



DESIGN CONFIDENCE

The Trustee for
Huntingwood Property Trust
Access Design Assessment Report

SSD-36138263 Application

Augusta Street Warehouse
and Distribution Centre
Augusta Street
Blacktown NSW 2148

Project: (SSD- 36138263) - Augusta Street Warehouse and Distribution Centre
 Document Type: Access Design Assessment Report
 Our Reference: P222_074-2.3 (ACCESS) KG

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Revision History—

OUR REFERENCE	REMARKS	ISSUE DATE
P222_074-1 (ACCESS) KG	Draft report issued to client for review and comment	14 June 2023
P222_074-2 (ACCESS) KG	Final report issued to client	27 June 2023
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EXECUTIVE SUMMARY

This Access Design Assessment Report has been prepared by Design Confidence at the request of The Trustee for Huntingwood Property Trust and relates to the proposed industrial development located at Augusta Street, Blacktown.

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the accessibility provisions of the BCA, either by complying with the prescriptive requirements or via a performance-based approach.

With respect to the assessment undertaken, the following items shall be reviewed further as the project develops—

ITEM	DESCRIPTION	RESPONSIBILITY
1	Reduced accessibility provisions relating to the accessway from the site boundary, relating to gates, ramps, etc.	Project Architect
2	Internal circulation provisions presented with shortfalls relating to door circulation spaces and door openings.	Project Architect
3	Internal circulation provisions presented with shortfalls relating to turning spaces.	Project Architect
4	Balance between left- and right-hand transfer toilet is not achieved.	Project Architect
5	Coat hooks cannot be installed as per requirements in Office 3A, 3B, 4A, 4B and 4C.	Project Architect
6	Reduced accessible toilet dimensions are provided in Office 2.	Project Architect
7	As design progresses, further details shall be provided to ensure compliance with the requirements of the BCA and relevant standards is achieved, such as: a. Ramp and stairway details; b. Wet area (sanitary facilities) details; c. Door and door hardware details; d. Signage details; e. Tactile indicator details; f. Visual indicator details; g. Lift details.	Project Architect

In addition to undertaking a detailed assessment of the design against the prescriptive requirements of the BCA a preliminary performance-based assessment has also been undertaken.

The implementation of a performance-based approach in lieu of compliance with the deemed-to-satisfy (DtS) provisions of the BCA shall be disclosed to the relevant stakeholders and is subject to the approval of the certifying authority.

The table below lists scenarios where we believe the adoption of a performance design may add value to development in-lieu of complying with the prescriptive (DtS) provisions—

ITEM	PROPOSED PERFORMANCE SOLUTION	BCA DtS CLAUSE	PERFORMANCE REQUIREMENT
1	Justify reduced passing spaces.	D4D4	D1P1
2	Justify reduced turning spaces internally.	D4D4	D1P1
3	Nil accessible path of travel from site boundary provided. (if non accessible path of travel from site boundary is provided).	D4D3	D1P1

1.0 INTRODUCTION

1.1 General

Design Confidence has been commissioned by The Trustee for Huntingwood Property Trust to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD- 36138263) for the proposed Augusta Street warehouse and distribution centre at Augusta Street, Blacktown.

The proposed SSDA seeks approval to redevelop the site to accommodate a warehouse and distribution centre use inclusive of the following:

- Site establishment works, including tree removal, minor excavation / bulk earthworks.
- Construction and operation of four (4) new warehouse buildings comprising a multi-level warehouse building on the eastern portion of the site and three single storey warehouse buildings on the western portion of the site. The warehouse buildings will include ancillary office space and indicative warehouse fit out works including warehouse racking.
- The warehouse and distribution tenancies are proposed to be operated 24 hours per day, 7 days per week.
- Other associated works including landscaping, at-grade car parking and general site improvements.
- Business and building identification signage including wayfinding signage.
- Vehicle access provided via Augusta Street and a new proposed access from the Great Western Highway
- Lot consolidation of properties.

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

CLASSIFICATION	DESCRIPTION
Class 5	Offices
Class 7a	Car parking
Class 7b	Warehouse

STOREYS CONTAINED (INCLUDING BASEMENT LEVELS)	
Two (2)	Building 1
Two (2)	Building 2
Two (2)	Building 3
Two (2)	Building 4
Three (3)	Building 5

1.2 Purpose of Report

This report documents an assessment carried out against the version of the National Construction Code – Building Code of Australia Volume 1, Edition 2022, as are principally contained within Parts D4, E3D7, E3D8, F4D5, F4D6, F4D7 and F4D12 as applicable to the subject development.

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

1.3 Documentation Provided for Assessment

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

1.4 Limitations

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

This assessment does not contain comments regarding detailed design issues such as (but not limited to): luminance contrast, slip resistance, handrail design, door schedule and door hardware specification, location of fittings within sanitary compartments and lift specification.

1.5 Report Exclusions

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

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

1.6 BCA Assessment – Interpretation Notes

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

- (i) The following rooms / areas and associated accessways have been afforded the concession under D4D5 and access for people with disabilities need not be provided to these areas—
 - Warehouse areas with associated areas (dock areas, loading areas, etc) – refer to Appendix 4 for further information;
 - Plant and equipment rooms;
 - Pump room;
 - Cleaners rooms;
 - Services meters;
 - Storage rooms.
- (ii) Movable furniture is the ongoing responsibility of the occupants who should maintain appropriate circulation spaces between and around furnishings;

(iii) The internal fit out of the office tenancies has not been included in this assessment.

2.0 BCA ACCESS DESIGN ASSESSMENT SUMMARY

2.1 Interpretation

The following tables summarise the compliance status of the architectural design in terms of each *applicable* prescriptive provision of the BCA and indicates a **capability for compliance** ('COMPLIES') with the accessibility provisions of the BCA.

A detailed analysis and commentary are provided in **Section 3.0** of this report in the instance that prescriptive non-compliance occurs ('DOES NOT COMPLY') or further 'DESIGN DETAIL' is required. Such instances should not necessarily be considered BCA deficiencies, but rather matters which need to be considered by the design team, the certifying authority and all other relevant stakeholders as design progresses.

2.2 Part D4 – Access for People with a Disability

BCA 2019 Amen. 1: Part D3, Clauses D3.1-D3.12

BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
D4D2 General building access requirements			✓
D4D3 Access to buildings			✓
D4D4 Parts of buildings to be accessible			✓
D4D6 Accessible carparking			✓
D4D7 Signage		N/A	
D4D8 Hearing augmentation			✓
D4D9 Tactile indicators			✓
D4D10 Wheelchair seating spaces		N/A	
D4D11 Swimming pools		N/A	
D4D12 Ramps			✓
D4D13 Glazing on an accessway			✓

2.3 Part E3D7 & E3D8 – Passenger Lifts

BCA 2019 Amen. 1: Clause E3.6

BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
E3D7 Passenger lifts E3D8			✓

2.4 Part F4D5, F4D6 & F4D7 – Accessible Sanitary Facilities

BCA 2019 Amen. 1: Clause F2.4

BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
F4D5 Accessible unisex sanitary compartments F4D6			✓
F4D7 Accessible unisex showers			✓
F4D5(c) Sanitary facilities for people with ambulant disabilities			✓

2.5 Part F4D12 – Accessible Adult Change Facilities

BCA 2019 Amen. 1: Clause F2.9

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
F4D12	Accessible adult change facilities		N/A	

3.0 BCA DETAILED ASSESSMENT

3.1 General

With reference to the Access Design Assessment Summary contained in **Section 2.0** above, the following analysis and commentary is provided.

In all instances, reference is also made to **Appendix 2**, which contains design guidance and other items which shall be coordinated by the relevant stakeholders as design progresses to ensure compliance with the deemed-to-satisfy (DtS) accessibility provisions of the BCA is achieved.

Furthermore, the analysis below contains preliminary advice regarding opportunities for the implementation of a performance-based approach in lieu of complying with the prescriptive (DtS) provisions of the BCA.

BCA 2019 Amen. 1: Part D3

3.1.1 Clause D4D2 – General building access requirements

BCA 2019 Amen. 1: Clause D3.1

BUILDING CLASS	ACCESSIBILITY REQUIREMENTS
Class 5	Access is required to and within all areas normally used by the occupants.
Class 7a	Access is required to and within any levels containing accessible car parking spaces.
Class 7b	Access is required to and within all areas normally used by the occupants.
All buildings	Access is not required to be provided to the areas afforded the concession under Clause D4D5 and identified in Section 1.6 above.

The following comments are provided in regards the requirements of Clause D4D2 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
Doors - openings	Doors throughout the development are provided with reduced door opening.	Level of detail is suitable for DA stage. As design progresses ensure door openings on the accessible path of travel are provided with minimum 850mm clear door openings, compliant with Clause 13 of AS1428.1-2009.
Doors – circulation areas	Doors throughout the development are provided with reduced door circulation areas.	Level of detail is suitable for DA stage. As design progresses ensure door openings on the accessible path of travel are provided with door

DESCRIPTION	COMMENT	RESOLUTION
		circulation areas, compliant with Clause 13.3 of AS1428.1-2009.

Refer to **Appendix 2** below for further design guidance.

3.1.2 Clause D4D3 – Access to buildings

BCA 2019 Amen. 1: Clause D3.2

An accessway to Building 1 from the site boundary on Flushcombe Road is provided via a flat accessway shown in **blue**, to Building 2 from the site boundary on Flushcombe Road is provided via 1:14 ramps shown in **orange**. It appears a pedestrian accessway is proposed to the Buildings 3 and 4 via a series of ramps/walkways shown in **red**.

An accessway to building 1, 2, 3 and 4 is also provided via accessible car parking. Building 5 is provided with access via accessible parking area only due to nil pedestrian access from site boundary provided, shown in **green**.



Figure 1 – Pedestrian Entries

The following comments are provided in regards the requirements of Clause D4D3 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
General – site boundary access	Pedestrian access from site boundary is provided to proposed Warehouse 1 and 2.	Level of details is suitable for DA stage. Where pedestrian access from site boundary is provided it must be generally accessible and in compliance with AS1428.1-2009. If nil pedestrian access from site boundary is provided access from accessible a car parking only will be assessed.
WH3 and 4 - site boundary access	Drawings indicate a path of travel from site boundary is provided via a series of ramps.	Level of details is suitable for DA stage. Where pedestrian access from site boundary is provided it must be generally accessible and in compliance with AS1428.1-2009.

DESCRIPTION	COMMENT	RESOLUTION
		As design progresses provide detailed drawings.
Gate – WH1	Entry gate is proposed on the path of travel from site boundary.	Level of details is suitable for DA stage. As design progresses provide access door/gate circulation space on traversable and firm surface on grade not less than 1:40 in all directions for frontal approach and 850mm minimum clear opening.
Site link – WH3 and 4	Drawings indicate a site link between Warehouse 3 and 4 is proposed.	Level of details is suitable for DA stage. As design progresses confirmation required if a pedestrian path of travel between WH 3 and 4 is proposed and will be generally accessible by all occupants. If pedestrian access between WH3 and 4 is proposed, it must be accessible and in compliance with AS1428.1-2009.
Turning spaces – general	Reduced turning spaces are provided on the accessible path of travel from site boundary to WH2, and between WH3 and 4 (TBC as per above).	Accessible path of travel must be provided in compliance with AS1428.1-2009.
Passing space	Drawings indicate nil passing spaces are provided where direct line of sight is not available.	Level of details is suitable for DA stage. As design progresses provide an accessible path of travel with passing spaces 1800mm x 2000mm every 20m where direct line of sight is not available. Alternatively seek a performance solution to justify reduced passing space (minimum 1525mm wide).
Ramps	A series of ramps 1:14 are provided to WH 2.	Level of details is suitable for DA stage. As design progresses provide levels for assessment in compliance with Clause 10.3 of AS1428.1-2009.
Stairs - WH2	Stairs are proposed at entry area to WH2 with handrail extensions encroaching into traverse path of travel.	Level of details is suitable for DA stage. As design progresses ensure two or more stairs are provided with accessible features in compliance with Clause 11 and 12 of AS1428.1-2009.

