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SECTION 75 W APPLICATION - ACCESSIBILITY REVIEW

BCA 2011 / Premises Standards and

Disability Discrimination Act 1992 (*Cth*) (DDA) Assessment

Commercial and Retail Development

100 Mount Street, North Sydney

Report prepared for: Perry Milledge
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Date: 19th August 2011

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DOCUMENT ACCEPTANCE

	Name	Signed	Date
Prepared by	Patrick Chan		19 th August 2011
Reviewed by	Claire Bernadou		19 th August 2011

REVISION HISTORY

Revision No.	Prepared by	Description	Date
00	Patrick Chan	Section 75W Application Accessibility Review	19 th August 2011

This report has been prepared based on the available time allocated to conduct the review, and all reasonable attempts have been made to identify key compliance matters pursuant to the BCA and additional issues which have been deemed an impediment to access provision and may increase Client risk of attracting a complaint under the DDA.

The information provided within this report is relevant to this project and the documentation referenced. As such the information provided may not be transferred to other projects. This report must not be issued for public comment or be used for any other purpose without prior permission from Philip Chun Access.

Philip Chun Access accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than providing guidance to alleviate access barriers in the built environment and reduce Client risk of attracting a complaint under the DDA.



DESIGN APPRAISAL

ACCESSIBILITY AND DISABILITY DISCRIMINATION ACT 1992 (Cth) (DDA) ASSESSMENT

1. Introduction and Documentation

Introduction

This report documents a comprehensive review of the proposed project documentation with consideration to all aspects of accessibility to the site and throughout the development and with reference to the Building Code of Australia (BCA), Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), relevant Australian Standards as they relate to access to premises and the spirit and intent of the Disability Discrimination Act 1992 (Cth) (DDA).

This report has been prepared for Laing O'Rourke Australia Pty Ltd by Philip Chun Access with the aim of providing reasonable recommendations for Client consideration in regards to access to premises. Philip Chun Access has endeavored to clearly identify each issue of concern with respect to the building element and with reference to relevant legislation and guidelines.

Where compliance with the BCA deemed-to-satisfy provisions is considered inappropriate or impractical, Philip Chun Access may liaise with the relevant Building Surveyor to determine an alternative solution which can be justified under the performance requirements of the BCA. It should be noted that expert judgment from an accredited Access Consultant will not alleviate the Client's obligations under the DDA.

Matters that fall outside the scope of this report include structure or installation methods and assessment against Occupational Health and Safety legislation.

Disability Discrimination Act 1992 (Cth) (DDA)

The accessibility assessment process covers all aspects of the infrastructure (premises), to the extent required to meet the objectives of the Disability Discrimination Act 1992 (Cth), including, however not limited to, Section 23 which relates to access to premises and facilities which the public may enter or use.

The Act is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and, in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

In contrast to building regulations, the DDA is not prescriptive and previously, there was a lack of uniformity between the building regulations in each State and Territory and the DDA. Since the DDA, it became evident that compliance with the Building Code of Australia (BCA) was insufficient to meet the objectives of the DDA. However subsection 31(1) of the DDA permits the development of Disability Standards, leading to the implementation of the *Disability (Access to Premises - Buildings) Standards 2010* (Premises Standards) and *Disability Standards for Accessible Public Transport 2002* (DSAPT). It is unlawful to contravene the Disability Standards, however if the Disability Standards are met, those responsible for the building cannot be subject to a successful complaint for the matters covered by the Standards.

The implementation of the Premises Standards, and corresponding changes to the BCA, is a significant step towards achieving equal access to premises and is crucial to justice and social inclusion for people with disabilities. The Premises Standards will assist in the creation of a more sustainable built environment which is responsive to the changing circumstances of the wider Australian community.

It is noted that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA. It is acknowledged that the Premises Standards could address a broader range of accessibility issues including considerations to accessibility of parkland, playgrounds, transport vehicles, interior fit-out of buildings, and fixtures and fittings. As such, there are features which fall beyond the scope of the Standards which may be subject to the general complaints provisions of the DDA.



In this assessment, Philip Chun will refer, not only to the Disability (Access to Premises - Buildings) Amendment Standards 2010 (No. 1), but to additional Accessibility Standards in draft and current Australian Standards, to meet the spirit and intent of the DDA and to ensure best practice principles are applied for this project. A full list of references for this report is available upon request.

Methodology

Philip Chun Access aims to provide achievable recommendations relating to access based on current and prospective disability and access legislation and best practice to enable independent, equitable and functional access for all.

The application of the recommended actions outlined, may be inappropriate or impractical because of:

- a) The design philosophy being pursued by the design team;
- b) The characteristics of the building use including heritage constraints and characteristics of the current building occupants.

The DDA requires reasonable adjustments to accommodate the needs of people with disabilities. This allows for adequate management of access and enables implementation of future modifications to ensure that a person with a disability does not experience discrimination. Adjustments may include:

- a) Modifications to premises and/or equipment;
- b) Changes to job design and work practices;
- c) Providing additional training or other assistance as appropriate.

Consequently there are opportunities for Philip Chun Access to assess access against compliance parameters and Client requirements to determine an alternative design solution or suitable management plan which will ensure access for all is not compromised. Any alternative solutions which do not meet the deemed to satisfy provisions of the BCA are subject to approval from the relevant Building Surveyor and may require issue of expert judgement based on Clause A 0.9 (d) of the BCA.

Any determinations will be made at the request of the Client and will not absolve the Client or owner of the requirements pursuant of the Disability Discrimination Act 1992 (*Cth*).

Reviewed Documentation

The Section 75W Application documentation provided by Laing O'Rourke for Philip Chun Accessibility review and approval includes:

Documents

Document No	Title	Revision
DA109	Site Plan	A
DA110	Plaza Topography Diagram	A
DA111	Plaza Topography Diagram	A
DA112	Plaza Sections	A
DA116	Ground Floor Plan	A
DA117	Retail Level Plan	A
DA118	Plan – B1 Level	A
DA119	Plan – B2 Level	A
DA120	Plan – B3 Level	A
DA121	Plan – B4 Level	A
DA122	Plan – B5 Level	A
DA123	Plan – B5 Level	A
DA124	Plan – Level 1 Amenity	A
DA125	Plan – Typical Low-Rise Level	A
DA126	Plan – Typical Mid-Rise Level	A
DA127	Plan – Typical High-Rise Level	A



2. Site and Contexts

The project involves the design and construction of a commercial tower which includes:

- Ground Floor Plaza and Retail Level
- 33 Level Commercial Tower comprising of a low-rise, mid-rise and high-rise
- 6 Levels of Basement carparking

The proposed development is bound by Spring Street (North), Walker Street (East), Mount Street (South) and existing 80 Mount Street building (West).

Use and Class of Building

The primary classification for the proposed buildings shall be advised by the relevant Building Surveyor.

3. Access for People with a Disability

Part D3 of the BCA and Premises Standards prescribes the minimum requirement for access to a building. Access for people with disabilities is required through the principal pedestrian entrance and throughout the building in accordance with Table D3.1.

The following table outlines the general building access requirements that Philip Chun Access have applied for this project:

Class of building	Access requirements
Class 5, 6	To and within all areas normally used by the occupants

4. Accessibility Provisions

4.1 D3.1 General building access requirements

Generally, access provisions are required to and within all areas normally used by the occupants, including:

- Through the principal pedestrian entrance, and not less than 50% of all other entrances;
- To and throughout all levels served by the lifts;
- Equitable access to proposed seating platforms on Ground Floor;
- Provision of accessible car parking with basement car park and appropriate proportions;
- Access to office accommodation and other facilities for all building occupants.

Further to the above, we recommend additional considerations to meet the objectives of the DDA. These recommendations exceed the minimum requirements of the BCA 2011 / Premises Standards and are detailed in Section 7 of this report.

Following our review, a number of non-compliances / access deficiencies were identified as requiring attention by the design team to ensure an independent, equitable and functional access for all.

Refer to the attached design notes, included in Appendix A which should be read in conjunction with the subsequent sections of this report.

With regards to notations included within Appendix A, please note:

- All items notated in **red** relate to mandatory requirements under the BCA, and Premises Standards;
- All items notated in **blue** relate to additional, enhanced recommendations provided in accordance with the spirit and intent of the DDA. These items are provided for Client consideration.

4.2 D3.2 Access to buildings

External Access

External access to the building is required to be provided to the principal pedestrian entrance of the building as per AS 1428.1 (2009) from:

- the main points of pedestrian entry at the allotment boundary
- any accessible car parking spaces
- any adjacent and associated accessible buildings on the site.

Issues

- The existing topography of the site may limit access by people with disabilities between the Walker Street retail entrance and Ground Level entrances.
- The proposed transition between the ramped external walkways on either side of the building (North and South) and the seating platforms requires confirmation.
- The crossfall of the external pathways is yet to be confirmed.
- The location of drainage pits to be confirmed.
- Limited documentation has been provided regarding proposed external finishes.

Recommended Action

- 4.2.1 Further discussion is required as the designs progress in order to specify the relationship between the Ground Floor and the Retail Level to ensure access for people with disabilities is provided as required.
- 4.2.2 Confirm the transition between the seating platform risers and the ramps.
- 4.2.3 Ensure the crossfall of external pathways does not exceed 1:40 per AS 1428.1 (2009).
- 4.2.4 Confirm the proposed location of drainage pits.
- 4.2.5 Exposed grates and manhole covers to be installed flush with the adjacent surface with perforations of no greater than:
- (i) 13mm in diameter where perforations are circular;
 - (ii) 8 to 13mm width with length of no greater than 150mm
 - (iii) 8mm in width with no limit on length (AS 1428.1:2009 Clause 7.5).
- 4.2.6 Provide a smooth transition between abutting surfaces. A construction tolerance of 3mm for vertical differences is allowable, or 5mm where edges are rounded or bevelled (AS 1428.1:2009 Clause 7.2; Figure 6).
- 4.2.7 Where joints exist between surfaces, the joints must have a maximum 2mm depth and gaps must not exceed 12mm in width (AS 1428.1:2009 Clause 7.2; Figure 7).
- 4.2.8 Provide further details regarding proposed external finishes, including slip resistance ratings (R10 / W, or R11 / V to ramped surfaces).
- 4.2.9 A continuous accessible path of travel and any circulation spaces must have a slip-resistant surface and be traversable by people with a broad range of abilities (AS 1428.1:2009 Clause 7.1). Appropriate surfaces include:

- Concrete with abrasive finish;
- Concrete with exposed aggregate finish;
- Bituminous concrete;
- Natural stone with rough finish;
- Paving bricks with abrasive finish.

Building Entrances

A continuous, accessible path of travel must be provided through the principal pedestrian entrance at Mount Street per AS 1428.1 (2009) and not less than 50% of all pedestrian entrances / exits.

Where a door required to be accessible has more than one door leaf, one of the leaves must have a clear opening of 850mm.

Issues

- The proposed revolving doors are hazardous for people with disabilities, requiring the adjacent swing doors to be designed with appropriate circulation space and operation to permit access by people with disabilities.
- The swing doors lack appropriate circulations space to the latch side.
- Manual-swing doors located within an external wall may be impacted by environmental factors resulting in increased operating forces.
- Limited documentation has been provided to confirm the door hardware selected for installation, which must meet the design specifications detailed within AS 1428.1 (2009).

