



eastcoast
ACCESSIBILITY PTY LTD

Access Report

Project Description: To accompany a detailed State Significant Development Application (SSDA) for a shop top housing development at 362-374 & 376-384 Oxford Street, Bondi Junction. The site is made up of seven lots.

Project Address: 362-674 & 376-384 Oxford Street, Bondi Junction

Ref: NSW210266

Rev: 11 **Date:** 8th September 2025

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Report

Report Type: Review for SSDA; - BCA Access Provisions

Development: 362-674 & 376-384 Oxford Street, Bondi Junction

Introduction:

This report has been prepared to accompany a SSDA and has been based on the following drawings prepared by SJB Pty Ltd; Drawing No's:

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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.

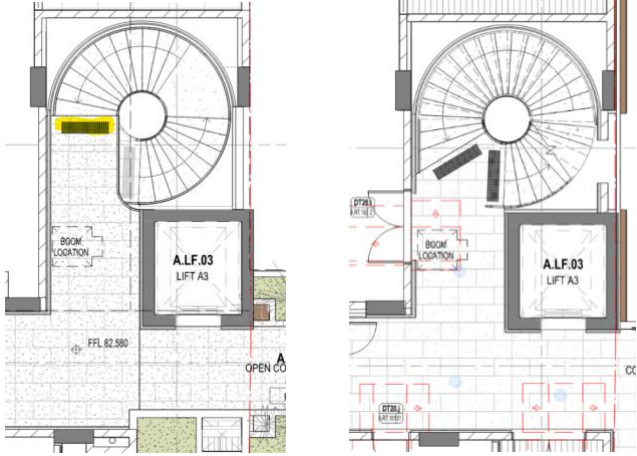
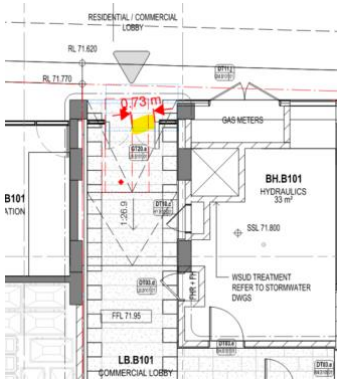
We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed.

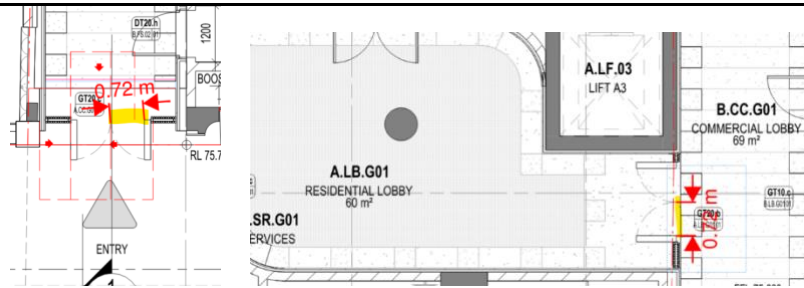
1. Introduction

- 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.
- 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 requires a few modifications prior to achieving compliance with the Building Code of Australia and relevant Australian Standards, however, the proposal is capable of achieving compliance at CC stage subject to amendments noted in the below table:

<p>D3D22</p>	<p>All fire stairs require a single handrail.</p> <p>All non fire-isolated stairs and ramps require double handrails in accordance with AS 1428.1</p> <p>To be incorporated prior to CC.</p> <p><u>Level 1 and 2</u> The size of the warning indicators near the spiral stairs doesn't comply. Tactiles to have 600 to 800 m unless there is a wall within 3m. To be in accordance with AS1428.4.1 (Figure 2.2(B)).</p>  <p>Redesigning for further assessment.</p>
<p>D4D2</p>	<p>All double doors to common areas require a single opening of 850mm</p> <p>Redesign</p> <p><u>Basement 1</u> A single opening of 850mm doesn't comply., gradient of no more than 1 in 40 is allowed withing door circulation</p>  <p><u>Ground floor</u> A single opening of 850mm doesn't comply.</p>



Redesign for further assessment.

Entry doors (heritage façade) to retail at the will require a performance solution as the entry doors do not comply

Performance solution prior to CC.

Door leading to end of trip facilities requires compliant latch and hinge side clearance.

Redesign

Commercial B1 BOH door on level one does not have compliant latch and hinge side clearance.

