



**ABE**  
CONSULTING

## Accessibility Design Review – DA Review

**Project Title:** Proposed Mixed Use Development  
167 Northumberland Street, Liverpool

**Job Number:** 9340

**Date:** 11 May 2021

**Prepared For:** Meriton

**Report Version:** ADR\_9340\_DA\_v1.2

ACCESSIBILITY • ESSENTIAL FIRE SAFETY SERVICES

ABE Consulting Pty Ltd | ABN 69 163 787 826

Ph: 02 8065 0400

Level 1, 280 Norton Street, Leichhardt NSW 2040

info@abeconsulting.com.au | www.abeconsulting.com.au

1.0	INTRODUCTION .....	3
1.1	PROJECT INFORMATION & CLASSIFICATION .....	3
1.2	PURPOSE OF THE REPORT .....	3
1.3	REPORT SCOPE .....	3
1.4	LIMITATIONS OF THE REPORT .....	5
2.0	ACCESSIBILITY DESIGN REVIEW .....	6
	BCA PART D3 – ACCESS FOR PEOPLE WITH DISABILITIES.....	7
	CL. D3.1: GENERAL BUILDING ACCESS REQUIREMENTS .....	7
	CL. D3.2: ACCESS TO BUILDINGS.....	8
	CL. D3.3: PARTS OF BUILDINGS TO BE ACCESSIBLE.....	9
	CL. D3.4: EXEMPTIONS.....	11
	CL. D3.5: ACCESSIBLE CARPARKING .....	11
	CL. D3.6: SIGNAGE .....	12
	CL. D3.7: HEARING AUGMENTATION.....	13
	CL. D3.8: TACTILE INDICATORS .....	13
	CL. D3.9: WHEELCHAIR SEATING SPACES IN CLASS 9B ASSEMBLY BUILDINGS.....	13
	CL. D3.10: SWIMMING POOLS .....	14
	CL. D3.11: RAMPS .....	14
	CL. D3.12: GLAZING ON AN ACCESSWAY .....	14
	BCA PART E3 – LIFT INSTALLATIONS .....	15
	CL. E3.6: PASSENGER LIFTS .....	15
	BCA PART F2 – SANITARY AND OTHER FACILITIES .....	16
	CL. F2.4: ACCESSIBLE SANITARY FACILITIES .....	16
3.0	ACCESSIBILITY COMPLIANCE STATEMENT .....	18
4.0	REVIEW PROVIDED BY .....	18

Report Status	Revision	Date	Details
Draft	1.0	04 February 2020	For Review & Comment
Final	1.1	10 March 2020	For Submission
Final	1.2	11 May 2021	Drawings P3 – L1 Updated

# ACCESSIBILITY DESIGN REVIEW – DA

**PROJECT:** Proposed Mixed Use Development

**ADDRESS:** 167 Northumberland Street, Liverpool

## 1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed mixed-use development, located at 167 Northumberland Street, Liverpool.

### 1.1 Project Information & Classification

The proposed development consists of a proposed mixed-use building which contains retail tenancies on the Ground Floor, 4x podium levels consisting of commercial and childcare use as well as 28x levels of hotel above a common 3x Level Basement carpark.

The development proposes 163 serviced apartments across 28 Levels, located at 167 Northumberland Street, Liverpool.

It is understood the following Building Code of Australia 2019 building classification(s) apply to the subject building (to be confirmed by the BCA Consultant / PCA) –

Building Part	Building Classification	Use
Basement P3 – P1	7a	Carparking
Ground Floor	Class 3/ 6	Hotel Reception/ Retail
Levels 01 - 02	Class 5	Commercial
Level 03	Class 9b	Childcare Facility
Levels 04 – 31	3	Hotel/ Serviced Apartments

### 1.2 Purpose of the Report

Meriton engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for submission to the Local Council as part of the Development Application documentation.

