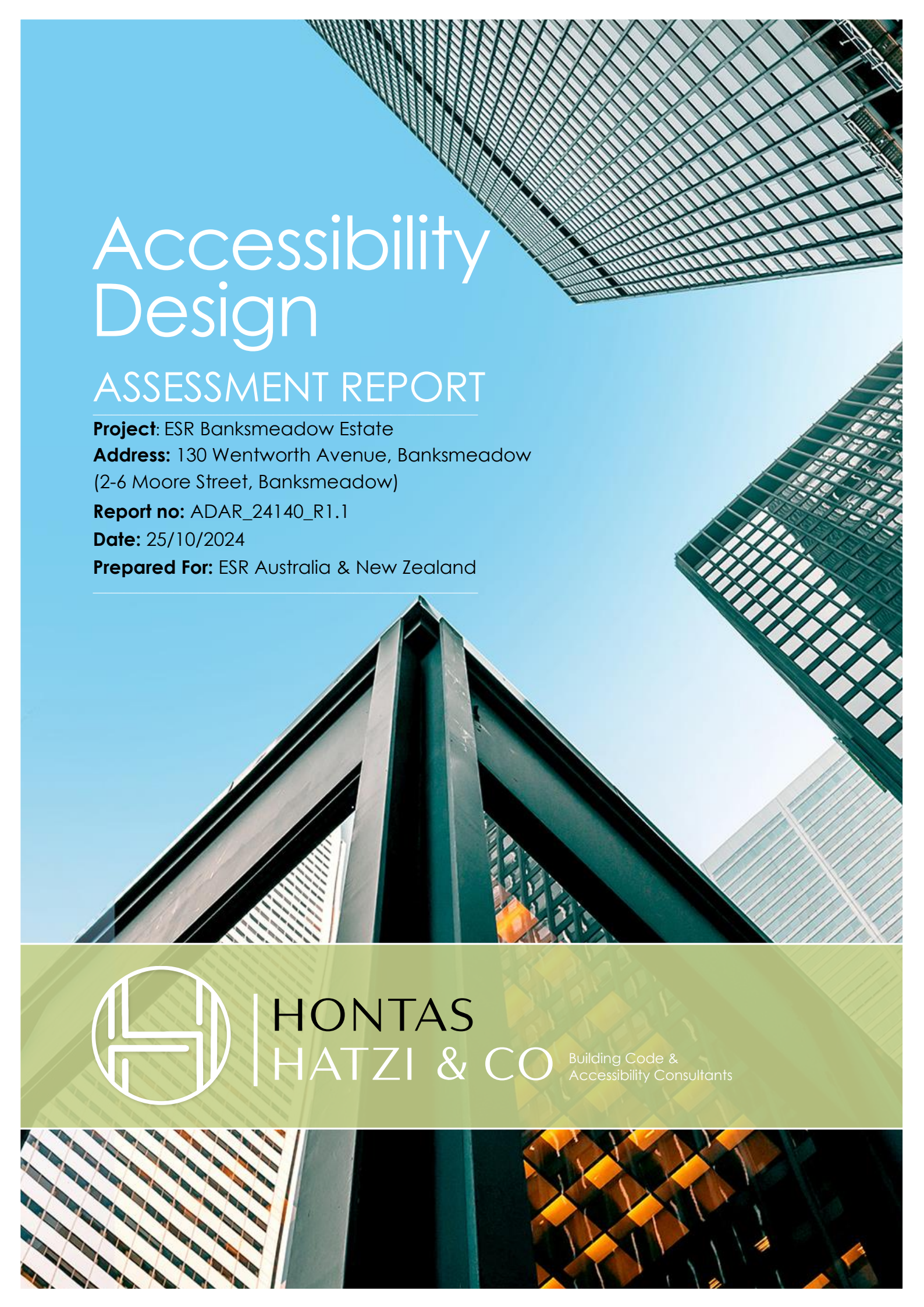




Accessibility Design

ASSESSMENT REPORT

Project: ESR Banksmeadow Estate

Address: 130 Wentworth Avenue, Banksmeadow
(2-6 Moore Street, Banksmeadow)

Report no: ADAR_24140_R1.1

Date: 25/10/2024

Prepared For: ESR Australia & New Zealand



**HONTAS
HATZI & CO**

Building Code &
Accessibility Consultants

Document Control & Status

Report & Revision No.	Date	Status	Authorisation
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1. Introduction

This report provides an accessibility design assessment of the proposed development at 130 Wentworth Avenue, Banksmeadow (2-6 Moore Street, Banksmeadow) against the relevant Deemed to Satisfy provisions of the National Construction Code (NCC) / Building Code of Australia (BCA) 2022.

2. Purpose

The purpose of this report is to assess the referenced design documentation against the criteria specified below and identify those areas (if any) where:

- Compliance is not achieved; or
- Design amendments are required to achieve compliance; or
- Compliance is proposed to be achieved by way of a Performance Solution.

Assessment Criteria

- National Construction Code (NCC) / Building Code of Australia (BCA) 2022:
 - **Part D4** - Access for people with a disability
 - **Clause E3D7** – Passenger lift types and their limitations
 - **Clause E3D8** – Accessible features required for passenger lifts
 - **Clause F4D5** – Accessible sanitary facilities
 - **Clause F4D6** – Accessible unisex sanitary compartment
 - **Clause F4D7** – Accessible unisex showers
 - **Clause F4D12** – Accessible adult change facilities
- The Disability (Access to Premises - Buildings) Standards 2010.
- Australian Standards (as relevant to the scope of works):
 - **AS1428.1-2009** – Design for Access and Mobility - Part 1: General requirements for access - new building work.
 - **AS/NZS1428.4.1-2009** – Means to assist the orientation of people with vision impairment - Tactile ground surface indicators.
 - **AS1735.12-1999** – Lifts, escalators and moving walks Part12: Facilities for persons with disabilities.
 - **AS/NZS2890.6-2009** – Off-street parking for people with disabilities.
- **Supporting documentation referenced in this report:** Implementation Guide for AS1428.1-2009 Design for access and mobility

The report is proposed to form part of the documentation supporting the Development Application to the relevant Consent Authority.

3. Project Information

The following project and building characteristics are noted as part of this assessment:

Project and Building Characteristics	
Description of proposed works	• Demolition of the existing buildings and hardstand; • Site preparation works, including earthworks; • Associated landscaping and tree removal; • Construction of a multi-level car park; • Construction and operation of warehouse and distribution centre within a two-storey building including ancillary office space; and • Business identification signage and wayfinding signage.
Building Classification and Use	Class 5 (Office), Class 7a (Carpark) and Class 7b (Warehouse)

This design assessment is based on the following documentation:

- Architectural design documentation prepared by Nettleton Tribe:

Drawing No.	Title	Date	Revision
DA00	COVER	23/10/24	A
DA01	SITE & CONTEXT PLAN	23/10/24	A
DA02	SITE PLAN	23/10/24	A
DA03	DEMOLITION PLAN	23/10/24	A
DA10	GF WAREHOUSE & CARPARK	23/10/24	A
DA11	LEVEL 1 CARPARK	23/10/24	A
DA12	LEVEL 2 WAREHOUSE & OFFICE	23/10/24	A
DA13	LEVEL 1 WH. & LEVEL 3 CP. & OFFICE	23/10/24	A
DA14	LEVEL 4 OFFICE	23/10/24	A
DA15	LEVEL 5 OFFICE	23/10/24	A
DA16	ROOF PLAN	23/10/24	A
DA17	TYPICAL CARPARK LAYOUT	23/10/24	A
DA18	OFFICE LAYOUT	23/10/24	A
DA20	BUILDING ELEVATIONS	23/10/24	A

DA21	BUILDING ELEVATIONS	23/10/24	A
DA30	BUILDING SECTIONS	23/10/24	A
DA31	BUILDING SECTIONS	23/10/24	A

4. Report Limitations

This report is limited to the assessment of the relevant building code and accessibility provisions as outlined **Section 2** and the referenced design documentation in **Section 3** of this report.