Wheelchair occupants would be required to exit the building to access the sanitary facilities – this could be a DDA matter and constitute a DDA complaint

Lift is required to pool area, as only stair access is proposed

If chair lift, performance solution would be required as BCA states when another lift can be used, a solution is required. If another type of lift would exceed the height limitations on the building, please advise.

Redesigned. No pool noted on plans provided for this assessment.

External areas to commercials are to have level access and clear single openings of 850mm. If bi-fold doors are provided, a single door with a swing at 850mm is to be provided also.

Please confirm this will be provided.

Complies now.

D4D4

1540mm x 2070mm turning space is required at corridor leading to end of trip facilities
Redesign

Please confirm gradient to lobby on B1 ramp at lobby door.

Landing is required between the ramps.
To be in accordance with AS1428.1.

	<p>Redesign for further assessment.</p>
<p>D4D9</p>	<p>Stairs on GF require tactiles to the top and bottom</p> <p>To be incorporated prior to CC</p> <p><u>Level 1 and 2</u> The size of the warning indicators near the spiral stairs doesn't comply. Tactiles to have 600 to 800 mm. To be in accordance with AS1428.4.1 (Figure 2.2(B)).</p> <p>Redesign for further assessment.</p>
<p>D4D11</p>	<p>As lap pool to the roof is more than 40m in perimeter an accessible entry into the pool is required. Access is required to this area, currently only stair access provided.</p> <p>To be incorporated prior to CC.</p> <p>Redesigned. No pool noted on plans provided for this assessment.</p>
<p>F4D5</p>	<p>Ambulant facilities are required in both male and female facilities.</p> <p>To be incorporated prior to CC. Still required.</p>

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Adaptable Apartments	20% of total units are required to be adaptable ensure 20% is incorporated Bedroom circulation of Type 3 adaptable unit will not comply as internal circulation space of 1670mm, please change door swing to swing outwards of the bedroom.
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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

All areas normally used by occupants

Class 10b

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.

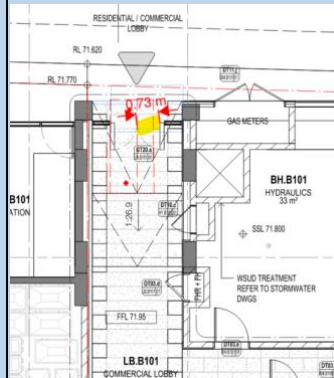
Compliance Status

Does not comply

All double doors to common areas require a single opening of 850mm
Redesign

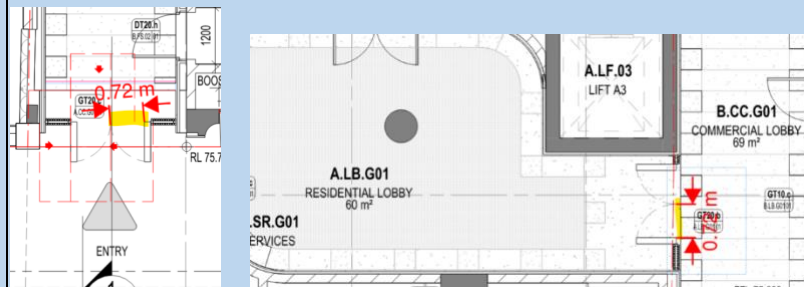
Basement 1

A single opening of 850mm doesn't comply.



Ground floor

A single opening of 850mm doesn't comply.



Redesign for further assessment.

Entry doors (heritage façade) to retail at the will require a performance solution as the entry doors do not comply

**Performance solution prior to CC.
Still required.**

Lobby doors on the ground floor require compliant latch and hinge side clearance

**To be redesigned prior to CC.
Complies now.**

Commercial B1 on level one does not have compliant latch and hinge side clearance due to the curve of the corridor and door. The curve would encroach on the required door space.

Further information required.

Complies now.

Commercial B1 door does not comply as does not have compliant latch side clearance and may be provided with a gradient of more than 1:40 within the door circulation.

