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ACCESSIBILITY PTY LTD

Access Report

Project Description: Erection of a mixed-use development comprising of commercial tenancies, residential apartments, basement parking and two pools. (S4.55 Submission)

Project Address: 242-244 Beecroft Road, Epping

Rev: 5 **Date:** 29/09/25

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Signed:

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Report

Report Type: Access Report to accompany a S4.55
Development: 242-244 Beecroft Road, Epping

Introduction:

This report has been prepared to accompany a Development Approval and has been based on the following drawings prepared by Turner Studios Pty Ltd;

DA-110-005/D
DA-110-006/D
DA-110-007/D
DA-110-008/D
DA-110-010/B
DA-110-020/B
DA-110-030/B
DA-110-040/B
DA-110-050/B
DA-110-080/B
DA-110-090/B
DA-110-110/B
DA-110-120/B
DA-110-130/B
DA-810-005/B
DA-810-001/B
DA-810-002/B
DA-810-003/B
DA-810-004/B

Limitations and Copyright information:

This report is not to be used for any other purpose than its original intention. The assessment is based on the provided drawings and compliance relies upon the implementation of all the recommendations listed in this report and the works constructed in accordance with AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on the classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

All dimensions mentioned in the report are CLEAR dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report, however for further details and for construction purposes refer to the relevant AS, a copy of which can be purchased from SAI Global.

This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of Australian Standards other than those directly referenced in this report.

We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder is to take full responsibility that these requirements are met as a part of construction being as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586

A report issued for CC (construction certificate application).

1. Introduction

- 1.1 This report considers the implications of Disability Discrimination legislation and associated technical guidance with regards to the mixed-use development located at 242-244 Beecroft Road, Epping.
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- 1.2 The proposal provides for the development of a mixed-use development and comprises of
- Basement parking
 - Residential apartments
 - Commercial tenancies
 - Adaptable and Liveable apartments
 - Swimming pool
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- 1.3 This report has focused on the technical issues affecting the scheme proposal provided with the aim of optimising access to the facilities offered. General advice on broader matters under the DDA will also be highlighted.
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- 1.4 Layout plans have been assessed and comments pertaining to those plans are included in this report. The list of drawings assessed are noted in Appendix

2. Executive Summary/Non-compliances

- 2.1 Our review of the documents made available for assessment has revealed the design of the proposed development has requires a few modifications prior to achieving compliance with the Building Code of Australia and relevant Australian Standards, however, the following comments can be made:

D4D1/D4D2	<p>Level 16 door exiting corridor near sanitary facilities is required to comply with AS 1428.1 To be assessed prior to CC</p> <p>Lobby doors in basement to comply with AS 1428.1, 110mm hinge side clearance is required where door opens towards occupant Redesign prior to CC</p> <p>Door at end of corridor leading to retail from BOH facilities requires 510mm latch side clearance Redesign prior to CC</p>
D4D4	<p>1540mm x 2070mm turning space is required within 2m of the end of each accessway, please see:</p> <ul style="list-style-type: none">- Basement 01 near EB103- Building B level 7 <p>Redesign prior to CC or performance solution</p>
D4D11	<p>Building B pool that is to be 70m in perimeter is required to be accessible To be assessed prior to CC</p>
Adaptable	<p>Circulation to adaptable kitchens are required to comply pre-adaption. 1550mm circulation is required at CC stage. Performance solution at CC stage</p>

3. Part D4: Access for People with Disabilities

Note: All items listed in the below assessment that require attention/redesign, are mentioned in the Executive Summary above.

Clause D4D2: General building access requirements

Class 2

Common Areas

- (a) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.
- (b) To and within not less than 1 of each type of room or space for use in common by the residents, including cooking facilities, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.
- (c) Where a ramp complying with AS 1428.1 or a passenger lift is installed-
- (i) To the entrance doorway of each sole-occupancy unit; and
 - (ii) To and within rooms or spaces for use in common by the residents.
- The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp Located on the levels served by the lift or ramp.