### 1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- Part D3, Clause F2.4 and Clause E3.6 ‘deemed-to-satisfy’ (DtS) requirements of the Building Code of Australia 2019 (BCA);
- The Disability (Access to Premises - Buildings) Standards 2010;

- Architectural design documentation prepared by PTW Architects, Project No.PA018110 as follow

Dwg#	Title	Date – Issue
DA-00-0000	General Information	15.01.2020 – A
DA-00-0200	Site Analysis	15.01.2020 – A
DA-10-0070	Basement Level P3 Plan	04.05.2021 – A
DA-10-0080	Basement Level P2 Plan	04.05.2021 – A
DA-10-0090	Basement Level P1 Plan	04.05.2021 – A
DA-10-1000	Level G Plan	04.05.2021 – A
DA-10-1100	Level 01 Plan	04.05.2021 – A
DA-10-1200	Level 02 Plan	21.02.2020 – A
DA-10-1300	Level 03 Plan	21.02.2020 – A
DA-10-1400	Level 04 Plan	21.02.2020 – A
DA-10-1500	Levels 05 - 07 Plan	21.02.2020 – A
DA-10-1800	Level 08 Plan	21.02.2020 – A
DA-10-1900	Levels 09 - 26 Plan	21.02.2020 – A
DA-50-3700	Levels 27 - 31 Plan	21.02.2020 – A

- The Guide to the BCA 2019, prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS1428.4.1-2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.
- Australian/ New Zealand Standards AS2890.6-2009 – Off-street parking for people with disabilities.

## 1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is a Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent 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, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D3, Clause F2.4 and Clause E3.6 of the Building Code of Australia 2019 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advise be sought from an independent specialist slip safety consultant.

## 2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into six (6) main categories, as follows –

**Capable of Complying (CoC)** – Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.

**Compliance Departure (CD)** – A compliance departure with the DtS provisions of the BCA.

**Design Detail (DD)** – A detail commentary/specification is offered within the report.

**Performance Solution (PS)** – A Performance Solution Report is being pursued to justify the compliance departures

**Not Applicable (N/A)** – Not applicable or not relevant to the project. Commentary provided.

**Informational (Info)** – Provided for informational purposes

**Interpretation Note(s)** –

- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report.

## BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES

### Cl. D3.1: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4. Table D3.1 requires that access is provided –</p> <p><b><u>Class 3 –</u></b></p> <p><i><u>Common Areas</u></i></p> <p>From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <ul style="list-style-type: none"> <li>• To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</li> <li>• Where a ramp complying with AS 1428.1 or a passenger lift is installed—             <ol style="list-style-type: none"> <li>a) to the entrance doorway of each sole-occupancy unit; and</li> <li>b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</li> </ol> </li> </ul> <p><b><u>Class 5, 6 &amp; 9b –</u></b></p> <ul style="list-style-type: none"> <li>• To and within all areas normally used by the occupants.</li> </ul> <p><b><u>Class 7a –</u></b></p> <ul style="list-style-type: none"> <li>• To and within any level containing accessible carparking space.</li> </ul>	<p>Compliance is readily achievable with design development and specification to AS1428.1-2009 at the Detailed Design Stage.</p> <p><b>1. <u>Doorways:</u></b></p> <p>All doorways along an accessway are required to have a clear door opening width no less than 850mm clear and be provided with door circulation spaces as prescribed by AS1428.1-2009.</p> <p>i. <u>Detail Design:</u></p> <p>Doorways located within the development are to be provided with sufficient space for compliance with AS1428.1-2009. Following door:</p> <ul style="list-style-type: none"> <li>- Doorways within the garbage room to be provided with sufficient circulation spaces.</li> </ul> <p><b>2. <u>Access between areas:</u></b></p> <p>Access is required to and within all areas normally used by the occupants.</p> <p>Access is indicated to and within all areas of the development.</p> <p><b>3. <u>Paths of Travel:</u></b></p> <p>All pathways require a minimum of a 1000mm clear pathway.</p> <p>Ensure sufficient clearances are provided for turns to be made and circulation spaces.</p> <p>Note – Access to and within the sauna is to be provided to accord with AS1428.1-2009.</p>	<p>CoC &amp; DD</p>

