



NEST
CONSULTING
GROUP

ACCESSIBILITY ASSESSMENT REPORT

PROJECT:	300 Burns Bay Road Lane Cove NSW 2066
STAGE:	Development Application Phase
REFERENCE:	25099.3-Access
DATE:	18 February 2026
CLIENT:	Lane Cove Developments No.1 Pty Ltd

Document Information

Issue	Description	Date
1	Preliminary issue	11 November 2025
2	Report updated to assess revised architectural documentation and reissued to accompany the State Significant Development Application submission	5 December 2025
3	Report updated to address comments received by project planner and reissued to accompany the State Significant Development Application submission	18 February 2026

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1. Introduction

1.1 Project Description

This Accessibility Assessment Report has been prepared by Nest Consulting Group on behalf of Lane Cove Developments No. 1 Pty Ltd ('the Applicant') in support of a concurrent Rezoning Proposal and State Significant Development Application (Rezoning and SSDA) for a mixed-use development for the site at 300 Burns Bay Road, Lane Cove (the site).

This SSDA seeks approval for -

- (a) Demolition of existing structures on the site, tree removal and site excavation for basement levels.
- (b) Construction of a new residential flat building ranging from 7-15 storeys and comprising 225 apartments including -
 - (i) 198 market apartments;
 - (ii) 34 affordable apartments; and
 - (iii) Communal areas at lower ground, ground level with new recreation park at the eastern edge of the site, rooftop levels including a pool.
- (c) Car and bicycle parking for residents and visitors at lower ground and two (2) basement levels, including -
 - (i) 237 car parking spaces;
 - (ii) Garbage storage; and
 - (iii) Plant rooms and other associated services.
- (d) Public domain and landscaping improvements, including:
 - (i) New open space at the eastern edge of the site; and
 - (ii) Hard and soft landscaping works.

The concurrent Rezoning seeks the following amendments to the Lane Cove Local Environmental Plan 2010 (LCLEP 2010) to facilitate the proposed development -

- (a) Amend the Height of Buildings Map under Clause 4.3 to increase the building height from 21m to 54m; and
- (b) Amend the Maximum Floor Space Ratio Map under Clause 4.4 to change the maximum Floorspace Ratio (FSR) from 2:1 to 3.22:1.

For a further detailed project description, please refer to the Environmental Impact Statement and Rezoning Report prepared by Colliers Urban Planning.

This report should be read in conjunction with the Rezoning Request and Environmental Impact Statement prepared by Colliers Urban Planning, the Architectural Plans prepared by PBD Architects, and the other accompanying technical documents that form part of the State Significant Development Application.

1.2 Intent of Report

The purpose of this report is to provide an assessment of the proposed scope of works against the relevant accessibility deemed-to-satisfy provisions of the Building Code of Australia (BCA) Volume 1 2022 Amendment 2 (i.e., Part D4, E3D7 - E3D8, F4D5 - F4D7 & F4D12).

Where non-compliances are identified, recommendations for resolution are to be provided in the form of a deemed to satisfy solution and/or performance-based solution, as applicable.

1.3 Limitations

This report does not include nor imply that an assessment of the following has been completed for the proposed works -

- (a) Structural Adequacy, Design & Performance;
- (b) Fire, Mechanical, Hydraulic and Electrical Services Design & Performance;
- (c) Work Health & Safety Act 2011;
- (d) Work Cover Authority Requirements;
- (e) Service & Utilities Authority Requirements;
- (f) Disability Discrimination Act (DDA) 1992;
- (g) National Construction Code Volume 2 2022 Amendment 2;
- (h) National Construction Code Volume 3 2022 Amendment 2;
- (i) Any Deemed-to-Satisfy provisions other than those contained within the relevant accessibility Deemed-to-Satisfy provisions of the National Construction Code Volume 1 2022 Amendment 2 (i.e. Part D4, E3D7 - E3D8, F4D5 - F4D7 & F4D12);
- (j) The relevant energy efficiency Deemed-to-Satisfy provisions as contained within the National Construction Code Volume 1 2022 Amendment 2 (i.e. Section J).

1.4 Documentation Assessed

This assessment is based upon the documentation referenced within **Annexure 1** of this report.

2. Description

2.1 Site Description

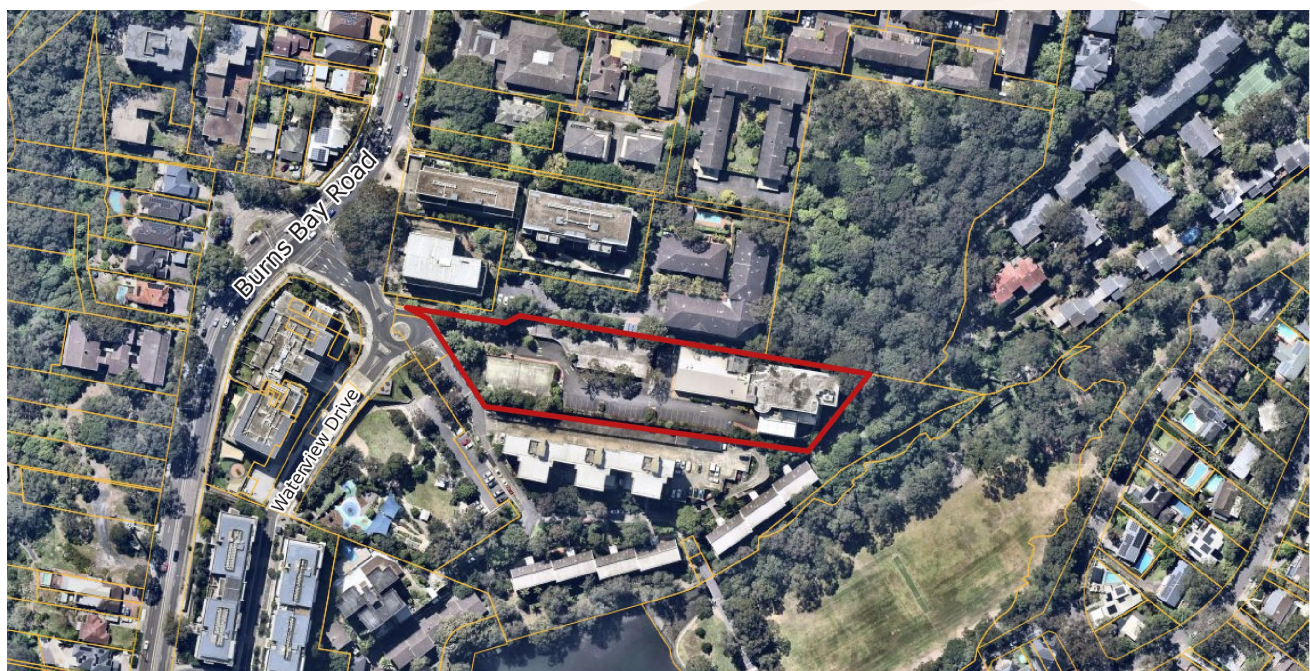
The site is located at 300 Burns Bay Road, Lane Cove NSW 2066 and is legally described as Lot 15 DP1230609.

Situated within the Lane Cove Council (LCC) Local Government Area (LGA), the site is zoned R4 High Density Residential within the Lane Cove Local Environmental Plan 2009 (LCLEP). It has an area of 7,595 m² and comprises an existing office building and warehouse extension on the eastern portion of the site. A single storey structure providing car parking occupies the western part of the site. Car parking is also provided at grade along the southern site boundary and a tennis court is located on the western part of the site.

The site has a sloping topography, with a high point at 22.15m (AHD) along the boundary with the properties to the north, sloping south to a low point of 18.83m (AHD) along the southern boundary, representing an approx. 3.5m level change across the site from north to south.

Vehicle and pedestrian access to the site is via Burns Bay Road. A right of carriageway extends along the western site boundary for driveway access to the neighbouring buildings at 292-298 Burns Bay Road.

An aerial photo of the site is shown at Figure 2.1 below.



 Site Boundary

NOT TO SCALE



Figure 2.1 – Site aerial (Source: Nearmap, edits by Colliers Urban Planning)

2.2 Building Description

The proposed development is understood to include the construction of a multi residential building comprising the following –

- (a) 225 residential apartments and communal spaces distributed amongst multiple residential lobbies across 17 storeys.
- (b) Carparking distributed between 3 storeys.
- (c) Landscaping.

The building is proposed to be accessed via Burns Bay Road at the west of the site.

The proposed floor layouts are indicated in the figures below.