**Redesign
Complies now.**

Lift is required to pool area, as only stair access is proposed

If chair lift, performance solution would be required as BCA states when another lift can be used, a solution is required. If another type of lift would

	<p>exceed the height limitations on the building, please advise.</p> <p>Redesigned. No pool noted on plans provided for this assessment.</p> <p>External areas to commercials are to have level access and clear single openings of 850mm. If bi-fold doors are provided, a single door with a swing at 850mm is to be provided also.</p> <p>Please confirm this will be provided.</p> <p>Complies now.</p>
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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	
Performance solution prior to CC	<p>Entry doors to retail at the front may require a performance solution if the building floor area is over 500m²</p> <p>Performance solution prior to CC.</p> <p>Still required.</p>

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

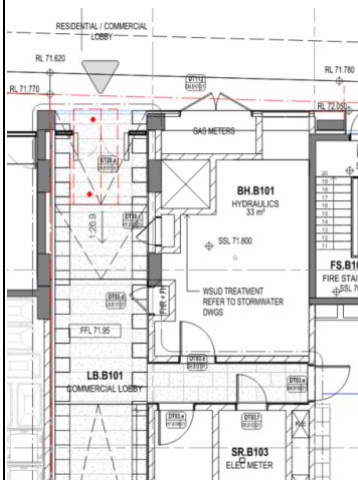
Complies

Turning circles have been provided to the end of corridors.

Ramps and stairs to be further assessed prior to CC.

Please confirm gradient to lobby on B1 ramp at lobby door.

Landing is required between the ramps.
To be in accordance with AS1428.1.



Redesign for further assessment.

Clause D4D5: 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

BCA and Premises Standards recognise 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.

In accordance with Cl. D3.4, 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 –

- Plant & equipment rooms / cupboard;
- Services room
- Storage room in Retail
- Garbage room in Retail

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.
 - (e) Class 9b buildings:
 - (i) For a school — 1 accessible space for every 100 carparking spaces or part thereof.
 - (ii) For other assembly buildings—
 - (A) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and
 - (B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.

Compliance Status	
Performance Solution Prior to CC	<p>Accessible parking spaces and shared zones to be free of columns</p> <p>Performance solution prior to CC</p>
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 soleoccupancy 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.
- (b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—
- (i) the type of hearing augmentation; and
- (ii) the area covered within the room; and
- (iii) if receivers are being used and where the receivers can be obtained; and
- (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. <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

Doesn't comply

Tactiles required to the top and bottom of all stairs and ramps unless fire-isolated and to be in accordance with AS 1428.1.4 and AS 1428.1.

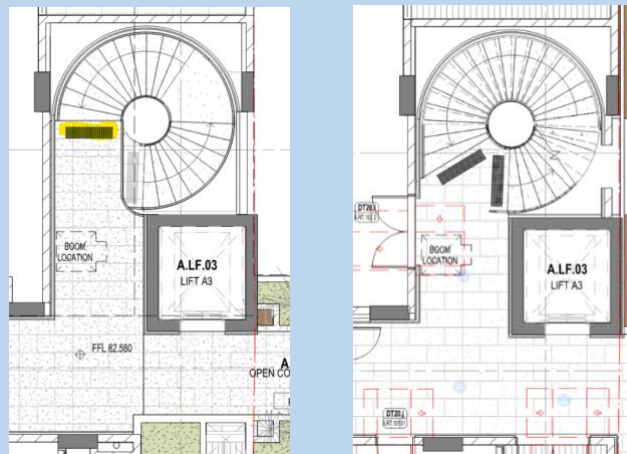
Stairs on GF require tactiles to the top and bottom

To be incorporated prior to CC

Level 1 and 2

The size of the warning indicators near the spiral stairs doesn't comply. Tactiles to have 600 to 800 mm.

To be in accordance with AS1428.4.1 (Figure 2.2(B)).



Redesign for further assessment.

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

Compliance Status

Not applicable

Not an assembly building.

Clause D4D11: Swimming pools

- a) Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible.
- b) An accessible entry/exit must be by means of—
 - i) a fixed or movable ramp and an aquatic wheelchair; or
 - ii) a zero depth entry and an aquatic wheelchair; or
 - iii) a platform swimming pool lift and an aquatic wheelchair; or
 - iv) a sling-style swimming pool lift.
- c) 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 (b)(i), (ii) or (iii).
- d) Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.

Compliance Status

Not Applicable

As lap pool on 2nd floor is more than 40m in perimeter an accessible entry into the pool is required.

To be incorporated prior to CC.

Redesigned.

No pool noted on plans provided for this assessment.

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

N/A

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

For info

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.

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

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 design compliance certificate must be obtained from the lift designer / supplier to confirm compliance with the above requirements and AS 1735.12-1999.