Class 5/6

To and within all areas normally used by occupants

Class 10b

For Class 10b swimming pools, to and into swimming pools with a total perimeter greater than 40 m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.

Compliance Status	
Capable of compliance	<p>Level 16 door exiting corridor near sanitary facilities is required to comply with AS 1428.1 To be assessed prior to CC</p> <p>Lobby doors in basement to comply with AS 1428.1, 110mm hinge side clearance is required where door opens towards occupant Redesign prior to CC</p> <p>Door at end of corridor leading to retail from BOH facilities requires 510mm latch side clearance Redesign prior to CC</p>

Clause D4D3: Access to buildings

An accessway must be provided to a building required to be accessible:

- a. From the main points of pedestrian entry at the allotment boundary; and
- b. From another accessible building connected by a pedestrian link; and
- c. From any required accessible carparking space on the allotment.

An accessway must be provided through the principal pedestrian entrance, and:

- a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- b. in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.
 - Except for pedestrian entrances serving only areas exempted by D4D5.
 - If the pedestrian entrance consists of not more than 3 doorways – not less than 1 of those doorways must be accessible; and
 - If a pedestrian entrance consists of more than 3 doorways - not less than 50% of those doorways must be accessible.
 - An accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—
 - All doorways serve the same part or parts of the building; and
 - The distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and
 - A doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).
 - Where a doorway on an accessway has multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.

Compliance Status	
Does not comply	Residential Lobby E door at garden now complies and has 530mm externally Single clear opening of 850mm has been provided to swimming pool areas Level 16 door exiting corridor near sanitary facilities is required to comply with AS 1428.1 To be assessed prior to CC

Clause D4D4: Parts of building to be accessible

In a building required to be accessible:

- (a) every ramp & stairway, except for ramps and stairways in areas exempted by D4D5 must comply with-
 - (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and
 - (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and
 - (iii) for a fire isolated stairway, clause 11.1 (f) and (g) of AS 1428.1; and
- (b) every passenger lift must comply with E3D7 and E3D8; and
- (c) accessways must have-
 - (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and
 - (ii) turning spaces complying with AS 1428.1-
 - (A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and
 - (B) at maximum 20 m intervals along the accessway; and
- (d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and
- (e) a passing space may swerve as a turning space; and
- (f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a class 5, 6, 7b or 8 building-
 - (i) containing not more than 3 storeys; and
 - (ii) with a floor area for each storey, excluding the entrance storey, of not more than 200m²; and
- (g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and
- (h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.

Compliance Status	
Capable of compliance	<p>1540mm x 2070mm turning space is required within 2m of the end of each accessway, please see:</p> <ul style="list-style-type: none"> - Basement 01 near EB103 - Building B level 7 <p>To be assessed prior to CC</p> <p>All stairs and handrails require tactiles to the top and bottom and double handrails</p> <p>To be assessed prior to CC</p>

Clause D4.5: Exemptions

- (a) 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.
 - (b) And 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)

Compliance Status

For Info	<p>BCA and Premises Standards recognize that accessways (for people with disabilities) are not required to certain areas within buildings where providing access would be 'inappropriate' because of the nature & use of the area or the tasks undertaken in that area.</p> <p>In accordance with D4D5, it is our opinion that due to the nature and tasks to be undertaken it is expected that staff will be required to be able-bodied, therefore, the following areas or rooms, access should be exempt –</p> <ul style="list-style-type: none"> ▪ Plant & equipment rooms / cupboard. ▪ Services room ▪ Service/maintenance areas
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Clause D4D6: Accessible Carparking

Accessible carparking spaces-

- (a) Subject to (b), must be provided in accordance with (2) in-
A Class 7a building required to be accessible; and
A carparking area on the same allotment as a building required to be accessible.
- (b) Need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and
- (c) Subject to (d), must comply with AS/NZS 2890.6; and
- (d) Need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.
- (2) For each class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows:
 - (b) Class 5, 7, 8 or 9c buildings — 1 accessible space for every 100 carparking spaces or part thereof.
 - (c) Class 6 buildings—
 - (i) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof. And for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.