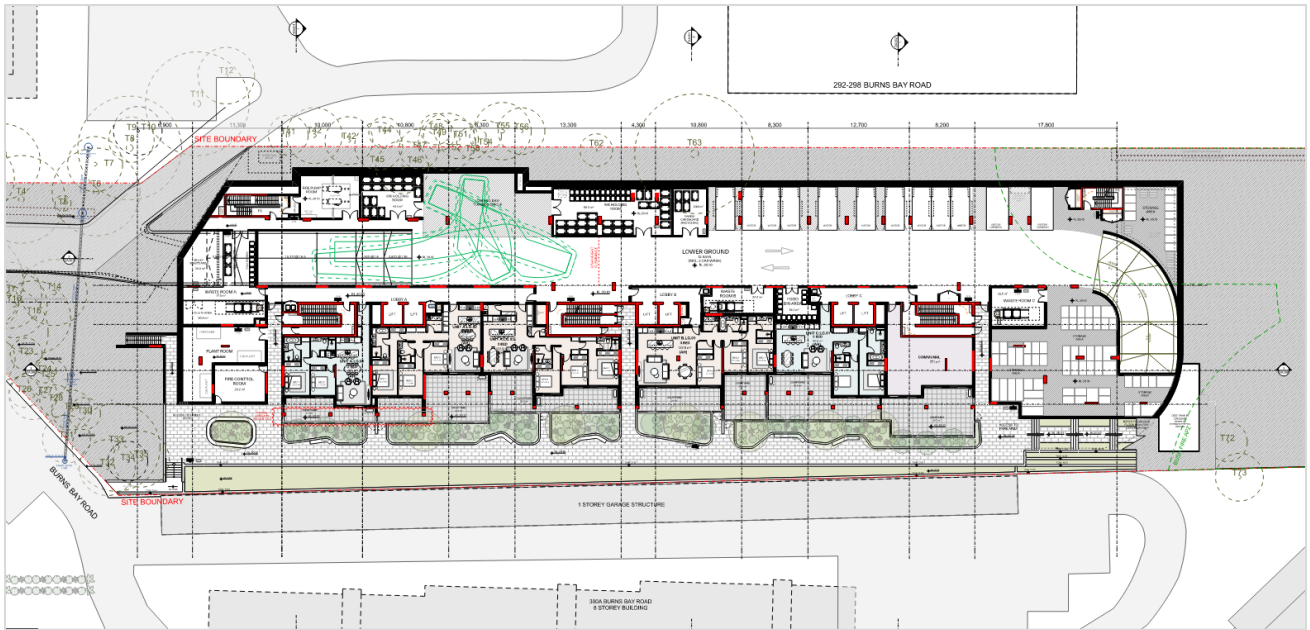


Figure 2.4 – Lower ground floor plan

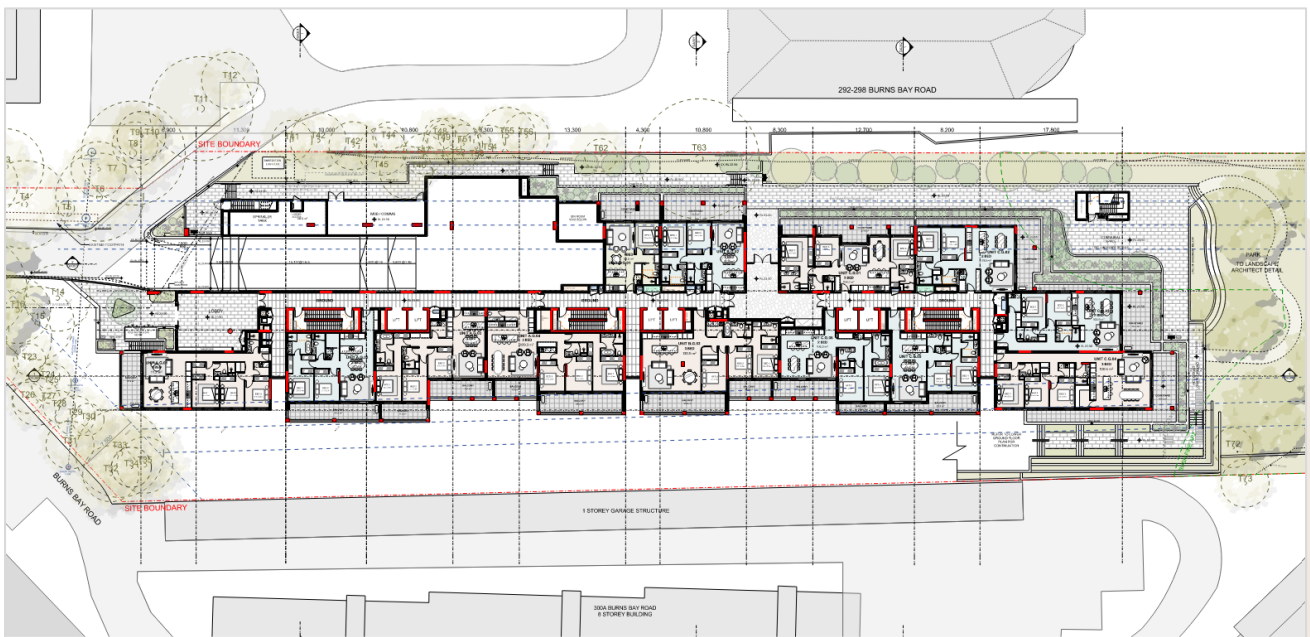


Figure 2.5 – Ground floor plan

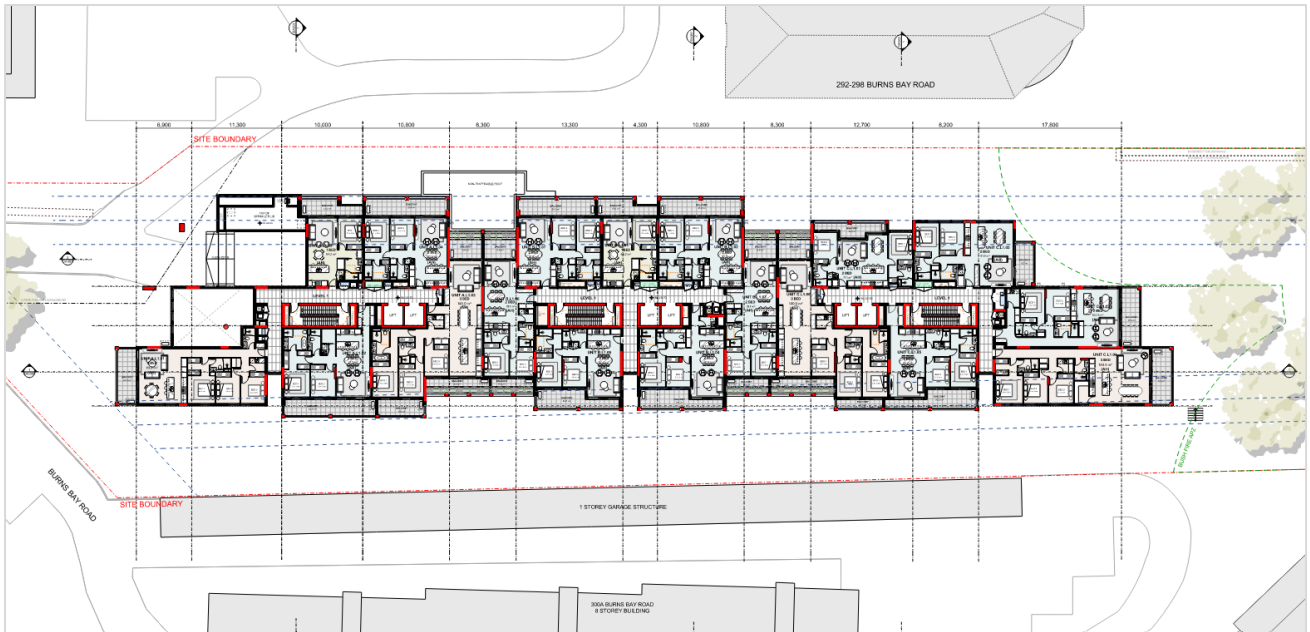


Figure 2.6 – Level 1 plan

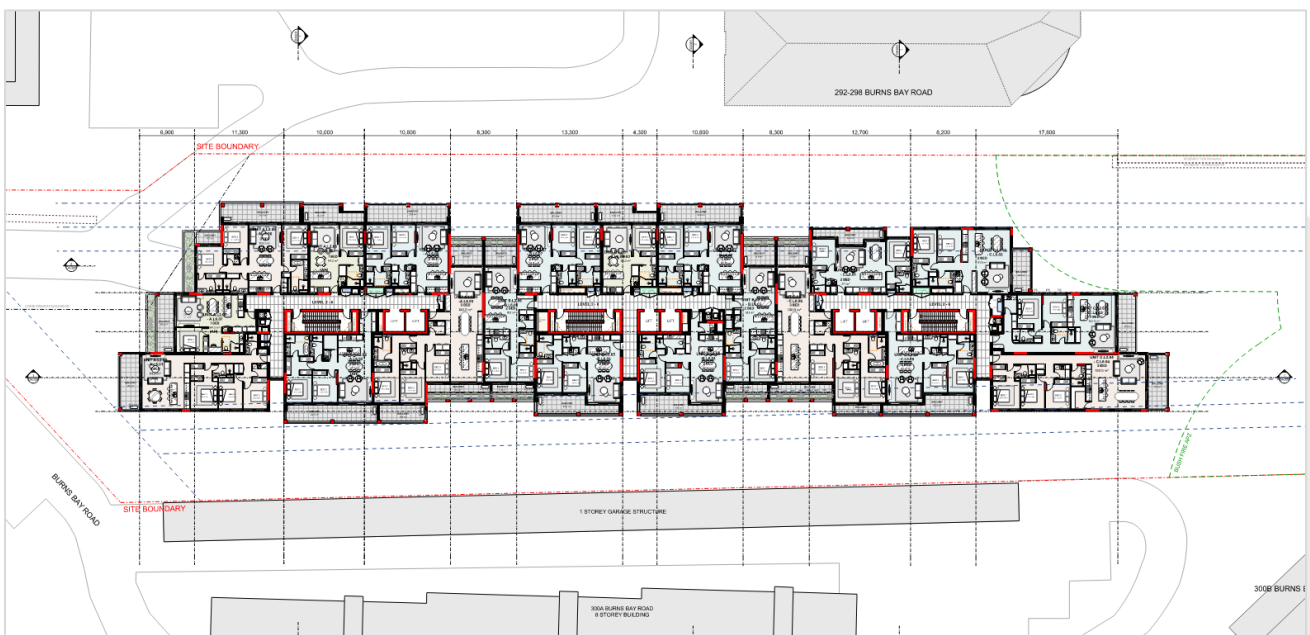


Figure 2.7 – Level 2-6 plan

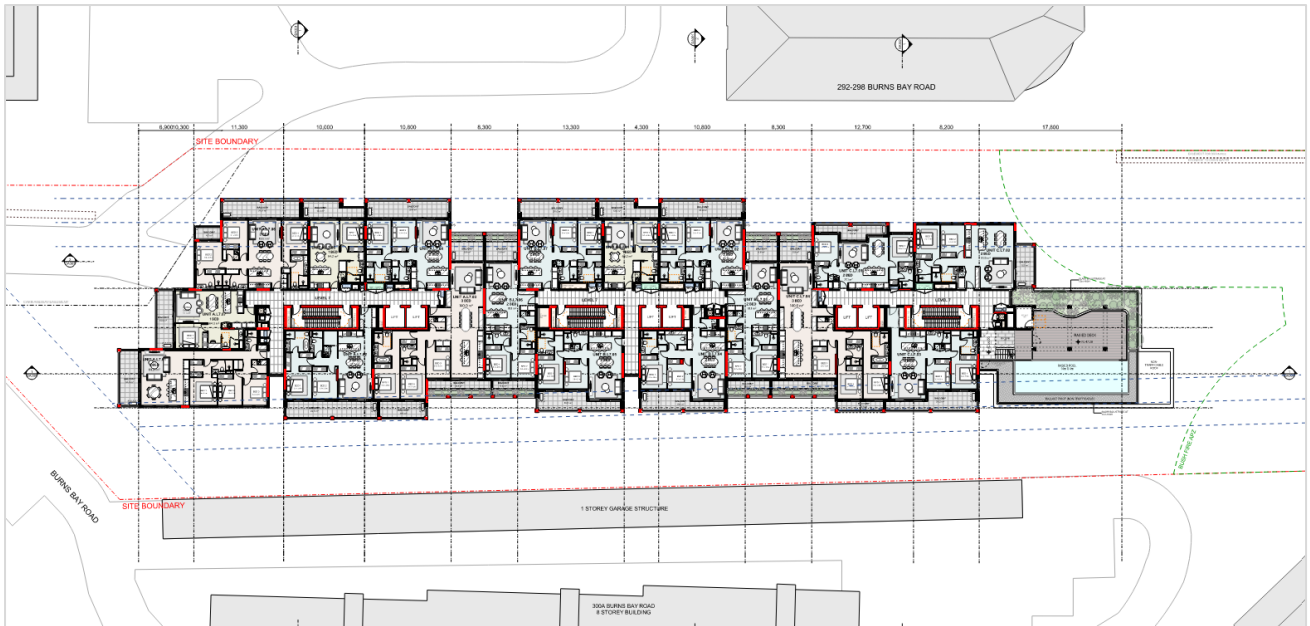


Figure 2.8 – Level 7 plan

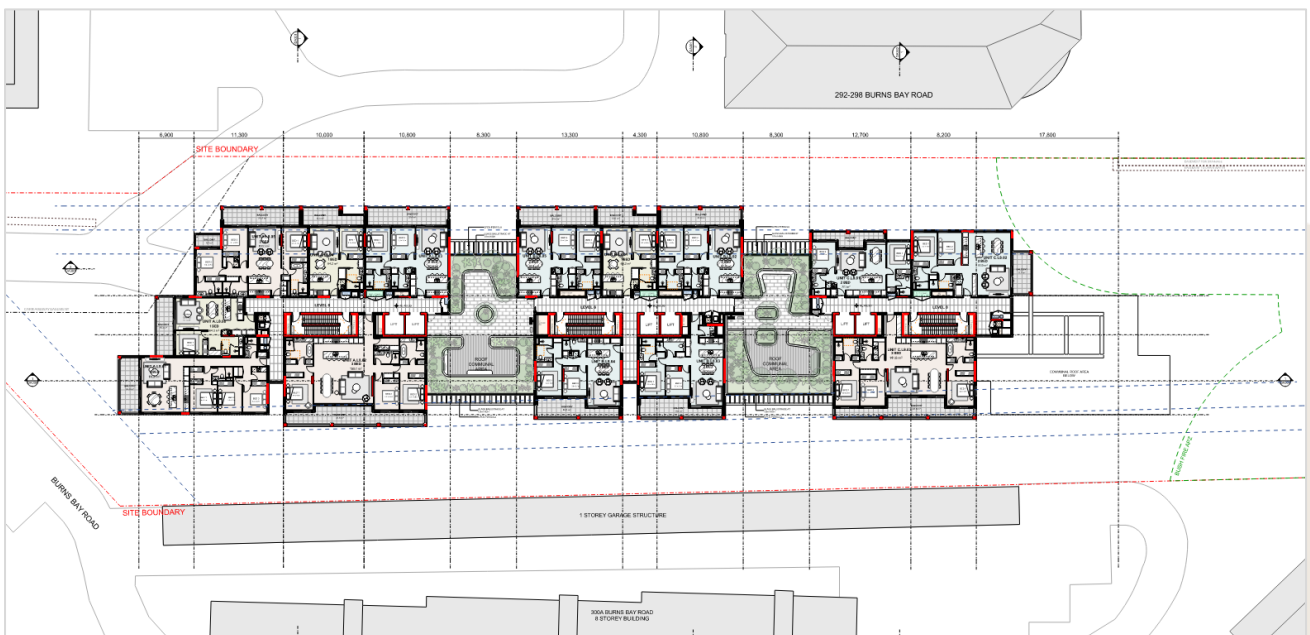


Figure 2.9 – Level 8 plan

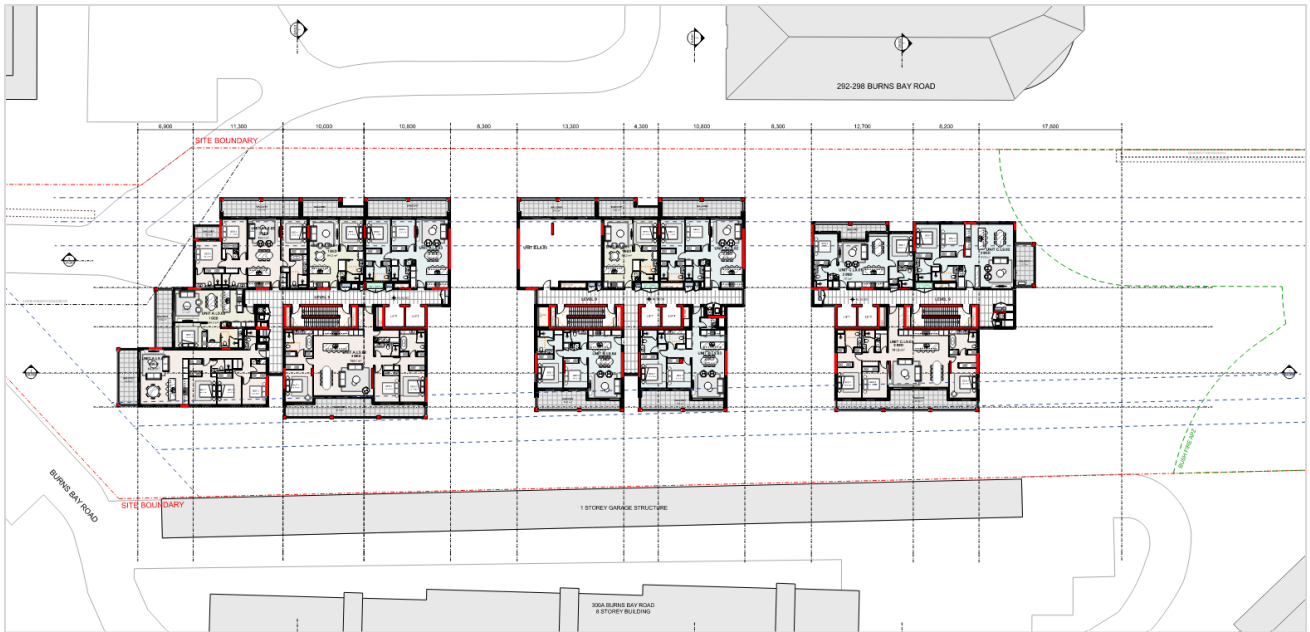


Figure 2.10 – Level 9 plan

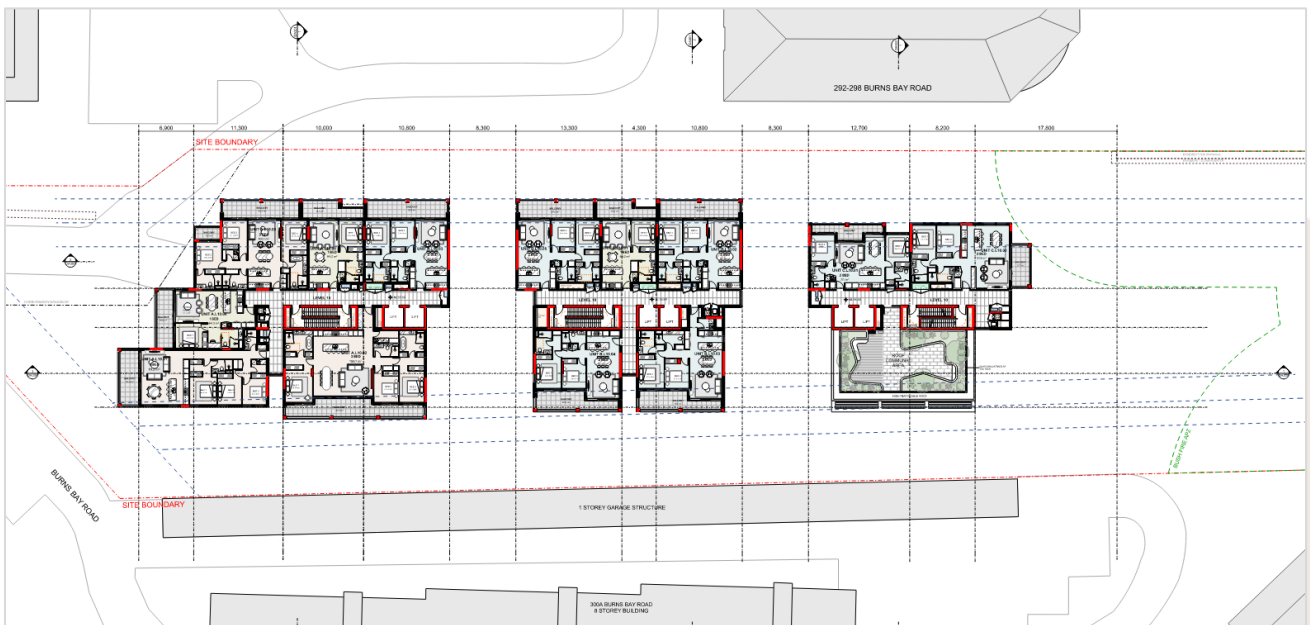


Figure 2.11 – Level 10 plan

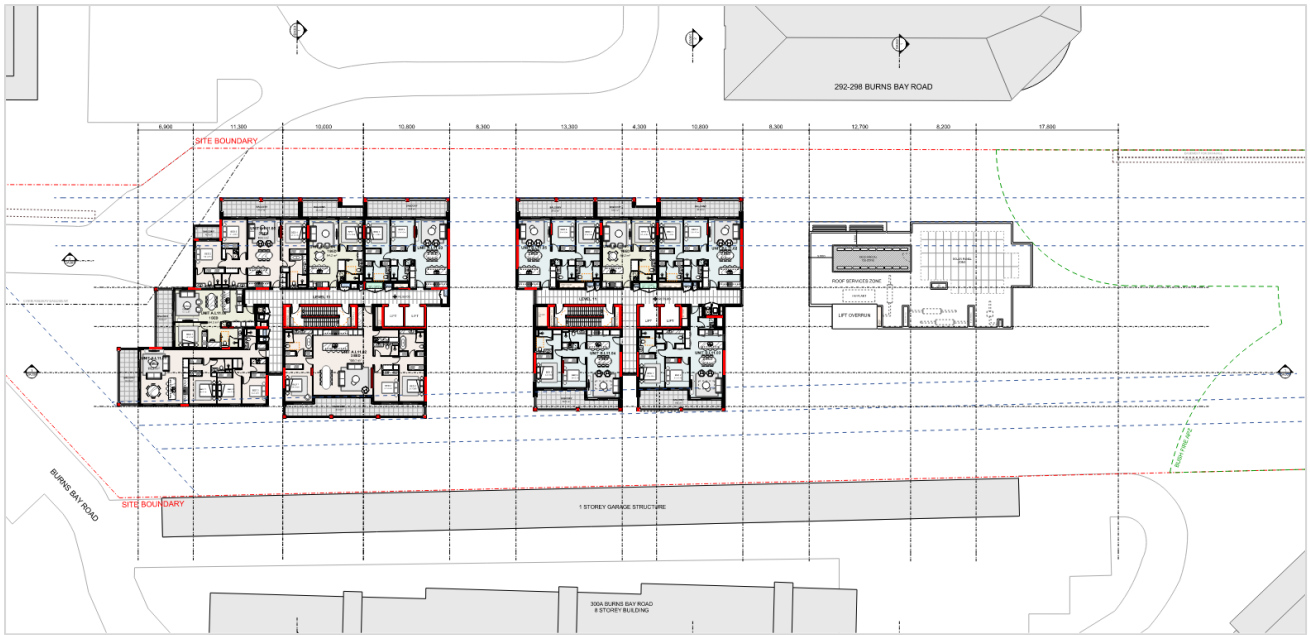


Figure 2.12 – Level 11 plan

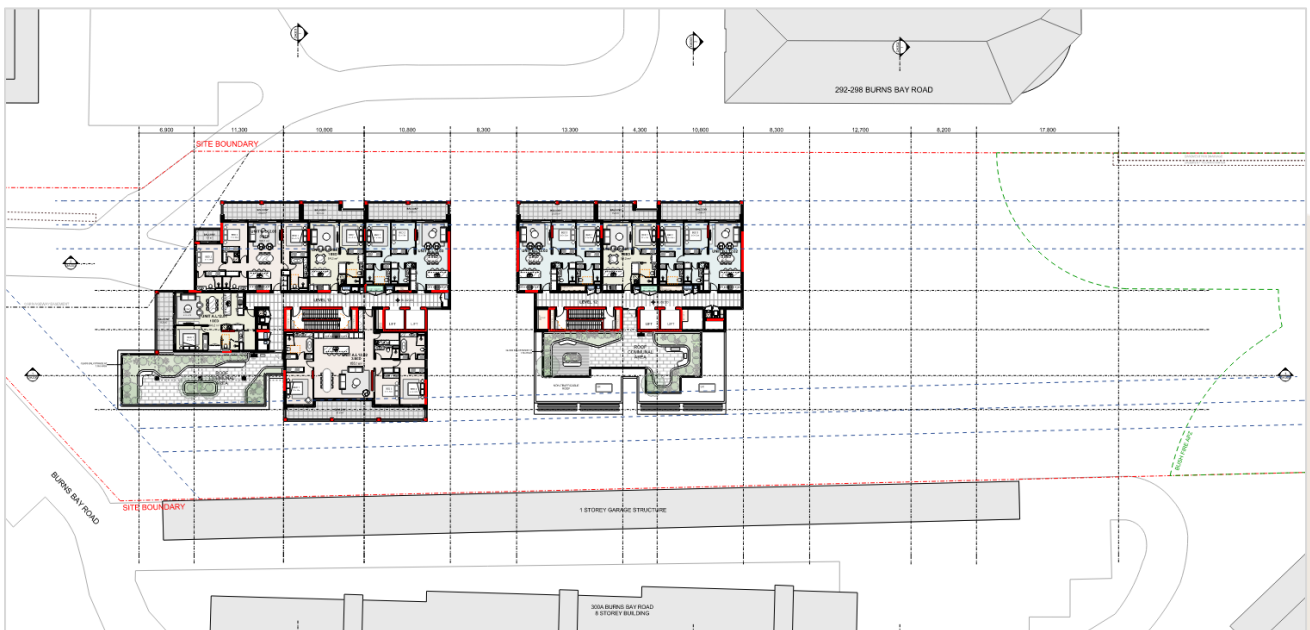


Figure 2.13 – Level 12 plan

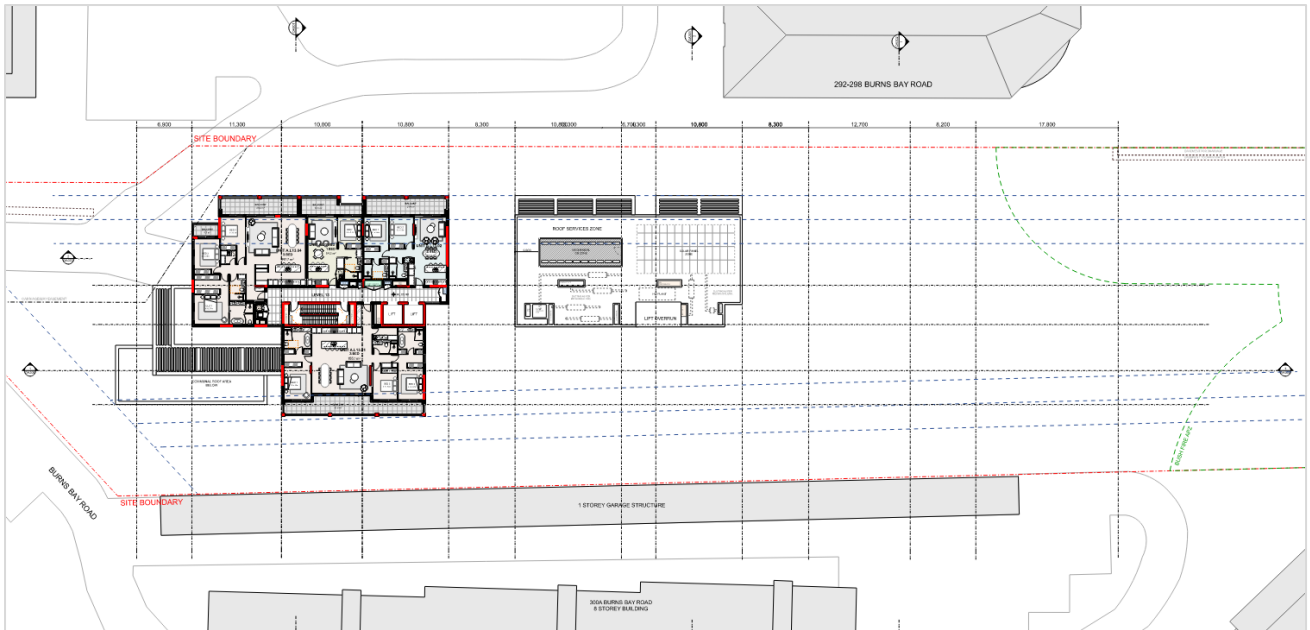


Figure 2.14 – Level 13 plan



Figure 2.15 – Level 14 plan

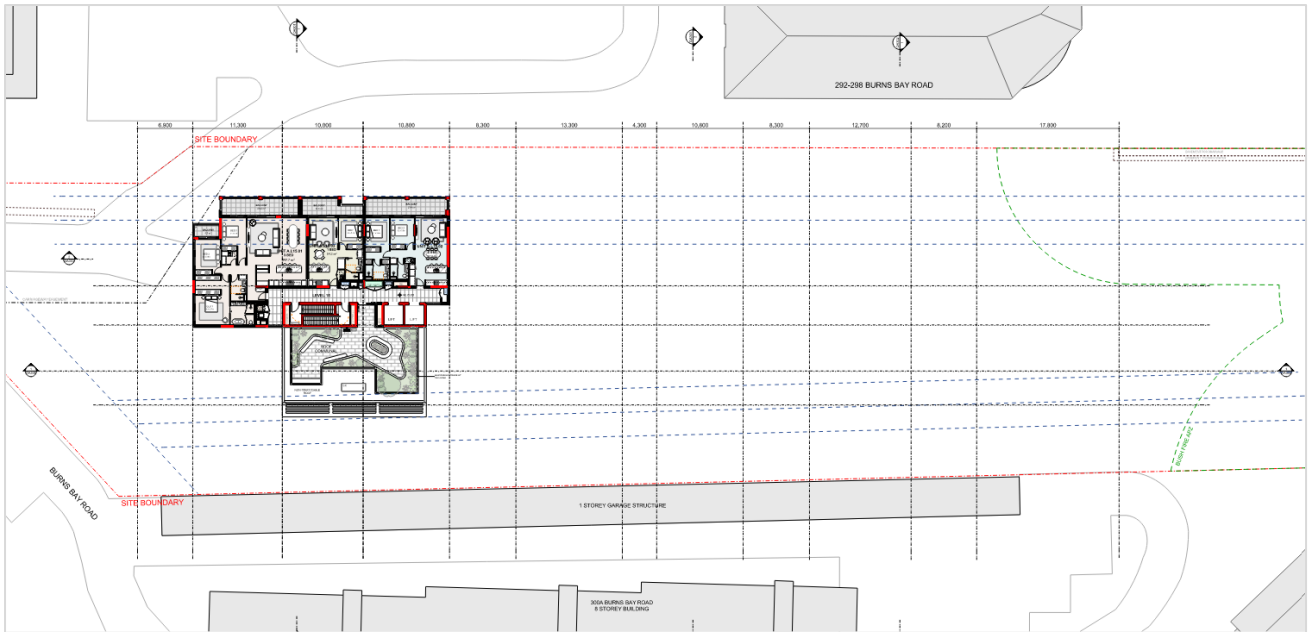


Figure 2.16 – Level 15 plan

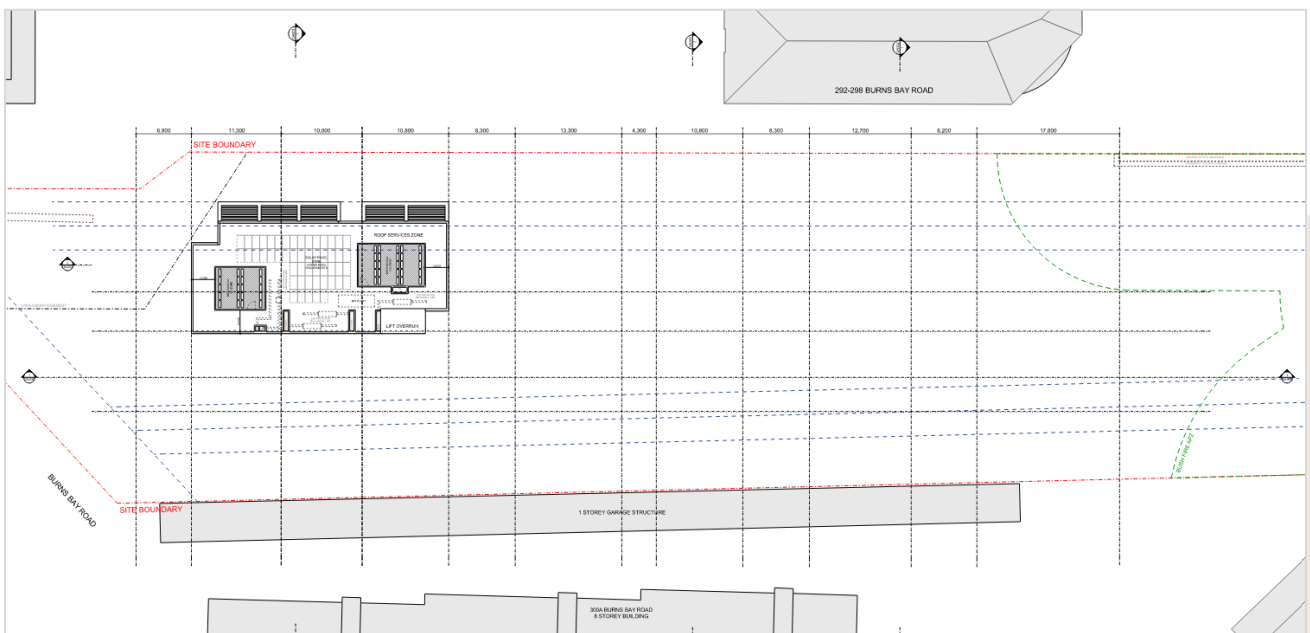


Figure 2.17 – Roof plan

2.3 Classification/s

The building has been identified as having the following building classification/s –

Classification	Description
2	Residential
7a	Carpark
7b	Storage

2.4 Rise in Storeys

The building is determined as having a rise in storeys of 18.

2.5 Effective Height

The building is determined as having an effective height of approximately 55.1m.

2.6 Principal Pedestrian Entrance

The principal pedestrian entrance at the allotment boundary to the building is highlighted in the figure below.

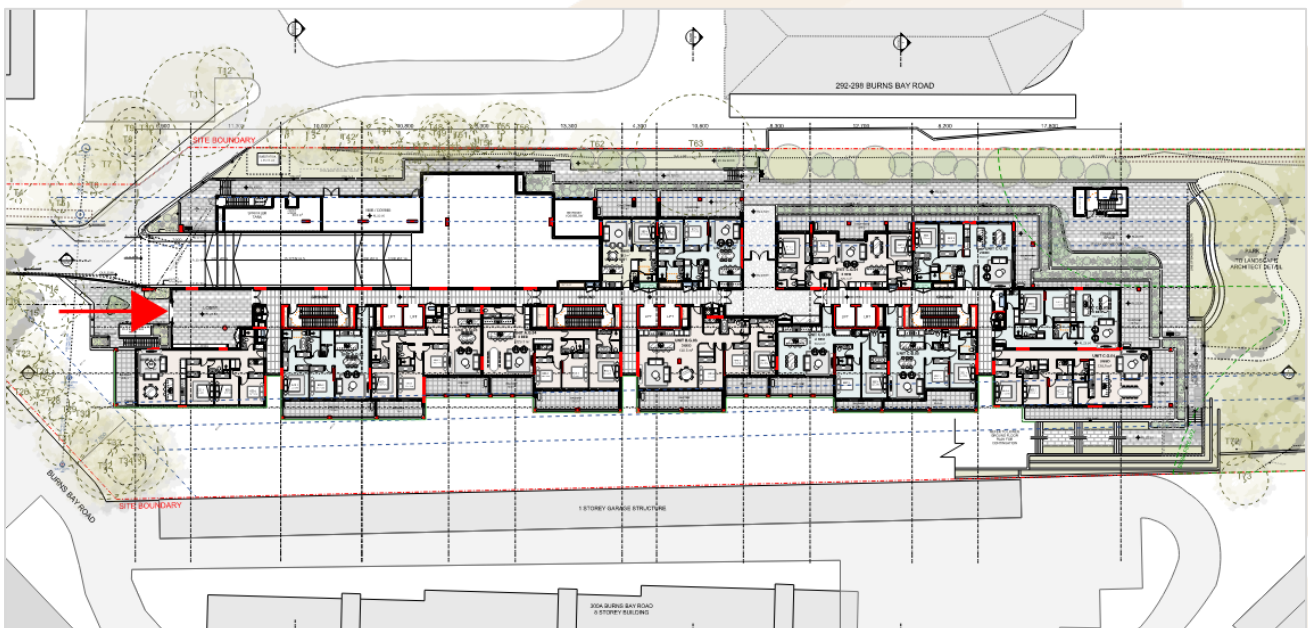


Figure 2.18 – Principal pedestrian entrance

Access to the building has been assessed further in D4D3 of the report.

2.7 Exemptions

The following areas have been identified as not required to be accessible in accordance with D4D5 of the BCA, based on the particular purpose for which it is to be used as well as the potential health or safety risk posed for people with a disability -

- (a) Plant & equipment room/s;
- (b) Bulky waste room/s;
- (c) MSB / Comms room;
- (d) Bin holding room.

2.8 Interpretation Notes

The following interpretations have been adopted as part of the assessment undertaken for the proposed development -

- (a) Basement 1 has been counted in the rise in storeys.