The content of this report is restricted for the exclusive use of the Client. Whilst all care has been taken in the preparation of this report, Hontas Hatzi & Co accepts no responsibility or liability with respect to reliance upon this report by any third party. The recommendations relating to building code and accessibility compliance throughout this report reflect the professional opinion and interpretation of Hontas Hatzi & Co. This report does not include, or imply compliance with:

- Provisions of the NCC/BCA not directly referenced in the report.
- Australian Standards not directly referenced in this report.
- Any Performance Solutions (unless referenced in this report).
- The Disability Discrimination Act 1992.
- Conditions of Development Consent issued by the Consent Authority.
- Any other Acts, Regulations, Planning Instruments and Guidelines (unless referenced in this report).
- Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like.
- Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like.
- Work Health and Safety Act.
- Construction Safety Act.
- Review or testing of any materials or products (unless referenced in this report).

5. Disability Discrimination Act 1992

The Commonwealth Disability Discrimination Act 1992 (DDA) applies to all states and territories throughout Australia. The Act “provides protection for everyone in Australia against discrimination based on disability” (source: Australian Human Rights Commission).

Under the Act, the term ‘disability’ covers the following:

1. Physical disabilities;
2. Intellectual disabilities;
3. Psychiatric disabilities;
4. Neurological disabilities;
5. Sensory disabilities (i.e., vision, hearing or other impairment);
6. Learning disabilities;
7. Physical disfigurement; and
8. The presence in the body of disease-causing organisms.

The legislative framework provided within the Act prohibits persons with a disability from being treated unfairly or discriminated against. This is generally consistent with other forms of human rights legislation which seeks to protect all persons from discrimination and allow for equal access and opportunity for all.

Section 23 of the Act makes it unlawful to discriminate against a person with a disability in relation to access to, or use of, premises.

6. The ‘Premises Standard’ 2010

The Disability (Access to Premises - Buildings) Standards 2010 (“Premises Standard”) was implemented and enforceable since 1st of May 2011. The Standard identifies mandatory triggers for upgrades to a building where works are undertaken by the Building Owner or Sole Lessee (or their representative).

The aim of the Premises Standard is to progressively upgrade existing buildings and allow for the removal of access barriers within the built environment. This provides greater certainty for

Building Owners and construction professionals when detailing the extent of upgrades to existing building when new works occur.

The Premises Standard applies to a “new building”, “a new part of an existing building” and “the affected part of an existing building” where applications for building work are submitted by the Building Owner or Sole Lessee (or their representative).

The upgrade triggers focus on the Principal Pedestrian Entry (PPE) and the “affected part” which is defined as follows and is illustrated in **Figure 1** (below):

- 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.

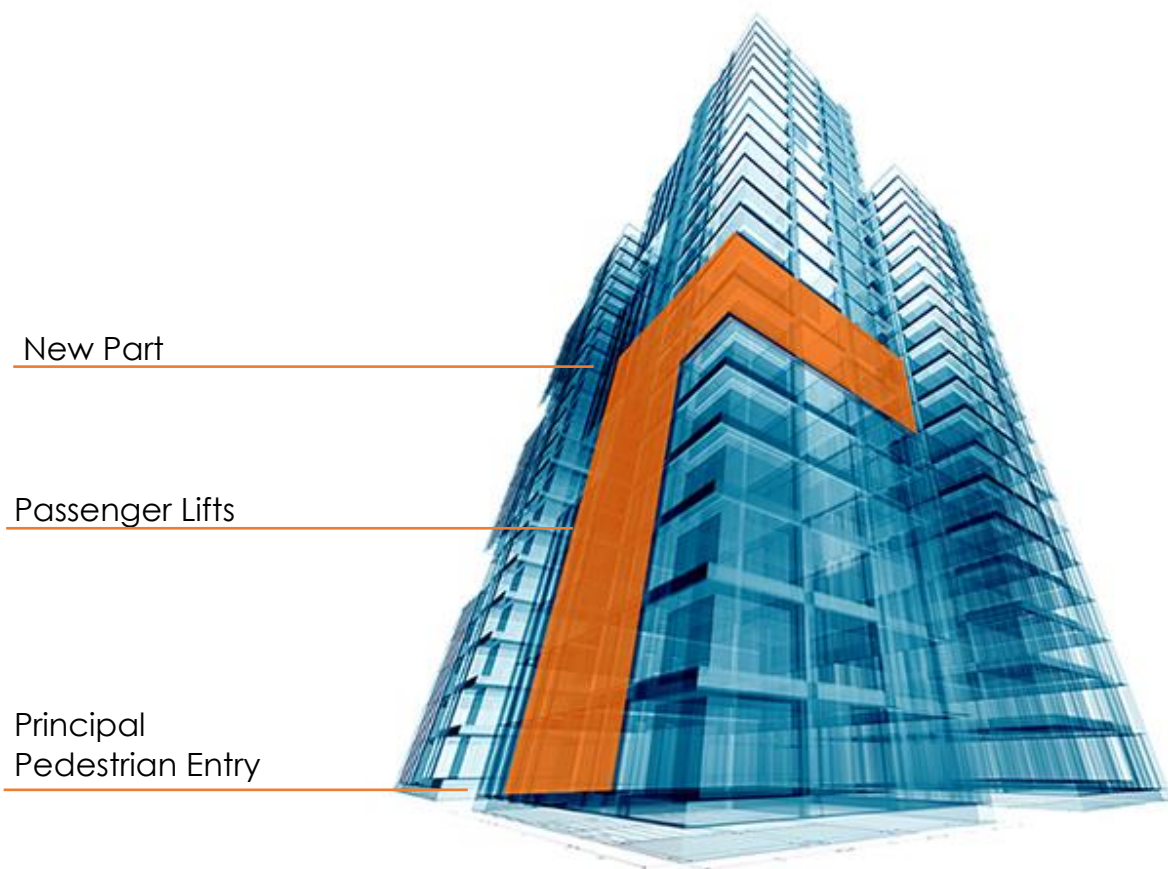


Figure 1 – Illustration of “affected part” upgrade

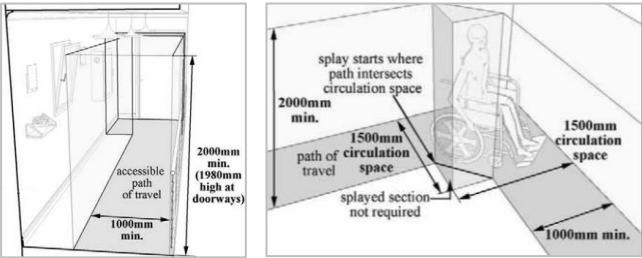
The Premises Standard generally aligns with the National Construction Code/Building Code of Australia (NCC/BCA) and contains various exemptions and concessions that available in certain instances.

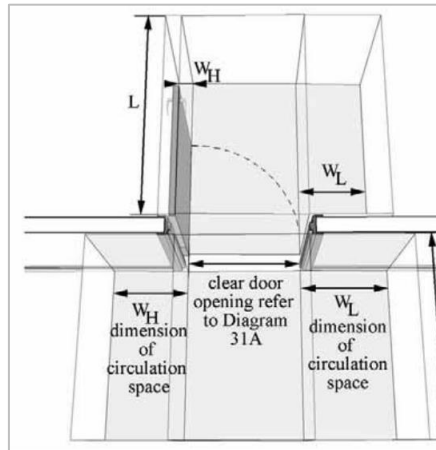
7. Accessibility Design Assessment

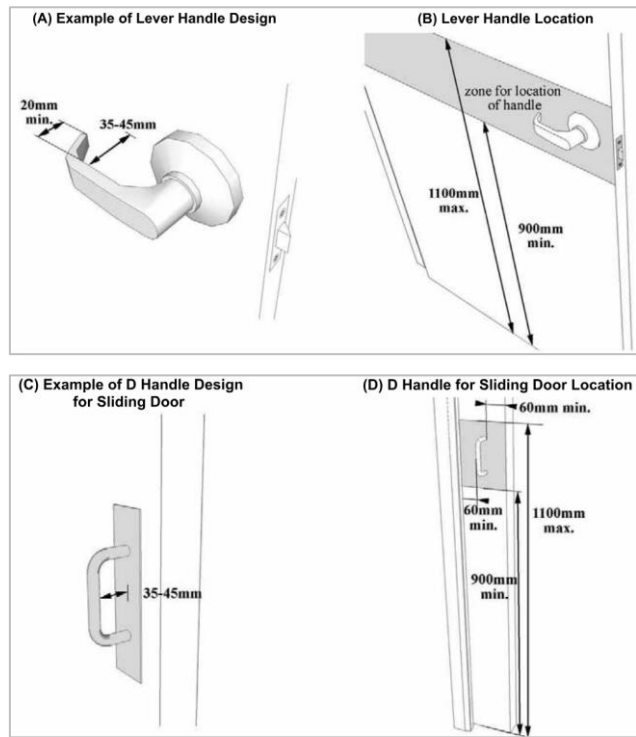
The “compliance status” of each clause forming part of the detailed assessment outlined in **Sections 7.1 to 7.3** is identified in accordance with the table below