<p><u>Class 3 – Sole-occupancy units</u></p> <ul style="list-style-type: none"> <li>• Not more than 2 required accessible sole occupancy units may be located adjacent to each other.</li> <li>• Where more than 2 accessible sole occupancy units are required, they must be representative of the range of rooms available.</li> <li>• If the building contains 81 – 100 Class 3 SOUs, access is required to and <b>within 5x accessible SOUs</b>.</li> </ul>	<p><b>Sole Occupancy Units</b></p> <ul style="list-style-type: none"> <li>- A total of <b>x163</b> SOU's are proposed as part of the development.</li> <li>- <u>BCA requires x8 accessible SOU's</u>.</li> </ul> <p>Drawings currently indicate <b>8x</b> accessible SOU's meeting the requirement of the BCA.</p> <p>Note – Ensure accessway to the balcony is provided to the accessible SOU's with balconies (i.e. raise floor level to match internal).</p>	<p>CoC</p>
---	---	------------

### **Cl. D3.2: Access to Buildings**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>An accessway must be provided to a building required to be accessible –</p> <ul style="list-style-type: none"> <li>• from the main points of pedestrian entry at the allotment boundary; and</li> <li>• from another accessible building connected by a pedestrian link; and</li> <li>• from any required accessible carparking space on the allotment.</li> </ul> <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> <li>• through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</li> <li>• in a building with a floor area more than 500m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.</li> </ul> <p>except for pedestrian entrances serving only areas exempted by D3.4.</p>	<p>Compliance is readily achievable with minor design development at the Detailed Design Stage.</p> <p><b>1. <u>Entry Doorways Hotel lobby</u></b></p> <p>Entry doorways are required to have a clear door opening width no less than 850mm clear and be provided with door circulation spaces as prescribed by AS1428.1-2009.</p> <p>Swing door is located within one door width of the revolving door, therefore, considered to be one entrance.</p> <p>Entrances will be further assessed at detailed design stage.</p>	<p>CoC</p>
	<p><b>2. <u>Entry Doorways commercial/ childcare lobby</u></b></p> <p>Entry doorways are required to have a clear door opening width no less than 850mm clear and be provided with door circulation spaces as prescribed by AS1428.1-2009.</p> <p>Entrances will be further assessed at detailed design stage.</p>	<p>CoC</p>

	<p><b>3. <u>Retail Tenancies</u></b></p> <p>Entry doorways are required to have a clear door opening width no less than 850mm clear and be provided with door circulation spaces as prescribed by AS1428.1-2009.</p> <p>Entrances will be further assessed at detailed design stage.</p>	CoC
	<p><b>4. <u>Access From the Allotment Boundary</u></b></p> <p>Entrances to the buildings are located off directly off Northumberland Street.</p> <p>Drawings indicate the accessway from the allotment boundary to the lobby are capable of achieving compliance.</p> <p>Further review of RL's and the use of door threshold ramps will occur at detailed design stage.</p>	CoC

**Cl. D3.3: Parts of buildings to be accessible**

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –</p>		
<ul style="list-style-type: none"> <li>• for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</li> </ul>	<p><b>Walkways</b></p> <p>A number of walkways are proposed as part of the development. Walkways are to be designed in accordance with AS1428.1-2009, inclusive of the following items:</p> <ul style="list-style-type: none"> <li>- Gradient 1:20 or shallower;</li> <li>- 15m intervals between landings;</li> <li>- Sides of walkway are to be adequately protected;</li> <li>- Landings dimensions and transitions at landings shall be perpendicular.</li> </ul> <p>i. <u>Detail Design:</u></p> <p>Upper landings of walkways are not afforded with sufficient landing spaces at the upper landing of the walkway located within Retail 1 &amp; 2.</p>	DD