Recommended Action

- 4.2.10 Provide further details of entrances including thresholds when available to confirm all entrances will be provided at grade with no lip or step (exceeding 3mm) (AS 1428.1:2009).
- 4.2.11 Each entrance to the development must provide a clear opening width of not less than 850mm to not less than the operable leaf (minimum 920mm door leaf width).
- 4.2.12 Relocate not less than one swing door at each entrance (with a revolving door) to provide appropriate circulation space to permit access by people with disabilities (refer to attached marked plans in Appendix A).
- 4.2.13 Manual doors in external walls may exceed allowable operating forces due to environmental factors. Where operating forces exceed 20N (to initially open the door), 20N (to swing the door) and 20N (to hold the door open between 60 and 90 degrees), an automated door operating system to be installed.
- 4.2.14 Manual controls to automated doors must be located on the latch side of the door and be not less than 1000mm clear of the swing of the door. Therefore, installation on a bollard may be required.
 - Tactile and Braille signs incorporating the international symbol for access must be installed to manual controls with operating instructions.

Internal Doors

Doors and doorways to be provided with the following circulation clearances as per AS 1428.1 (2009):

Table 4.2(a) – Hinged Door Requirements

Door Approach	Door opening direction	Clearances (mm)		
		Latch side	Hinge side	Depth in front of door
Front	Towards occupant	530	110	1450
	Away from occupant	510	-	1450
Latch Side	Towards occupant	900	110	1670
	Away from occupant	660	240	1240
Hinge Side	Towards occupant	900	660	1670
	Away from occupant	340	560	1220
Either Side	Towards occupant	900	660	1670
	Away from occupant	660	560	1240

Table 4.2(b) – Sliding Door Requirements

Door Approach	Clearances (mm)		
	Latch side	Slide side	Depth in front of door
Front	530	-	1450
Slide Side	395	660	1280
Latch Side	660	185	1230
Either Side	660	660	1280

Note: the above clearances are based upon an unobstructed door opening of 850mm, which is the minimum required clearance. Unobstructed door openings greater than 850mm will have different requirements. This will be reviewed upon provision of a door schedule and detailed architectural drawings.

Where a door required to be accessible has more than one door leaf, one of the leaves must have a clear opening of 850mm.

Issues

- The clear opening widths of proposed doorways is yet to be confirmed.
- Limited documentation has been provided to confirm the door hardware selected for installation, which must meet the design specifications detailed within AS 1428.1 (2009).

Recommended Action

4.2.15 Internal doors must enable independent access by all users, including clear opening widths of not less than 850mm to the operable leaf (minimum 920mm door leaf width).

4.2.16 Provide door schedule and hardware legend for review to confirm compliance with AS 1428.1 (2009), with regards to:

- Door types
- Door leaf widths
- Handles, snibs and locks
- Closers
- Security measures

4.3 D3.3 Parts of buildings to be accessible

Internal Paths of Travel

Accessways complying with AS 1428.1 (2009) must be provided to and throughout areas of buildings required to be made accessible, including:

- Minimum corridor widths of not less than 1000mm;
- Passing spaces with a minimum width of 1800mm and minimum length of 2000mm to be provided in corridors at maximum 20m intervals where a direct line of sight is not available; and
- Turning spaces of minimum 1540mm width and minimum 2070mm length to be provided within 2m of the end of corridors and at maximum 20m intervals.

Note: a passing space may serve as a turning space.

Increased landings are required at changes of direction, including 1500mm X 1500mm turning spaces to facilitate a 60-90 degree turn.

Issues

- The provision of stairs only limits access between Ground Floor and the Retail Level. However, it is understood at this stage that the spaces will operate as separate venues with access for service staff only.
- There is limited access to the raised seating platforms located on Ground Floor.
- The proposed clearance widths to the secured entry at Ground Floor requires confirmation.

Recommended Action

- 4.3.1 Further discussion is required as the designs progress in order to specify the function of the proposed stair between Ground Floor and the Retail Level, including suitability for access by service staff only.
- 4.3.2 Develop ramped access to the raised seating platforms. This may be achieved by the incorporation of a mid-landing to the proposed external ramps.
- 4.3.3 Confirm a minimum clearance of 1000mm to not less than one secured entry at the Ground Floor.

Internal Finishes

The following applies to interior finished and surface materials:

- Where carpet or any soft flexible materials are used as flooring material, the pile height or pile thickness is to be no greater than 11mm and the carpet backing to be not more than 4mm thick.
- Matting recessed within a continuous accessible path of travel to have a surface level difference to surrounding materials not more than 3mm for vertical and 5mm for rounded or bevelled edges.
- Grates are to have openings no greater than 13mm in diameter and any slotted openings to be no more than 13mm wide and orientated perpendicular to the dominant direction of travel.

Doors, specifically the door leaf, door frame and/or door jamb must possess appropriate luminance contrast of not less than 30% with the adjacent wall surface, for a minimum width of 50mm.

Issues

- Limited documentation has been provided regarding proposed internal finishes.

Recommended Action

- 4.3.4 Provide further documentation to confirm selected carpet will meet not less than the aforementioned requirements. However, reduced pile height of 6mm and carpet backing of not more than 4mm thick is advised to achieve compliance with AS 1428.1 (2009).
- 4.3.5 Provide details of proposed floor waste and drain covers to confirm perforations will not exceed AS 1428.1 (2009) requirements.
- 4.3.6 Confirm if entrance matting is proposed and provide details for Philip Chun review.
- Matting recessed within a continuous, accessible path of travel –
 - (a) where of metal and bristle construction or similar, its surface shall be no more 3mm if vertical or 5mm if rounded or bevelled, above or below the surrounding surface; and
 - (b) where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or beveled (AS 1428.1:2009 Clause 7.4.2).
 - Entrances mats enhance way-finding for people with vision impairments (DDA).
- 4.3.7 Provide details of selected colour and finish to doors / door frames, and adjacent walls, for Philip Chun assessment to confirm appropriate luminance contrast requirements will be met.
- 4.3.8 Please provide flooring materials details for review, including slip resistance ratings.
- 4.3.9 Consider implementation of the following strategies to enhance accessibility for all. It is noted that the following recommendations exceed the minimum requirements of the BCA, however are recommended to meet the spirit and intent of the DDA and to permit safe and dignified movement for all:
- Generally wall and floor surfaces must possess appropriate contrast (no less than 30% luminance contrast), or introduction of 150mm high skirting with contrast to each.
 - Doors / door frames to possess no less than 30% luminance contrast with walls and floors.
 - Counters to possess 30% luminance contrast between counter top and counter face; counter top and background surface; and counter face and abutting floor surface.

Lifts

All areas of the building normally used by the occupants are required to be accessible. Every passenger lift must comply with clause E3.6.

Lifts are proposed to serve all levels of the building, including low-rise, mid-rise and high-rise lifts.

Issues

- Limited details have been provided regarding the internal dimensions of the proposed lifts.
- It is unclear if features for people with disabilities will be provided per E3.6 and AS 1735.12 (1999).

Recommended Action

- 4.3.10 Refer Section 5 of this report.

Stairs

All stairways, excluding fire-isolated stairs, must be designed and constructed in accordance with AS 1428.1 (2009) Clause 11.

It is noted that all fire-isolated stairways must possess luminance contrast to the stair nosing as per AS 1428.1 (2009) Clause 11.1(f) and (g).

Issues

- Limited detail has been provided regarding proposed components to be installed to stairways.
- Generally, it appears that handrail extensions to the (diminishing) stairway at Mount Street will protrude beyond the allotment boundary creating a hazard for passers by.

Recommended Action

- 4.3.11 All stairs used for communication purposes to be designed and constructed with tread and riser dimensions which meet the minimum requirements of the BCA. In addition, handrails to be installed to both sides of the stairs with appropriate and consistent heights, diameter, detail and profile in accordance with Clause 11 of AS 1428.1 (2009).
- 4.3.12 Stairs must possess a minimum clear width of 1000mm (1500mm preferred).
- 4.3.13 Stair treads must not overhang the risers and open risers are to be avoided as they pose a risk to all users.
- 4.3.14 Internal stairs must be setback a minimum of 400mm from transverse paths of travel to accommodate handrails extensions indicators without posing a risk to passers by.
- 4.3.15 External stairs must be setback a minimum of 900mm from the allotment boundary to accommodate handrails extensions and warning tactile ground surface indicators without protruding beyond the building line.
- 4.3.16 Provide stair details and elevations for review of stair width and proposed handrails.
- 4.3.17 Confirm the proposed colour and type of selected visual nosing to stair treads and warning tactile ground surface indicators for Philip Chun review to ensure slip resistance and luminance contrast requirements will be met per AS 1428.1 (2009) and AS 1428.4.1 (2009).
- 4.3.18 Confirm the proposed colour and type of luminance contrast to be installed to fire-isolated stairways to confirm compliance with BCA D3.3 and AS 1428.1 (2009).

Ramps

All ramps, excluding fire-isolated ramps, must be designed and constructed in accordance with AS 1428.1 (2009) Clause 10.

Issues

- There appears to be ramps proposed to either side of the building (North and South) adjacent to the raised seating platforms. The gradients of ramps require confirmation.

Recommended Action

- 4.3.19 Where achievable, gradients should not exceed 1:20, or 1:40 where cross-traffic is likely.



- o Gradients exceeding 1:20 limit independent travel for some users and require additional provisions, including installation of handrails and kerbrails to both sides and warning tactile ground surface indicators.

4.3.20 Where the constraints of the development limit the length of the ramp, a maximum gradient of 1:14 is to be achieved. Level landings of not less than 1200mm depth are to be provided at intervals of no greater than 9 metres.

4.3.21 Where required, handrails and kerb / kerbrails must be installed to both sides of the ramp with appropriate and consistent heights, diameter, detail and profile, in accordance with AS 1428.1 (2009).

4.3.22 Warning tactile ground surface indicators to be installed at the commencement and conclusion of any ramp exceeding 1:20 gradient to meet the requirements of AS 1428.4.1 (2009).

4.3.23 Ramps to be setback a minimum of 900mm from transverse paths of travel to accommodate handrails extensions and warning tactile ground surface indicators without posing hazard to passers by.

4.4 D3.4 Exemptions

Further discussions will be required to define the use and function of identified, specialist areas and determine the suitability for full, partial or managed accessibility. Where full access is unachievable due to the functions of the space, there may be opportunity to access the area under the permitted exemptions of the BCA D3.3 which states:

The following areas are not required to be accessible:

- An area where access would be inappropriate because of the particular purpose for which the area is used.
- An area that would pose a health or safety risk for people with a disability.
- Any path of travel providing access only to an area exempted by (a) or (b).

Based on the above, access for people with disabilities is not required to:

- Commercial kitchen(s);
- Service, maintenance and plant areas.

4.5 D3.5 Accessible car parking

Accessible carparking, designed and constructed in accordance with AS 2890.6 (2009), is required to be provided as per the below ratio:

Class of building to which the Class 7a building or carparking area is associated	Number of accessible carparking spaces required
Class 5, 7, 8 and 9c	1 space for every 100 carparking spaces or part thereof.
Class 6	
(a) Up to 1 000 carparking spaces; and	1 space for every 50 carparking spaces or part thereof.
(b) for each additional 100 carparking spaces or part thereof in excess of 1 000 carparking spaces.	1 space.