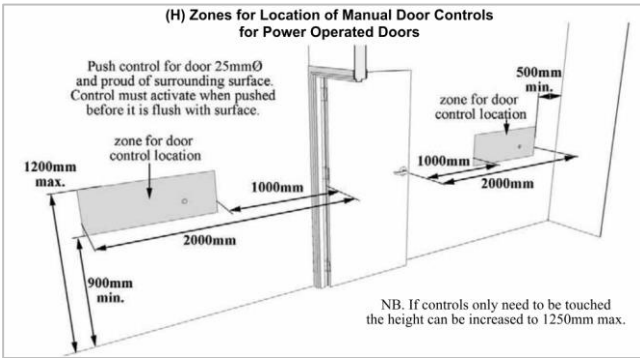
Compliance Status	Acronym	Description
Complies	Complies	The design documentation complies with the requirements of this clause.
Compliance Readily Achievable	CRA	An accurate determination against the detailed compliance requirements of this clause cannot be ascertained based on the design documentation provided. Notwithstanding, compliance can readily be achievable subject to further design development satisfying the comments included within this clause / report.
Design Detail	DD	Compliance cannot be determined from the design documentation provided. Further details and/or information is required to confirm the compliance status of the proposed design.
Performance Solution	PS	Performance Solution proposed to demonstrate compliance with Performance Requirements.
Compliance Departure	CD	Design documentation does not comply with the requirements of this clause.
Informative	Info	Comments provided as ‘information only’.
Not Applicable	N/A	Requirements of clause is not applicable to proposed work.

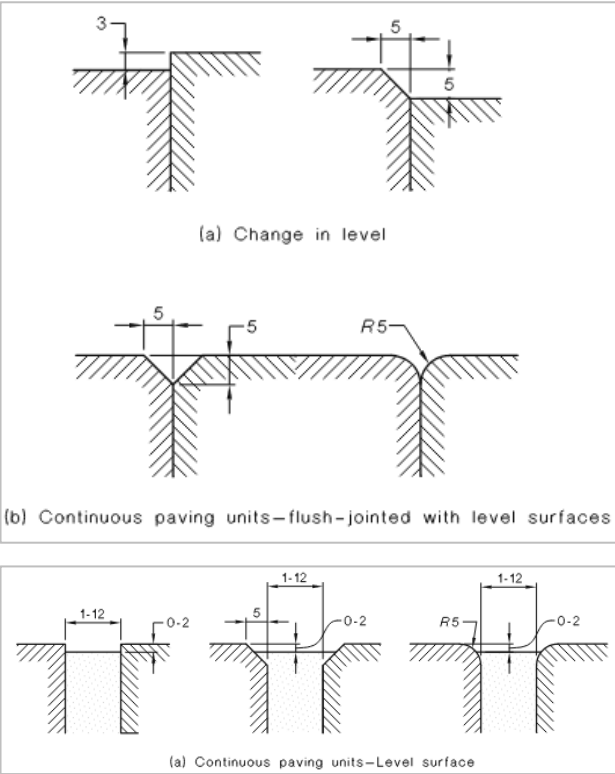
7.1. BCA Part D4 – Access for People with Disabilities

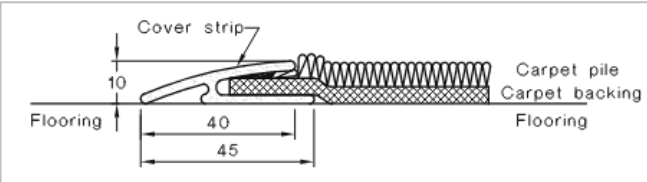
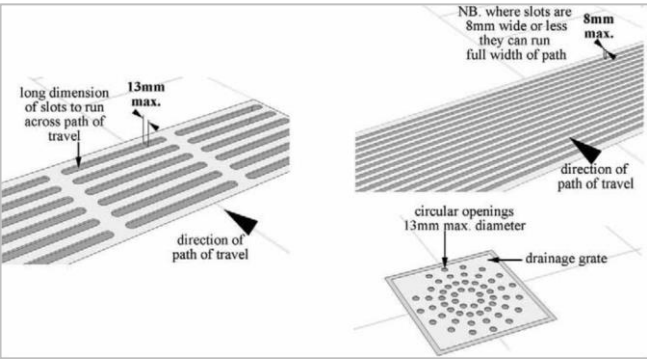
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
D4D2	General Building Access Requirements Buildings and parts of the building must be accessible as required by clause, unless exempted by D4D5. The following requirements apply: Class 5, 6, 7b, 8, 9a To and within all areas normally used by the occupants. Class 7a To and within any level containing accessible carparking spaces.	Access is provided to and within all areas normally used by the occupants as prescribed by this clause. Further information to be provided during the design development process to verify compliance with AS1428.1-2009. Key design matters to be addressed at the DD Stage – The following items shall be specified and installed to comply with AS1428.1-2009 – - A continuous accessible path of travel shall be provided in accordance with AS1428.1-2009 to common areas, facilities and areas normally occupied as prescribed in the BCA. - All paths of travel shall achieve unobstructed height of 2m and width of 1m in accordance AS 1428.1-2009. Note: additional spacing is required for turning and passing bays. 	CRA

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		- All doorways along an accessway are required to have: (a) A minimum door opening width not less than 850mm and be provided with door circulation spaces as prescribed by AS1428.1-2009.  (b) A minimum 30% luminance contrast for an area of 50mm to identify the doorway. (c) Hardware in accordance with AS1428.1-2009.	

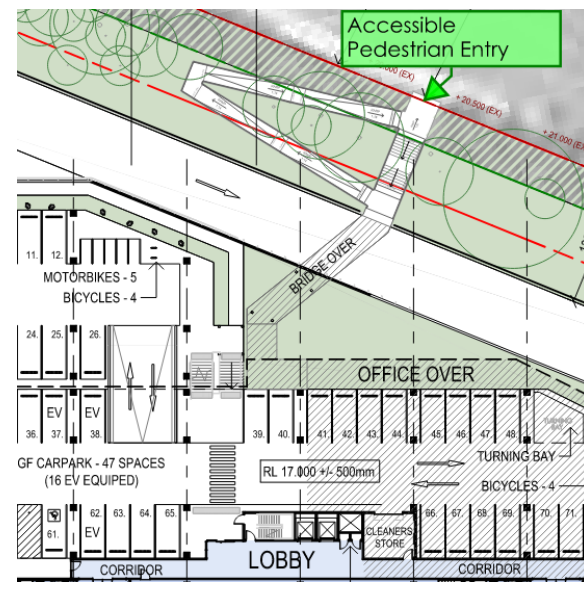
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 (d) Opening force of not more than 20N. (e) Landings with gradients not steeper than 1:40.	

