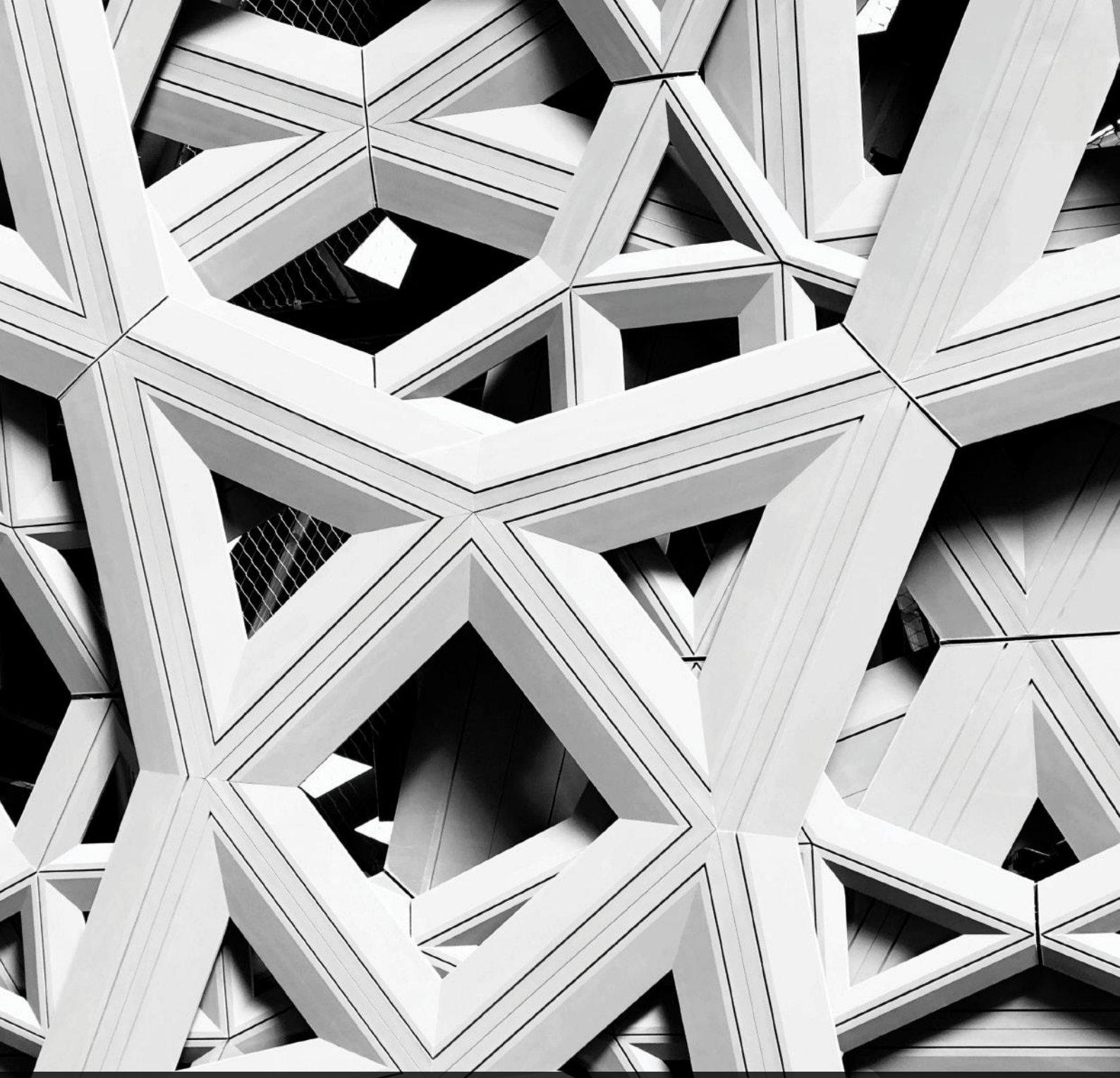


Accessibility Assessment Report

Proposed Multi Level Warehouse Facility
49 Stephen Rd. Banksmeadow, NSW 2019

Prepared for:
ESR

Revision 0
30 October,2024
Reference: 230396

bmplusg.com.au

Executive Summary

The following comprises a summary of the key compliance issues identified under the clause-by-clause assessment in Section 3.0 of this report that will be required to be addressed prior to the Construction Certificate for the project.

A. Matters requiring redesign or additional information at CC:

+	+ BCA (DtS) Clause	+ Description
1.	D4D4 AS 1428.4.1 CL.2.5	ESR to confirm if the Ground Floor Mezzanine carpark has the pedestrian area at the same grade as the carriageway.
2.	D4D4 AS1428.1 CL. 6.1, CL 6.3	There are instances of obstructions throughout the accessible path where the pathway is reduced to less than 1m wide.
3.	D4D4 AS1428.1 CL. 6.4, CL 6.5	There is no provision for passing/turning space on the Ground Floor Mezzanine.
4.	D4D4 AS 1428.1 CL. 11.1, CL 11.2, CL 12	The stairs to be used for circulation are to be nominated by the architect. Stair/handrail details are to be provided for review at CC application stage.
5.	D4D4 AS 1428.1 CL 13.2, 13.2	There are multiple instances of doors not achieving the required circulation space.
6.	D4D5	Confirmation at CC application stage is required regarding whether it will be appropriate to apply an exemption from the access provisions within the warehouse tenancies and their respective dock offices based on the health and safety risks associated with the use of these spaces.
7.	D4D9	The locations of TGSIs are to be nominated on the plans at CC application stage.
8.	D3D11 AS 1428.1 CL. 10.8	Gradients of walkways and landings to be nominated on the plans for our review. Refer to D4D3 regarding gradients of accessway from front boundary to principal entrance.
9.	E3D7	Drawings and details showing the accessible features within the lift are required for review.
10.	F4D5	Dimensioned details, including internal elevations and sections, are to be provided at CC application stage for the sanitary facilities for us to review and confirm compliance with AS 1428.1 – 2009.

B. Matters requiring accessibility performance solutions:

+	+ BCA (DtS) Clause	+ Description
1.	NA	NA

+ Contents

+ Report Status

+ Date	30.10.24
+ Revision	0
+ Status	Revised Concept Design Review
+ Author	Rick Beardwood
+ Reviewed	Michael Potts

Prepared by:

Rick Beardwood
Building Surveyor & Access Consultant
bm+g

Reviewed by:

Michael Potts
Director & Access Consultant
BM+G
Building Surveyor-Unrestricted (NSW)
BDC No.: 02516

+ Revision History

+ Revision	0	**+ Date**	30.10.2024
+ Status	Revised Concept Design Review		

1.0 Description of Project

1.1 Proposal

BM+G Pty Ltd have been commissioned by ESR to undertake an assessment of the multi level warehouse facility at 49 Stephen Rd, Banksmeadow against the Disability (Access to Premises – Buildings) Standards 2010 and Part D4 provisions of the Building Code of Australia 2022 (BCA).

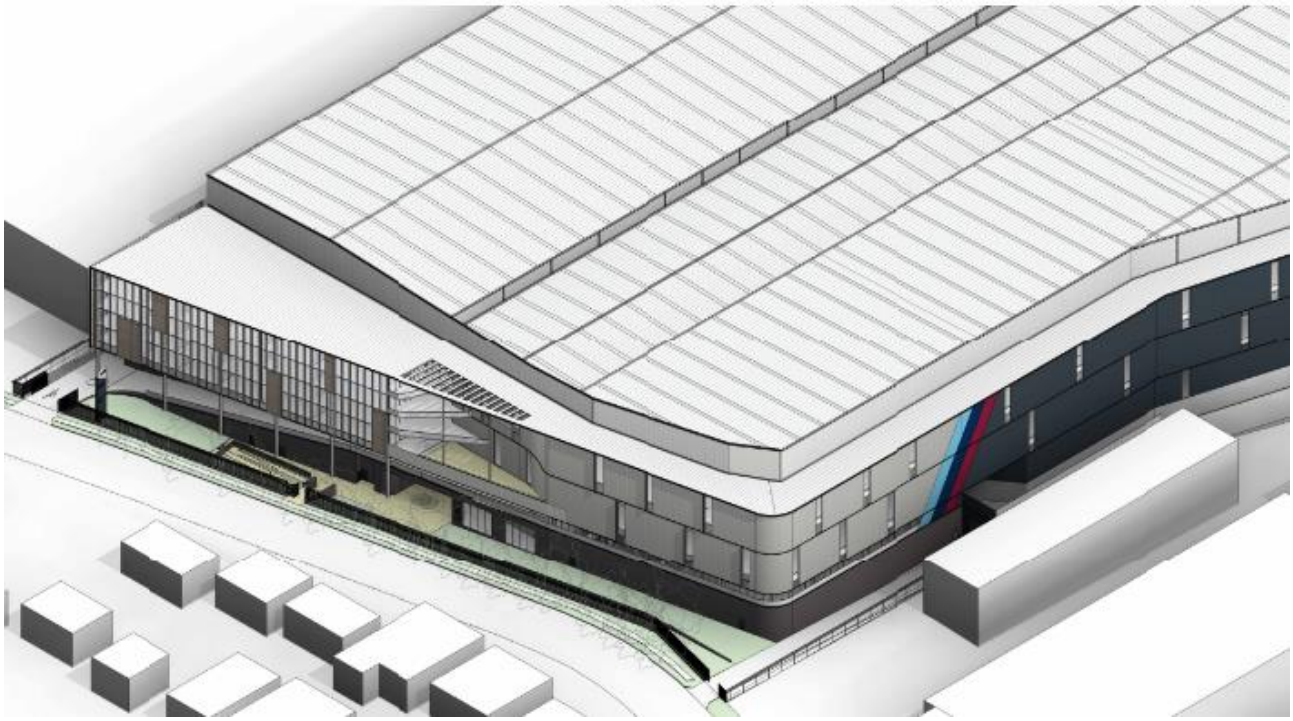


Figure 1: 3D Figure, Source: SBA Architects

The project comprises:

- Demolition of all existing built form.
- Site preparation works, bulk earthworks and infrastructure/service provisions and/or augmentation.
- Removal of 90 trees on site.
- Extensive remediation of the site.
- Construction and operation of two three-storey warehouse and distribution centre buildings including the following key components:
    - Approximately 57,034m^2 of total GFA comprising:
        - 51,195m^2 of warehouse area.
        - 4,775m^2 of office area.
        - 964m^2 of lobby space.
        - 100m^2 café.
    - Two warehouse buildings of three storeys containing:
        - Twelve (12) units within Warehouse A (3 levels).
        - Twelve (12) units within Warehouse B (3 levels).

- 243 car spaces provided on the ground floor mezzanine carparking area.
- 50 ground floor carpark spaces off Coal Pier Road.
- 20 motorbike parking spaces.
- End of trip facilities.
- Site landscaping works totalling 5,327m^2 (11.06% of the site), and
- Provision of building/business identification signage.

1.2 Aim

The aim of this report is to:

+ Undertake an assessment of the proposed development against the Disability (Access to Premises – Buildings) Standards 2010.
+ Undertake an assessment of the proposed development against the Part D4 deemed-to-satisfy provisions of the BCA;
+ Identify matters that require plan amendments in order to achieve compliance with the Access to Premises Standard and Part D4 of the BCA;
+ Identify matters that are to be required to be addressed by Performance Solutions.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 30 January 2023 and issued for the SSDA (SSD-65924461).

1.3 Project Team

The following BM+G Team Members have contributed to this Report:

+ Rick Beardwood – Report Preparation (Director) | Building Surveyor-Unrestricted
+ Michael Potts – Peer Review (Senior Access Consultant) | ACAA Member & Certificate IV in Access Consulting

1.4 Referenced Documentation

The following documentation has been reviewed, referenced and/or relied upon in the preparation of this report:

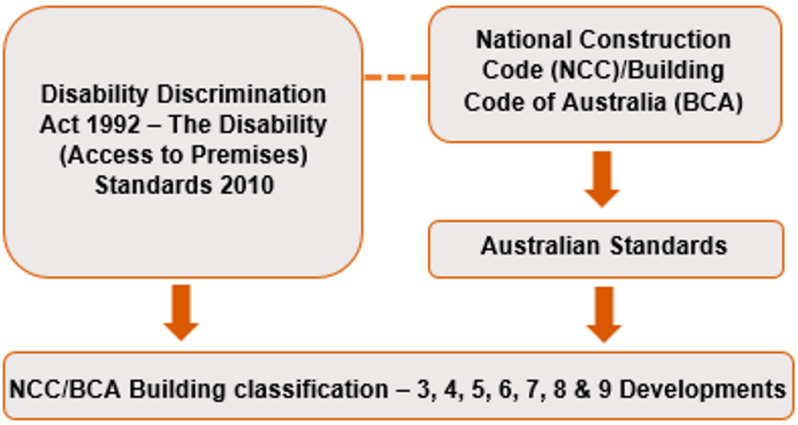
+ Disability (Access to Premises – Buildings) Standards 2010
+ Building Code of Australia 2022 (BCA)
+ The Guide to the Building Code of Australia 2022
+ The Guide to the Building Code of Australia 2019 Amendment 1
+ AS 1428.1:2009 Design for access and mobility - General requirements for access - New building work
+ AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
+ AS1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
+ HB198:2014 Guide to the specification and testing of slip resistance of pedestrian surfaces

+ Architectural Plans prepared by SBA Architects numbered:

+ Drawing No.	+ Name	+ Revision
DA000	COVER SHEET	P9
DA001	SITE PLAN & SUMMARY	P11
DA002	3D PERSPECTIVE	P8
DA003	3D PERSPECTIVE 2	P6
DA004	3D SECTION	P8
DA005	3D RENDERS	P2
DA010	DEMOLITION PLAN	P3
DA100	GROUND FLOOR PLAN	P16
DA101	GROUND FLOOR MEZZANINE PLAN	P13
DA102	LEVEL 1 FLOOR PLAN	P14
DA103	LEVEL 1 MEZZANINE FLOOR PLAN	P13
DA104	LEVEL 2 FLOOR PLAN	P14
DA105	LEVEL 2 MEZZANINE FLOOR PLAN	P12
DA106	ROOF PLAN	P7
DA110	WAREHOUSE SECTIONS	P9
DA111	WAREHOUSE ELEVATIONS	P7
DA112	BREEZEWAY ELEVATIONS	P6
DA113	OFFICE SECTIONS	P3
DA200	GROUND LEVEL AMENITIES	P5
DA201	GROUND MEZZANINE OFFICE	P5
DA202	LEVEL 1 OFFICE AND AMENITIES	P5
DA203	LEVEL 1 MEZZANINE OFFICE	P5
DA204	LEVEL 2 OFFICE AND AMENITIES	P5
DA205	LEVEL 2 MEZZANINE OFFICE	P4
DA500	SHADOW DIAGRAMS	P4
DA501	SHADOW DIAGRAM W 9-11.30AM	P1
DA600	GFA CALCULATION	P5
DA601	GLA CALCULATION	P6

1.5 Regulatory Framework

The below figure represents the statutory framework addressing accessibility as noted in the below Act, Code and Standards.



