

Accessibility Design

ASSESSMENT REPORT

Project: Woolworths Warnervale

Address: 262 Hakone Road, Woongarra

Report no: ADAR_24044_R1.5

Date: 08/05/2025



Prepared For: Woolworths Group



HONTAS
HATZI & CO

Building Code &
Accessibility Consultants

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1. Introduction

This report provides an accessibility design assessment of the proposed development at 262 Hakone Road, Woongarrah 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 SSDA 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, E-Com and DTB facility, commercial office, gym and associated carparking
Building Classification and Use	Class 5 (Commercial), Class 6 (Retail), Class 7b (warehouse) and Class 9b (gym)
Known building constraints or project limitations:	Nil

This design assessment is based on the following documentation:

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

Drawing No.	Title	Revision	Date
DA2.2	Site Plan	E	06.05.25
DA2.3	Ground Floor	D	06.05.25
DA2.4	Level 1	D	06.05.25
DA2.5	Roof Plan	D	06.05.25
DA4.1	Elevations	D	06.05.25
DA4.2	Elevations	D	06.05.25
DA4.5	Sections	C	06.05.25

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.
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- 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.

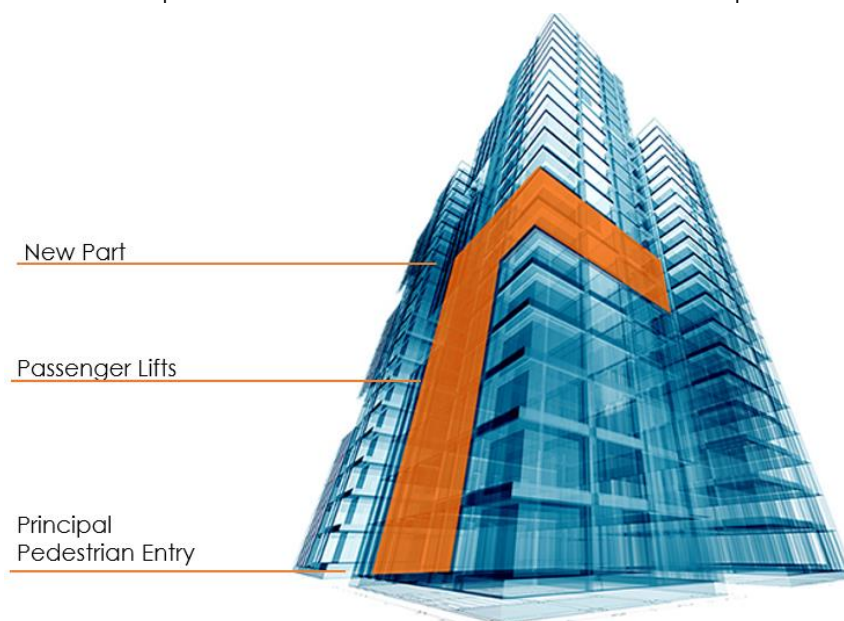


Figure 1 – Illustration of "affected part" upgrade

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. Assumptions and Interpretations

Assumptions and interpretations forming part of the assessment and preparation of this report are identified below. These are typically in line with standard industry practice and/or Hontas Hatzi & Co policies relating to specific compliance issue(s):

- D4D5 exemptions are understood to apply to various areas throughout the development. A separate D4D5 exemption letter is to be obtained from the Client as part of the building approval process.
- The accessway (footpath) along the northern boundary is proposed to be re-designed and located outside of the property boundary. Parts of the accessway within the boundary are to comply with AS1428.1-2009.
- Loose and/or furniture that is readily movable has not been assessed as an obstruction to the accessway. This includes loose tables/chairs, movable workstations, mobile storage units, pot plants and the like.
- A single step and/or tiered seating platforms are not defined as stairways and therefore have not been assessed in this report as clause D4D4 does not apply.

8. Accessibility Design Assessment

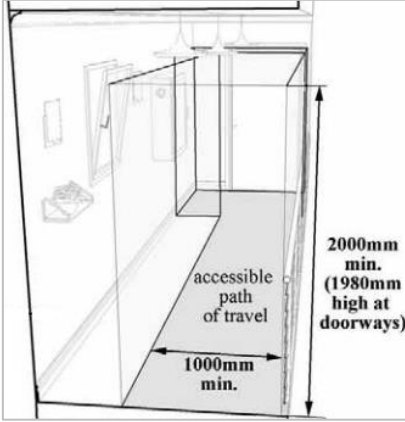
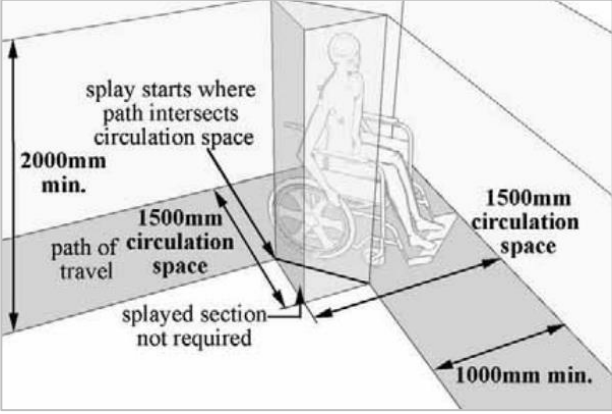
The “compliance status” of each clause forming part of the detailed assessment outlined in **Sections 7.1 to 7.3** is identified in accordance with the table below

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.

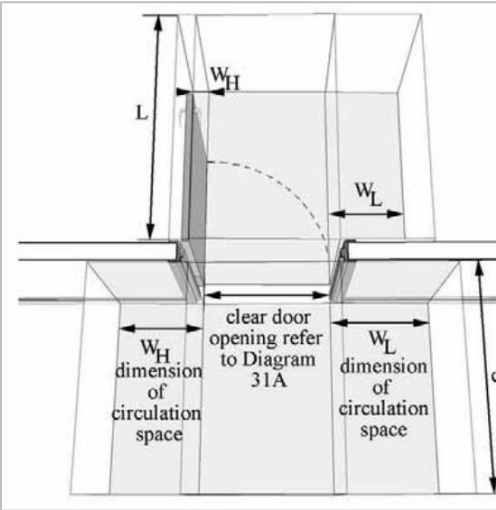
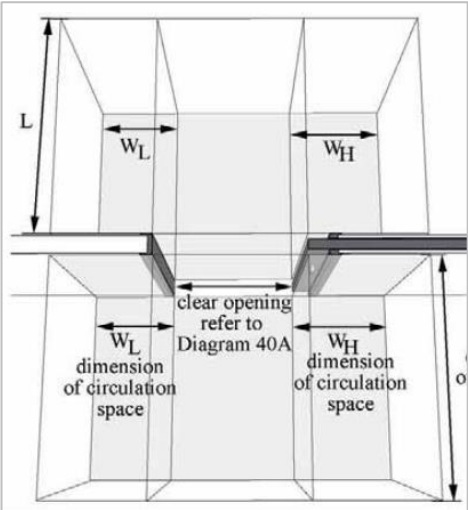
8.1. BCA Part D4 – Access for People with Disabilities

