



Accessibility Design Review - SSDA

Project Title: UNSW Building E25 Biolink
356 Anzac Parade, Kensington

Job Number: 24336

Date: 10th April 2026

Prepared For: UNSW Sydney

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Report Status	Revision	Date	Details
Draft	1.0	31 st October 2024	For review and comment
Final	1.1	5 th November 2024	SSDA documentation
Update	1.2	19 th November 2024	Minor wording updates
Update	1.3	3 rd December 2024	Updates to BCA Class & plan Revs.
Update	1.4	28 th February 2025	Updated review and project details
Update	1.5	4 th March 2025	Site description updates
Update	1.6	10 th April 2026	Modifications

ACCESSIBILITY DESIGN REVIEW

PROJECT: UNSW Building E25 Biolink
LOCATION: 356 Anzac Parade, Kensington

1.0 EXECUTIVE SUMMARY

This Accessibility Design Review has been prepared by ABE Consulting to accompany a modified State Significant Development Application (SSDA) for alterations and additions to a UNSW teaching facility within the Kensington campus at 356 Anzac Parade, Kensington, NSW 2052. The site is made up of a single building within a large lot.

A State Significant Development Application (SSDA) was approved on 16 December 2025 for the University of New South Wales (UNSW) at Building E25 Biolink within the UNSW Kensington Campus. The SSDA grants approval for: Upgrade and extension to Building E25 for the purpose of teaching and research facilities including partial demolition of Building E25 (the UNSW Biolink Building), earthworks, extension of the existing building, internal and external alterations, facade works and landscaping.

Descriptor	Site Details
Street Address	356 Anzac Parade, Kensington
Legal Description	Lot 5 in DP 1264171
Site Area	2,173 m ²

Modification Application (Mod 1) seeks approval for minor internal and external modifications to deliver the approved upgrade and extension of Building E25 Biolink. The proposed modifications are to improve building functionality, operability and long-term performance of the building.

Approved		Proposed Modification
Total Gross Floor Area	7,620m ² which includes: • Lower Ground – 775 m² • Ground – 1,137 m² • Level 01 – 1,118 m² • Level 02 – 1,168 m² • Level 03 – 1,128 m² • Level 04 – 1,167 m² • Level 05 – 1,127 m²	7,627m ² which includes: • Lower Ground – 787 m² • Ground – 1,105 m² • Level 01 – 1,106 m² • Level 02 – 1,149 m² • Level 03 – 1,148 m² • Level 04 – 1,182 m² • Level 05 – 1,150 m²
Proposed works	Upgrade and extension to Building E25 for the purpose of teaching and research facilities including partial demolition of Building E25 (the UNSW Biolink Building), earthworks, extension of the existing building, internal and external alterations, facade works and landscaping.	No change
Proposed uses	Tertiary education – teaching / research / laboratory.	No change
Maximum	32.89 m above existing ground level	33.09 m above existing ground level

Height	RL 86.35m 7 storeys (Lower Ground – Level 5) plus rooftop plant.	RL 86.55m 7 storeys (Lower Ground – Level 5) plus rooftop plant.
Landscaped Area	10% of the site area is provided as soft landscaping.	No change
Hours of Operation	Construction: 7am - 6pm Monday to Saturday - No work Sundays or public holidays. Operation: 24/7	No change

1.1 Project Classification

It is understood the following Building Code of Australia 2022 building classification(s) apply to the subject building (to be confirmed by the BCA Consultant / PCA) –

Building/Level/Part	Building Classification	Use
Lower Ground Floor	Class 8	Research
Ground Floor – Level 3	Class 9b	Teaching
Level 04 - 05	Class 8	Laboratories & Research facility/Animal Holding
Level 6	Class 9b	Plant

1.2 Purpose of the Report

UNSW Sydney engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation against the accessibility related requirements identified in Part 1.3 of this report.