The Disability Discrimination Act 1992 (DDA) is Commonwealth legislation enacted in 1993 that seeks to ensure that all new building infrastructure, refurbishments, services and transport projects provide independent and equitable access. The DDA is a complaints based legislation administered by the Australian Human Rights Commission (AHRC).

Subordinate to the DDA are the Disability Standards, which include; Disability (Access to Premises – Buildings) Standards 2010, Disability Standards for Education 2005, and the Disability Standards for Accessible Public Transport 2002. These Disability standards refer back to the AS 1428 suite of standards and Building Code of Australia.

Since 2011, the Building Code of Australia has adopted the key accessibility provisions of the Disability (Access to Premises – Buildings) Standards 2010, with compliance with AS 1428.1 – 2009, AS 1428.4.1 – 2009, and AS 2890.6 – 2009 becoming mandatory. As such, compliance with the relevant sections of the BCA ensures compliance with the Disability (Access to Premises – Buildings) Standards 2010 and vicariously the DDA.

With respect to existing works, there are statutory upgrade requirements within the Disability (Access to Premises – Buildings) Standards 2010 that apply to all building works which require consent (including Crown building work). This relates to the upgrade of any 'affected part' of the building, which includes;

+ The principal pedestrian entry (i.e. entry door and ramp), and
+ The pathway / corridor / lift / ramp which form an accessible path of travel to any area of new work (note: only one accessible path of travel is required to any new part under this requirement).

Section 23 of the Disability Discrimination Act DDA 1992 states;

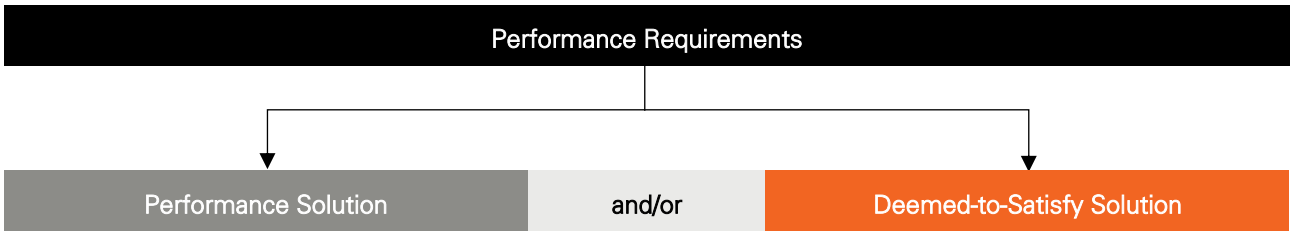
It is unlawful for a person to discriminate against another person on the ground of the other person's disability:

- *By refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled or allowed to enter or use (whether for payment or not); or*
- *In the terms or conditions on which the first-mentioned person is prepared to allow the other person access to, or the use of, any such premises; or*
- *In relation to the provision of means of access to such premises.*

The DDA Act 1992 is a complaints-based legislation whilst compliance with The Disability (Access to Premises) Standards 2010 affords some certainty regarding the minimum compliance requirements it does not prevent a claim being made under the DDA Act 1992. Whilst implementing the minimum compliance requirements under the Disability (Access to Premises) Standards 2010 and BCA will satisfy the minimum compliance requirements there is nothing preventing a greater degree of access than those minimum requirements specified.

Note: The below report also includes recommendations for best practice/non mandatory items for consideration by the project team stakeholders and as applicable have been identified in the below report in *italics*.

1.6 Compliance with the National Construction Code



Compliance with the NCC is achieved by complying with:

- the Governing Requirements of the NCC; and
- the Performance Requirements.

Performance Requirements are satisfied by one of the following, as shown in the Figure below:

- A Performance Solution.
- A Deemed-to-Satisfy Solution.
- A combination of the above two options.

Where a *Performance Requirement* is proposed to be satisfied by a *Performance Solution*, the following steps must be undertaken:

- Prepare a performance-based design brief in consultation with relevant stakeholders.
- Carry out analysis, using one or more of the Assessment Methods listed in A2G2(2), as proposed by the performance-based design brief.
- Evaluation the results against the acceptance criteria in the performance-based design brief.
- Prepare a final report that includes:
  - All Performance Requirements and/or Deemed-to-Satisfy provisions identified through A2G2(3) or A2G4(3) as applicable; and
  - Identification of all Assessment Methods used; and
  - Details of steps (a) to (c); and
  - Confirmation that the Performance Requirement has been met; and
  - Details of conditions or limitations, if any exist, regarding the Performance Solution.

1.7 Limitations and Exclusions

The limitations and exclusions of this report are as follows:

- Evacuation of occupants with a disability. No assessment has been undertaken to consider the equitable evacuation of all occupants.
- This report is based on a review of the referenced documents. At this point in time, no inspection has been undertaken to ascertain the current level of DDA compliance.
- No assessment has been undertaken unless it explicitly relates to the Access to Premises Standard of Part D4 of the BCA. As an example, AS 1428.2-1992 has not been assessed.
- Please note that whilst the BCA specifies a minimum standard of compliance Part D4 of the BCA for access and facilities for people with disabilities, compliance with such requirements may not necessarily preclude the possibility of a future complaint made under the DDA 1992. The

DDA is a complaint based legislation and is presently not identified by the State Building Codes and Regulations. In this regard the building owner should be satisfied that their obligations under the DDA have been addressed.

+ BM+G has not undertaken an assessment of any Performance Solution Reports at the time of the preparation of this report.

+ The Report does not address matters in relation to the following Local Government Act and Regulations:
  - Work Health and Safety Act and Regulations.
  - Work Cover Authority requirements.
  - Water, drainage, gas, telecommunications and electricity supply authority requirements.

+ **BM+G** Pty Ltd cannot guarantee acceptance of this report by Local Council, Fire & Rescue NSW or other approval authorities.

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1.8 Report Terminology

Access for People with Disabilities - Access to a building which is planned to minimise obstacles or hazard to disabled persons.

Accessible – Means having features to permit use by people with disabilities

Accessway – Means a continuous accessible path of travel to or within a building suitable for people with disabilities as defined in AS 1428.1

Braille – A system of touch reading for the blind, which employs raised dots that are evenly arranged in quadrangular letter spaces or cells.

Building Code of Australia – Document published on behalf of the Australian Building Codes Board. The BCA is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia and is adopted in NSW under the provisions of the Environmental Planning & Assessment Act & Regulation.

Hearing Augmentation – The communication of information for people who are deaf or hearing impaired by using a combination of audio, visual, and tactile means

Luminance Contrast - The light reflected from one surface or component, compared to the light reflected from another surface or component.

National Construction Code Series (NCC) – The NCC was introduced 01 May 2011 by the Council of Australian Governments (COAG). The BCA Volume One (Class 2 to 9 Buildings) is now referenced as the National Construction Code Series Volume One — BCA.

Occupation Certificate (OC) – Building Occupation Approval issued by the Principal Certifying Authority pursuant to Part 4A of the EPA Act 1979.

People with Ambulant Disabilities - People who have a mobility disability but are able to walk.

Performance Requirements of the BCA - A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must meet.

Compliance with the Performance Requirements can only be achieved by-

(a) complying with the Deemed-to-Satisfy Provisions; or

(b) formulating a Performance Solution which-

(i) complies with the Performance Requirements; or

(ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions; or

(c) a combination of (a) and (b).

Construction Certificate – Building Approval issued by the Certifying Authority pursuant to Part 6 of the EP&A Act 1979.

Dedicated Parking Space – a parking space set aside exclusively for the parking of a single vehicle for a person with a disability.

Deemed-to-Satisfy (DtS) Provisions of the BCA – Means the prescriptive provisions of the BCA which are deemed to satisfy the performance requirements.

Effective Height – The vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift, or other equipment, water tanks or similar service units).

Exit – Any, or any combination of the following if they provide egress to a road or open space:

- An internal or external stairway.
- A ramp.
- A fire-isolated passageway.
- A doorway opening to a road or open space.

National Construction Code Series (NCC) – The NCC was introduced 1 May 2011 by the Council of Australian Governments (COAG). The BCA Volume One (Class 2 to 9 Buildings) is now referenced as the National Construction Code Series Volume One — BCA.

Occupation Certificate (OC) – Building Occupation Approval issued by the Principal Certifying Authority pursuant to Part 6 of the EPA Act 1979.

Performance-based Design Brief – Means the process and the associated report that defines the scope of work for the performance-based analysis, the technical basis for analysis, and the criteria for acceptance of any relevant Performance Solution as agreed by stakeholders.

Performance Requirements of the BCA – A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must meet.

Compliance with the Performance Requirements can only be achieved by-

a. complying with the Deemed-to-Satisfy Provisions; or

b. formulating a Performance Solution which-

   i. complies with the Performance Requirements; or

   ii. is shown to be at least equivalent to the Deemed-to-Satisfy Provisions; or

c. a combination of (a) and (b).

Performance Solution – Means a method of complying with the performance requirements other than by a Deemed-To-Satisfy Solution.

Sensory Impairment - Any significant loss of hearing or vision.

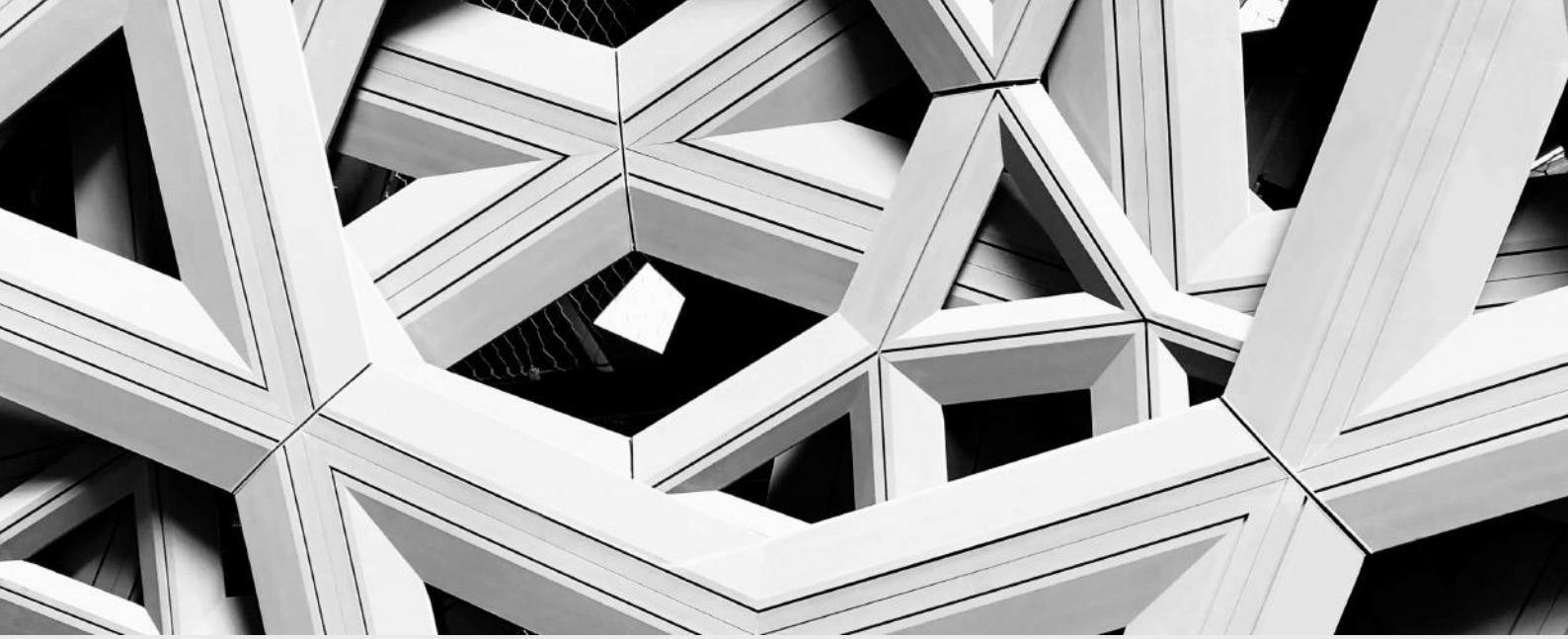
Shared Area (for carparking) – An area adjacent to a dedicated space provided for access or egress to or from a parked vehicle and which may be shared with any other purpose that does not involve other than transitory obstruction of the area, e.g. a walkway, a vehicular aisle, dual use with another adjacent dedicated space.

Slip Resistant – A property of a surface having a frictional force-opposing movement of an object across a surface.