Compliance Status	
Complies	1 accessible parking space has been allocated to the commercial tenancies
Clause D4D7: Signage	

- (1) In a building required to be accessible—
- (a) braille and tactile signage complying with Specification 15 must—
- (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—
- (A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building; and
- (B) space with a hearing augmentation system; and
- (ii) identify each door required by E4D5 to be provided with an exit sign and state—
- (A) “Exit”; and
- (B) “Level”; and
- (C) the floor level number or floor level descriptor, or a combination of the two.
- (c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use; and
- (d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and
- (e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and
- (f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.
- (2) In a building that is subject to F4D12 and is required to be accessible, directional signage complying with Specification 15 to direct a person to the location of the nearest accessible adult change facility within that building must be provided at the location of each
- (a) bank of sanitary facilities; and
- (b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility.

Compliance Status	
Capable of compliance	<p>Braille and tactile signage shall be installed in this project as necessary, but shall include as a minimum:</p> <ul style="list-style-type: none"> ▪ identify each door required by BCA Clause E4.5 to be provided with an exit sign which states the word “Exit” followed by “Level” followed by the floor number, as includes braille and tactile signing. ▪ Identify accessible and ambulant sanitary facilities ▪ Identify accessible pedestrian paths of travel <p>Compliance is readily achievable during the Construction phase.</p>

Clause D4D8: Hearing augmentation

If an inbuilt amplification system (other than one used only for emergency warning) is installed, a hearing augmentation system is to be provided.

Compliance Status	
N/A	

Clause D4D9: Tactile indicators

For a building required to be accessible, Tactile Ground Surface Indicators (TGSI's) complying with Sections 1 & 2 of AS/NZS1428.4.1-2009 shall be required to warn blind or vision impaired people of approaching stairways (other than fire-isolated), escalators, ramps (other than fire-isolated, step or kerb ramp), any overhead obstruction less than 2m above floor level and an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.

Compliance Status

For your info

Tactiles to be in accordance with AS 1428.4

Clause D4D10: Wheelchair seating spaces in Class 9b assembly buildings

Compliance Status

Not applicable

Not an assembly building.

Clause D4D11: Swimming pools

(1) Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool required by D4D2 to be accessible.

(2) An accessible entry/exit must be by means of—

- a. a fixed or movable ramp and an aquatic wheelchair; or
- b. a zero depth entry and an aquatic wheelchair; or
- c. a platform swimming pool lift and an aquatic wheelchair; or
- d. a sling-style swimming pool lift.

(3) Where a swimming pool has a perimeter of more than 70 m, at least one accessible water entry/exit must be provided by a means specified in (2)(a), (b) or (c).

(4) Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.

Compliance Status

Further information required Confirm perimeter of each pool.
Further information required

Clause D4D12: Ramps

On an accessway-

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

Compliance Status

For your information

Series of ramps to landscaped area cannot have a combined vertical height of 3.6m

Ensure the landscaping ramps do not exceed this

Clause D4D13: Glazing on accessway

On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.

Compliance Status

Capable of compliance All common area full height glazed doors, walls and sidelights shall be clearly marked in accordance with Clause 6.6 of AS 1428.1-2009.
Compliance is readily achievable during the Construction phase.

4. Part E3: Lift Installations

Clause E3D8: Passenger lifts

In an accessible building, every passenger lift must have the following features where applicable:

- (a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except—
 - (i) a stairway platform lift; and
 - (ii) a low-rise platform lift.
- (b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.
- (c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12m, except a stairway platform lift.
- (d) Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.
- (e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.
- (f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.
- (g) Lift landing doors at the upper landing for all lifts except a stairway platform lift.
- (h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except—
 - (i) a stairway platform lift; and
 - (ii) a low-rise platform lift.
- (i) Lighting in accordance with AS 1735.12 for all enclosed lift cars.
- (j) For all lifts serving more than 2 levels—
 - (i) automatic audible information within the lift car to identify the level each time the car stops;
 - (ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and
 - (iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz.
- (k) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.

