



Accessibility Design

ASSESSMENT REPORT

Project: Woolworths Austral North

Address: 495 Fourth Avenue, Austral

Report no: ADAR_23198_ R1.0

Date: 12/06/2024


Prepared For: Woolworths Group



**HONTAS
HATZI & CO**

Building Code &
Accessibility Consultants

Document Control & Status

Report & Revision No.	Date	Status	Authorisation	
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1. Introduction

This report provides an accessibility design assessment of the proposed development at 495 Fourth Avenue, Austral against the relevant Deemed to Satisfy provisions of the National Construction Code (NCC) / Building Code of Australia (BCA) 2022.

2. Purpose

The purpose of this report is to assess the referenced design documentation against the criteria specified below and identify those areas (if any) where:

- Compliance is not achieved; or
- Design amendments are required to achieve compliance; or
- Compliance is proposed to be achieved by way of a Performance Solution.

Assessment Criteria

- National Construction Code (NCC) / Building Code of Australia (BCA) 2022:
 - **Part D4** - Access for people with a disability
 - **Clause E3D7** – Passenger lift types and their limitations
 - **Clause E3D8** – Accessible features required for passenger lifts
 - **Clause F4D5** – Accessible sanitary facilities
 - **Clause F4D6** – Accessible unisex sanitary compartment
 - **Clause F4D7** – Accessible unisex showers
 - **Clause F4D12** – Accessible adult change facilities
- The Disability (Access to Premises - Buildings) Standards 2010.
- Australian Standards (as relevant to the scope of works):
 - **AS1428.1-2009** – Design for Access and Mobility - Part 1: General requirements for access - new building work.
 - **AS/NZS1428.4.1-2009** – Means to assist the orientation of people with vision impairment - Tactile ground surface indicators.
 - **AS1735.12-1999** – Lifts, escalators and moving walks Part12: Facilities for persons with disabilities.
 - **AS/NZS2890.6-2009** – Off-street parking for people with disabilities.
- **Supporting documentation referenced in this report:** Implementation Guide for AS1428.1-2009 Design for access and mobility.

The report is proposed to form part of the documentation supporting the Development Application to the relevant Consent Authority.

3. Project Information

The following project and building characteristics are noted as part of this assessment:

Project and Building Characteristics	
Description of proposed works	Construction of a new retail development including Woolworths Supermarket, specialty retail, commercial, direct-to-boot and associated carparking.
Building Classification and Use	Class 5 (commercial), 6 (retail) and 7a (carpark)
Known building constraints or project limitations:	Nil

This design assessment is based on the following documentation:

- Architectural design documentation prepared by **Clarke Hopkins Clarke**:

Drawing No.	Title	Revision	Date
DA1.0	Architectural DA cover page	P6	11.06.24
DA3.1	Lower ground floor plan	P15	11.06.24
DA3.2	Upper ground floor plan	P16	11.06.24
DA3.3	First floor plan	P14	11.06.24
DA3.4	Roof plan	P11	11.06.24
DA4.1	Building elevations – sheet 1	P1	11.06.24
DA4.2	Building elevations – sheet 2	P1	11.06.24
DA5.1	Building sections – sheet 1	P7	11.06.24
DA5.2	Building sections – sheet 2	P5	11.06.24
DA6.1	Material palette	P1	12.06.24

4. Report Limitations

This report is limited to the assessment of the relevant building code and accessibility provisions as outlined **Section 2** and the referenced design documentation in **Section 3** of this report.

The content of this report is restricted for the exclusive use of the Client. Whilst all care has been taken in the preparation of this report, Hontas Hatzi & Co accepts no responsibility or liability with respect to reliance upon this report by any third party. The recommendations relating to building code and accessibility compliance throughout this report reflect the professional opinion and interpretation of Hontas Hatzi & Co. This report does not include, or imply compliance with:

- Provisions of the NCC/BCA not directly referenced in the report.
- Australian Standards not directly referenced in this report.
- Any Performance Solutions (unless referenced in this report).
- The Disability Discrimination Act 1992.
- Conditions of Development Consent issued by the Consent Authority.
- Any other Acts, Regulations, Planning Instruments and Guidelines (unless referenced in this report).
- 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.
- 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.
- Work Health and Safety Act.
- Construction Safety Act.
- Review or testing of any materials or products (unless referenced in this report).

5. Disability Discrimination Act 1992

The Commonwealth Disability Discrimination Act 1992 (DDA) applies to all states and territories throughout Australia. The Act “provides protection for everyone in Australia against discrimination based on disability” (source: Australian Human Rights Commission).

Under the Act, the term ‘disability’ covers the following:

1. Physical disabilities;
2. Intellectual disabilities;
3. Psychiatric disabilities;
4. Neurological disabilities;
5. Sensory disabilities (i.e., vision, hearing or other impairment);
6. Learning disabilities;
7. Physical disfigurement; and
8. The presence in the body of disease-causing organisms.

The legislative framework provided within the Act prohibits persons with a disability from being treated unfairly or discriminated against. This is generally consistent with other forms of human rights legislation which seeks to protect all persons from discrimination and allow for equal access and opportunity for all.

Section 23 of the Act makes it unlawful to discriminate against a person with a disability in relation to access to, or use of, premises.

6. The ‘Premises Standard’ 2010

The Disability (Access to Premises - Buildings) Standards 2010 (“Premises Standard”) was implemented and enforceable since 1st of May 2011. The Standard identifies mandatory triggers for upgrades to a building where works are undertaken by the Building Owner or Sole Lessee (or their representative).

The aim of the Premises Standard is to progressively upgrade existing buildings and allow for the removal of access barriers within the built environment. This provides greater certainty for

Building Owners and construction professionals when detailing the extent of upgrades to existing building when new works occur.

The Premises Standard applies to a “new building”, “a new part of an existing building” and “the affected part of an existing building” where applications for building work are submitted by the Building Owner or Sole Lessee (or their representative).

The upgrade triggers focus on the Principal Pedestrian Entry (PPE) and the “affected part” which is defined as follows and is illustrated in **Figure 1** (below):