Sole Occupancy Unit – means a room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier and can include a dwelling and/or office suite

Tactile Ground Surface Indicators (TGSIs) - Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information.

Tactile Sign - Signage incorporating raised text, and/or symbols and Braille to enable touch reading by people who are blind or who are vision impaired.



2.0 Project Overview

2.1 Proposed Development

The project site is located at 49 Stephen Rd, Banksmeadow. This report comprises a review of the accessibility requirements for a proposed multi-level warehouse facility.

The project comprises:

- Demolition of all existing built form.
- Site preparation works, bulk earthworks and infrastructure/service provisions and/or augmentation.
- Removal of 90 trees on site.
- Construction and operation of two three-storey warehouse and distribution centre buildings including the following key components:
    - Approximately 57,034m2 of total GFA comprising:
        - 51,195m2 of warehouse area.
        - 4,775m2 of office area.
        - 964m2 of lobby space.
        - 100m2 café.
    - Two warehouse buildings of three storeys containing:
        - Twelve (12) units within Warehouse A (3 levels).
        - Twelve (12) units within Warehouse B (3 levels).
- 243 car spaces provided on the ground floor mezzanine carparking area.
- 50 ground floor carpark spaces off Coal Pier Road.
- 20 motorbike parking spaces.
- End of trip facilities.
- Site landscaping works totalling 5,327m2 (11.06% of the site), and
- Provision of building/business identification signage.

2.2 Overview of Access Requirements

	+ Requirements for Accessibility
Class 5, 6, 7a, 7b	+ For Class 5, 6, 7b buildings, access must be provided to and within all areas normally used by the occupants. + For a Class 7a building, access must be provided to and within any level containing accessible carparking spaces.

2.3 Accessibility Exemptions

The use of certain parts of the building are not required to be accessible in the following instances:

+ 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 the above two items

Some examples of the above include:

+ Cleaner's rooms used by cleaning staff only
+ Plantrooms and specialty equipment rooms (e.g. comms, UPS, distribution boards etc.)
+ Loading Docks
+ Clean and dirty utility rooms
+ Equipment stores

2.4 Performance Solutions

Where there are any departures from achieving compliance with the BCA, there is an opportunity to address the compliance issue by the development of a Performance Solution.

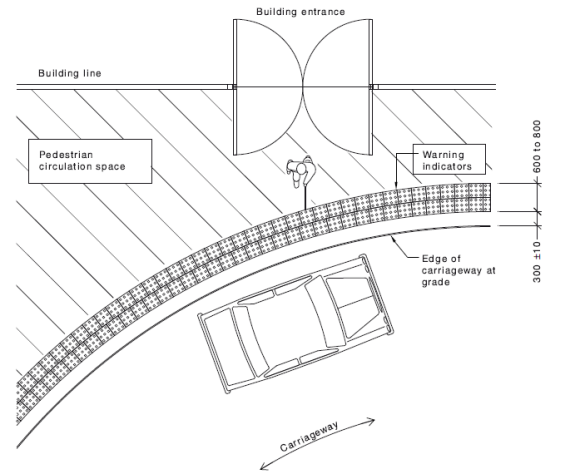
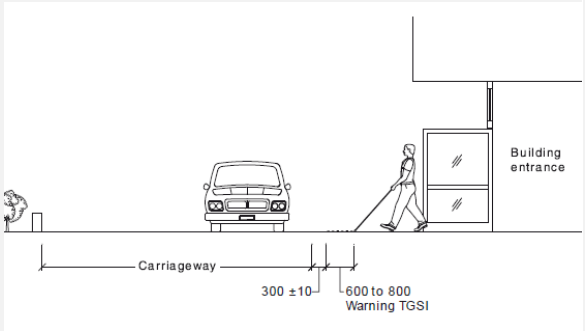
This report does not currently identify any Performance Solutions, however, they are likely to be developed during the Detailed Design and Construction Documentation Phase.

3.0 Accessibility Assessment

+ Legend	
Complies	The referenced plans show compliance with this clause
Compliance Readily Achievable	The referenced plans do not show sufficient information to establish compliance with this clause. Design certification, should be submitted with the application for the Construction Certificate.
Further Information Required	The referenced plans do not show sufficient information to establish compliance with this clause. Further details, should be submitted with the application for the Construction Certificate.
Performance Solution	The referenced plans show compliance with this clause. The referenced plans do not comply with this clause and a Performance Solution is required/proposed to demonstrate compliance with the Performance Requirements
Does Not Comply	The referenced plans show compliance with this clause. The proposal does not comply with this clause and redesign is required.
Note	Provisions contained within this BCA clause are provided for guidance, or are to be read in conjunction with other BCA clauses.

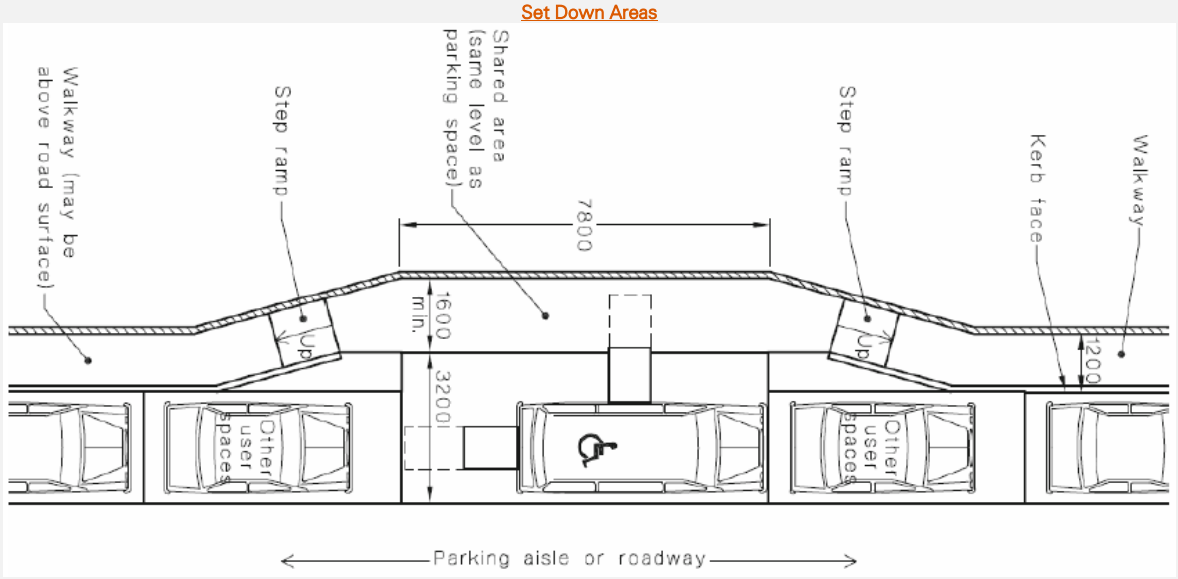
3.1 BCA Part D4 & AS 1428.1-2009 Assessment

+ Clause	+ Reference	+ Comment	
Section D	**Access and Egress**		
Part D4	**Access for people with a disability**		
D4D2 General building access requirements	Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5. For Class 5, 6, 7b buildings, access must be provided to and within all areas normally used by the occupants. For a Class 7a building, access must be provided to and within any level containing accessible carparking spaces.	**Note:** Access is required throughout warehouses and office areas in accordance with AS 1428.1 – 2009 normally used by the occupants. Refer to D4D5 regarding exemption for warehouse areas. It is understood there are no accessible car spaces located in the car park under the ramp off Coal Pier Rd, thus access is not required from this area.	
D4D3	Accessways must be provided to accessible buildings from the main points of pedestrian	**Further Information Required:**	

+ Clause	+ Reference	+ Comment
Access to buildings	entry at the allotment boundary and any accessible car parking space or accessible associated buildings connected by a pedestrian link. An accessway must be provided to a building required to be accessible- + From the main points of a pedestrian entry at the allotment boundary; and + From another accessible building connected by a pedestrian link; and + From any required accessible car parking space on the allotment. In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances including the principal pedestrian entry.	Details demonstrating that the main entrances to the buildings and accessible pathways are compliant with AS 1428.1-2009, including landscaping/hardscaping plans, are to be provided at CC application stage.
AS1428.4.1 Cl.2.5 Pedestrians and Carriageway at same grade	Where a pedestrian area joins a carriageway at grade (same level) or to delineate the pedestrian area from the carriageway, TGSI's shall be provided in accordance with Figures 2.5(A) and 2.5(B)B	Further Information Required: ESR to confirm if the Ground Floor Mezzanine carpark has the pedestrian area at the same grade as the carriageway.
 Figure 25(A)	 Figure 25(A)	
AS1428.4.1 Cl.2.5 Set Down Areas:	For public drop off / setdown areas, if a kerb is provided separating the drop-off area from the pavement, a compliant kerb ramp will need to be provided. The detailing of the parallel set down will need to satisfy the provisions of AS 2890.6 – 2006. Where the pedestrian pathway and the driveway is at the same grade it will be necessary to achieve a 30% luminous contrast between the walkway and the driveway. Details of the materials, colour and texture will need to be provided as part of the	Further Information Required: ESR to confirm if the Ground Floor Mezzanine carpark has the pedestrian area at the same grade as the carriageway.

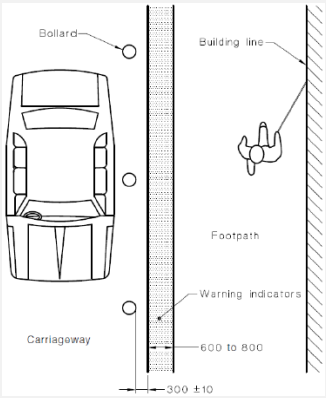
+ Clause	+ Reference	+ Comment
	detailed Design Development / Construction Issue Architectural Documentation.	

Set Down Areas



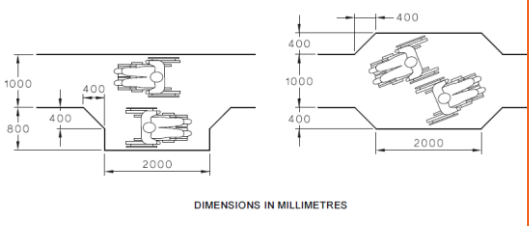
Requirements for parallel parking

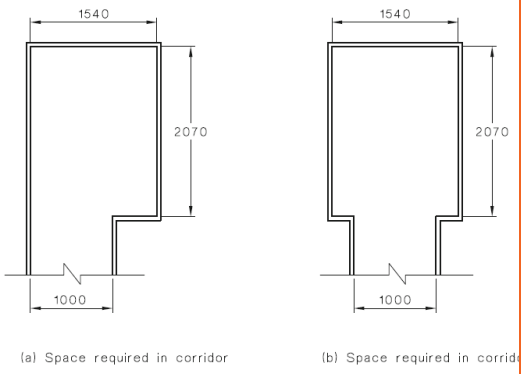
If the set down area is level with the pavement, tactile indicators and bollards are required to be provided as required by AS 1428.4.1 – 2009.

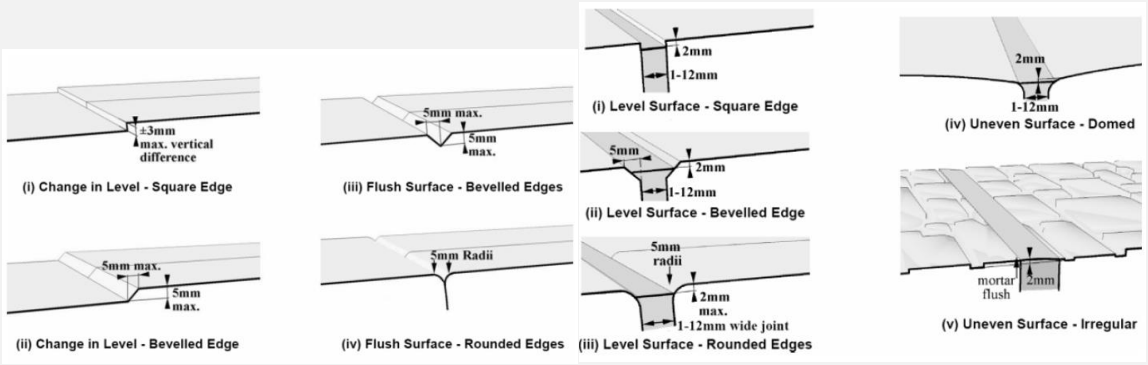


Requirements tactiles / bollards

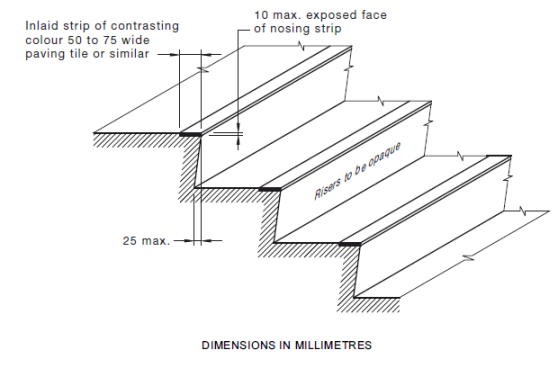
D4D4 Parts of buildings to be accessible	The works are required to comply with the requirements of AS 1428.1-2009.	**Compliance Readily Achievable:** It appears there is a dedicated accessible pathway from the principal pedestrian entrance to the office areas as well as a pathway from the accessible car spaces to the offices.
AS1428.1 Cl. 6.1 General	A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walk or other impediment.	**Further Information Required:** Throughout the accessible pathway from the accessible car spaces on Ground Floor Mezzanine, there are instances where the width of the pathway is less than 1m wide due to the bollard layout. The pathway is to be widened. See the pathway below highlighted in yellow to be widened.

