 2** – The documents indicate that Stair 1 is capable of complying with the requirements of Clause 11 and 12 of AS1428.1-2009.

Access for people with disabilities as required by BCA Clause D4D4 can be readily achievable for the development.

### 3.1.1.4 Clause D4D5 – Exemptions

#### General Requirements:

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 include:

- An area where access would be inappropriate because of the particular purpose for which the area is used.
- An area that would pose a health or safety risk for people with a disability.
- Any path of travel providing access only to an area exempted by (a) or (b).
- Plant including plenums, service routes, equipment rooms for computers or data (including persons with ambulant aids).
- Pathways used to gain access exempted plant spaces only.
- Cleaner's rooms used only by cleaners.
- Rooms used only by central staff associated with linen, waste and supply.
- Production parts of the kitchen and servery rooms used only by central kitchen staff.

#### Assessment:

All areas are required to be accessible in this development.

### 3.1.1.5 Clause D4D6 – Accessible carparking

#### General Requirements:

In accordance with Clause D4D6 of the BCA, accessible carparking is required to be provided as follows.

- Class 2 parts – no requirements
- Class 3 part – total number of carparking spaces designated for class 3 multiplied by percentage of required accessible SOUs
- Class 5, 7, 8 or 9c part - 1 space per 100
- Class 9a, Hospital
  - Non-outpatient - 1 space / 100 spaces
  - Outpatient - 1 space / 50 spaces
  - Clinic or day surgery - 1 space / 50 spaces
- Class 6 & 9b (not school) parts of the building require - 1 space per 50

Note: Accessible bays need not be identified with signage where there is a total of not more than 5 car parking spaces, so as to restrict the use of the car parking space only for people with a disability.

#### Assessment:

The current development indicates the provision of 260 car spaces. With the provision of 6 dedicated car bays being provided. The design indicates that the accessible car bays is capable of meeting the requirements of this clause and AS2890.6-2009. The documents indicate the provision of bollards in the shared space and space identification in the parking bays.

Access for people with disabilities as required by BCA Clause D4D6 can be readily achievable for the development.

### 3.1.1.6 Clause D4D7 – Signage

#### General Requirements:

Mandatory Braille and tactile signage must be provided to:

- sanitary facilities (except SOUs),
- spaces with hearing augmentation,
- for required exit signage and
- directional signage to alternative accessible entrances, paths of travel or alternative sanitary facilities.

#### Assessment:

Signage information is to be provided during post-DA coordination.

Signage as required by BCA Clause D4D7 can be readily achievable for this development.

### 3.1.1.7 Clause D4D8 – Hearing augmentation

*Not Applicable – mandatory Hearing Augmentation is not required for this development*

### 3.1.1.8 Clause D4D9 – Tactile indicators

**General Requirements:** TGSIs are required to be installed in accordance with AS1428.4.1, to the top and bottom of every stair, ramp and escalator and to external areas such as where the pedestrian walkway is at grade with the roadway, kerb ramps where grades are shallower than 1:8.5.

**Assessment:**

Detailed information on tactile ground surface indicators to be provided during the coordination phases post-DA submission.

Access for people with disabilities as required by BCA Clause D4D9 can be readily achievable for the development.

### 3.1.1.9 Clause D4D10 – Wheelchair seating spaces

*This section is not applicable for this development.*

### 3.1.1.10 Clause D4D11 – Swimming pools

*This section is not applicable for this development.*

### 3.1.1.11 Clause D4D12 – Ramps

*Not Applicable - Interconnecting ramp is not afforded in this development.*

### 3.1.1.12 Clause D4D13 – Glazing on an accessway

*Not Applicable – there are no full height glazing for doorways in this development.*

## 3.1.2 BCA Clause E3D8 – Accessible features required for passenger lifts

*This section is not applicable for this development.*

## 3.1.3 BCA Clause F4D5 – Accessible sanitary facilities

**General Requirements:**

Accessible WC

- The accessible facilities should be located adjacent/opposite the gender facilities
- Where a unisex accessible sanitary facility is not provided, directional signage must be installed identifying the path of travel to the nearest accessible sanitary facility.

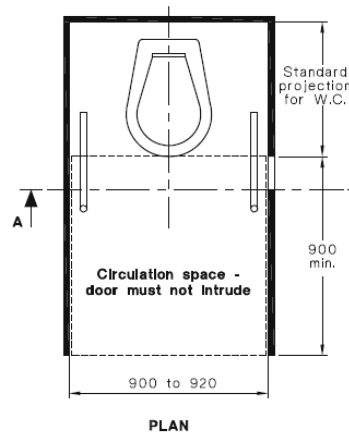
The design of accessible sanitary facilities shall comply with Clause 15 of AS1428.1-2009.