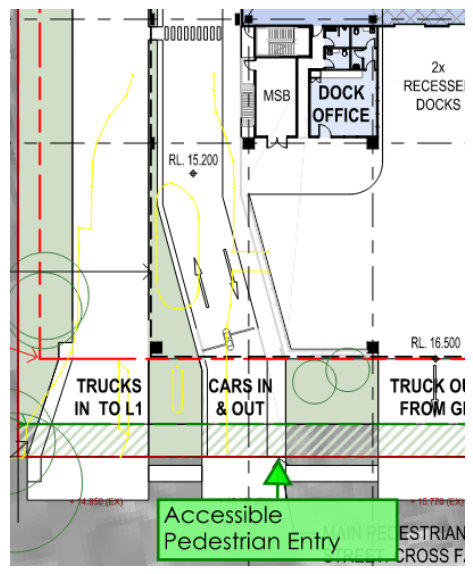
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		(f) Push buttons for automatic doorways are to comply with Section 13.5.3 and 13.5.4 of AS1428.1-2009.  Floor surface materials are to comply with the material, profile, abutment and design tolerances of AS1428.1-2009 including BCA Clause D4D4(g) & (h) for carpets.	

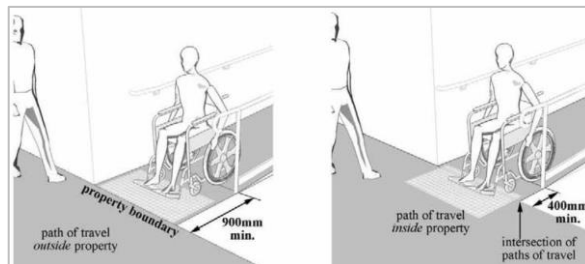
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 (a) Change in level (b) Continuous paving units—flush-jointed with level surfaces (c) Continuous paving units—Level surface	

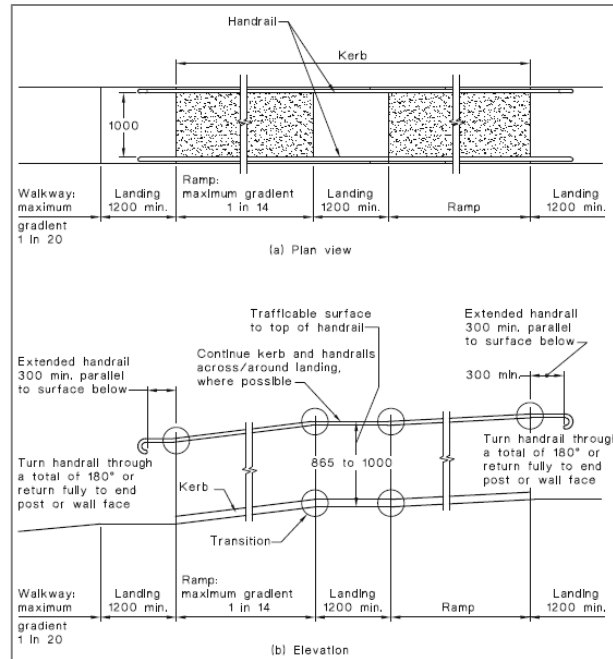
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		  All floor surfaces to be slip resistant (Refer to clause D3D15 of the BCA and slip resistance guideline/handbook HB_198-2014).	
D4D3	Access to buildings (1) An accessway must be provided to a building required to be accessible —	Access is provided to the building from the main pedestrian entry at the allotment boundary (Wentworth Avenue and Moore Street) and from the accessible carparking spaces on the allotment in accordance with clause D4D3 as depicted in the markup below:	CRA

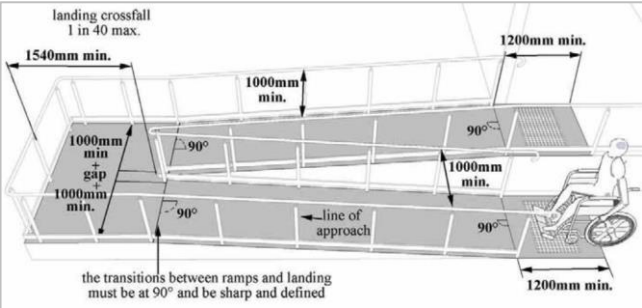
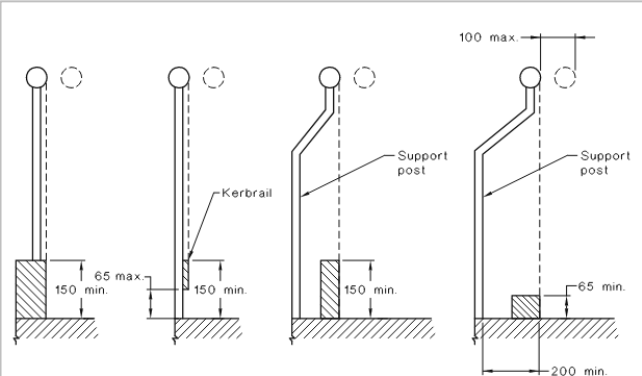


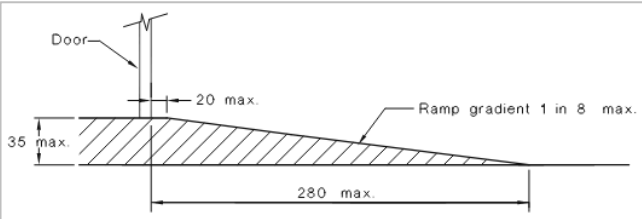
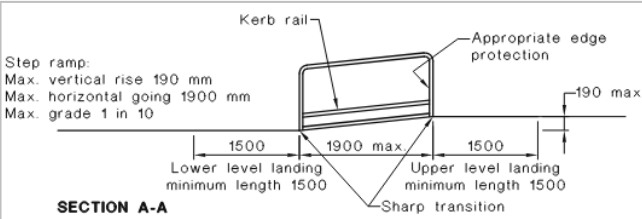
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	(a) from the main points of a pedestrian entry at the allotment boundary; and (b) from another accessible building connected by a pedestrian link; and (c) from any required accessible carparking space on the allotment. (2) In a building required to be accessible, 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 total floor area more than 500 m², 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. (3) Where a pedestrian entrance required to be accessible has multiple doorways— (a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and (b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible. (4) For the purposes of (3)—	 Wentworth Avenue	

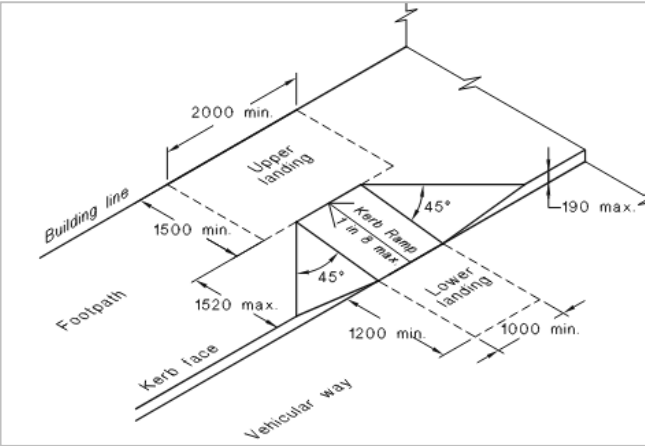
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	(a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— (i) all doorways serve the same part or parts of the building; and (ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance; and (b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves. (5) 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.	 Moore Street Key design matters to be addressed at the DD Stage – • Pedestrian links and accessways to comply with AS1428.1-2009. • Detail transitions at the allotment boundary to ensure gradients and crossfalls do not exceed 1:40.	