- (b) The storage areas on Basement 2 and Basement 1 have been determined as accounting for less than 10% of the floor area of each corresponding storey.
- (c) The following building parts on the lower ground floor level have been assessed as Class 7b storage areas –
 - (i) FOGO bin area room.
 - (ii) Storage area/s.
 - (iii) Paper / cardboard (recycling) room.
 - (iv) Bin holding room/s.
 - (v) Waste room/s.
- (d) The roof communal areas located on Level 7, Level 8, Level 10, Level 12 and Level 15 have been assessed as occupiable outdoor areas.
- (e) The proposed development has been assessed as a single building.

3. Assessment Summary

The following table summarises matters identified as 'Does Not Comply' and/or 'Further Information Required', with all other matters assessed considered to be either compliant and/or capable of complying via design detail.

A detailed clause by clause assessment is outlined in Section 4 of this report.

Item	DtS Clause	Issue/s	Recommendation/s for resolution
1.	D4D2	The proposed access to the park at the rear of the building has not been clearly indicated on plan, to demonstrate that the accessway is capable of complying with the requirements of AS1428.1-2021.	Further information is to be provided to demonstrate the proposed access to the park at the rear of the proposed from the communal space, is provided with step free access and capable of complying with the requirements of AS1428.1-2021.
2.	D4D3	The proposed access to the building from the principal pedestrian entrance at the allotment boundary to the entry lobby on the ground floor has not been clearly indicated on plan, to demonstrate that the accessway is capable of complying with the requirements of AS1428.1-2021.	Further information is to be provided to demonstrate the accessway extending from the principal pedestrian entrance at the allotment boundary to the entry lobby on the ground floor is capable of complying with the requirements of AS1428.1-2021.

Table 3.1 – Assessment summary

4. Detailed Assessment

A detailed assessment of the proposed scope of works in the context of the applicable Deemed to Satisfy provisions of the Building Code of Australia (BCA) has been undertaken, as outlined below.