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

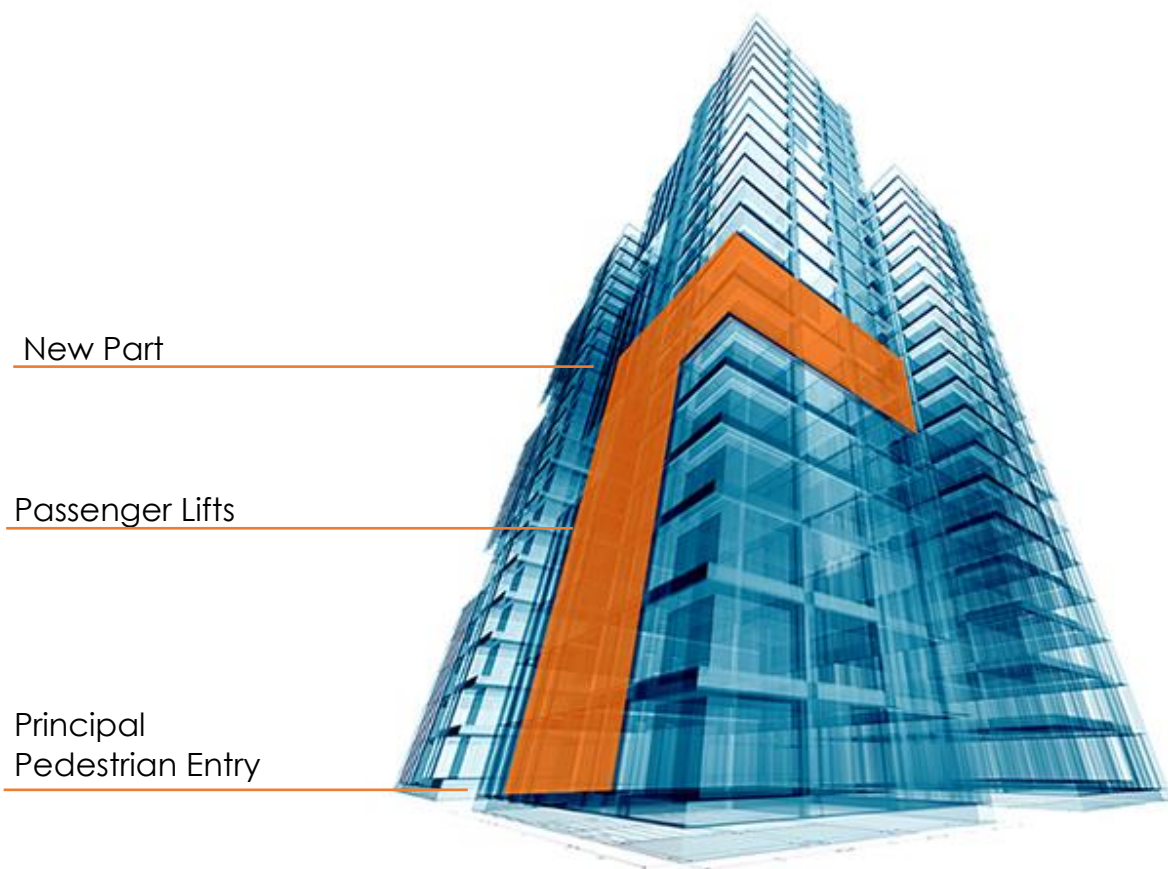


Figure 1 – Illustration of “affected part” upgrade

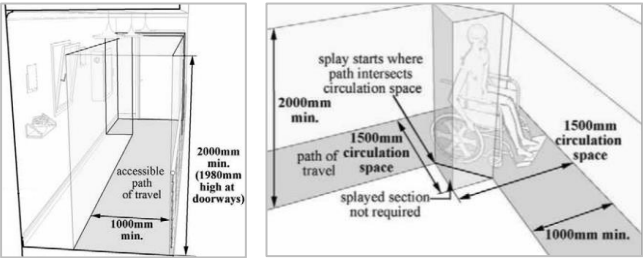
The Premises Standard generally aligns with the National Construction Code/Building Code of Australia (NCC/BCA) and contains various exemptions and concessions that available in certain instances.

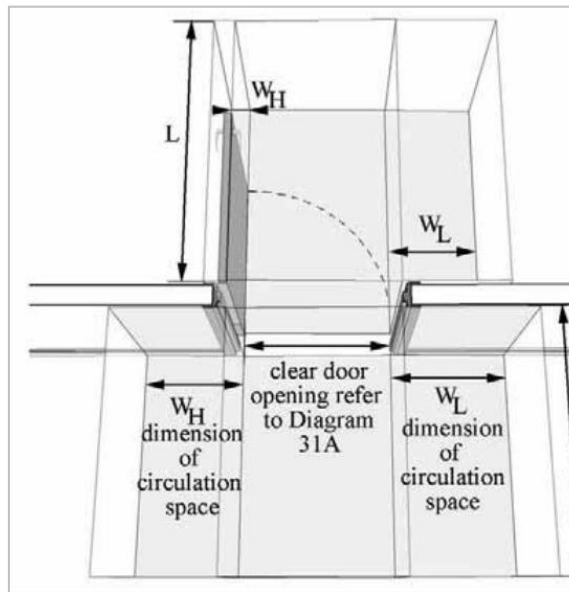
7. Accessibility Design Assessment

The “compliance status” of each clause forming part of the detailed assessment outlined in **Sections 7.1 to 7.3** is identified in accordance with the table below

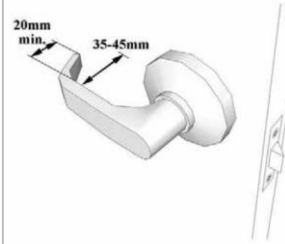
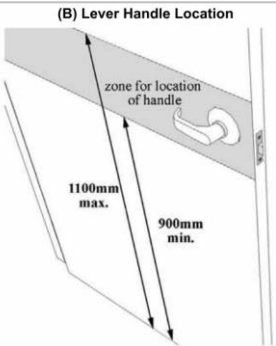
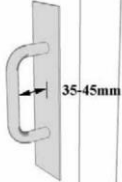
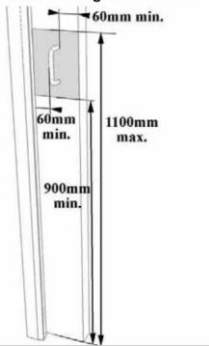
Compliance Status	Acronym	Description
Complies	Complies	The design documentation complies with the requirements of this clause.
Compliance Readily Achievable	CRA	An accurate determination against the detailed compliance requirements of this clause cannot be ascertained based on the design documentation provided. Notwithstanding, compliance can readily be achievable subject to further design development satisfying the comments included within this clause / report.
Design Detail	DD	Compliance cannot be determined from the design documentation provided. Further details and/or information is required to confirm the compliance status of the proposed design.
Performance Solution	PS	Performance Solution proposed to demonstrate compliance with Performance Requirements.
Compliance Departure	CD	Design documentation does not comply with the requirements of this clause.
Informative	Info	Comments provided as ‘information only’.
Not Applicable	N/A	Requirements of clause is not applicable to proposed work.

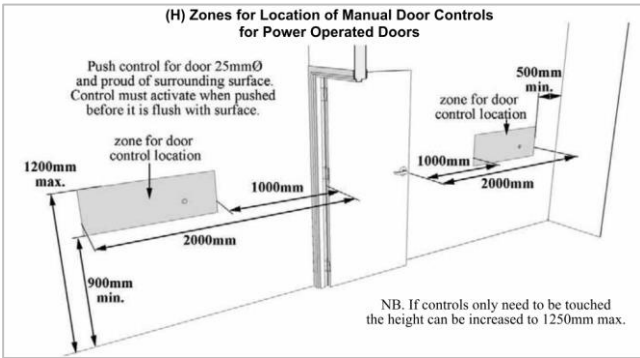
7.1. BCA Part D4 – Access for People with Disabilities