Issues

- Approximately 115 car parking spaces are proposed within the basement car park, including 2 accessible car parking spaces for people with disabilities.
- The total number of carparking proposed to the site requires confirmation, including the allocation to development uses, i.e. car parks allocated for commercial, retail and public use.
- Accessible car parking spaces have been designed per AS 2890.6 (2009), however the shared space required the installation of a bollard.
- Limited detail has been provided regarding the proposed head height clearances within the basement car park.
- The proposed signage to accessible car parking spaces is yet to be confirmed.

Recommended Action

- 4.5.1 Confirm the total number of car parking proposed to the site, including the allocation to separate building uses.
- 4.5.2 Ensure accessible car parking spaces are provided in accordance with required ratios under BCA D3.5.
- 4.5.3 A single bollard to be provided to the shared area to prevent vehicles from parking within this space; to be located centrally to the width of the shared area, 800mm (\pm 50mm) from the roadway end of the space (measured to the centreline of the bollard) (AS 2890.6:2009 Clause 2.2.1 (e)).
- 4.5.4 The height between the car park floor and any overhead obstruction must be no less than 2200mm between the car park entrance, accessible parking spaces and the car park exit (AS 2890.6:2009 Clause 2.4).
- 4.5.5 The height between the car park floor and any overhead obstruction at the accessible car parking space, including the adjacent shared area must be no less than 2500mm from the entrance of the space to a distance of no greater than 1000mm from the front of the space, where the height may be reduced to 2200mm, and to no less than 1800mm within 500mm from the front of the space (AS 2890.6:2009 Clause 2.4; Figure 2.7).
- 4.5.6 Accessible car parking spaces to be identified by pavement marking incorporating the international symbol for access.
- 4.5.7 International symbol for access to be in white on a blue (Ultramarine) rectangle with no side more than 1200mm in length. Symbol to be located in the centre of the dedicated space between 500mm and 600mm from the roadway end of the bay (AS 2890.6:2009 Clause 3.1).
- 4.5.8 The perimeter of the accessible parking area, inclusive of the adjacent shared area to be delineated in yellow. Additional diagonal line-marking to be provided within the shared area to further identify this area as vehicle-free.
- 4.5.9 Diagonal line marking to be at an angle of 45 ± 10 degrees to the side of the space, at 150-200mm in width with spaces of 200-300mm between stripes (AS 2890.6:2009 Clause 3.2).
- 4.5.10 Where the route to the accessible parking spaces is not readily apparent from the vehicular entrance to the car park, additional vertical signage incorporating the international symbol for access and an arrow should be user at the entrance and at each change of direction to direct traffic to the spaces. The symbol should point in the same direction as the left or right arrow (AS 2890.6:2009 Appendix A3).

4.6 D3.6 Signage

Braille and tactile signage is required to be provided throughout any building required to be made accessible in accordance with BCA specification D3.6 and AS1428.1 (2009) and must identify:

- Each sanitary facility
- Any space with a hearing augmentation system
- Accessible unisex facilities and indicate whether the facility is suitable for left or right handed use
- Ambulant accessible sanitary facilities on the door of the cubicle
- Where an entrance is not accessible, directional signage to identify nearest accessible entrance
- Where a bank of sanitary facilities is not provided with an accessible sanitary facility, directional signage to identify nearest accessible sanitary facility.

Issues

- Limited detail has been provided at this stage regarding proposed signage strategy.

Recommended Action

4.6.1 Provide a signage schedule for review.

4.7 D3.7 Hearing augmentation

A hearing augmentation system must be provided where an inbuilt amplification system, other than a general public announcement or emergency warning system, is installed, within:

- A room in a Class 9b building, or
- In an auditorium, conference room, meeting room, or
- At any counter where the public is screened from the service provider.

Note: Consideration to the design specifications of AS 1428.5 (2010) is recommended, however is not mandatory to meet the Premises Standards.

There are meeting rooms proposed Level 1 however based on the proposed function of this level (building management) and the indicative room sizes, it is understood that there is no requirement for general public announcement system or hearing augmentation.

4.8 D3.8 Tactile indicators

Where a building is required to be made accessible, tactile indicators must be provided to –

- A stairway
- A ramp, other than kerb ramp
- Any overhead obstruction less than 2m above the FFL, other than a doorway, where a suitable barrier has not been provided
- Where an accessway meets a vehicular way in the absence of a kerb or kerb ramp

Issues

- Limited detail has been provided regarding the provision of tactile indicators.
- The depth of tactile indicators and setback from the stairs is yet to be confirmed.

Recommended Action

4.8.1 Confirm the proposed colour and type of selected warning tactile ground surface indicators for Philip Chun review to ensure slip resistance and luminance contrast requirements will be met per AS 1428.4.1 (2009).

- 4.8.2 Tactile indicators to be setback 300mm from stair risers and extend for a depth of 600mm for the full, clear width of the stair.
- 4.8.3 Handrails to be continuous through mid-landings or warning tactile indicators of 300mm depth must be installed.
- 4.8.4 Tactile indicators are required to the top and base of stairs where the ramp gradient is between 1:20 and 1:14 per AS 1428.1 (2009) and AS 1428.4.1 (2009).

4.9 D3.9 Wheelchair seating spaces in Class9b assembly buildings

Not applicable.

4.10 D3.10 Swimming pools

Not applicable.

4.11 D3.11 Ramps

On an accessway:

- (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and
- (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.

Not applicable.

4.12 D3.12 Glazing on an accessway

Where full height glazing that can be mistaken for an unobstructed opening is provided along an accessway, the glazing must be provided with visual identification as per AS 1428.1 (2009).

Issues

- The extent of glazed panels and doorways is yet to be confirmed.

Recommended Action

- 4.12.1 Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid, contrasting line (AS 1428.1:2009 Clause 6.6).
- 4.12.2 The solid, contrasting line must provide a minimum 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side, and shall be not less than 75mm wide and extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor (AS 1428.1:2009 Clause 6.6).

5. Lift Installations

Every passenger lift in an accessible building must be suitable for use by people with a disability. Typically, requiring the following to be provided:

Lift dimensions

- Lift floor dimensions of not less than 1100mm X 14000mm for lifts which travel not more than 12m.

Lift Features

- Handrail complying with the provisions for a mandatory handrail in AS1735.12.
- Minimum clear door opening complying with AS1735.12.
- Passenger protection system complying with AS1735.12.
- Lift landing doors at the upper landing.
- Lift car and landing control buttons complying with AS1735.12.
- Lighting in accordance with AS1735.12.
- 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.

All passenger lifts serving more than 2 levels must possess:

- Automatic audible information within the lift car to identify the level each time the car stops.
- Audible and visual indication at each lift landing to indicate the arrival of the lift car.
- Audible information and audible indication must be provided in a range between 20-80dB(A) at a maximum frequency of 1500Hz.

Issues

- Limited details have been provided regarding the internal dimensions of the proposed lifts.
- It is unclear if features for people with disabilities will be provided per E3.6 and AS 1735.12 (1999).

Recommended Action

- 5.1.1 Confirm the proposed internal dimensions of the lifts will be not less than 1100mm(w) X 1400mm(d), with stretcher facility where required by E3.2.
- 5.1.2 Provide lift details, including specification for Philip Chun review to confirm compliance with AS 1735.12 (1999).

6. Sanitary and other facilities

Accessible unisex sanitary compartments

Accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a). That is:

Class of building	Minimum accessible unisex sanitary compartments to be provided
Class 5, 6, 7, 8 and 9 — except for within a ward area of a Class 9a <i>health-care building</i>	Where clause F2.3 of the <i>BCA</i> requires closet pans: <ul style="list-style-type: none"> (a) 1 on every <i>storey</i> containing <i>sanitary compartments</i>; and (b) where a <i>storey</i> has more than 1 bank of <i>sanitary compartments</i> containing male and female <i>sanitary compartments</i> at not less than 50% of those banks

Accessible unisex showers

Accessible unisex showers must be provided in accordance with Table F2.4(b). That is:

Class of building	Minimum accessible unisex showers to be provided
Class 5, 6, 7, 8 and 9 — except for within a ward area of a Class 9a <i>health-care building</i>	Where clause F2.3 of the <i>BCA</i> requires 1 or more showers, not less than 1 for every 10 showers or part thereof

Design

- An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels.
- The circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with the requirements of AS1428.1.
- Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.
- The door to a fully enclosed sanitary compartment must:
 - (i) Open outwards; or
 - (ii) Slide; or
 - (iii) Be readily removable from the outside of the sanitary compartment,Unless there is a clear space of at least 1.2m, measured in accordance with Figure F2.5, between the closet pan with the sanitary compartment and the doorway.

Location

- An accessible sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only.
- Where male sanitary facilities are provided in a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of these locations.

Sanitary compartments for people with an ambulant disability

- At each bank of toilets where there are one or more toilets in addition to an accessible unisex sanitary compartments at that bank of toilets, a sanitary compartment suitable for people with an ambulant disability must be provided for use by males and females.
- The circulation spaces, fixtures and fittings within sanitary compartment must comply with the requirements of AS1428.1.

Issues

- Refer to the attached marked plans (in Appendix A) regarding the internal dimensions and layouts of accessible sanitary facilities.
- There is no accessible sanitary facility proposed on the Retail Level.
- There are no sanitary facilities suitable for people with ambulant disabilities proposed within male and female facilities.
- There is no requirement for the provision of shower facilities, however where provided accessible facilities which meet AS 1428.1 (2009) should be provided to ensure equitable amenity for all (DDA).

Recommended Action

- 6.1.1 Refer to the attached marked plans (in Appendix A) for actions regarding proposed accessible sanitary facilities.
- 6.1.2 Ensure the number of left and right handed mirror image facilities are provided as evenly as possible, i.e. right-hand on Ground Level, left-hand on Retail Level, etc.
- 6.1.3 Ensure the signage package includes left-hand and right-hand configuration information in Braille and tactile per BCA D3.6.
- 6.1.4 At each bank of gender facilities, ensure provision of a sanitary compartment for people with ambulant disabilities, in addition to a unisex, accessible sanitary facility.



- o Ambulant sanitary cubicles to be designed per AS 1428.1 (2009), including a cubicle width of 900-920mm and circulation space of 900mm X 900mm between the closet pan and the swing of the cubicle door and upon entry / exit of the cubicle and facility doors.

- 6.1.5 Ensure the door hardware schedule confirms the provision of removable hinges to any fully-enclosed sanitary facilities where the distance between the door and the pan is less than 1200mm.
- 6.1.6 All accessible shower facilities to be designed and constructed in accordance with AS1428.1:2009 Clause 15.
- 6.1.7 Provide detailed plans and elevations of accessible and ambulant sanitary facilities for review.
- 6.1.8 Provide fixtures and fittings schedule for wet areas for Philip Chun assessment.

7. Additional Accessibility Considerations

As detailed above, it is acknowledged that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA only.