1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following:

- Part D4, Clause E3D7, Clause E3D8, Clause F4D5, Clause F4D6, Clause F4D7, and Clause F4D12 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2022 (BCA).
- The Disability (Access to Premises - Buildings) Standards 2010;
- SEARs Requirement:

Item	Description of Requirement	Section Reference (this Report)
4. Built Form and Urban Design	Assess how the development complies with the relevant accessibility requirements.	Section 2

This Accessibility Design Review is based on –

- Architectural design documentation prepared by HDR Pty. Limited, Project No. 10391717 as follows:

Dwg#	Title	Date - Rev
AR-12001	DEMOLITION PLAN - SITE	09.03.2026 - G
AR-12010	DEMOLITION PLAN - LOWER GROUND	09.03.2026 - G

AR-12011	DEMOLITION PLAN -GROUND	09.03.2026 - H
AR-12012	DEMOLITION PLAN - LEVEL 01	09.03.2026 - I
AR-12013	DEMOLITION PLAN - LEVEL 02	09.03.2026 - H
AR-12014	DEMOLITION PLAN - LEVEL 03	09.03.2026 - H
AR-12015	DEMOLITION PLAN - LEVEL 04	09.03.2026 - I
AR-12016	DEMOLITION PLAN - LEVEL 05	09.03.2026 - I
AR-12017	DEMOLITION PLAN - LEVEL 06	09.03.2026 - G
AR-21001	GENERAL ARRANGEMENT LOWER GROUND FLOOR	09.03.2026 - I
AR-21002	GENERAL ARRANGEMENT GROUND FLOOR	09.03.2026 - J
AR-21003	GENERAL ARRANGEMENT - LEVEL 01	09.03.2026 - K
AR-21004	GENERAL ARRANGEMENT - LEVEL 02	09.03.2026 - L
AR-21005	GENERAL ARRANGEMENT - LEVEL 03	09.03.2026 - J
AR-21006	GENERAL ARRANGEMENT - LEVEL 04	09.03.2026 - K
AR-21007	GENERAL ARRANGEMENT - LEVEL 05	09.03.2026 - J
AR-21008	GENERAL ARRANGEMENT - LEVEL 06	09.03.2026 - J

- The Building Code of Australia 2022 (BCA) prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS2890.6-2009 – Off-street parking for people with disabilities.
- Australian Standards AS1428.4.1:2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment - Tactile ground surface indicators.

1.4 Mitigation Measures

N/A - There are no changes related to accessibility considered to have an effect on the environment.

1.5 Evaluation of Environmental Impacts

N/A - There are no potential impacts relating to accessibility that will have any impact on the locality, community and/or the environment.

1.6 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is a Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D4, Clause E3D7, Clause E3D8 and Clause F4D5 of the Building Code of Australia 2022 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advice be sought from an independent specialist slip safety consultant.

1.7 The Disability (Access to Premises – Building) Standards 2010

The Disability (Access to Premises - Buildings) Standards 2010 provides the prescriptive requirements set out regarding the upgrade of an existing building where works are being undertaken.

The Premises Standards apply to:

- a new building
- a new part of an existing building
- the *affected part* of an existing building.

The new parts of a building and any subsequent affected part are outlined as per the below extracts of The Disability (Access to Premises - Buildings) Standards 2010 –

New Part:

A part of a building is a **New Part** of the building if it is an extension to the building or a modified part of the building about which:

- *An application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the state or territory where the building is located; or*
- *All of the following apply:*
 - i. *The building work is carried out for or on behalf of the Crown;*
 - ii. *The building work commences on or after 1 May 2011;*
 - iii. *No application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the state or Territory where the building is located.*

Affected Part:

- the principal pedestrian entrance of an existing building that contains a new part and
- any part of an existing building that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

Furthermore, Part 4 of The Disability (Access to Premises - Buildings) Standards 2010 sets out applicable exceptions and concessions. In this instance the following lessee concession is provided –

Lessees:

If the lessee of a *new part* of a building submits an application for approval for the building work, the following people do not have to ensure that the *affected part* of the building complies with these Standards:

- The building Certifier;
- The building developer;
- The building manager.