- The minimum compartment size of a WC is 1900x2630mm (based upon 430mm basin depth) (Refer Fig 43)
- The minimum compartment size of a combined WC/shower facility is 2300mm x 2630mm (based upon 430mm basin depth) (Refer Figure 50)

**Ambulant WC**

Ambulant male and female facilities shall be designed in accordance with Clause 16, AS1428.1-2009:

- Minimum compartment width of 900-920mm
- 900mmx900mm circulation space in front of the pan (Fig 53(A))



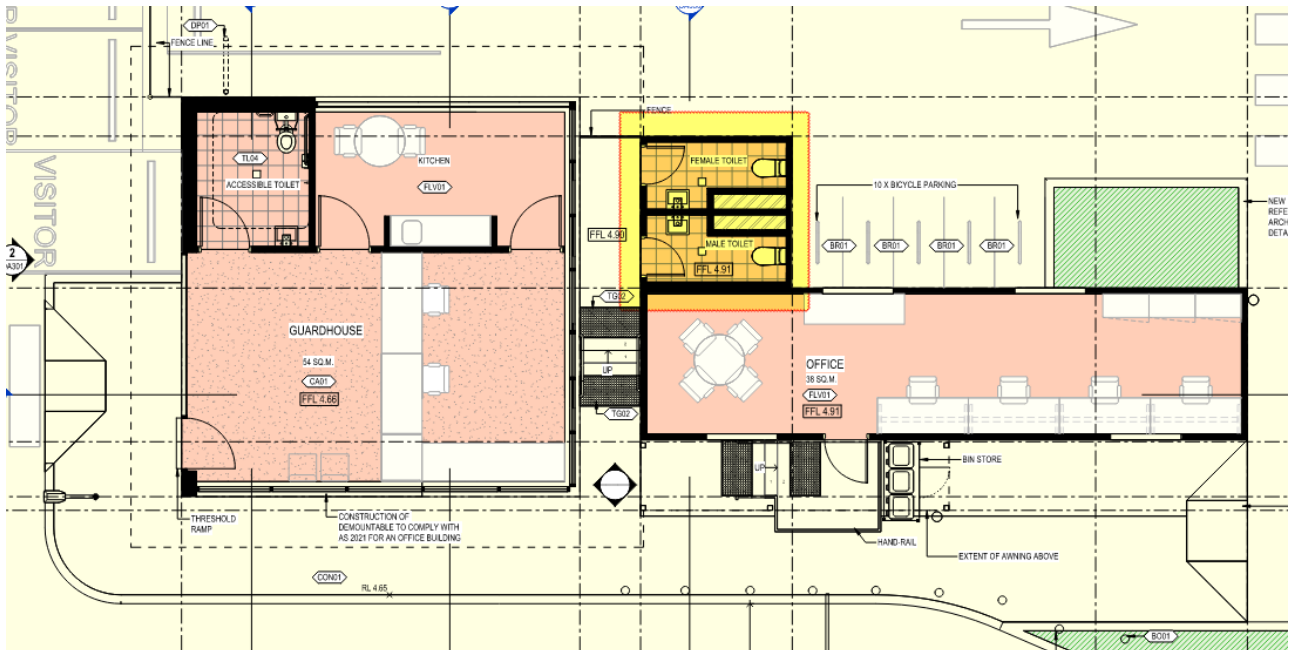
Where one or more pans are provided, an ambulant toilet within each of the male and female facilities is to be provided.

**Assessment:**

**Accessible WC** – The accessible WC is located within the Guardhouse and separated from the general amenities block located between the Guardhouse and Office buildings. While detailed information has not been provided at this stage of the development, the internal layout and compartment indicate that compliance under Clause 15 of AS1428.1-2009 is capable of being achieved.

It is anticipated that detailed 1:50 layout will be provided during post-DA coordination.

**Ambulant WC** – The documents indicate the provision of two WC's located between adjacent to the Office building, behind the Guardhouse building.



Ambulant facilities are to be provided to meet the provision under this Clause. Standard WC to be converted to respective male and female ambulant WC designed in accordance with Clause 16 of AS1428.1-2009. This item is required to be detailed during post DA coordination.

## **4.0 Conclusion**

Based upon a high-level spatial planning assessment into the general building, it has been determined that The Development demonstrate spatial compliance capability for DA submission as per the items contained within Section 2.7 – Compliance Assessment

The design documentation as referred to in this report has been assessed against the applicable provisions for Accessibility as outlined in Part 1.2 of this report. It is considered that such documentation complies or is capable of complying (as outlined in Part 2 of this Report) with those documents.

