

7 March 2025

Our Ref: P222_481-1 (ACCESS DA) DV

Loftex Property
Sent via Email

Attention: Ryan Lidgard

**ACCESSIBILITY CAPABILITY STATEMENT FOR SSDA SUBMISSION
PROJECT NAME: 3-5 HELP STREET, CHATSWOOD**

1. INTRODUCTION

An assessment of the subject development has been undertaken by DC Partnership at the request of Loftex Property and relates to the proposed multi-use residential development located at 3-5 Help Street, Chatswood. This report has been prepared for the SSDA application in response to the SEARs request to address item 4 in Built Form and Urban Design.

2. BACKGROUND

DC Partnership has been engaged to provide building regulatory advice regarding the compliance status of the proposed development when assessed against the relevant prescriptive requirements as contained within the Building Code of Australia (BCA) 2022 – Volume 1, including the Part D4 Access for People with a Disability, Parts E3D7 and E3D8 Passenger Lifts, Parts F4D5, F4D6, and F4D7 Accessible Sanitary Facilities as applicable to this development.

This correspondence has been provided to assist with development of the design documentation. A broad assessment has been undertaken of the proposed design as detailed within the documentation listed in **Appendix 1**.

The advice being provided to date has been in the context of the following—

- Building Code of Australia (BCA) 2022 – Volume 1;
- AS1428.1-2009 Design for access and mobility Part 1: General requirements for access – New building work;
- AS1428.4.1-2009 Means to assist the orientation of people with a vision impairment – Tactile Ground Surface Indicators;
- AS2890.6-2009 Off-street parking for people with disabilities; and
- AS1735.12-1999 Lifts, escalators and moving walks: Part 12 Facilities for persons with disabilities.

3. ASSESSMENT

In the context of this report and the BCA the building use can be described as follows—

Table 1 – Building Classification

STOREY	CLASSIFICATION	DESCRIPTION
Level 1 – Level 33	Class 2	Multi-unit residential building
Lower Ground, Upper Ground, and Mezzanine	Class 6	Retail
Basement 1-5	Class 7a	Car parking

Fire Safety Engineers

Inclusive Accessibility Consultants

Building Code Consultants

In addition to undertaking a detailed assessment of the design against the prescriptive requirements of the BCA a preliminary performance-based assessment has also been undertaken.

The implementation of a performance-based approach in lieu of compliance with the deemed-to-satisfy (DtS) provisions of the BCA shall be disclosed to the relevant stakeholders and is subject to the approval of the certifying authority.

The **Table 2** below lists scenarios where we believe the adoption of a performance design may add value to development in-lieu of complying with the prescriptive (DtS) provisions—

Table 2 – Performance Solutions

ITEM	PROPOSED PERFORMANCE SOLUTION	BCA DtS CLAUSE	PERFORMANCE REQUIREMENT
1.	Reduced door circulation spaces is provided to BOH areas on Upper Ground level.	D4D2	D1P1

Table 3 below outlines the relevant accessibility measures that will be provided as part of the development such that compliance with the BCA is achieved, specifically with Part D4 Access for People with a Disability, Parts E3D7 and E3D8 Passenger Lifts, Parts F4D5, F4D6, and F4D7 Accessible Sanitary Facilities.

Table 3 – Accessibility Measures

BCA CLAUSE	STATUTORY REQUIREMENT	ASSESSMENT
General building access requirements Clause D4D2	Class 2 Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5. Access is required to be provided— <ol style="list-style-type: none"> From a pedestrian entrance required to be accessible to at least one (1) floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level; and To and within not less than one (1) of each type of room/space for use in common by the residents; and To the entrance doorway of each sole-occupancy unit located on the levels served by the lift/ramp; To and within rooms/spaces for use in common by the residents located on the levels served by the lift/ramp. 	The building achieves compliance. The building is capable of compliance, subject to design detail being developed (door schedule, internal finishes, ramp and stairway details and etc.)
	Class 5/6/7 Access is required to and within all areas normally used by the occupants.	The building achieves compliance. The building is capable of compliance, subject to design detail being developed (door schedule, internal finishes, ramp and stairway details and etc.)

BCA CLAUSE	STATUTORY REQUIREMENT	ASSESSMENT
<p>Access to buildings</p> <p>Clause D4D3 (1)</p>	<p>An accessway must be provided to a building required to be accessible—</p> <ul style="list-style-type: none"> 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. 	<p>The building is capable of achieving compliance.</p> <p>Ensure external walkways leading from the boundary to the entry points of the building achieve compliance with AS1428.1-2009.</p>
<p>Access to buildings</p> <p>Clause D4D3 (2)</p>	<p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—</p> <ul style="list-style-type: none"> 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 50 m from an accessible pedestrian entrance, <p>except for pedestrian entrances serving only areas exempted by D4D5.</p>	<p>The building is capable of achieving compliance.</p>
<p>Access to buildings</p> <p>Clause D4D3 (5)</p>	<p>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.</p>	<p>The building achieves compliance.</p>
<p>Parts of building to be accessible</p> <p>Clause D4D4 (a)</p>	<p>In a building required to be accessible, every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with—</p> <ul style="list-style-type: none"> a) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and b) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and c) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1. 	<p>The building is capable of achieving compliance with this clause.</p>
<p>Parts of building to be accessible</p> <p>Clause D4D4 (b)</p>	<p>In a building required to be accessible, every passenger lift must comply with E3D7 and E3D8.</p>	<p>(refer to Passenger Lifts section below)</p>

BCA CLAUSE	STATUTORY REQUIREMENT	ASSESSMENT
<p>Parts of building to be accessible Clause D4D4 (c)</p>	<p>In a building required to be accessible, accessways must have—</p> <ul style="list-style-type: none"> a) 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 b) turning spaces complying with AS 1428.1— <ul style="list-style-type: none"> i. within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and ii. at maximum 20 m intervals along the accessway. 	<p>The building achieves compliance.</p>
<p>Exemptions Clause D4D5</p>	<p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> 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). <p>The following rooms / areas and associated accessways have been afforded the concession under D4D5 based on the health or safety risk and therefore access for people with disabilities need not be provided to these areas –</p> <ul style="list-style-type: none"> a) Storage rooms b) Plant rooms c) Waste rooms d) Fire Pump Rooms e) Loading Dock f) Switch rooms g) Fire Control rooms 	<p>Written confirmation at CC stage required from client confirming areas to be considered under D4D5 exemptions.</p>
<p>Accessible carparking Clause D4D6 (1)</p>	<p>Accessible carparking spaces—</p> <ul style="list-style-type: none"> a) subject to (b), must be provided in accordance with Clause D4D6 (2) in— <ul style="list-style-type: none"> 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 	<p>The building achieves compliance.</p>

BCA CLAUSE	STATUTORY REQUIREMENT	ASSESSMENT
<p>Accessible carparking Clause D4D6 (2)</p>	<p>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</p> <p>c) subject to (d), must comply with AS/NZS 2890.6; and</p> <p>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.</p> <p>For each Class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows:</p> <p>Class 2 Accessible car parking spaces are not required for Class 2 buildings under the BCA, however AS4299-1995 requires accessible parking be provided for adaptable units.</p>	<p>Detailed design assessment is contained within the Adaptable Housing Assessment Report prepared by DC Partnership [reference P222_481-4 (AS4299) DV]</p>
<p>Accessible carparking Clause D4D6 (2)</p>	<p>Class 6</p> <p>a) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>b) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p>	<p>The building is capable of achieving compliance with this clause.</p>
<p>Signage Clause D4D7 and Specification 15</p>	<p>Signage in accordance with this clause and details within AS1428.1 are to be provided to identify sanitary facilities, hearing augmentation, non-accessible pedestrian entrances, directional signage and exit levels, where applicable.</p>	<p>The building is capable of achieving compliance with this clause.</p> <p>Signage package to be submitted with detailed design documentation in accordance with this clause, Specification 15 and AS1428.1.</p>
<p>Tactile indicators Clause D4D9 (1)</p>	<p>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—</p> <p>a) a stairway, other than a fire-isolated stairway; and</p> <p>b) an escalator; and</p> <p>c) a passenger conveyor or moving walk; and</p>	<p>The building is capable of achieving compliance with this clause.</p> <p>Refer to Drawing Mark-ups for areas of concern.</p> <p>Further details of tactile indicators to be submitted with detailed design documentation in accordance with this clause.</p>

BCA CLAUSE	STATUTORY REQUIREMENT	ASSESSMENT
<p>Tactile indicators Clause D4D9 (2)</p>	<p>d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>e) in the absence of a suitable barrier—</p> <p>i. an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>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,</p> <p>except for areas exempted by D4D5.</p> <p>Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p>	<p>The building is capable of achieving compliance with this clause.</p>
<p>Glazing on accessways Clause D4D13</p>	<p>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.</p>	<p>Further details of glazing decals to be submitted with detailed design documentation in accordance with this clause.</p>
<p>Passenger lifts Clause E3D7 & E3D8</p>	<p>Lifts to be designed and installed in accordance with E3D7 and E3D8 of the BCA and AS1735.12.</p>	<p>The building is capable of achieving compliance with this clause.</p> <p>Lift car details and specifications to be submitted with detailed design documentation in accordance with this clause.</p>
<p>Accessible sanitary facilities Clause F4D5</p>	<p>In a building required to be accessible—</p> <p>a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and</p> <p>b) accessible unisex showers must be provided in accordance with F4D7; and</p> <p>c) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and</p> <p>d) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7</p>	<p>The building is capable of achieving compliance with this clause.</p>