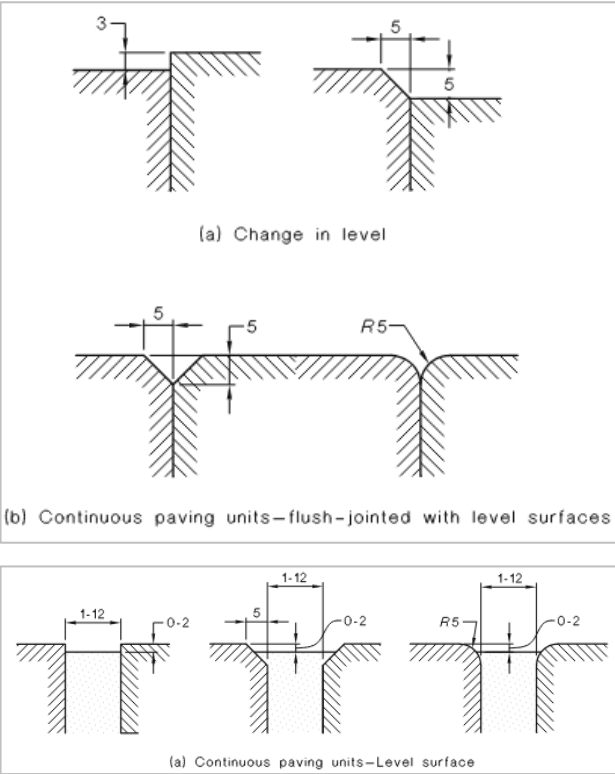
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
D4D2	<p>General Building Access Requirements</p> <p>Buildings and parts of the building must be accessible as required by clause, unless exempted by D4D5.</p> <p>The following requirements apply:</p> <p>Class 5, 6, 7b, 8, 9a</p> <p>To and within all areas normally used by the occupants.</p> <p>Class 7a</p> <p>To and within any level containing accessible carparking spaces.</p>	<p>Access is provided to and within all areas normally used by the occupants as prescribed by this clause. Further information to be provided during the design development process to verify compliance with AS1428.1-2009, including the resolution of the following matters:</p> <p>Key design matters to be addressed at the DD Stage –</p> <p>The following items shall be specified and installed to comply with AS1428.1-2009 –</p> <ul style="list-style-type: none"> A continuous accessible path of travel shall be provided in accordance with AS1428.1-2009 to common areas and facilities as prescribed in the BCA. All paths of travel shall achieve unobstructed height of 2m and width of 1m in accordance AS 1428.1-2009. <p>Note: additional spacing is required for turning and passing bays.</p> <div data-bbox="1205 1031 1845 1289">  </div>	CRA

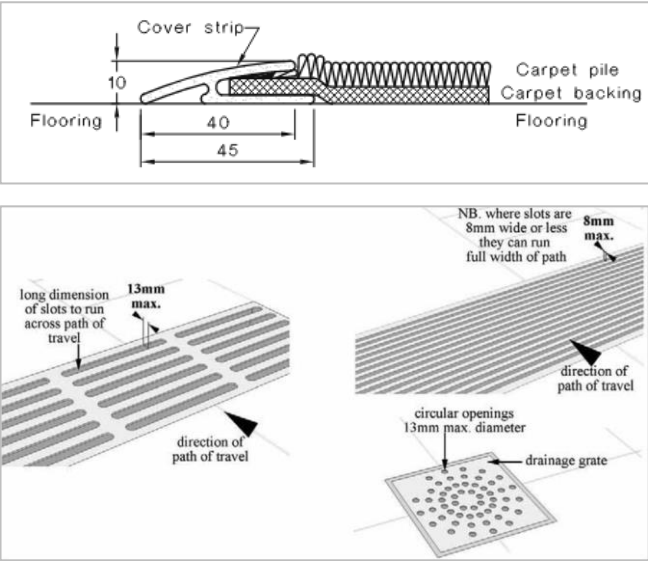
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		<ul style="list-style-type: none"> All doorways along an accessway are required to have: <ul style="list-style-type: none"> (a) A minimum door opening width not less than 850mm and be provided with door circulation spaces as prescribed by AS1428.1-2009.  <ul style="list-style-type: none"> (b) A minimum 30% luminance contrast for an area of 50mm to identify the doorway. (c) Hardware in accordance with AS1428.1-2009. 	

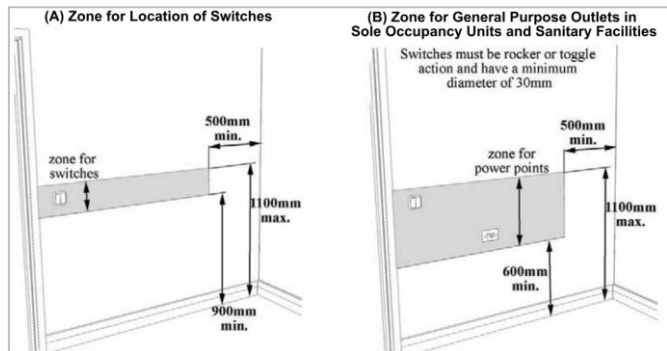


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		<div><div><p>(A) Example of Lever Handle Design</p></div><div><p>(B) Lever Handle Location</p></div><div><p>(C) Example of D Handle Design for Sliding Door</p></div><div><p>(D) D Handle for Sliding Door Location</p></div></div> <p>(d) Opening force of not more than 20N.</p> <p>(e) Landings with gradients not steeper than 1:40.</p>	

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		<p>(f) Push buttons for automatic doorways are to comply with Section 13.5.3 and 13.5.4 of AS1428.1-2009.</p>  <ul style="list-style-type: none"> Floor surface materials are to comply with the material, profile, abutment and design tolerances of AS1428.1-2009 including BCA Clause D4D4(g) & (h) for carpets. 	

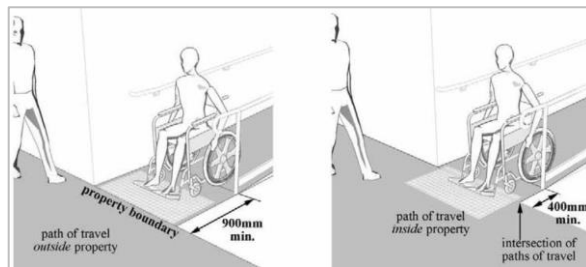
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 <p>(a) Change in level</p> <p>(b) Continuous paving units—flush-jointed with level surfaces</p> <p>(c) Continuous paving units—Level surface</p>	

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 <p>The top diagram shows a cross-section of a carpet strip being installed over a flooring surface. It labels the 'Cover strip', 'Carpet pile', 'Carpet backing', and 'Flooring'. Dimensions include a 10mm gap, a 40mm width for the carpet backing, and a 45mm width for the cover strip.</p> <p>The bottom diagrams show two types of drainage grates. The left diagram shows a grate with 'long dimension of slots to run across path of travel' and '13mm max.' slot width. The right diagram shows a grate with 'circular openings 13mm max. diameter' and 'NB. where slots are 8mm wide or less they can run full width of path' with an '8mm max.' slot width. Both diagrams indicate the 'direction of path of travel'.</p> <ul style="list-style-type: none"> Location of switches including light switches, GPOs and the like to be in accordance with the figure below: 	

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 <ul style="list-style-type: none"> All floor surfaces to be slip resistant (Refer to clause D3D15 of the BCA and slip resistance guideline/handbook HB_198-2014). 	
D4D3	Access to buildings: (1) An accessway must be provided to a building required to be accessible — (a) from the main points of a pedestrian entry at the allotment boundary; and (b) from another accessible building connected by a pedestrian link; and (c) from any required accessible carparking space on the allotment.	<p>The design indicates <u>level access</u> is provided to the building from the main pedestrian entry/entries at the allotment boundary (Fourth Avenue and Gurner Avenue) and from accessible carparking space on the allotment in accordance with clause D4D3.</p> <p>From Gurner Avenue, level access is provided from the street to the piazza which then leads to the lift lobby allowing occupants to access all levels of the building.</p> <p>From Fourth Avenue, level access is provided from the street to the external accessway (1:40 in part) which continues</p>	CRA