## *Annexures*

## Annexure A - Design Documentation

This report has been based on the following design documentation.

Table 4: Architectural Plans

| Architectural Plans Prepared by |   |       |         |
|---------------------------------|---|-------|---------|
| Drawing Number                  | Title   | Issue | Date    |
| DA001                           | PROJECT COVER SHEET                                   | DA    | 30.8.24 |
| DA002                           | SITE ANALYSIS PLAN                                    | DA    | 30.8.24 |
| DA004                           | EXISTING & DEMOLITION PLAN                            | DA    | 30.8.24 |
| DA006                           | OVERALL SITE PLAN                                     | DA    | 30.8.24 |
| DA010                           | PROPOSED GROUND FLOOR PLAN 01                         | DA    | 30.8.24 |
| DA011                           | PROPOSED GROUND FLOOR PLAN- PART 02                   | DA    | 30.8.24 |
| DA012                           | BOUNDARY ELEVATIONS                                   | DA    | 30.8.24 |
| DA100                           | PROPOSED GUARDHOUSE AND OFFICE DEMOUNTABLE-FLOOR PLAN | DA    | 30.8.24 |
| DA101                           | PROPOSED GUARDHOUSE AND OFFICE DEMOUNTABLE-ROOF PLAN  | DA    | 30.8.24 |
| DA200                           | PROPOSED PARKING CANOPY                               | DA    | 30.8.24 |
| DA201                           | PROPOSED PARKING CANOPY - ROOF PLAN                   | DA    | 30.8.24 |
| DA300                           | PROPOSED GUARDHOUSE AND OFFICE DEMOUNTABLE-ELEVATIONS | DA    | 30.8.24 |
| DA301                           | PROPOSED GUARDHOUSE AND OFFICE DEMOUNTABLE-ELEVATIONS | DA    | 30.8.24 |
| DA350                           | PROPOSED GUARDHOUSE AND OFFICE DEMOUNTABLE-SECTIONS B | DA    | 30.8.24 |
| DA351                           | PROPOSED PARKING CANOPY- SECTIONS B                   | DA    | 30.8.24 |
| DA400                           | SHADOW DIAGRAM  | DA    | 30.8.24 |
| DA900                           | MATERIAL SCHEDULE                                     | DA    | 30.8.24 |



## Annexure B - Compliance Specification

### Design Certification

Further due to the level of detail provided at this stage the following items are to form part of a design statement or specification.

#### General

Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1-2009 (incl. Amendments 1 and 2).

1. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
2. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
3. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
4. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
5. Walkways will comply with Clause 10 of AS1428.1-2009.
6. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
7. Stairways will comply with Clause 11 of AS1428.1-2009.
8. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
9. Handrails will comply with Clause 12 of AS1428.1-2009.
10. Grabrails will comply with Clause 17 of AS1428.1-2009.
11. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009. Refer to below for diagrammatic explanation.

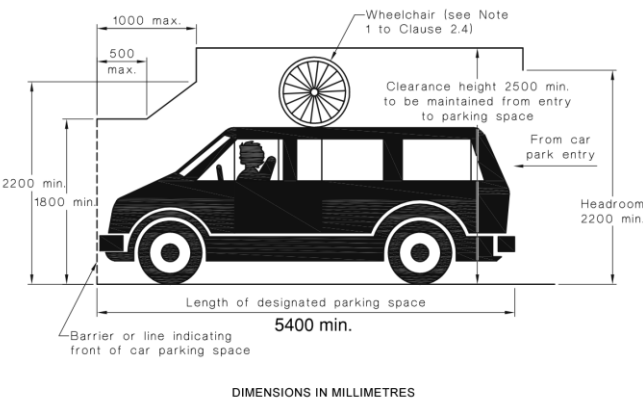


FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES

12. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6-2009. Refer to below for diagrammatic explanation.

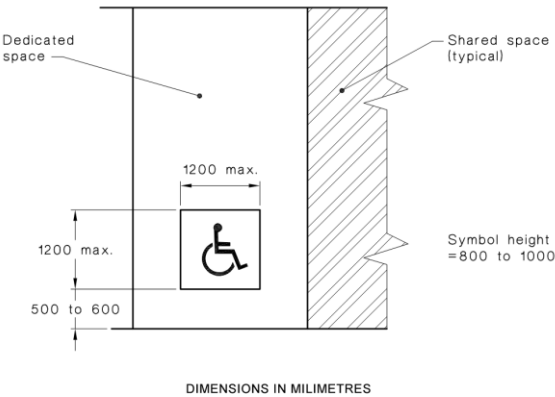


FIGURE 3.1 USE OF SYMBOL OF ACCESS TO IDENTIFY SPACES

13. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009. Refer to below for diagrammatic explanation.