BCA CLAUSE	STATUTORY REQUIREMENT	ASSESSMENT
	<p>must comply with the requirements of AS 1428.1; and</p> <ul style="list-style-type: none"> e) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and f) 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 g) 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 h) 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. 	
<p>Accessible unisex sanitary compartments Clause F4D6</p> <p>Class 2 Where sanitary compartments are provided in common areas, not less than 1.</p> <p>Class 6 a) 1 on every storey containing sanitary compartments; and b) 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.</p> <p>The requirements of this clause do not apply within a ward area of a Class 9a health-care building.</p>	<p>Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p>	<p>The building achieves compliance.</p>
<p>Ambulant sanitary facilities Clause F4D5 (c)</p>	<p>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</p>	<p>The building is capable of achieving compliance with this clause.</p>

BCA CLAUSE	STATUTORY REQUIREMENT	ASSESSMENT
	<p>suitable for a person with an ambulant disability for use by females, must be provided.</p> <p>Ambulant sanitary facilities shall be designed in accordance with Clause 16 of AS1428.1.</p>	

4. SUMMARY

Based upon the information contained in the above tables, it can determine that the proposed multi-use residential development is capable of achieving compliance with the relevant accessibility provisions of the BCA, subject to the comments provided above being incorporated into the design.

Compliance can be achieved either by meeting the deemed-to-satisfy requirements of the BCA, as are principally contained within Part D4 Access for People with a Disability, Parts E3D7 and E3D8 Passenger Lifts, Parts F4D5, F4D6, and F4D7 Accessible Sanitary Facilities, or via a performance-based approach.

We trust that the above information is sufficient for the consent authority in assessing the merit of the architectural design from a planning perspective.

This statement should not be construed as relieving any other parties of their legislative or contractual obligations.


Kind regards,

Report by

Verified By



David Vu
Accessibility Consultant
For DC Partnership



John La Scala
Principal | Accessibility
For DC Partnership

This accessibility assessment was based upon the architectural documentation prepared by EMBECE namely—

DRAWING NUMBER	REV	DRAWING TITLE	DATE
SSDA - 1000	-	B05 Plan	20.12.2024
SSDA - 1001	-	B04 Plan	20.12.2024
SSDA - 1002	-	B03 Plan	20.12.2024
SSDA - 1003	-	B02 Plan	20.12.2024
SSDA - 1004	-	B01 Plan	20.12.2024
SSDA - 1010	-	LG Plan	20.12.2024
SSDA - 1011	-	UG Plan	20.12.2024
SSDA - 1100	-	Mezzanine Plan	20.12.2024
SSDA - 1101	-	L01 Plan	20.12.2024
SSDA - 1102	-	L02 Plan	20.12.2024
SSDA - 1103	-	L03-05 Plan	20.12.2024
SSDA - 1106	-	L06 Plan	20.12.2024
SSDA - 1107	-	L07-13 Plan	20.12.2024
SSDA - 1114	-	L14-25 Plan	20.12.2024
SSDA - 1116	-	L26-31 Plan	20.12.2024
SSDA - 1122	-	L32 Plan	20.12.2024
SSDA - 1123	-	L33 Plan	20.12.2024

Accessible Carpark - Highlighted ORANGE

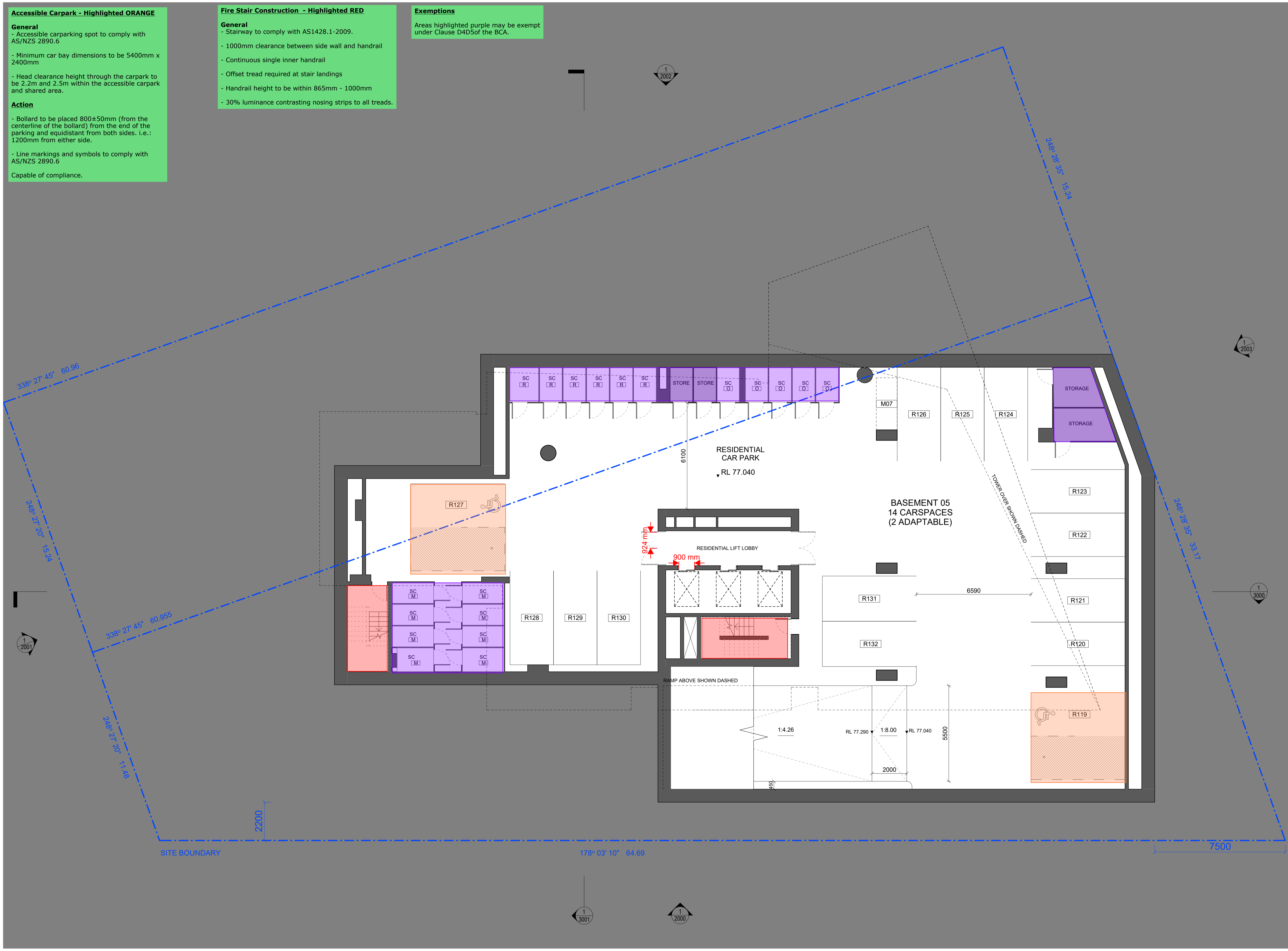
General
 - Accessible carparking spot to comply with AS/NZS 2890.6
 - Minimum car bay dimensions to be 5400mm x 2400mm
 - Head clearance height through the carpark to be 2.2m and 2.5m within the accessible carpark and shared area.

Action
 - Bollard to be placed 800±50mm (from the centerline of the bollard) from the end of the parking and equidistant from both sides. i.e.: 1200mm from either side.
 - Line markings and symbols to comply with AS/NZS 2890.6
 Capable of compliance.

Fire Stair Construction - Highlighted RED

General
 - Stairway to comply with AS1428.1-2009.
 - 1000mm clearance between side wall and handrail
 - Continuous single inner handrail
 - Offset tread required at stair landings
 - Handrail height to be within 865mm - 1000mm
 - 30% luminance contrasting nosing strips to all treads.

Exemptions
 Areas highlighted purple may be exempt under Clause D4D5of the BCA.



Legend
 SC Storage cage

General Notes
 Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basix Certificate. Do not scale from drawings.