The status of compliance against each applicable BCA clause assessed has adopted the following abbreviations-

C	Complies. The proposed design satisfies the requirements of the BCA clause.
CRA	Compliance readily achievable. There is insufficient information to determine that the proposed design satisfies all requirements of the BCA clause, however, may be satisfied by minor design amendments and/or design development.
DNC	Does not Comply. The proposed design does not satisfy the requirements of the BCA clause.
FIR	Further Information Required. There is insufficient information to undertake a detailed assessment of the proposed design against the BCA clause.
PS	Addressed by way of a Performance Solution prepared in accordance with A2G2 of the BCA.
PPS	Potential for Performance Solution prepared in accordance with A2G2 of the BCA.
Note	Information is provided to guide the reader and not as specific assessment of the BCA clause.
N/A	Not applicable. The requirements of the BCA clause do not apply.

SECTION D: ACCESS AND EGRESS

Part D4 – Access for people with a disability

BCA Clause		Comment/s	Status
D4D2	General building access requirements	<u>Requirement/s</u> Unless exempted by D4D5, access must be provided - (a) <i>Class 2 parts</i> – (i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. (ii) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like. (iii) Where a ramp complying with AS 1428.1-2021 or a passenger lift is installed - (A) to the entrance doorway of each sole-occupancy unit; and (B) to and within rooms or spaces for use in common by the residents. (b) <i>Class 7b</i> - To and within all areas normally used by the occupants. (c) <i>Class 7a parts</i> - To and within any level containing accessible carparking spaces.	FIR

Comment/s

Attention is directed to ensuring the following considered as part of the continuous accessible path of travel to and within all areas required to be accessible -

- (a) Continuous accessible paths of travel (incl. turning spaces) complying with Clause 3 of AS1428.1-2021.
- (b) Ground surfaces on continuous accessible paths of travel and circulation spaces complying with Clause 4 of AS1428.1-2021.
- (c) Doorway circulation spaces complying with Clause 10 of AS1428.1-2021, appropriate to the direction of approach.
- (d) Door controls / door hardware complying with Clause 10.4 of AS1428.1-2021.
- (e) Passenger lift complying with E3D7 and E3D8 of the BCA.
- (f) Walkways, ramps and landings complying with Clause 7 of AS1428.1-2021.

Issue/s

The proposed access to the park at the rear of the building has not been clearly indicated on plan, to demonstrate that the accessway is capable of complying with the requirements of AS1428.1-2021.

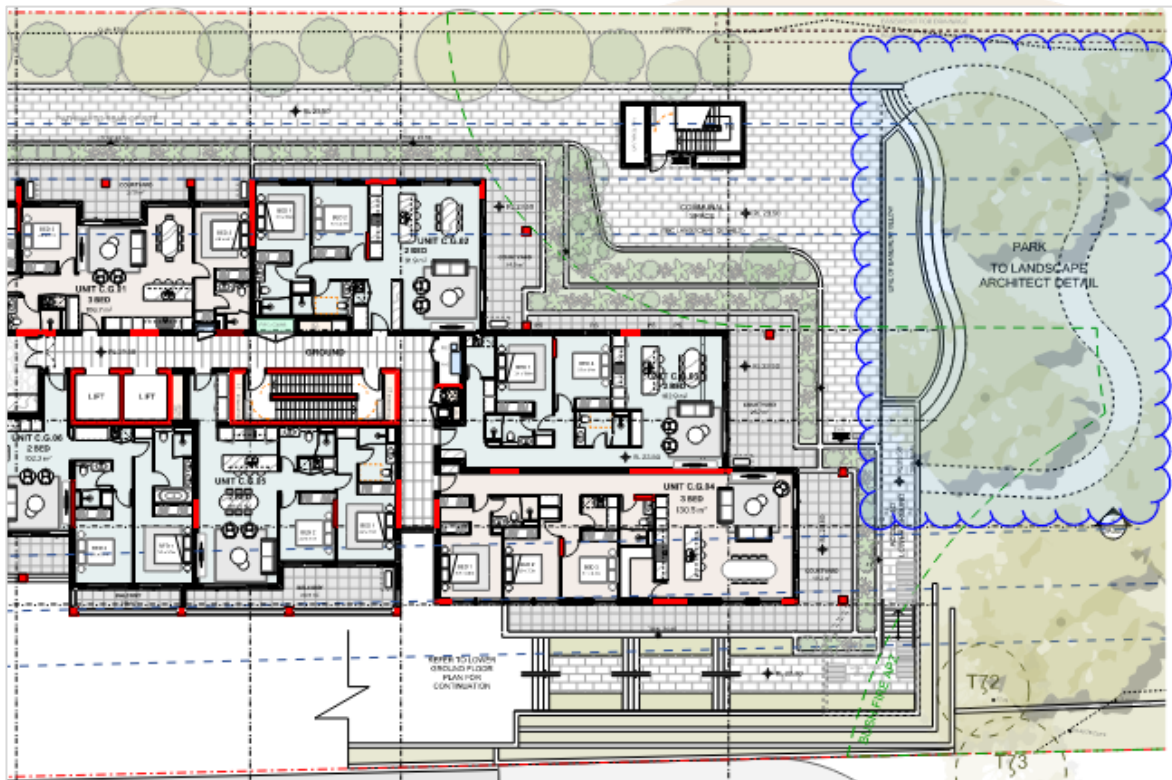


Figure 4.1 – Access to park at rear of building

Part D4 – Access for people with a disability

BCA Clause			Comment/s	Status
D4D3	Access to buildings	to	<u>Requirement/s</u> (a) An accessway complying with AS1428.1-2021 must be provided to the building - (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from any required accessible carparking space on the allotment. (b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance and – (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (ii) 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, except for pedestrian entrances serving only areas exempted by D4D5. (c) Where a pedestrian entrance required to be accessible has multiple doorways— (i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and (ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible. (d) For the purposes of (c)— (i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— (A) all doorways serve the same part or parts of the building; and (B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance; and (ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves. (e) 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 1428.1-2021. <u>Comment/s</u> It is identified that access to the building is provided via the Burns Bay Road frontage, adjacent to the main vehicular entry, located west of the site. The accessways to the corresponding building parts are to comply with the requirements of AS1428.1-2021 and E3D7-E3D8 of the BCA, as appropriate.	FIR

Issue/s

The proposed access to the building from the principal pedestrian entrance at the allotment boundary to the entry lobby on the ground floor has not been clearly indicated on plan, to demonstrate that the accessway is capable of complying with the requirements of AS1428.1-2021.

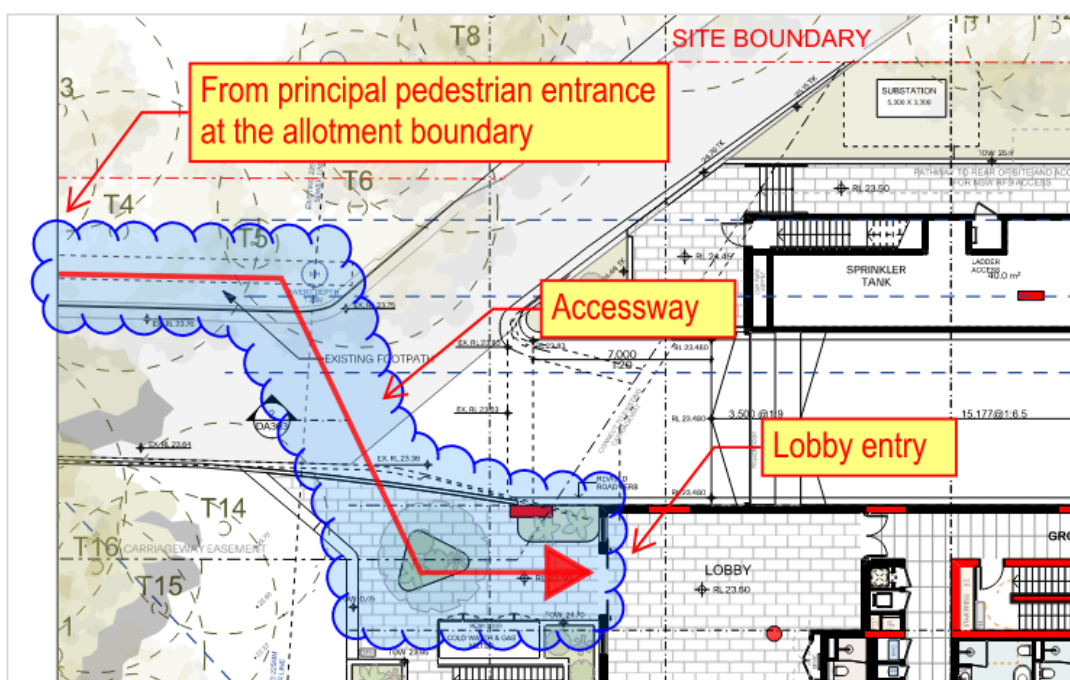


Figure 4.2 – Access to building

Part D4 – Access for people with a disability

BCA Clause	Comment/s	Status
D4D4 Parts of buildings to be accessible	<u>Requirement/s</u> (a) Any ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with— (i) for a ramp, clause 7 of AS1428.1-2021; (ii) for a stairway, clause 8 of AS1428.1-2021; (iii) for a fire isolated stairway, clause 8.1(f) and (g) of AS1428.1-2021. (b) The passenger lifts must comply with E3D7 and E3D8. (c) Accessways must have – (i) passing spaces complying with AS1428.1-2021 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available; and (ii) turning spaces complying with AS1428.1-2021 – (A) within 2m of the end of accessways where it is not possible to continue travelling along the accessway; (B) at maximum 20m intervals along the accessway.	CRA

Part D4 – Access for people with a disability

BCA Clause		Comment/s	Status
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. Noting the above, the following areas have been identified as not required to be accessible based on the particular purpose for which it is to be used as well as the potential health or safety risk posed for people with a disability - (a) Plant & equipment room/s; (b) Bulky waste room/s; (c) Chute area room.	Note
D4D6	Accessible carparking	Not applicable. Accessible carparking spaces are not required to be provided for Class 2 buildings under the requirements of this BCA clause. Refer Adaptable Housing Assessment Report prepared by this office for assessment of car parking spaces associated with the adaptable housing units.	N/A
D4D7	Signage	<u>Requirement/s</u> (a) Braille and tactile signage complying with Specification 15 must – (i) incorporate the international symbol of access in accordance with AS1482.1-2021 and identify each sanitary facility; and (ii) identify each door required by E4D5 to be provided with an exit sign and state - (A) “Exit”; and (B) “Level”; and (C) the floor level number or floor level descriptor, or a combination of the two. (b) Signage in accordance with AS 1428.1-2021 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use. (c) Signage to identify an ambulant accessible sanitary facility in accordance with AS1428.1-2021 must be located on the door of the facility. (d) Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1-2021, must be provided to direct a person to the location of the nearest accessible pedestrian entrance.	CRA
D4D8	Hearing augmentation	Not applicable.	N/A

Part D4 – Access for people with a disability

BCA Clause		Comment/s	Status
D4D9	Tactile indicators	<u>Requirement/s</u> Tactile ground surface indicators complying with Sections 1 and 2 of AS/NZS 1428.4.1-2009 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; (b) A ramp, other than a step ramp or kerb ramp; and (c) In the absence of a suitable barrier – (i) an overhead obstruction less than 2m above the floor level and an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building; (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.	CRA
D4D10	Wheelchair seating spaces in Class 9b assembly buildings	Not applicable.	N/A
D4D11	Swimming pools	Not applicable. The swimming pool located on level 7 is identified as having a total perimeter of less than 40m in length.	N/A
D4D12	Ramps	<u>Requirement/s</u> 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.	CRA
D4D13	Glazing on an accessway	<u>Requirement/s</u> 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 for their full width with an unbroken, solid and opaque contrasting line in accordance with Clause 3.6 of AS1428.1-2021. Clause 3.6 of AS1428.1-2021 requires that 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. Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.	CRA

SECTION E: SERVICES AND EQUIPMENT

Part E3 – Lift installations

BCA Clause	Comment/s	Status
E3D7	Passenger lift types and their limitations <u>Requirement/s</u> (a) Every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type – (i) There are no limitations on the use of electric passenger lifts or electrohydraulic passenger lifts; (ii) Stairway platform lifts must not – (A) be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18; or (B) be used where it is possible to install another type of passenger lift; or (C) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or (D) when in the folded position, encroach on the minimum width of a stairway required by D2D8 to D2D11. (iii) A low rise platform lift must not travel more than 1000mm; (iv) A low rise, low speed constant pressure lift must not – (A) for an enclosed type, travel more than 4m; or (B) for an unenclosed type, travel more than 2m. (v) A small sized, low speed automatic lift must not travel more than 12m. (b) The passenger lift must not rely on a constant pressure device for its operation if the lift car is fully enclosed.	CRA

Part E3 – Lift installations

E3D8	BCA Clause	Comment/s	Status
	Accessible features required for passenger lifts	<u>Requirement/s</u> Every passenger lift must have the following features, where applicable – (a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12-1999 for all lifts except— (i) a stairway platform lift; and (ii) a low-rise platform lift. (b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m. (c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12m, except a stairway platform lift. (d) Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift. (e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift. (f) Passenger protection system complying with AS 1735.12-1999 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 1735.12-1999 for all lifts except – (i) A stairway platform lift; and (ii) A low rise platform lift. (i) Lighting in accordance with AS 1735.12-1999 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 light to signal that the call has been received, for all lifts except a stairway platform lift.	CRA

SECTION F: HEALTH AND AMENITY

Part F4 – Sanitary and other facilities

BCA Clause		Comment/s	Status
F4D5	Accessible sanitary facilities	Requirement/s (a) Accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6. (b) Accessible unisex showers must be provided in accordance with F4D7. (c) An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products. (d) 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 1428.1-2021. <u>Comment/s</u> It is noted that an accessible unisex sanitary facility is proposed adjacent to the pool area on level 7, for use in common by occupants in the Class 2 parts.	CRA
F4D6	Accessible unisex sanitary compartments	<u>Requirement/s</u> Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for the Class 2 parts requires not less than 1, where sanitary compartments are provided in common areas.	CRA
F4D7	Accessible unisex showers	<u>Requirement/s</u> Where required by F4D5(b), the minimum number of accessible unisex showers for the Class 2 parts required not less than 1, where showers are provided in common areas.	CRA
F4D12	Accessible adult change facilities	Not applicable.	N/A

5. Conclusion

In concluding the review undertaken, it is considered that based on the documentation provided (as referenced in Annexure 1), the proposed scope of works is capable of complying with the relevant accessibility deemed to satisfy provisions and/or performance requirements of the Building Code of Australia (BCA) Volume 1 2022 Amendment 2.

Where compliance is to be obtained via a performance-based solution for any BCA provision, it is considered that any such solution/s will not necessitate significant changes to the proposed design.



Nicolas Hurtado

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ANNEXURE 1 – Documentation Assessed

This assessment is based on the following documentation –

Discipline	Architectural		
Organisation	DKO Architecture		
Documentation Type	Plans		
Plan No.	Title	Revision	Date
DA100	Basement 2 Plan	P3	21.11.2025
DA101	Basement 1 Plan	P3	21.11.2025
DA102	Lower Ground Floor Plan	P3	21.11.2025
DA103	Ground Floor Plan	P3	21.11.2025
DA104	Level 1 Plan	P3	21.11.2025
DA105	Level 2-6 Plan	P3	21.11.2025
DA106	Level 7 Plan	P3	21.11.2025
DA107	Level 8 Plan	P3	21.11.2025
DA108	Level 9 Plan	P3	21.11.2025
DA109	Level 10 Plan	P3	21.11.2025
DA110	Level 11 Plan	P3	21.11.2025
DA111	Level 12 Plan	P3	21.11.2025
DA112	Level 13 Plan	P3	21.11.2025
DA113	Level 14 Plan	P3	21.11.2025
DA114	Level 15 Plan	P3	21.11.2025
DA115	Roof Plan	P3	21.11.2025
DA300	Section Sheet 1	P3	21.11.2025
DA301	Section Sheet 2	P3	21.11.2025
DA302	Section Sheet 3	P3	21.11.2025
DA303	Driveway Section	P3	21.11.2025

ANNEXURE 2 – Summary of Technical Requirements

REQUIREMENTS

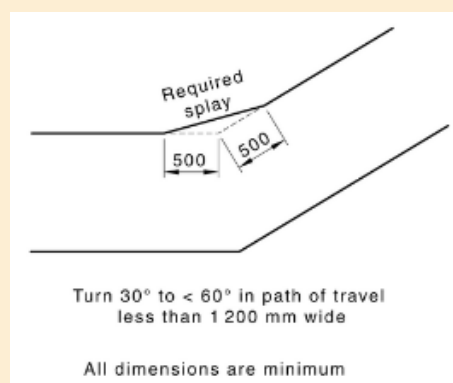
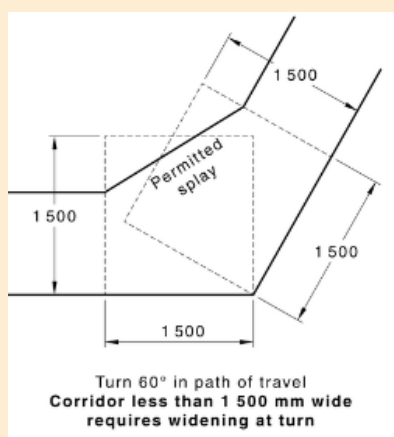
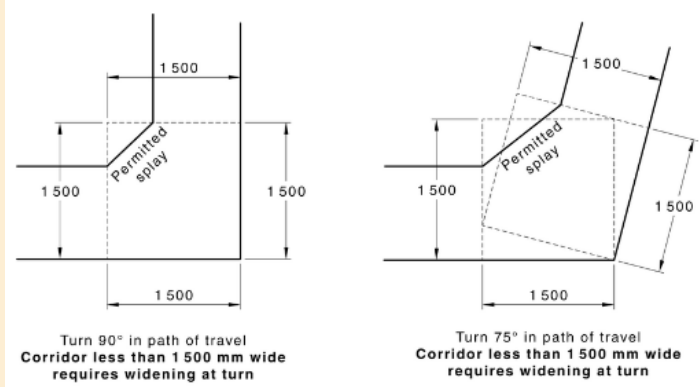
CONTINUOUS ACCESSIBLE PATHS OF TRAVEL

- (a) The minimum unobstructed height of a continuous accessible path of travel shall be 2000 mm or 1980 mm at doorways.
- (b) Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000 mm, except in the case of a curved ramp or walkway. The following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:
 - (i) Fixture and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.
 - (ii) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.
 - (iii) Door handles less than 900mm above the finished floor level.