	<p>Landings at doorways are to be provided with door circulation spaces in accordance with AS1428.1-2009 and 1500mm x 1500mm for a 90 degree turn.</p> <p>Further review of walkways will occur at detail design stage.</p>	
	<p><b>Doorway Threshold Ramps</b></p> <p>A number of doorway threshold ramps are proposed at entry doorways off Northumberland Street. Doorway threshold ramps are to be designed in accordance with AS1428.1-2009, inclusive of the following items:</p> <ul style="list-style-type: none"> <li>- Max. 35mm height;</li> <li>- Max. 280mm length;</li> <li>- Across the full width of the door;</li> <li>- Located within 20mm of the door leaf.</li> </ul> <p>Further review will occur at detail design stage.</p>	CoC
<ul style="list-style-type: none"> <li>• for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</li> </ul>	<p>Common area (non-fire isolated) stairways are to achieve compliance with AS1428.1-2009.</p> <ul style="list-style-type: none"> <li>- Handrails on both sides (including extensions).</li> <li>- Luminance contrast nosings.</li> <li>- TGSI's.</li> <li>- Ensure stairways are setback from the transverse path of travel for the installation of handrail extensions. <ul style="list-style-type: none"> <li>i. 400mm at upper landings;</li> <li>ii. 650mm at lower landings.</li> </ul> </li> </ul> <p>Note – Nosings shall not project beyond the face of the riser.</p>	CoC
<ul style="list-style-type: none"> <li>• for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</li> </ul>	<p>Compliance is readily achievable.</p> <p><i>N.B. – Cl. D2.17(a)(vi) of the BCA is generally assessed by the PCA / BCA Consultant. Where assessment of this Clause is required by this office please confirm and provide detail.</i></p>	CoC

<p>Accessways must have—</p> <ul style="list-style-type: none"> <li>• passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available</li> <li>• turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway.</li> </ul>	<p>AS1428.1-2009 determines the required dimension required for a 180° Wheelchair turning space as 1540mm x 2070mm.</p> <p>Within residential garbage rooms a 1540mm x 2070mm circulation space is required within the room.</p> <p>Compliance is readily achievable.</p>	DD
---	---	----

### **Cl. D3.4: Exemptions**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>The following areas are not required to be accessible –</p> <ul style="list-style-type: none"> <li>• An area where access would be inappropriate because of the particular purpose for which the area is used.</li> <li>• An area that would pose a health or safety risk for people with a disability.</li> <li>• Any path of travel providing access only to an area exempted by (a) or (b).</li> </ul>	<p>Exemptions are to be reviewed on a case by case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) –</p> <ul style="list-style-type: none"> <li>• Plant &amp; equipment room(s)</li> <li>• Storage areas</li> <li>• Caretaker only areas</li> <li>• Loading dock</li> <li>• Cot room/ commercial kitchen/ laundry within childcare</li> <li>• Linen/ store on hotel levels</li> <li>• Loading dock</li> </ul>	Info

### **Cl. D3.5: Accessible carparking**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>Accessible carparking spaces are to be provided in accordance with Table D3.5 of the BCA in a Class 7a building and a carparking area on the same allotment as a building required to be accessible.</p> <p>Accessible carparking spaces –</p> <ul style="list-style-type: none"> <li>• are to comply with AS2890.6-2009.</li> <li>• need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public</li> <li>• need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability</li> </ul>	<p><u>Detail Design:</u></p> <p>Drawings does not allocate carparking spaces to certain building uses.</p> <ul style="list-style-type: none"> <li>- 92 parking spaces are proposed</li> <li>- 6x accessible parking spaces are indicated.</li> </ul> <p>Parking spaces are to be allocated in order to calculate the minimum number of accessible parking spaces required.</p> <p>1x additional accessible parking space will be required.</p>	DD

	<p><b>Retail Parking (Class 6)</b></p> <p>BCA requires accessible parking to be provided at a rate of 1:50 spaces for a Class 6 building.</p>	DD
	<p><b>Serviced Apartment Parking (Class 3)</b></p> <p>BCA requires accessible parking calculated by multiplying the total number of carparking spaces by the % of accessible SOU's to the total number of SOU's.</p>	DD
	<p><b>Commercial Parking (Class 5)</b></p> <p>BCA requires accessible parking to be provided at a rate of 1:50 spaces for a Class 5 building.</p>	DD
	<p><b>Childcare Parking (Class 9b)</b></p> <p>BCA requires accessible parking to be provided at a rate of 1:100 spaces for a Class 9b building.</p>	DD