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Neuron | Services
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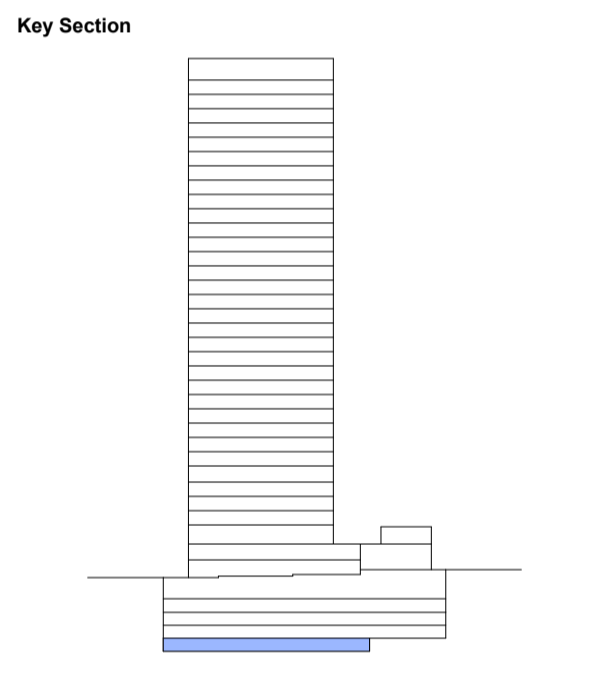
Common Grounds | Landscape
 Alex Georgouras
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 0407 545 647

Stantec | Civil
 Jackson Bramley
 0421 193 028

PDC Consultants | Traffic
 Ben Midgley
 0413 167 797

Design Confidence | BCA / Access
 Lindsay Beard
 0407 870 612



Project
 Help Street Apartments

Project No.
 22023

Address
 3-5 Help Street Chatswood

Status
 FOR INFORMATION

Drawn MD **Authorised** MP **Date Issued** 20.12.2024

Drawing
 B05 Plan

Drawing No.
 SSSA-1000

Scale
 1 : 100 @ A1

Issue
 -
 North

0 1000 2000 3000 4000 5000
 Scale 1:100 mm

EM BE CE

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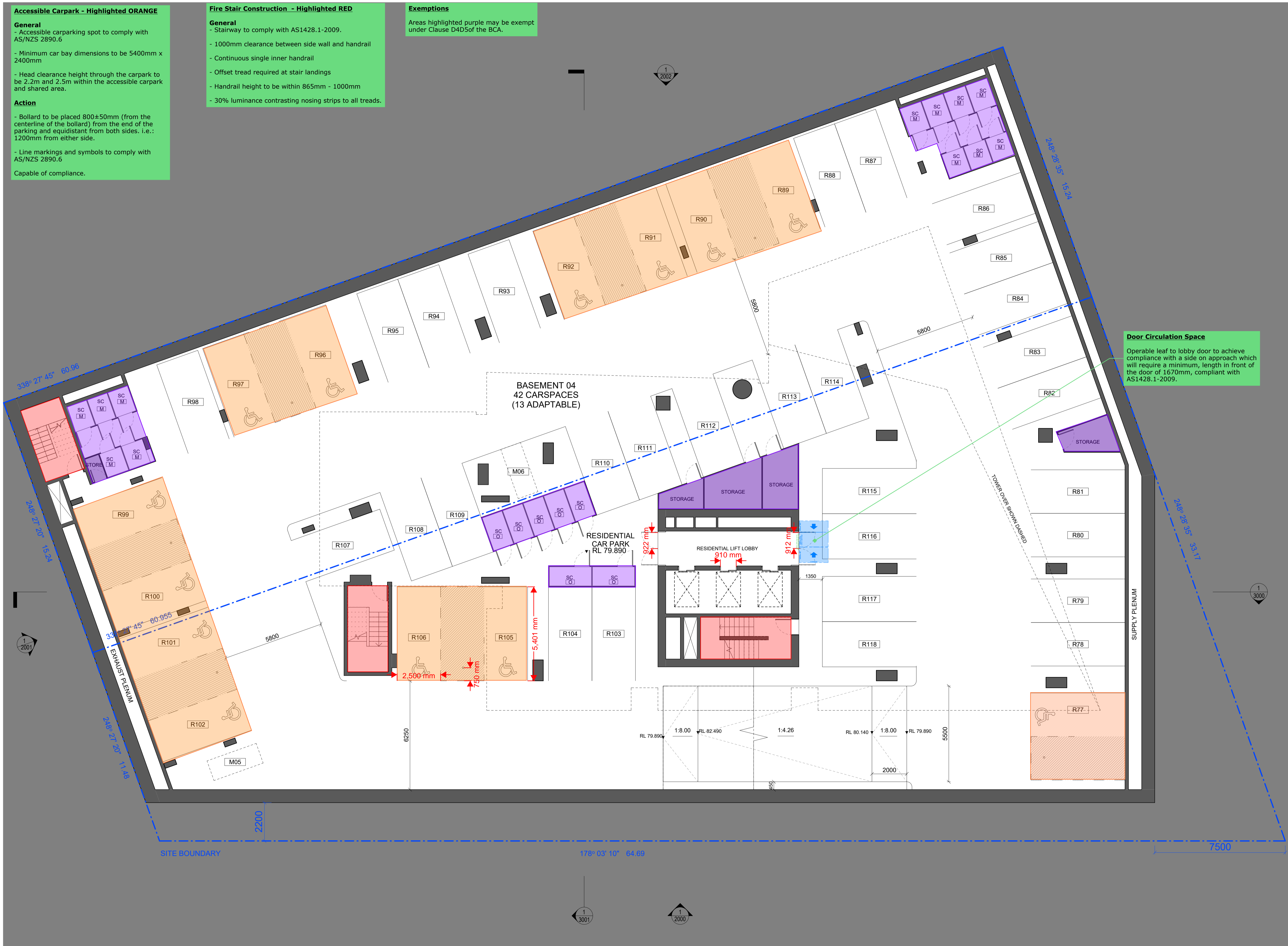
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Door Circulation Space

Operable leaf to lobby door to achieve compliance with a side on approach which will require a minimum length in front of the door of 1670mm, compliant with AS1428.1-2009.



Legend
 SC Storage cage

General Notes
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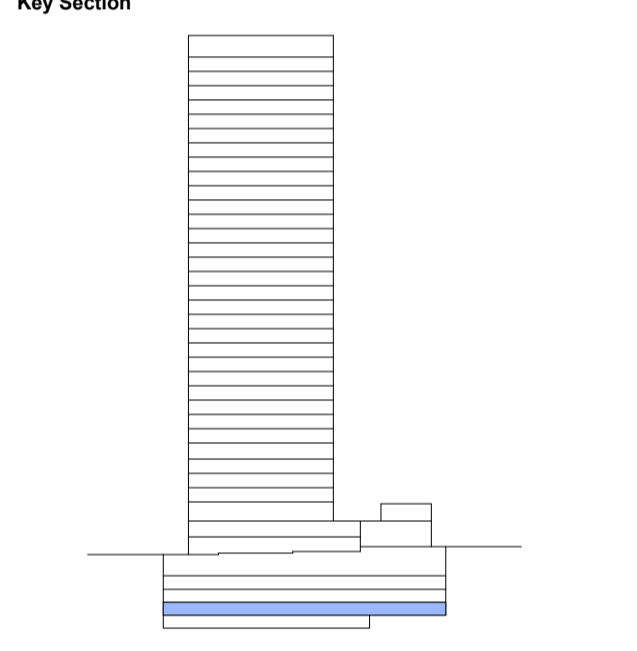
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Project No.
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Address
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Status
 FOR INFORMATION