Principal Pedestrian Entrance(s)

Requirements	Comment(s)/Recommendation(s)	Status
The Principal Pedestrian Entrance and in some cases the pathway leading to it are required to comply or be upgraded to comply with the accessibility provisions and standards listed in Section 1.	The existing portions of the building will be served by a new building entry, located on the ground floor of the extension.	CoC

Affected Part

Requirements	Comment(s)/Recommendation(s)	Status
The pathway from the nominated Principal Pedestrian Entrance(s) to the area(s) of new works are required to comply or be upgraded to comply with the accessibility provisions and standards listed in Section 1.	Plans indicate little if any existing doorways/pathways will be retained. Any existing doorways proposed to be modified as part of the development must be upgraded to current standards (unless D4D5 exempt) or be addressed via Performance Solution if the scenario permits it.	CoC

2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into Six (6) main categories, as follows –

Capable of Complying (CoC) – Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.

Compliance Departure (CD) – A compliance departure with the DtS provisions of the BCA.

Design Detail (DD) – A detail commentary/specification is offered within the report.

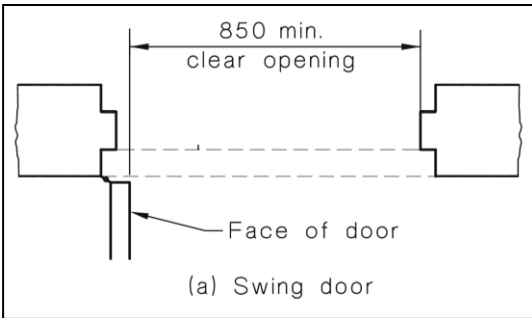
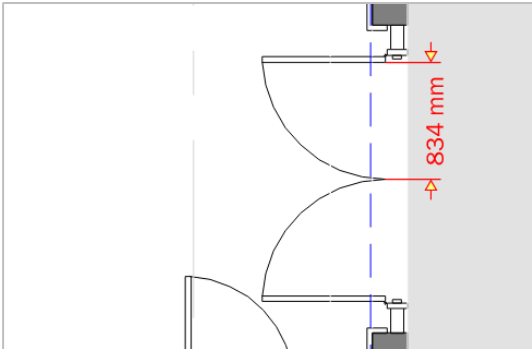
<u>Performance Solution (PSR) –</u>	A Performance Solution Report is being pursued to justify the compliance departures.
<u>Not Applicable (N/A) –</u>	Not applicable or not relevant to the project. Commentary provided.
<u>Informational (Info) –</u>	Provided for informational purposes.

Interpretation Note(s) –

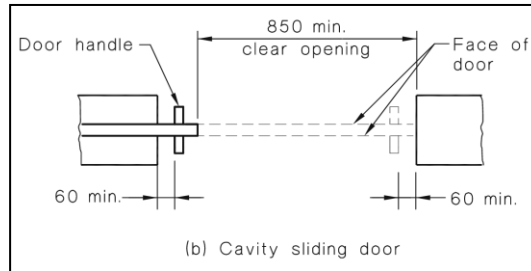
- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report as it is not considered to form part of the building as addressed by the BCA.

BCA PART D4 – ACCESS FOR PEOPLE WITH DISABILITIES

Cl. D4D2 General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
Buildings and parts of the building must be accessible as required by D4D2 (Table D3.1 - 2019), unless exempted by D4D5. D4D2 requires that access is provided – <u>Class 5</u> To and within all areas normally used by the occupants. <u>Class 6</u> To and within all areas normally used by the occupants. <u>Class 7a</u> To and within any level containing accessible carparking spaces. <u>Class 7b & 8</u> To and within all areas normally used by the occupants. <u>Class 9b</u> To and within all other areas normally used by the occupants. In the context of the BCA - Schedule 3 - definitions (& The Disability (Access to Premises – Building) Standards 2010): <i>Accessible means having features to enable use by people with a disability.</i>	Access is generally proposed throughout the required portions of the building as prescribed by Cl. D4D2 of the BCA. Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage. Performance Solutions may also be required. <u>Doorways</u> All doorways along an accessway are required to have a clear door opening width no less than 850mm clear (to the active leaf) and be provided with door circulation spaces as prescribed by AS1428.1-2009.   e.g. 850mm active leaf clearance required	CoC