NCC / BCA Clause	DfS Provision	Compliance Commentary	Status
<p>D4D2</p>	<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 9b <i>An assembly building not being a school or an early childhood centre</i></p> <ul style="list-style-type: none"> To wheelchair seating spaces provided in accordance with D4D10. To and within all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces. 	<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>DD</p>
<p>Technical Spec Extract AS1428.1-2009</p>	<p>Key design matters to be complied with –</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 normally used by occupants as prescribed in the BCA (Clause D4D2). 		<p>DD</p>


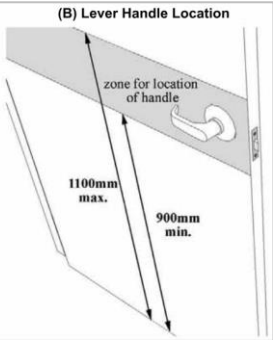
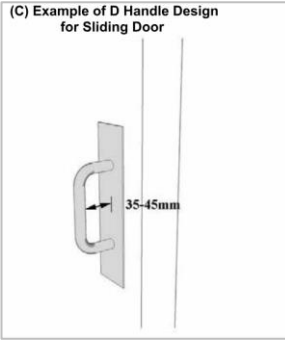
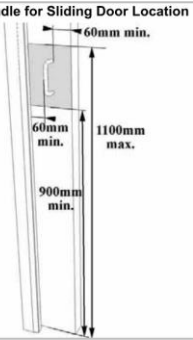
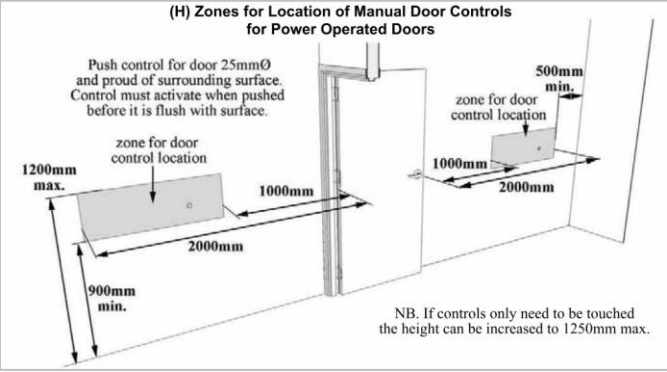


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<ul style="list-style-type: none">All paths of travel shall achieve unobstructed height of 2m and width of 1m in accordance AS 1428.1-2009. Note: additional spacing is required for turning and passing bays.   <ul style="list-style-type: none">All 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.		

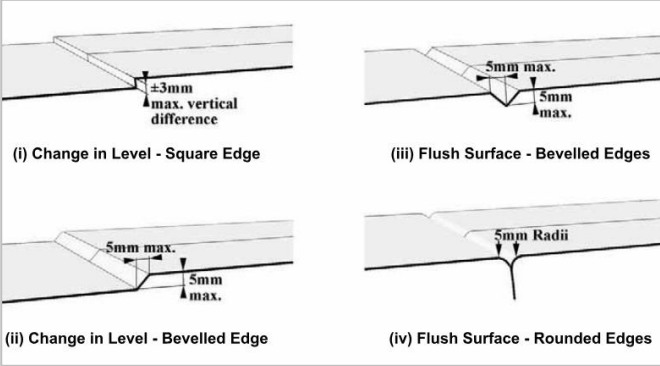
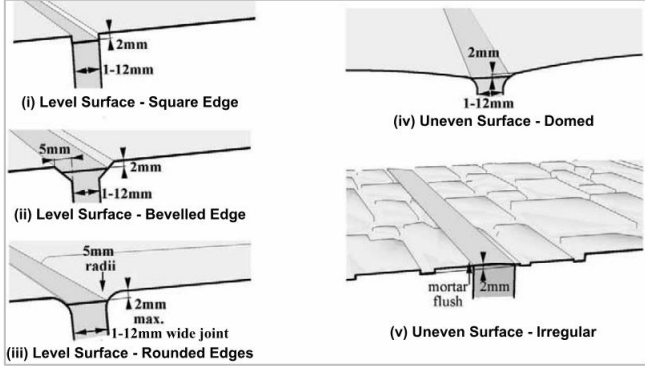
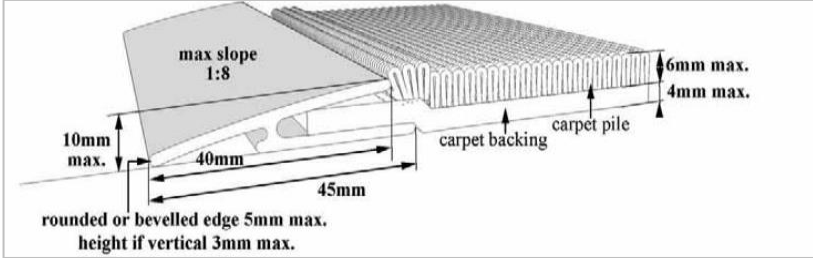


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	 <p>(b) A minimum 30% luminance contrast for an area of 50mm to identify the doorway.</p> <p>NOTE: doorway luminance contrast test/calculation to be carried out by the Project Architect.</p> <p>(c) Hardware in accordance with AS1428.1-2009.</p>		

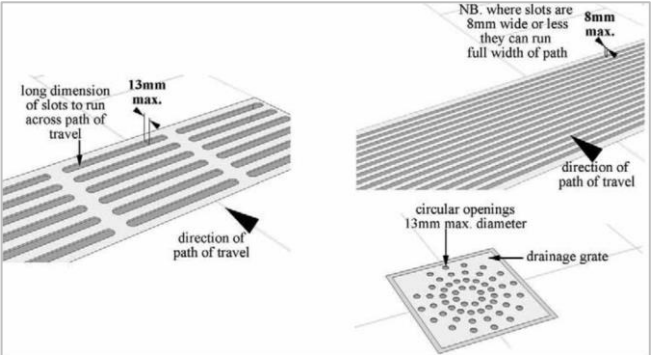
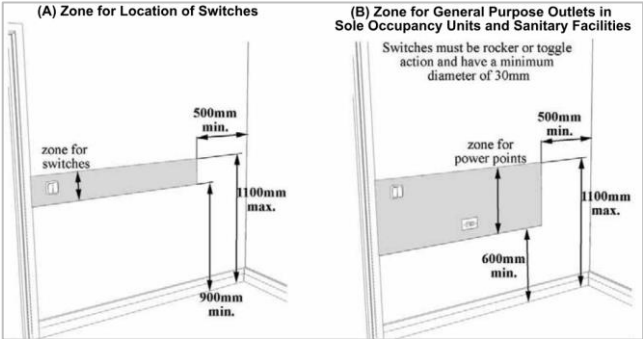