Drawn SY **Authorised** MP **Date Issued** 20.12.2024

Drawing
 B04 Plan

Drawing No.
 SSSA-1001

Scale
 1 : 100 @ A1

Issue
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EM BE CE

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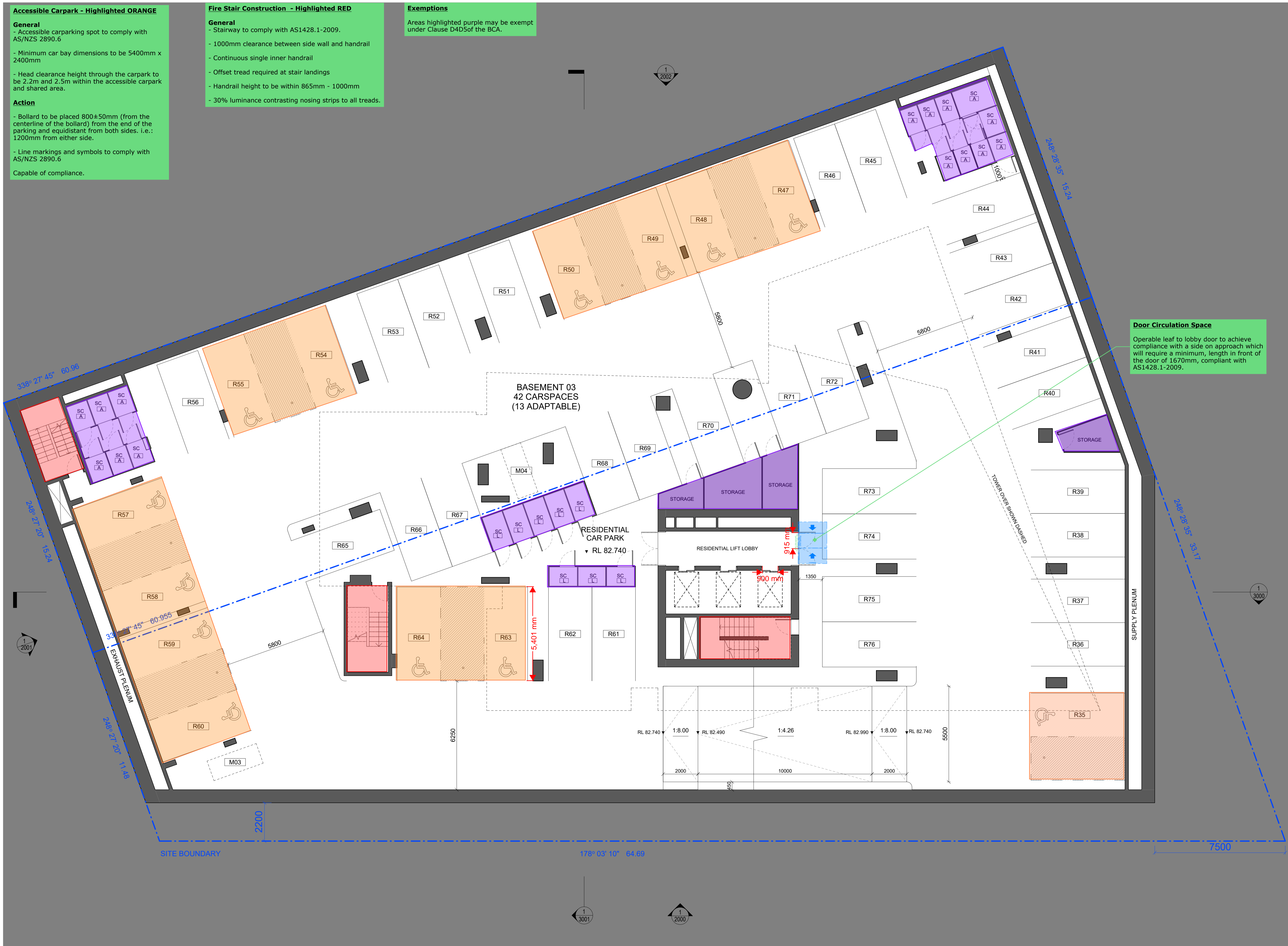
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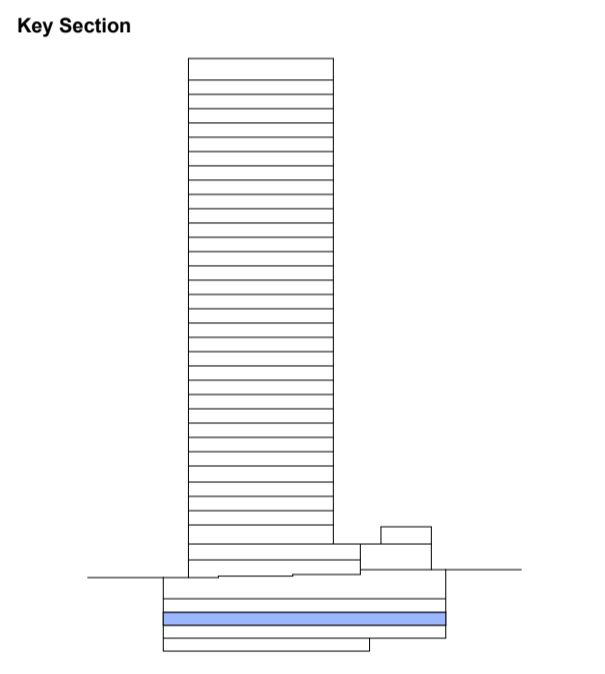
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 Help Street Apartments

Project No.
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Address
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Status
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Drawn SY **Authorised** MP **Date Issued** 20.12.2024

Drawing
 B03 Plan

Drawing No.
 SSSA-1002

Scale
 1 : 100 @ A1

Issue
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EM BE CE

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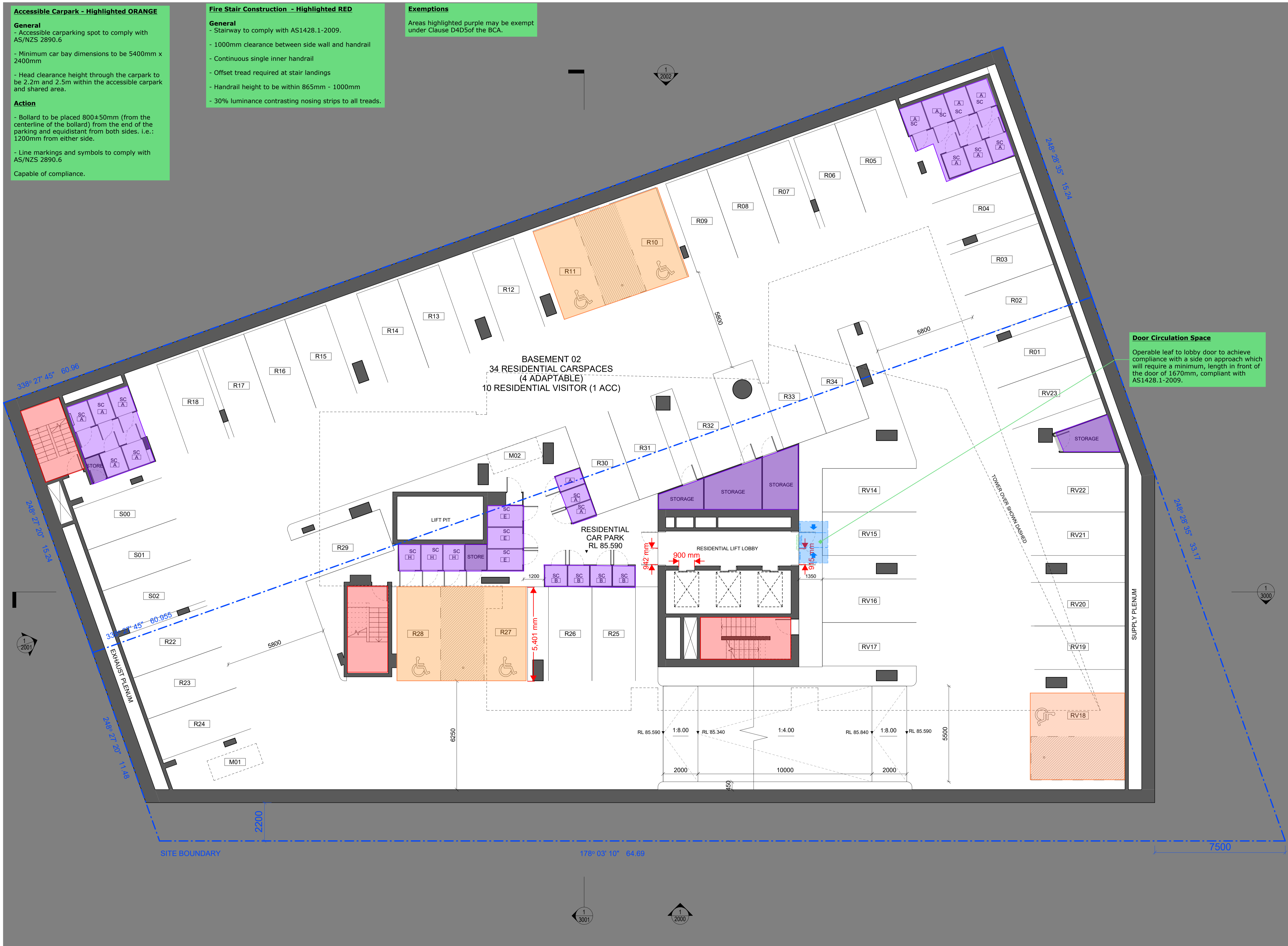
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 Operable leaf to lobby door to achieve compliance with a side on approach which will require a minimum length in front of the door of 1670mm, compliant with AS1428.1-2009.



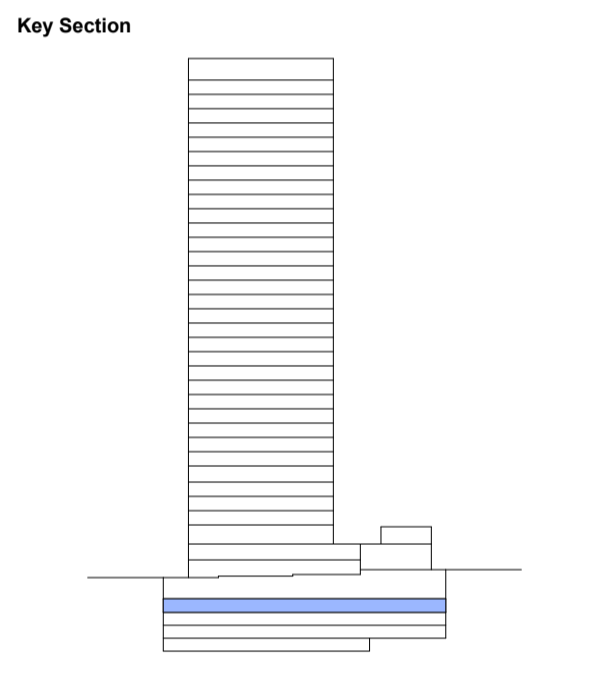
Legend
 SC Storage cage

General Notes
 Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basic Certificate. Do not scale from drawings.