The Premises Standards could address a broader range of accessibility issues including considerations to accessibility of outdoor areas, such as playgrounds, and the interior fit-out of buildings, including customer service areas, joinery, fixtures and fittings. As such, there are features which fall beyond the scope of the Standards which may be subject to the general complaints provisions of the DDA.

Philip Chun Access provides the following as a summary of additional accessibility issues to be addressed in order to reduce Client risk of attracting a discrimination complaint.

7.1 External Paths of Travel

Comment	Compliance
Structural columns protrude greater than 300mm from the building line which may pose a hazard for people who are blind or have low vision (DDA).	Review design of structural columns where they protrude beyond the building line. Structural columns should not protrude greater than 300mm beyond the face of the internal and external building line. Columns to possess not less than 30% luminance contrast to surrounding / abutting surfaces to permit detection by a person who is blind or has low vision.
Diminishing steps adjacent to the building entrances on Spring and Mount Streets are acceptable under current building requirements, however are deemed to be hazardous for people with disabilities and should be avoided wherever possible (DDA).	Consider reconfiguration of the steps at the building entrances to reduce the extent of diminishing steps. Additionally, the installation of handrails may provide suitable protection to each step to reduce incidence of slip, trips of falls (DDA).

Comment	Compliance
<p>There is limited detail regarding the provision of street furniture within external areas.</p>	<p>Ensure no obstructions to accessible paths of travel, such as street furniture, rubbish bins, or planter boxes, which should be setback from the path of travel and possess no less than 30% luminance contrast to the path surface and background (AS 1428.2:1992 Clause 27.1(a)).</p> <p>Where provided, provide details of proposed street furniture, including seating, rubbish bins or planter boxes for Philip Chun review of design and placement.</p> <p>Maintain a clear pathway width of not less than 1800mm to the building line.</p>
<p>There are a number of drop-offs which appear to exist within the design, including diminishing steps and transition between ramped surfaces and seating platforms.</p>	<p>Any drop-off or hazard adjacent to the path of travel to be protected by a suitable barrier (DDA).</p>

7.2 Car Parking

Comment	Compliance
<p>Accessible car parking spaces to be located with direct access to the lifts.</p>	<p>Provide chevron line-marking to the surface of the car park with a minimum width of 1200mm and luminance contrast to the ground surface to increase driver awareness and reduce risk of injury to users of accessible car parking spaces.</p>
<p>Bollards to the shared space of the accessible car parking area.</p>	<p>Bollards to be a recommended height of 1300mm to ensure drivers reversing can see the bollard above the rear of their vehicle (DDA; AS 2890.1:2004 Clause 2.4.5.3 (b)).</p> <p>Bollards to possess no less than 30% luminance contrast to the surrounding surface for their identification by drivers and pedestrians (DDA).</p>
<p>Where an entry to a car park is access control, the access or intercom pedestal should be positioned so that it is accessible by a driver who uses a wheelchair.</p>	<p>It is assumed an access controlled entry is provided to the basement car park.</p> <p>The access /intercom pedestal to be positioned in accordance with AS2890.6:2009 Appendix A4.</p>
<p>Vertical signage to be provided to the accessible car parking space.</p>	<p>Install vertical signage, incorporating the international symbol for access to indicate the extent of the accessible parking area for people with disabilities (AS 2890.6:2009 Appendix A3 (b); AS 1428.2:1992 Clause 17.4 (a) Note 2).</p>

7.3 Counter Areas

Comment	Compliance
Accessible counters to be provided.	<p>Consider the provision of an accessible section of counter (of minimum 900mm length) at each counter area to permit access by people with disabilities.</p> <p>Where the counter requires brief or minimal interaction, provide knee and foot clearance in accordance with the following:</p> <ul style="list-style-type: none"> • Provision of knee clearance of no less than 750mm in height for a minimum depth of 350mm; • Provision of foot clearance of not less than 300mm in height for a depth of 400mm. <p>(AS 1428.2:200X DRAFT Clause 4.1.13 (c))</p>

7.4 Symbols and Signs

Comment	Compliance
Signs and symbols must be provided to inform all users.	<p>It is assumed that a variety of signage designs and types will be provided, exceeding statutory requirements.</p> <p>Provide a signage system which informs all users (HREOC Advisory notes on access to premises, Item 5.15).</p> <p>Therefore, consider tactile and Braille features to all signs, specifically signs provided for way-finding.</p>

7.5 Lighting

Comment	Compliance
Lighting at building entrances should be sufficient to permit safe and dignified movement by all.	Adequate lighting levels (no less than 150lx) required at all entrances and be designed with consideration to the reduction of glare and minimisation of shadows (AS 1428.2:1992 Clause 11.3; Clause 19).
	Consistent lighting levels should be provided throughout all areas (internal and external). Where lighting levels may be increased, this must occur gradually to enable sufficient time for a person's vision to adapt to changing lighting levels.
	Minimum interior lighting levels of maintenance illuminance in accordance with AS 1680.1 (1990) and with consideration to AS 1428.2:1992 Clause 19.



7.6 Emergency Egress

Limited information has been provided regarding the proposed strategy for the safe and efficient egress of people with disabilities.

Comment	Compliance
All users must be provided with a means of egress from premises to a place of safety (HREOC Advisory notes on access to premises, Item 5.21).	<p>There does not appear to be provision for use of the lift in case of fire or a safe place of refuge.</p> <p>All users must be provided with a means of egress from premises to a place of safety (HREOC Advisory notes on access to premises, Item 5.21).</p> <p>People with disabilities to be provided with the same level of protection as other premises users or building occupants (HREOC Advisory notes on access to premises, Item 5.21).</p> <p>Develop and implement a facility evacuation plan, including the procedure for the evacuation of individuals with temporary and permanent impairments and high level mobility needs.</p>

8. Alternative Solutions

Not applicable at this stage of the design.

9. Conclusion

We have assessed the architectural documentation available to date and have reviewed the proposed building works with respect to the Building Code of Australia 2011 and Premises Standards. The design is at a point where the inherent BCA philosophies have been checked and development consent can be sought. The finer details with respect to BCA 2011 compliance can be finalised prior to the issue of a Construction Certificate.



APPENDIX A

All stairs, excluding fire isolated stairs, must be designed per AS1428.1-2009, Clause 11, requiring handrails to both sides, opaque risers, no overlapping treads, visual nosing to stair treads, and warning tactile indicators. Where a stair may intersect a property boundary, the stair shall be set back a minimum of 900mm per AS1428.1-2009, Clause 11.1 (a) and Figure 26(A). Stair to be set back one tread plus 300mm from intersecting corridor or paths of travel per AS1428.1-2009, Clause 11.1(b) and Figure 26(B). Alternatively, extend wall or provide a balustrade to protect handrail extensions and passers by from injury.

All ramps must be designed per AS1428.1-2009, Clause 10.3, requiring handrail on both sides; landing at the top, bottom, and at intervals per Clause 10.3(e); and kerb, curb rails, or other edge protection. Ramp shall be set back a minimum of 400mm from intersecting corridors or paths of travel, ensuring that the handrail does not protrude into the transverse path of travel. AS1428.1-2009, Clause 10.3 (g) & Figure 17.

A landing per AS1428.1-2009, Clause 10.3(c) will be required. The landing should be placed mid-rise, and provide a level transition into one of the mid-level seating platforms. The landing shall be 1200mm in length in the direction of travel. It is assumed that the addition of landings will increase the slope of the ramped surface. Provide additional information of slope changes with landings.

Tactile indicators are required to the stairs & ramps as per sections 1 & 2 of AS/NZS 1428.4.1-2009. Colour and type of tactile indicators and visual nosing to stair treads to be identified for Philip Chun review to confirm luminance contrast and slip resistance requirements will be met.

Ensure that exterior ramps and walkways requiring gradients for drainage have a crossfall slope no steeper than 1:40. AS1428.1-2009, Clause 10.1 (d)

The main lobby counter should include a lower section to permit access by a person with a disability. Recommend providing a 900mm wide section of counter which is between 830mm and 870mm above the finished floor with a minimum underside clearance of 750mm for a depth of 350mm.

diminishing stair design may require an alternative solution. Philip Chun to discuss.

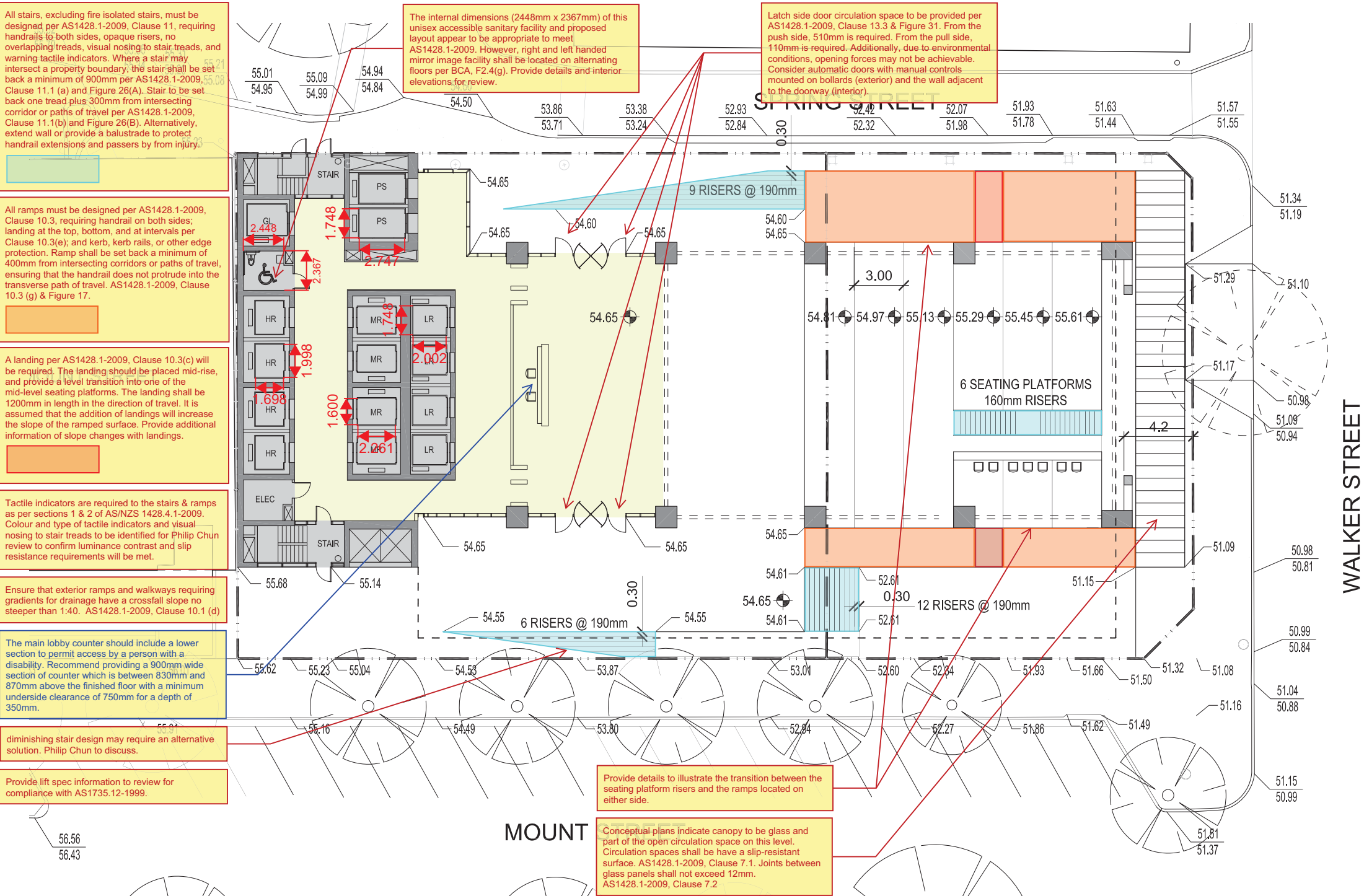
Provide lift spec information to review for compliance with AS1735.12-1999.