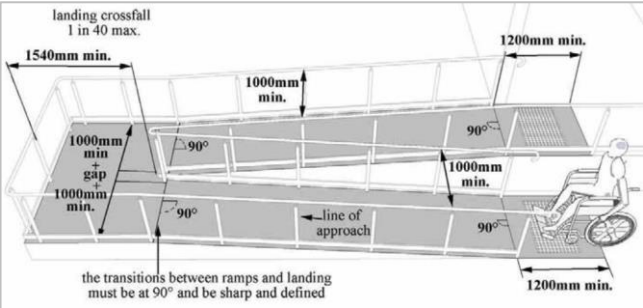
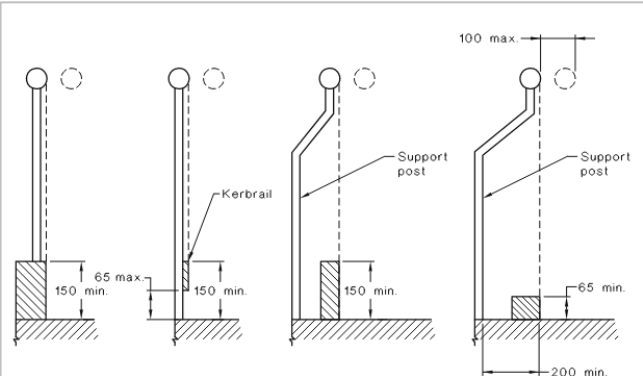
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>(2) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—</p> <p>(a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</p> <p>(b) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D4D5.</p> <p>(3) Where a pedestrian entrance required to be accessible has multiple doorways—</p> <p>(a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and</p> <p>(b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</p> <p>(4) For the purposes of (3)—</p> <p>(a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—</p> <p>(i) all doorways serve the same part or parts of the building; and</p>	<p>along the southern elevation of the building and leads to the mall entry.</p> <p>Further information to be provided during the design development process to verify compliance with AS1428.1-2009, including the resolution of the following matters:</p> <p>Key design matters to be addressed at the DD Stage –</p> <ul style="list-style-type: none"> • Pedestrian links and accessways to comply with AS1428.1-2009. • Detail transitions at the allotment boundary to ensure gradients and crossfalls do not exceed 1:40. 	

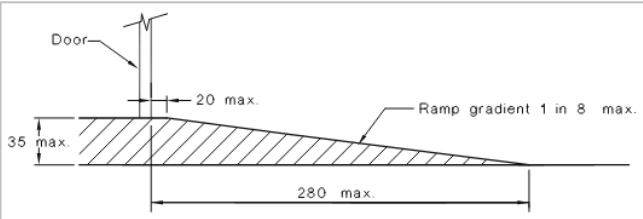
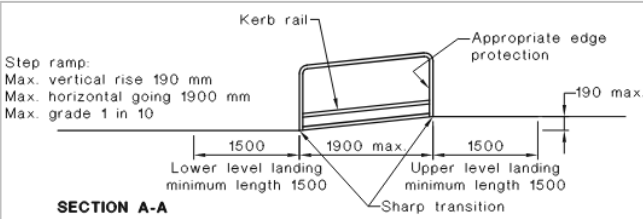
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>(ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance; and</p> <p>(b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves.</p> <p>(5) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p>		
D4D4	<p>Parts of Buildings to be Accessible</p> <p>In a building required to be accessible:</p> <p>(a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with —</p> <p>(i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> <p>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</p>	<p>Ramp Construction</p> <p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p> <p>Key design matters to be addressed at the DD Stage –</p> <ul style="list-style-type: none"> All non-fire-isolated “access” ramps are required to comply with AS1428.1-2009. Key items are noted below: <ul style="list-style-type: none"> (a) Setback 900mm (min) from a property boundary or 400mm (min) where paths of travel intersect within the property. 	CRA

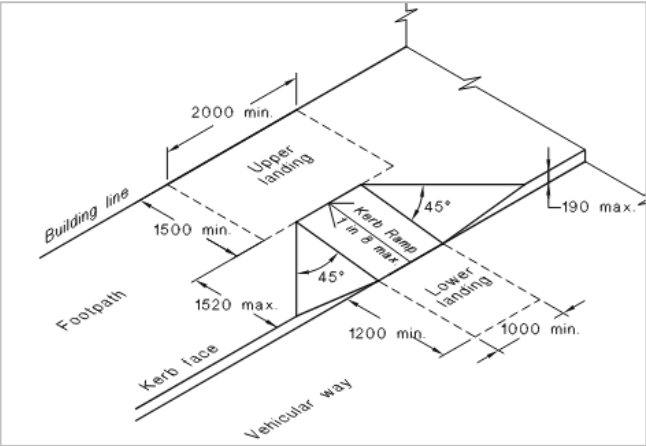
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</p> <p>(b) every passenger lift must comply with E3D7; and</p> <p>(c) accessways must have –</p> <p>(i) passing spaces complying with AS1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and</p> <p>(ii) turning spaces complying with AS 1428.1 within 2m of the end of accessways where it is not possible to continue travelling along the accessway and at maximum 20m intervals along the accessway; and</p> <p>(d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and</p> <p>(e) a passing space may serve as a turning space; and</p> <p>(f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—</p>	 <p>(b) Consistent gradient not steeper than 1:14.</p> <p>(c) Mid-landings to be provided at maximum 9m intervals (for a ramp with a 1:14 gradient).</p> <p>(d) Landings to be minimum 1200mm (in the direction of travel).</p> <p>(e) Handrails and kerb rails to be provided in accordance with AS1428.1-2009.</p> <p>(f) Tactile indicators to be provided in accordance with BCA clause D4D10 and AS/NZS1428.4.1-2009.</p>	

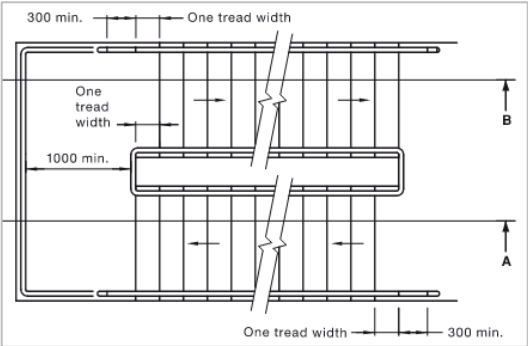
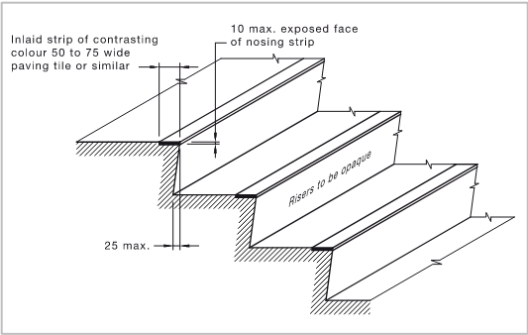


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>(i) containing not more than 3 storeys; and</p> <p>(ii) with a floor area for each storey, excluding the entrance storey, of not more than 200m²; and</p> <p>(g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and</p> <p>(h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11mm, 4mm and 15mm respectively.</p>	<p>The diagrams illustrate the requirements for handrails and kerbs on ramps and landings. Diagram (a) Plan view shows a ramp with a maximum gradient of 1 in 14, with landings on either side having a minimum width of 1200 mm. A handrail is shown with a kerb, and a dimension of 1000 is indicated. Diagram (b) Elevation shows the handrail profile, including the kerb and handrail, with a maximum gradient of 1 in 14 for the ramp. It also shows the handrail turning through a total of 180° or return fully to end post or wall face, and the handrail being extended 300 mm parallel to the surface below. The handrail height is specified as 865 to 1000 mm. The kerb and handrails are to be continued across/around landings where possible.</p>	