+ Clause	+ Reference	+ Comment
		
AS1428.1 Cl. 6.2 Height of paths	The minimum unobstructed height of a continuous accessible path of travel shall be 2000 mm or 1980 mm at doorways	Compliance Readily Achievable: Reflected ceiling plans nominating ceiling heights and door schedules nominating door dimensions are required.
AS1428.1 Cl. 6.3 Widths of paths	Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel: + Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects. + Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards. + Door handles less than 900 mm above the finished floor level.	Further Information Required: Throughout the accessible pathway from the accessible car spaces on Ground Floor Mezzanine, there are instances where the width of the pathway is less than 1m wide due to the bollard layout. The pathway is to be widened. See the pathway below highlighted in yellow to be widened. 
AS1428.1 Cl. 6.4 Passing Space	Accessways must have passing spaces complying with AS 1428.1 at maximum 20m intervals on those parts of an accessway where a direct line of sign is not available.  DIMENSIONS IN MILLIMETRES	Further Information Required: There is no provision for passing spaces throughout the accessible pathway on the Ground Floor Mezzanine accessible pathway. There is to be provision every 20m for a passing space between wheelchairs.

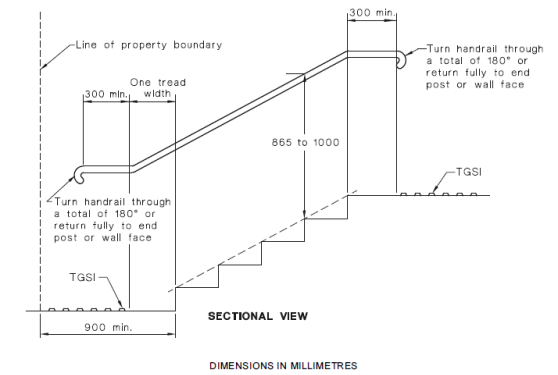
+ Clause	+ Reference	+ Comment
		
AS1428.1 Cl. 6.5 Turning Space	Turning spaces must comply with AS1428.1 and located within 2m of the end of accessways where it is not possible to continue travelling along the accessway, and at maximum 20m intervals along the accessway. 	Further Information Required: There is no provision for turning spaces throughout the accessible pathway on the Ground Floor Mezzanine accessible pathway. There is to be provision every 20m for a passing space between wheelchairs. 
AS1428.1 Cl. 7 Floor Transition/s	Tolerances for Abutment of Surfaces: Transitions between floor finishes will need to comply with Clause 7.2 of AS1428.1-2009. Recessed / Soft Floor Coverings: + Pile height or pile thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm. + Exposed edges of floor coverings be fastened to the floor with a trim along any exposed edges. + At leading edges, carpet or other soft materials shall have a vertical face no higher than 3mm or a rounded bevelled edge no higher than 5mm. Up to 10mm is permitted at a 1:8 gradient. + Recessed matting must be no more than a 3mm vertical, or 5mm rounded, proud of the adjacent floor surface. This also applies when the matting is depressed below surface level. Grates: Grates shall comply with the following:	Compliance Readily Achievable: Details of all floor finishes, notably including carpets, to be provided for review. Confirmation is also required if there are any grates on the accessway.

+ Clause	+ Reference	+ Comment
	+ Circular openings shall be not greater than 13 mm in diameter. + Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel. *NOTE: Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.*	
	Tolerances for Abutment of Surfaces:  	
AS1428.1 **Cl. 11.1** Stairway Construction	+ Where the intersection is at the property boundary, the stair shall be set back by a minimum of 900 mm so that the handrail (complying with Clause 12) and TGSIs do not protrude into the transverse path of travel. + Where the intersection is at an internal corridor, the stair shall be set back so that handrails or TGSIs do not protrude in to the path of travel. + Stairs shall have opaque risers. + Stair nosings shall not project beyond the face of the riser and the riser maybe vertical or have a splay backwards up to a maximum 25 mm. + Stair nosing profiles shall— – have a sharp intersection; – be rounded up to 5 mm radius; or – be chamfered up to 5 mm × 5 mm. + At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3.	**Further Information Required:** The stairs to be used for circulation are to be nominated by the architect. Stair details are to be provided for review at CC application stage.

+ Clause	+ Reference	+ Comment
	+ Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm. + TGSIs shall be installed in accordance with AS 1428.4.1.	

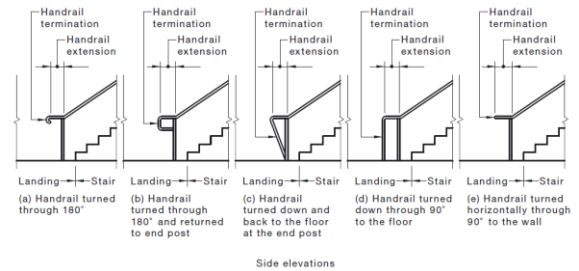
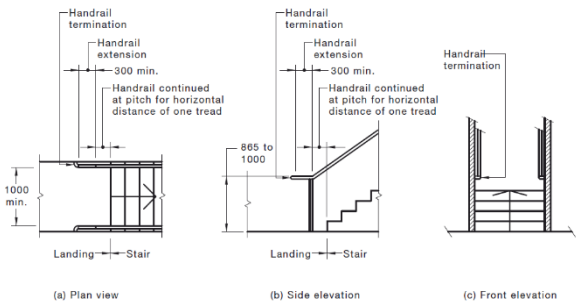
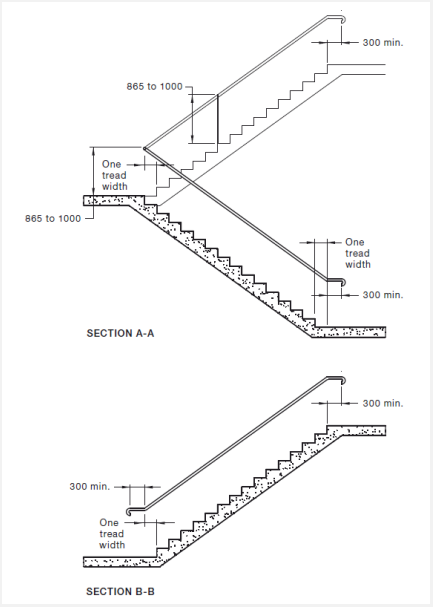


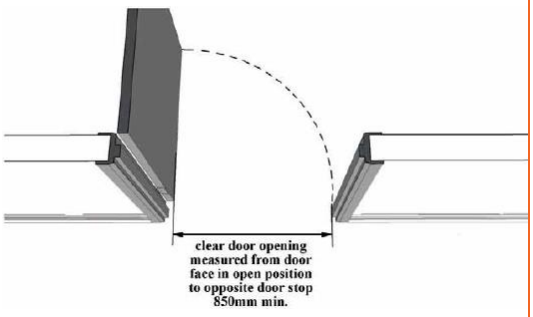
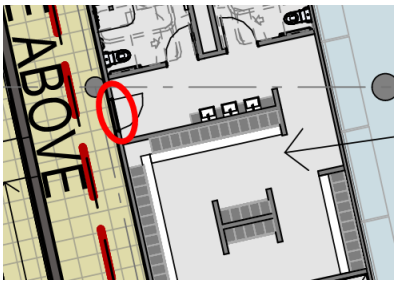
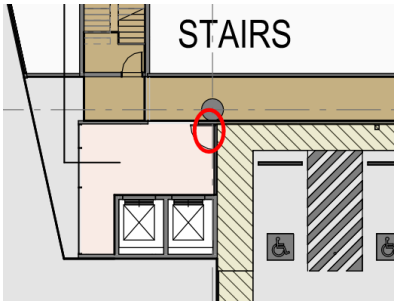
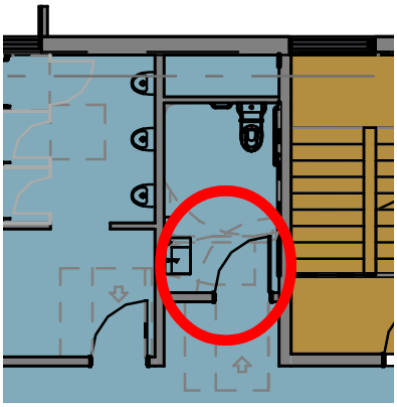
Example of Compliant Nosing Strip Detail

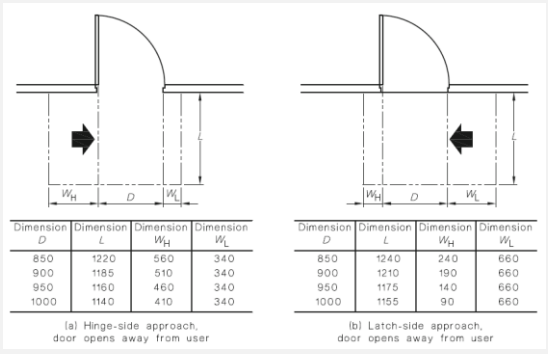


Example of Compliant Stairway Design

AS1428.1 **Cl. 11.2** Stairway Handrails	Handrails shall be continuous throughout the stair flight and, where practicable, around landings and have no obstruction on or above up to a height of 600 mm and as follows: + The design and construction of handrails shall comply with Clause 12 of AS 1428.1 – 2009. + Handrails shall be installed on both sides of the stairs. + Handrails shall have no vertical sections and shall follow the angle of the stairway nosings. + Where a handrail terminates at the bottom of a flight of stairs, the handrail shall extend at least one tread depth parallel to the line of nosings plus minimum of 300 mm horizontally from the last riser. + The handrail shall extend a minimum of 300 mm horizontally past the nosing on the top riser. + Where the handrail is continuous, the 300 mm extension is not required in the inner handrail at intermediate landings. + The dimensions indicating the heights of handrails shall be taken vertically from the nosing of the tread to the top of the handrail or from the landing to the top of the handrail.	**Further Information Required:** Details of handrails required to confirm compliance.

+ Clause	+ Reference	+ Comment
	 	
AS1428.1 Cl. 12 Handrails	The design and construction of handrails shall comply with the following: + The cross-section of handrails shall be circular or elliptical, between 30-50mm dia. for a width of not less than 270° around the uppermost surface. + Exposed edges shall have a radius of not less than 5mm. + The top of handrails shall be between 865-1000mm above the nosing line of a stairway, or the plane of finished floor otherwise. + The height of the top of the handrail shall be consistent through any stair, ramp, and landing. + Handrails shall be securely fixed and rigid, and their ends shall be turned through a total of 180°, or to the ground, or returned fully to end post or wall face. The clearance between a handrail and an adjacent wall surface or other obstruction shall be not less than 50mm.	**Further Information Required:** Details of handrails required to confirm compliance.
AS1428.1 Cl. 13.1 Luminance Contrast	All doorways shall have a minimum luminance contrast of 30% provided between— + door leaf and door jamb; + door leaf and adjacent wall; + architrave and wall; + door leaf and architrave; or + door jamb and adjacent wall. The minimum width of the area of luminance contrast shall be 50 mm.	**Compliance Readily Achievable:** Luminance contrast requirements to be confirmed on the door schedule.

+ Clause	+ Reference	+ Comment
AS1428.1 Cl. 13.2 / 13.3 Doorways	The minimum width of an accessible doorway must have a *clear opening* width of not less than 850mm in accordance with AS1428.1. Where double doors are provided, at least one leaf must have a clear unobstructed width of 850mm.  Clear Unobstructed Width of Doorway Circulation space is required to all doorways throughout the building that are required to be accessible in accordance with Section 13 of AS 1428.1 – 2009 (see diagrams below). Circulation space is not required to be provided to rooms where access for a person with a disability is not required i.e. dirty utility / clean utility rooms, plant rooms, comms rooms etc. See below required doorway circulation space for swinging and sliding doors.	Further Information Required: The following doors marked up below did not have the required circulation space: Ground Floor end of trip facilities:  Ground Floor Mezzanine Lift Lobby:  Accessible water closets all office levels: 

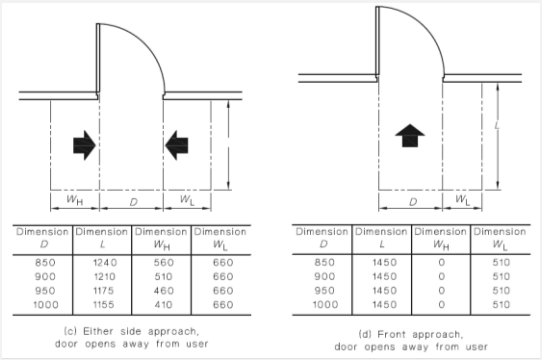


Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1220	560	340
900	1185	510	340
950	1160	460	340
1000	1140	410	340

(a) Hinge-side approach, door opens away from user

Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1240	240	660
900	1210	190	660
950	1175	140	660
1000	1155	90	660