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>(A) Example of Lever Handle Design</p>  <p>(B) Lever Handle Location</p>  <p>(C) Example of D Handle Design for Sliding Door</p>  <p>(D) D Handle for Sliding Door Location</p>  <p>(d) Opening force of not more than 20N.</p> <p>(e) Landings with gradients not steeper than 1:40.</p> <p>(f) Push buttons for automatic doorways are to comply with Section 13.5.3 and 13.5.4 of AS1428.1-2009.</p> <p>(H) Zones for Location of Manual Door Controls for Power Operated Doors</p> 		



NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<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
		 <ul style="list-style-type: none">Location of switches including light switches, GPOs and the like to be in accordance with the figure below:  <p>All floor surfaces to be slip resistant (Refer to clause D3D15 of the BCA and slip resistance guideline/handbook HB_198-2014).</p>	



NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
D4D3	<p>Access to buildings:</p> <p>(1) An accessway must be provided to a building required to be accessible —</p> <ul style="list-style-type: none">(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>(2) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—</p> <ul style="list-style-type: none">(a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and(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>(3) Where a pedestrian entrance required to be accessible has multiple doorways—</p> <ul style="list-style-type: none">(a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and	<p>Access is provided to the building from the main pedestrian entry at the allotment boundary on Woongarrah Road and from accessible carparking space on the allotment in accordance with clause D4D3, subject to the following:</p> <p>Key design matters to be complied with –</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.• Doorways to comply with D4D3 and AS1428.1-2009.	DD



NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<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>(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	Parts of Buildings to be Accessible In a building required to be accessible:	Ramp Construction N/A – Not applicable to the scope of works. NOTE: No access ramps have been detailed at this stage.	N/A

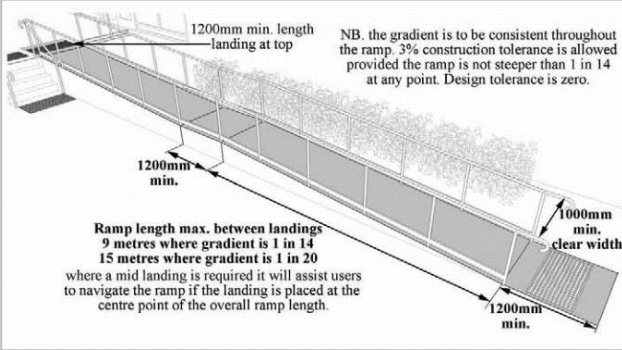
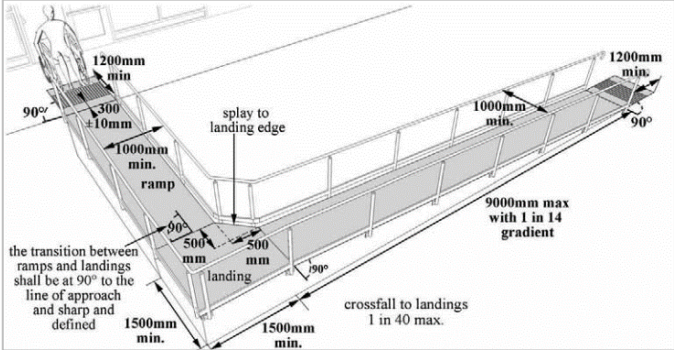
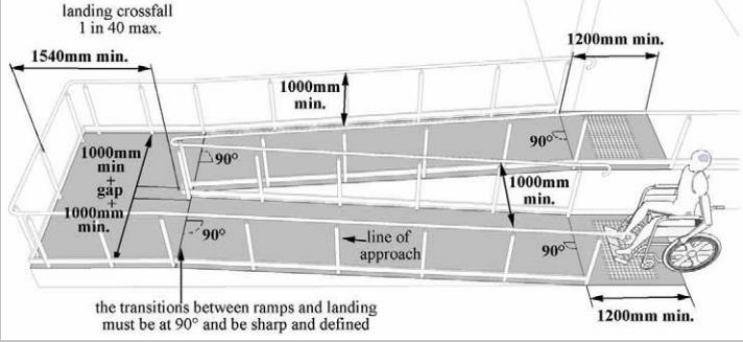
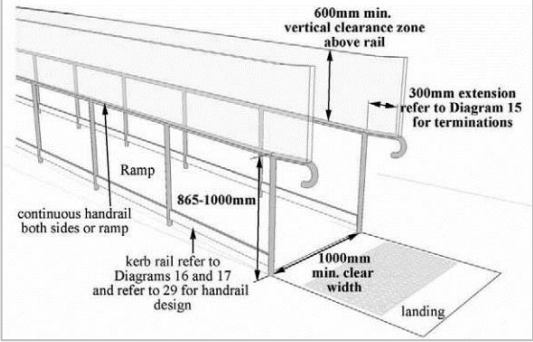


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>(a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with —</p> <ul style="list-style-type: none"> (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and (iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and <p>(b) every passenger lift must comply with E3D7; and</p> <p>(c) accessways must have —</p> <ul style="list-style-type: none"> (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 (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>(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> <ul style="list-style-type: none"> (i) containing not more than 3 storeys; and 	<p>Stairway Construction</p> <p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p> <p>Fire Isolated Stairways</p> <p>N/A – Not applicable to the scope of works.</p> <p>Passing and Turning Bays</p> <p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p> <p>Carpet Pile Height</p> <p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p>	<p>DD</p> <p>N/A</p> <p>DD</p> <p>DD</p>

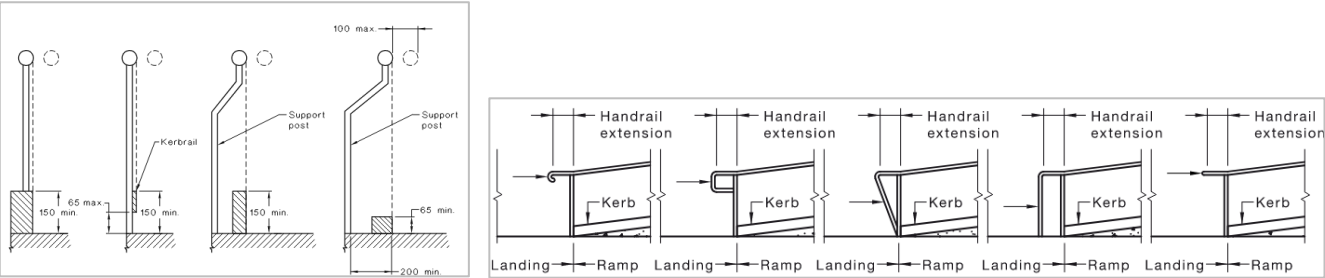
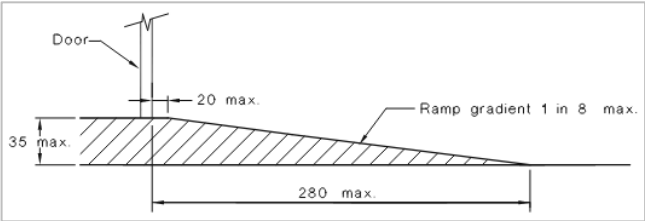