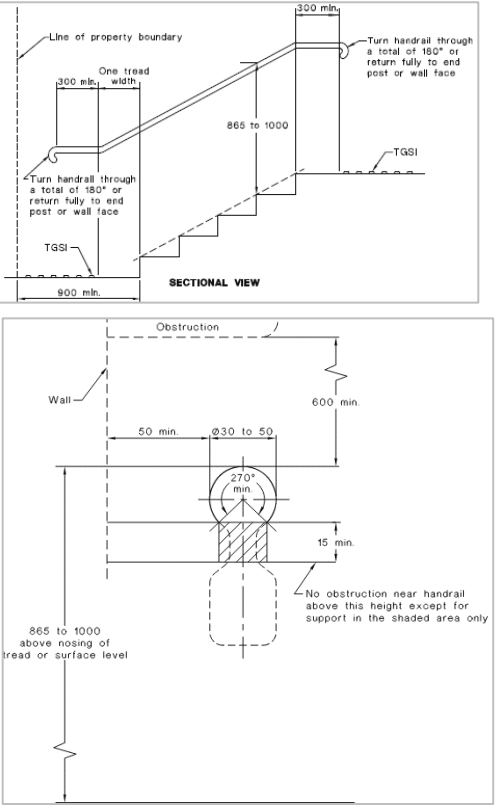
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		  <ul style="list-style-type: none"> Door threshold ramps are required to comply with AS1428.1-2009 – refer to figure below: 	

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 <ul style="list-style-type: none"> Step ramps are required to comply with AS1428.1-2009 – refer to figure below:  <ul style="list-style-type: none"> Kerb ramps are required to comply with AS1428.1-2009 – refer to figure below: 	

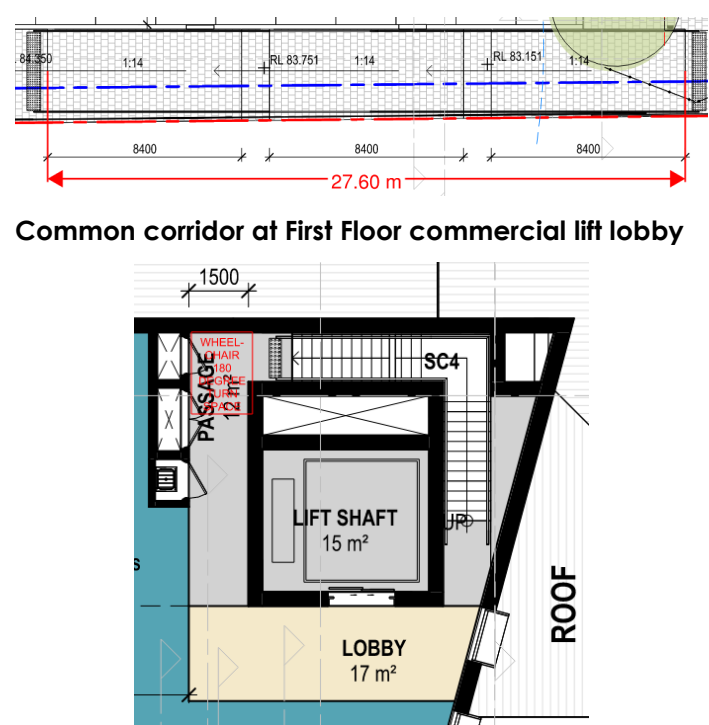
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
			
		<p>Stairway Construction</p> <p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p> <p>Key design matters to be addressed at the DD Stage –</p> <ul style="list-style-type: none"> The following key provision from AS1428.1-2009 are noted: <ul style="list-style-type: none"> (a) Stairways to be oriented to allow sufficient clearances from internal corridors and allotment boundaries (900mm setback). 	CRA

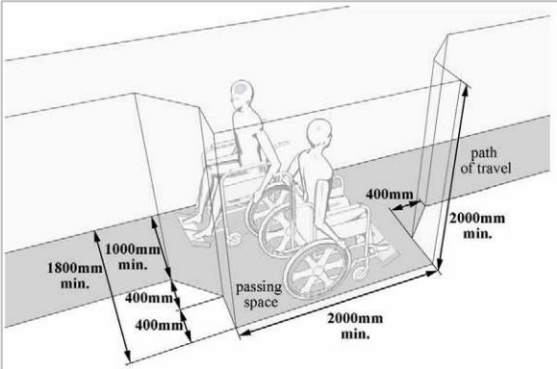
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 <p>(b) Stairways are required to have opaque/flush risers and 50-75mm non-slip stairway nosing strips that achieve a minimum 30% luminance contrast.</p>  <p>(c) Stairways are to have compliant handrails that comply with the design and installation requirements outlined in the Standard.</p>	

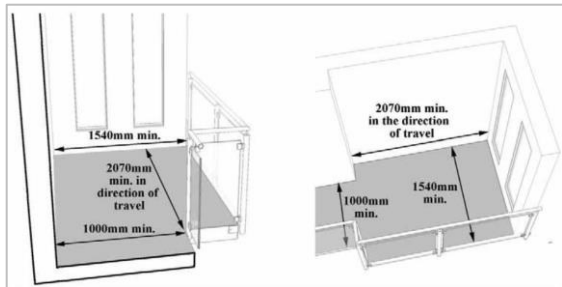


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
			

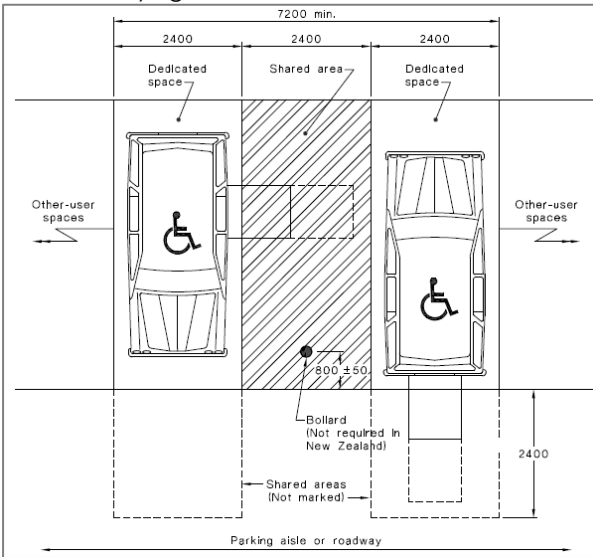
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		<ul style="list-style-type: none"> A single step and/or tiered seating platforms are not defined as stairways and therefore have not been assessed in his report. 	
		<p>Fire Isolated Stairways (SC1)</p> <p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p> <p>Key design matters to be addressed at the DD Stage –</p> <ul style="list-style-type: none"> 30% luminance contrasting nosing strips shall be provided in accordance with AS1428.1-2009 to the fire-isolated stairways. Handrails are to comply with clause 12 of AS1428.1-2009. 	CRA
		<p>Passing and Turning Bays</p> <p>Compliance is readily achievable, subject to further information being provided at the design development stage and resolution of the following:</p> <p>A 180° turning space (1,540mm X 2,070mm) is not provided within 2m of the end of an accessway / at 20m intervals as indicated below:</p> <p>External 1:14 ramp located along the south-eastern boundary</p>	CRA