### Cl. D3.6: Signage

DtS Provision	Status
<p>In a building required to be accessible signage complying with Spec. D3.6, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows —</p> <ul style="list-style-type: none"> <li>• braille and tactile signage must identify each sanitary facility and space with hearing augmentation;</li> <li>• braille and tactile signage must identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor level number;</li> <li>• signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained;</li> <li>• signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use;</li> <li>• signage to identify an ambulant accessible sanitary facility must be located on the door of the facility;</li> <li>• directional signage where a pedestrian entrance is not accessible.</li> <li>• directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility.</li> </ul> <p>A design compliance certificate should be obtained from the signage designer/contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	DD

### **Cl. D3.7: Hearing augmentation**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed –</p> <ul style="list-style-type: none"> <li>• in a room in a Class 9b building;</li> <li>• in an auditorium, conference room, meeting room or room for judicatory purposes;</li> <li>• at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</li> </ul> <p>Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.</p>	<p><u>Details Required –</u></p> <p>Confirmation is required whether one or more of the following is provided as part of the works:</p> <ul style="list-style-type: none"> <li>- An inbuilt amplification systems (other than one used solely for emergency warning).</li> </ul> <p>Further review at detailed design stage.</p>	DD

### **Cl. D3.8: Tactile indicators**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>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 –</p> <ul style="list-style-type: none"> <li>• a stairway, other than a fire-isolated stairway;</li> <li>• an escalator/moving walk;</li> <li>• a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp;</li> <li>• in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.</li> </ul>	<p>TGSIs are to be provided to –</p> <ul style="list-style-type: none"> <li>• a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp;</li> <li>• all stairway landings other than where handrails are continuous at mid landings and fire-isolated stairways;</li> <li>• any overhead obstruction less than 2m above floor level.</li> <li>• where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.</li> </ul> <p>TGSI's are to be installed in accordance with AS1428.4.1-2009.</p>	DD

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

N/A – No fixed seating is proposed

### **Cl. D3.10: Swimming pools**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible.</p> <p>An accessible entry/exit must be by means of—</p> <ul style="list-style-type: none"> <li>• a fixed or movable ramp and an aquatic wheelchair; or</li> <li>• a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or</li> <li>• a platform swimming pool lift and an aquatic wheelchair; or</li> <li>• a sling-style swimming pool lift.</li> </ul> <p>Where a swimming pool has a perimeter of more than 70 m in length, at least one accessible water entry/exit must be provided by a means specified in (b)(i), (ii) or (iii).</p> <p>Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.</p>	<p>Proposed pool exceeds a perimeter of 40m (but less than 70m).</p> <p>Drawings indicate the use of a sling style swimming pool lift.</p> <p>Further review at detailed design stage.</p>	DD

### **Cl. D3.11: Ramps**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.</p>	<p>Walkways/ ramps do not exceed a 3.6m vertical height difference.</p>	CoC

### **Cl. D3.12: Glazing on an accessway**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.</p>		DD
<p><b><u>Summary of AS1428.1-2009 Requirements for Visual Indicators on Glazing –</u></b></p> <ul style="list-style-type: none"> <li>• Shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.</li> <li>• Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.</li> </ul>		

## BCA Part E3 – LIFT INSTALLATIONS

### Cl. E3.6: Passenger lifts

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Every passenger lift must –</p> <ul style="list-style-type: none"> <li>• be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and</li> <li>• have accessible features in accordance with Table E3.6b; and</li> <li>• not rely on a constant pressure device for its operation if the lift car is fully enclosed.</li> </ul>	<p>A <b>total of 4x Passenger lifts</b> are proposed.</p> <p>The proposed passenger lifts shall have the following features –</p> <ul style="list-style-type: none"> <li>• Handrail complying with the mandatory handrail provisions of AS1735.12,</li> <li>• Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is greater than 12m – or – 1,100mm x 1,400mm where the vertical travel is less than 12m.</li> <li>• Minimum clear door opening complying with AS1735.12,</li> <li>• Passenger protection system complying with AS1735.12,</li> <li>• Lift landing doors at the upper landing,</li> <li>• Lift car and landing control buttons complying with AS1735.12,</li> <li>• Lighting in accordance with AS1735.12,</li> <li>• Automatic audible/visual information within the lift car and at the landings as prescribed,</li> <li>• Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.</li> </ul> <p>A design compliance certificate should be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	DD