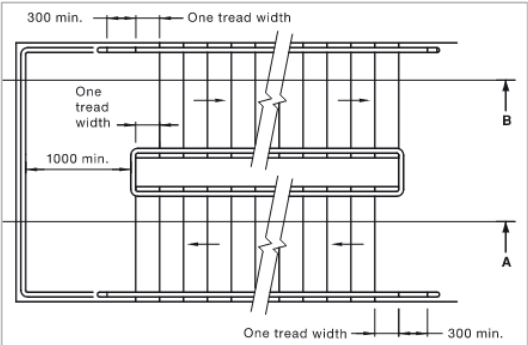
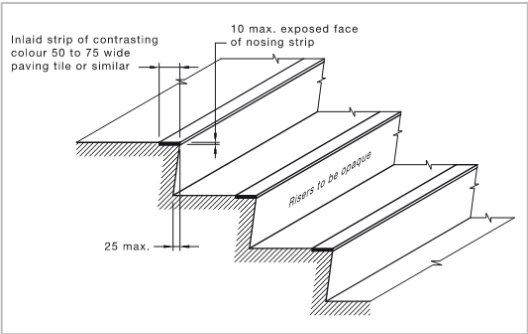
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
D4D4	Parts of Buildings to be Accessible In a building required to be accessible: (a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with — (i) for a ramp, except a fire-isolated ramp, clause 10 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 (c) accessways must have — (i) passing spaces complying with AS1428.1 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 within 2m of the end of accessways where it is not possible to continue travelling along the accessway and at maximum 20m intervals along the accessway; and (d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and (e) a passing space may serve as a turning space; and	Ramp Construction Compliance is readily achievable, subject to further information being provided at the design development stage. Key design matters to be addressed at the DD Stage – All non-fire-isolated "access" ramps are required to comply with AS1428.1-2009. Key items are noted below: (a) Setback 900mm (min) from a property boundary or 400mm (min) where paths of travel intersect within the property.  (b) Consistent gradient not steeper than 1:14. (c) Mid-landings to be provided at maximum 9m intervals (for a ramp with a 1:14 gradient). (d) Landings to be minimum 1200mm (in the direction of travel).	CRA

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	(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 11mm, 4mm and 15mm respectively.	(e) Handrails and kerb rails to be provided in accordance with AS1428.1-2009. (f) Tactile indicators to be provided in accordance with BCA clause D4D10 and AS/NZS1428.4.1-2009. 	

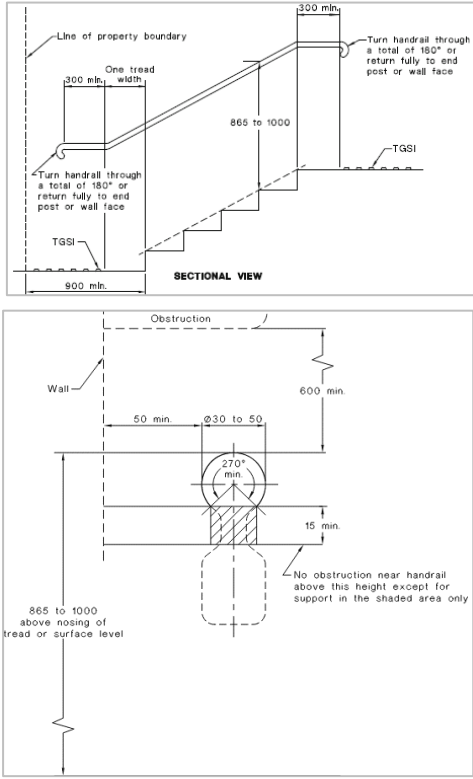
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		  Door threshold ramps are required to comply with AS1428.1-2009 – refer to figure below:	

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 - Step ramps are required to comply with AS1428.1-2009 – refer to figure below:  - Kerb ramps are required to comply with AS1428.1-2009 – refer to figure below:	

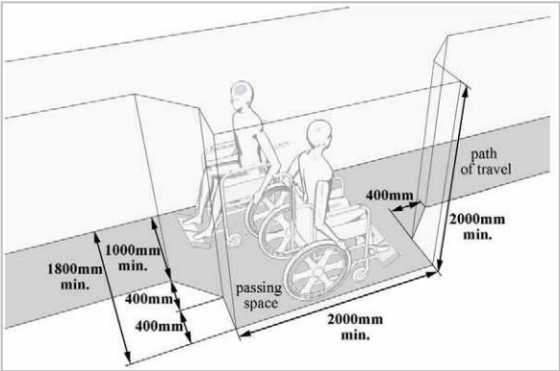
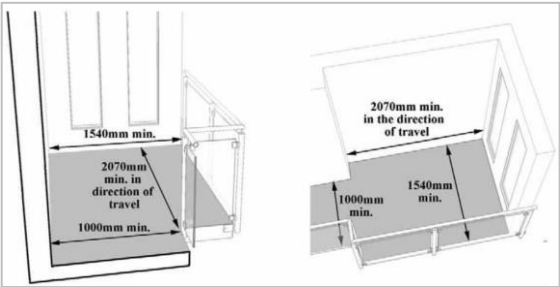
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
			
		Stairway Construction Compliance is readily achievable, subject to further information being provided at the design development stage. Key design matters to be addressed at the DD Stage – The following key provision from AS1428.1-2009 are noted:	CRA

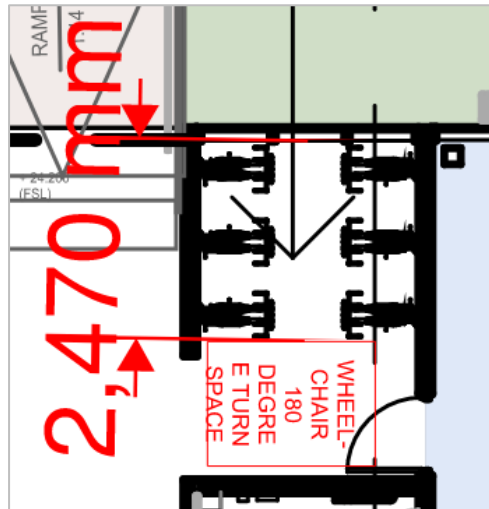
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		(a) Stairways to be oriented to allow sufficient clearances from internal corridors and allotment boundaries (900mm setback).  (b) Stairways are required to have opaque/flush risers and 50-75mm non-slip stairway nosing strips that achieve a minimum 30% luminance contrast. 	

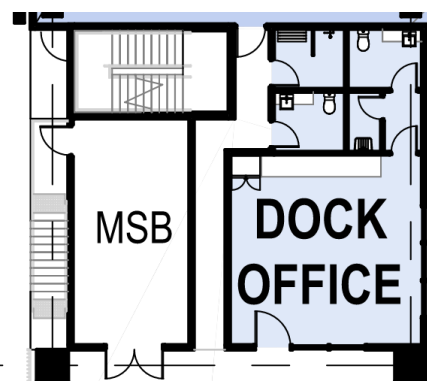


NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		(c) Stairways are to have compliant handrails that comply with the design and installation requirements outlined in the Standard. 	

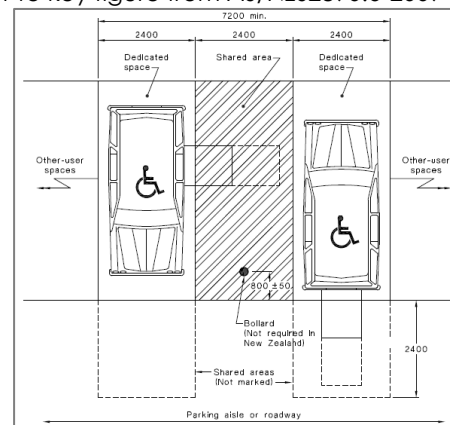
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		Fire Isolated Stairways Compliance is readily achievable, subject to further information being provided at the design development stage. Key design matters to be addressed at the DD Stage – 30% luminance contrasting nosing strips shall be provided in accordance with AS1428.1-2009 to the fire-isolated stairways. - Handrails are to comply with clause 12 of AS1428.1-2009.	CRA
		Passing and Turning Bays Compliance is readily achievable, subject to further information being provided at the design development stage. Key design matters to be addressed at the DD Stage – - Refer to extracts below for AS1428.1 Implementation guide: (a) Passing bays:	CRA

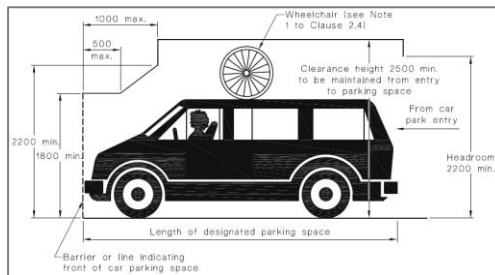
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 (b) 180 degree turning bays: 	