DESCRIPTION	COMMENT	RESOLUTION
		Ensure stairs are setback to allow for nil encroachment into traverse path of travel.
Kerb ramps	Kerb ramps are proposed on the accessible path of travel from accessible parking areas.	Level of details is suitable for DA stage. As design progresses ensure are provided with landings at the bottom and top of ramp on grade not less than 1:40 and in compliance with AS1428.1-2009.

Refer to **Appendix 2** below for further design guidance.

3.1.3 Clause D4D4 – Parts of the building to be accessible

BCA 2019 Amen. 1: Clause D3.3

The following comments are provided in regards the requirements of Clause D4D4 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
End of accessway	Reduced ends of accessway are provided in lobby corridor areas.	Level of detail is suitable for DA stage. As design progresses ensure end of accessways are provided with turning space 1540x2070mm.
Stairways – offset tread	Stairways throughout the development have been provided with reduced offset tread at the bottom of the flight.	Level of detail is suitable for DA stage. As design progresses ensure an offset tread is provided at every landing to allow for handrail same height throughout the stairway.
Turning spaces - kitchen	Offices are proposed with reduced 90 deg turning spaces between fixed joinery.	Level of detail is suitable for DA stage. As design progresses ensure turning spaces are [provided between all fixed joinery.
Stairways - general	Stairways throughout the development have not been detailed yet.	Level of detail is suitable for DA stage. As design progresses compliance with Clause 11 and 12 will be required, provide (not limited to): • Handrails with handrail extensions to the bottom and top of stairways on both sides; • Minimum 1000mm between handrails; • An offset tread at the bottom of the flight;

DESCRIPTION	COMMENT	RESOLUTION
		- Tactile indicators at the bottom and the top of stairways; - Contrasting nosing strips.
Bike parking	Ensure at least one door to the secure bike parking is accessible.	Level of detail is suitable for DA stage. As design progresses provide detailed drawings.

Refer to **Appendix 2** below for further design guidance.

3.1.4 Clause D4D5 – Exemptions

BCA 2019 Amen. 1: Clause D3.4

The following comments are provided in regards the requirements of Clause D4D5 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
General	Refer to Section 1.6 above and Appendix 4 for areas afforded the concession under D4D5.	Nil further cation required at this stage. A letter from client will be required at CC stage with confirmation noting areas to be exempt.

3.1.5 Clause D4D6 – Accessible carparking

BCA 2019 Amen. 1: Clause D3.5 and Table D3.5

A total of:

- Building 1: seventy-three (73) car parking spaces have been provided on ground level. Two (2) have been designated as accessible parking spaces, and
- Building 2: One hundred and six (106) car parking spaces have been provided on ground level. Three (3) have been designated as accessible parking spaces; and
- Building 3 and 4: Three hundred and forty-six (346) car parking spaces have been provided on ground level. Ten (10) have been designated as accessible parking spaces; and
- Building 5: Four hundred and fifty (426) car parking spaces have been provided on ground level. Twelve (12) have been designated as accessible parking spaces,

therefore, meeting the requirements of Clause D4D6 of the BCA in regards the minimum number of accessible parking spaces required in a car parking area associated with a Class 5, 7a and 7b building.

The following comments are provided in regards the requirements of Clause D4D6 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
General	Dimensions indicate compliance with this is achievable.	Level of detail is suitable for DA stage.
Grade	Ensure grade 1:40 or 1:33 in every direction is achieved to accessible parking area.	Level of detail is suitable for DA stage.

Refer to **Appendix 2** below for further design guidance.

3.1.6 Clause D4D7 – Signage

BCA 2019 Amen. 1: Clause D3.6 and Specification D3.6

The following comments are provided in regards the requirements of Clause D4D7 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
General	Signage details have not yet been provided for assessment.	Level of detail is suitable for DA stage. As design progresses signage will be required in accordance with the requirements of this clause and Specification 15 of the BCA.

Refer to **Appendix 2** below for further design guidance.

3.1.7 Clause D4D8 – Hearing augmentation

BCA 2019 Amen. 1: Clause D3.7

Not applicable.

3.1.8 Clause D4D9 – Tactile indicators

BCA 2019 Amen. 1: Clause D3.8

The following comment are provided in regards the requirements of Clause D4D9 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
General	Tactile indicators at stairways and ramps have not yet been detailed within the design documentation.	Level of detail is suitable for DA stage. As design progresses tactile indicators will be required in accordance with the requirements of this clause.

Refer to **Appendix 2** below for further design guidance.

3.1.9 Clause D4D10 – Wheelchair seating spaces in Class 9b assembly buildings

BCA 2019 Amen. 1: Clause D3.9

Not applicable.

3.1.10 Clause D4D11 – Swimming pools

BCA 2019 Amen. 1: Clause D3.10 and Specification D3.10

Not applicable.

3.1.11 Clause D4D12 – Ramps

BCA 2019 Amen. 1: Clause D3.11

Not applicable.

3.1.12 Clause D4D13 – Glazing on an accessway

BCA 2019 Amen. 1: Clause D3.12

The following comment is provided in regards the requirements of Clause D4D13 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
General	Visual indicators have not yet been detailed within the design documentation.	Level of detail is suitable for DA stage. As design progresses visual indicators will be required in accordance with the requirements of this clause.

Refer to **Appendix 2** below for further design guidance.

3.2 Clauses E3D7 and E3D8 – Passenger Lifts

BCA 2019 Amen. 1: Clause E3.6 and Table E3.6a & E3.6b

The following comments are provided in regards the requirements of Clause E3D7 and E3D8 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
General	A total of: - one (1) passenger lift is proposed within the subject development in Building 1; - one (1) passenger lifts are proposed within the subject development in Building 2; - two (2) passenger lifts are proposed within the subject development in Building 3; - three (3) passenger lifts are proposed within the subject development in Building 4;	Level of detail is suitable for DA stage. Every passenger lift proposed must comply BCA Clause E3D7 and E3D8, as well as AS1735.12-1999 as applicable to the subject lift type. Ensure lifts traveling up to 12m are provided with floor dimensions 1100mm wide and 1400mm deep. Ensure call buttons are minimum 500mm away from any internal corner.

DESCRIPTION	COMMENT	RESOLUTION
	two (2) passenger lifts are proposed within the subject development in Building 5.	

Refer to **Appendix 2** below for further design guidance.

3.3 Clauses F4D5, F4D6 and F4D7 – Accessible Sanitary Facilities

3.3.1 Clause F4D5 and F4D6 – Accessible unisex sanitary facilities

BCA 2019 Amen. 1: Clause F2.4 and Table F2.4a

The following comments are provided in regards the requirements of Clause F4D5 and F4D6 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
General	A total of twenty (20) accessible unisex sanitary compartments have been provided within the subject development. Accessible unisex toilets have been provided in all office and some lobby areas (D4D5 areas excluded) as per below and appear able of achieving compliance with this clause: - Office 1: 1 RH; - Office 2: 1 LH; - Lobby 3A: 1 LH; - Office 3A: 1 LH; - Lobby 3B: 1 RH; - Office 3B: 1 RH; - Lobby 4A: 1 LH; - Office 4A: 1 LH; - Lobby 4B: 1RH; - Office 4B: 1 RH; - Lobby 4C: 1 RH; - Office 4C: 1 LH; - Office 5A: 1 RH; - Office 5B: 1 LH; - Office 5C: 1 RH; - Office 5D: 1 LH; - Office 5E: 1 RH; - Office 5F: 1 LH; - Office 5G: 1 RH; - Office 5H: 1 LH;	Level of detail is suitable for DA stage. Provide balance between hand transfer accessible toilets in warehouse areas and offices. Each unit (ex. 1A – WH and office) must be provided with different hand transfer accessible toilet. Note that warehouse only areas are under D4D5. To 'future proof' the building accessible toilets must achieve balance between right- and left-hand transfer.

DESCRIPTION	COMMENT	RESOLUTION
Office 2 - dimensions	Reduced room dimensions are provided to accessible toilet.	Level of detail is suitable for DA stage. As design progresses ensure room dimensions can accommodate fixture and fittings with circulation areas clear of any obstructions.
Detailed drawings	Detailed drawings have not yet been provided for assessment.	Level of detail is suitable for DA stage. As design progress detailed drawings in compliance with Clause 15 of AS1428.1-2009 will be required.

Refer to **Appendix 2** below for further design guidance.

3.3.2 Clause F4D7 – Accessible unisex showers

BCA 2019 Amen. 1: Table F2.4b

The following comments are provided in regards the requirements of Clause F4D7 of the BCA relating to accessible unisex showers—

DESCRIPTION	COMMENT	RESOLUTION
General	A total of nineteen (19) accessible unisex showers have been provided within the subject development. Accessible unisex showers have been provided in all office and some lobby areas as per below and appear able of achieving compliance with this clause: • Office 1: 1; • Office 2: 1; • Lobby 3A: 1; • Office 3A: 1; • Lobby 3B: 1; • Office 3B: 1; • Lobby 4A: 1; • Office 4A: 1; • Lobby 4B: 1; • Office 4B: 1; • Office 4C: 1; • Office 5A: 1; • Office 5B: 1; • Office 5C: 1; • Office 5D: 1; • Office 5E: 1;	Nil further action required at this stage.

DESCRIPTION	COMMENT	RESOLUTION
	- Office 5F: 1; - Office 5G: 1; - Office 5H: 1.	
Shower – office 4C	Shower area is proposed besides the services duct; hence the coat hooks cannot be provided as per requirements of AS1428.1-2009.	Level of detail is suitable for DA stage. As design progresses provide coat hooks located 400 and 600mm from the edge of the seat (on the same wall).
Office 3A, 3B, 4A and 4B – circulation spaces	Toilet layout is proposed with reduced door circulation area due to shower seat encroachment which will also result in reduced dimensions to fit coat hooks besides the shower seat.	Level of detail is suitable for DA stage. Room dimensions indicate that compliant layout is achievable. As design progresses provide circulation areas clear of any obstructions.
Detailed drawings	Detailed drawings have not yet been provided for assessment.	Level of detail is suitable for DA stage. As design progress detailed drawings in compliance with Clause 15 of AS1428.1-2009 will be required.

Refer to **Appendix 2** below for further design guidance.

3.3.3 Clause F4D5(c) – Sanitary compartment for people with ambulant disabilities

BCA 2019 Amen. 1: Clause F2.4(c)

The following comments are provided in regards the requirements of Clause F4D5(c) of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
General	A total of thirty-eight (38) sanitary compartments for people with ambulant disabilities have been provided within the subject development. Ambulant toilets have been provided in all office and some lobby areas as per below and appear able of achieving compliance with this clause: - Office 1: 1F + 1M; - Office 2: 1F + 1M; - Lobby 3A: 1F + 1M; - Office 3A: 1F + 1M; - Lobby 3B: 1F + 1M; - Office 3B: 1F + 1M; - Lobby 4A: 1F + 1M;	Nil further action required at this stage.

DESCRIPTION	COMMENT	RESOLUTION
	• Office 4A: 1F + 1M; • Lobby 4B: 1F + 1M; • Office 4B: 1F + 1M; • Lobby 4C: 1F + 1M; • Office 4C: 1F + 1M; • Office 5A: 1F + 1M; • Office 5B: 1F + 1M; • Office 5C: 1F + 1M; • Office 5D: 1F + 1M; • Office 5E: 1F + 1M; • Office 5F: 1F + 1M; • Office 5G: 1F + 1M; • Office 5H: 1F + 1M;	
Detailed drawings	Detailed drawings have not yet been provided for assessment.	Level of detail is suitable for DA stage. As design progress detailed drawings in compliance with Clause 16 of AS1428.1-2009 will be required.