Ensure hardware clearance of 60mm either side is provided to sliding doorways in the open/closed position.



Latch-side clearance must be achieved from the inside edge of the doorway opening, regardless of the opening's width.

Where sliding doorways are power operated, the latch-side clearance may be reduced to 0mm for a front on approach.

Ensure control buttons and card readers are located $\geq 500\text{mm}$ from an internal corner, over a level surface/landing and installed at a height between 900mm - 1250mm.

Ensure level transitions or compliant threshold ramp/ ramps with landings are provided at doorways.

Ensure minimum 30% luminance contrast between doorways and surrounding surfaces is provided.

Note: the minimum width for the luminance contrast is to be 50mm when the architrave/frame is used.

This can be estimated by obtaining the luminance reflectance value (LRV) of the paint colour or product from the manufacturer, laboratory testing or on site testing prior to completion.

The actual contrast may vary when applied.

Walls	LRV TBC
Doors	LRV TBC
Contrast %	= TBC %

Access between areas

Access is required to and within all areas normally used by the occupants (excluding

	areas that are unsafe or unsuitable for everyday access, refer D3.4 exemptions). Ensure level/AS1428.1 transitions are provided for access between new and refurbished or internal and external areas. <u>Paths of travel</u> Pathways shall be a minimum of 1000mm wide and not include impediments such as steps or turnstiles without an accessible alternative provided. Changes in direction and other circumstances require a greater width than 1000mm. Verification of slip resistant surface finishes on all accessways should be provided prior to OC sign off. It is recommended to refer to HB-198 for area ratings and test in accordance with AS4586-2013. Ensure any tracks/grooves (including for water shedding or sliding doors) and grate slots/holes are no greater than 13mm wide (depending on orientation) and are recessed to maintain flush/level pathways. <i>NOTE: Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.</i>	
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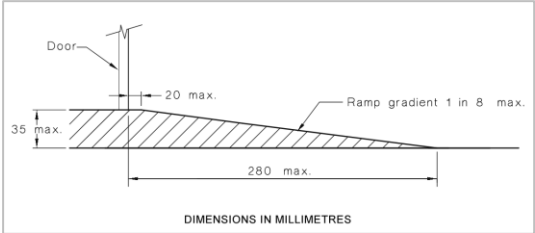
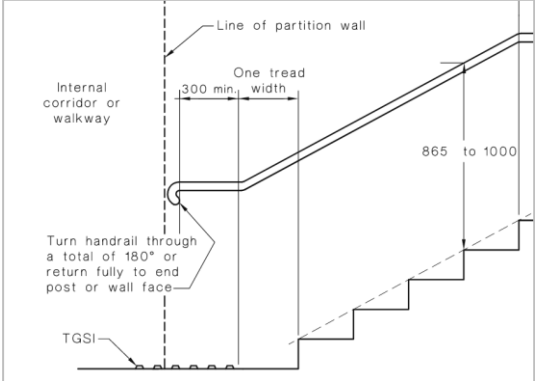
Cl. D4D3 Access to Buildings