Compliance Status

Capable of compliance/Further details required

The passenger lift shall either be electric or electrohydraulic and shall incorporate the following features –

- Handrail complying with the mandatory handrail provisions of AS 1735.12,
- Minimum internal lift car floor dimensions must be:
 - If lift travels less than 12m: 1,100mm (wide) x 1,400mm (deep); or
 - If lift travels more than 12m: 1,400mm (wide) x 1,600 (deep).
- Minimum 900mm clear door opening complying with AS 1735.12,
- Passenger protection system complying with AS 1735.12,
- Lift landing doors at the upper landing,
- Lift car and landing control buttons complying with AS 1735.12,
- Lighting in accordance with AS 1735.12,
- Lifts serving more than 2 levels –
 - 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 required above is to be provided in a range of between 20-80 dB(A) at a maximum frequency of 1500 Hz.
- 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.
- Lift call buttons on the landings shall not be less than 500mm from an internal corner.

A compliance certificate must be obtained from the lift designer / supplier to confirm compliance with the above requirements and AS1735.12- 1999.

5. Part F4: Sanitary & Other Facilities

Clause F4D5: Accessible Sanitary Facilities

In a building required to be accessible—

(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and

(b) accessible unisex showers must be provided in accordance with F4D7; and

(c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females, each in accordance with AS 1428.1, must be provided; and

(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and

(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and

(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and

(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and

(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and

(i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.

Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:

For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1.

For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans—

- (i) 1 on every storey containing sanitary compartments; and
- (ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.

Compliance Status

Complies

Accessible bathrooms have been redesigned and now comply

To be assessed prior to CC

Clause F4D12: Accessible adult change facilities

Compliance

Not applicable

Not applicable to this building.

4. Adaptable Housing Requirements as per AS 4299-1995

1 Adaptable Units have been provided

Adaptable Housing requirements as per AS 4299

Drawings	<i>Requirement</i>	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages
	<i>Comment</i>	Provided
CAPT	<i>Requirement</i>	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1
	<i>Compliance Comment</i>	Complies
Letterboxes	<i>Requirement</i>	Letterboxes to be on hard standing area connected to accessible pathway
	<i>Compliance Comment</i>	Capable of compliance To be relocated at adaption
Carparking	<i>Requirement</i>	Carparking space or garage min. area 6.0 m × 3.8 m
	<i>Compliance Comment</i>	Ensure parking height is 2.5m
Accessible Entry	<i>Requirement</i>	Accessible entry
	<i>Compliance Comment</i>	Complies
	<i>Requirement</i>	Accessible entry to be level
	<i>Compliance Comment</i>	Complies
	<i>Requirement</i>	Threshold to be low-level
	<i>Compliance Comment</i>	N/A
	<i>Requirement</i>	Landing to enable wheelchair manoeuvrability
	<i>Compliance Comment</i>	Complies
	<i>Requirement</i>	Accessible entry door to have 850mm min clearance
	<i>Compliance Comment</i>	Complies
	<i>Requirement</i>	Door lever handles and hardware to AS1428.1
	<i>Compliance Comment</i>	To be provided post adaption
Interior	<i>Requirement</i>	Internal doors to have 820 mm min. clearance
	<i>Compliance Comment</i>	Complies
	<i>Requirement</i>	Internal corridors min. width of 1000 mm
	<i>Compliance Comment</i>	Complies
	<i>Requirement</i>	Provision for compliance with AS 1428.1 for door approaches
	<i>Compliance Comment</i>	Complies
Living Room & Dining Room	<i>Requirement</i>	Provision for circulation space of min. 2250 mm diameter
	<i>Compliance Comment</i>	Complies
	<i>Requirement</i>	Telephone adjacent to GPO
	<i>Compliance Comment</i>	To be provided post adaption
	<i>Requirement</i>	Potential illumination level min. 300 lux
	<i>Compliance Comment</i>	To be provided post adaption
Kitchen	<i>Requirement</i>	Minimum width 2.7 m (1550 mm clear between benches)