PASSING SPACES AND CIRCULATION FOR TURNING SPACES

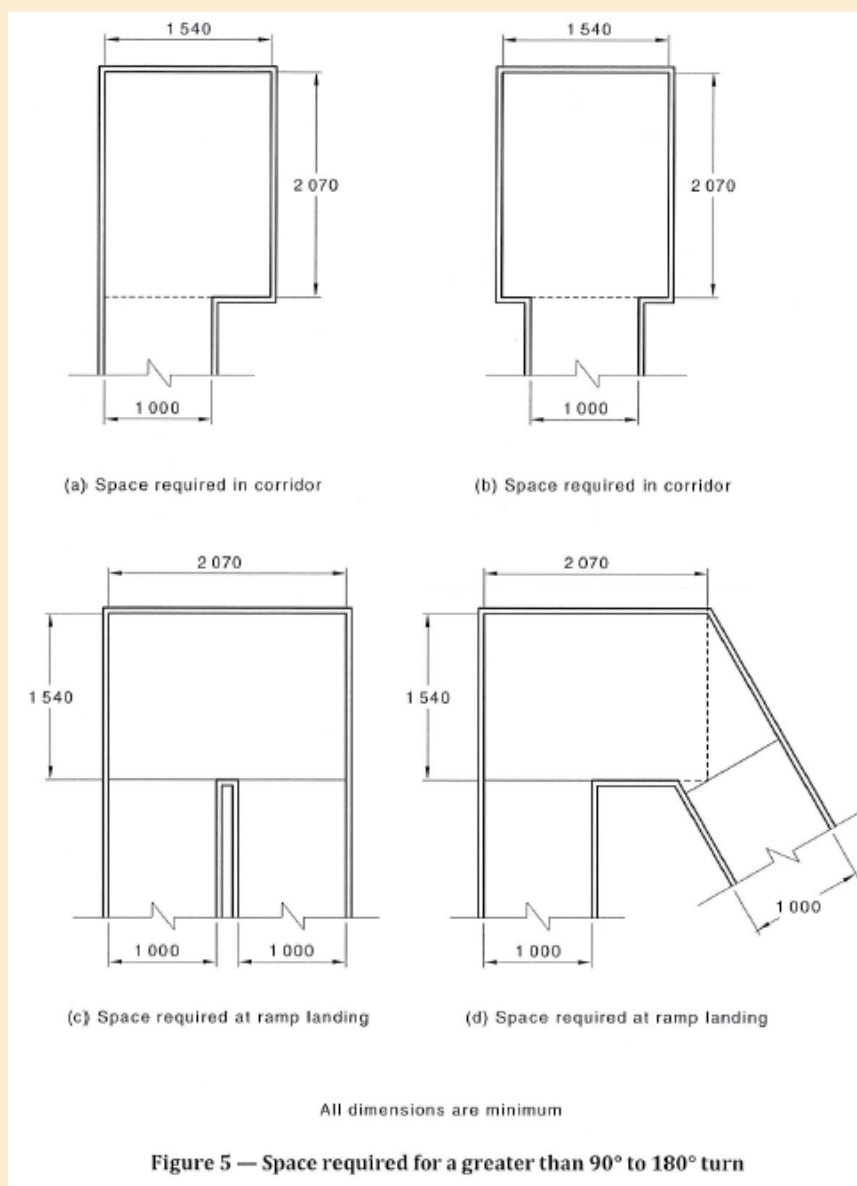
- (a) Passing space for 2 persons using wheelchairs shall be a minimum width of 1800 mm for a minimum length of 2000 mm.
- (b) A space required for a wheelchair to make a 60° to 90° turn shall be not less than 1500 mm wide and 1500 mm long in the direction of travel. Where the width of the path of travel is less than 1500 mm, the space may be splayed across the internal corner as shown in Figure 4 of AS1428.1-2021.
- (c) Where the angle of turn is 30° to less than 60° and the width of the path of travel is less than 1200 mm, a splay of at least 500 mm x 500 mm shall be made on the internal corner, as shown in Figure 4 of AS1428.1-2021.

Figure 4 — Space required for a 30° to 90° turn



REQUIREMENTS

- (d) The space required for a wheelchair to make a greater than 90° to 180° turn shall be not less than 2070 mm in the direction of travel and not less than 1540 mm wide, as shown in Figure 5 of AS1428.1-2021.



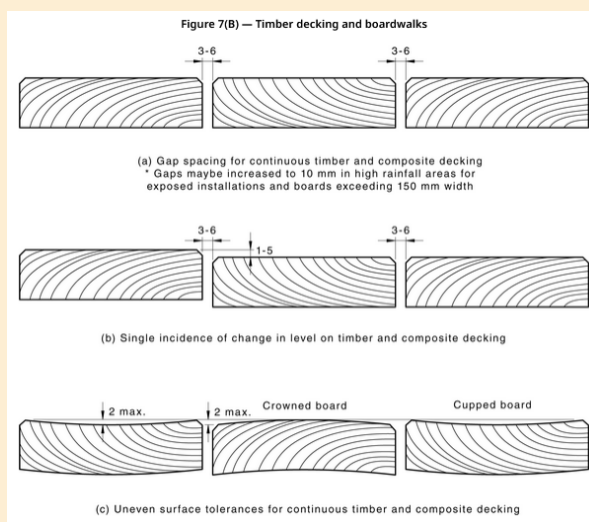
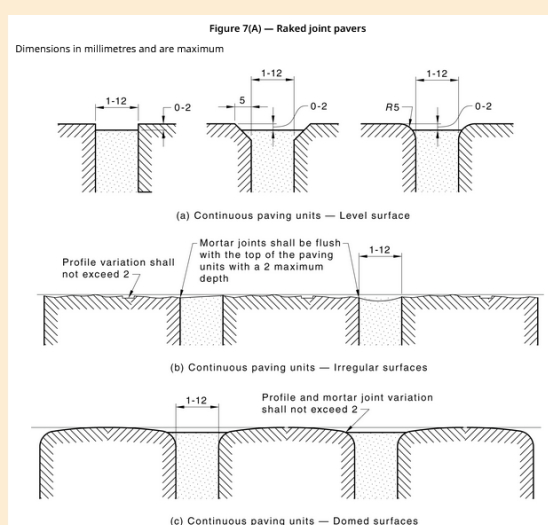
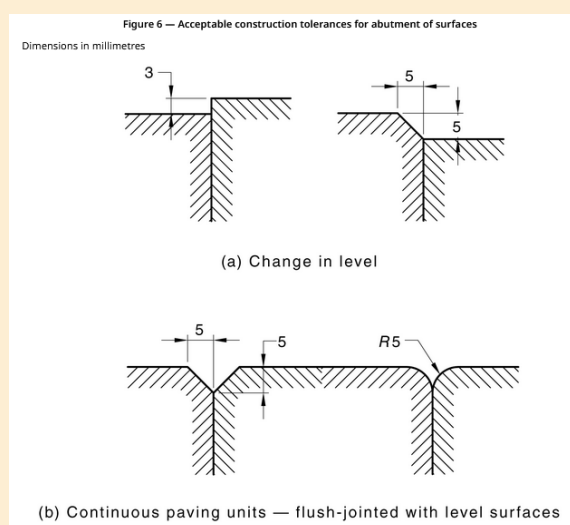
VISUAL INDICATORS ON GLAZING

- (a) Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with an unbroken, solid and opaque contrasting line. The contrasting line shall be not less than 75 mm high 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.
- (b) Any contrasting line on the glazing shall provide a minimum of 30 % luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side. The contrast shall be achieved when viewed from each side of the glazing.
- (c) The opacity of the line shall be tested by observing a solid object placed immediately behind and touching the glass. The line shall be considered opaque if there is no image of the object visible.

REQUIREMENTS

FLOOR OR GROUND SURFACES ON CONTINUOUS ACCESSIBLE PATHS OF TRAVEL AND CIRCULATION SPACES

- (a) Abutment of surfaces shall have a smooth transition. Design transition shall be 0 mm. Construction tolerances shall be as follows:
 - (i) 0 ± 3 mm vertical; and
 - (ii) 0 ± 5 mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping, as shown in Figure 6(a) of AS1428.1-2021.
- (b) Design allowance for the joints of abutting pavers shall be as shown in Figure 6(b) of AS1428.1-2021.
- (c) Design allowance for joints in pavers shall be as shown in Figure 7A of AS1428.1-2021.
- (d) Design allowance for timber decking and boardwalks shall be as shown in Figure 7B of AS1428.1-2021.



- (e) Where carpets or any soft flexible materials are used on the ground or floor surface—
 - (i) the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm;
 - (ii) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and the combined dimensions shall be a maximum of 11 mm, maximum of 4 mm and a maximum of 15 mm respectively.

REQUIREMENTS

- (f) Abutting floor coverings shall have a smooth transition. At the leading edge, carpet trim and mat edges shall have a vertical face no higher than 3 mm, or a rounded or bevelled edge no higher than 5 mm or above that height a gradient of 1:4 up to a maximum of 10 mm.
- (g) Grates in paths of travel shall be in accordance with the following:
 - (i) Circular openings shall be not greater than 13 mm in diameter.
 - (ii) Slotted openings shall be not greater than 13 mm wide and not greater than 150 mm long and be oriented so that the long dimension is transverse to the dominant direction of travel.
 - (iii) Linear openings shall be oriented so that the longer dimension is transverse to the dominant direction of travel, except where linear openings are less than 8 mm wide. Where linear openings are less than 8 mm wide, orientation is optional.
- (h) The gap between boards depends on the type of board used and the location of the installation.
- (i) For decking boards no greater than 150 mm wide the installation shall be designed for a maximum 6 mm gap.
- (j) Adjacent boards shall be level within a maximum vertical 3 mm tolerance.
- (k) For decking boards over 150 mm wide the gap may be increased to a maximum of 10 mm. Where the gap exceeds 8 mm the boards shall run transverse to the direction of travel.

WALKWAYS, RAMPS AND LANDINGS

- (a) Walkways, ramps and landings that are provided on a continuous accessible path of travel shall be as follows:
 - (i) Sharp transitions shall be provided between the planes of landings and ramps.
 - (ii) Landings shall be provided at all changes in direction in accordance with Clause 7.8 of AS1428.1-2021.
 - (iii) Landing or circulation space shall be provided at every doorway, gate, or similar opening.
 - (iv) The crossfall for a walkway or landing shall be no steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33.

WALKWAYS

- (a) Walkways shall be in accordance with the following:
 - (i) The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:
 - (A) Kerb in accordance with Figure 18 of AS1428.1-2021.
 - (B) Kerb rail and handrail in accordance with Figure 19 of AS1428.1-2021.
 - (C) A wall, fence, balustrade or similar barrier.

NOTE: In the case of a street kerb, the minimum width of the walkway shall be increased by 600 mm at that side as shown in Figure 24(B) and 24(C) of AS1428.1-2021.
 - (ii) Walkways shall be provided with landings, as specified in Clause 7.8 of AS1428.1-2021, at intervals not exceeding the following:
 - (A) For walkway gradients of 1 in 33, at intervals no greater than 25 m.
 - (B) For walkway gradients of 1 in 20, at intervals no greater than 15 m.
 - (C) For walkway gradients between 1 in 20 to 1 in 33, at intervals that shall be obtained by linear interpolation.

NOTE: For walkways shallower than 1 in 33, no landings are required.

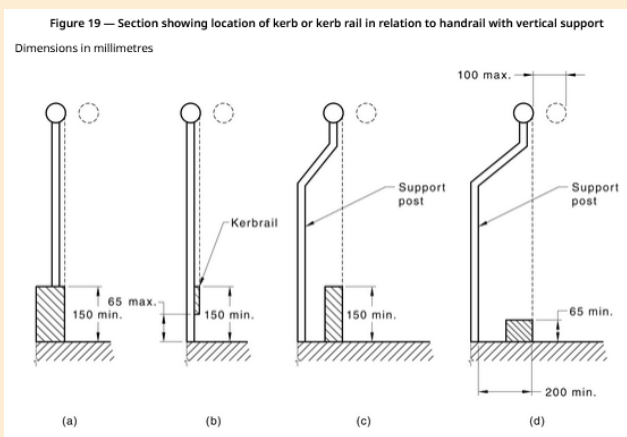
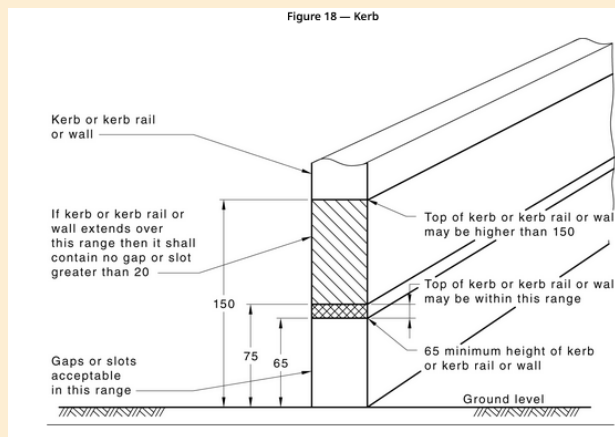
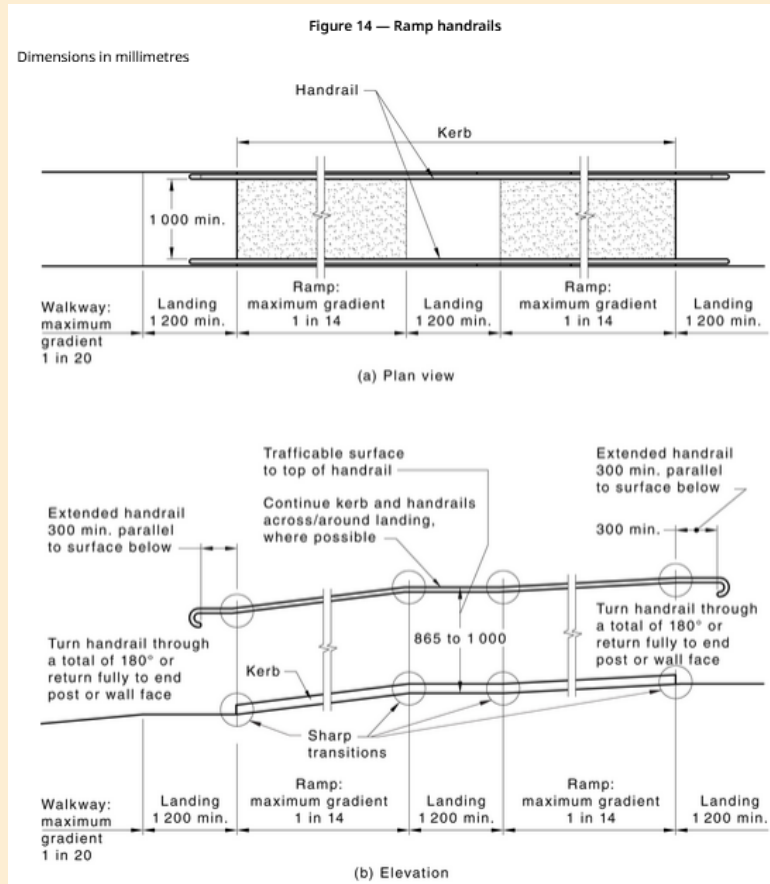
REQUIREMENTS

- (iii) The intervals specified above may be increased by 30% where at least one side of a walkway is bounded by—
 - (A) a kerb or kerb rail as specified in Clause 7.3(j) of AS1428.1-2021 and a handrail as specified in Clause 9 of AS1428.1-2021; or
 - (B) a wall and a handrail as specified in Clause 9 of AS1428.1-2021.