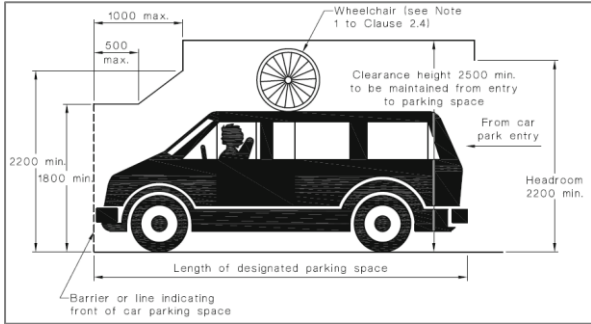
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 <p>Common corridor at First Floor commercial lift lobby</p> <p>Compliance Options –</p> <ul style="list-style-type: none"> Provide the prescribed turning space at max. 20m intervals by increasing the width of one of the landings 	



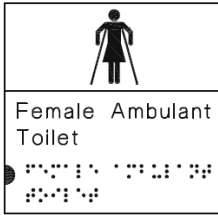

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		<p>to 1540mm (currently 1200mm) to the external ramp; and</p> <ul style="list-style-type: none"> Provide prescribed turning space within 2m of the end of the common corridor at first floor, or Where DtS compliance cannot be achieved a performance-based assessment / Performance Solution may be explored. Note this will be subject to approval from the relevant project stakeholders and further co-ordination at the design development stage. <p>Key design matters to be addressed at the DD Stage –</p> <ul style="list-style-type: none"> Refer to extracts below for AS1428.1 Implementation guide: <ul style="list-style-type: none"> (a) Passing bays: 	


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		<p>(b) 180 degree turning bays:</p> 	
		<p>Carpet Pile Height</p> <p>Further information is required to be provided at the design development stage.</p> <p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p>	DD
D4D5	<p>Exemptions</p> <p>The following areas are not required to be accessible:</p> <p>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p>	<p>Exemptions are to be applied in conjunction with a formal review and approval from the design team / project stakeholders. The following parts of the building have been offered an exemption in accordance with Clause D4D5 –</p> <ul style="list-style-type: none"> Plant & equipment room(s) Loading Dock 	Info

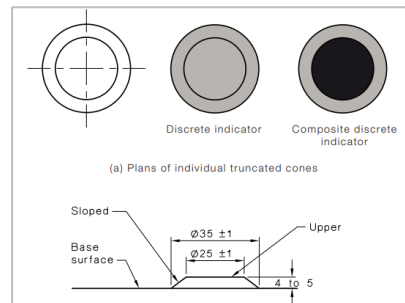
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	(b) An area that would pose a health or safety risk for people with a disability. (c) Any path of travel providing access only to an area exempted by (a) or (b).	<ul style="list-style-type: none"> Storage rooms Commercial kitchen 	
D4D6	<p>Accessible carparking</p> <p>(1) Accessible carparking spaces:</p> <p>(a) Subject to (b), must be provided in accordance with section 2 below:</p> <p>(i) a Class 7a building required to be accessible; and</p> <p>(ii) a carparking area on the same allotment as a building required to be accessible; and</p> <p>(b) 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; and</p> <p>(c) Subject to (d), must comply with AS/NZS 2890.6; and</p> <p>(d) Need not be identified with signage 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.</p> <p>Section 2 outlines the following requirements for accessible car spaces:</p>	<p>Accessible carparking spaces are provided in accordance with clause D4D6.</p> <p>A total of 348 x car spaces are provided with 8 x designated accessible car spaces and associated shared zones. The size location and number of accessible carparking spaces is readily capable of complying with AS/NZS2890.6-2009.</p> <p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p> <p>Key design matters to be addressed at the DD Stage –</p> <ul style="list-style-type: none"> Accessible carparking spaces: <ul style="list-style-type: none"> Minimum dimension of 2400mm x 5400mm. Minimum height above the car space 2500mm. Minimum height along the vehicular carriageway 2200mm (including roller door entry). Shared zone of 2400mm x 5400mm to be provided adjacent to each accessible car 	CRA

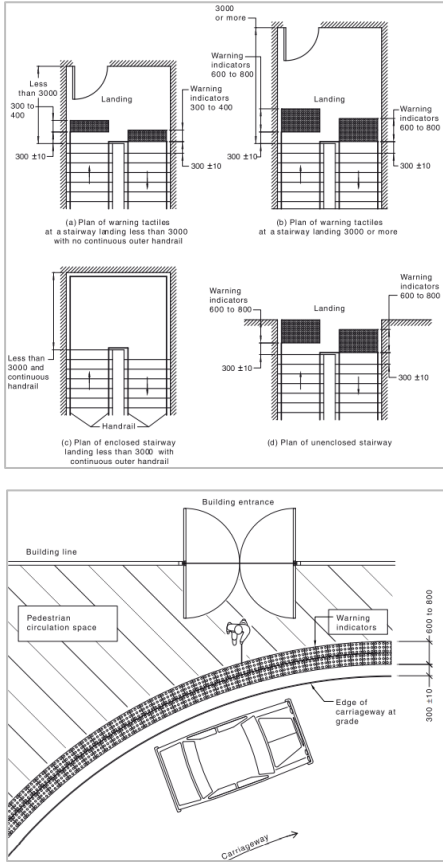
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>Class 5</p> <ul style="list-style-type: none"> 1 space for every 100 carparking spaces or part thereof <p>Class 6</p> <ul style="list-style-type: none"> 1 space for every 50 carparking spaces or part thereof up to 1000 spaces carparking spaces or part thereof. 1 space for every 100 carparking spaces or part thereof in excess of 1000 carparking spaces. 	<p>space. Bollard and line marking to comply with AS/NZS2890.6-2009.</p> <ul style="list-style-type: none"> ○ Gradient and crossfall to no exceed 1:40. ○ Accessway to be provided to the building in accordance with AS1428.1-2009. ○ All line marking to be in yellow and comply with the spatial requirements set out in the Standard. <ul style="list-style-type: none"> Refer to key figure from AS/NZS2890.6-2009 below: 	

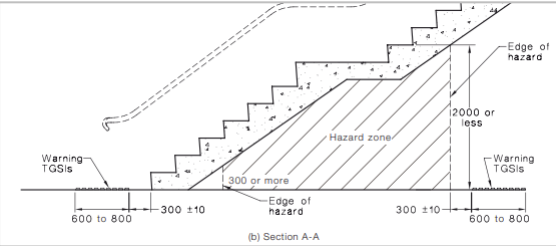
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 <p>Note: The BCA does not prescribe the provision of accessible carparking spaces for Class 2 buildings.</p>	
D4D7	Signage In a building required to be accessible— (a) braille and tactile signage complying with Specification 15 must— (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A) sanitary facility. (ii) identify each door required by E4D5 to be provided with an exit sign and state— (A) "Exit;" and	Compliance is readily achievable, subject to further information being provided at the design development stage. Key design matters to be addressed at the DD Stage – <ul style="list-style-type: none"> Signage is to comply with Clause D4D7 and Specification 15 of the NCC/BCA and will be subject to formal certification upon completion of the new works. Signage examples are provided below for reference: <ul style="list-style-type: none"> Sanitary facilities: 	DD

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>(B) "Level;" and either</p> <p>(aa) the floor level number; or</p> <p>(bb) a floor level descriptor; or</p> <p>(cc) a combination of (aa) and (bb); and</p> <p>(b) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and</p> <p>(c) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p> <p>(d) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and</p> <p>(e) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility; and</p> <p>(f) in a building subject to F4D12, directional signage complying with Specification 15 must be provided at the location of each—</p>	   <p>o Directional signage:</p> 	