Refer to **Appendix 2** below for further design guidance.

3.4 Clause F4D12 – Accessible Adult Change Facilities

BCA 2019 Amend. 1: Clause D2.9 and Specification F2.9

Not applicable.

4.0 CONCLUSION

4.1 General

Our strategy for ensuring compliance will be refined and documented during the design process in conjunction with the continual development of the architectural documentation, as required.

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the relevant accessibility provisions of the National Construction Code – Building Code of Australia Volume 1, Edition 2022, subject to the comments provided in **Section 3.0** and the design detail contained in **Appendix 2**.

Compliance can be achieved either by meeting the deemed-to-satisfy requirements of the BCA, as are principally contained within Parts D4, E3D7, E3D8, F4D5, F4D6, F4D7 and F4D12 as applicable to the subject development.

We trust that the above information is sufficient for the consent authority in assessing the merit of the architectural design from a planning perspective.

Report By

Verified By



Katja Gavran
Access Consultant
For Design Confidence (Sydney) Pty Ltd



Lindsay Beard
Principal | Building Regulations
For Design Confidence (Sydney) Pty Ltd

APPENDIX 1 – Documentation Provided for Assessment

This accessibility assessment was based upon the architectural documentation prepared by PACE Architects namely—

DRAWING	REV	TITLE	DATE
DA-001	D	H - Masterplan	21.08.2023
DA-100	A	Building 1 Site & Warehouse Plan	23.06.2023
DA-110	A	Building 1 Office Plan	23.06.2023
DA-115	A	Building 1 Roof Plan	23.06.2023
DA-120	A	Building 1 Elevations	23.06.2023
DA-121	A	Building 1 Office Elevations	23.06.2023
DA-130	A	Building 1 Sections	23.06.2023
DA-200	C	Building 2 Site & Warehouse Plan	18.08.2023
DA-210	C	Building 2 Office Plan	18.08.2023
DA-215	C	Building 2 Roof Plan	18.08.2023
DA-220	C	Building 2 Elevations	18.08.2023
DA-221	C	Building 2 Office Elevations	18.08.2023
DA-230	C	Building 2 Sections	18.08.2023
DA-300	C	Building 3 Site & Warehouse Plan	18.08.2023
DA-310	C	Building 3 Office Plan	18.08.2023
DA-315	C	Building 3 Roof Plan	18.08.2023
DA-320	C	Building 3 Elevations	18.08.2023
DA-321	C	Building 3 Office Elevations	18.08.2023
DA-330	C	Building 3 Sections	18.08.2023
DA-400	C	Building 4 Site & Warehouse Plan	18.08.2023
DA-410	C	Building 4 Office 4A & 4B Plans	18.08.2023
DA-411	B	Building 4C Office Plan	18.08.2023
DA-415	C	Building 4 Roof Plan	18.08.2023
DA-420	C	Building 4 Elevations	18.08.2023
DA-421	C	Building 4 Office Elevations	18.08.2023
DA-422	B	Building 4 Office Elevations	18.08.2023
DA-430	C	Building 4 Sections	18.08.2023
DA-500	C	Building 5 Parking Level	18.08.2023
DA-501	C	Building 5 First Level	18.08.2023
DA-502	C	Building 5 Second Level	18.08.2023
DA-510	C	Building 5 Office A & B	18.08.2023
DA-510-1	C	Building 5 Office A & B - Amenities	18.08.2023
DA-510-2	C	Building 5 Office C & D	18.08.2023
DA-510-3	C	Building 5 Office C & D - Amenities	18.08.2023
DA-510-4	C	Building 5 Office E & F	18.08.2023
DA-510-5	C	Building 5 Office E & F - Amenities	18.08.2023
DA-510-6	C	Building 5 Office G & H	18.08.2023
DA-510-7	C	Building 5 Office G & H - Amenities	18.08.2023
DA-515	C	Building 5 Roof Plan	18.08.2023
DA-520	B	Building 5 Elevations – Sheet 1	18.08.2023
DA-521	B	Building 5 Elevations – Sheet 1	18.08.2023

DA-550	C	Building 5 – Sheet 1	18.08.2023
DA-551	B	Building 5 – Sheet 2	18.08.2023
DA-552	B	Building 5 – Sheet 3	18.08.2023

APPENDIX 2 – Design Checklist – Prescriptive Requirements

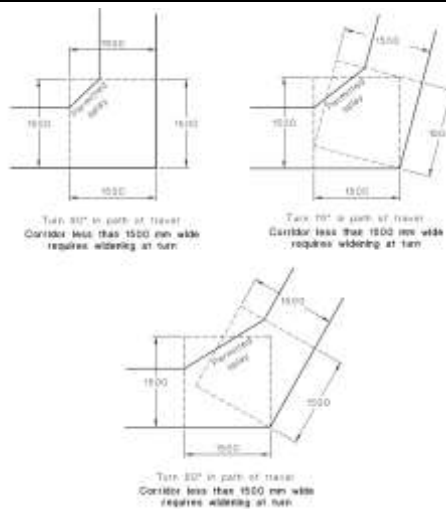
The following design guidance checklist is provided for implementation and coordination during construction in order to achieve compliance with the prescriptive requirements of the BCA, AS1428.1-2009, AS/NZS1428.4.1:2009, AS1735.12-1999 and AS/NZS2890.6:2009.

Disclaimer – this design checklist may refer to BCA Clauses and specifications numbers relating to BCA 2019 Amend. 1.

1. ACCESS TO BUILDINGS	
1.1.	Provide an accessible path of travel compliant with AS1428.1-2009 from all main pedestrian entry points at the site boundary to the principal pedestrian entrance/s of the building.
1.2.	Where a building is afforded with multiple pedestrian entries, an accessway shall be provided through and through: (i) The principal pedestrian entrance (PPE); and (ii) Not less than 50% of pedestrian entrances, including the PPE. Where the building area is greater than 500m²: (i) A non-accessible pedestrian entrance shall not be located more than 50m from an accessible pedestrian entrance.
1.3.	Provide an accessible path of travel compliant with AS1428.1-2009 from another building connected by a pedestrian link (not being the public footpath) within the allotment.
1.4.	Provide an accessible path of travel compliant with AS1428.1-2009 from accessible car parking spaces on the site.
1.5.	An accessible path of travel/accessway shall be in accordance with AS1428.1-2009 as applicable. <i>Note: this includes requirements relating to floor finishes, stairway, ramps, doorways etc. Refer to the relevant section below for further detail.</i>

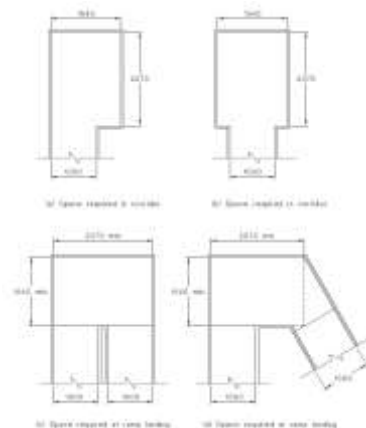
2. PATHS OF TRAVEL	
2.1.	A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walk or the like.
2.2.	Provide 1000mm minimum clear width of path of travel compliant with AS1428.1-2009. <i>Note: the width of the path of travel shall be taken clear of any obstructions, such as handrails, kerb rails, skirting, fire hose reels, fire extinguishers or the like.</i>
2.3.	The minimum unobstructed height of a continuous path of travel shall be 2000mm or 1980mm at doorways.
2.4.	An accessway shall be provided with turning spaces in accordance with the BCA and AS1428.1-2009 where required.
2.5.	A turning space not less than 1500 x 1500mm is required to allow for a 60-90° turn on the accessway. A splay across the internal corner is permitted in accordance with Figure 4 of AS1428.1-2009.

2. PATHS OF TRAVEL

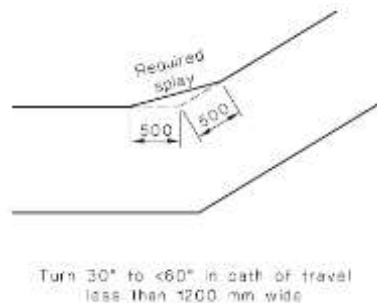


2.6. A turning space not less than 1540mm W x 2070mm L in accordance with Figure 5 of AS1428.1-2009 shall be provided:

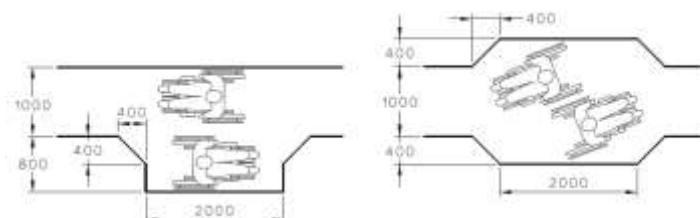
- (i) to allow for a 180° turn on the accessway;
- (ii) along pathways at maximum 20m intervals;
- (iii) at corridor ends, within 2m of the corridor end.



2.7. Where the width of the path of travel is less than 1200mm, a minimum 500x500mm splay is required to allow for a 30 to <60° turn on the accessway in accordance with Figure 4 of AS1428.1-2009.



2.8. A passing space not less than 1800mm W x 2000mm L is required along pathways at maximum 20m intervals where a direct line of sight is not available.

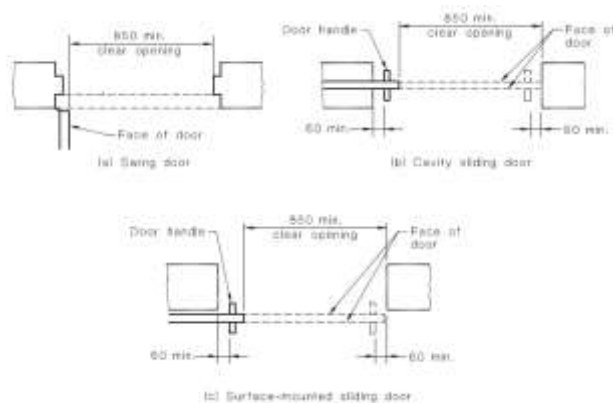


2. PATHS OF TRAVEL

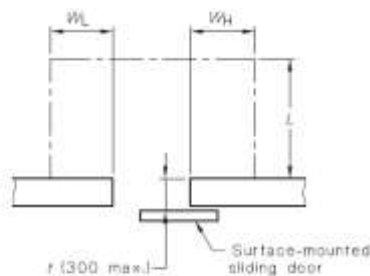
- 2.9. Floor finishes and abutment of surfaces shall be in accordance with Clause 7 of AS1428.1-2009.
Note: Reference is made to BCA Clause D2.14 in regards slip resistance requirements.
- 2.10. Where carpet or similar soft flexible flooring surface is proposed, the pile height shall be no more than 11mm with 4mm max backing surface.
- 2.11. Ensure drainage grates on accessible path of travel have openings no more than 13mm wide (or 13mm diameter).
Slotted openings shall be oriented such that the long dimension is transverse to the direction of travel.
- 2.12. Where recessed matting is proposed, it shall be in accordance with Clause 7.4.2 of AS1428.1-2009.

3. DOORS

- 3.1. Every door and/or gate on the accessway shall be in accordance with Clause 13 of AS1428.1-2009.
- 3.2. Minimum 850mm clear opening width (generally required 920mm door leaf), measured from the face of the door to the door stop.
Note: where double doors are proposed, at least the active/operable leaf shall achieve the minimum 850mm clear opening width.