Lift is required to pool area, as only stair access is proposed

If chair lift, performance solution would be required as BCA states when another lift can be used, a solution is required. If another type of lift would exceed the height limitations on the building, please advise

Not applicable.

No pool noted on plans provided for this assessment.

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.

Compliance Status

To be incorporated prior to CC

Ambulant facilities are required in both male and female facilities

To be incorporated prior to CC.

Still required.

Clause F4D12: Accessible adult change facilities

Compliance

Not applicable

Not applicable to this building.

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 and 3 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 D4, Access for people with disabilities; Part E3, Lift installations; and Part F4D1, 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
NSW210266	V1 – Draft/Final	16/07/21
NSW210266	V2 – Draft/Final	17/12/21
NSW210266	V3 - Final	21/12/21
NSW210266	V4 – Updated Plans	08/06/23
NSW210266	V5 – Updated Plans	06/06/24
NSW210266	V6 – Updated Plans	11/07/24
NSW210266	V7 – Updated Plans	11/07/24
NSW210266	V8 – Updated Introduction	11/02/25
NSW210266	V9 – Updated Introduction	05/03/25
NSW210266	V10 – Changes to level 13 & 14	26/08/25
NSW210266	V10 – Changes to level 1, 2 13 & 14	08/09/25

Appendix C – Qualifications

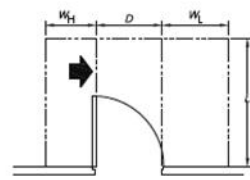
Diploma of Access Consulting Completed.
Associate Member of ACAA: Member 715



Appendix D – Australian Standard Images

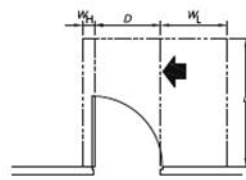
59

AS 1428.1—2009



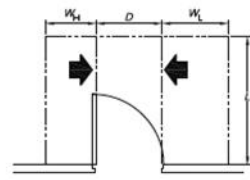
Dimension D	Dimension L	Dimension WH	Dimension WL
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

(e) Hinge-side approach, door opens towards user



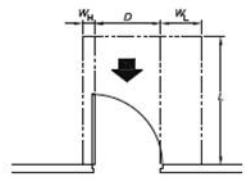
Dimension D	Dimension L	Dimension WH	Dimension WL
850	1670	110	900
900	1670	110	900
950	1670	110	900
1000	1670	110	900

(f) Latch-side approach, door opens towards user



Dimension D	Dimension L	Dimension WH	Dimension WL
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

(g) Either side approach, door opens towards user

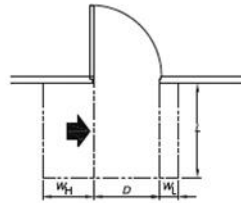


Dimension D	Dimension L	Dimension WH	Dimension WL
850	1450	110	530
900	1450	110	530
950	1450	110	530
1000	1450	110	530

(h) Front approach, door opens towards user

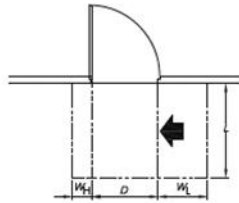
LEGEND:
D = Clear opening of width of doorway
L = Length
WH = Width—hinge side
WL = Width—latch side
→ = Direction of approach
--- = Circulation space

DIMENSIONS IN MILLIMETRES



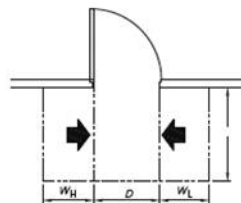
Dimension D	Dimension L	Dimension WH	Dimension WL
850	1220	560	340
900	1185	510	340
950	1160	460	340
1000	1140	410	340

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



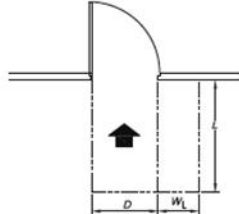
Dimension D	Dimension L	Dimension WH	Dimension WL
850	1240	240	660
900	1210	190	660
950	1175	140	660
1000	1155	90	660

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



Dimension D	Dimension L	Dimension WH	Dimension WL
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 WH	Dimension WL
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

(d) Front approach, door opens away from user

LEGEND:
 D = Clear opening of width of doorway
 L = Length
 WH = Width—Hinge side
 WL = Width—latch side
 = Direction of approach
 = Circulation space
 DIMENSIONS IN MILLIMETRES