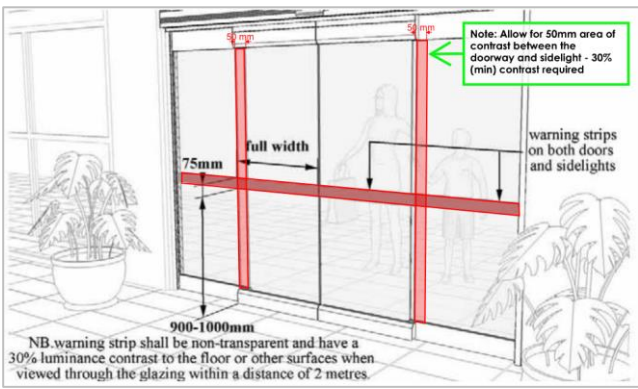
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<ul style="list-style-type: none"> (i) bank of sanitary facilities; and (ii) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building. 	<ul style="list-style-type: none"> o Braille exit signage: 	
D4D8	Hearing Augmentation	N/A – Not applicable to the scope of works.	N/A
D4D9	Tactile Indicators <ul style="list-style-type: none"> (1) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— <ul style="list-style-type: none"> (a) a stairway, other than a fire-isolated stairway; and (b) an escalator; and (c) a passenger conveyor or moving walk; and (d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (e) in the absence of a suitable barrier— <ul style="list-style-type: none"> (i) an overhead obstruction less than 2 m above floor level, other than a doorway; and (ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a 	<p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p> <p>Key design matters to be addressed at the DD Stage –</p> <ul style="list-style-type: none"> • Tactile ground surface indicators shall be specified and installed to comply with AS/NZS1428.4.1-2009 including size, spacing, width, depth and luminance contrasting as follows – <ul style="list-style-type: none"> o 30% - Integrated TGSIs o 45% - Discrete TGSIs o 60% - Composite Discrete TGSIs 	DD

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5.</p> <p>(2) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p>	 <p>(a) Plans of individual truncated cones</p> <p>Discrete indicator Composite discrete indicator</p> <p>Sloped Base surface Upper</p> <p>$\phi 35 \pm 1$ $\phi 25 \pm 1$ 4 to 5</p> <ul style="list-style-type: none"> Tactile ground surface indicators are to be installed 300mm \pm 10mm from the hazard (i.e. stair nosing, ramp transition, vehicular way, overhead obstruction etc.). 	

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 <p>The diagrams illustrate the placement of warning tactile indicators in various building scenarios:</p> <ul style="list-style-type: none"> (a) Plan of warning tactile indicators at a stairway landing less than 3000 with no continuous outer handrail. Indicators are placed on the landing surface, with dimensions 300 ± 10 and 300 to 400. (b) Plan of warning tactile indicators at a stairway landing 3000 or more. Indicators are placed on the landing surface, with dimensions 300 ± 10 and 300 to 400. (c) Plan of enclosed stairway landing less than 3000 with continuous outer handrail. Indicators are placed on the landing surface, with dimensions 300 ± 10 and 300 to 400. (d) Plan of unenclosed stairway. Indicators are placed on the landing surface, with dimensions 300 ± 10 and 300 to 400. Diagram showing warning tactile indicators at a building entrance. Indicators are placed on the pedestrian circulation space, with dimensions 300 ± 10 and 300 to 400. 	

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		<ul style="list-style-type: none"> Tactile ground surface indicators can be 300mm - 400mm in locations where the next hazard/building element is ≤ 3000mm away or shall be 600mm - 800mm deep when the hazard is ≥ 3000mm away. A suitable barrier or tactile indicators are to be provided underneath the stairway to identify the obstruction less than 2 m above floor level. 	
D4D10	Wheelchair seating spaces in Class 9b assembly buildings	N/A – Not applicable to the scope of works.	N/A
D4D11	Swimming pools	N/A – Not applicable to the scope of works.	N/A
D4D12	Ramps On an accessway—	Compliance is readily achievable.	CRA

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>(a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and</p> <p>(b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.</p>		
D4D13	<p>Glazing on an accessway</p> <p>On an accessway, 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>	<p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p> <p>Key design matters to be addressed at the DD Stage:</p> <ul style="list-style-type: none"> Visual indicators on glazing 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. Visual indicators on glazing shall achieve a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side. 	DD

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 <p>NB. warning strip shall be non-transparent and have a 30% luminance contrast to the floor or other surfaces when viewed through the glazing within a distance of 2 metres.</p>	

7.2. BCA Part E3 – Lift Installations

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
E3D7	<p>Passenger lift types and their limitations</p> <p>(1) In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type:</p> <p>(a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.</p>	<p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p> <p>Design certification is to be obtained from the Vertical Transport Consultant to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	DD

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>(b) Stairway platform lifts must not—</p> <ul style="list-style-type: none"> (i) be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18; or (ii) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or (iii) be used where it is possible to install another type of passenger lift; or (iv) connect more than 2 storeys; or (v) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or (vi) when in the folded position, encroach on the minimum width of a stairway required by D2D8 to D2D11. <p>(c) A low-rise platform lift must not travel more than 1000 mm.</p> <p>(d) A low-rise, low-speed constant pressure lift must not—</p> <ul style="list-style-type: none"> (i) for an enclosed type, travel more than 4m; or (ii) for an unenclosed type, travel more than 2 m; or (iii) be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium, 		



NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>transport interchange, shopping complex or the like.</p> <p>(e) A small-sized, low-speed automatic lift must not travel more than 12 m.</p> <p>(2) A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.</p>		
E3D8	<p>Accessible features required for passenger lifts</p> <p>In an accessible building, every passenger lift must have the following features where applicable:</p> <p>(a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except—</p> <ul style="list-style-type: none">(i) a stairway platform lift; and(ii) a low-rise platform lift. <p>(b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.</p> <p>(c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12 m, except a stairway platform lift.</p> <p>(d) Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.</p>	<p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p> <p>Design certification is to be obtained from the Vertical Transport Consultant to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	DD

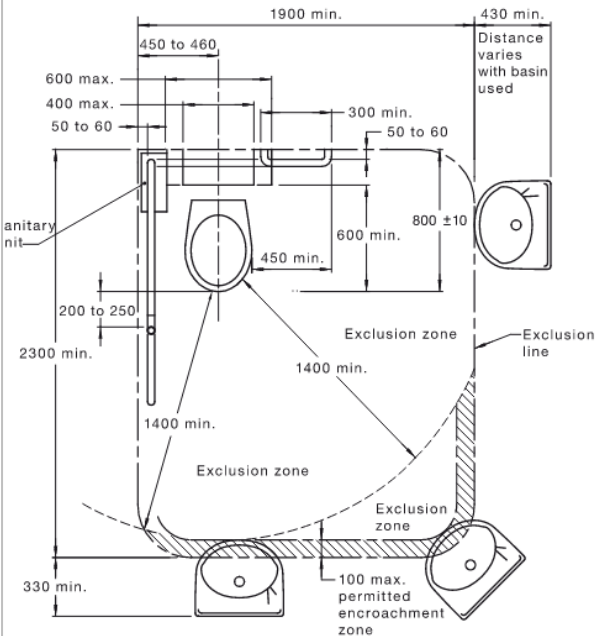
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<ul style="list-style-type: none"> (e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift. (f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors. (g) Lift landing doors at the upper landing for all lifts except a stairway platform lift. (h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except— <ul style="list-style-type: none"> (i) a stairway platform lift; and (ii) a low-rise platform lift. (i) Lighting in accordance with AS 1735.12 for all enclosed lift cars. (j) For all lifts serving more than 2 levels— <ul style="list-style-type: none"> (i) automatic audible information within the lift car to identify the level each time the car stops; and (ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz. (k) Emergency hands-free communication, including a button that alerts a call centre of a problem and a 		