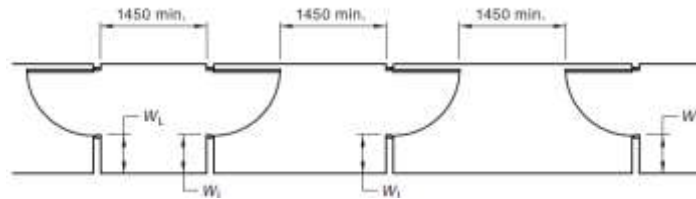
- 3.3. A minimum 30% luminance contrast shall be provided at doorways for ease of visual identification for people with vision impairment. The contrasting area (e.g. wall, architrave etc.) must have minimum 50mm width.
- 3.4. Every door and/or gate on the accessway shall be provided with circulation space on both sides to allow for operation of the door.
- 3.5. Circulation spaces shall be not steeper than 1:40. Refer to Figure 31 (hinged doors) and Figure 32 (sliding doors) of AS1428.1-2009 for the minimum required depth, latch-side and hinge-side circulation spaces as applicable.
- 3.6. Where surface-mounted sliding doors are proposed, the circulation spaces shall be increased by a factor of t as shown in Figure 33 of AS1428.1-2009.
Note: The factor t is the wall thickness to the face of the door.



Door approach	Increase from Figure 32
Figure 32(d)	Add dimensions t to dimensions W_L and W_H
Figure 32(a), 32(b), 32(c)	Add dimensions t to dimensions L , W_L and W_H

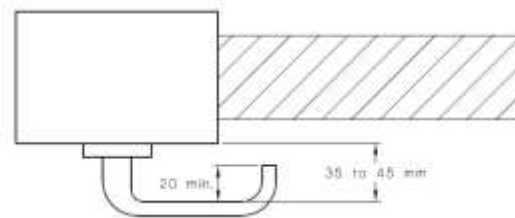
3. DOORS

- 3.7. Provide minimum 1450mm length between successive door swings in airlocks/vestibules or other similarly enclosed spaces on accessible path of travel.



- 3.8. All fully glazed doors and surrounding glazing (including glazed walls with no transom or similar) shall be clearly marked with 75mm min. wide, solid, non-transparent, contrasting line across their full width. The lower edge of line must be between 900-1000mm FFL and have 30% luminance contrast when viewed against floor or background surface within 2m of glazing.

- 3.9. Door hardware shall:
- (i) be a type that allows the doors to be operated with one hand;
 - (ii) allow for adequate grip for people with hand impairments;
 - (iii) have a clearance between the handle and the backplate or door face of 35-45mm;
 - (iv) where snibs are installed, have a lever handle with minimum 45mm length from the centre of the spindle.



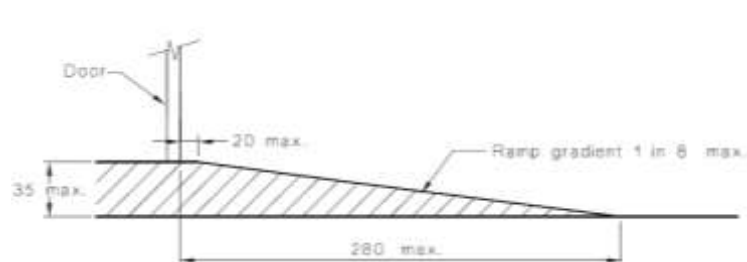
- 3.10. Door controls shall be located:
- (i) Door handles: 900-1100mm above FFL;
 - (ii) Panic bars on egress routes: 900-1200mm above FFL;
 - (iii) Intercoms, push buttons and the like: 900-1250mm above FFL and minimum 500mm from an internal corner;
 - (iv) Handles on sliding doors shall be not less than 60mm from the door jamb or doorstop in the open or closed position;
 - (v) Manual controls to power-operated doors (push buttons) shall be 1-2m from the door leaf (hinged or cavity-sliding doors) or clear of a surface-mounted sliding door in the open position.

Note 1: this is not applicable in early childhood centres, swimming pools and the like.

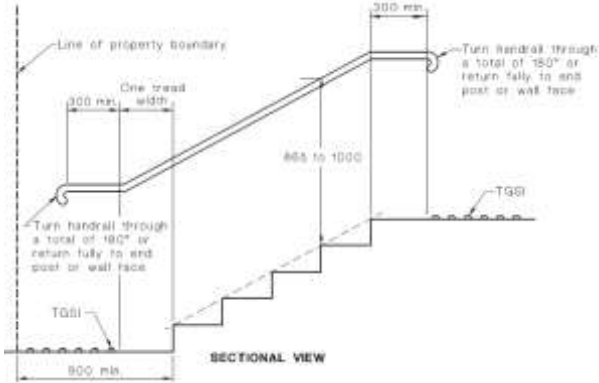
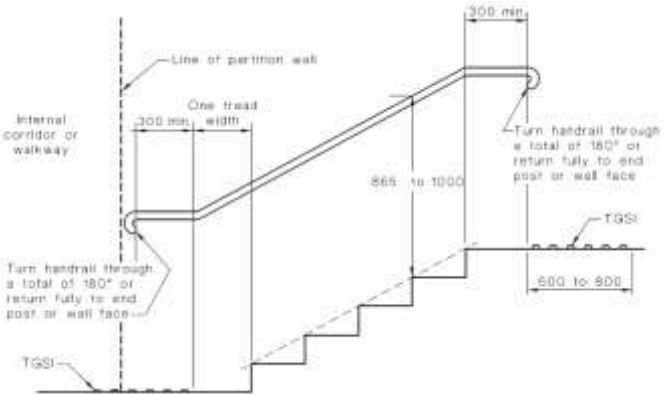
Note 2: Per BCA 2019 Clause D2.21, push buttons for emergency release power operated doors shall comply with item (iv) above. Braille and tactile signage in accordance with Clause 3 and 6 of Spec. D3.6 of the BCA is also required.

- 3.11. Door operational forces shall be not more than 20 N.
Note: If this cannot be achieved, the subject door shall be automated, or power operated.

- 3.12. A threshold ramp may be employed to address a maximum 35mm rise / FFL difference. Threshold ramp shall be in accordance with Clause 10.5 of AS1428.1-2009.

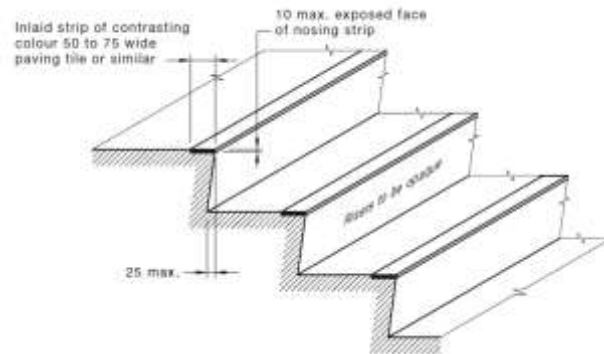


Note: Where ramp edges are not enclosed by walls/other side barrier, ensure ramp edges are splayed at 45 degrees.

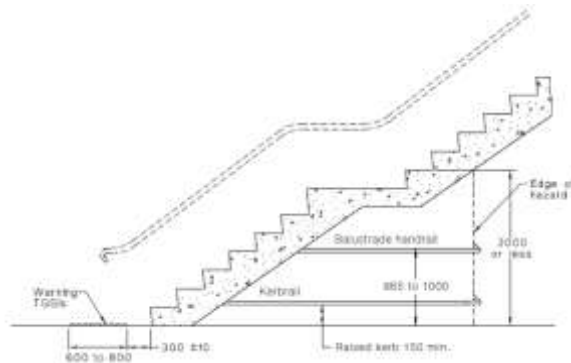
4. STAIRWAYS	
4.1.	The requirements of this section shall apply to all stairways for general circulation and to external (non-fire isolated) egress stairways.
4.2.	Stairs located at site boundary shall be recessed (900mm min. from boundary) to allow required handrail extensions and TGSIs to not protrude into transverse path of travel. 
4.3.	Stairs adjacent to internal corridors shall be recessed to allow required handrail extensions & termination to not protrude into transverse path of travel. The set-back shall be: (i) 1 tread width plus handrail extension/turn down (approx. 650mm) at the bottom of a flight of stairs; (ii) Handrail extension/turn down (approx. 400mm) at the top of a flight of stairs. 
4.4.	Minimum 1m clearance required between handrails.
4.5.	Stairways shall have closed risers.
4.6.	Stair nosings shall not project beyond the face of the riser. Risers shall be vertical or splay backwards a max. 25mm.
4.7.	In order to achieve consistent height of the handrail along stairways, an offset tread is required at the bottom of the flight, as shown in Figure 28 of AS1428.1-2009.
4.8.	Handrails compliant with Clause 12 of AS1428.1-2009 shall be provided to both sides of stairs. Refer to handrail section below for handrail requirements.
4.9.	Handrail extensions are required at landings in accordance with the above: (i) At the top of a flight of stairs: min. 300mm horizontal extension past the nosing; (ii) At the bottom of a flight of stairs: one tread depth parallel to the line of nosings + min. 300mm horizontal extension; (iii) Where the inner handrail is continuous at landings, the 300mm horizontal handrail extension is not required.
4.10.	Provide warning tactile ground surface indicators (TGSIs) stairs landings in accordance with AS/NZS1428.4.1:2009. Refer to TGSIs section below for TGSIs requirements.
4.11.	Provide contrasting step nosing strips on all stair treads compliant with AS1428.1 as follows:

4. STAIRWAYS

- (i) Step nosing strips to be across full width of stair, between 50-75mm wide, in a continuous colour solid strip with 30% luminance contrast to background surface.
- (ii) Step nosing strips to be located on edge of tread (15mm max. setback if applied) and not extend onto risers more than 10mm. (if exposed).



- 4.12. Where people can traverse under open stairs, a suitable barrier to the underside of the stairs shall be provided such that people do not traverse where the headroom is less than 2 meters. An example of a suitable barrier is illustrated in Figure 2.6(A) of AS/NZS1428.4.1:2009.



5. FIRE-ISOLATED STAIRWAYS

- 5.1. Provide contrasting step nosing strips on all stair treads compliant with AS1428.1 as follows:
 - (i) Step nosing strips to be across full width of stair, between 50-75mm wide, in a continuous colour solid strip with 30% luminance contrast to background surface.
 - (ii) Step nosing strips to be located on edge of tread (15mm max. setback if applied) and not extend onto risers more than 10mm. (if exposed).
- 5.2. Handrails compliant with Clause 12 of AS1428.1-2009 shall be provided to at least one side of stairs. Refer to handrail section below for handrail requirements.
- 5.3. In order to achieve consistent height of the handrail along stairways, an offset tread is required at the bottom of the flight, as shown in Figure 28 of AS1428.1-2009.
- 5.4. Minimum 1m clearance required between handrail and opposite wall.
Note: subject to BCA D1.6 relating to minimum requirements for exits.