(b) Latch-side approach, door opens away from user

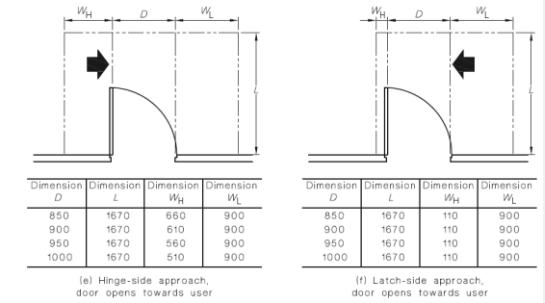
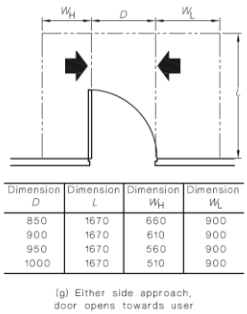
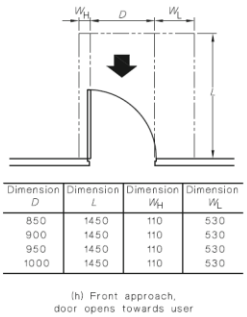
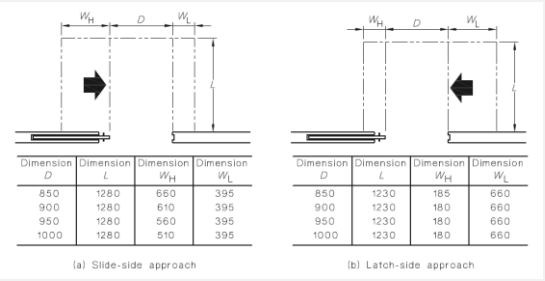
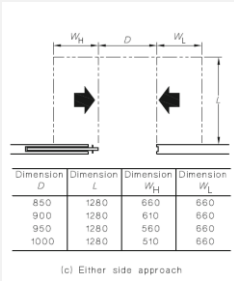
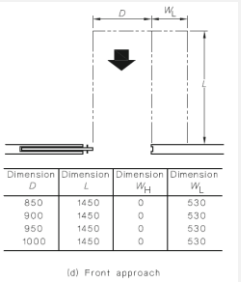
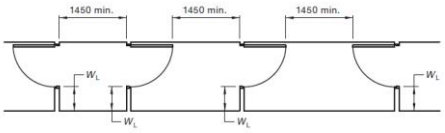


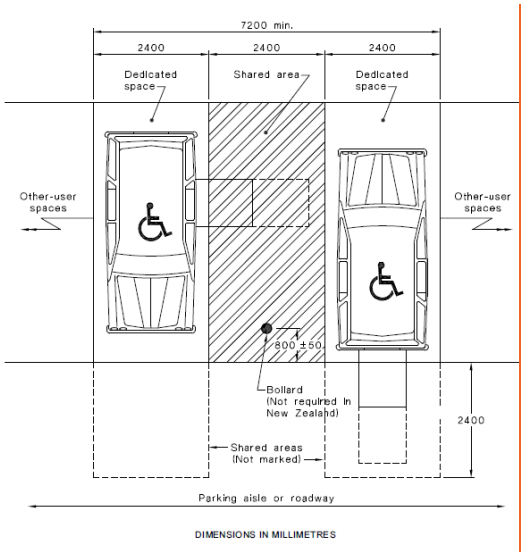
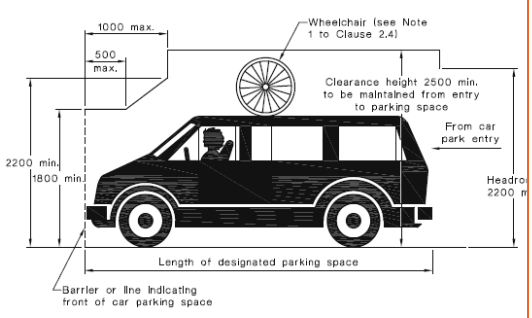
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1240	560	660
900	1210	510	660
950	1175	460	660
1000	1155	410	660

(c) Either side approach, door opens away from user

Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

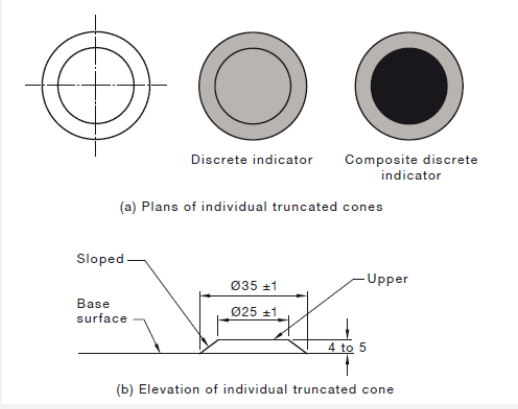
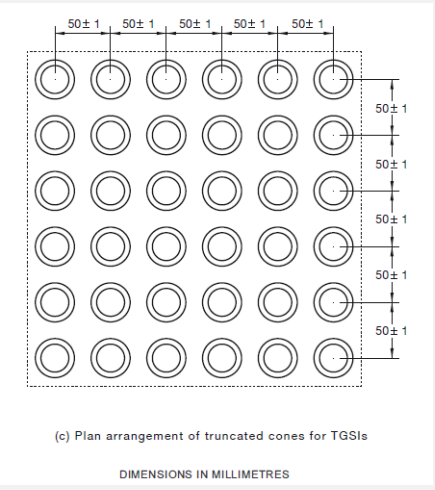
(d) Front approach, door opens away from user

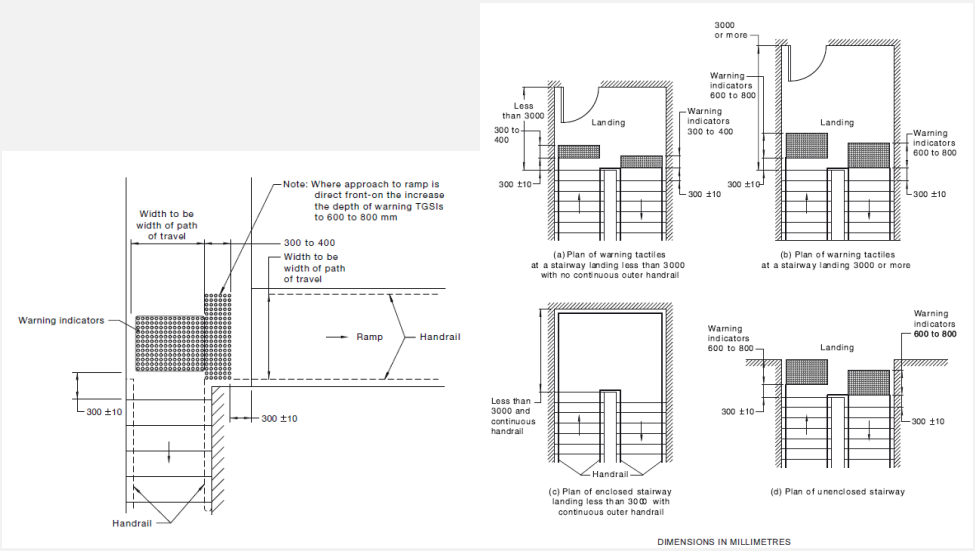
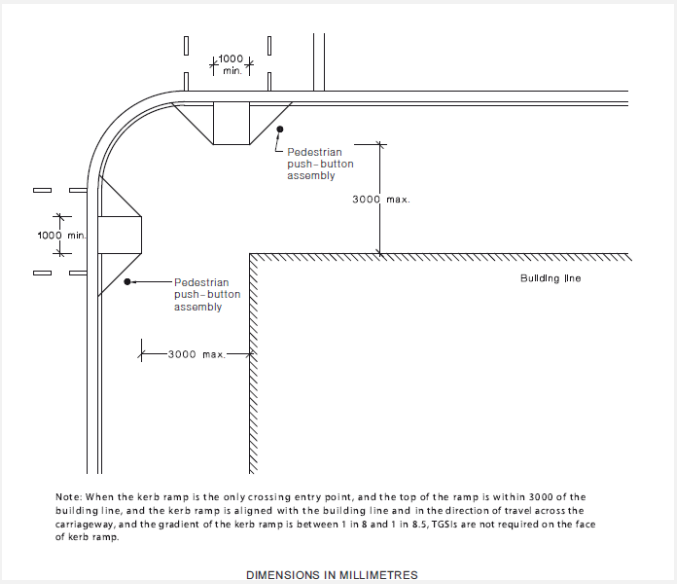
+ Clause	+ Reference	+ Comment
	 (e) Hinge-side approach, door opens towards user (f) Latch-side approach, door opens towards user  (g) Either side approach, door opens towards user  (h) Front approach, door opens towards user  (a) Slide-side approach (b) Latch-side approach  (c) Either side approach  (d) Front approach	
AS1428.1 Cl. 13.4 Successive Doorways in Passages	The distance between doorways in vestibules, air locks and other similarly enclosed spaces shall be not less than 1450 mm. Where the doors encroach into space, the distance shall be not less than 1450 mm plus the door leaf width.  (a) Continuous accessible path of travel DIMENSIONS IN MILLIMETRES FIGURE 34 (in part) DISTANCE BETWEEN SUCCESSIVE DOORWAYS IN VESTIBULES AND AIR LOCKS	Complies: Compliance with this clause is achieved under the current design.
AS1428.1 Cl.13.5 Door Controls	Door handles and hardware to rooms required to be accessible must comply with the requirements of Clause 13.5 of AS 1428.1 – 2009.	Compliance Readily Achievable: Door hardware schedule to be provided confirming compliance with this clause.
AS1428.1 Cl.14.1 Switches and GPO's	All switches and controls shall be positioned at a height of 900-1000mm above the FFL and be no closer than 500mm to any corner	Compliance Readily Achievable: These requirements are to be nominated on the plans. Locations will also be reviewed once electrical plans are provided.
AS1428.1 Cl.14.2 Switches	Accessible SOU's and accessible WC's are required to be provided with 30mm x 30mm toggle switches Where push button switches are located associated with the security system of the entry doors, then the push button will need to be the mushroom type.	Compliance Readily Achievable: Compliance with this clause will be reviewed once sanitary facility details are provided.

+ Clause	+ Reference	+ Comment
D4D5 Exemptions	The following areas, and any path of travel providing access only to these areas, are not required to be accessible: + An area deemed inappropriate to access due to the areas particular use + An area that would pose a health or safety risk for people with a disability.	Further Information Required: Confirmation at CC application stage is required regarding whether it will be appropriate to apply an exemption from the access provisions within the warehouse tenancies and their respective dock offices based on the health and safety risks associated with the use of these spaces. This confirmation is to be via a D4D5 exemption letter and is provided by ESR.
D4D6 Accessible carparking	Accessible carparking spaces – + Must be provided in accordance with the ratios set out in this clause. + Must comply with AS 2890.6-2009	Complies: In the case of the Class 5 & 7b buildings, 1 compliant accessible space is required for every 100 parking spaces (or part thereof). The current architectural drawings indicate that compliance is achieved with this requirement.
AS2890.6 Cl.2.2 Parking Spaces	 DIMENSIONS IN MILLIMETRES	Complies: The accessible carparking spaces nominated are shown to comply with AS 2890.6.
AS2890.6 Cl.2.3 Pavement	Each accessible parking space and shared area must have a maximum crossfall of 1:40 (or 1:33 for bitumen) and have a slip resistance surface	Compliance Readily Achievable: Hardscaping plans to indicate compliance with this requirement.
AS1428.6 Cl.2.4 Headroom	 DIMENSIONS IN MILLIMETRES	Compliance Readily Achievable: The elevations indicated compliant clearances are achieved over the accessible carparking spaces. To be verified if any services are to be installed above the accessible carparking spaces and may interfere with the 2500mm clearance.

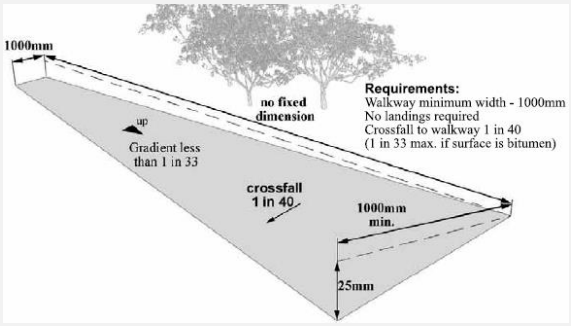
+ Clause	+ Reference	+ Comment
D4D7 Signage	In a building required to be accessible, braille and tactile signage must be provided to all: + Required accessible sanitary facilities + Spaces with hearing augmentation + Ambulant sanitary facilities + Non-accessible pedestrian entrances + Each door required to be provided with an exit sign Braille and tactile signage is to comply with sub-clause (a) and Specification 15.	Compliance Readily Achievable: Signage schedule required to indicate compliance with this requirement.
AS1428.1 Cl.8.1 Forms of Signage	The below signs are examples of required sanitary facility signage. The signs shall be positioned so that the raised braille is between 1200-1600mm above FFL.	Compliance Readily Achievable: Location of signs to be confirmed on inspection.
	    	
Spec 15 Braille and tactile signage	Signage Specification: - The signage is to be: - (a) Located between 1200-1600mm above FFL (b) Signs with single lines of characters are to have the line of the tactile characters between 1250mm-1350mm above FFL (c) Signage tactile characters must be raised or embossed to a height between 1mm-1.5mm (d) Upper case letter to be between 20mm-55mm (e) Signage is to be contrasting & is to comply with BCA Specification E3.6. Signage Locations The Braille & tactile egress signage is to be located adjacent or on (see above) each door that:- (a) Provides direct egress into a fire isolated stairway (b) Provides direct discharge from the storey into a passageway or lobby (airlock) associated with the fire isolated stairway (c) Provide direct discharge from a fire isolated stairway to open space (discharge door) (d) Forms part of a horizontal exit (–/120/30 fire doors in the fire compartment walls) The below signage is an *example* of what is required –	

+ Clause	+ Reference	+ Comment
		
D4D8 Hearing Augmentation	A hearing augmentation system must be provided where an inbuilt amplification system (excluding emergency warning systems) is present in the following areas: + In a room in a Class 9b + In an auditorium, conference room, meeting room, or judicatory room, + In a ticket office, teller's booth, reception area of the like where the public is screened from the service provider. A hearing augmentation system is required to comply in the following way: + An induction loop – it must serve >80% of the floor area of the spaced served by the inbuilt amplification system; or + A system requiring the use of receivers or the like. It must be available to not less than 95% of the floor of the space served and provide the applicable number of receivers; – 500 people – 1 receiver for every 25 persons and a minimum of 2 receivers; and – 500-1000 people – 20 receivers plus 1 receiver for every 33 people in excess of 500; and – 1000-2000 people – 35 receivers plus 1 receiver for every 50 people in excess of 1000; and – >2000 people – 55 receivers plus 1 receiver for every 100 people in excess of 2000. Any screen or scoreboard capable of displaying public announcements must be capable of supplementing any public address system. The below symbol shall be provided on a sign in ultramarine blue in accordance with clause 5.1 of AS 1428.5-2010	**Note:** A hearing augmentation is not required to be provided within the building.