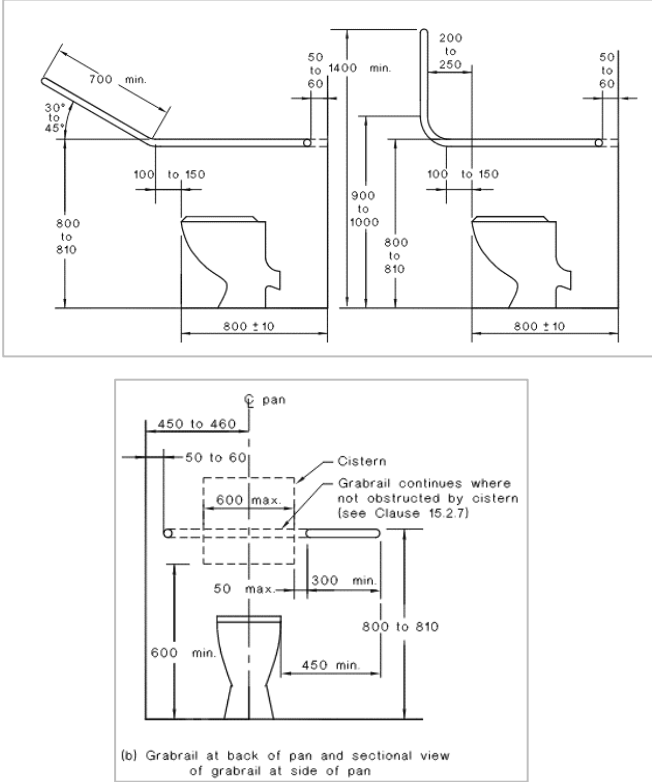
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	light to signal that the call has been received, for all lifts except a stairway platform lift.		

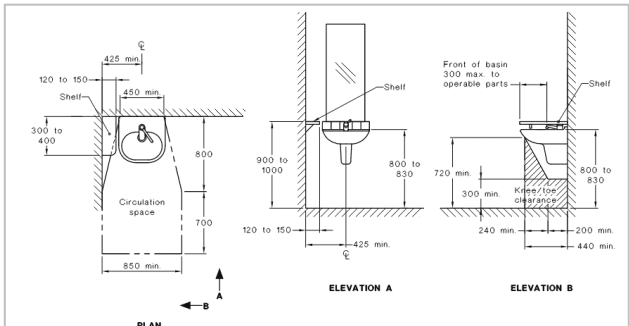
7.3. BCA Part F4 – Sanitary and Other Facilities

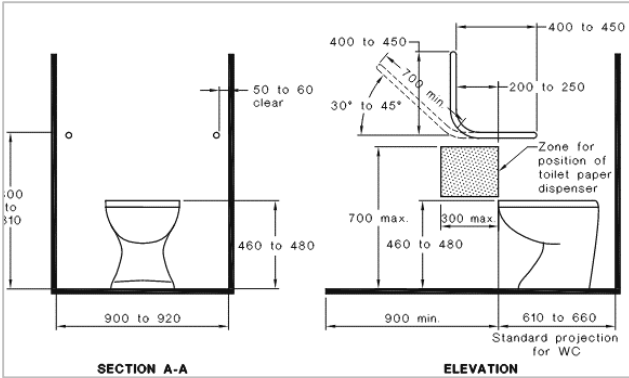
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
F4D5	<p>Accessible sanitary facilities</p> <p>In a building required to be accessible—</p> <p>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and</p> <p>(b) accessible unisex showers must be provided in accordance with F4D7; and</p> <p>(c) 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, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and one sanitary compartment suitable for a person with an ambulant disability for use by females, must be provided; and</p>	<p>Compliance is readily achievable, subject to further information being provided at the design development stage:</p> <p>Accessible Unisex Sanitary Compartments –</p> <p>Accessible sanitary compartments are proposed at the following locations:</p> <ul style="list-style-type: none"> Upper Ground Floor Level (LH transfer facility) Upper Ground Floor Level 1 (within Woolworths supermarket) <p>The size, location and number of accessible facilities are readily capable of complying with Clause F4D5 and AS1428.1-2009 of the NCC/BCA.</p> <p>Key design matters to be addressed at the DD Stage –</p>	DD

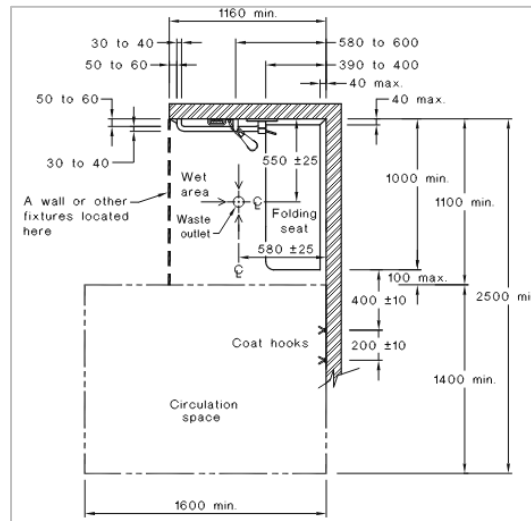


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and</p> <p>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and</p> <p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) 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; and</p> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(a) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p>	<ul style="list-style-type: none"> Include accessible sanitary facilities to serve the lower ground and first floor commercial tenancies. Detail the accessible sanitary facility within the supermarket <u>and</u> relocate to be with staff amenities. The size of the accessible sanitary facility to comply with AS1428.1-2009: 	

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		<ul style="list-style-type: none"> Fixtures, fittings and signage within accessible unisex sanitary facilities are to comply with AS1428.1-2009 – key extracts are provided below: 	

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 <p>Ambulant Sanitary Compartments –</p> <p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p> <p>Key design matters to be addressed at the DD Stage –</p> <ul style="list-style-type: none"> Fixtures, fittings and signage within ambulant sanitary facilities are to comply with AS1428.1-2009 – key extracts are provided below: 	DD

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
			
F4D6	<p>Accessible unisex sanitary compartments</p> <p>(1) Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <p>(a) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans—</p> <ul style="list-style-type: none"> (i) 1 on every storey containing sanitary compartments; and (ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. 	<p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p>	CRA

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
F4D7	<p>Accessible unisex showers</p> <p>(1) Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:</p> <p>(a) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.</p>	<p>Any sanitary facilities proposed within the lower ground floor End of Trip must also contain accessible features. This includes accessible WCs, basins and showers.</p> <p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p> <p>Key design matters to be addressed at the DD Stage –</p> <ul style="list-style-type: none"> Fixtures, fittings and signage within an accessible shower compartment are to comply with AS1428.1-2009 – key extracts are provided below: 	CRA

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
F4D12	Accessible adult change facilities	N/A – Not applicable to the scope of works.	N/A

8. Conclusion

Hontas Hatzi & Co Pty Ltd have completed a detailed accessibility compliance assessment of the project design documentation prepared to support the Development Application lodgment to the Consent Authority.

We confirm the new works are capable of complying with the relevant accessibility provisions outlined in the NCC/BCA 2022, The Disability (Access to Premises - Buildings) Standards 2010 and Australian Standards subject to the satisfactory resolution of all recommendations outlined in **Section 7** of this report.



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