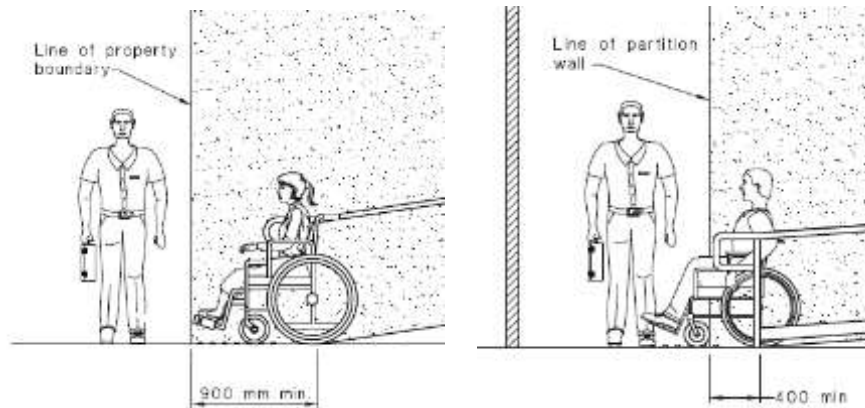
6. RAMPS

- 6.1. Ensure a series of connected ramps does not exceed 3.6m vertical rise, in accordance with BCA Clause D3.11.
- 6.2. A ramp shall be not steeper than 1:14 and shall be constant throughout.
- 6.3. 1:14 walkways shall have suitable landings at 9m maximum intervals.
Note: for gradients other than 1:14, the maximum interval between landings shall be confirmed with Design Confidence.
- 6.4. Ramp landings shall be not steeper than 1:40.

6. RAMPS

- 6.5. Landings shall be:
- (i) Minimum 1200mm length where there is no change in direction;
 - (ii) Where there is a change in direction, refer to Section 2 – Paths of Travel above;
 - (iii) Where there is a doorway, the landing shall be capable of accommodating the required doorway circulation spaces.

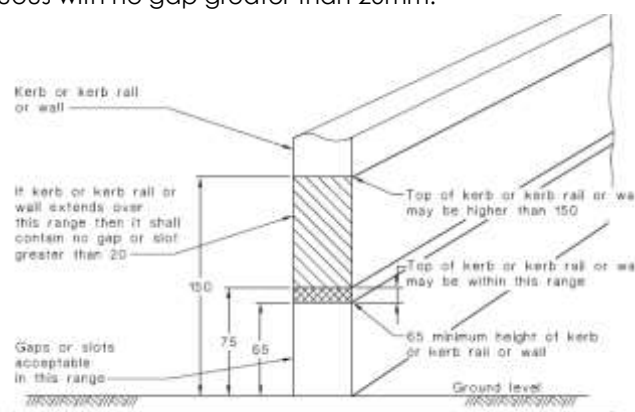
- 6.6. Ramps shall be set back from a transverse path of travel, being:
- (i) Minimum 900mm set back at property boundary;
 - (ii) Minimum 400mm set back other than at property boundary.



- 6.7. Handrails shall be provided on both sides of a ramp.

- 6.8. Handrail extensions are required at landings in accordance with the above:
- (i) At the top and bottom landings: min. 300mm horizontal extension past the nosing;
 - (ii) Where the inner handrail is continuous at landings, the 300mm horizontal handrail extension is not required.

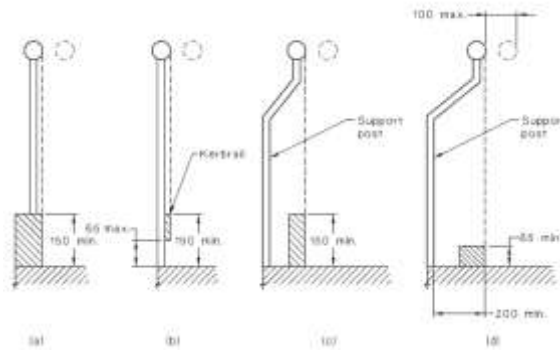
- 6.9. Ramps and intermediate landings shall have kerbs or kerb rails on both sides, being:
- (i) Kerbing to be between 65-75mm height above FFL, or;
 - (ii) At least 150mm height above FFL;
 - (iii) The top of kerbing must not be within 75-150mm range above FFL to minimise risk of wheelchair footplate entrapment. If kerbing extends within 75-150mm range between it must be continuous with no gap greater than 20mm.



Note: where a handrail is wall mounted, the wall serves as a suitable side barrier, subject to the ramp-side face of the handrail being not more than 100mm from the wall (refer to Fig. 19 (d)).

- 6.10. The kerb to be suitably located in relation to handrail (and vertical supports if provided) i.e. Internal face of kerb in line with internal face of handrail or up to 100mm max. off-set inside the ramp, compliant with AS1428.1-2009 fig. 19.

6. RAMPS



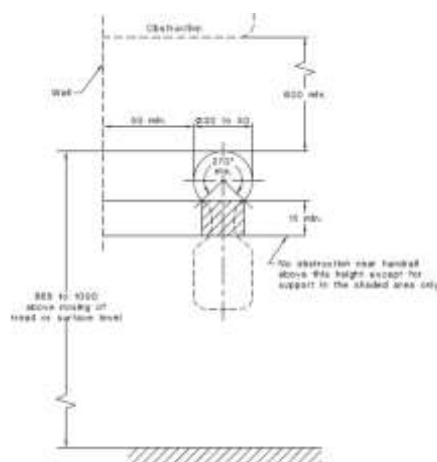
- 6.11. Provide warning tactile ground surface indicators (TGSIs) at top and bottom of ramps in accordance with AS/NZS1428.4.1:2009.
At intermediate landings, TGSIs are only required where the outer handrail is not continuous.
- 6.12. Curved ramps shall have 1500mm min. clear width with appropriate min. inside curve radius compliant with AS1428.1-2009 fig. 20.

7. KERB RAMPS

- 7.1. Ensure kerb ramps have 1:8 gradient, 190mm max. height, 1000mm min. width and 1520mm max. length, compliant with AS1428.1-2009 fig. 23 and 24.
NB. Under AS1428.4.1-2009 kerb ramps with gradients less steep than 1:8.5 are not generally detectable by people with vision impairment.

8. HANDRAILS

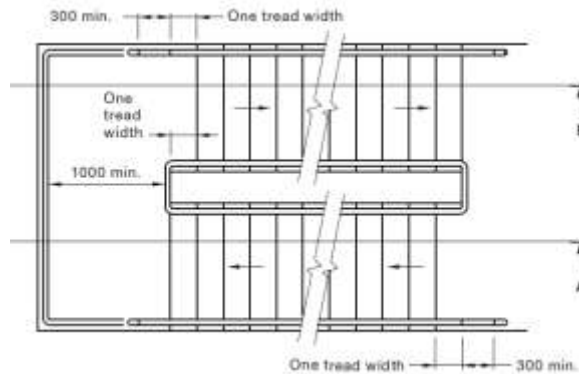
- 8.1. All stairs and ramps shall be provided in accordance with Clause 12 of AS1428.1-2009, including fire-isolated stairways and ramps.
Note: for stairs/ramps in areas afforded the concession under D3.4, handrails are only required to comply with Clause D2.17 of the BCA.
- 8.2. The cross section of handrail shall be circular/elliptical handrails have 30mm - 50mm diameter, with 270-degree clear arc around top of handrail (extending for 600mm min. height) compliant with Figure 29 of AS1428.1-2009.



- 8.3. Handrails shall be installed at a consistent height between 865mm - 1000mm height above step nosing or FFL ramp surface.
NB. The specified height should allow for construction tolerance as outside of this range will be non-compliant.
- 8.4. Where a balustrade for fall protection is required at a height above 1m, both the balustrade and the handrails shall be provided.
- 8.5. Handrails shall have no vertical sections.

8. HANDRAILS

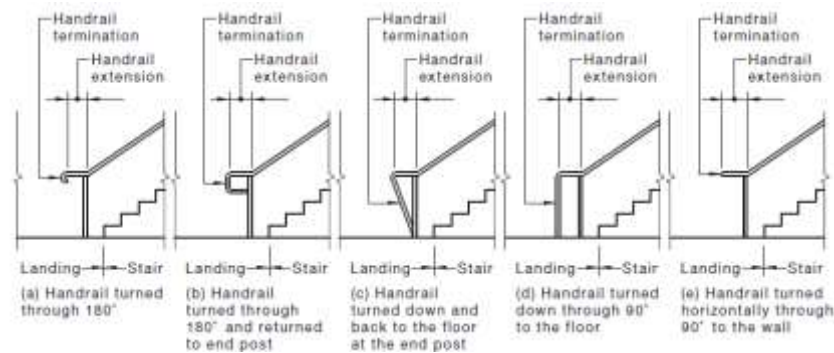
- 8.6. In order to achieve consistent height of the handrail along stairways, an offset tread is required at the bottom of the flight, as shown in Figure 28 of AS1428.1-2009.



- 8.7. Handrails shall be installed no less than 50mm away from an adjacent side wall/ obstruction (finger clearance).

- 8.8. Refer to Stairs and Ramps sections for the requirements relating to handrail extensions.

- 8.9. Handrail ends shall be turned through a total of 180° OR to the ground OR returned fully to the end post/wall face. Suitable handrail ends are shown in Figure 26 (C) of AS1428.1-2009.



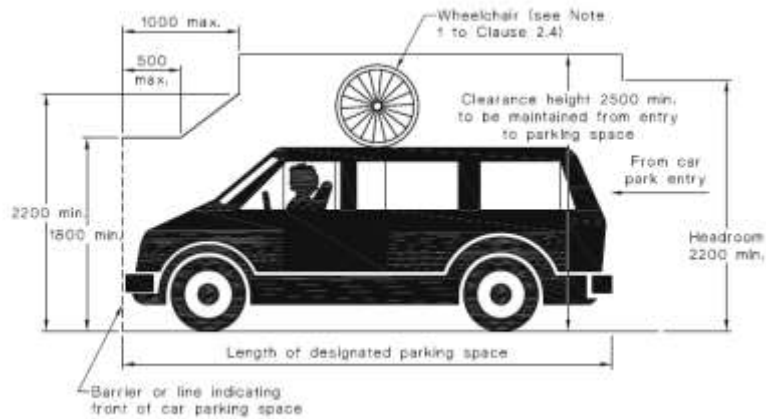
Note: fire-isolated stairs and ramps are not required to be provided with handrail extensions at landings, however handrail ends shall be in accordance with Figure 26 (C) of AS1428.1-2009 as shown above.

- 8.10. The inner handrail shall always be continuous at landings.

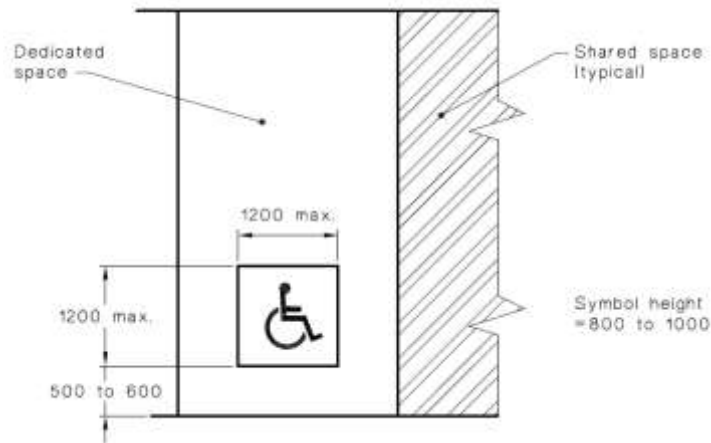
9. ACCESSIBLE PARKING

- 9.1. Minimum required dimensions:
- (i) Dedicated parking space shall be 2400mm W x 5400mm L (minimum);
 - (ii) A shared area shall be provided to one side of the dedicated parking space, being 2400mm W x 5400mm L (minimum);
 - (iii) A shared area shall be provided at one end of the parking space, being 2400mm W x 2400mm L.
- 9.2. The ground surface shall be firm, plane, slip resistant and traversable by people with disabilities (hence surfaces such as loose gravel and grass are not acceptable).
- 9.3. Accessible parking spaces and shared areas shall at the same grade and the ground surface shall be not steeper than 1:40 (1:33 for external bitumen surfaces is acceptable).
- 9.4. Vertical clearance leading to the accessible parking spaces shall be not less than 2200mm.
- 9.5. Vertical clearance at the accessible parking spaces and associated shared areas shall be not less than 2500mm.
- Note: reduced headroom may be permitted in accordance with Figure 2.7 of AS/NZS2890.6:2009.*

9. ACCESSIBLE PARKING



- 9.6. An accessible parking space shall be provided with pavement markings for identification, being the white symbol of access inside a blue rectangle with dimensions in accordance with Figure 3.1 of AS/NZS2890.6:2009.