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>(ii) with a floor area for each storey, excluding the entrance storey, of not more than 200m²; and</p> <p>(g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with the pile height or pile thickness shall not exceed 11 mm and the 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>Technical Spec Extract AS1428.1-2009</p>	<p>Key design matters to be complied with –</p> <p><u>1. Ramp Construction:</u></p> <ul style="list-style-type: none"> • All non-fire-isolated ramps in accessible areas are required to comply with AS1428.1-2009. Key design requirements from the Standard are detailed 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. (b) Consistent gradient not steeper than 1:14. (c) Mid-landings to be provided at maximum 9m intervals (for a ramp with a 1:14 gradient). (d) Landings to be minimum 1200mm (in the direction of travel) or 1500mm where there is a 90 degree change in direction. (e) Handrails and kerb rails to be provided in accordance with AS1428.1-2009. (f) Tactile indicators to be provided in accordance with BCA clause D4D10 and AS/NZS1428.4.1-2009. 		<p>DD</p>

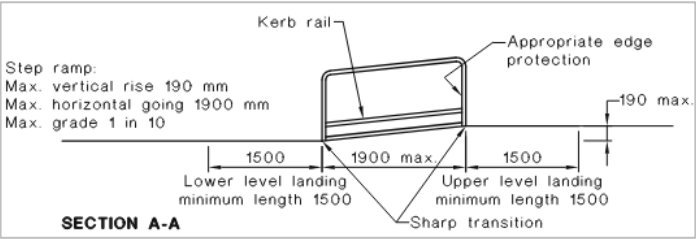
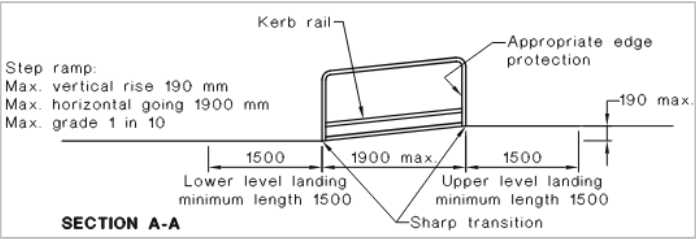
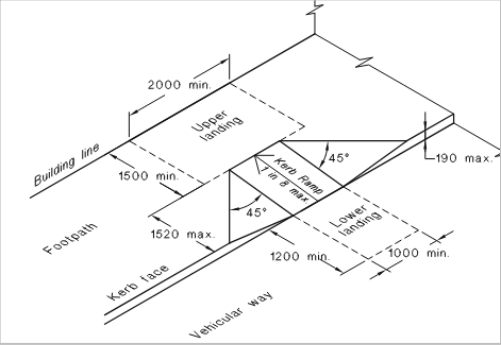


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>(g) Slip resistance to comply with clause/table D3D15 of the BCA.</p>  <p>NB, the gradient is to be consistent throughout the ramp. 3% construction tolerance is allowed provided the ramp is not steeper than 1 in 14 at any point. Design tolerance is zero.</p> 	 	

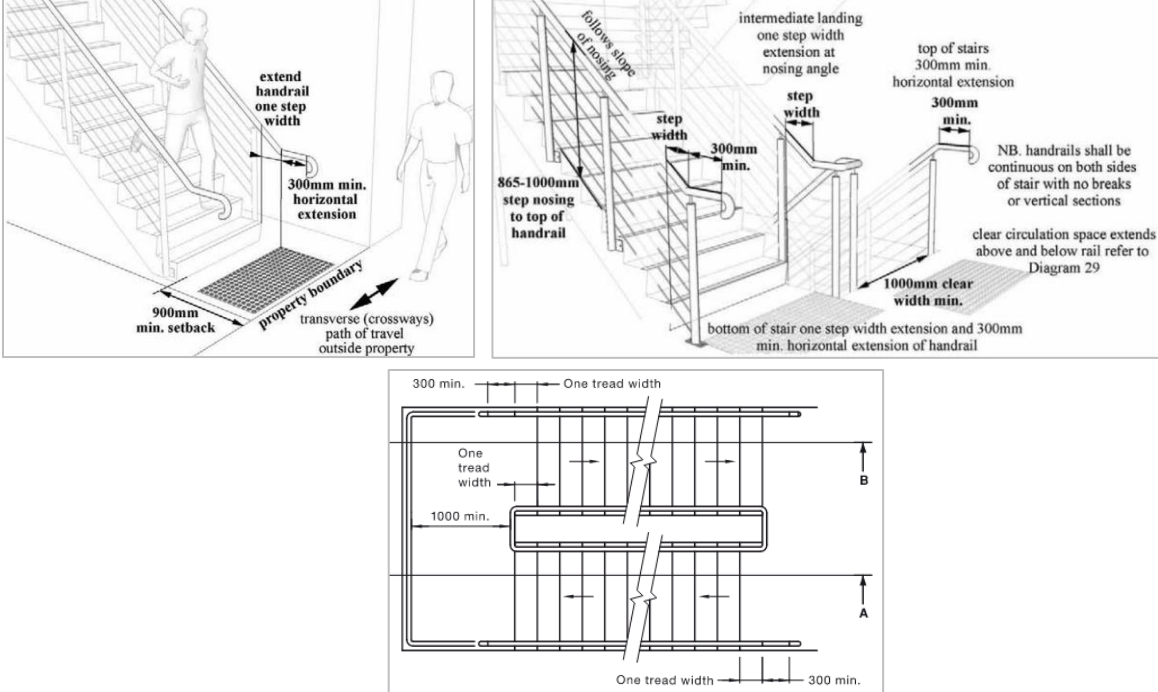


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	 <ul style="list-style-type: none">• Door threshold ramps are required to comply with AS1428.1-2009 – refer to figure below: Note: Clause D3D16 of the BCA, does not permit a ramp at an internal door threshold, therefore where proposed, doorway threshold ramps need to be addressed via a Performance Solution.  <ul style="list-style-type: none">• Step ramps are required to comply with AS1428.1-2009 – refer to figure below:		

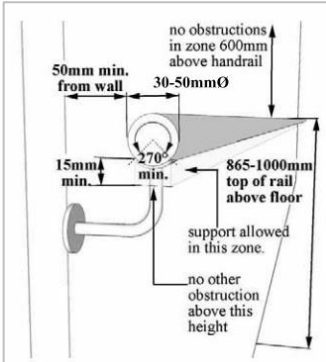
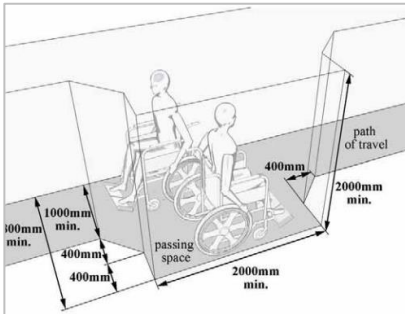
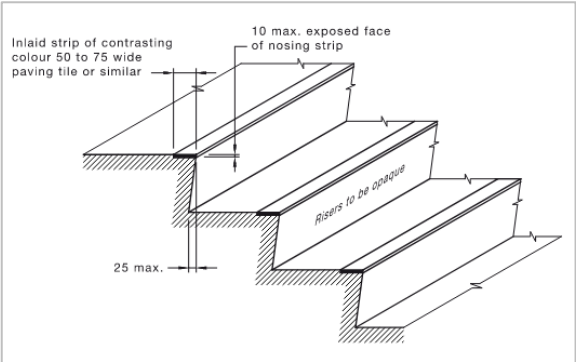
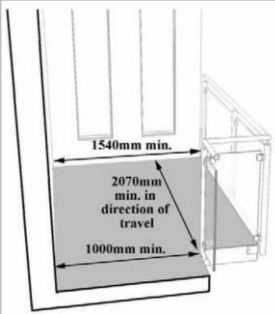
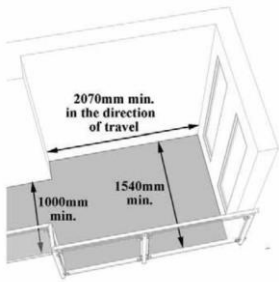