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		DtS Non-Compliance A 180° turning space (1,540mm X 2,070mm) is not provided within 2m of the termination as indicated below (L2 bicycle racking area):  Compliance Options – It is proposed to address the subject compliance departure via a Performance Solution. Note this will be subject to approval from the relevant project stakeholders and further co-ordination at the design development stage.	PS

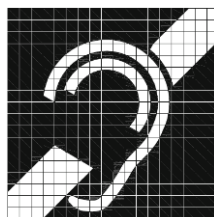
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		Carpet Pile Height Further information is required to be provided at the design development stage.	DD
D4D5	Exemptions The following areas are not required to be accessible: (a) An area where access would be inappropriate because of the particular purpose for which the area is used. (b) An area that would pose a health or safety risk for people with a disability. (c) Any path of travel providing access only to an area exempted by (a) or (b).	Exemptions are to be applied in conjunction with a formal review and approval from the design team / project stakeholders. The following parts of the building have been offered an exemption in accordance with Clause D4D5 – - Plant & equipment room(s) - Loading Dock - Commercial kitchen - Warehouse dock offices (refer to example below): 	Info

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status														
D4D6	Accessible carparking (1) Accessible carparking spaces: (a) Subject to (b), must be provided in accordance with section 2 below: (i) a Class 7a building required to be accessible; and (ii) a carparking area on the same allotment as a building required to be accessible; and (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. Section 2 outlines the following requirements for accessible car spaces: Class 5 1 space for every 100 carparking spaces or part thereof Class 6	Accessible carparking spaces are provided in accordance with clause D4D6. A total of 239 x car spaces are provided with 6 x designated accessible car space and associated shared zone. The size location and number of accessible carparking spaces is readily capable of complying with AS/NZS2890.6-2009. CAR PARKING <u>CAR PARKING RATES:</u> <table><tr><td>- WAREHOUSE</td><td>1/300 m² (GLA)</td></tr><tr><td>- OFFICE</td><td>1/40 m² (GLA)</td></tr><tr><td colspan="2">- TOTAL REQUIRED: 233</td></tr><tr><td>- WAREHOUSE</td><td>136</td></tr><tr><td>- OFFICES (INC. DOCK OFFICES)</td><td>97</td></tr><tr><td>TOTAL PROVIDED:</td><td>239</td></tr><tr><td>(ACC. SPACES @ 1 PER 50 CAR SPACES)</td><td>(INCL. 6 ACC. SPACES)</td></tr></table> Compliance is readily achievable, subject to further information being provided at the design development stage. Key design matters to be addressed at the DD Stage – - Accessible carparking spaces: - Minimum dimension of 2400mm x 5400mm. - Minimum height above the car space 2500mm.	- WAREHOUSE	1/300 m ² (GLA)	- OFFICE	1/40 m ² (GLA)	- TOTAL REQUIRED: 233		- WAREHOUSE	136	- OFFICES (INC. DOCK OFFICES)	97	TOTAL PROVIDED:	239	(ACC. SPACES @ 1 PER 50 CAR SPACES)	(INCL. 6 ACC. SPACES)	CRA
- WAREHOUSE	1/300 m ² (GLA)																
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(ACC. SPACES @ 1 PER 50 CAR SPACES)	(INCL. 6 ACC. SPACES)																

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	1 space for every 50 carparking spaces or part thereof up to 1000 spaces carparking spaces or part thereof. 1 space for every 100 carparking spaces or part thereof in excess of 1000 carparking spaces.	- Minimum height along the vehicular carriageway 2200mm (including roller door entry). - Shared zone of 2400mm x 5400mm to be provided adjacent to each accessible car space. Bollard and line marking to comply with AS/NZS2890.6-2009. - Gradient and crossfall to no exceed 1:40. - Accessway to be provided to the building in accordance with AS1428.1-2009. - All line marking to be in yellow and comply with the spatial requirements set out in the Standard. - Refer to key figure from AS/NZS2890.6-2009 below: 	

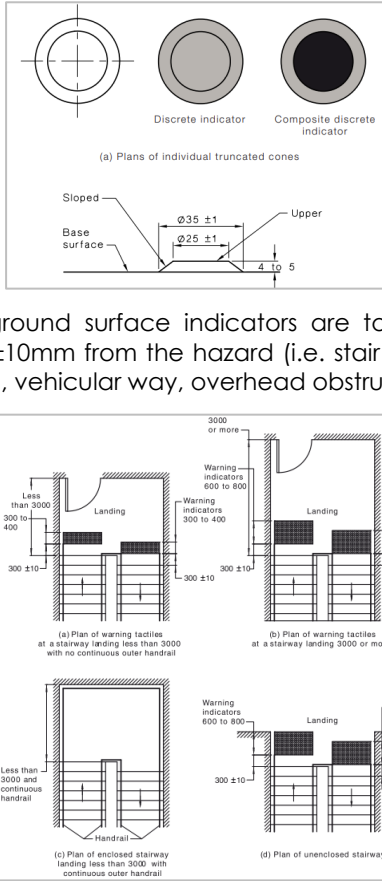
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
			
D4D7	Signage In a building required to be accessible— (a) braille and tactile signage complying with Specification 15 must— (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and 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—	Compliance is readily achievable, subject to further information being provided at the design development stage. Key design matters to be addressed at the DD Stage – - Signage is to comply with Clause D4D7 and Specification 15 of the NCC/BCA and will be subject to formal certification upon completion of the new works. - Signage examples are provided below for reference: - Sanitary facilities:	DD

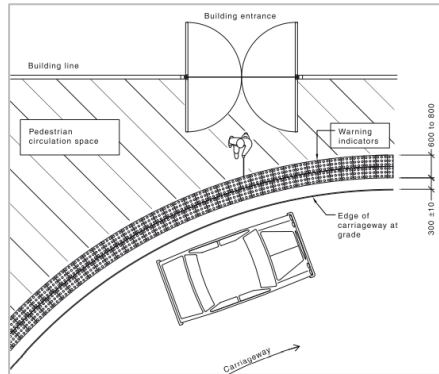
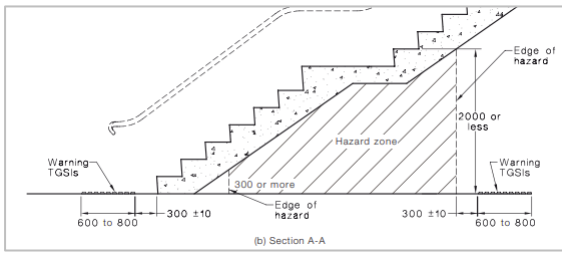
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	(A) "Exit;" and (B) "Level;" and either (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb); and (b) signage including the international symbol for deafness in accordance with AS 1428.1 must 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	 Unisex Toilet RH  Male Ambulant Toilet  Female Ambulant Toilet o Directional signage:  Unisex Toilet Level 3 Direction Identification Information	

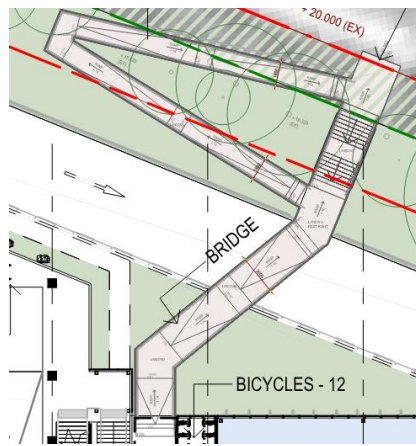
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility; and (g) in a building subject to F4D12, directional signage complying with Specification 15 must be provided at the location of each— (i) bank of sanitary facilities; and (ii) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.	- Space with a hearing augmentation system;   - Braille exit signage: 	
D4D8	Hearing Augmentation (1) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed— (a) in a room in a Class 9b building; or (b) in an auditorium, conference room, meeting room or room for judicatory purposes; or	A hearing augmentation system as prescribed in clause D4D8 of the NCC/BCA is required to be provided within meeting/conference rooms where an inbuilt amplification system is provided. Further information to be provided at the design development stage. Note: Separate design certification is to be provided from the encumbered AV Consultant.	DD

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	(c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. (2) If a hearing augmentation system required by (a) is— (i) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or (ii) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than— (i) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and (ii) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and (iii) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and (iv) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for		