+ Clause	+ Reference	+ Comment
		
D4D9 Tactile Indicators	Tactile ground surface indicators must be provided to: + A stairway, other than a fire-isolated stairway; and + An escalator or passenger conveyor; and + A ramp other than a fire-isolated ramp; and + In the absence of a suitable barrier- – An overhead obstruction <2m above floor level; and – An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building including a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point. Tactile indicators are required to be designed in accordance with AS 1428.4.1-2009.	**Further Information Required** TGSIs are to be installed in any instances of overhead obstructions, ramps, circulation stair or in the absence of suitable barriers. The locations of TGSIs are to be nominated on the plans at CC application stage.
AS1428.4.1 Cl.2.2.3 Placement		

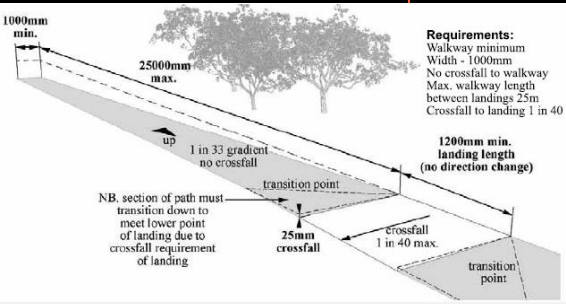
+ Clause	+ Reference	+ Comment
AS1428.4.1 Cl.2.4 Stairways		
AS1428.4.1 C3 Kerb Ramps	TGSI's are <u>not</u> required on kerb ramps if – + the distance between the building line/boundary and the top of the kerb ramp is less than 3 m; + the change in gradient between that of the pedestrian surface at the top of the kerb ramp and the gradient of the kerb ramp surface lies between 1 in 8 to 1 in 8.5; and + the kerb ramp is aligned with the building line and  Tactiles <u>are</u> required when a kerb ramp where the gradient is shallower than 1 in 8.5.	
D4D12 Ramps	Ramps may be used as part of an accessway where there is a change of level and must comply with the requirements set out in AS1428.1	**Compliance Readily Achievable:** The accessible ramp to the principal pedestrian entry appears to comply with the requirements of this clause. Further details to be provided at CC application stage.
AS1428.1 Cl 10.1 Walkways, Ramps, and	Walkways, ramps and landings that are provided on a continuous accessible path of travel shall be as follows:	**Compliance Readily Achievable:** Design appears to comply with these requirements. Landings and crossfalls will be confirmed once further details are provided.

+ Clause	+ Reference	+ Comment
Landings - Generally	+ Sharp transitions shall be provided between the planes of landings and ramps. + Landings shall be provided at all changes in direction in accordance with Clause 10.8. + Landing or circulation space shall be provided at every doorway, gate, or similar opening. + For walkways and landings having gradients in the direction of travel shallower than 1 in 33, a camber or crossfall shall be provided for shedding of water and shall be no steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33. *NOTE: For requirements for ground surfaces, see Clause 7.*	
AS1428.1 Cl. 10.2 Walkways	The requirements for walkways are as follows: + Walkways can have a gradient up to 1:20. Anything steeper is a ramp and requires kerbs or kerb rails plus handrails to both sides. + A walkway with a gradient less than 1 in 33 does not require landings but does require a crossfall of maximum 1 in 40 (maximum cross fall of 1 in 33 if the surface is bitumen). + Walkways steeper than 1 in 33 do not require a crossfall to the main walkway but do require a crossfall of 1 in 40 to landings	Compliance Readily Achievable: Walkways appear to comply with the requirements of this clause. Grades to be verified at CC application stage.

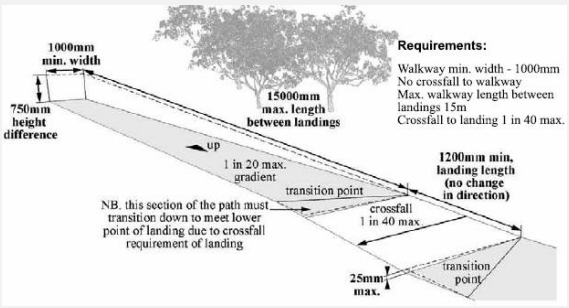


Requirements for a Walkway with a Gradient Less Than 1 in 33

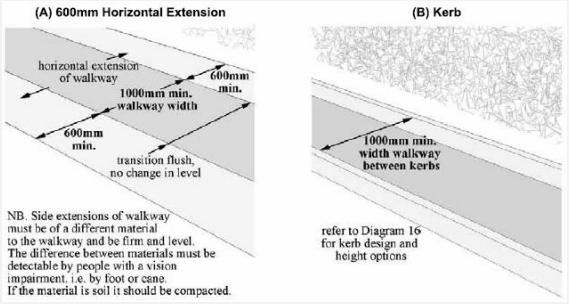
+ Clause	+ Reference	+ Comment



Requirements for a Walkway with a 1 in 33 Gradient



Requirements for a Walkway with a 1 in 20 Gradient



Requirements for Edges of Walkways

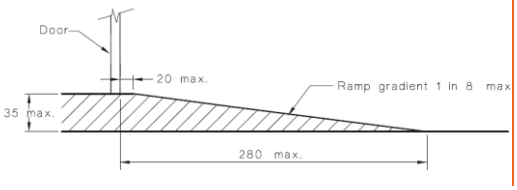
AS1428.1
Cl. 10.3
Ramps

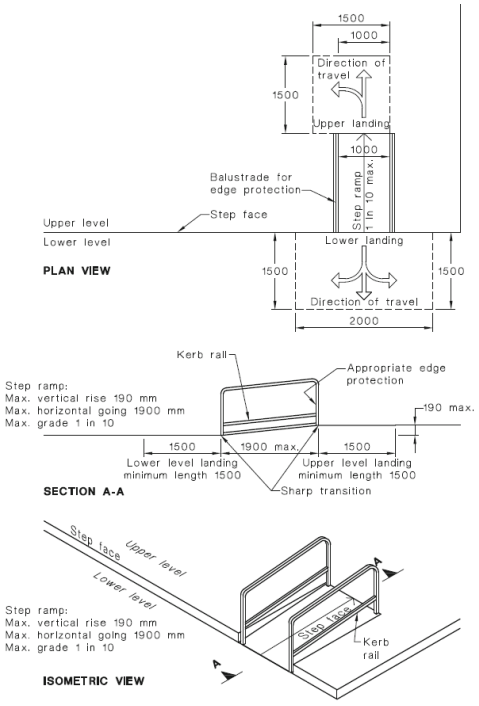
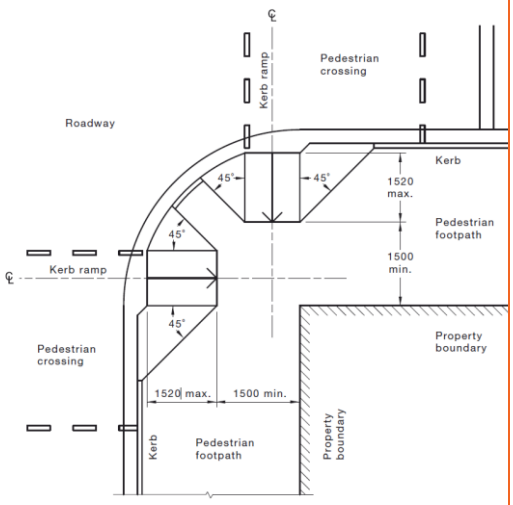
Ramps to comply with the following:

+ Maximum gradient of a ramp exceeding 1900mm shall be 1 in 14.
+ The gradient of a ramp shall be constant throughout its length.
+ Ramps shall be provided with landings:
  - For ramp gradients of 1 in 14, at intervals not greater than 9m.
  - For ramp gradients steeper than 1 in 20, at intervals not greater than 15m.
  - For ramp gradients between 1 in 14 and steeper than 1 in 20, at interpolated intervals.
+ Handrails must be provided on either side complying with Clause 12.
+ TGSIs shall be installed in accordance with AS 1428.4.1.
+ Ramps shall be set-back at internal corridors so that handrail extensions do not protrude in to paths of travel.
+ Ramps and intermediate landings shall have kerbs or kerb rails on either side.

Complies:

The accessible ramp to the principal pedestrian entry appears to comply with the requirements of this clause.

+ Clause	+ Reference	+ Comment
AS1428.1 Cl. 10.4 Curved Walkways, Ramps, and Landings	Curved ramps, walkways, and landings shall comply with the following: + Curved walkways shall have a width not less than 1500mm. + Any cross-fall shall be towards the centre of curvature. + The gradient of curved ramps and walkways shall comply with the graph in Figure 20 within AS 1428.1 – 2009.	Compliance Readily Achievable: Design appears to comply with these requirements. Landings and crossfalls will be confirmed once further details are provided.
AS1428.1 Cl. 10.5 Threshold Ramps	Threshold ramps at doorways on a continuous path of travel shall have— + a maximum rise of 35 mm; + a maximum length of 280 mm; + a maximum gradient of 1:8; and + be located within 20 mm of the door leaf which it serves. 	Compliance Readily Achievable: Details of any threshold ramps to be provided.
AS1428.1 Cl. 10.6 Step Ramps	Step ramps shall have— + a maximum rise of 190 mm; + a length not greater than 1900 mm; and + a gradient not steeper than 1 in 10. The edges of step ramp shall have a 45° splay where there is pedestrian cross traffic. Otherwise, it shall be protected by a suitable barrier, such as— + a wall or suitable barrier with a minimum height of 450 mm; or + where an open balustrade is provided a kerb or kerb rail shall be provided.	Compliance Readily Achievable: Details of any step ramps to be provided.

+ Clause	+ Reference	+ Comment
		
AS1428.1 **Cl. 10.7** Kerb Ramps	Kerb ramps shall have + a maximum rise of 190 mm; and + a length not greater than 1520 mm; and + a gradient not steeper than 1 in 8, located within or attached to a kerb; and be aligned in the direction of travel as shown below.  Refer to Clause 10.7 of AS 1428.1 - 2009 for the full requirements for Kerb Ramps.	Compliance Readily Achievable: Details of any step ramps to be provided.
AS1428.1 **Cl. 10.8** Landings	Walkways and ramps The length of landings at walkways (up to a gradient of 1 in 33) and ramps shall comply with one of the following:	Further Information Required: Gradients of walkways and landings to be nominated on the plans for our review. Refer to D4D3 regarding gradients of accessway from front boundary to principal entrance.

+ Clause	+ Reference	+ Comment
	+ Where there is no change in direction, the length shall be not less than 1200 mm, as shown in **Figure 25(A).** + Where there is a change of direction not exceeding 90°, the landing shall be not less than 1500 mm. The internal corner shall be truncated for a minimum of 500 mm in both directions, as shown in **Figure 25(B).** + For a 180° turn, the landing shall be as shown in **Figure 25(C).** <u>Step ramps</u> + The length of landings at step ramps shall be not less than 1200 mm in the direction of travel, as shown in **Figures 22(A)** and **22(B).** + Where a change in direction is required, the length of step ramp landings shall be a minimum of 1500 mm, as shown in **Figure 22(A).** + Where doorways are at landings, the dimensions of the landings shall be in accordance with the requirements of Clause 13.3 for circulation spaces at doorways shown in **Figure 25(D).** <u>Kerb ramps</u> The length of landings at kerb ramps shall be not less than 1200 mm in the direction nof travel. Where a 'T' junction occurs, the kerb ramp landing shall be a minimum of 1500 × 2000 mm, as shown in Figure 24(B). Where a single change in direction is required, the ramp landings shall be a minimum of 1500 mm × 1500 mm. **See Below for Figures**	

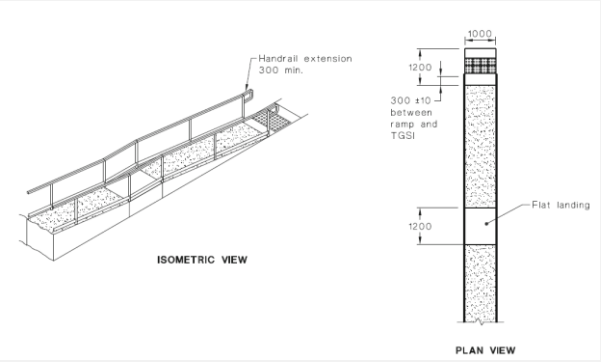


Figure 25A

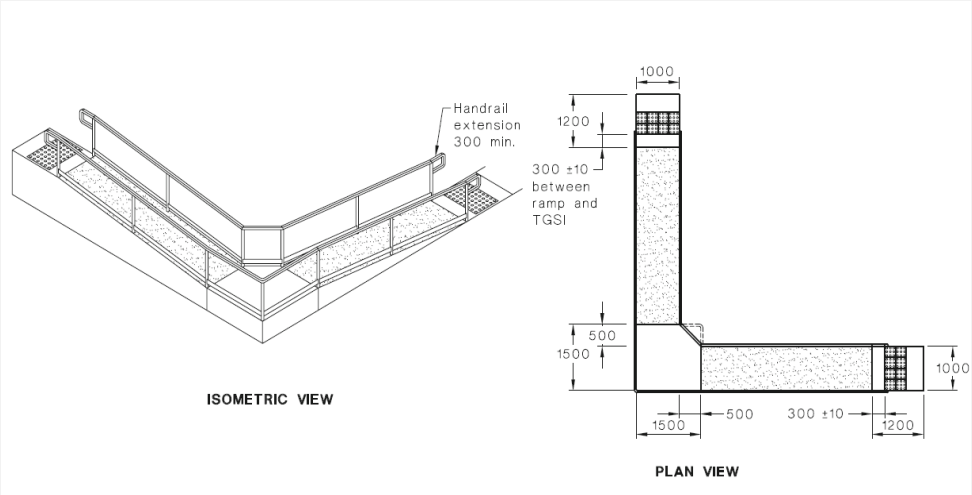


Figure 25B

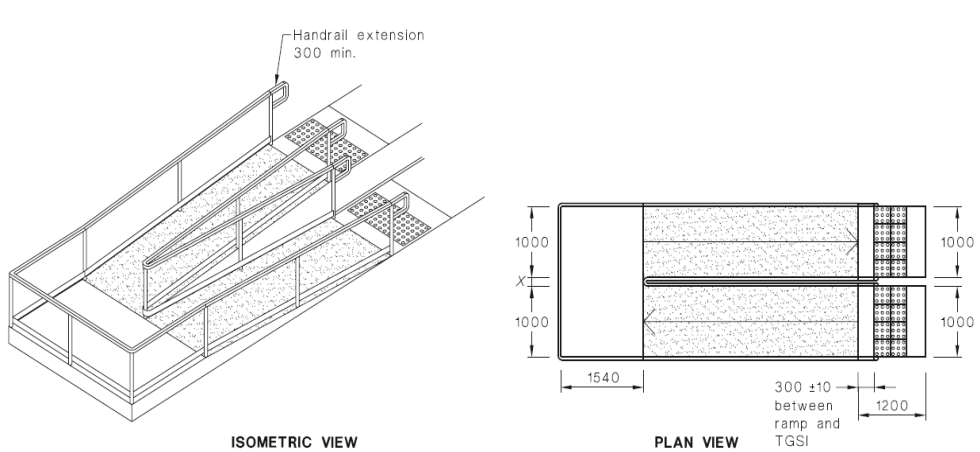


Figure 25C

D4D13

Glazing on an Accessway

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 and non-transparent contrasting line.