- (i) Line markings shall be yellow, have a slip resistance surface and shall not be raised;
- (ii) The parking spaces and shared areas shall be outlined on all sides with an unbroken line 80-100mm wide, except where delineated by a kerb, barrier or wall;
- (iii) The shared areas shall be marked with diagonal stripes at an angle $45 \pm 10^\circ$ to the side of the space. The diagonal stripes shall be 150-200mm wide and spaced 200-300mm;
- (iv) No shared area markings shall be placed in trafficked areas (this is generally applicable to the 2400x2400mm shared area).

Note: the requirement for space identification is not applicable where:

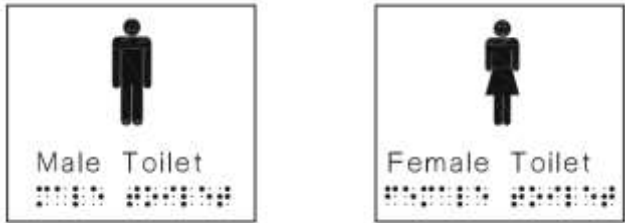
- a. A total of not more than 5 parking spaces is provided;
- b. An accessible parking space is privately owned parking space for people with disabilities associated with a single residence and intended primarily for use by the occupants of that residence (i.e. adaptable units).

- 9.7. A bollard shall be provided within the shared area located in accordance with Figure 2.3 of AS/NZS2890.6:2009.

- 9.8. Residential accessible parking spaces are subject to the requirements of AS4299-1995.
Note: a parking space 3800mm W x 5400mm L is generally suitable for adaptable units.

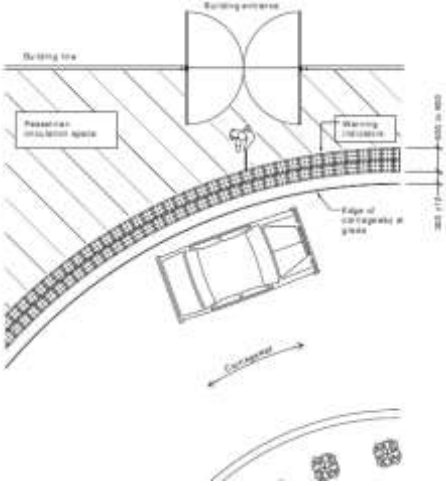
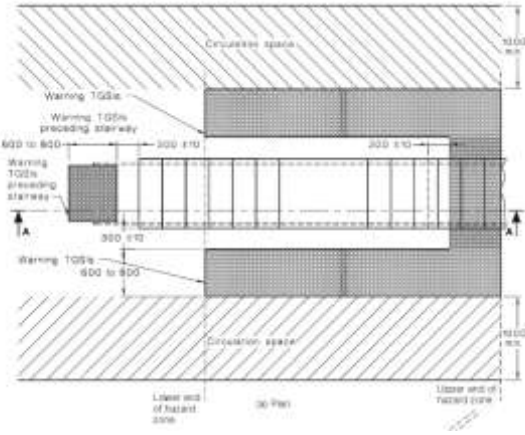
10. SIGNAGE

- 10.1. Braille and tactile signage will be required to:
- (i) Identify each sanitary facility, including an accessible sanitary facility and a sanitary compartment suitable for people with ambulant disabilities;
 - (ii) Identify each space provided with hearing augmentation;
 - (iii) Within each space provided with hearing augmentation;

10. SIGNAGE	
	(iv) Identify each door required by BCA Clause E4.5 to be provided with an exit sign; (v) Identify a sanitary compartment suitable for people with ambulant disabilities; (vi) At entry doors to airlocks containing either accessible and/or ambulant WCs, identifying each facility provided within.
10.2.	Braille and tactile directional signage will be required at: (i) A non-accessible pedestrian entrance to direct a person to the nearest accessible entrance; (ii) A sanitary bank which is not provided with an accessible sanitary facility to direct a person to the nearest accessible sanitary facility.
10.3.	Signage required to comply with Clause D3.6 of the BCA shall be in accordance with BCA Spec. D3.6 and Clause 8 of AS1428.1-2009.
10.4.	Per BCA 2019, signage complying with Clause 3 and 6 of Specification D3.6 shall be provided to identify the latch-operation device (manual controls for power-operated doors).
10.5.	At standard sanitary facilities, the signage shall include: (i) Minimum required message: "Male Toilet" or "Female Toilet", as applicable; (ii) Raised & visual versions of the male and female symbols; (iii) Braille that fully describes the information displayed by symbols and text. 
10.6.	At an accessible sanitary facility, the signage shall include: (i) Minimum required message: "Unisex Toilet RH" or "Unisex Toilet LH" (as applicable) (ii) Information if the toilet pan is suitable for RH or LH transfer; (iii) Raised & visual versions of the international symbol of access; (iv) Raised & visual versions of the male and female symbols; (v) Braille that fully describes the information displayed by symbols and text. 
10.7.	At an ambulant sanitary compartment, the signage shall include: (i) Minimum required message: "Ambulant Male Toilet" or "Ambulant Female Toilet", as applicable; (ii) Raised & visual versions of the male and female ambulant symbols; (iii) Braille that fully describes the information displayed by symbols and text. 

10. SIGNAGE	
10.8.	At exits, the signage shall include: (i) The word "Exit"; and (ii) The word "Level" and the floor level number OR a floor level descriptor OR a combination of both the number and the descriptor; (iii) Braille that fully describes the information display by text.
10.9.	At the door to rooms/spaces provided with hearing augmentation, the signage shall include raised & visual versions of the international symbol of deafness.
10.10.	Within the room/spaces provided with hearing augmentation, the signage shall include: (i) The type of hearing augmentation; (ii) The area covered within the room; (iii) If receivers are being used & where they can be obtained.
10.11.	Directional signage shall include: (i) A wayfinding arrow that indicates the location of the subject accessible facility (being an accessible toilet or accessible entry); (ii) Raised & visual versions of the international symbol of access; (iii) Raised text that describes the subject accessible facility; (iv) If the accessible path of travel to the subject accessible facility is on a different level, include a symbol to denote travel via lift (if applicable). 
10.12.	Location of signage: (i) Braille and tactile components shall be at a height of 1200-1600mm above FFL; and (ii) On the wall on the latch-side of the door, leading edge of the sign 50-300mm from the architrave, except at ambulant sanitary facilities; (iii) Where b. is not possible, signage shall be on the door itself; and (iv) At ambulant sanitary facilities, the signage shall be placed on the door.
10.13.	Minimum 30% luminance contrast between the wall/door to the backplate of the sign and between the backplate and the symbols, tactile and braille contained in the sign.

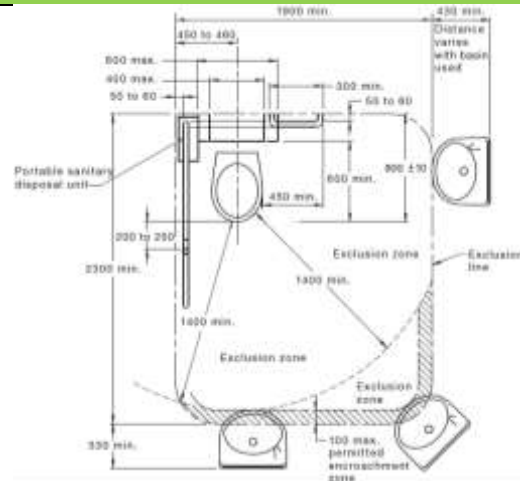
11. TACTILE GROUND SURFACE INDICATORS (TGSIs)	
11.1.	Ensure that TGSIs are slip-resistant and achieve minimum luminance contrast against background surface in accordance with the following: (i) Integrated TGSIs (i.e. tiles) require 30% min. luminance contrast. (ii) Discrete TGSIs (i.e. buttons) require 45% min. luminance contrast. (iii) Composite TGSIs with 2 materials/colours requires 60% min. luminance contrast.
11.2.	Ensure that warning TGSIs extend across the full width of the path of travel and commence 300mm from the edge of stairs, ramps etc. <i>Note 1: tactile indicators are not required where the gradient is not steeper than 1:20 (walkways) or at step ramps and kerb ramps.</i> <i>Note 2: tactile indicators are not required at fire-isolated stairs and ramps.</i> <i>Note 3: tactile indicators are required at external (non-fire-isolated) egress stairs and ramps.</i>

11. TACTILE GROUND SURFACE INDICATORS (TGSIs)
11.3. Ensure that warning TGSIs have between 600mm - 800mm depth at open areas, or at landings >3m length and/or when handrail is discontinuous.
11.4. Ensure that warning TGSIs have between 300mm - 400mm depth at enclosed landings (<3m) when external handrail is discontinuous.
11.5. Where a pedestrian pathway and vehicular way are at the same level (i.e. no kerb provided), warning tactile indicators shall be provided. 
11.6. TGSIs may be provided in lieu of a barrier to the underside of stairs where the headroom is less than 2 meters. 
12. PASSENGER LIFTS
12.1. All passenger lifts are required to be of a type in accordance with BCA Table E3.6a, have accessible features in accordance with BCA Table E3.6b and shall not rely on a constant pressure device for operation if the lift car is fully enclosed.
12.2. Passenger lifts travelling more than 12m require 1400mm W x 1600mm L min. dimensions. <i>Note: a concession is available for existing lifts in existing building, subject to the requirements of the Disability (Access to Premises – Buildings) Standards 2010.</i>
12.3. Passenger lifts travelling less than 12m (except stair platform lifts) require 1100mm W x 1400mm L min. dimensions.
12.4. Stairway platform lifts (previous AS1735.7) require 810mm W x 1200mm L min. dimensions, compliant with BCA Part E3.6. <i>Note: the use of stairway platform lifts is subject to a case-by-case assessment.</i>
12.5. Low-rise platform lifts (previous AS1735.14), require 1100mm W x 1400mm L min. dimensions compliant with BCA Part E3.6 and must not travel more than 1000mm height variation.
12.6. Low rise, low speed constant pressure lifts, unenclosed type (previous AS1735.15), require 1100mm W x 1400mm L min. dimensions compliant with BCA Part E3.6 and must not travel more than 2m. They cannot be used high traffic public areas.