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 Ben Midgley
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- Design Confidence | BCA / Access**
 Lindsay Beard
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Project
 Help Street Apartments

Project No.
 22023

Address
 3-5 Help Street Chatswood

Status
 FOR INFORMATION

Drawn SY **Authorised** MP **Date Issued** 20.12.2024

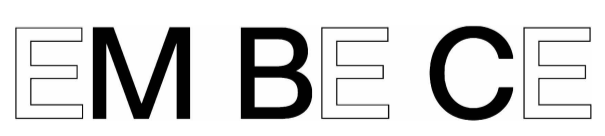
Drawing
 B02 Plan

Drawing No.
 SSSA-1003

Scale
 1 : 100 @ A1

Issue
 -
 North

0 1000 2000 3000 4000 5000
 Scale 1:100 mm



Accessible Carpark - Highlighted ORANGE

General

- Accessible carparking spot to comply with AS/NZS 2890.6
- Minimum car bay dimensions to be 5400mm x 2400mm
- Head clearance height through the carpark to be 2.2m and 2.5m within the accessible carpark and shared area.

Action

- Bollard to be placed 800±50mm (from the centerline of the bollard) from the end of the parking and equidistant from both sides, i.e.: 1200mm from either side.
- Line markings and symbols to comply with AS/NZS 2890.6

Capable of compliance.

Fire Stair Construction - Highlighted RED

General

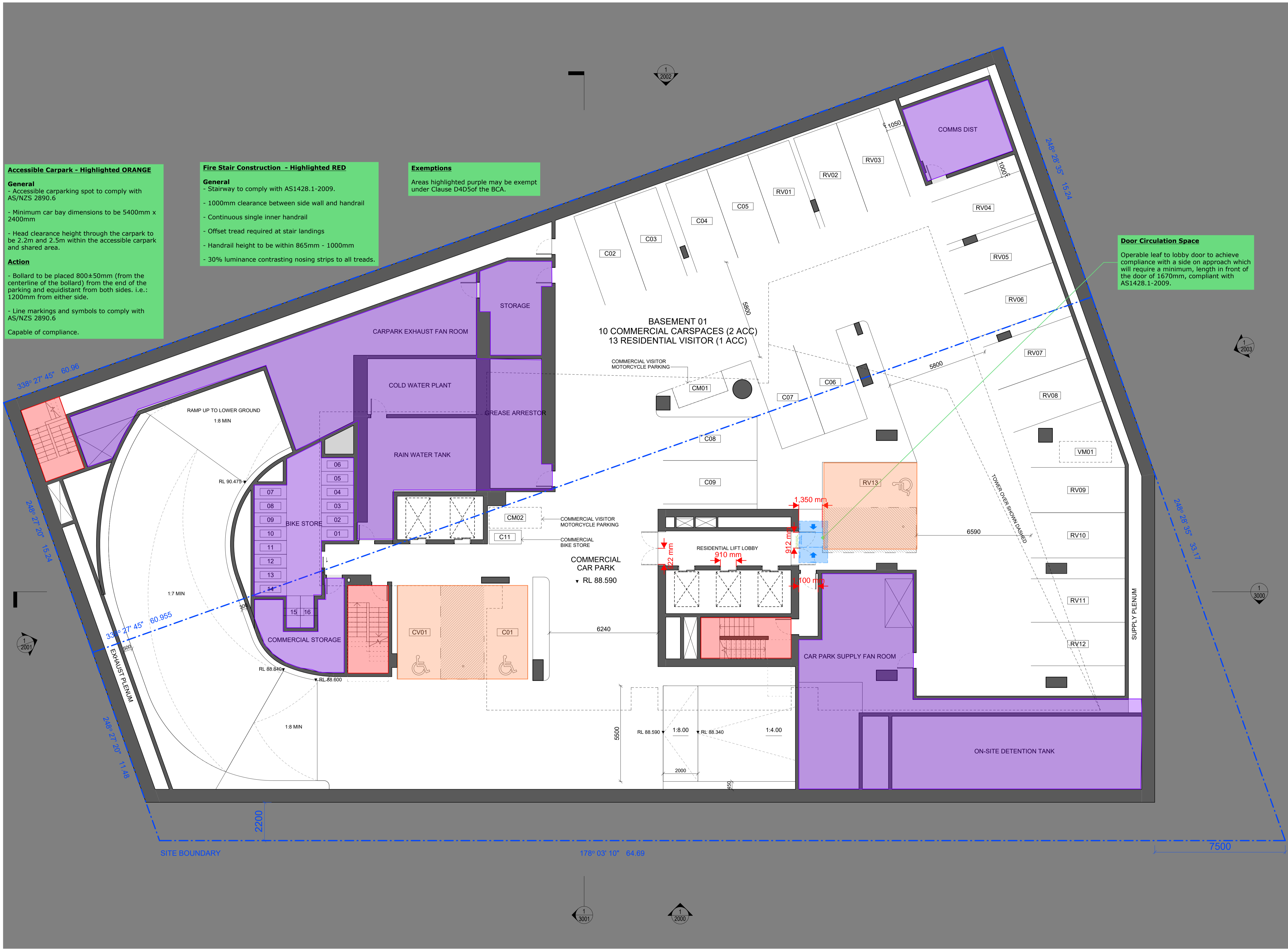
- Stairway to comply with AS1428.1-2009.
- 1000mm clearance between side wall and handrail
- Continuous single inner handrail
- Offset tread required at stair landings
- Handrail height to be within 865mm - 1000mm
- 30% luminance contrasting nosing strips to all treads.

Exemptions

Areas highlighted purple may be exempt under Clause D4D5 of the BCA.

Door Circulation Space

Operable leaf to lobby door to achieve compliance with a side on approach which will require a minimum, length in front of the door of 1670mm, compliant with AS1428.1-2009.



General Notes

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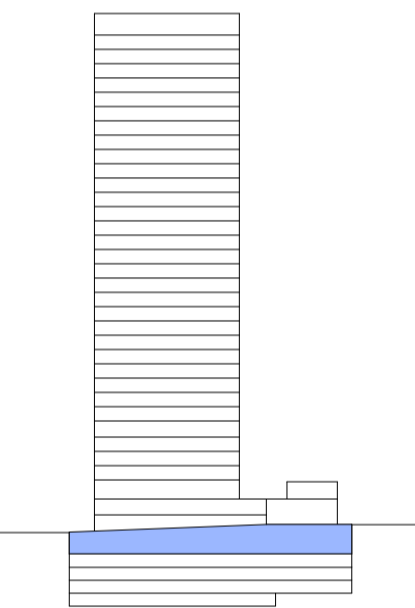
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 0421 193 028

PDC Consultants | Traffic
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Design Confidence | BCA / Access
 Lindsay Beard
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Key Section



Project
 Help Street Apartments

Project No.
 22023

Address
 3-5 Help Street Chatswood

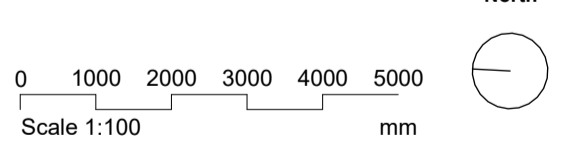
Status
 FOR INFORMATION

Drawn SY **Authorised** MP **Date Issued** 20.12.2024

Drawing
 B01 Plan

Drawing No.
 SSSA-1004

Scale
 1 : 100 @ A1



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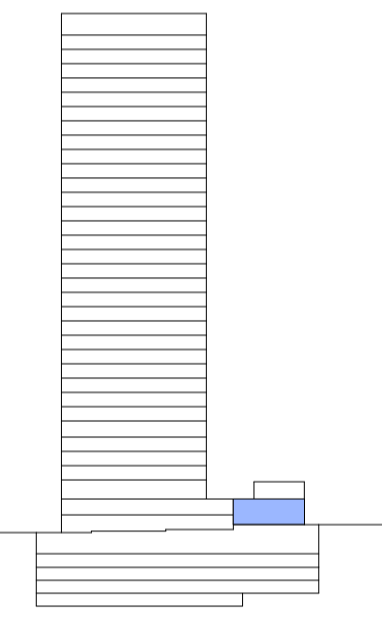
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PDC Consultants | Traffic
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Key Section



Project
 Help Street Apartments

Project No.
 22023

Address
 3-5 Help Street Chatswood

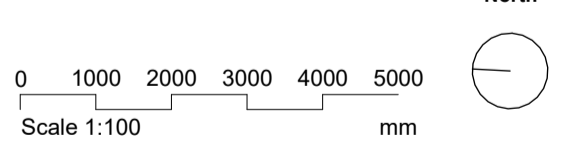
Status
 FOR INFORMATION

Drawn SY **Authorised** MP **Date Issued** 20.12.2024

Drawing
 UG Plan

Drawing No.
 SSSA-1011

Scale
 1 : 100 @ A1



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Exemptions
 Areas highlighted purple may be exempt under Clause D4D5 of the BCA.