	<i>Compliance</i>	Adaptable standards state the kitchen benches require 1550mm circulation space between benches pre-adaption , not post-adaption.
	<i>Comment</i>	Performance Solution at CC stage
Main Bedroom	<i>Requirement</i>	Provision for circulation at doors to comply with AS 1428.1
	<i>Compliance</i>	Complies
	<i>Requirement</i>	Provision for benches planned to include at least one worksurface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable.
	<i>Compliance</i>	Complies
	<i>Requirement</i>	Refrigerator adjacent to work surface
	<i>Compliance</i>	Complies
	<i>Requirement</i>	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable
	<i>Compliance</i>	To be provided post adaption
	<i>Requirement</i>	Kitchen sink bowl max. 150 mm deep
	<i>Compliance</i>	To be provided post adaption
	<i>Requirement</i>	Tap set capstan or lever handles or lever mixer
	<i>Compliance</i>	To be provided post adaption
	<i>Requirement</i>	Tap set located within 300 mm of front of sink
	<i>Compliance</i>	To be provided post adaption
	<i>Requirement</i>	Cooktops to include either front or side controls with raised cross bars
	<i>Compliance</i>	To be provided post adaption
	<i>Requirement</i>	Cooktops to include isolating switch
	<i>Compliance</i>	To be provided post adaption
	<i>Requirement</i>	Worksurface min. 800 mm length adjacent to cooktop at same height
	<i>Compliance</i>	Complies
<i>Requirement</i>	Oven located adjacent to an adjustable height or replaceable work surface	
<i>Compliance</i>	Complies	
<i>Requirement</i>	GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of worksurface	
<i>Compliance</i>	To be provided post adaption	
<i>Requirement</i>	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	
<i>Compliance</i>	To be provided post adaption	
<i>Requirement</i>	Slip-resistant floor surface	
<i>Compliance</i>	To be provided post adaption	
<i>Requirement</i>	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	
<i>Compliance</i>	Complies	

Bathroom	<i>Requirement</i>	Provision for bathroom area to comply with AS 1428.1
	<i>Compliance</i>	Capable of compliance
	<i>Comment</i>	See above
	<i>Requirement</i>	Slip-resistant floor surface
	<i>Compliance</i>	To be confirmed prior to OC
	<i>Comment</i>	
	<i>Requirement</i>	Shower recess- no hob. Minimum size 1160 × 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7)
	<i>Compliance</i>	Compliance achieved post adaption/to be provided post adaption
	<i>Comment</i>	
	<i>Requirement</i>	Shower area waterproofed to AS 3740 with floor to fall to waste
	<i>Compliance</i>	To be confirmed prior to OC
	<i>Comment</i>	
	<i>Requirement</i>	Recessed soap holder
	<i>Compliance</i>	Compliance achieved post adaption/to be provided post adaption
<i>Comment</i>		
<i>Requirement</i>	Shower taps positioned for easy reach to access side of shower sliding track	
<i>Compliance</i>	Compliance achieved post adaption/to be provided post adaption	
<i>Comment</i>		
<i>Requirement</i>	Provision for adjustable, detachable handheld shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	
<i>Compliance</i>	Compliance achieved post adaption/to be provided post adaption	
<i>Comment</i>		
<i>Requirement</i>	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1	
<i>Compliance</i>	Compliance achieved post adaption/to be provided post adaption	
<i>Comment</i>		
<i>Requirement</i>	Tap sets to be capstan or lever handles with single outlet	
<i>Compliance</i>	Compliance achieved post adaption/to be provided post adaption	
<i>Comment</i>		
<i>Requirement</i>	Provision for washbasin with clearances to comply with AS 1428.1	
<i>Compliance</i>	Compliance achieved post adaption/to be provided post adaption	
<i>Comment</i>		
<i>Requirement</i>	Double GPO beside mirror	
<i>Compliance</i>	Compliance achieved post adaption/to be provided post adaption	
<i>Comment</i>		
Toilet	<i>Requirement</i>	Provision of either ‘visitable toilet’ or accessible toilet
	<i>Compliance</i>	Capable of compliance
	<i>Comment</i>	Basin required to be relocated as encroaches more than 100mm
	<i>Requirement</i>	Provision to comply with AS 1428.1
	<i>Compliance</i>	Compliance achieved post adaption/to be provided post adaption
	<i>Comment</i>	
<i>Requirement</i>	Location of WC pan at correct distance from fixed walls	
<i>Compliance</i>	Compliance achieved post adaption/to be provided post adaption	
<i>Comment</i>		
<i>Requirement</i>	Provision for grab rail zone. (Refer Figure 4.6)	
<i>Compliance</i>	Compliance achieved post adaption/to be provided post adaption	
<i>Comment</i>		
<i>Requirement</i>	Slip resistant floor surf ace. (Vitreous tiles or similar)	
<i>Compliance</i>	To be confirmed prior to OC	
<i>Comment</i>		