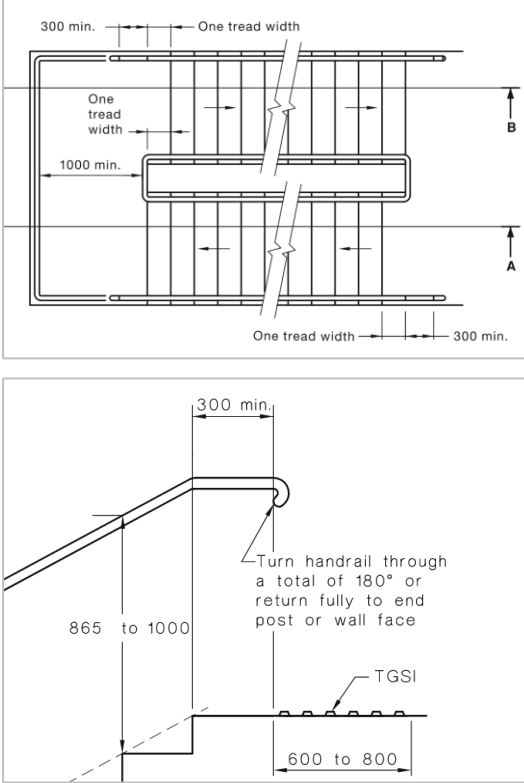
DtS Provision	Comment(s)/Recommendation(s)	Status
An accessway must be provided to a building required to be accessible – • from the main points of pedestrian entry at the allotment boundary; and • from another accessible building connected by a pedestrian link; and • from any required accessible carparking 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 entrance; and	Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage. <u>Allotment Boundary</u> The closest applicable pedestrian entry was noted as the Chancellery Walk off High St. The existing accessway from this site entry to the proposed building includes sloping to storm water grates which do not meet the technical compliance requirements of AS1428.1 (crossfall steeper than 1:40 to pathways & grates with openings greater than 13mm).	CoC / PSR

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.	A Performance Solution will be required at the detailed design stage to address the existing condition of the pathway, based on the localised nature of the sloping and potential installation of heel guard grating. <u>Other Accessible Buildings</u> The extension will make use of a small number of existing doorways & pathways to join to the existing bio sciences building. Most of the connection between old and new areas will be new accessways. <u>Accessible Parking</u> No parking is proposed as part of the development. Existing parking is provided approx. 80m to the south. <u>Principal Pedestrian Entrances (Building)</u> Plans indicate 2x building entries on the Ground Floor level. The northern entry appears to be accessible with a level threshold from the adjoining Chancellery Walk off High St. Further design development will be required for access between these external pedestrian areas. The southern building entry is served only by stairways, making it an inaccessible entry. This is permissible under BCA Cl. D4D3 (2)(b) as it is less than 50m from the accessible northern alternative. Braille and tactile wayfinding signage will be required at the southern entry stairs to indicate the use of the northern entry for accessibility.	
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Cl. D4D4 Parts of buildings to be accessible

DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with –		
for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and	All non-fire-isolated ramps are required to comply with AS1428.1-2009. Ensure all walkways (regardless of gradient) and ramps are provided with the associated accessible features such as handrails and TGSIs in accordance with AS1428.1 & AS1428.4.	CoC

	Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage. <u>Design Detail:</u> Doorway threshold ramps are not permitted to be longer than 280mm or higher than 35mm.  Where a ramp other than a 35mm high threshold ramp is required at a door, a level landing incorporating the applicable doorway circulation space must be provided.	
for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and	All non-fire-isolated stairways are required to comply with AS1428.1-2009. Ensure all non fire-isolated stairways are provided with the associated accessible features such as handrails and TGSIs in accordance with AS1428.1 & AS1428.4. Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage. <u>Design Detail:</u> Ensure handrail extensions are provided at top and bottom landings of non-fire isolated stairways and <u>setback/protected by a wall or similar</u> in accordance with AS1428.1-2009. 	CoC

		
for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and	Plans indicate the existing fire-isolated stairway will be retained. Where upgrades are triggered by other BCA requirements, nosing strips will also need to be upgraded. <i>N.B. – Cl. D3D22(a)(vi) of the BCA is not accessed by ABE Consulting.</i>	DD
Accessways must have— - passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available. - turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway.	Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage. <u>Design Detail:</u> Ensure 180° turning (2070mm x 1540mm) space and is provided within 2m of a termination or at maximum 20m intervals along any new or altered accessways. Ensure passing (2000mm x 1800mm) space and is provided at maximum 20m intervals along any accessways where there are obstructed lines of sight along any new or altered accessways.	CoC