The internal dimensions (2448mm x 2367mm) of this unisex accessible sanitary facility and proposed layout appear to be appropriate to meet AS1428.1-2009. However, right and left handed mirror image facility shall be located on alternating floors per BCA, F.2.4(g). Provide details and interior elevations for review.

Latch side door circulation space to be provided per AS1428.1-2009, Clause 13.3 & Figure 31. From the push side, 510mm is required. From the pull side, 110mm is required. Additionally, due to environmental conditions, opening forces may not be achievable. Consider automatic doors with manual controls mounted on bollards (exterior) and the wall adjacent to the doorway (interior).

Provide details to illustrate the transition between the seating platform risers and the ramps located on either side.

Conceptual plans indicate canopy to be glass and part of the open circulation space on this level. Circulation spaces shall have a slip-resistant surface. AS1428.1-2009, Clause 7.1. Joints between glass panels shall not exceed 12mm. AS1428.1-2009, Clause 7.2



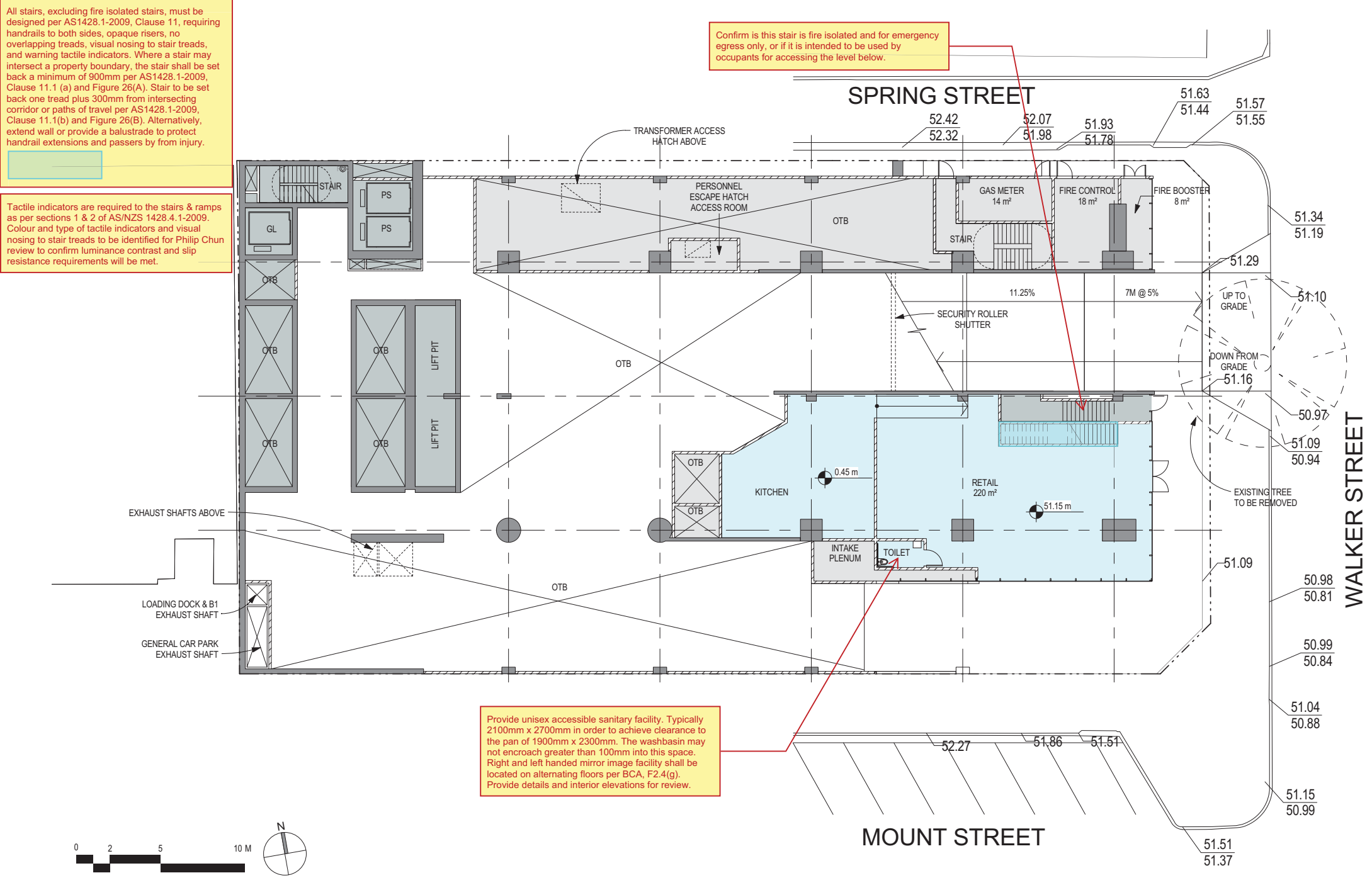
GROUND FLOOR PLAN

All stairs, excluding fire isolated stairs, must be designed per AS1428.1-2009, Clause 11, requiring handrails to both sides, opaque risers, no overlapping treads, visual nosing to stair treads, and warning tactile indicators. Where a stair may intersect a property boundary, the stair shall be set back a minimum of 900mm per AS1428.1-2009, Clause 11.1 (a) and Figure 26(A). Stair to be set back one tread plus 300mm from intersecting corridor or paths of travel per AS1428.1-2009, Clause 11.1(b) and Figure 26(B). Alternatively, extend wall or provide a balustrade to protect handrail extensions and passers by from injury.

Tactile indicators are required to the stairs & ramps as per sections 1 & 2 of AS/NZS 1428.4.1-2009. Colour and type of tactile indicators and visual nosing to stair treads to be identified for Philip Chun review to confirm luminance contrast and slip resistance requirements will be met.

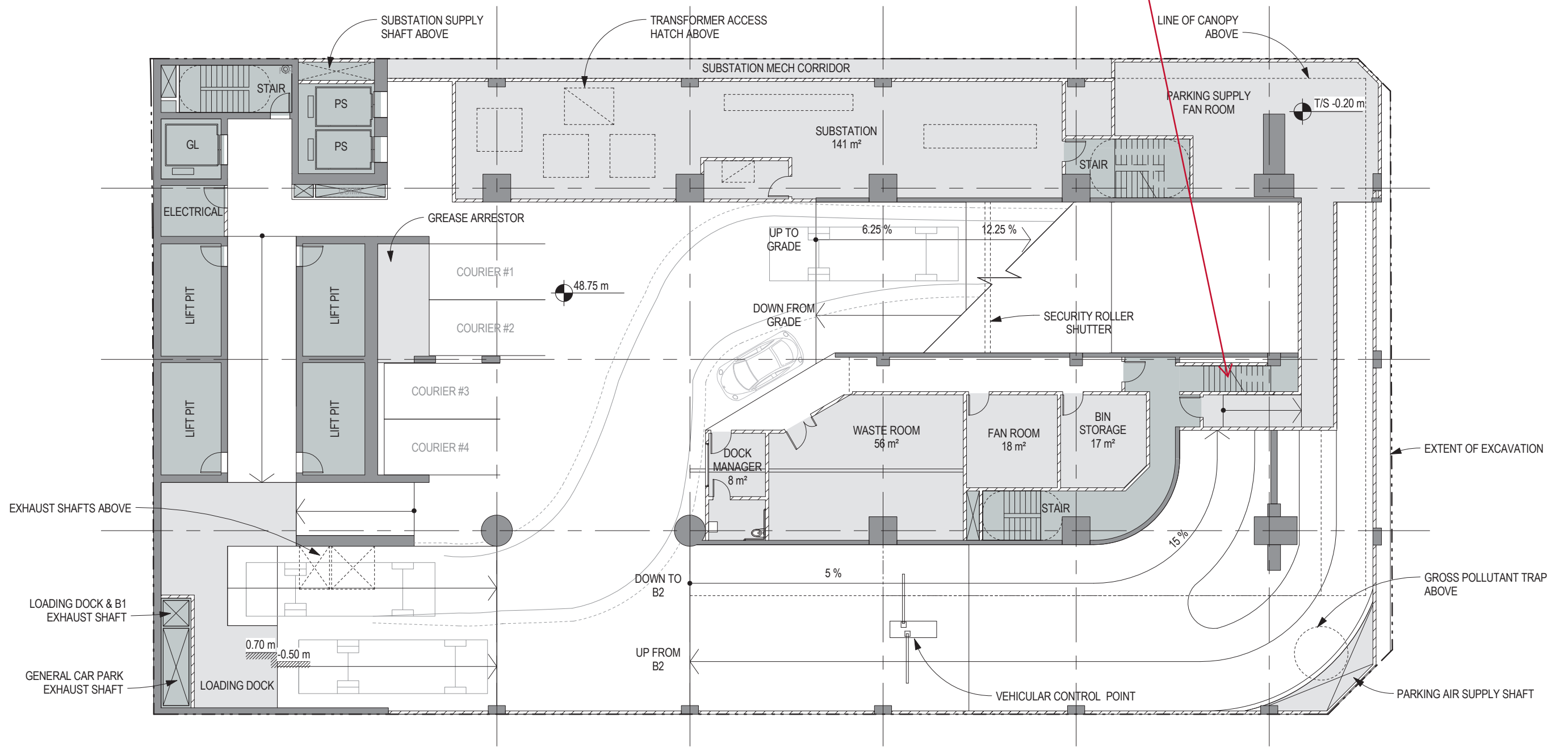
Confirm is this stair is fire isolated and for emergency egress only, or if it is intended to be used by occupants for accessing the level below.

Provide unisex accessible sanitary facility. Typically 2100mm x 2700mm in order to achieve clearance to the pan of 1900mm x 2300mm. The washbasin may not encroach greater than 100mm into this space. Right and left handed mirror image facility shall be located on alternating floors per BCA, F2.4(g). Provide details and interior elevations for review.