RAMPS

- (a) Ramps shall comply with the following:
 - (i) The maximum gradient of a ramp exceeding 1900 mm in length shall be 1 in 14.
 - (ii) The gradient of a ramp shall be constant throughout its length with a maximum allowable tolerance of 3% provided no section of the ramp is steeper than 1 in 14.
 - (iii) Ramps shall be provided with landings, as specified in Clause 7.8 of AS1428.1-2021, at the bottom and at the top of the ramp and at intervals not exceeding the following:
 - (A) For ramp gradients of 1 in 14, at intervals not greater than 9 m.
 - (B) For ramp gradients steeper than 1 in 20, at intervals not greater than 15 m.
 - (C) For ramp gradients between 1 in 14 and steeper than 1 in 20, at intervals that shall be obtained by linear interpolation.
 - (iv) Where ramps are constructed with a change in direction, the angle of approach shall create a 90° angle to the line of transition between the ramp surface and the landing surface.
 - (v) Ramps shall have a handrail complying with Clause 9 of AS1428.1-2021 on each side of the ramp.
 - (vi) Where the intersection is at the property boundary, the ramp shall be set back by a minimum of 900 mm so that the handrail (in accordance with Clause 9 of AS1428.1-2021) and TGSIs do not protrude into the transverse path.
 - (vii) TGSIs shall be installed in accordance with AS 1428.4.1-2009.
 - (viii) Where the intersection is at an internal corridor, the ramp shall be set back by a minimum of 400 mm so that the handrail complying with Clause 9 of AS1428.1-2021 does not protrude into the transverse path of travel.
 - (ix) The handrail shall extend a minimum of 300 mm horizontally past the transition point at the top and bottom of the ramp except where the inner handrail is continuous at an intermediate landing.
 - (x) Where a handrail is not supported on a wall, ramps and the intermediate landings shall have kerbs or kerb rails in accordance with the following:
 - (A) The minimum height above the finished floor shall be 65 mm.
 - (B) The height of the top of the kerb or kerb rail shall not be within the range 75 mm to 150 mm above the finished floor, as shown in Figure 18 of AS1428.1-2021.
 - (C) There shall be no longitudinal gap or slot greater than 20 mm in the kerb or kerb rail within the range 75 mm to 150 mm above the finished floor.
 - (xi) Kerbs or kerb rails shall—
 - (A) be located so that the ramp-side face is either flush with the ramp-side face of the handrail or no greater than 100 mm away from the ramp-side face of the handrail, as shown in Figure 19 of AS1428.1-2021;
 - (B) where the handrail is supported on a vertical post, the height of the top of the kerb or kerb rail shall be not less than 150 mm above the finished floor, as shown in Figures 19(a), 19(b) or 19(c) of AS1428.1-2021; and
 - (C) where the kerb is at a height of 65 mm to 75 mm, the support posts shall be set back a minimum of 200 mm from the face of the kerb or kerb rail, as shown in Figure 19(d) of AS1428.1-2021.

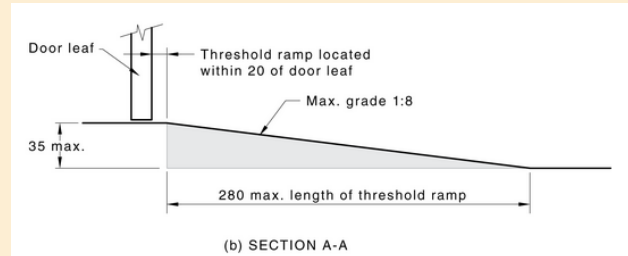
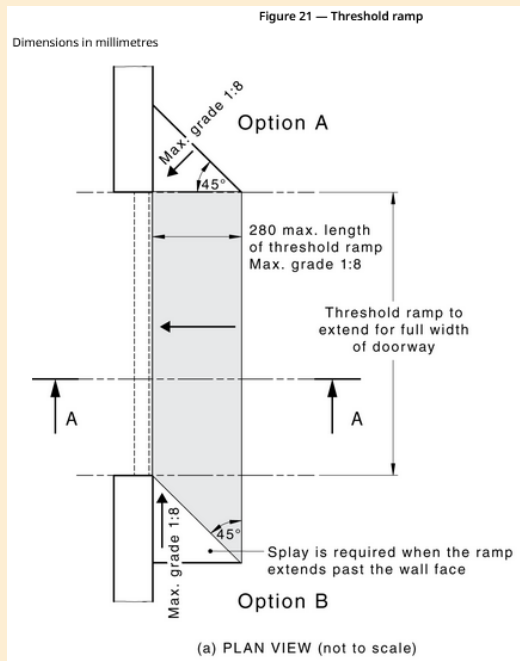
REQUIREMENTS



- (b) Threshold ramps at doorways on a continuous accessible path of travel shall have –
- (i) a maximum rise of 35 mm;
 - (ii) a maximum length of 280 mm;
 - (iii) a maximum gradient of 1:8; and
 - (iv) be located within 20 mm of the door leaf which it serves,
 - (v) sharp transition at top and bottom; and
 - (vi) sharp transition at tapered or splayed edges.

NOTE – The edges of the threshold ramp shall be tapered or splayed at a minimum of 45° where the ramp does not abut a wall. Splay is required when the ramp extends past the wall face.

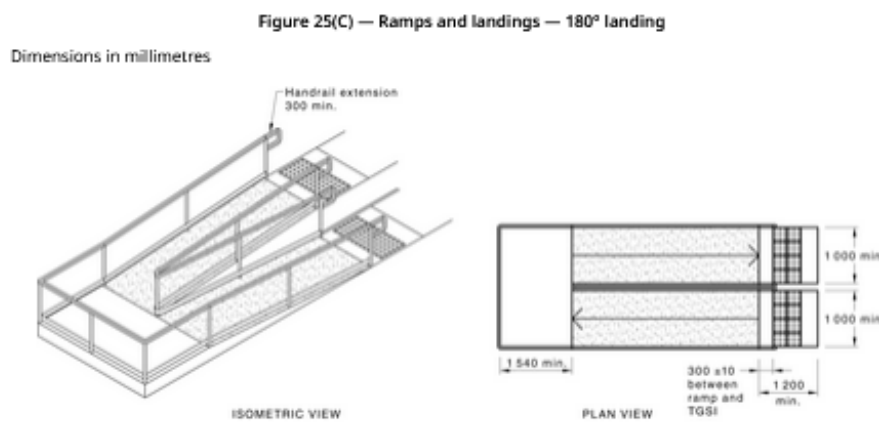
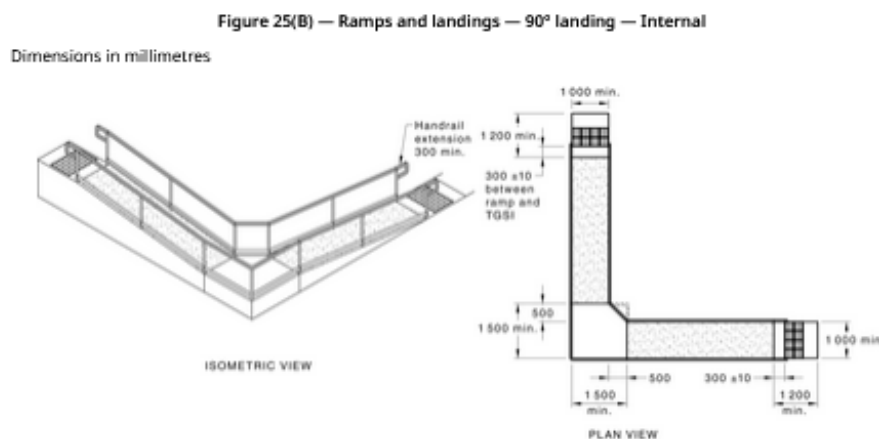
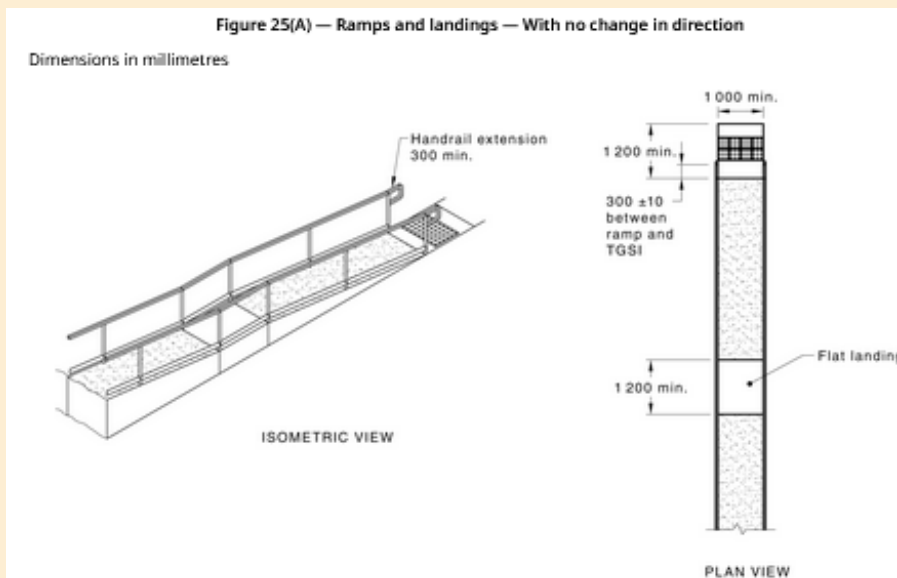
REQUIREMENTS



- (c) Step ramps shall have –
- (i) a maximum rise of 190mm;
 - (ii) a length not greater than 1900mm; and
 - (iii) a gradient not steeper than 1 in 10.
 - (iv) top and bottom aligned at 90° to the path of travel;
 - (v) sharp transition at top and bottom; and
 - (vi) sharp transition at tapered or splayed edges.
- (d) The edges of a step ramp shall be tapered or splayed at a minimum of 45° splay where the ramp does not abut a wall or where there is pedestrian cross-traffic. Otherwise, it shall be protected by a suitable barrier, such as –
- (i) a wall, fence, balustrade or similar barrier; or
 - (ii) where an open balustrade is provided a kerb or kerb rail shall be provided in accordance with Figures 18 and 19 of AS1428.1-2021.
- (e) Kerb ramps shall have –
- (i) A maximum rise of 190mm;
 - (ii) A length not greater than 1520mm;
 - (iii) A gradient not steeper than 1 in 8, located within or attached to a kerb.
- (f) The length of landings at walkways shall be in accordance with the following:
- (i) Where there is no change in direction, the length shall be not less than 1200 mm, as shown in Figure 25(A) of AS1428.1-2021.
 - (ii) Where there is a change of direction not exceeding 90°, the landing shall be not less than 1500 mm long and 1500 mm wide. The internal corner shall be truncated as shown in Figure 25(B) of AS1428.1-2021. Where it is truncated the truncation shall not reduce the clear width of the accessways..
 - (iii) For a 180° turn, the landing shall be as shown in Figure 25(C) of AS1428.1-2021.
- (g) The length of landings at step ramps shall be not less than 1200 mm in the direction of travel, as shown in Figures 22(A) and 22(B) of AS1428.1-2021.
- (h) Where a change in direction is required, the length of the step ramp landings shall be a minimum of 1500 mm, as shown in Figure 22(A) of AS1428.1-2021.

REQUIREMENTS

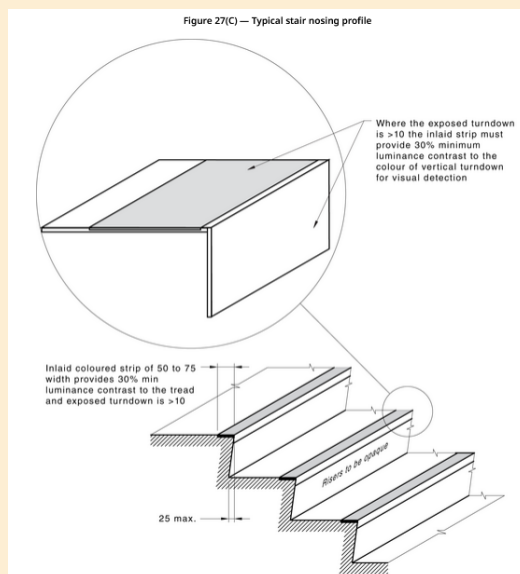
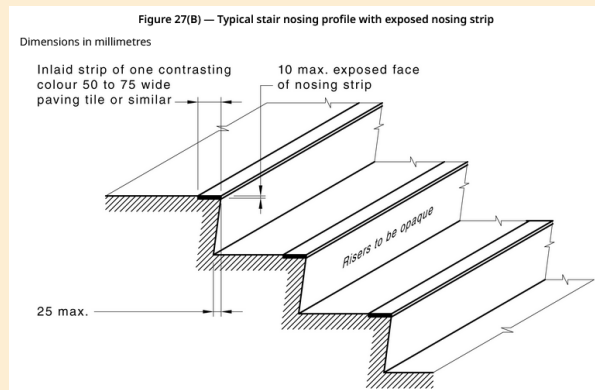
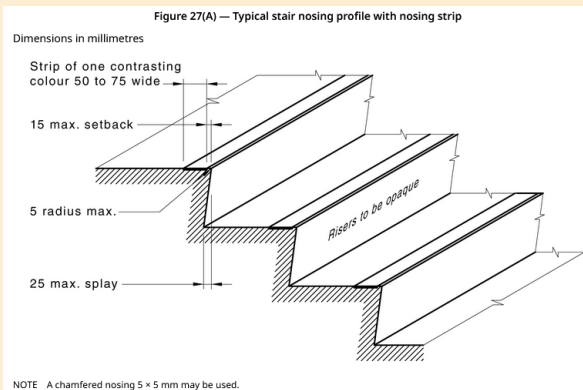
- (i) Where doorways are at landings, the dimensions of the landings shall be in accordance with the requirements of Clause 10.3 of AS1428.1-2021 for circulation spaces at doorways.
- (j) The length of landings at kerb ramps shall be not less than 1 200 mm in the direction of travel.
- (k) Where a "T" junction occurs, the kerb ramp landing shall be a minimum of 1500 mm x 2000 mm, as shown in Figure 24(8) of AS1428.1-2021.
- (l) Where a single change in direction is required, the ramp landings shall be a minimum of 1500 mm x 1500 mm.



REQUIREMENTS

STAIRWAYS

- (a) Where the intersection is at the property boundary, the stair shall be set back by a minimum of 900 mm so that the handrail and TGSIs do not protrude into the transverse path of travel.
- (b) Where the intersection is not at the property boundary, the stair shall be located so that the handrail does not protrude into the transverse accessway.
- (c) Stairs shall have opaque risers.
- (d) Stair nosings shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25 mm.
- (e) Stair nosing profiles shall—
 - (i) have a sharp intersection;
 - (ii) be rounded up to 5 mm radius; or
 - (iii) be chamfered up to 5 mm × 5 mm.
- (f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The single strip shall be of a continuous colour. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall be in accordance with Figure 6(a) of AS1428.1-2021.
- (g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.