## BCA Part F2 – SANITARY AND OTHER FACILITIES

### Cl. F2.4: Accessible sanitary facilities

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible:</p> <ul style="list-style-type: none"> <li>• Accessible unisex sanitary compartments must be provided as in accordance with Table F2.4(a),</li> <li>• Accessible unisex showers must be provided in accordance with Table F2.4(b),</li> <li>• At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females.</li> <li>• An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels.</li> <li>• Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1.</li> <li>• An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</li> <li>• Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.</li> </ul>	<p><b><u>Accessible Sanitary Facilities:</u></b></p> <p>A <b>total of 7x</b> accessible sanitary facilities are proposed – within retail tenancies, commercial levels, childcare and pool area.</p> <p>Accessible sanitary facilities indicate internal dimensions suitable of achieving compliance with spatial requirements of AS1428.1-2009.</p> <p>The above sanitary facilities are capable of achieving compliance.</p> <p>Ensure all fixtures and fittings are installed in accordance with AS1428.1-2009.</p> <p>i. <u>Detail Design:</u></p> <p>The accessible sanitary facilities located within the commercial areas on Levels 01 &amp; 02 are both Right Handed transfer.</p> <p>These accessible sanitary facilities are to alternate between LH &amp; RH transfers.</p> <p><b><u>Ambulant Cubicles:</u></b></p> <p>Ambulant cubicles are indicated on Levels 01 &amp; 02 within male and female toilet banks.</p> <p>The above sanitary facilities are capable of achieving compliance.</p> <p>Ensure all fixtures and fittings are installed in accordance with AS1428.1-2009.</p> <p>i. <u>Detail Design:</u></p> <p>Level 1 ambulant cubicles are located at a separate bank of toilets to the accessible sanitary facility.</p> <p>Ambulant cubicles are to be provided within the male and female toilets</p>	<p>CoC &amp; DD</p>

	directly opposite to the accessible sanitary facility.	
	<p><b><u>Accessible Sanitary Facilities within Class 3 SOU's:</u></b></p> <p>Each accessible SOU's is proposed with an accessible sanitary facility.</p> <p>Accessible sanitary facilities indicate internal dimensions suitable of achieving compliance with spatial requirements of AS1428.1-2009.</p> <p>Further review will be undertaken at detailed design stage.</p> <p>Left hand and right hand transfer WC pans are to be provided as evenly as possible within each SOU layout.</p>	CoC

### 3.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the relevant project design documentation to determine the compliance status of the proposed development against Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2019 (BCA) and the pertinent Australian Standards.

Following this review and the adaptation of the recommendations/Performance Solutions proposed, ABE Consulting are able to confirm that at the Development Application Phase of design, the development can readily achieve compliance with the BCA.

### 4.0 REVIEW PROVIDED BY

<p><b>Prepared by:</b></p>  <p><b><u>John Liska</u></b> Senior Accessibility Consultant B. Construction Management (Hons) Member - Association of Consultants in Access Australia # 462</p>	<p><b>Reviewed by:</b></p>  <p><b><u>Abe Strbik</u></b> Director Member - Association of Consultants in Access Australia # 405</p>
--	--

#### DISCLAIMER

This document has been prepared solely for the use of our client in accordance with our current professional standards and as per our agreement for providing compliance consulting services. Although all due care has been taken in the preparation of this document, no warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document. This document represents the opinions of ABE Consulting based on the facts and matters known at the time of preparation of this document. Opinions, judgments and recommendations detailed in this document, which are based on our understanding and interpretation of current statutory and regulatory obligations and standards, should not be construed as legal opinions.