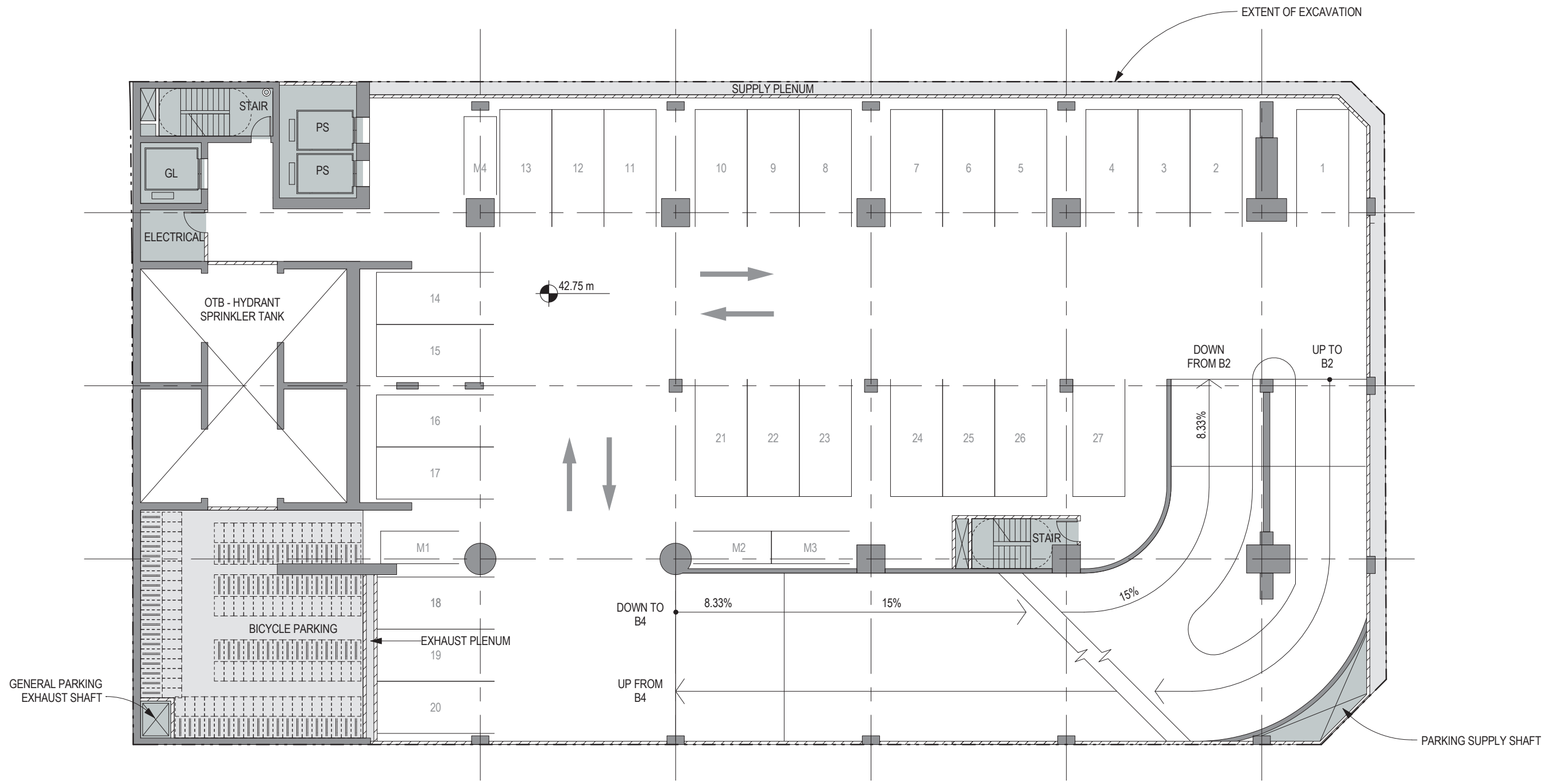


RETAIL LEVEL PLAN

Confirm is this stair is fire isolated and for emergency egress only, or if it is intended to be used by occupants for accessing the level below.