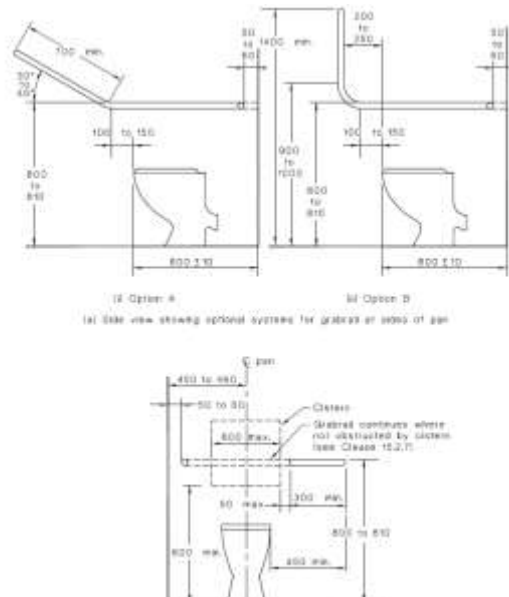
12. PASSENGER LIFTS	
12.7.	Low rise, low speed constant pressure lifts, enclosed type (previous AS1735.15), require 1100mm x 1400mm min. dimensions compliant with BCA Part E3.6 and must not travel more than 4m. They cannot be used high traffic public areas.
12.8.	Any low-rise lifts (previous part AS1735.14 or 15) that require constant pressure to be applied to the lift control buttons to either call and/or operate the lift (i.e. Press and Hold) are to include signage to explain operations of use.
12.9.	Small size low-speed automatic lifts (previous AS1735.16), require 1100mm W x 1400mm L min. dimensions and must not travel more than 12m.
12.10.	Ensure all passenger lifts (except stair platform lifts) have 900mm min. clear door opening, compliant with AS1735.12.
12.11.	Ensure all Low-rise platform and Low rise, low speed constant pressure lifts with manual door opening (previous AS1735.14, 15 and 16) have suitable door circulation areas compliant with AS1428.1.
12.12.	Ensure the centre line of standard lift call buttons in all lift lobbies are located at height of 900-1200mm and at least 500mm distance from an internal corner to be accessible to people using wheelchairs, compliant with AS1735.12.
12.13.	Ensure all passenger lifts (except stair platform and low-rise platform lifts) include an internal lift control panel with centre line of control buttons located at a height no less than 700mm and no greater than 1250mm above FFL. The components of the floor level buttons shall possess Braille, raised tactile symbols and numbers, visual and auditory indicators, compliant with AS1735.12. <i>Advisory note: horizontal lift control panels are preferred over vertical panels for ease of reach as they generally can be positioned with control buttons within 900-1100mm FFL which is the preferred range for most wheelchair users.</i>
12.14.	Ensure all passenger lifts (except stair platform and low-rise platform lifts) include 2 x lift control panels when the width/length dimension is less than 1400mm.
12.15.	Ensure all passenger lifts (except stair platform and low-rise platform lifts) include an internal handrail installed at a height 850-950mm. The handrail ends shall be no more than 500mm away from any operating device or button.
12.16.	Ensure all passenger lifts (except stair platform lifts) include emergency hands free communication, including a button to alert call centre of a problem and a signal light to confirm that call has been received.
12.17.	Ensure all lifts serving more than 2 levels provides automatic audible information within the lift car to identify each level the lift stops.
12.18.	Ensure all lifts serving more than 2 levels provides appropriate visual and audible arrival signals of the lift car in all lift lobbies.
12.19.	Ensure all lifts serving more than 2 levels provides appropriate audible range and frequency, (between 20-80dbA at maximum frequency of 1500 Hz).
12.20.	The lighting in all enclosed lift cars must be at least 100 lux.
12.21.	All visible information to provide 30% min. luminance contrast to background surface.

13. ACCESSIBLE SANITARY FACILITIES	
13.1.	Provide 1 unisex accessible toilet at each bank of male/female toilets on each storey compliant with BCA Table F2.4a. <i>NB. Where more than 1 toilet bank on each storey provide an accessible facility at 50% of banks.</i>
13.2.	Ensure a balance of left- and right-handed WC pans within the building.
13.3.	Circulation space associated with the toilet pan min. 1900mm W x 2300mm L. The washbasin is permitted to encroach a max. 100mm within the WC circulation space in accordance with Figure 43 of AS1428.1-2009.

13. ACCESSIBLE SANITARY FACILITIES



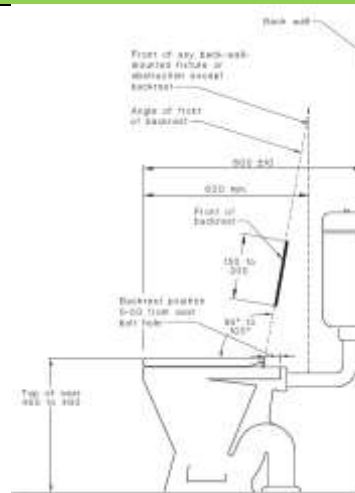
- 13.4. The required circulation spaces associated with toilet pan, washbasin, shower and door are allowed to overlap.
- 13.5. The washbasin is permitted to encroach into the doorway circulation space, however a min. 300mm is required between the door swing (for a hinged door) and the washbasin. Other fixtures such as toilet pan and shower seat are not allowed within the door circulation.
- 13.6. The centreline of the accessible toilet pan shall be 450-460mm from side wall.
- 13.7. Toilet projection from the back wall to the front of the toilet seat shall be 800mm $\pm$ 10mm.
Note: This is a critical dimension.
- 13.8. The height to top of the toilet seat shall be 460-480mm above FFL.
- 13.9. The toilet seat shall achieve 30% luminance contrast against background (e.g. pan, wall or floor surface).
- 13.10. Provide grabrails on wall of toilet at a height of between 800-810mm (to top of grabrail) above FFL.



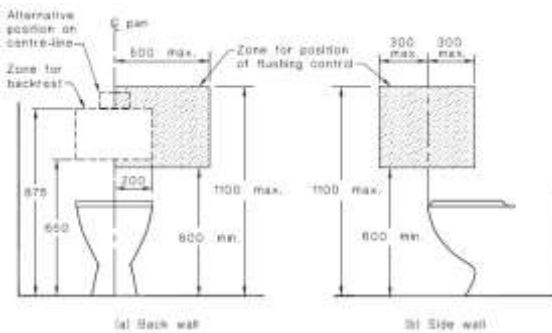
Note: If concealed cistern used, WC grab-rails are to be continuous across side and rear walls. If exposed cistern used, rear grabrail to commence 50mm max. from cistern edge.

- 13.11. Provide angled toilet backrest (350-400mm W x 150-200mm H) installed between 120-150mm height from top of pan seat and 50mm max. distance from seat bolt hole.
NB. No toilet lid to be provided as this impedes use of back rest.

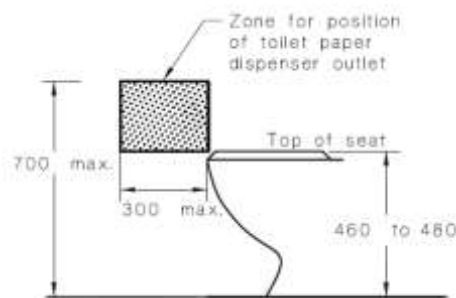
13. ACCESSIBLE SANITARY FACILITIES



13.12. Flushing controls shall be located in accordance with Figure 40 of AS1428.1-2009.



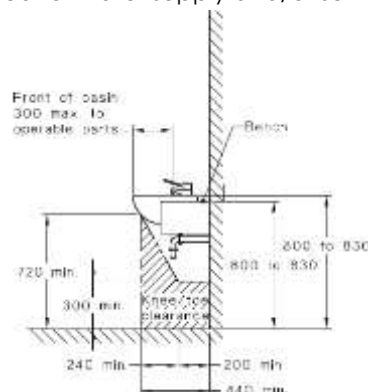
13.13. Toilet roll holder to be installed on adjacent wall to toilet at 600mm centre-line height from FFL within 300mm max. length from front of pan and no closer than 50mm to grabrail.



13.14. The centreline of the basin shall be min. 425mm from side wall.

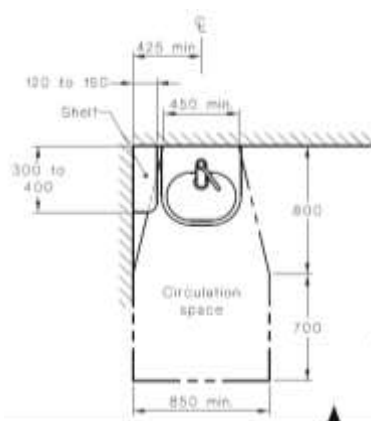
13.15. The height of the basin shall be 800-830mm from FFL with lever action taps and insulation of water pipes.

13.16. Provide basin with a 430mm min. depth projection (from back wall to front of the basin) and suitable wheelchair knee/toe height clearance, compliant with Figure 44 of AS1428.1-2009. Knee/toe clearance shall be clear of water supply and/or sewage pipes.



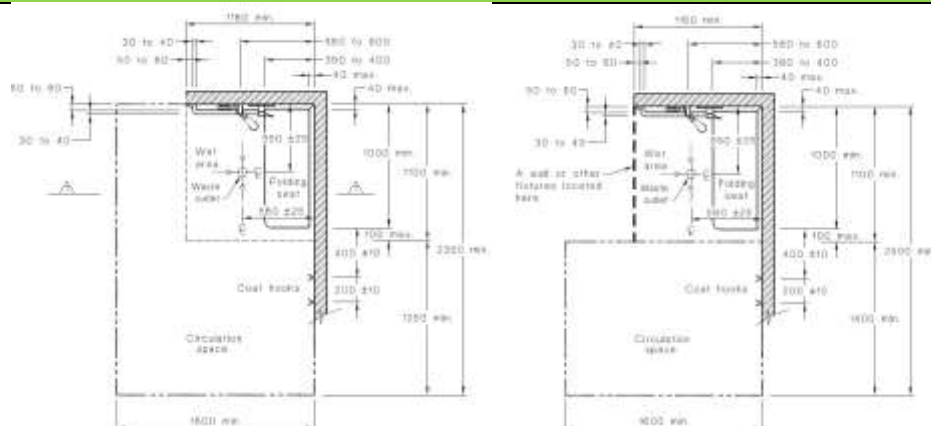
13. ACCESSIBLE SANITARY FACILITIES

- 13.17. Washbasin shall have min. 450mm width and circulation space in accordance with Figure 44 of AS1428.1-2009.



- 13.18. 300mm max. distance from the front of the basin to the operable part of taps.
Note: operable parts of taps shall be understood as the tap handle (for its full arc of operation) OR the position where a sensor is reliably activated AND the water spout.
- 13.19. Provide separate fixed shelf (120mm - 150mm W x 300mm - 400mm L) next to wash basin, installed at 900mm - 1100mm above FFL.
Shelf space may also be provided as a vanity top, min. 120mm W x 300mm L.
- 13.20. Provision of soap dispenser, hand drier or paper towel dispenser shall be installed at a height of 900-1100mm to the operative component.
Note: it is recommended that soap dispenser and hand dryer/paper towel dispenser are within reach from the washbasin (for example, that would allow for a wheelchair user not to need to move away from washbasin to dry hands).
- 13.21. Provide mirror above washbasin, with base installed at 900mm max. above FFL and extending to a height not less than 1850mm. The width of the mirror shall be min. 350mm.
- 13.22. 1 x clothes hanging device to be installed between 1200-1350mm from FFL and at least 500mm from an internal corner.
- 13.23. Door shall include an in-use indicator and a bolt/catch that can be opened from outside in an emergency. If snib turn is used, the handle shall be 45mm min from centre.
- 13.24. A baby change table (if provided) cannot impede into required circulation spaces (when folded up). The top of table to be installed at 820mm height with 720mm min. under bench clearance above FFL.
- 13.25. Light switches to be installed 900-1100mm above FFL and 500mm min. from internal corner.
- 13.26. GPO's to be installed 600-1100mm above FFL and 500mm min. from internal corner.
- 13.27. Rocker action/toggle type switches at least 30mm x 30mm dimensions are required to assist people with dexterity impairment.
- 13.28. Accessible shower shall be hobless/step-free.
- 13.29. Minimum dimensions of the shower recess 1100mm (side wall) x 1160mm (back wall).
- 13.30. The circulation space associated with the shower shall be in accordance with Figure 47 of AS1428.1-2009.