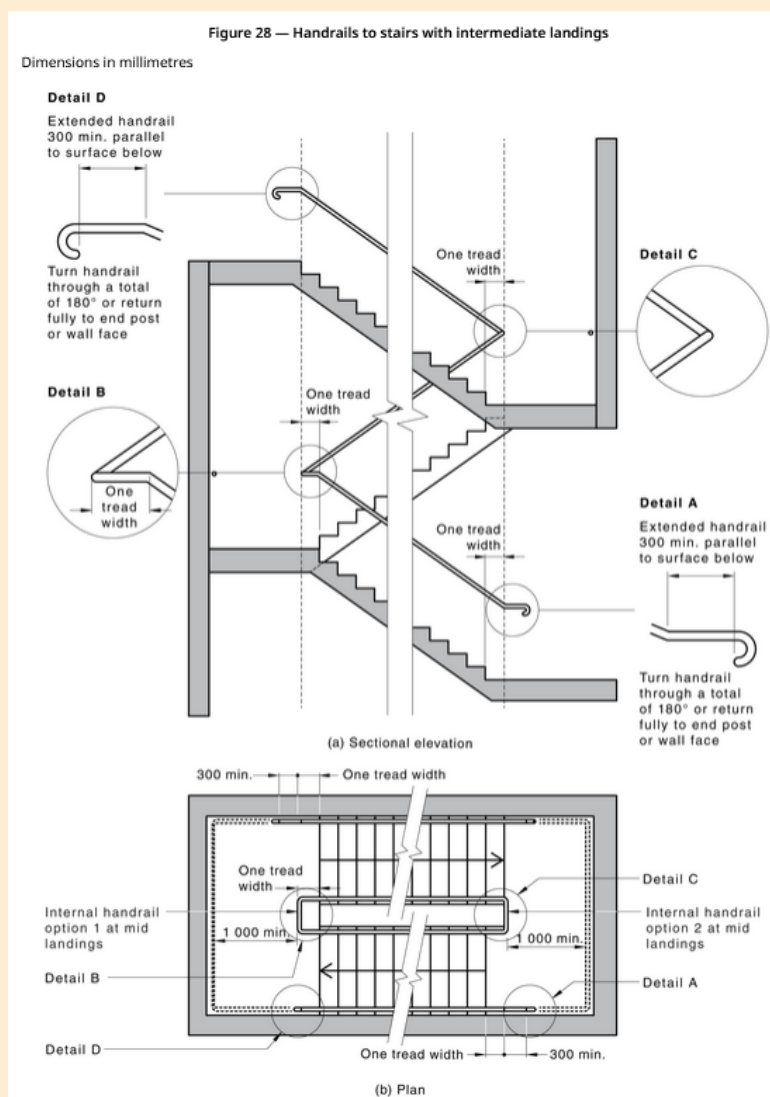


- (h) TGSIs shall be installed in accordance with AS 1428.4.1-2009.

REQUIREMENTS

STAIRWAY HANDRAILS

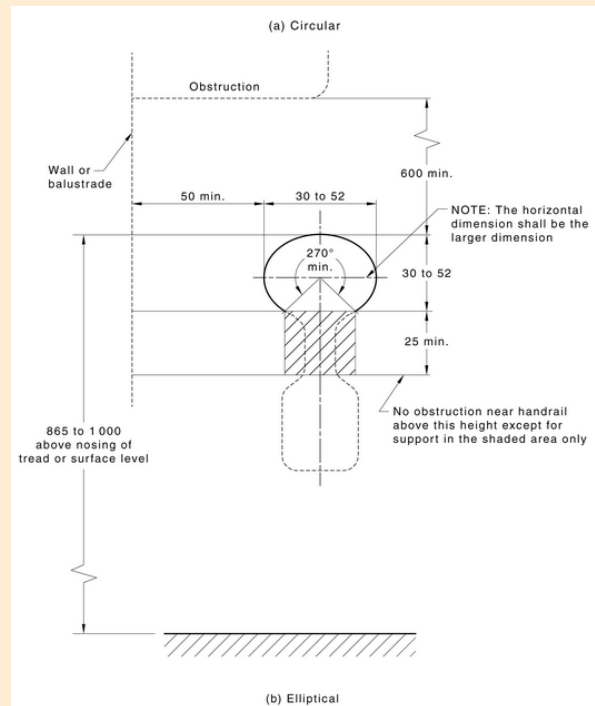
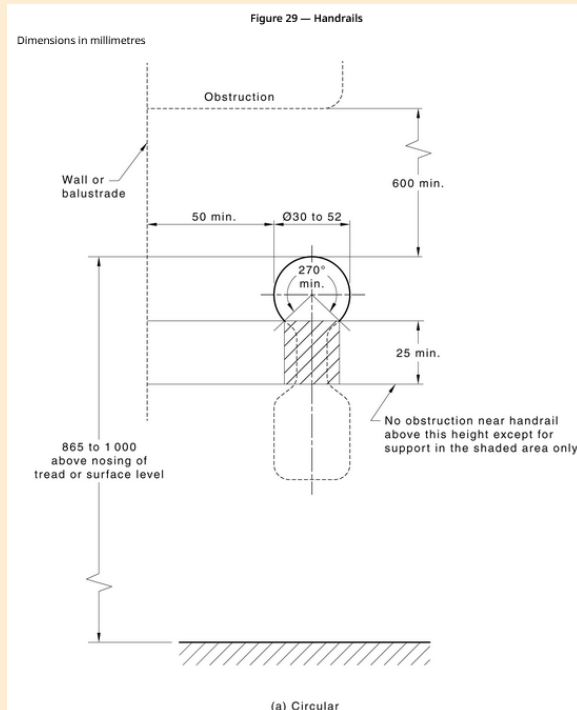
- (a) Handrails shall be continuous throughout the stair flight and, where practicable, around landings and have no obstruction on or above up to a height of 600 mm and as follows:
 - (i) The design and construction of handrails shall be in accordance with Clause 9 of AS1428.1-2021.
 - (ii) Handrails shall be installed on both sides of the stairs..
 - (iii) Handrails shall have no vertical sections and shall follow the angle of the stairway nosings,
 - (iv) Where a handrail terminates at the bottom of a flight of stairs, the handrail shall extend at least one tread depth parallel to the line of nosings plus minimum of 300 mm horizontally from the last riser.
 - (v) The handrail shall extend a minimum of 300 mm horizontally past the nosing on the top riser.
 - (vi) Where the handrail is continuous, the 300 mm extension is not required in the inner handrail at intermediate landings.
 - (vii) The dimensions indicating the heights of handrails shall be taken vertically from the nosing of the tread to the top of the handrail or from the landing to the top of the handrail and where the handrail continuous across a landing the height may vary in accordance with Clause 9(e) of AS1428.1-2021.



REQUIREMENTS

STAIRWAY HANDRAILS

- (a) Handrails and balustrades shall not encroach into required circulation spaces.
- (b) The cross-section of handrails shall be circular or elliptical, not less than 30 mm or greater than 50 mm in height or width for not less than 270° around the uppermost surface. Elliptical handrails shall have the greater dimension in the horizontal axis.
- (c) Exposed corners at edges and corners of handrails shall have a radius of not less than 5 mm.
- (d) The top of handrails shall be not less than 865 mm nor more than 1000 mm above the nosing of stairway tread or the plane of the finished floor of the walkway, ramp or landing.
- (e) The height of the top of the handrail, measured in accordance with Item (d), shall be consistent through the ramp (or stairs) and any landings.
- (f) The height of the handrail may vary across landings under the following circumstances:
 - (i) At a stairway handrail extension
 - (ii) Where a handrail transitions between flights or to a balustrade
 - (iii) Construction tolerance of up to 10 mm
- (g) If a balustrade is required at a height greater than the handrail, both shall be provided.
- (h) Handrails shall be securely fixed and rigid, and their ends shall be turned through a total of 180°, or to the ground, or returned fully to end post or wall face.
- (i) The clearance between a handrail and an adjacent wall surface or other obstruction shall be not less than 50 mm. This clearance shall extend above the top of the handrail by not less than 600 mm.
- (j) Handrails shall have no obstruction to the passage of a hand along the rail.
- (k) The inside handrail at landings shall always be continuous.



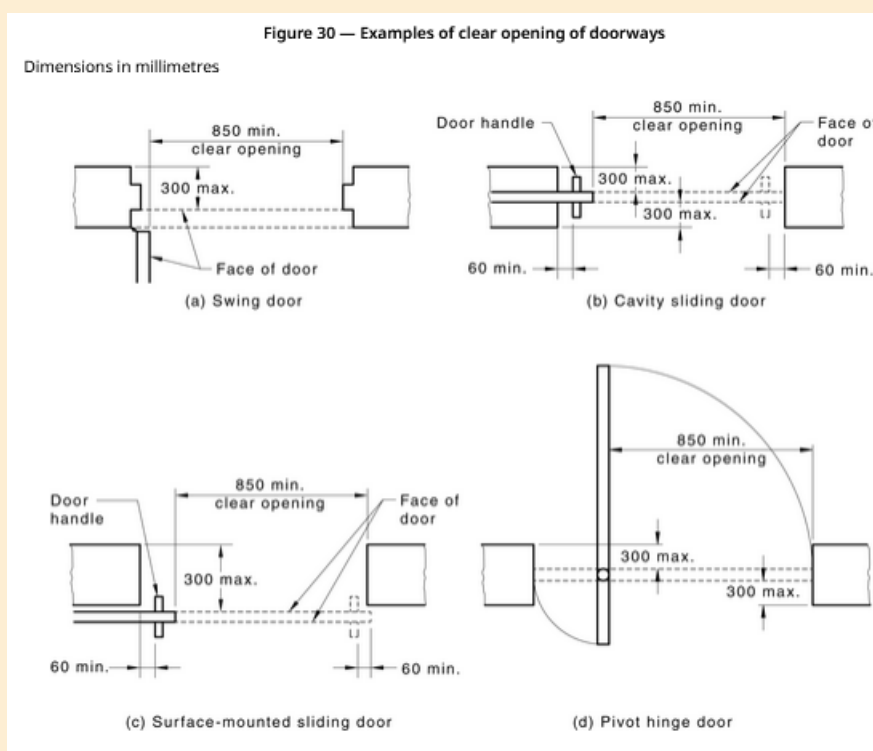
REQUIREMENTS

DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS

- (a) All doorways on a continuous accessible path of travel shall have a minimum luminance contrast of 30% between:
- (i) door leaf and door jamb;
 - (ii) door leaf and adjacent wall;
 - (iii) architrave and wall;
 - (iv) door leaf and architrave; or
 - (v) door jamb and adjacent wall.

NOTE – The minimum width of the area of luminance contrast shall be 50 mm.

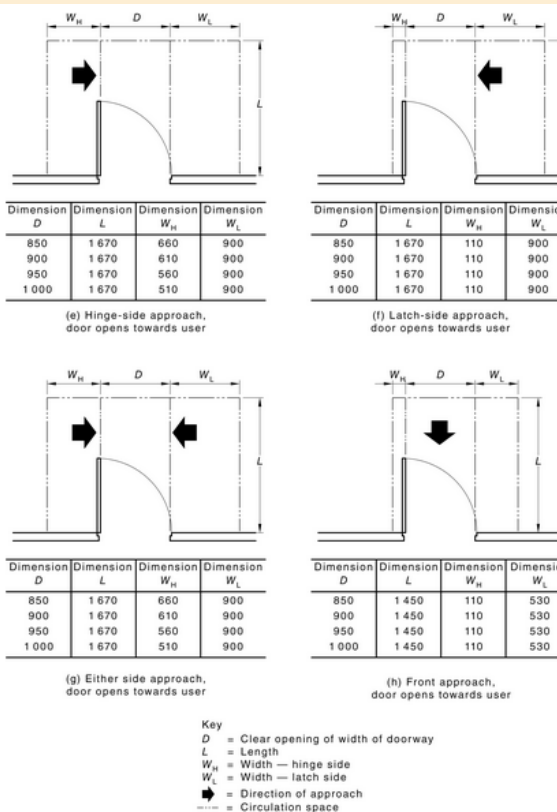
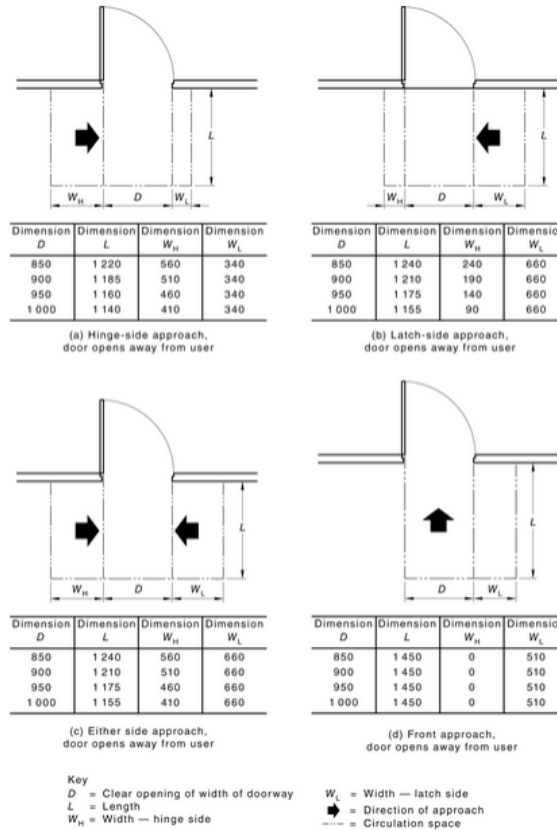
- (b) The minimum clear opening of a doorway on a continuous accessible path of travel shall be 850 mm when measured from the face of the opened door to the doorstop. Where double doors are used, the 850 mm minimum clear opening shall apply to the active leaf. A maximum door reveal depth of 300 mm to the door face applies in all situations.



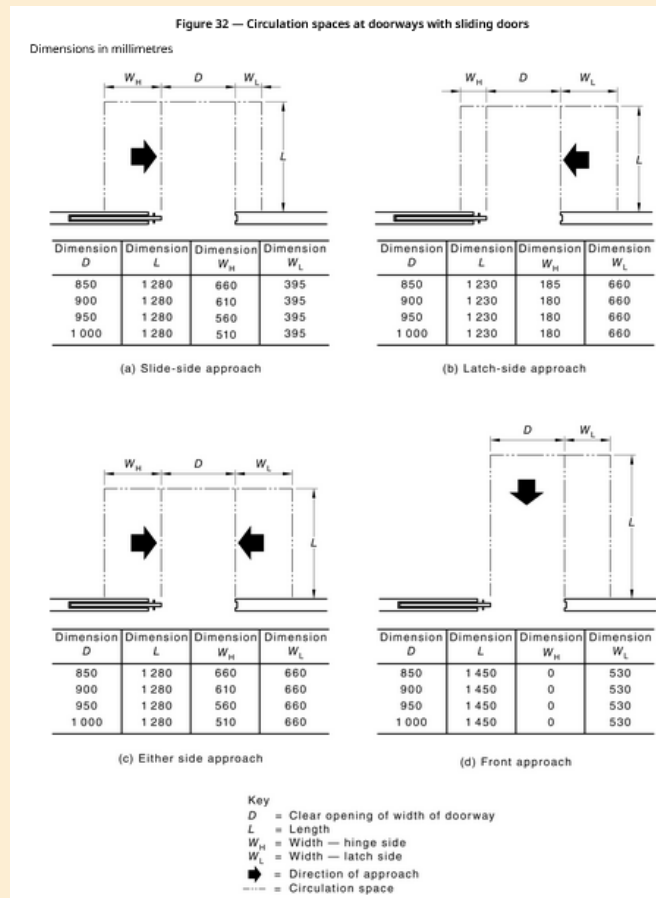
- (c) Circulation spaces at doorways shall have a gradient and crossfall not steeper than 1 in 40.
- (d) Doorway circulation spaces shall be used in combination to allow access through doorways in both directions, as shown in Figures 31 and 32 of AS1428.1-2021.