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p data-bbox="405 692 1346 719">• Kerb ramps are required to comply with AS1428.1-2009 – refer to figure below:</p>  <p data-bbox="398 1110 719 1137">2. Stairway Construction:</p> <ul data-bbox="405 1161 1850 1331" style="list-style-type: none">• All non-fire-isolated stairways in accessible areas are required to comply with AS1428.1-2009. Key design requirements from the Standard are detailed below:<ul data-bbox="479 1235 1809 1331" style="list-style-type: none">(a) Stairways to be oriented to allow sufficient clearances from internal corridors and allotment boundaries (900mm setback).(b) Stairways are required to have opaque/flush risers	 <p data-bbox="405 692 1346 719">• Kerb ramps are required to comply with AS1428.1-2009 – refer to figure below:</p> 	



NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>(c) 50-75mm non-slip stairway nosing edge strips are to be provided. Nosing edge strips are to achieve a minimum 30% luminance contrast and comply with clause/table D3D15 of the BCA (slip resistance). Nosing edge strips cannot extend more than 10mm down the face of the riser and cannot be set back more than 15m from the edge of the stair tread.</p> <p>(d) Stairways are to have handrails on each side of the stair flight that comply with the design and installation requirements outlined in the Standard (refer to extract below).</p>	 <p>Technical diagrams illustrating handrail and nosing requirements:</p> <ul style="list-style-type: none">Diagram 1 (Left): Shows a handrail extending one step width with a 300mm min. horizontal extension. A 900mm min. setback is shown from the property boundary. A transverse (crossways) path of travel outside property is also indicated.Diagram 2 (Right): Shows nosing requirements: 865-1000mm step nosing to top of handrail, 300mm min. step width, 300mm min. horizontal extension at nosing angle, and 1000mm clear width min. It also shows intermediate landing one step width extension at nosing angle, top of stairs 300mm min. horizontal extension, and bottom of stair one step width extension and 300mm min. horizontal extension of handrail. A note states: "NB. handrails shall be continuous on both sides of stair with no breaks or vertical sections". A reference is made to "clear circulation space extends above and below rail refer to Diagram 29".Diagram 3 (Bottom): Shows a cross-section of a handrail with 300mm min. dimensions and one tread width.	



NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	 <p>3. <u>Wheelchair passing and turning bays:</u></p> <ul style="list-style-type: none"> • Turning bay – 1540mm x 2070mm • Passing bay – 1800mm x 2000mm (note angled/splayed sides) 	  	

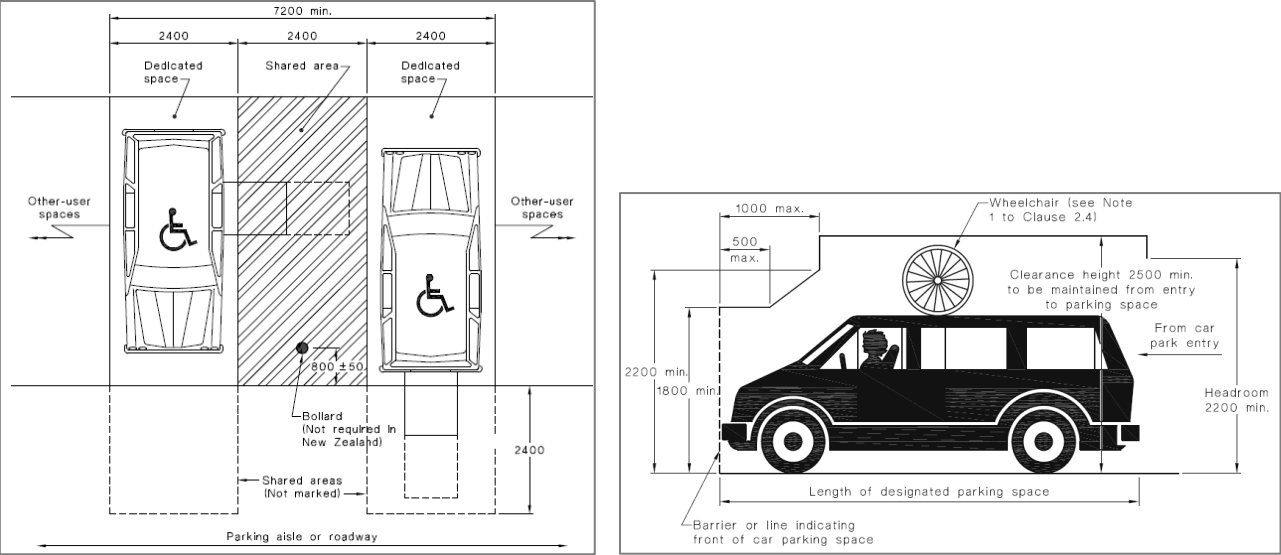


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
D4D5	<p>Exemptions</p> <p>The following areas are not required to be accessible:</p> <p>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <p>(b) An area that would pose a health or safety risk for people with a disability.</p> <p>(c) Any path of travel providing access only to an area exempted by (a) or (b).</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) including corridor behind LFR • Loading Dock / E-Com / DTB • Storage rooms • Commercial kitchen • Various areas within the Woolworths fitout (BOH areas, storage and prep areas, service counters, checkouts etc. 	Info
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</p>	<p>DtS Non-Compliance –</p> <p>A total of 491 x car spaces are provided with 10 x designated accessible car spaces and associated shared zones as prescribed by this clause.</p> <p>The size location and number of accessible carparking spaces is readily capable of complying with AS/NZS2890.6-2009. 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
	<p>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>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>Technical Spec Extract</p> <p>AS/NZS 2890.6-2009</p>	<p>Key design matters to be complied with –</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 space. Bollard and line marking to comply with AS/NZS2890.6-2009.		<p>DD</p>




NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<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. <p>Refer to key figure from AS/NZS2890.6-2009 below:</p>  <p>The diagram illustrates the spatial requirements for accessible carparking spaces. It shows a top-down view of a parking aisle with three dedicated spaces (2400 mm wide) and a central shared area (2400 mm wide). A total width of 7200 mm is indicated. A wheelchair is shown in a dedicated space, with a height of 800 ± 50 mm. A bollard is shown in the shared area, with a height of 800 ± 50 mm. The diagram also shows a side view of a car with a wheelchair, with a clearance height of 2500 mm from the car park entry to the parking space. The length of the designated parking space is 1000 mm max., and the barrier or line indicating the front of the car parking space is 500 mm max. The diagram also shows a side view of a car with a wheelchair, with a clearance height of 2500 mm from the car park entry to the parking space. The length of the designated parking space is 1000 mm max., and the barrier or line indicating the front of the car parking space is 500 mm max. The diagram also shows a side view of a car with a wheelchair, with a clearance height of 2500 mm from the car park entry to the parking space. The length of the designated parking space is 1000 mm max., and the barrier or line indicating the front of the car parking space is 500 mm max.</p>		

Note: The BCA does not prescribe the provision of accessible carparking spaces for Class 2 buildings.




NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
<p>D4D7</p>	<p>Signage</p> <p>In a building required to be accessible—</p> <p>(a) braille and tactile signage complying with Specification 15 must—</p> <p>(i) incorporate the international symbol of access in accordance with AS 1428.1 and identify each sanitary facility.</p> <p>(ii) identify each door required by E4D5 to be provided with an exit sign and state—</p> <p>(A) “Exit;” and</p> <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</p>	<p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p> <p>Key design matters to be complied with –</p> <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: <div data-bbox="1422 783 1720 992" data-label="Image"> </div> Directional signage: <div data-bbox="1339 1023 1798 1235" data-label="Image"> </div> 	<p>DD</p>



NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>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>(i) bank of sanitary facilities; and</p> <p>(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.</p>	 <ul style="list-style-type: none"> o Non-accessible building entry signage:  <ul style="list-style-type: none"> o Space with a hearing augmentation system (example below of signage required outside and inside the room); o Braille exit signage: 	

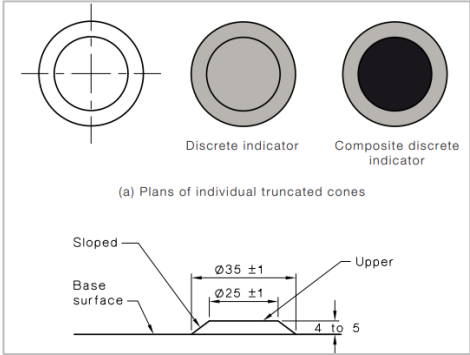
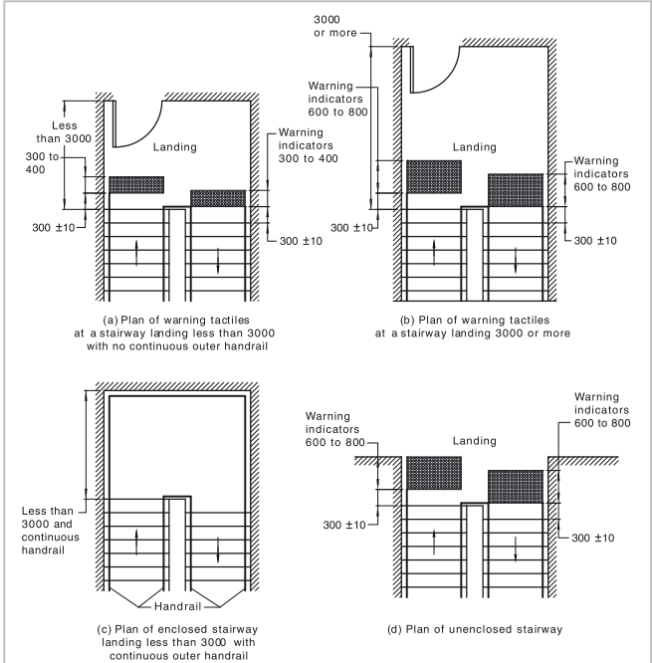


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
			
D4D8	Hearing Augmentation	N/A – Not applicable to the scope of works.	N/A
D4D9	Tactile Indicators <p>(1) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <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 building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no	Compliance is readily achievable, subject to further information being provided at the design development stage.	DD

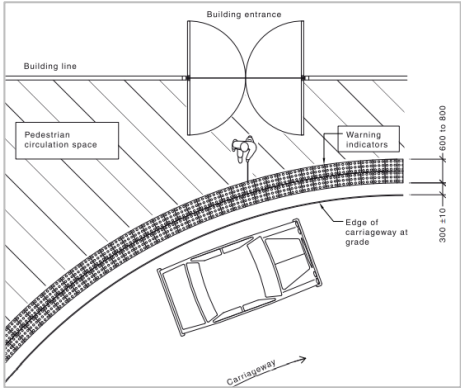
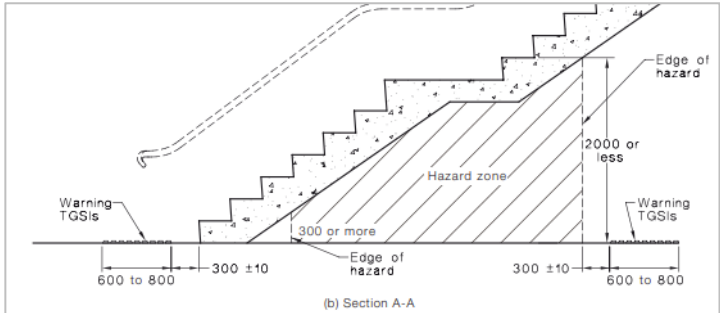


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>kerb or kerb ramp at that point, except for areas exempted by D4D5.</p> <p>(2) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p>		
<p>Technical Spec Extract</p> <p>AS/NZS 1428.4.1 - 2009</p>	<p>Key design matters to be complied with –</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">○ 30% - Integrated TGSIs○ 45% - Discrete TGSIs○ 60% - Composite Discrete TGSIs• Tactile ground surface indicators are to be installed 300mm ±10mm from the hazard (i.e. stair nosing, ramp transition, vehicular way, overhead obstruction etc.).• 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.		<p>DD</p>

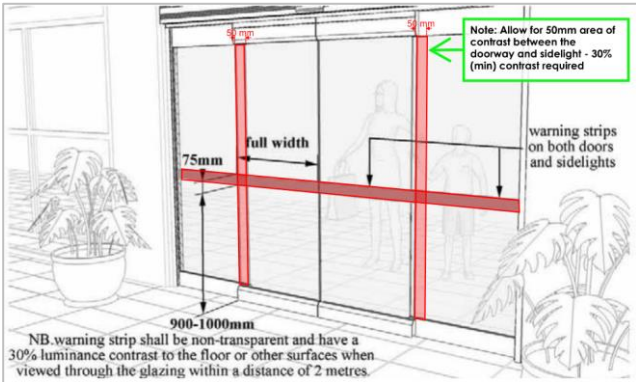


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	 <p>(a) Plans of individual truncated cones</p> <p>Discrete indicator Composite discrete indicator</p> <p>Sloped Base surface $\varnothing 35 \pm 1$ Upper $\varnothing 25 \pm 1$ 4 to 5</p>	 <p>(a) Plan of warning tactile at a stairway landing less than 3000 with no continuous outer handrail</p> <p>(b) Plan of warning tactile at a stairway landing 3000 or more</p> <p>(c) Plan of enclosed stairway landing less than 3000 with continuous outer handrail</p> <p>(d) Plan of unenclosed stairway</p>	



NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	 		
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	N/A – Not applicable to the scope of works.	N/A
D4D13	Glazing on an accessway On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any	Compliance is readily achievable, subject to further information being provided at the design development stage.	DD



NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	<p>Key design matters to be complied with:</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.  <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>	

8.2. BCA Part E3 – Lift Installations



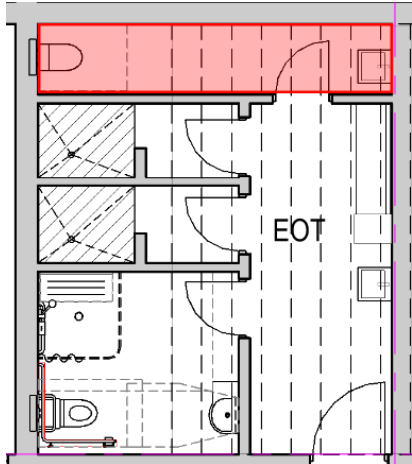
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
E3D7	<p>Passenger lift types and their limitations</p> <p>(1) In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type:</p> <ul style="list-style-type: none">(a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.(b) A low-rise, low-speed constant pressure lift must not—<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, transport interchange, shopping complex or the like.(c) A small-sized, low-speed automatic lift must not travel more than 12 m. <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>	<p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p> <p>Design certification is be obtained from the Vertical Transport Consultant to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	DD
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>Compliance is readily achievable, subject to further information being provided at the design development stage.</p>	DD

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<ul style="list-style-type: none"> (a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12. (b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12m. (c) Lift floor dimensions of not less than 1100mm wide x 1400mm deep for all lifts which travel not more than 12m, except a stairway platform lift. (d) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors. (e) Lift landing doors at the upper landing for all lifts. (f) Lift car and landing control buttons complying with AS 1735.12 (g) Lighting in accordance with AS 1735.12 for all enclosed lift cars. (h) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. 	<p>Design certification is be obtained from the Vertical Transport Consultant to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	

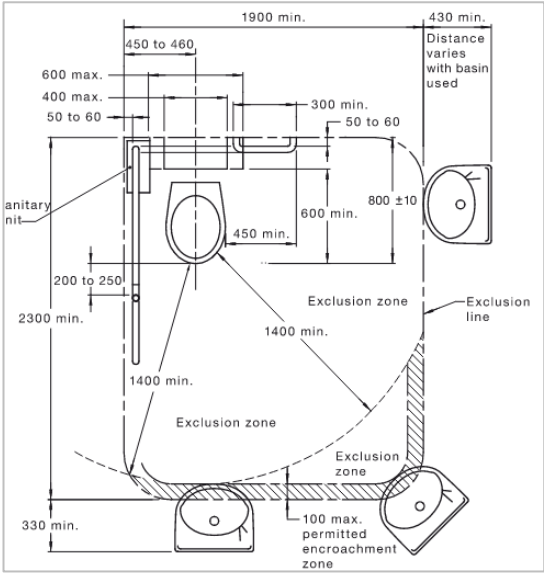
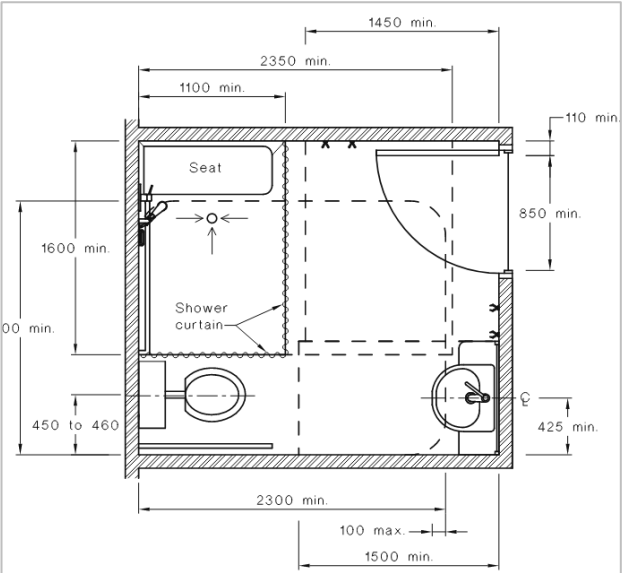
8.3. BCA Part F4 – Sanitary and Other Facilities

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
<p>F4D5</p>	<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>(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</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"> • Ground Floor EOTF - (RH transfer facility) • Ground Floor Common Patron Bank - (RH transfer facility) • Ground Floor Woolworth Staff Bank - (LH transfer facility) <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>DD</p>
		<p>Ambulant Sanitary Compartments –</p> <p>Compliance is readily achievable, subject to further information being provided at the design development stage.</p>	<p>DD</p>
		<p>A unisex ambulant sanitary compartment is proposed at the EOT in lieu of separate male and female. It is proposed to address the subject compliance departure via a Performance Solution. Note this will be subject to approval</p>	<p>PS</p>

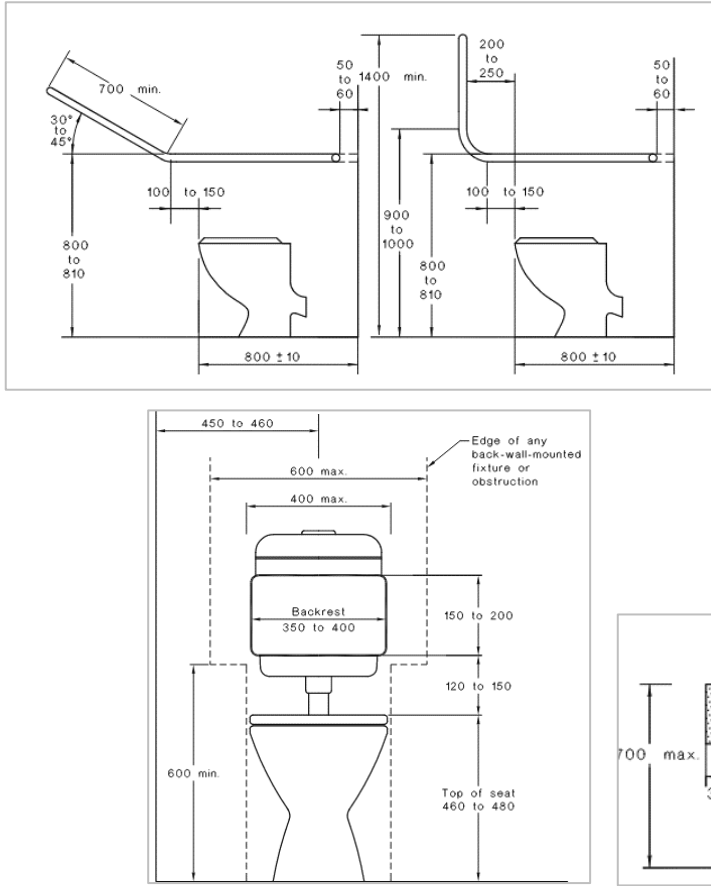
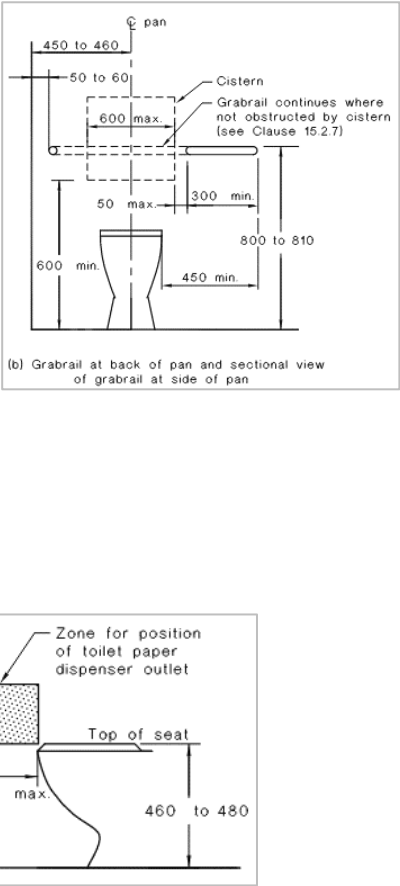