13. ACCESSIBLE SANITARY FACILITIES

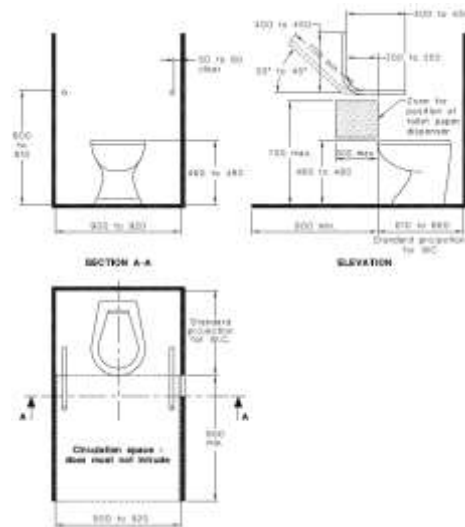


- 13.31. All accessible showers have shower rail/curtain installed.
Note: if shower screens are proposed, it shall be clear of the minimum circulation space (min. 1600 x 2350mm). Moreover, the shower door shall be in accordance with Clause 13 of AS1428.1-2009.
- 13.32. The height to the top of shower seat shall be 470-480mm above FFL.
- 13.33. Provide a horizontal grab rail (660mm min), to be placed beneath the vertical shower support rail, between 390-400mm from side wall (leading edge of grabrail aligned with end of shower seat), installed 800-810mm height from FFL.
- 13.34. Provide vertical shower support rail to start between 1000-1100mm from FFL. The top of the shower support rail to finish between 1880-1900mm FFL. The rail to be placed between 580-600mm from the side wall.
- 13.35. Ensure the shower taps and soap holders to be placed between 900mm - 1100mm from FFL. The shower taps and soap holders shall be 300-800mm from side wall and there shall be 50mm clear from the vertical support grabrail.
- 13.36. Hand-held shower head required, with flexible hose min. 1500mm in length.
- 13.37. The height of the hose wall outlet to be 700±5mm height above FFL to ensure suitable hose length when showering. A suitable back-flow prevention device shall be provided.
- 13.38. Provide 2 x clothes hanging devices required outside the shower recess. First hook shall be 400mm from the edge of the toilet seat and the second hook shall be 600mm from the edge of the seat, installed between 1200-1350mm from FFL.

14. AMBULANT SANITARY FACILITIES

- 14.1. Ambulant facilities for males and females shall be provided at each bank of toilets where there are one or more toilets in addition to an accessible WC.
- 14.2. Minimum 900mm x 900mm circulation area shall be provided between successive door swings in airlocks/vestibules on path of travel leading to ambulant toilets.
- 14.3. Minimum 900mm x 900mm circulation area shall be provided outside the ambulant cubicles.
- 14.4. The cubicle shall be between 900mm - 920mm clear width with WC pan centred (i.e. 450-460mm set out).
- 14.5. The cubicle door shall have a min. 700mm clear opening width.
- 14.6. 900mm x 900mm clear area shall be provided in front of WC pan and clear of door swing.
- 14.7. Projection of WC (distance from back wall to the front of the seat) shall be 610-660mm.
- 14.8. Height to top of pan seat shall be 460-480mm above FFL.
- 14.9. Ambulant cubicle door shall be provided with in-use indicator and bolt/catch that is able to be opened from outside (in emergency). If snib catch used, the handle shall be 45mm min. length from centre.
- 14.10. Grabrails provided on both sides of cubicle at 800mm - 810mm height (to top of grabrail) from FFL.
 Refer to Figure 53 (A) of AS1428.1-2009 for further guidance.

14. AMBULANT SANITARY FACILITIES



- 14.11. Toilet roll holder to be placed at 700mm max. height from FFL and 300mm max. distance from front of pan on adjacent wall, no closer than 50mm to grabrails.
- 14.12. Clothes hook to be installed between 1350mm - 1500mm from FFL.

15. GRABRAILS

- 15.1. Grabrails shall have 30-40mm outside diameter.
- 15.2. Grabrails shall be installed 800-810mm height to the top of grabrail.
- 15.3. Grabrails shall be able to withstand a force of 1100N applied at any position and in any direction.
- 15.4. The clearance between the face of the grabrail and the wall shall be 50-60mm (finger/knuckle clearance).
- 15.5. 270-degree clear arc around top of handrail required (extending for 600mm min. height above the grabrails).

APPENDIX 3 – D4D5 Exempt Areas

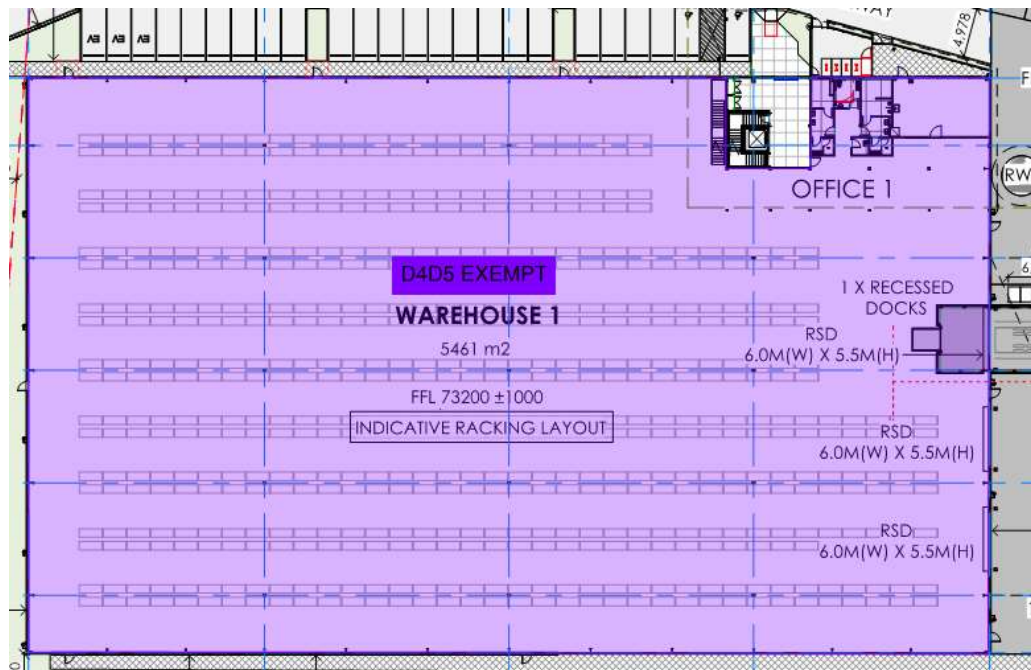


Figure 2 – Warehouse 1 areas

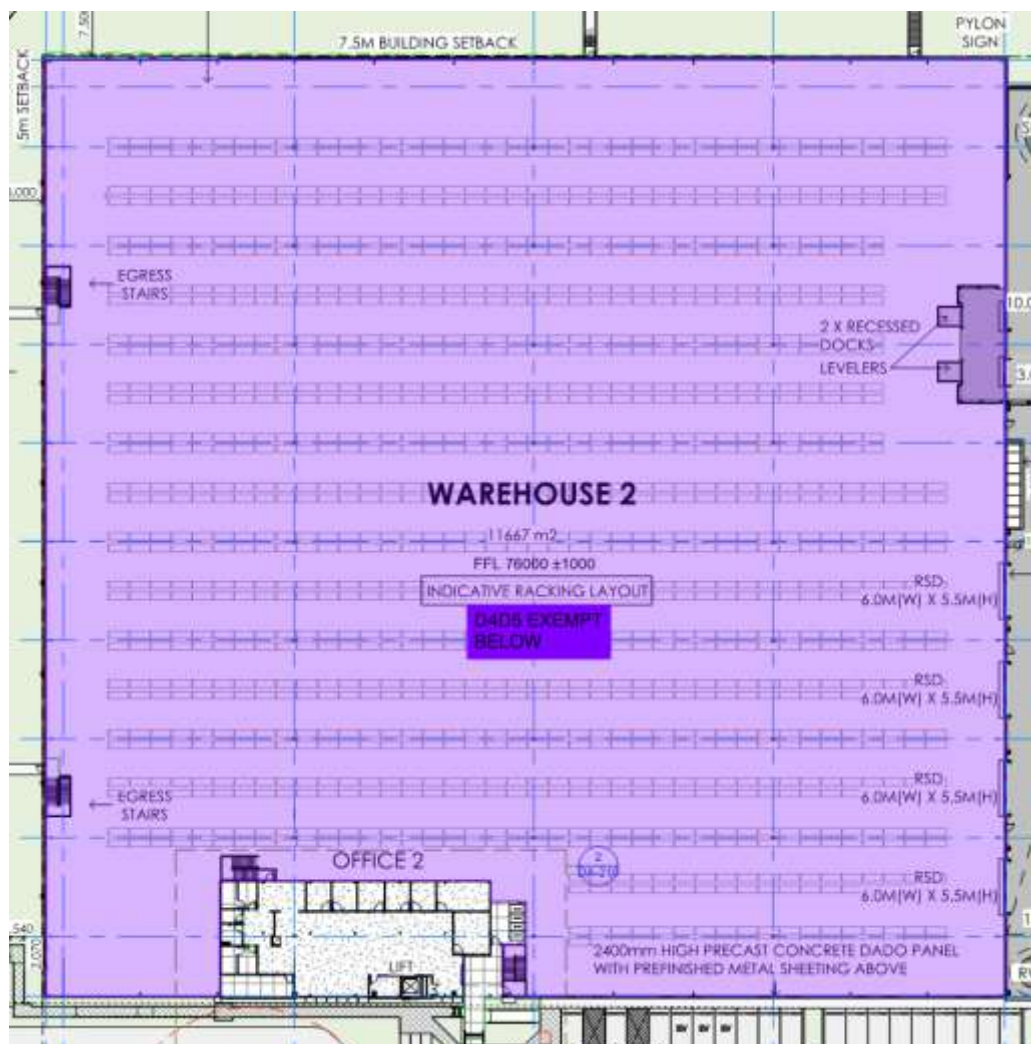


Figure 3 – Warehouse 2 areas





Figure 6 – Warehouse 5 areas – First level

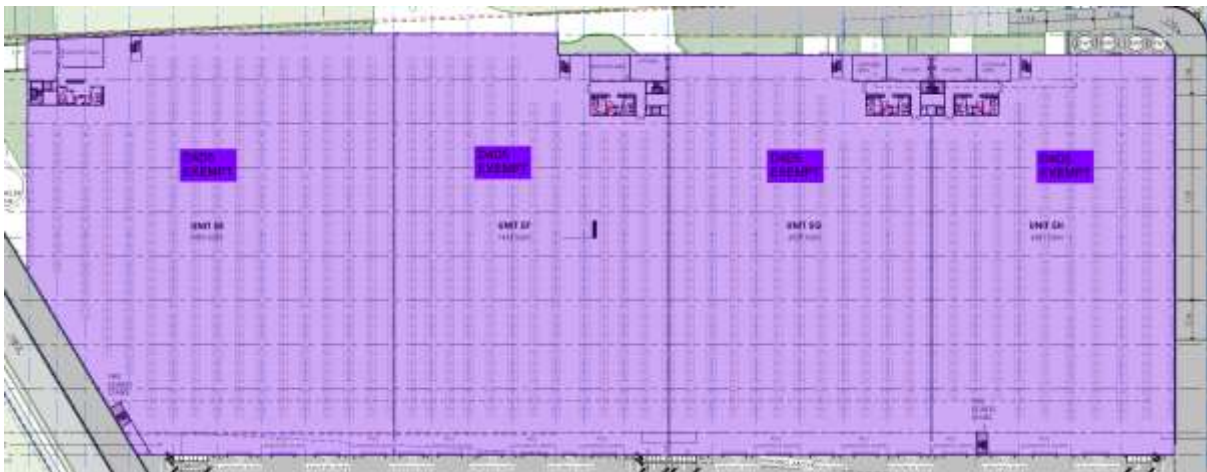


Figure 7 – Warehouse 5 areas – Second level

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