Cl. D4D5 Exemptions

DtS Provision	Comment(s)/Recommendation(s)	Status
The following areas are not required to be accessible – • An area where access would be inappropriate because of the particular purpose for which the area is used. • An area that would pose a health or safety risk for people with a disability. • Any path of travel providing access only to an area exempted by (a) or (b).	Exemptions are to be reviewed on a case-by-case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) – • Storage rooms • Plant rooms • Bin rooms or similar • Comms rooms • Loading docks	Info

Cl. D4D6 Accessible carparking

N/A – No parking proposed.

Cl. D4D7 Signage

DtS Provision	Status
In a building required to be accessible signage complying with Spec. D4D7, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows – • braille and tactile signage must identify each sanitary facility and space with hearing augmentation; • braille and tactile signage must identify each door required by E4D5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor level number; • signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained; • signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; • signage to identify an ambulant accessible sanitary facility must be located on the door of the facility; • directional signage where a pedestrian entrance is not accessible. • directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. A design compliance certificate should be obtained from the signage designer/contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards.	DD

Cl. D4D8 Hearing augmentation

DtS Provision	Comment(s)/Recommendation(s)	Status
A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed – • in a room in a Class 9b building;	Design team/stakeholders to confirm where in-built amplification is proposed. Suitable hearing augmentation systems must be provided in these areas and a design and	DD

• in an auditorium, conference room, meeting room or room for judicatory purposes; • at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.	installation certificate are to be obtained from the relevant consultant to Cl. D4D8.	
Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.		

Cl. D4D9 Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
Tactile ground surface indicators complying with sections 1 and 2 of AS1428.4.1-2009 must be provided to warn people who are blind or have a vision impairment that they are approaching – • a stairway, other than a fire-isolated stairway; • an escalator/moving walk; • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. Ensure all integrated TGSIs (tiles) have a minimum 30% luminance contrast to the ground surface they are fixed to. Ensure all individual discrete TGSIs have a minimum 45% luminance contrast to the ground surface they are fixed to. Ensure all individual discrete composite TGSIs have a minimum 60% luminance contrast to the ground surface they are fixed to.	Compliance is readily achievable with design development and/or specification to BCA & AS1428.4.1-2009 at the Detailed Design Stage. <u>Design Detail</u> Ensure TGSIs are provided to non fire-isolated stairways and ramping between 1:14 to 1:20. TGSIs need only be a depth of 300mm - 400mm in locations where the next hazard/building element is $\leq 3000\text{mm}$ away. TGSIs shall be 600mm - 800mm deep when the hazard is $\geq 3000\text{mm}$ away. TGSIs are required at every stairway/ ramp landing where either 1 or both handrails are not continuous. Either provide continuous handrails or TGSIs at all landings with a discontinuous handrail. Confirm where any overhead obstruction is provided below 2m as these areas are required to be treated with either a barrier or TGSIs.	DD

Cl. D4D10 Wheelchair seating spaces in Class 9b assembly buildings

N/A – Plans do not appear to propose fixed seating applicable to this clause.

Cl. D4D11 Swimming pools

N/A – No swimming pools proposed.