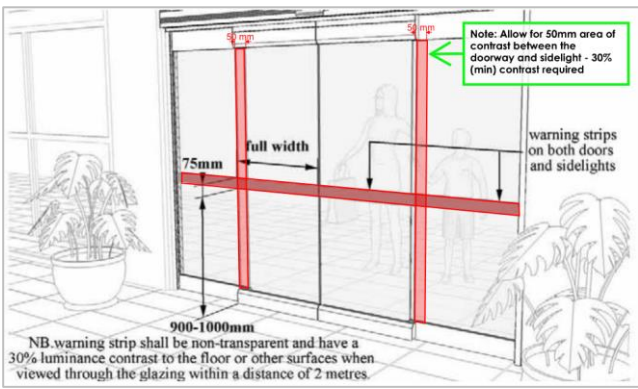
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	every 100 persons or part thereof in excess of 2000 persons. (3) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18. (4) Any screen or scoreboard associated 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.		
D4D9	Tactile Indicators (1) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— (a) a stairway, other than a fire-isolated stairway; and (b) an escalator; and (c) a passenger conveyor or moving walk; and (d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (e) in the absence of a suitable barrier— (i) an overhead obstruction less than 2 m above floor level, other than a doorway; and	Compliance is readily achievable, subject to further information being provided at the design development stage. Key design matters to be addressed at the DD Stage – - Tactile ground surface indicators shall be specified and installed to comply with AS/NZS1428.4.1-2009 including size, spacing, width, depth and luminance contrasting as follows – 30% - Integrated TGSIs 45% - Discrete TGSIs 60% - Composite Discrete TGSIs	CRA

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	(ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5. (2) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1. (3) A hostel for the aged, nursing home for the aged, a residential aged care building, Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c aged care building need not comply with (a)(i) and (iv) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.	 Tactile ground surface indicators are to be installed 300mm $\pm$ 10mm from the hazard (i.e. stair nosing, ramp transition, vehicular way, overhead obstruction etc.).	

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 - Tactile ground surface indicators can be 300mm - 400mm in locations where the next hazard/building element is $\leq 3000\text{mm}$ away or shall be 600mm - 800mm deep when the hazard is $\geq 3000\text{mm}$ away. - A suitable barrier or tactile indicators are to be provided underneath the stairway to identify the obstruction less than 2 m above floor level.  (b) Section A-A	

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
D4D10	Wheelchair seating spaces in Class 9b assembly buildings	N/A – Not applicable to the scope of works.	N/A
D4D11	Swimming pools	N/A – Not applicable to the scope of works.	N/A
D4D12	Ramps On an accessway— (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Compliance is readily achievable, subject to the resolution of the compliance matter below: DtS Non-Compliance Connected ramps from Wentworth Avenue have a total vertical rise greater than 3.6m (RL 20.417 – RL24.200 = 3.783 (183mm over 3.6m)). 	PS

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		Compliance Options – It is proposed to address the subject compliance departure via a Performance Solution. Note this will be subject to approval from the relevant project stakeholders and further co-ordination at the design development stage.	
D4D13	Glazing on an 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 is readily achievable, subject to further information being provided at the design development stage. Key design matters to be addressed at the DD Stage: - Visual indicators on glazing shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level. - Visual indicators on glazing shall achieve a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.	DD

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 Note: Allow for 50mm area of contrast between the doorway and sidelight - 30% (min) contrast required 75mm full width 900-1000mm NB. warning strip shall be non-transparent and have a 30% luminance contrast to the floor or other surfaces when viewed through the glazing within a distance of 2 metres. warning strips on both doors and sidelights	

7.2. BCA Part E3 – Lift Installations

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
E3D7	Passenger lift types and their limitations (1) In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type: (a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.	Compliance is readily achievable, subject to further information being provided at the design development stage. Design certification is to be obtained from the Vertical Transport Consultant to confirm compliance with the relevant provisions of the BCA and Australian Standards.	DD

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	(b) Stairway platform lifts must not— (i) be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18; or (ii) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or (iii) be used where it is possible to install another type of passenger lift; or (iv) connect more than 2 storeys; or (v) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or (vi) when in the folded position, encroach on the minimum width of a stairway required by D2D8 to D2D11. (c) A low-rise platform lift must not travel more than 1000 mm. (d) A low-rise, low-speed constant pressure lift must not— (i) for an enclosed type, travel more than 4m; or (ii) for an unenclosed type, travel more than 2 m; or (iii) be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium,		

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	transport interchange, shopping complex or the like. (e) A small-sized, low-speed automatic lift must not travel more than 12 m. (2) A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.		
E3D8	Accessible features required for 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 12 m, 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.	Compliance is readily achievable, subject to further information being provided at the design development stage. Design certification is to be obtained from the Vertical Transport Consultant to confirm compliance with the relevant provisions of the BCA and Australian Standards.	DD

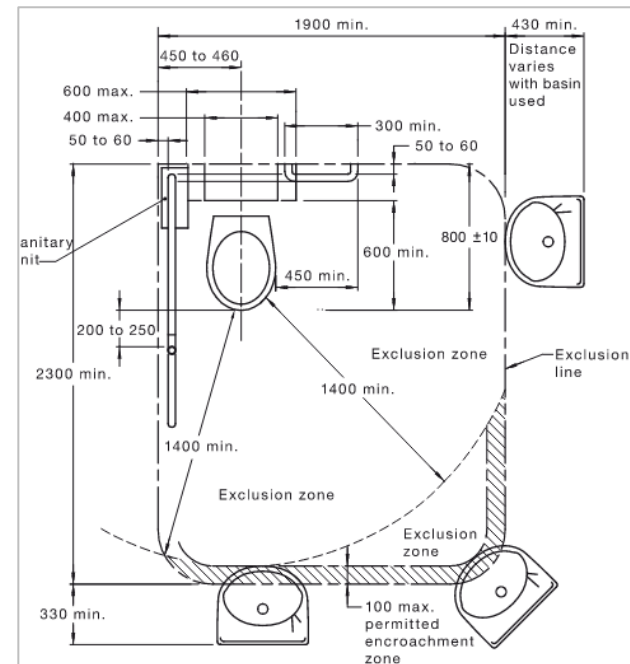
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	(e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift. (f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors. (g) Lift landing doors at the upper landing 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; and (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		

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	light to signal that the call has been received, for all lifts except a stairway platform lift.		

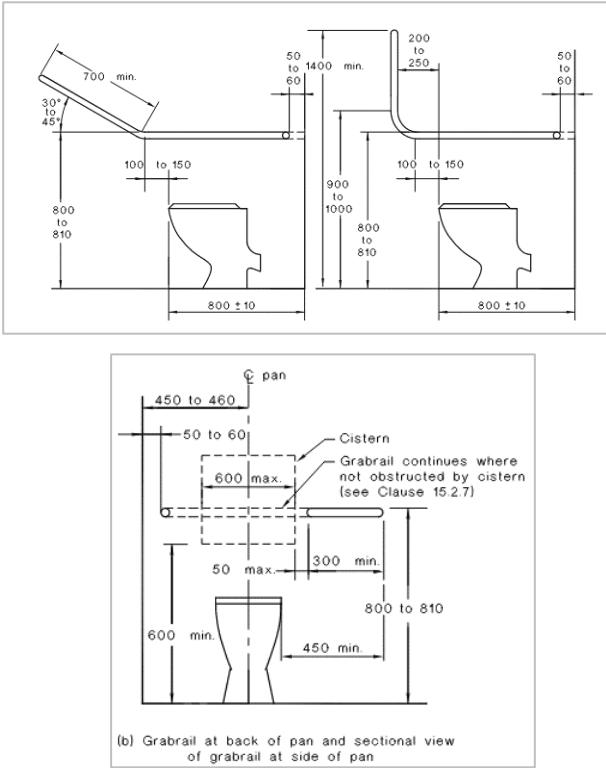
7.3. BCA Part F4 – Sanitary and Other Facilities