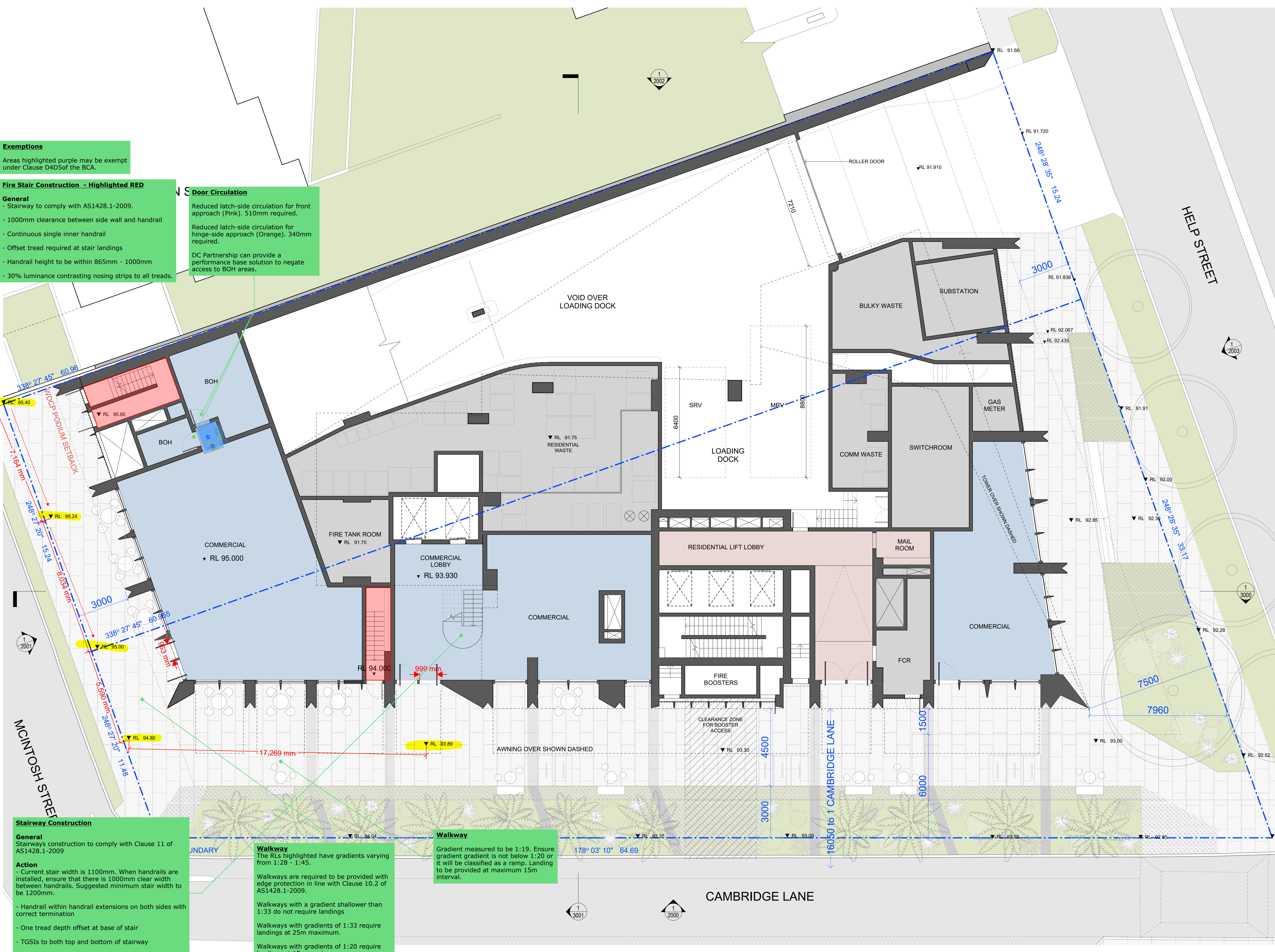
Fire Stair Construction - Highlighted RED
General
 - Stairway to comply with AS1428.1-2009.
 - 1000mm clearance between side wall and handrail
 - Continuous single inner handrail
 - Offset tread required at stair landings
 - Handrail height to be within 865mm - 1000mm
 - 30% luminance contrasting nosing strips to all treads.

Door Circulation
 Reduced latch-side circulation for front approach (Pink). 510mm required.
 Reduced latch-side circulation for hinge-side approach (Orange). 340mm required.
 DC Partnership can provide a performance base solution to negate access to BOH areas.

Stairway Construction
General
 Stairways construction to comply with Clause 11 of AS1428.1-2009
Action
 - Current stair width is 1100mm. When handrails are installed, ensure that there is 1000mm clear width between handrails. Suggested minimum stair width to be 1200mm.
 - Handrail within handrail extensions on both sides with correct termination
 - One tread depth offset at base of stair
 - TGSIs to both top and bottom of stairway
 - Nosing strips with 30% luminance contrast to be provided to all treads.

Walkway
 The RLs highlighted have gradients varying from 1:28 - 1:45.
 Walkways are required to be provided with edge protection in line with Clause 10.2 of AS1428.1-2009.
 Walkways with a gradient shallower than 1:33 do not require landings
 Walkways with gradients of 1:33 require landings at 25m maximum.
 Walkways with gradients of 1:20 require landings at 15m maximum
 Walkways with a gradient between 1:20 - 1:33 require landings determined by linear interpolation.

Walkway
 Gradient measured to be 1:19. Ensure gradient gradient is not below 1:20 or it will be classified as a ramp. Landing to be provided at maximum 15m interval.



Boundary

CAMBRIDGE LANE

HELP STREET

MCINTOSH STREET

General Notes
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Common Grounds | Landscape
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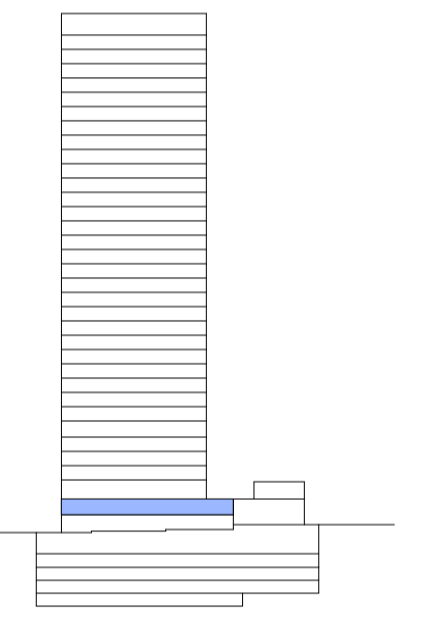
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 Stewart Mann
 0407 545 647

Stantec | Civil
 Jackson Bramley
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PDC Consultants | Traffic
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 0413 167 797

Design Confidence | BCA / Access
 Lindsay Beard
 0407 870 612

Key Section



Project
Help Street Apartments

Project No.
22023

Address
3-5 Help Street Chatswood

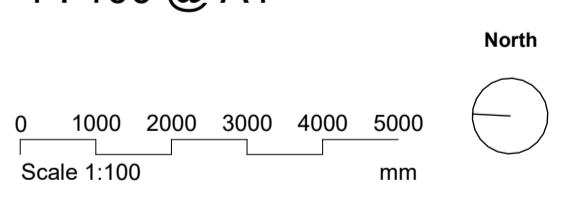
Status
FOR INFORMATION

Drawn Authorised Date Issued
 SY MP 20.12.2024

Drawing
Mezzanine Plan

Drawing No.
SSDA-1100

Scale
1 : 100 @ A1



EM BE CE

General Note
 Provide a balance of left-and-right hand transfer accessible toilets. Currently all right-hand transfer

Accessible Toilet
General
 - Accessible toilet to comply with Clause 15 of AS1428.1-2009.
Action
 - Toilet pan to be compliant with Clause 15.2.2.
Toilet Pan
 - Pan projection to be 800±10mm from rear wall
 - Centreline of pan to side wall to be between 450mm-460mm.
Washbasin
 - Washbasin to be compliant with Clause 15.3.
 - Washbasin to be moved closer to the wall to avoid shower circulation space. Minimum 425mm from wall from centreline of washbasin
 - Wash basin projection to be minimum 430mm from wall.
Shower
 - Shower to be compliant with Clause 15.6.
Fixtures
 - Fixture and fittings to be installed.
 Capable of compliance. Detailed drawings to be issued for further review at a later date.

Ambulant toilet
General
 - Ambulant toilet construction to comply with Clause 16 of AS1428.1-2009.
Action
 - Cubicle length not long enough to provide required circulation space. 610-660mm toilet projection + 900mm circulation space from edge of toilet = 1510mm minimum.
 - Cubicle width to be between 900mm - 920mm
 - Fixtures and fittings to be installed.