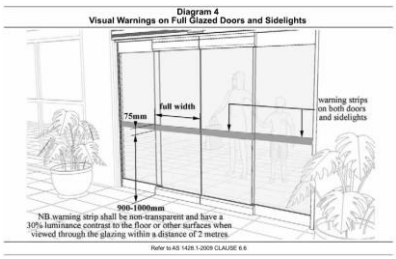
Compliance Readily Achievable: Requirement to be noted on plans and will be checked on inspection.

AS1428.1 Cl. 6.6

Visual Indicators on Glazing

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.

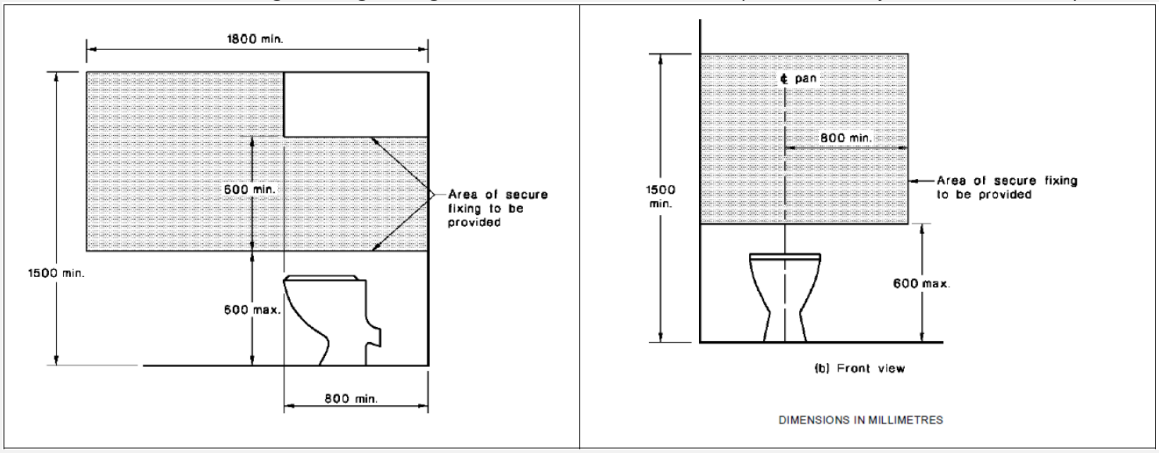
Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.



+ Clause	+ Reference	+ Comment
Section E	**Services and Equipment**	
Part E3	**Lift installations**	
E3D7 Passenger Lift types and their limitations	In an accessible building, every passenger lift must be one of the types identified in this clause, have accessible features in accordance with Table E3D8 and not rely on a constant pressure device for its operation if the lift car is fully enclosed.	Further Information Required: Drawings and details showing the accessible features within the lift are required for review. Noting also that an emergency lift is to be provided as the effective height of the building is >25m.
Section E	**Health and Amenity**	
Part F4	**Sanitary and Other Facilities**	
F4D5 Accessible Sanitary Facilities	Accessible unisex sanitary compartments must be provided, in accordance with F4D6 and unisex showers must be provided in accordance with Table F4D7, in buildings or parts that are required to be accessible.	Further Information Required: No accessible showers are required within the building. Dimensioned details, including internal elevations and sections, are to be provided at CC application stage for the sanitary facilities for us to review and confirm compliance with AS 1428.1 – 2009. Also refer to the below requirements which are to be implemented into the design of the accessible and ambulant sanitary facilities.

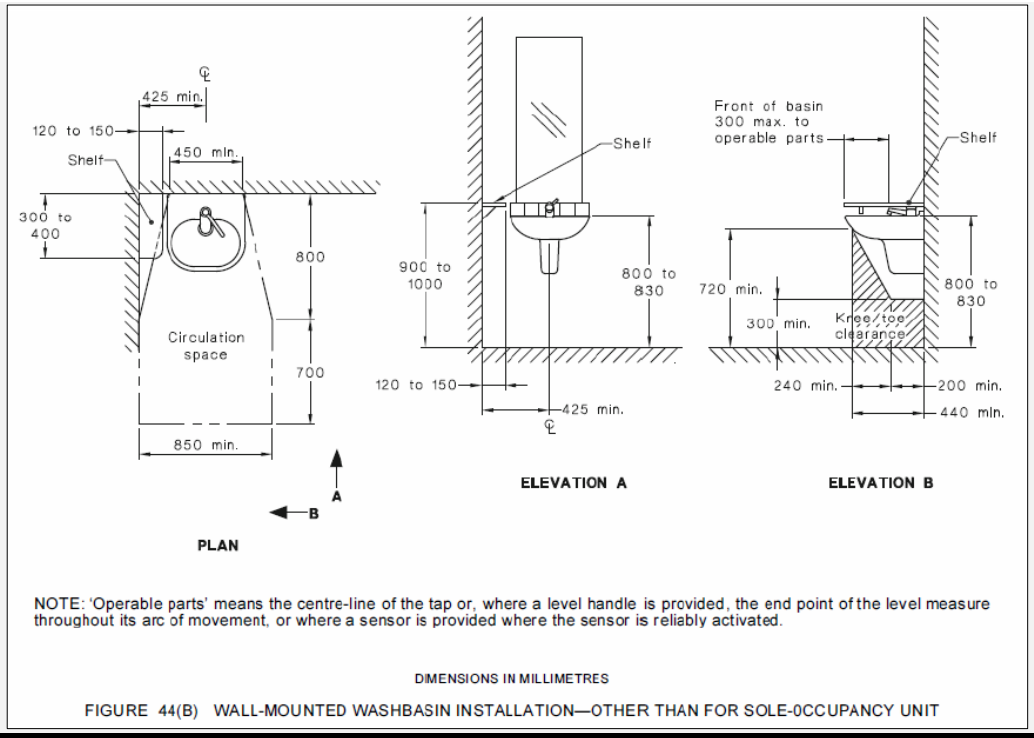
+ Unisex Accessible WCs

+ Tap sets will need to be specified with lever of capstan handles in the accessible sanitary facilities.
+ Provision of wall strengthening for grab-rails will need to be provided adjacent to sanitary facilities.



+ The location and installation of washbasins must comply with the requirements of AS 1428.1-2009.

+ Clause	+ Reference	+ Comment



NOTE: 'Operable parts' means the centre-line of the tap or, where a level handle is provided, the end point of the level measure throughout its arc of movement, or where a sensor is provided where the sensor is reliably activated.

DIMENSIONS IN MILLIMETRES

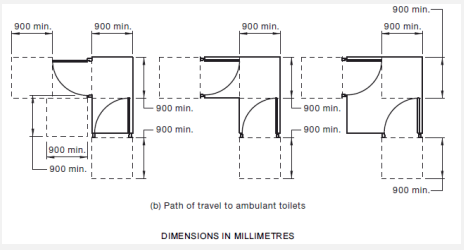
FIGURE 44(B) WALL-MOUNTED WASHBASIN INSTALLATION—OTHER THAN FOR SOLE-OCCUPANCY UNIT

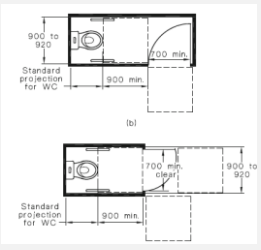
+ Checklist for Accessible WCs	
+ Entry Door	The detailing of the circulation at doorways shall comply with the provisions of Clause 13 of AS1428.1:2009
+ Entry Door	The luminance contrast provisions at the doorway shall comply with the provisions of Clause 13.1 of AS1428.1:2009
+ Force Required to Operate Door	The force required to operate the door if fitted with a door closer is a maximum of 20N. It is assumed that auto-doors will not be installed
+ Door Hardware	The position of door hardware is to be located between 900-1100mm AFFL.
+ WC Pan Circulation	1900×2300mm
+ Hand Basin Circulation	850×1500mm, the basin may encroach a maximum of 100 mm into the circulation space of the adjacent WC pan circulation
+ WC Pan Offset From Side Wall	450/460 mm
+ WC Pan Offset From Rear Wall	800±10 mm
+ WC Pan Backrest	To code requirements
+ WC Pan Toilet Seat	The toilet seat will need to be the full round type, securely fixed in position, be rated 250 KG and have a minimum limits contrast of 30% with the background pan, wall or floor against which it is viewed.
+ WC Pan Grab Rails	Grab rail to be mounted 800 mm above finish floor level, length of grab rail to be 1050 mm from rear wall, install 300mm grab rail to left-hand side of the WC pan. It is assumed that the walls to which the grab rails are fixed will have the required 1100N force rating wall reinforcement required by the standard
+ Hand Basin Mounting Height	Top of hand basin to be 800/830 mm above finish floor level
+ Hand Basin Clearances	The clearances around and under the hand basin need to comply with the provisions of clause 15.3 of AES 1428.1:2009. Specific attention is drawn to the plumbing installation where the required clearances under the hand basin

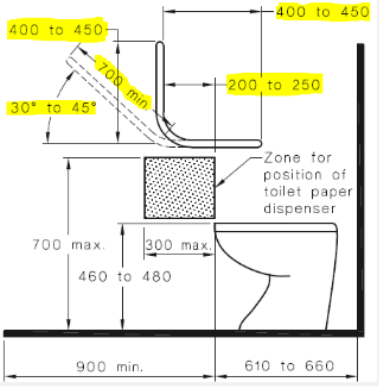
+ Clause	+ Reference	+ Comment
		necessitate special consideration of the bottle trap associated with the hand basin
+ Hand Basin Selection		The detailing of the hand basin requires the installation of a shelf unit. It may be possible to specify a hand basin that incorporates a shelf section thereby eliminating an additional component to be installed in the USAT
+ Hand Basin Mirror		The mirror is to be flush mounted on the wall above the sink the bottom of the mirror is to be no more than 900 mm above the finish floor level and the top of the mirror is to be a minimum of 1850 mm above the finish floor level
+ Hand Basin Tap		It is recommended that a lever hand basin tap be installed in lieu of the capstan type
+ Toilet Roll Holder		The position of the toilet roll holder is to be in accordance with code requirements
+ Coat Hooks		Coat hooks are to be installed 1200 to 1350 mm above finish floor level and not closer than 500 mm from an internal corner. The coat hook can be installed on the wall or on the back of the door
+ Soap Dispensers/Hand Towel		These items are to be able to be operated by one hand and shall be installed so that the tap or dispenser is not less than 900 and not more than 1100 mm above the finish floor level.
+ Braille Tactile Signage		The detailing of the Braille Tactile Signage will need to comply with the provision of NCC Clause D4D7 and NCC Specification 15. The location of the Braille Tactile sign is to be mounted on the latch-side wall. The sign is to indicate the handing of the grabrails to the WC Pan. The following is an example of the type of information to be provided in the Braille Tactile Sign.

+ Ambulant WCs

+ Checklist for Ambulant WCs	
+ Entry Door	The entry doorway is to achieve a clear width of no less than 750mm.
+ Door Hardware	+ Shall be provided with an in-use indicator and a bolt or catch. + Where a snip catch is used, the snib-handle shall have a minimum length of 45mm from the centre of the spindle. + In an emergency, the latch mechanism shall be openable from the outside.
+ Internal Dimensions	Width between internal walls is to achieve between 900 – 920mm. A 900x900 clear area must be provided in front of the toilet pan, fixtures (including door swing) cannot encroach on this distance, except for grab rails.