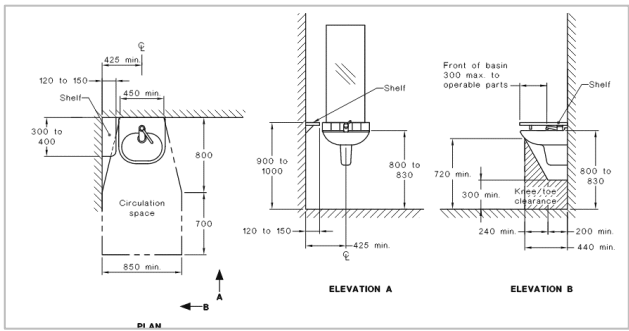
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
F4D5	Accessible sanitary facilities In a building required to be accessible— (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and (b) accessible unisex showers must be 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 one sanitary compartment suitable for a person with an ambulant disability for use by females, must be provided; and	Accessible Unisex Sanitary Compartments – Accessible sanitary compartments are proposed at the following locations: • Ground Floor: ○ Warehouse 1 - (LH transfer facility) ○ Warehouse 2 - (LH transfer facility) ○ Warehouse 3 - (RH transfer facility) • Level 1: ○ Warehouse 1 - (RH transfer facility) ○ Warehouse 2 - (RH transfer facility) ○ Warehouse 3 - (LH transfer facility) • Level 2:	CRA

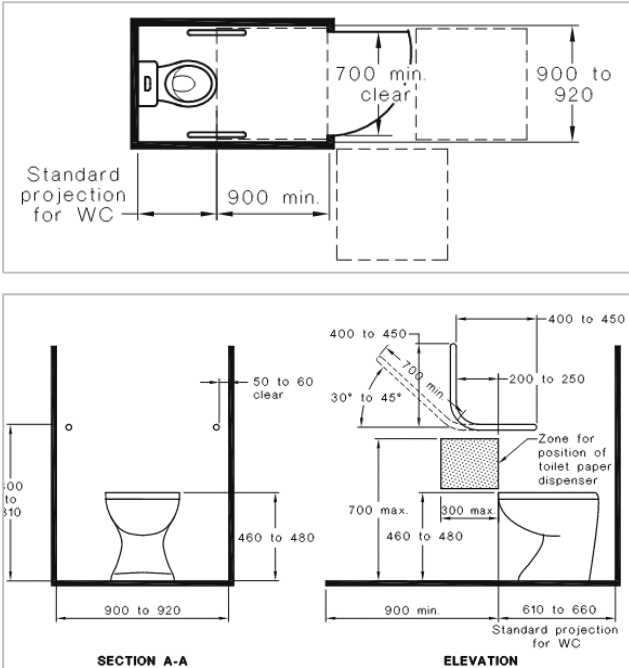
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities 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 (a) 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.	○ Office 1 - (RH transfer facility) ○ Office 2 - (LH transfer facility) ○ End of trip facility – (RH transfer facility) ● Level 3: ○ Office 1 - (LH transfer facility) ○ Office 2 - (RH transfer facility) ● Level 4: ○ Office 1 - (LH transfer facility) ● Level 4: ○ Office 1 - (RH transfer facility) The size, location and number of accessible facilities are readily capable of complying with Clause F4D5 and AS1428.1-2009 of the NCC/BCA. Compliance is readily achievable, subject to further information being provided at the design development stage. Key design matters to be addressed at the DD Stage – ● The size of the accessible sanitary facility to comply with AS1428.1-2009:	

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 The diagram illustrates the layout and dimensions for an accessible unisex sanitary facility. Key dimensions include a total width of 1900 min., a depth of 2300 min., and a clear width of 1400 min. for the exclusion zone. Specific fixture dimensions are noted: 450 to 460 mm for the basin, 600 max. for the basin depth, 400 max. for the basin width, 300 min. for the basin height, 50 to 60 mm for the basin clearance, 450 min. for the basin depth, 600 min. for the basin width, 800 ±10 mm for the basin height, 200 to 250 mm for the basin clearance, 430 min. for the basin width, and 100 max. permitted encroachment zone for the basin. The diagram also shows an 'Exclusion zone' and an 'Exclusion line'. Fixtures, fittings and signage within accessible unisex sanitary facilities are to comply with AS1428.1-2009 – key extracts are provided below:	



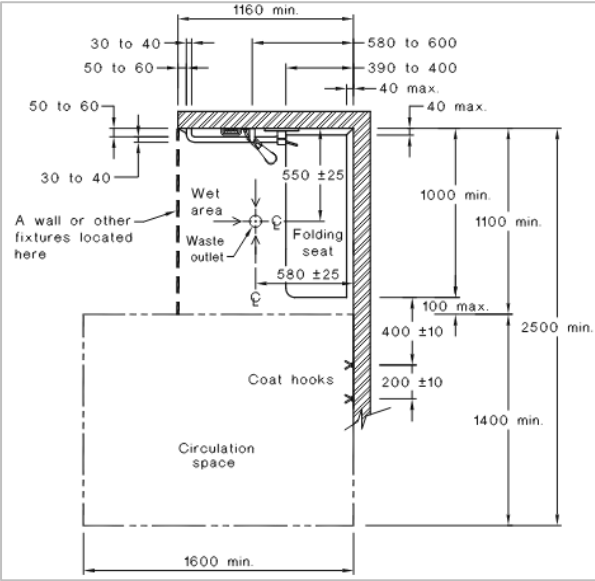
NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 (b) Grabrail at back of pan and sectional view of grabrail at side of pan	

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
		 Ambulant Sanitary Compartments – Compliance is readily achievable, subject to further information being provided at the design development stage. Key design matters to be addressed at the DD Stage – Circulation, fixtures, fittings and signage within ambulant sanitary facilities are to comply with AS1428.1-2009 – key extracts are provided below:	CRA

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
			
F4D6	Accessible unisex sanitary compartments (1) Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:	Compliance is readily achievable, subject to further information being provided at the design development stage.	Complies

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	(a) For a Class 1b building— (i) not less than 1; and (ii) where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided. (b) For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1. (c) For Class 3 and Class 9c buildings— (i) in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-(i)occupancy unit, not less than 1; and (ii) at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1. (d) 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		

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	female sanitary compartments, at not less than 50% of those banks. (e) For a Class 10a building, at each bank of sanitary compartments containing male and female sanitary compartments, not less than 1. (2) The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building. (3) The requirements of (1)(e) do not apply to— (i) a Class 10a appurtenant to another class of building; or (ii) a sanitary compartment dedicated to a single caravan/camping site.		
F4D7	Accessible unisex showers (1) Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows: (a) For a Class 1b building— (i) not less than 1; and (ii) where private accessible unisex showers are provided for every accessible bedroom, common accessible unisex showers need not be provided.	Compliance is readily achievable, subject to further information being provided at the design development stage. NOTE: each accessible unisex sanitary compartment is provided with an accessible shower facility. Key design matters to be addressed at the DD Stage – • Fixtures, fittings and signage within an accessible shower compartment are to comply with AS1428.1-2009 – key extracts are provided below:	CRA

NCC / BCA Clause	DtS Provision	Compliance Commentary	Status
	(b) For a Class 2 building, where showers are provided in common areas, not less than 1. (c) For Class 3 and 9c buildings— (i) in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; and (ii) 1 for every 10 showers or part thereof provided in common areas. (d) 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. (e) For a Class 10a building, where showers are provided, 1 for every 10 showers or part thereof. (2) The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building. (3) The requirements of (1)(e) do not apply to— (4) a Class 10a appurtenant to another class of building; and a sanitary compartment dedicated to a single caravan/camping site.		
F4D12	Accessible adult change facilities	N/A – Not applicable to the scope of works.	N/A

8. Conclusion

Hontas Hatzi & Co Pty Ltd have completed a detailed accessibility compliance assessment of the project design documentation prepared to support the Development Application lodgment to the Consent Authority.

We confirm the new works are capable of complying with the relevant accessibility provisions outlined in the NCC/BCA 2022, The Disability (Access to Premises - Buildings) Standards 2010 and Australian Standards subject to the satisfactory resolution of all recommendations outlined in **Section 7** of this report.



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