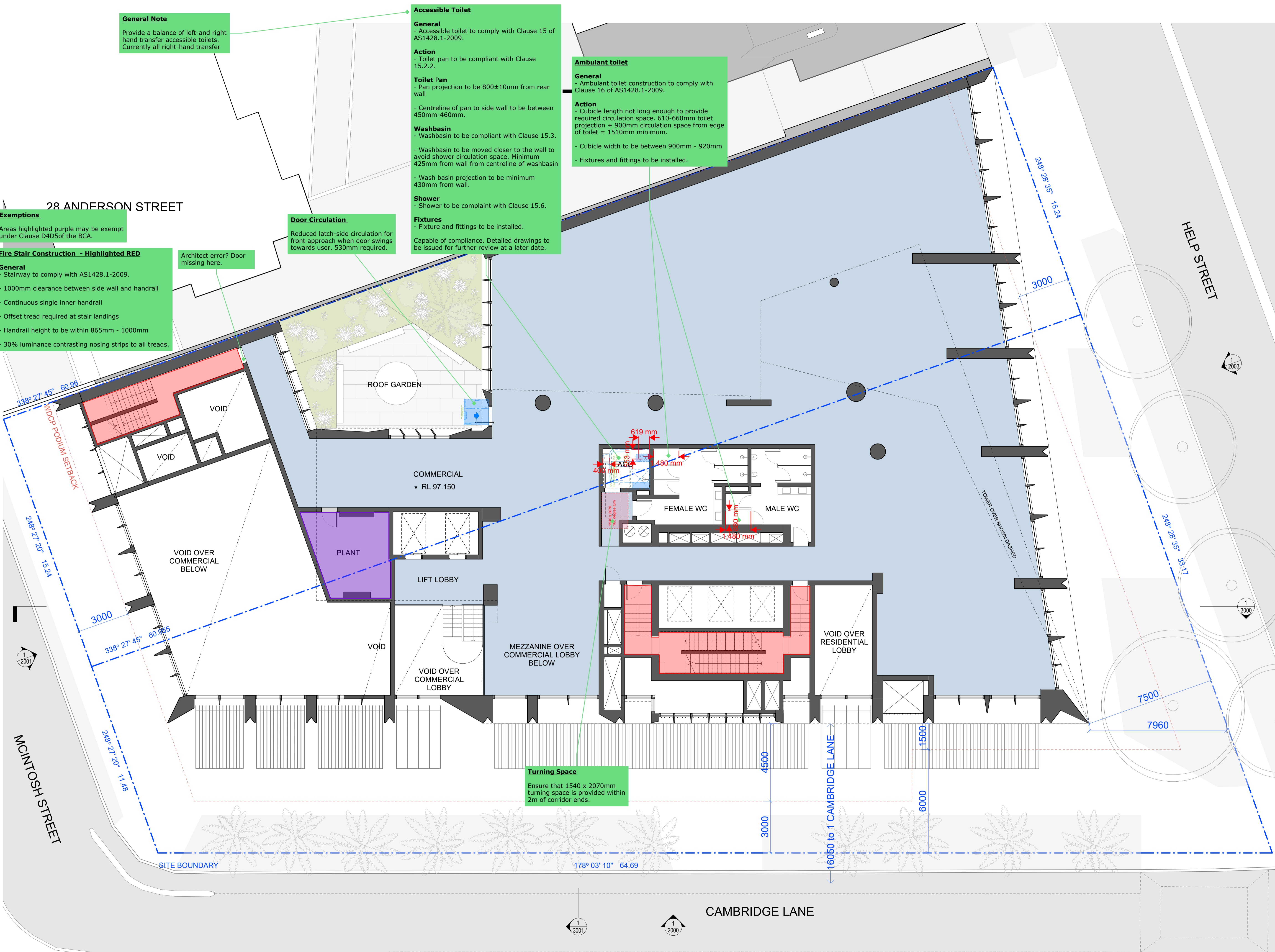
Exemptions
 Areas highlighted purple may be exempt under Clause D4D5 of the BCA.

Fire Stair Construction - Highlighted RED
General
 - Stairway to comply with AS1428.1-2009.
 - 1000mm clearance between side wall and handrail
 - Continuous single inner handrail
 - Offset tread required at stair landings
 - Handrail height to be within 865mm - 1000mm
 - 30% luminance contrasting nosing strips to all treads.

Door Circulation
 Reduced latch-side circulation for front approach when door swings towards user. 530mm required.

Architect error? Door missing here.

Turning Space
 Ensure that 1540 x 2070mm turning space is provided within 2m of corridor ends.



28 ANDERSON STREET

HELP STREET

MCINTOSH STREET

CAMBRIDGE LANE

SITE BOUNDARY

General Notes
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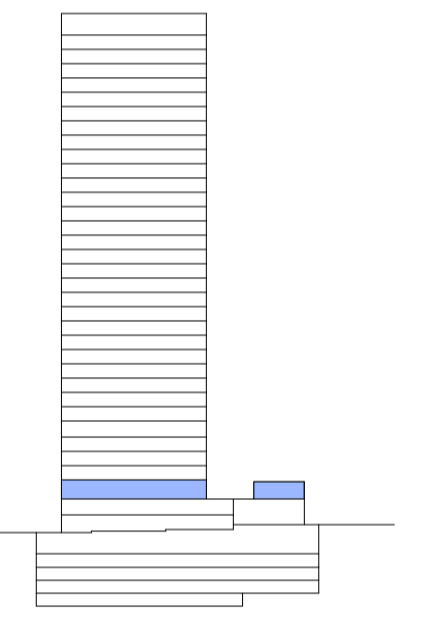
Walkerbal | ESD
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PDC Consultants | Traffic
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Key Section



Project
 Help Street Apartments

Project No.
 22023

Address
 3-5 Help Street Chatswood

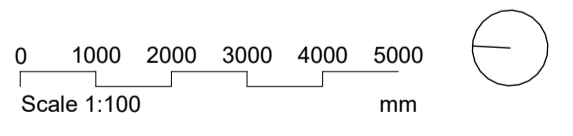
Status
 FOR INFORMATION

Drawn SY **Authorised** MP **Date Issued** 20.12.2024

Drawing
 L01 Plan

Drawing No.
 SSSA-1101

Scale
 1 : 100 @ A1



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General Note
 Provide a balance of left-and right hand transfer accessible toilets. Currently all right-hand transfer

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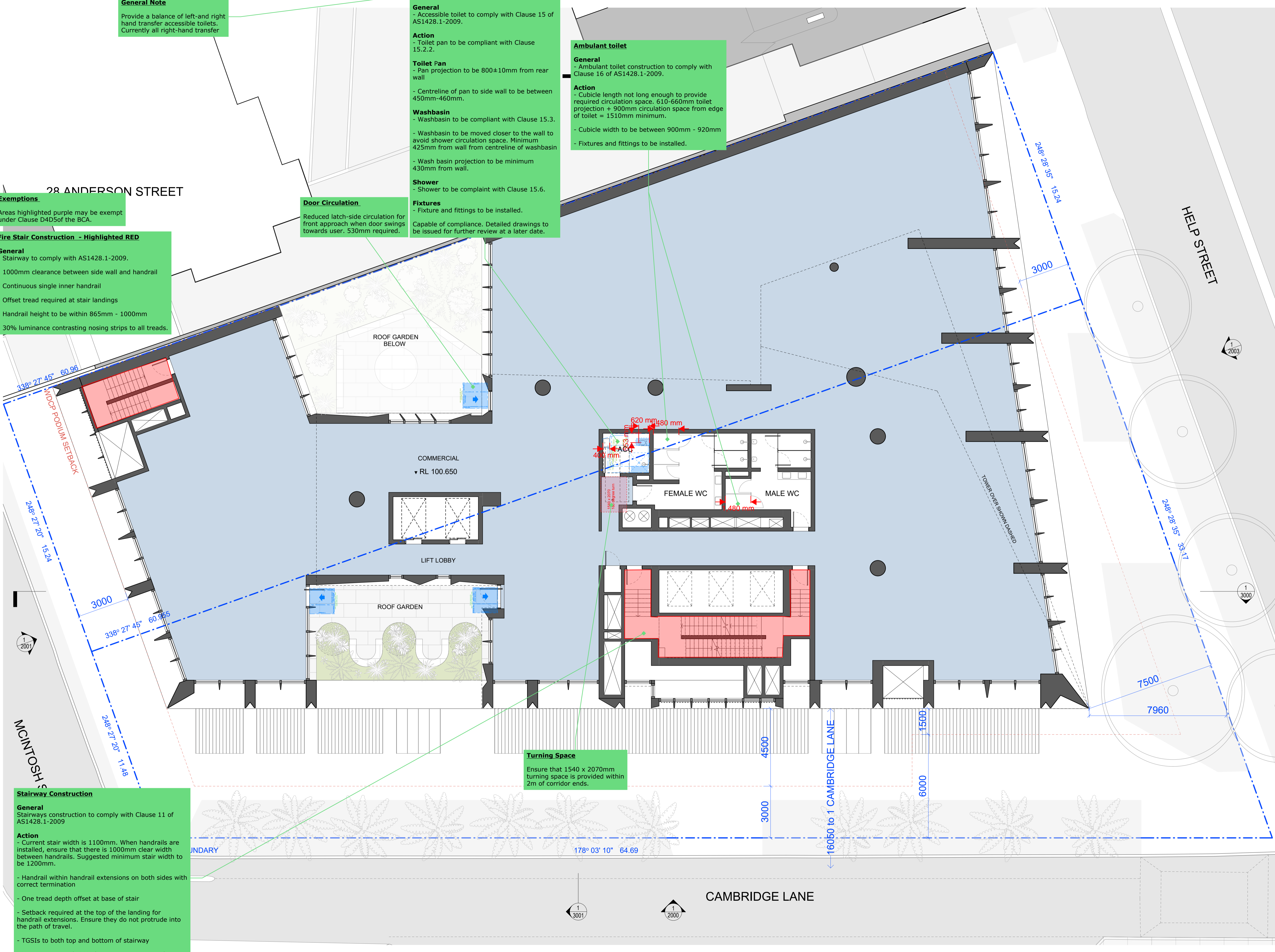
Door Circulation
 Reduced latch-side circulation for front approach when door swings towards user. 530mm required.