Laundry	<i>Requirement</i>	Circulation at doors to comply with AS 1428.1
	<i>Compliance Comment</i>	Compliance achieved post adaption/to be provided post adaption
	<i>Requirement</i>	Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth)
	<i>Compliance Comment</i>	Compliance achieved post adaption/to be provided post adaption
	<i>Requirement</i>	Provision for automatic washing Machine
	<i>Compliance Comment</i>	Compliance achieved post adaption/to be provided post adaption
	<i>Requirement</i>	Where clothesline is provided, an accessible path of travel to this
	<i>Compliance Comment</i>	N/A
Door Locks	<i>Requirement</i>	Double GPO
	<i>Compliance Comment</i>	Compliance achieved post adaption/to be provided post adaption
	<i>Requirement</i>	Slip-resistant floor surface
	<i>Compliance Comment</i>	To be confirmed prior to OC
	<i>Requirement</i>	Door hardware operable with one hand, located 900–1100 mm above floor
	<i>Compliance Comment</i>	Compliance achieved post adaption/to be provided post adaption

5. Technical Compliance with BCA and Australian Standards

- 5.1 An assessment of the proposal has been undertaken with a view to meeting the Access to Premises Standards and AS1428.1 (2009), AS1428.4.1 (2009) and AS4299 (1995) standards, which in turn will enable the scheme to technically comply with current statutory requirements. The BCA correlates with the Access to Premises Standards.
- 5.2 The BCA seeks that access for people with a disability is provided to all areas normally used by the occupants. Therefore, compliance with AS1428.1 (2009) will generally meet the full BCA requirements.
- 5.3 As identified in Section 1 (and explained in detail in Section 4), the DDA extends the minimum technical requirements of the BCA to consider the broader obligation of the building and services delivered from the building accessible to all occupants. In this respect the DDA will seek more detailed scrutiny of the building and its fixtures and fittings as well and management-in-use practices.