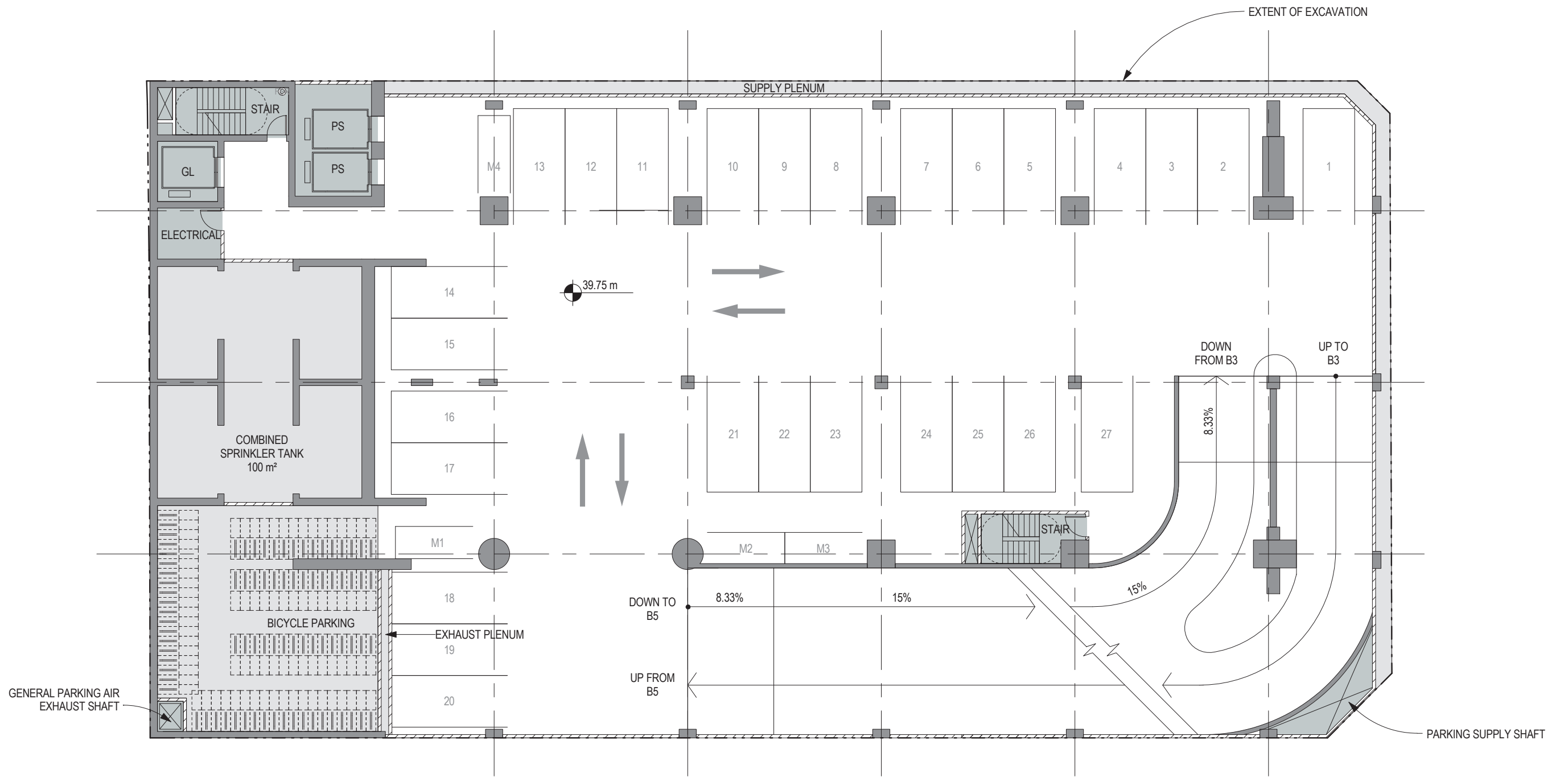
2 LOADING DOCK BERTHS
3 COURIER PARKING SPACES
1 MOTORCYCLE SPACE



27 PARKING SPACES
 4 MOTORCYCLE SPACES
 83 BICYCLE SPACES

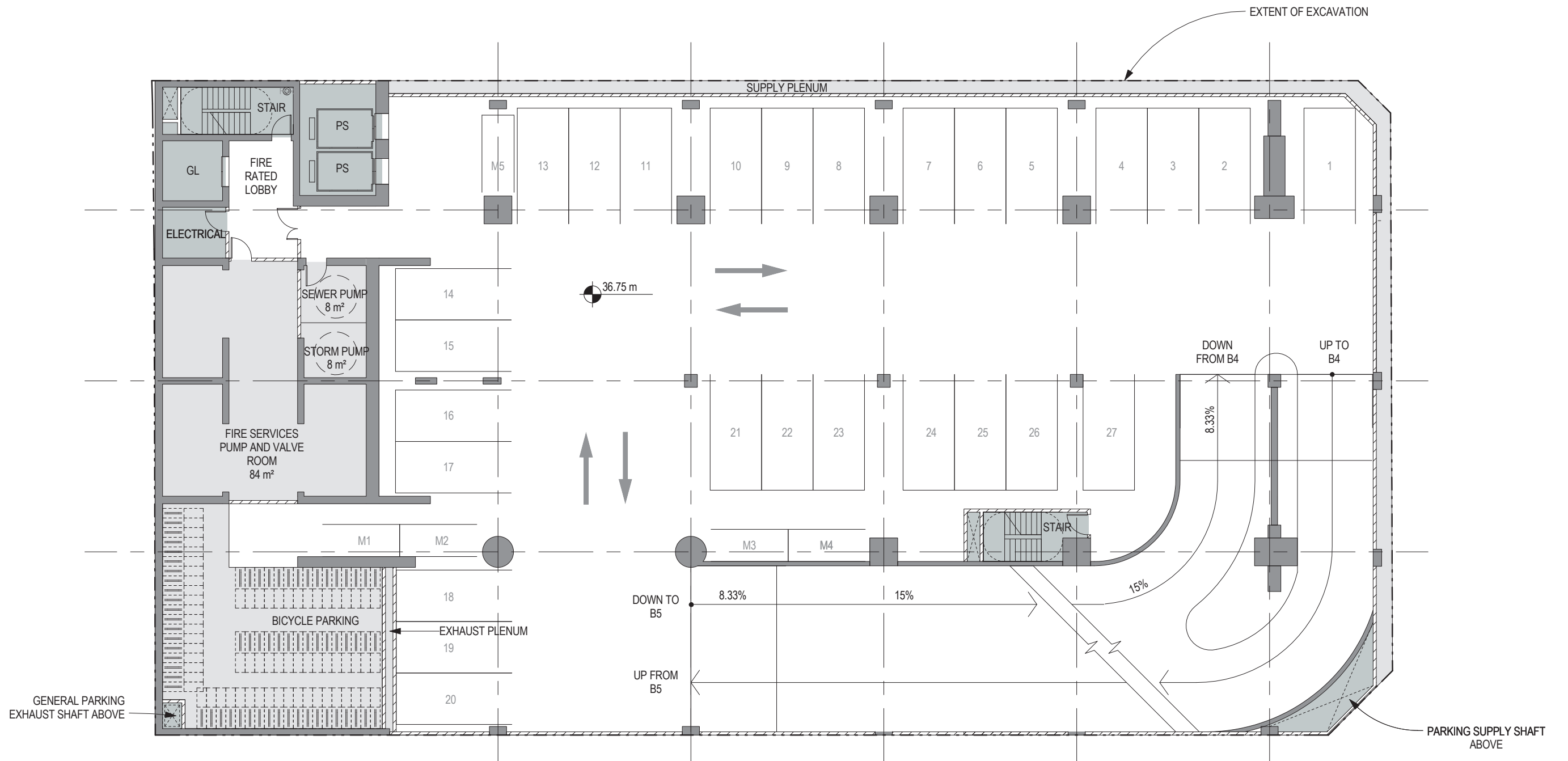


PLAN - B3 LEVEL



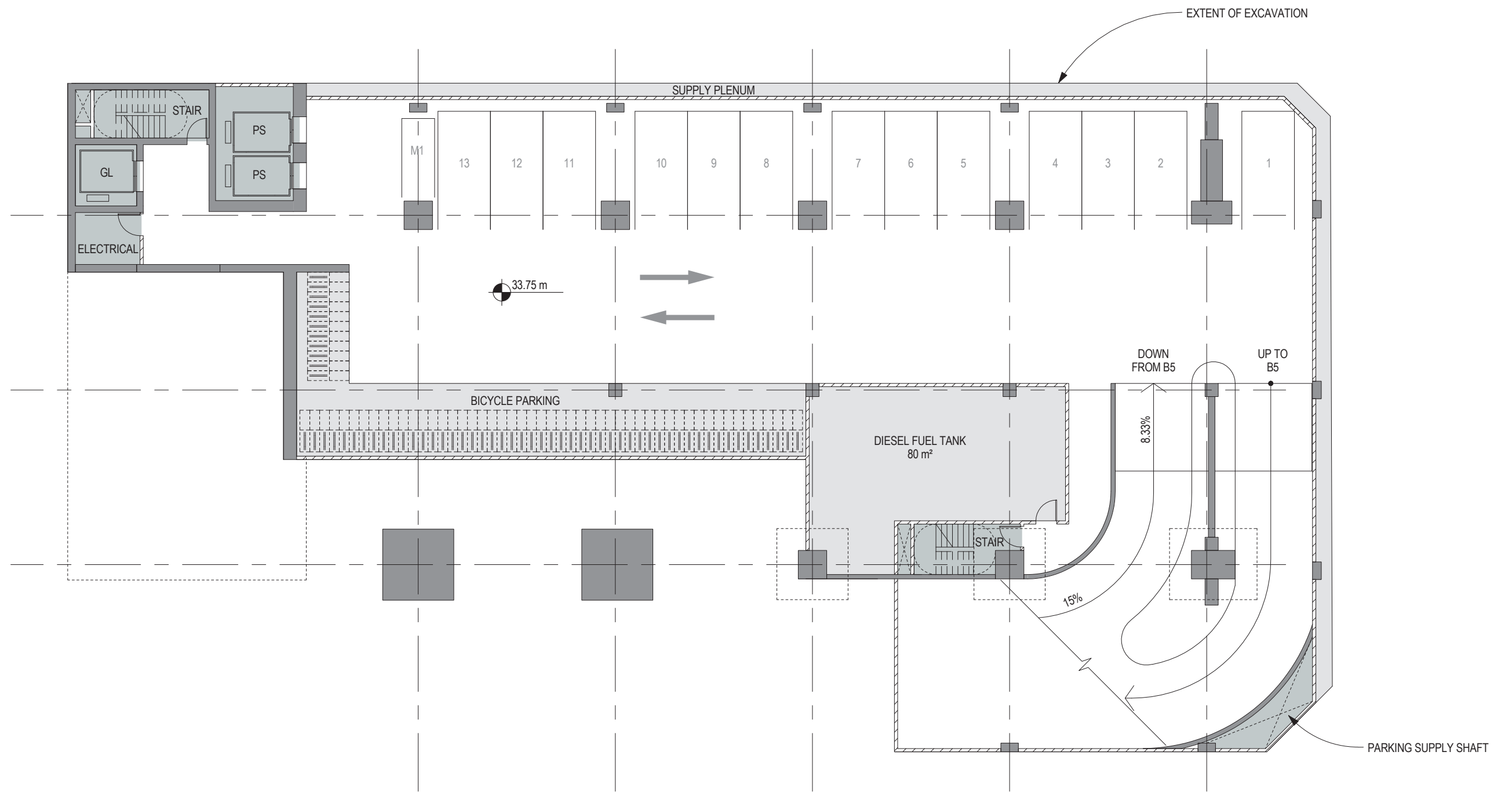
27 PARKING SPACES
 4 MOTORCYCLE SPACES
 83 BICYCLE SPACES

PLAN - B4 LEVEL



27 PARKING SPACES
 5 MOTORCYCLE SPACES
 68 BICYCLE SPACES

PLAN - B5 LEVEL



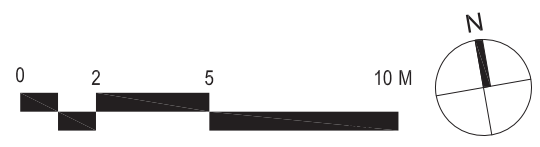
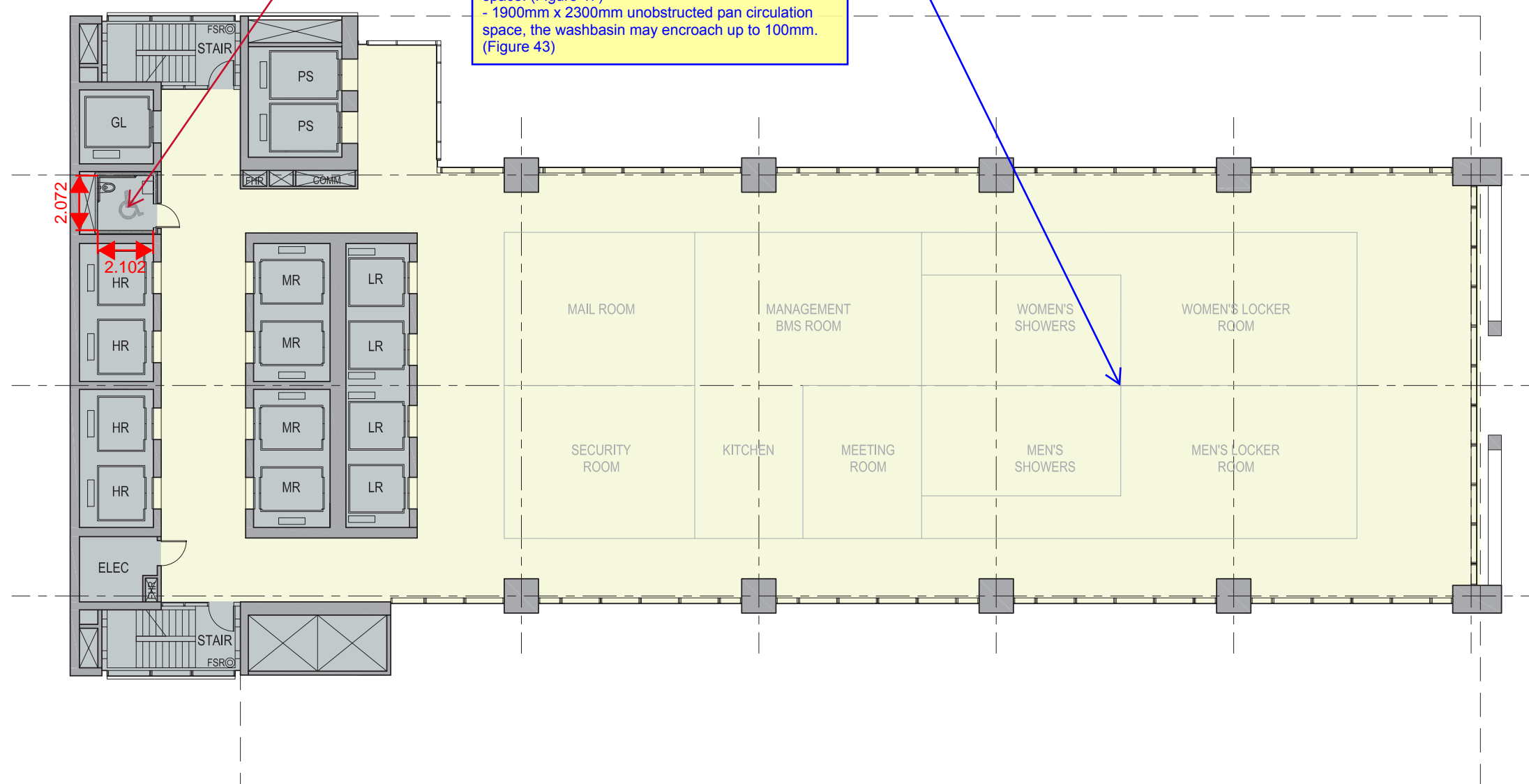
13 PARKING SPACES
 1 MOTORCYCLE SPACES
 62 BICYCLE SPACES



PLAN - B5 LEVEL

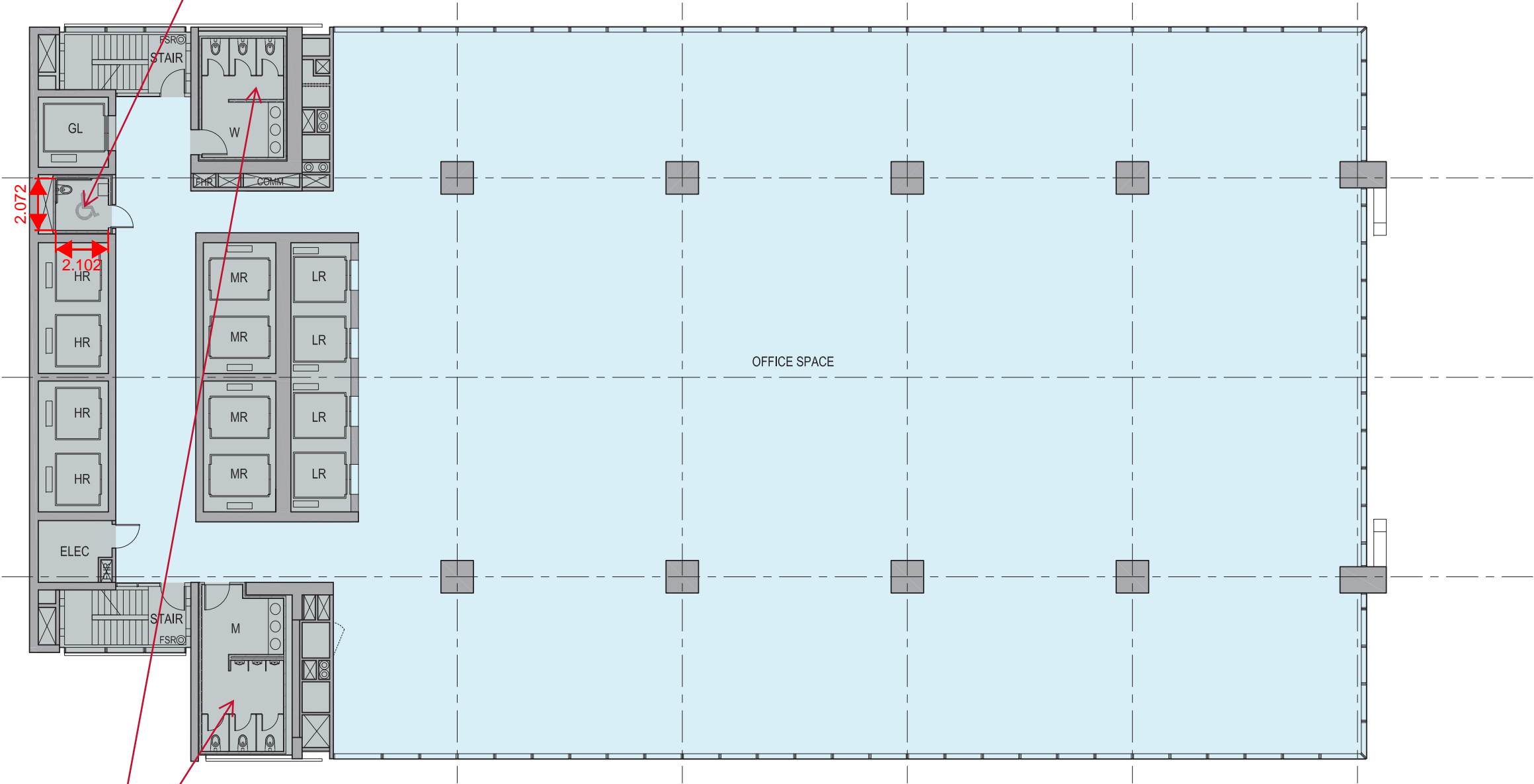
Sanitary facility shall be designed to AS1428.1-2009, Clause 15.2. Right and Left handed mirror image facility shall be located on alternating floors. BCA, F2.4(g)