Exemptions
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Fire Stair Construction - Highlighted RED
General
 - Stairway to comply with AS1428.1-2009.
 - 1000mm clearance between side wall and handrail
 - Continuous single inner handrail
 - Offset tread required at stair landings
 - Handrail height to be within 865mm - 1000mm
 - 30% luminance contrasting nosing strips to all treads.

Turning Space
 Ensure that 1540 x 2070mm turning space is provided within 2m of corridor ends.

Stairway Construction
General
 - Stairways construction to comply with Clause 11 of AS1428.1-2009
Action
 - Current stair width is 1100mm. When handrails are installed, ensure that there is 1000mm clear width between handrails. Suggested minimum stair width to be 1200mm.
 - Handrail within handrail extensions on both sides with correct termination
 - One tread depth offset at base of stair
 - Setback required at the top of the landing for handrail extensions. Ensure they do not protrude into the path of travel.
 - TGSIs to both top and bottom of stairway
 - Nosing strips with 30% luminance contrast to be provided to all treads.

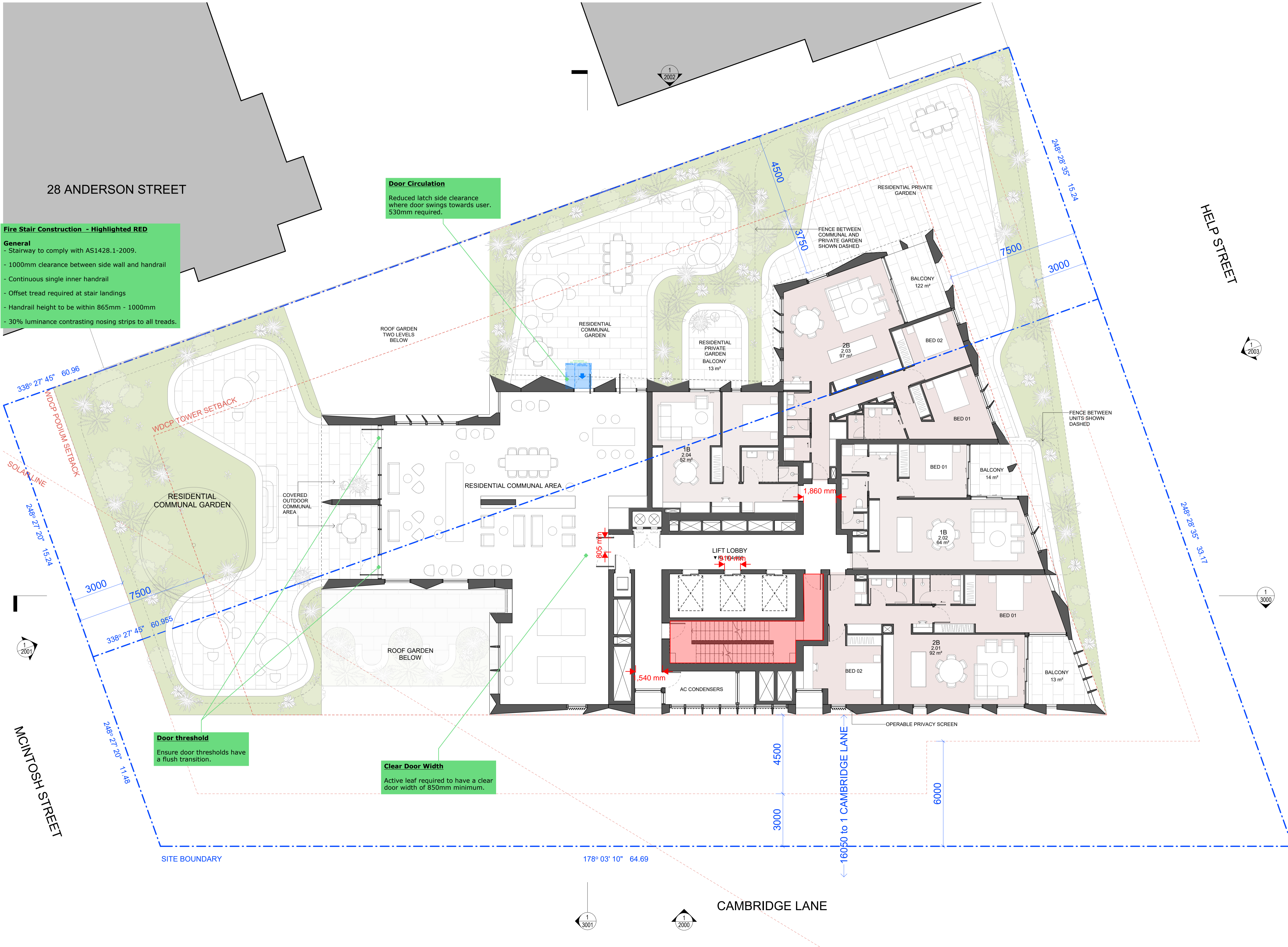


28 ANDERSON STREET

HELP STREET

MCINTOSH'S

CAMBRIDGE LANE



Fire Stair Construction - Highlighted RED

General

- Stairway to comply with AS1428.1-2009.
- 1000mm clearance between side wall and handrail
- Continuous single inner handrail
- Offset tread required at stair landings
- Handrail height to be within 865mm - 1000mm
- 30% luminance contrasting nosing strips to all treads.

Door Circulation

Reduced latch side clearance where door swings towards user. 530mm required.

Door threshold

Ensure door thresholds have a flush transition.

Clear Door Width

Active leaf required to have a clear door width of 850mm minimum.

General Notes

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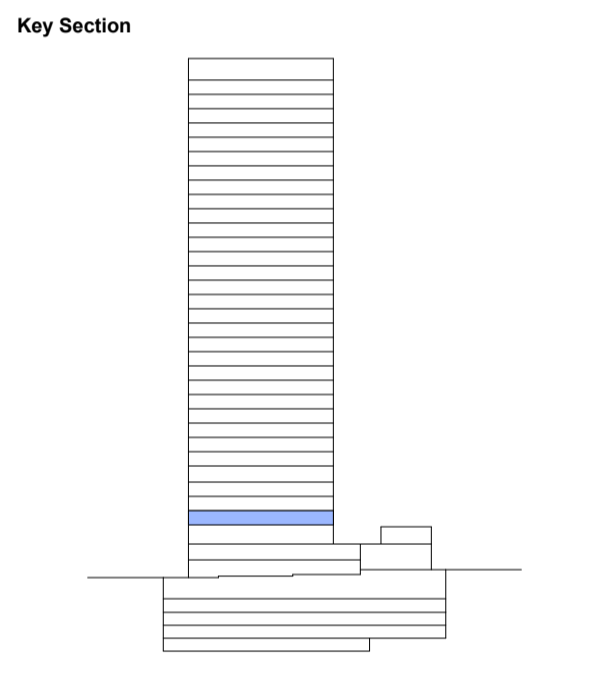
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Project
 Help Street Apartments

Project No.
 22023

Address
 3-5 Help Street Chatswood

Status
 FOR INFORMATION

Drawn SY **Authorised** MP **Date Issued** 20.12.2024

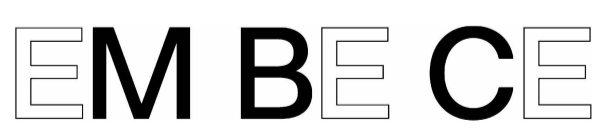
Drawing
 L02 Plan

Drawing No.
 SSSA-1102

Scale
 1 : 100 @ A1

Issue
 -
 North

0 1000 2000 3000 4000 5000
 Scale 1:100 mm



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