6. Broader Obligations under the DDA

6.1	Both the State and Federal Disability Discrimination Acts (DDA) have the same broad objectives, which is to remove the discrimination faced by people with disabilities.
6.2	The DDA seeks that anyone offering a service ensures that the service is available on an equitable basis.
6.3	When considering the service all aspects of service provision should be considered, including: <ul style="list-style-type: none"> a. Physical accessibility b. Management of facilities c. Access to services d. Equitable treatment of employees
6.4	The term disability is very broad indeed and as such will cover many in the community. It includes: <ul style="list-style-type: none"> • Physical disability • Physical illness or disease that makes, or has made, any part of the body or brain work differently • Mental or psychiatric disability (including behavioural disorder) • Intellectual disability • Learning difficulty • Disfigurement or different formation of any part of the body • Any organism in the body that could cause disease or illness (e.g. hepatitis or HIV)
6.5	Therefore, whilst compliance with relevant technical standards such as the BCA and AS1428 is important, the need to consider holistic issues that affect <u>all</u> potential occupants is extremely important.
6.6	Whilst this report does focus on the proposed works it is imperative the developer consider its broader obligations, as discrimination is likely to be faced by members of the public and employees attempting to access other parts of the site.
6.7	Examples that should be considered holistically include: <ul style="list-style-type: none"> • Suitable access routes in and around the building, considering both horizontal and vertical circulation • Strategic location of car parking and drop off points • Signage and wayfinding strategies • Considering key safety features relating to accessibility • Access to the various retail and services offered, and not just physical access • Safe evacuation of all people (including persons with disabilities) from key buildings in an emergency
6.8	<u>Implications of the DDA to the Proposals:</u> The DDA therefore would require greater onus to consider access to the proposed works, but also how this will integrate with the existing infrastructure networks and the facility as a whole.
6.9	The development should be technically compliant based on the information provided for this assessment. The DDA would seek that the integration of this facility with other adjoining facilities and services is carefully considered. Additionally, access to the development via all transport links is important.
6.10	Appendix B provides some additional generic design guidelines that may provide assistance in the assessment of the scheme.

6.11	<p>Several matters are raised for careful consideration, with regard to the broader obligations noted in the previous paragraphs in addition to the items identified in Sections 3.4 and 3.5 of this report:</p> <ul style="list-style-type: none"> a. A drop off bay for the facility, along with an associated kerb ramp, would be beneficial, for those who may arrive in a car or Taxi. b. Where specialist facilities are provided, all facilities available for use should be accessible. These should meet the broader design criteria in AS1428.2 and allow for people to use in both the standing and seated positions. c. The effective use of luminance contrast between key elements (wall to floor and doors/gates to their background, columns in the main circulation areas) will assist people with vision impairments. d. Avoiding too many hard surfaces – which can create reverberation – this can present significant problems for people with hearing impairments. e. The effective use of lighting will assist users with both vision and hearing impairments. Avoiding pools of light and shadow is also important. Hearing impaired people often lip-read to supplement what they can hear, so being able to see a person's face is important.
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7. Key Conclusions

7.1	<p>Achieving full compliance with the requirements of the BCA and Australian Standards with respect to the provision of equitable access and facilities for people with a disability has been achieved or can be achieved through further detailed design development.</p> <p>Addressing the technical issues noted in section 2.1 of this report should result in a “technically compliant” scheme meeting current BCA requirements.</p>
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Appendix A – Reference Material

- Disability Discrimination Act 1992 (DDA)
- Building Code of Australia Volume One, Building Code of Australia (BCA) – *Particularly Parts D3, Access for people with disabilities; Part E3, Lift installations; and Part F2, Sanitary and other facilities*
- Advisory Notes on Access to Premises 1996 (Human Rights and Equal Opportunities Commission)
- Australian Standard AS1428.1 – 2009 – *Design for access and mobility. Part 1: General requirement for access – New building work*
- Australian Standard AS1428.2 – 1992 – *Design for access and mobility. Part 2: Enhanced and additional requirements – Buildings and facilities*
- Australian Standard AS1428.4 - 2009 – *Design for access and mobility. Part 4: Tactile Indicators*
- Australian Standard AS1735.12 - 1999 – *Lifts, escalators and moving walks. Part 12: Facilities for persons with disabilities*
- Australian Standard AS2890.6 - 2009 – *Parking facilities – Off-streetcar parking*
- Australian Standard AS4299-1995 – *Adaptable Housing*
- Disability (Access to Premises – Buildings) Standard 2010

Organisations:

- Australian Human Rights Commission – www.hreoc.gov.au (click on Links to identify numerous other organisations)

Appendix B – Revisions to Report

Ref.	Revision	Date
	V1 – Draft	15/05/24
	V2 – Updated Plans	05/06/24
	V3 – Updated Plans and Comments	06/06/24
	V4 - Finalised	11/07/24
	V4 – S4.55 Submission	29/09/25