+ Clause	+ Reference	+ Comment
+ Grab Rails	Grab rails are to be located on either side of the toilet pan and must be located between 800 – 810mm above finished floor level. + Grab rail length and up-turn to be in accordance with Figure 53(A) of AS 1428.1 – 2009. + Grab rails shall have an outside diameter of 30 – 40mm. + Exposed edges and corners of grab rails shall have a radius of not less than 5mm.  + The fastenings and the materials and construction of grab rails shall be able to withstand a force of 1100 N applied at any position. + Clearance between the grab rail and the adjacent wall shall be between 50 – 60mm.	
+ Toilet Roll Holder	The position of the toilet roll holder is to be in accordance with code requirements	
+ Coat Hook	A coat hook shall be provided within the sanitary compartment at a height between 1350mm to 1500mm from the floor.	
+ Braille Tactile Signage	The detailing of the Braille Tactile Signage will need to comply with the provision of NCC Clause D4D7 and NCC Specification 15. The location of the Braille Tactile sign is to be mounted on the latch-side wall. Signage content is to comply with the requirements of Clause 8 of AS 1428.1 – 2009.	
F4D12 Accessible Adult Change Facility	Accessible adult change facilities: + Must be constructed in accordance with Specification 27; and + Cannot be combined with another sanitary compartment. + One unisex accessible adult change facility must be provided in an accessible part of a: + Class 6 shopping centre having a design occupancy of not less than 3,500 people, containing a minimum of 2 sole-occupancy units. + Class 9b sports venues or the like that: + Have a design occupancy of not less than 35,000 spectators; or + Contains a swimming pool that has a perimeter of not less than 70m. + Museum, art gallery, or the like, having a design occupancy of not less than 1,500 persons; and + Passenger use area of an airport terminal building within an airport that accepts domestic or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002.	**Note:** No accessible adult change facility is required within the building.

+ Clause	+ Reference	+ Comment
	Refer to Specification 27 for detailed requirements around the design of an Accessible Adult Change Facility.	

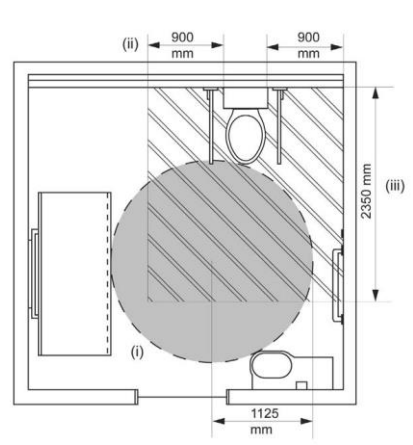
+ Accessible adult change facilities Specification

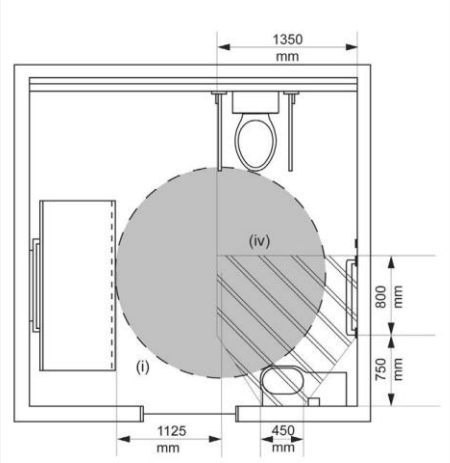
1. General Requirements:

Accessible adult change facilities is to be: -

(a) Constructed with all required equipment and fixtures in the same room.

(b) When it is a unisex facility it must be located when the entry doesn't cross an area foe one sex only.





a) The Roman numeral shown in the above diagram indicated the required circulation spaces:

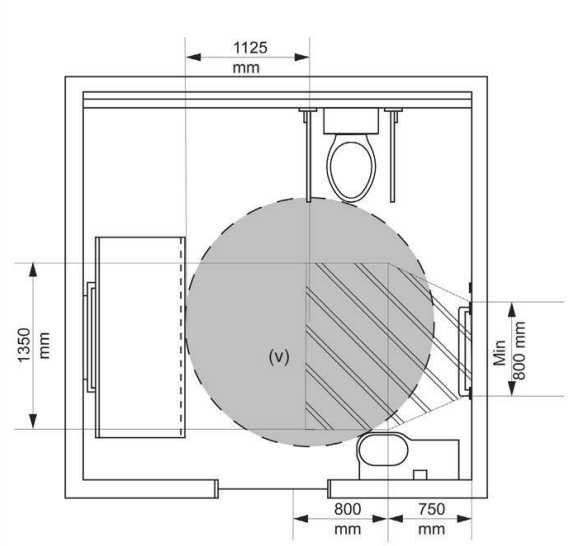
i. Turning space: a full circle of 1125 mm radius.

ii. Each side of the pan: 900 mm which is measured from each edge of the pan.

iii. In front of the pan: 2350 mm which is measured from the wall behind the pan, hence including the pan itself).

iv. For a washbasin: the width of the basin (450 mm) increasing to a width of 1350 mm measured at a distance of 750 mm out from the wall against which the washbasin is mounted then continuing at that width for a further 800 mm (to a total of 1550 mm out from the wall).

v. For changing rails: the width of the rails increasing to a width of 1350 mm at a distance of 750 mm out from the wall to which the rails are fixed then continuing at that width for a further 800 mm (to a total of 1550 mm out from the wall).



b) All required circulation spaces must extend for a minimum height of 2000 mm above finished floor level

c) Required circulation spaces may be overlapped.

d) The floor surface must have a slip resistance classification of not less than R10 or P3, to be tested in accordance with AS 4586.

2. Hoist

a) Must include 2 parallel fixed rails and a moving traverse rail, also to provide a constant charge in-line room coverage hoist system (also known as an "XY" system or gantry); and

b) provide coverage over the entire room; and

c) a maximum safe working load of greater than 180 kg; and

d) the capability of sustaining a static load greater than 1.5 times the rated load; and

e) a minimum lifting height of 2100 mm.

3. Toilet pan, seat, backrest and grabrails

a) The toilet pan must be of the centrally located design

b) The toilet pan must be installed so that

i. the front edge of the pan is 800 mm from the rear wall (a ±10 mm is to be allowed); and

ii. the top of the seat is between 460 mm and 480 mm above finished floor level; and

+ Clause	+ Reference	+ Comment

iii. there is a minimum clearance of 900 mm, measured horizontally, between each side of the pan and any adjacent wall or privacy screen.

c) The toilet seat must—

i. be of the full-round type and not open-fronted with minimal contours to the top surface; and

ii. be securely fixed in position when in use; and

iii. have seat fixings that provide lateral stability to the seat when the seat is in use; and

iv. be load-rated to 150 kg; and

v. a minimum *luminance contrast* of 30% against the pan, wall and floor; and

vi. remain in the fully upright position when raised.

d) Hand-operated flushing controls must—

i. be located on the centreline of the toilet, at a height of 600mm to 1100mm above finished floor level; and

ii. not be located within the area *required* for any grabrails or backrest; and

iii. have the button mounted so that it is proud of the wall surface, and activates the flushing operation before the button becomes level with the surrounding surface.

e) if you have an automatically activated flushing system it doesn't need to comply with the requirements of d)

f) The backrest must—

i. The capability of withstanding a force, in any direction, of greater than 1100 N; and

ii. have a minimum height, between the lower edge of the backrest and the top of the seat, of between 120 mm and 150 mm; and

iii. have a vertical height, between the upper and lower edges of the backrest, of between 150 mm and 200 mm; and

iv. a width of between 350 mm and 400 mm

v. When the seat is in use it is to be positioned that the face of the backrest achieves an angle of between 95°and 100° back from the seat.

g) Grabrails must be installed adjacent to each side of the pan and must be—

i. of the drop-down type; and

ii. the top of each rail is between 800 mm and 810 mm above finished floor level; and rails are between 750 mm and 770 mm apart, measured centre-to-centre, and equidistant to the centreline of the pan; and

iii. at least 850 mm long; and

iv. diameter of between 30 mm and 40 mm; and

v. securely fixed to withstand a force, in any direction, greater than 1100 N; and

vi. have a toilet paper dispenser on one side; and

vii. capable of being lifted up or swung away when not in use, so as to allow unimpeded access to the toilet pan.

4. Washbasin and tap

a) The washbasin must be installed so that the rim of the basin is between 800 mm and 830 mm above finished floor level.

b) Exposed *heated water* supply pipes must be located where it doesn't pose a hazard.

c) Water supply or sanitary *drainage* pipes must not encroach the space under the basin.

d) The washbasin must have an integrated shelf greater than 300 mm long.

+ Clause	+ Reference	+ Comment

e) Water taps must have a single lever flick-mixer handle or a sensor plate or the like

f) The lever handles must be installed with a clear space of greater than 50 mm between the tap and any adjacent surface.

g) *Heated water* must be provided and temperature controlled in accordance with Part B2 of NCC Volume Three

5. Fixtures and fittings

a) Mirror

i. A vertical mirror must be provided at the washbasin, with a reflective surface that is greater than 600mm wide, the bottom edge less than 900mm above finished floor level with the top edge greater than 1850mm above finished floor level

ii. If there is a second vertical mirror, must have a reflective surface that is greater than 600mm wide, bottom edge greater than 600mm above finished floor level, and the top edge greater than 1850mm above finished floor level

b) Towel dispensers, hand dryers and the like:

i. Must be operable using one hand, and must be installed with their output or operative components, between 900-1100mm above finished level and not greater than 500mm from any internal corner

c) A soap dispenser must be installed above the integrated shelf *required* by Clause 5(d).

d) Clothing hook must be installed adjacent to the washbasin, at a height between 1200-1350mm above finished floor level and greater than 500mm from any internal corner

e) A sling hook with a minimum projection of 50 mm from the wall must be installed beside the change table at a height of 1500 mm above finished floor level.

f) Disposal bin

i. must be provided in the corner adjacent to the toilet pan

ii. an incontinence pad disposal bin must be provided in the corner adjacent to the change table.

6. Change Table

a) Change table must be

i. permanently installed, with one of the long edges up against a wall and with a retractable safety rail on the opposite side; and

ii. motorised for the purposes of height adjustment; and

iii. height adjustable between 450 mm and 900 mm above finished floor level; and

iv. not less than 700 mm wide; and

v. not less than 1800 mm long.

b) The change table must have a maximum safe working load of not less than 180 kg, including when raising or lowering the table.

c) The change table must not encroach on any *required* circulation space.

d) A dispenser for sanitary wipes must be provided.

e) A shelf not less than 400 mm long and 150 mm wide must be provided.

7. Changing Rails must be installed as two horizontal and parallel rails fixed to a wall, greater than 800 mm long, each with a diameter between 30-40 mm, and

a) the lower rail must be installed between 800-810 mm above finished floor level; and

b) the upper rail must be installed between 1000-1010 mm above finished floor level; and

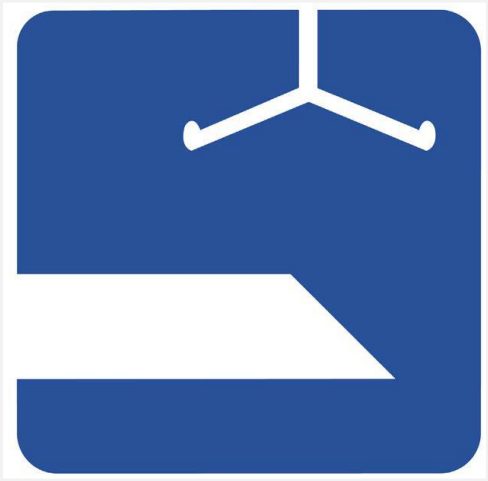
c) the rails must be able to withstand a force of greater than 1100 N in any direction.

+ Clause	+ Reference	+ Comment

8. Door and door controls
   a) The threshold must incorporate a smooth transition without a step or lip.
   b) The minimum clear opening width must be —
      i. 1100 mm in locations where beach wheelchairs are likely to be used; or
      ii. 950 mm in all other locations.
   c) The doorway must achieve a *luminance contrast* of at least 30% between—
      i. Door leaf and door jamb; or
      ii. Door leaf and adjacent wall; or
      iii. Architraves (where used) and adjacent wall; or
      iv. Door leaf and architrave (where used); or
      v. Door jamb and adjacent wall.
   d) The operation of the door must be calibrated such that—
      i. it has a gentle opening and closing movement; and
      ii. there is sufficient dwell time for a user to safely travel through the doorway.
   e) The door must be fitted with a fail-safe opening mechanism that opens the door if an obstruction is detected during its closing movement
   f) Door controls must be located internally and externally—
      i. between 900 mm and 1200 mm above finished floor level; and
      ii. not less than 500 mm from any internal corner.
   g) Door control buttons must—
      i. have a minimum diameter of 25 mm; and
      ii. be proud of the surrounding surface; and
      iii. activate the door operation before the button becomes level with the surrounding surface; and
      iv. be of a contrasting colour to the surrounding plate.
   h) The surrounding plates of both internal and external door controls must include the words "Push to Open".
   i) The following indicator lights must be provided:
      i. "Occupied" and "Vacant" on the external plate.
      ii. "Locked" and "Unlocked" on the internal plate.
   j) Braille and tactile signage complying with Specification 15 must identify the door controls.
9. Signage

+ Clause	+ Reference	+ Comment

a) External signage must incorporate the words "Accessible Adult Change Facility" and the symbol shown below



b) The symbol *required* by a) must have a blue (B21, ultramarine) background with the hoist and table elements shown in white.

c) Signage must be braille and tactile signage complying with Specification 15.

10. Operating Instructions- Signage provided within the facility must include the following information for the hoist and change table:

a) Operating instructions.

b) Safe working load limits.

4.0 Conclusion

This report contains an assessment of the referenced architectural documentation for the proposed multi-level warehouse facility at 49 Stephen Rd, Banksmeadow NSW against the relevant accessibility deemed-to-satisfy provisions of the Building Code of Australia 2022.

Arising from the assessment, key compliance issues have been identified that require further resolution, either by way of Performance Solutions or plan amendments prior to the Construction Certificate stage.

Notwithstanding the above, it is considered that the proposed development can readily achieve compliance with the Disability (Access to Premises – Buildings) Standards 2010 and Part D4 provisions of the BCA subject to resolution of the matters identified in the Section 3.0 of this report.