Provide an accessible shower within a unisex sanitary facility. The facility should be 2400mm x 2700mm to accommodate (AS1428.1-2001):
- 1100mm x 1160mm shower recess, (Figure 47)
- 1600mm x 2350mm unobstructed shower circulation space, (Figure 47)
- 1900mm x 2300mm unobstructed pan circulation space, the washbasin may encroach up to 100mm. (Figure 43)



PLAN - LEVEL 1 AMENITY

Provide unisex accessible sanitary facility. Typically 2100mm x 2700mm in order to achieve clearance to the pan of 1900mm x 2300mm. The washbasin may not encroach greater than 100mm into this space. Right and left handed mirror image facility shall be located on alternating floors. BCA, F2.4(g)

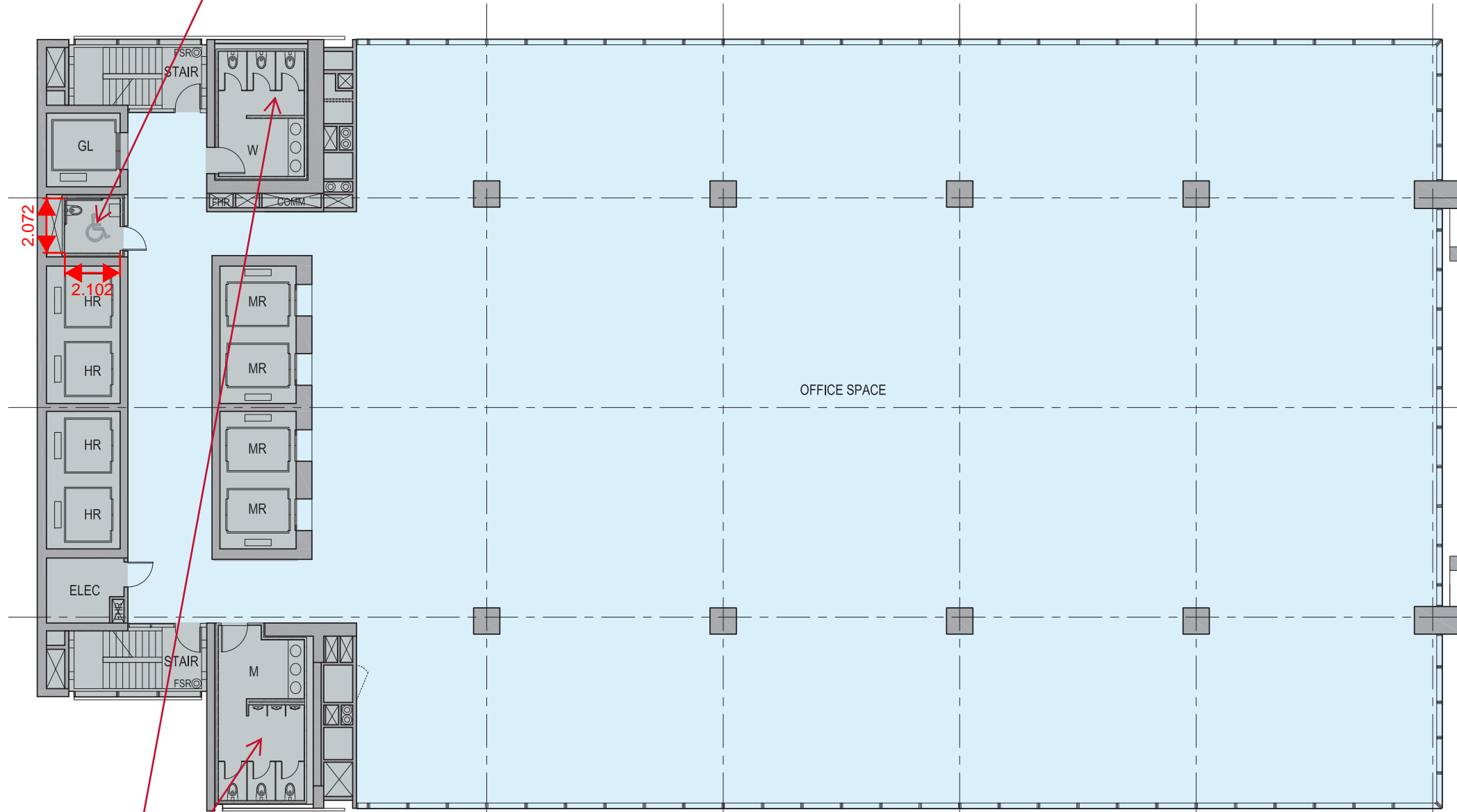


One ambulant compartment shall be provided in both the mens and womens sanitary facility. Ambulant compartments must be 900-920mm in width with a 900x900mm circulation space in front of the pan. doorway opening shall be a minimum of 700mm and not encroach on the circulation space. AS1428.1-2009, Clause 16.



PLAN - TYPICAL LOW-RISE LEVEL

Provide unisex accessible sanitary facility. Typically 2100mm x 2700mm in order to achieve clearance to the pan of 1900mm x 2300mm. The washbasin may not encroach greater than 100mm into this space. Right and left handed mirror image facility shall be located on alternating floors. BCA, F2.4(g)



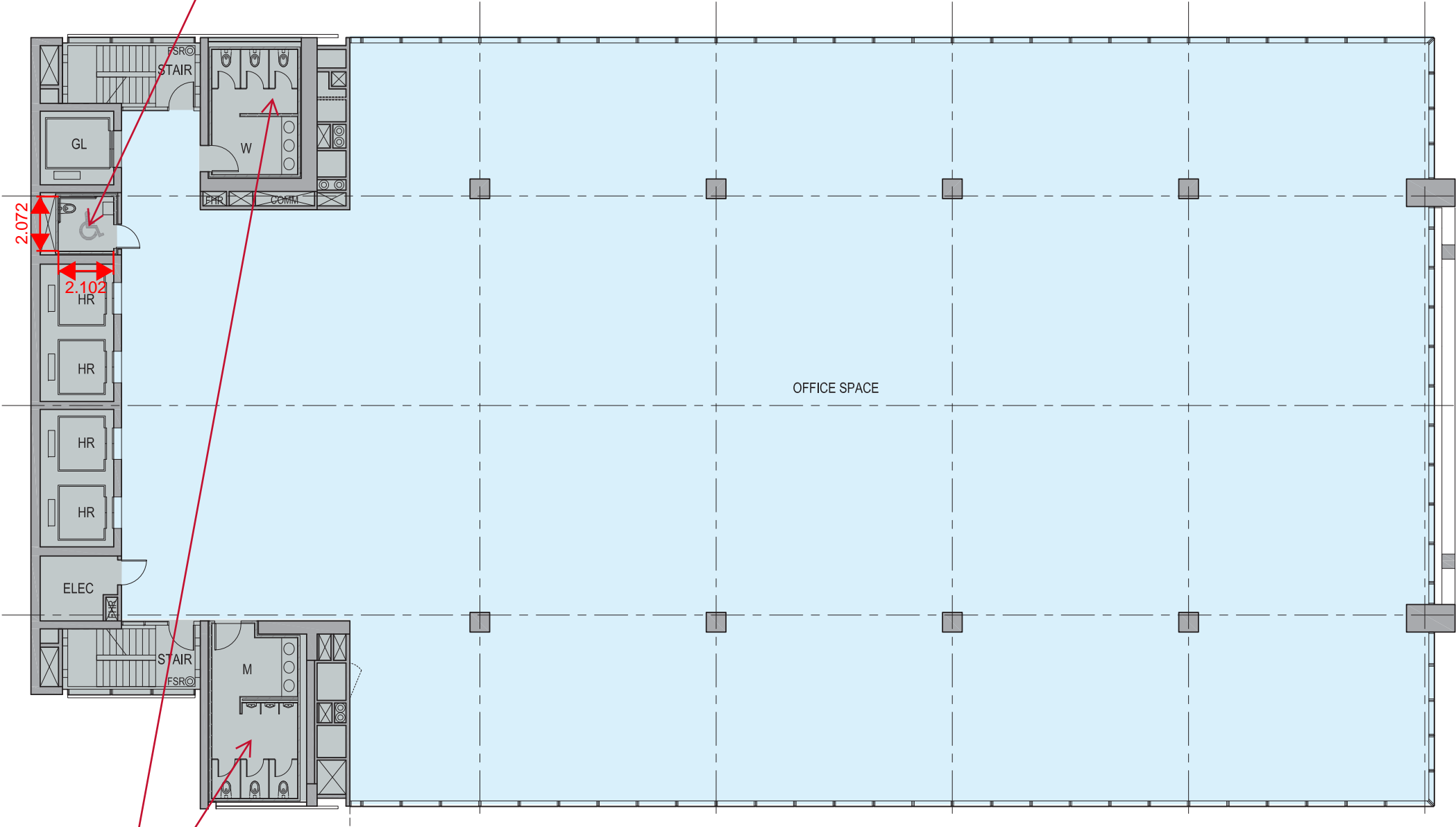
One ambulant compartment shall be provided in both the mens and womens sanitary facility. Ambulant compartments must be 900-920mm in width with a 900x900mm circulation space in front of the pan. doorway opening shall be a minimum of 700mm and not encroach on the circulation space. AS1428.1-2009, Clause 16.



PLAN - TYPICAL MID-RISE LEVEL

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Provide unisex accessible sanitary facility. Typically 2100mm x 2700mm in order to achieve clearance to the pan of 1900mm x 2300mm. The washbasin may not encroach greater than 100mm into this space. Right and left handed mirror image facility shall be located on alternating floors. BCA, F2.4(g)



One ambulant compartment shall be provided in both the mens and womens sanitary facility. Ambulant compartments must be 900-920mm in width with a 900x900mm circulation space in front of the pan. doorway opening shall be a minimum of 700mm and not encroach on the circulation space. AS1428.1-2009, Clause 16.



PLAN - TYPICAL HIGH-RISE LEVEL

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