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	<p>handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required 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>	<p>from the relevant project stakeholders and further co-ordination at the design development stage.</p> 	
<p>Technical Spec Extract AS1428.1-2009</p>	<p>Key design matters to be complied with –</p> <p><u>1. Accessible Unisex Sanitary Compartments:</u></p> <ul style="list-style-type: none"> The size of the accessible sanitary facility to comply with AS1428.1-2009: 		<p>DD</p>

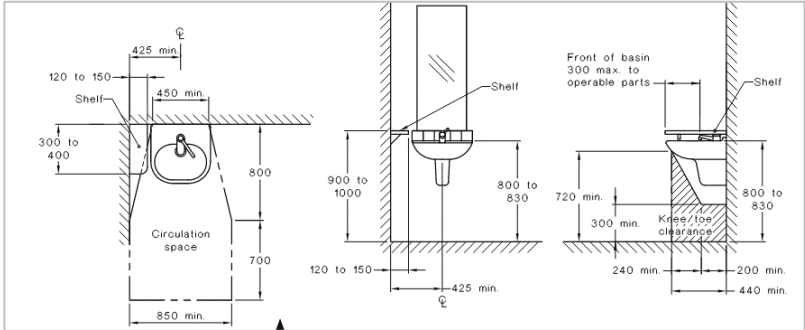
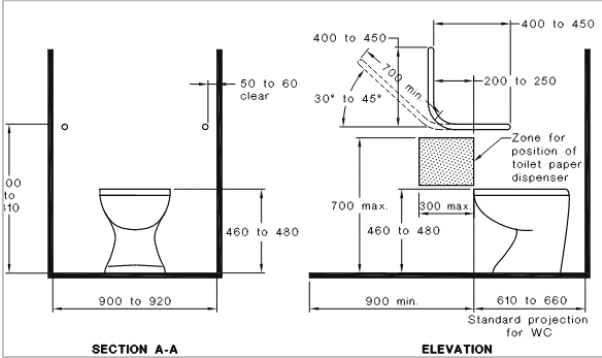


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	 <p>Technical drawing of accessible unisex sanitary facilities. The drawing shows a plan view of a room with a toilet, a basin, and a shower. Key dimensions include: overall width 1900 min., overall depth 2300 min., toilet width 450 to 460, basin width 430 min., and various clearances for fixtures. It also indicates 'Exclusion zone' and 'Exclusion line' areas. A note states 'Distance varies with basin used'.</p>	 <p>Technical drawing of accessible unisex sanitary facilities showing a different view. Key dimensions include: overall width 2350 min., overall depth 2300 min., shower width 1450 min., and various clearances for fixtures like the seat and shower curtain. A note indicates '100 max. permitted encroachment zone'.</p>	<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	DfS Provision	Compliance Commentary	Status
	 <p>The drawings show side and top views of a toilet. Key dimensions include: a 700 min. sloped clear space; a 30° to 45° angle for the sloped area; a 100 to 150 mm horizontal clearance; a 800 ± 10 mm width; a 1400 min. height to the top of the pan; a 200 to 250 mm height for the pan; a 50 to 60 mm height for the grabrail; a 900 to 1000 mm height to the top of the cistern; a 800 to 810 mm height to the top of the seat; a 600 min. height to the top of the backrest; a 350 to 400 mm width for the backrest; a 400 max. width for the backrest; a 600 max. width for the clear space; and a 450 to 460 mm width for the clear space.</p>	 <p>(b) Grabrail at back of pan and sectional view of grabrail at side of pan</p> <p>The drawings show the placement of a grabrail. Key dimensions include: a 450 to 460 mm width for the clear space; a 50 to 60 mm height for the grabrail; a 600 max. height for the grabrail; a 300 min. height for the grabrail; a 50 max. height for the grabrail; a 450 min. width for the grabrail; a 800 to 810 mm height to the top of the seat; a 600 min. height to the top of the backrest; and a 300 max. width for the toilet paper dispenser outlet.</p>	



NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 <p><u>2. Ambulant Sanitary Compartments:</u></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: 	



NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
<p>F4D6</p>	<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 	<p>An accessible unisex sanitary compartment is provided at the designated amenities blocks (EOT, patron amenities and within Woolworths). The other sanitary compartment bank within the E-Com area is not required to be provided with an accessible WC in accordance with the 50% rule of this clause. Compliance is readily achievable.</p> <p>NOTE: an assessment of any tenancy fitout amenities blocks (i.e. staff facilities within the Woolworths has not been carried out. Works will form part of a separate fitout approval).</p>	<p>CRA</p>



NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	female sanitary compartments, at not less than 50% of those banks.		
F4D7	Accessible unisex showers (1) Where required (or provided) by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows: (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.	Compliance is readily achievable, subject to further information being provided at the design development stage.	DD
Technical Spec Extract AS1428.1-2009	Accessible showers: <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:		DD



NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		<p>N/A – Not applicable to the scope of works.</p> <p>NOTE: Population is less than 3500 occupants.</p>	<p>N/A</p>
<p>F4D12</p>	<p>Accessible adult change facilities</p>	<p>N/A – Not applicable to the scope of works.</p> <p>NOTE: Population is less than 3500 occupants.</p>	<p>N/A</p>

9. Conclusion

Hontas Hatzi & Co Pty Ltd have completed a detailed accessibility compliance assessment of the project design documentation prepared to support the Construction Certificate application to the Certifying 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 8** of this report.



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