Cl. D4D12 Ramps

DtS Provision	Comment(s)/Recommendation(s)	Status
On an accessway, a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.		Info

Cl. D4D13 Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
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. Frosted glass/decals are not permitted.		DD

BCA PART E3 – LIFT INSTALLATIONS

Cl. E3D7 Passenger lift types and their limitations

DtS Provision	Comment(s)/Recommendation(s)	Status
Every passenger lift must – • be one of the types identified in Cl. E3D7, subject to the limitations on use specified in the Table; and • have accessible features in accordance with Cl.E3D7; and • not rely on a constant pressure device for its operation if the lift car is fully enclosed.	It is assumed that the proposed passenger lifts will be electric or electrohydraulic with no limitations. The appropriate type will be reviewed and confirmed at detailed design stage.	CoC

Cl. E3D8 Accessible features required for passenger lifts

DtS Provision	Comment(s)/Recommendation(s)	Status
Passenger lifts shall have the following features – • Handrail complying with the mandatory handrail provisions of AS1735.12, • Lift floor dimensions not less than 1,100mm x 1,400mm where the lift vertical travel is less than 12m, • Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is more than 12m, • Minimum clear door opening complying with AS1735.12, • Passenger protection system complying with AS1735.12, • Lift landing doors at the upper landing,	A design compliance certificate must be obtained from a lift designer/consultant to confirm compliance with the relevant provisions of the BCA and Australian Standards at detail design (CC) and OC stage. <u>Design Detail</u> Ensure lift landing controls are provided no less than 500mm from an internal corner.	CoC

• Lift car and landing control buttons complying with AS1735.12, • Lighting in accordance with AS1735.12, • Automatic audible/visual information within the lift car and at the landings as prescribed, • 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.		
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BCA PART F2 – SANITARY AND OTHER FACILITIES

Cl. F4D5 Accessible sanitary facilities

DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible: • Accessible unisex sanitary compartments must be provided as in accordance with Table F4D5(a), • Accessible unisex showers must be provided in accordance with Table F4D5(b), • 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, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females. • An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels. • Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1. • An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and • 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.	<u>Accessible sanitary compartments</u> Plans indicate new accessible unisex sanitary facilities proposed on the Ground Floor to Level 2. Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage. <u>Performance Solution</u> An accessible unisex sanitary compartment is not provided on Levels 03 to 05 and will require justification via Performance Solution at the Detailed Design Stage. <u>Design Detail:</u> Ensure the left & right-hand accessible unisex sanitary compartment configuration is distributed as evenly as possible on each level, as it currently indicates RH orientations only. <u>Ambulant sanitary compartments:</u> Plans indicate male/female ambulant sanitary facilities in conjunction with Acc. WCs on the Ground Floor to Level 02. <u>Performance Solution</u> Plans indicate an ambulant sanitary facility on Levels 03 to 05 which will be part of the accessible unisex sanitary compartment Performance Solution.	CoC / PSR

	Plans must be modified at detailed design stage to incorporate 2x ambulant cubicles on each effected level.  Compliance is otherwise readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage. <u>Design Detail:</u> Airlock and cubicle doors must have a 900mm x 900mm circulation space clear of obstructions and door swings either to the side or directly behind the subject door leaf.	
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Cl. F4D6 Accessible unisex sanitary compartments

DtS Provision	Comment(s)/Recommendation(s)	Status
Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows: For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans— • 1 on every storey containing sanitary compartments; and • 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.	Plans indicate common use sanitary facilities on multiple levels. Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.	CoC

Cl. F4D7 Accessible unisex showers

DtS Provision	Comment(s)/Recommendation(s)	Status
Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows: For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.		N/A

Cl. F4D12 Accessible adult change facilities

N/A - Accessible adult change rooms are not required.

3.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a concept review of the relevant project design documentation to determine the compliance status of the proposed development against Part D4, Clause E3D7, Clause E3D8 and Clause F4D5 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2022 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and related Australian Standards.

Following this review and with the adoption of the recommendations/Performance Solutions (if applicable) proposed, ABE Consulting can confirm that at the development application stage of design, the development can readily achieve compliance with the aforementioned provisions.

4.0 REVIEW PROVIDED BY

Prepared by:



Sam Freeman

Senior Accessibility Consultant

Member - Association of Consultants in Access
Australia # 757

Reviewed by:



Abe Strbik

Director

Member - Association of Consultants in Access
Australia # 405

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