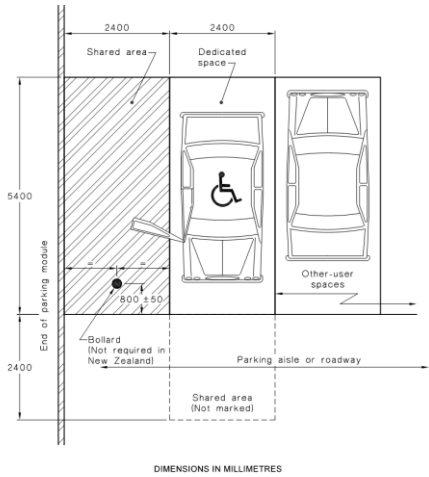


FIGURE 2.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA ON ONE SIDE ONLY—DIMENSIONS FOR AUSTRALIA ONLY\*

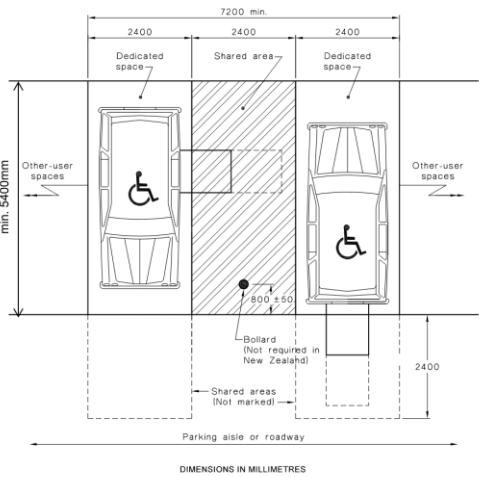


FIGURE 2.3 EXAMPLE OF TWO PARKING SPACES WITH A COMMON SHARED AREA—DIMENSIONS FOR AUSTRALIA ONLY\*

14. Switches and power points will comply with Clause 14 of AS1428.1-2009.

15. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
16. Braille and tactile signage will comply with BCA Clause D4D7 and Specification 15.
17. Signage will need to comply with Clause 8 of AS1428.1-2009.
18. The passenger lifts will comply with BCA E3D7, E3D8 and AS1735.12-2009.
19. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways. Refer to below for diagrammatic explanation.

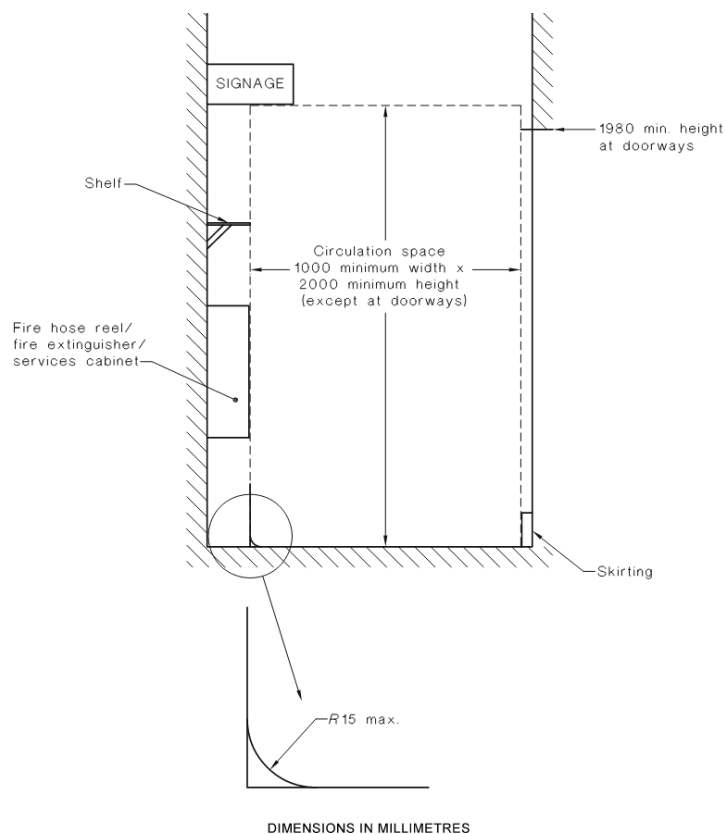


FIGURE 2 CONTINUOUS ACCESSIBLE PATH OF TRAVEL—MINIMUM HEIGHT AND WIDTH

20. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.