REQUIREMENTS

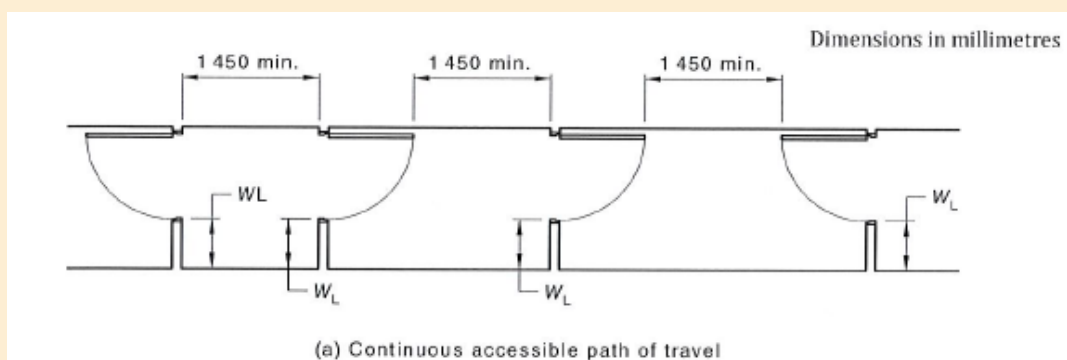
Figure 31 — Circulation spaces at doorways with swinging doors
Dimensions in millimetres



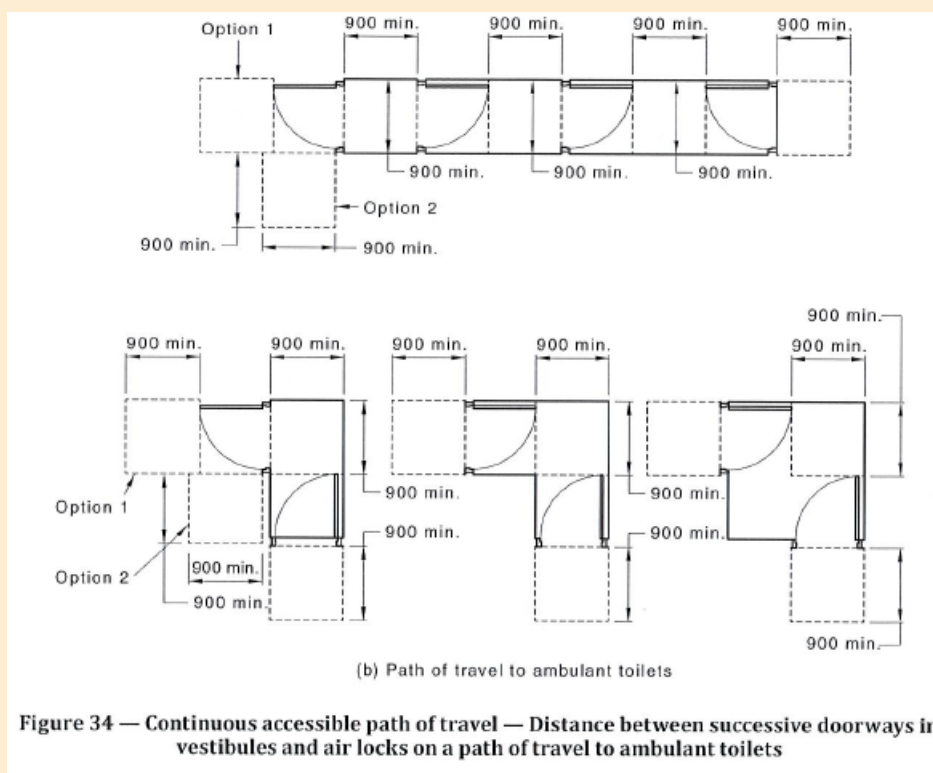
REQUIREMENTS



- (e) The distance between doorways in vestibules, air locks and other similarly enclosed spaces shall be not less than 1 450 mm. Where the doors encroach into this space, the distance shall be not less than 1450 mm plus the door leaf width.
- (f) The distances between doorways in vestibules and air locks on a path of travel to ambulant toilets shall be in accordance with Figure 34 of AS1428.1-2021.



REQUIREMENTS

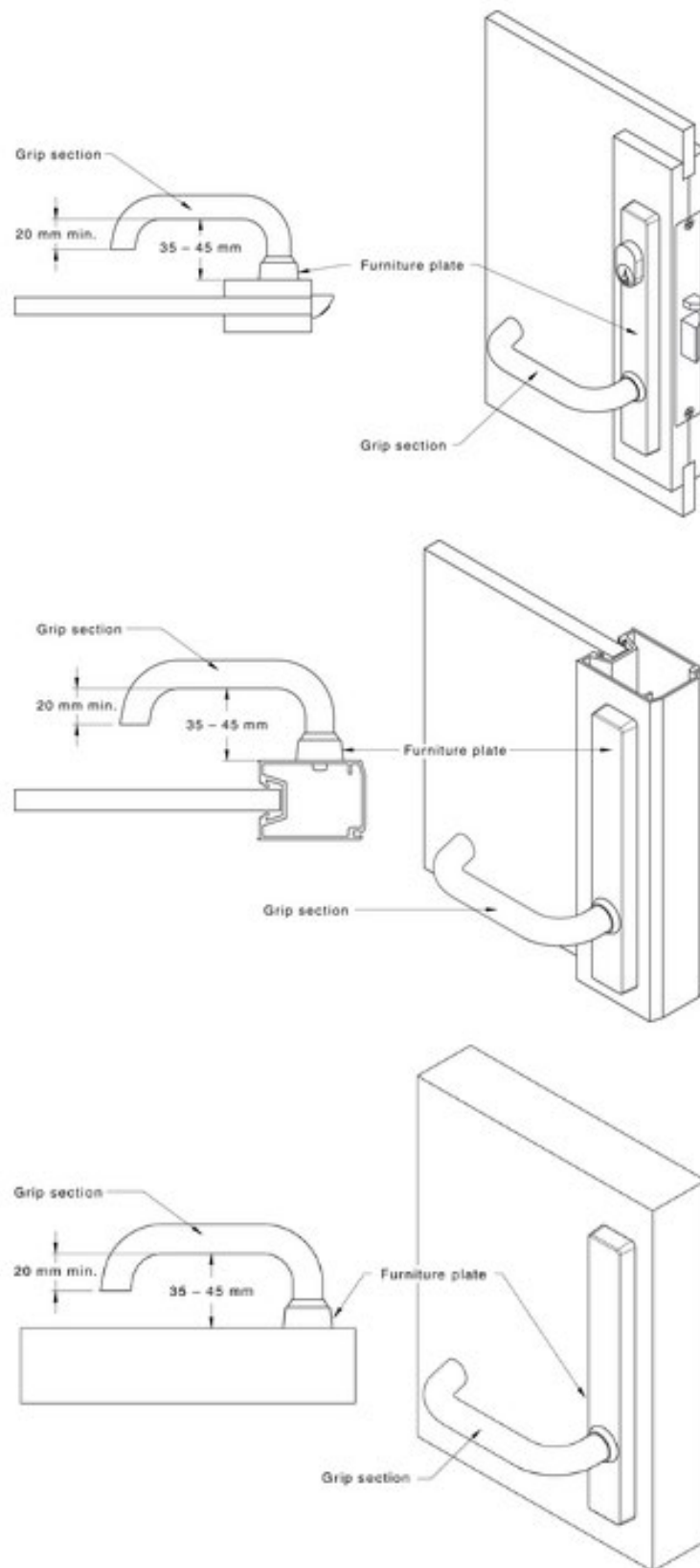


- (g) Door handles and related hardware and accessories shall comply with the following:
- (i) The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.
 - (ii) Throughout the operation, the clearance between the handle and the back plate or between the handle and the door face, whichever is closer, at the centre grip section of the handle shall be not less than 35 mm and not more than 45 mm.
 - (iii) 'D' type handles shall be provided on sliding doors.
 - (iv) Where snibs are installed, they shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.
 - (v) The force required at the door handle to operate the door shall not exceed the following:
 - (A) To initially open the door..... 20 N
 - (B) To swing or slide the door20 N.
 - (C) To hold the door open between 60° and 90°.....20 N.
 - (vi) Where a closer is fitted at doors other than fire doors and smoke doors it shall have an adjustable delayed action or hold open function.
 - (vii) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door, as shown in Figure 36 of AS1428.1-2021.

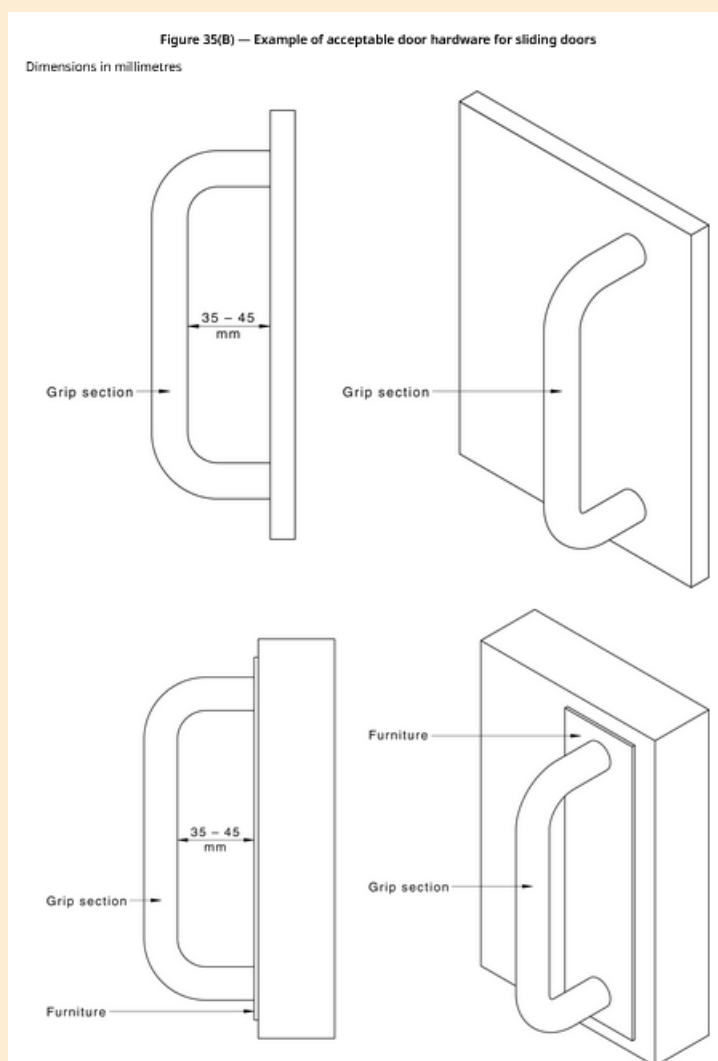
REQUIREMENTS

Figure 35(A) — Example of acceptable door hardware for hinged doors

Dimensions in millimetres



REQUIREMENTS

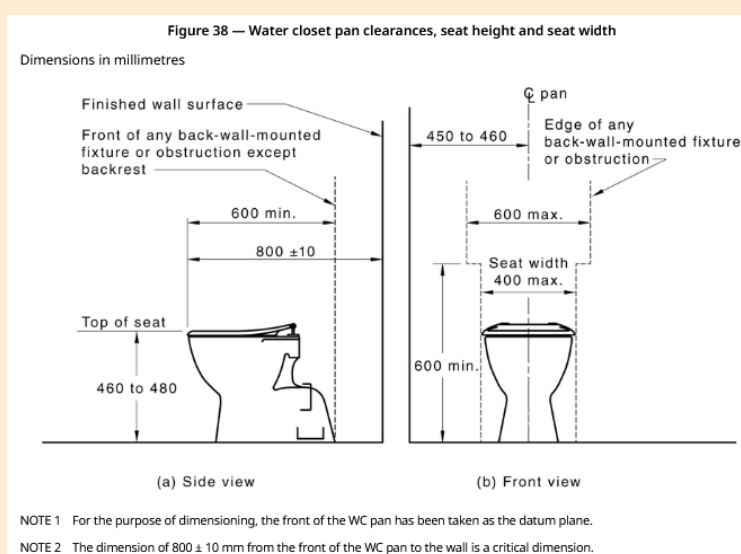


- (h) Controls that need to be grasped or turned shall be not less than 900 mm and not more than 1100 mm above the plane of the finished floor and not less than 500mm from an internal corner except as specified in AS1735.12-1999.
- (i) Controls that only need to be pushed, such as panic bars on egress routes, shall be not less than 900 mm, and not greater than 1200 mm above the plane of the finished floor.
- (j) Controls that only need to be touched shall be not less than 900 mm, and not greater than 1250 mm above the plane of the finished floor, and not less than 500 mm from an internal corner except as specified in AS 1735.12-1999.
- (k) Handles on sliding doors shall be not less than 60 mm from the door jamb or doorstop when in the open or closed position.
- (l) Manual controls to power-operated doors shall be located on the continuous accessible path of travel no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.
- (m) Push button controls shall have a minimum dimension of 25 mm in diameter and be proud of the surface and shall active the door before the button becomes level with the surrounding surface.

REQUIREMENTS

SANITARY FACILITIES

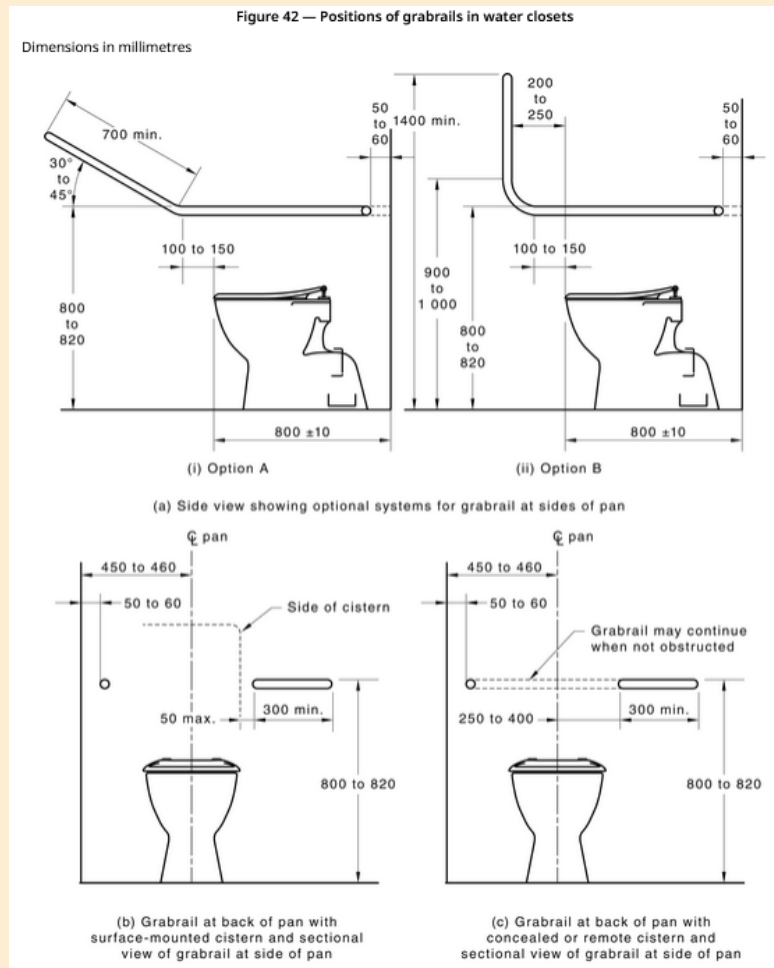
- (a) Water taps shall comply with the following:
 - (i) Taps shall have lever handles, sensor plates, or other similar controls.
 - (ii) Lever handles shall have not less than 50 mm clearance from an adjacent surface.
 - (iii) Where separate taps are provided for hot and cold water, the hot water tap shall be placed to the left of the cold water tap for horizontal configurations, or above the cold water tap for vertical configurations.
 - (iv) Where hot water is provided, the water shall be delivered through a mixing valve outlet.
- (b) WC pan clearances, including set-out, seat height and seat width shall be as shown in Figure 38 of ASI428.1-2021.



- (c) A toilet seat shall be provided on accessible toilets. The toilet seat shall-
 - (i) be of the full-round type, (i.e., not open fronted);
 - (ii) be securely fixed in position when in use;
 - (iii) have seat fixings that create lateral stability for the seat when in use;
 - (iv) be load-rated to 150 kg; and
 - (v) have a minimum luminance contrast of 30% with the following options:
 - (A) seat and pan; and
 - (B) seat and wall; and
 - (C) seat and floor against which it is viewed.
 - (vi) remain in the upright position when fully raised.
- (d) A backrest shall be provided on accessible toilets, including those in accessible sole occupancy units. The backrest shall—
 - (i) be capable of withstanding a force in any direction of 1100 N; and
 - (ii) at its face, have a vertical height of 150 to 200 mm and a width of 350 to 400 mm; and
 - (iii) have its face inclined to 95° to 100° to the horizontal; and
 - (iv) be centred on the we pan centre-line; and
 - (v) be located with the lower edge of the centre of the face 120 to 150 mm above the we seat and 430 to 495 mm from the front of the WC pan; and
 - (vi) be located to allow the seat to remain in the raised position; and
 - (vii) in an accessible sole-occupancy unit, be capable of being removed and refitted.

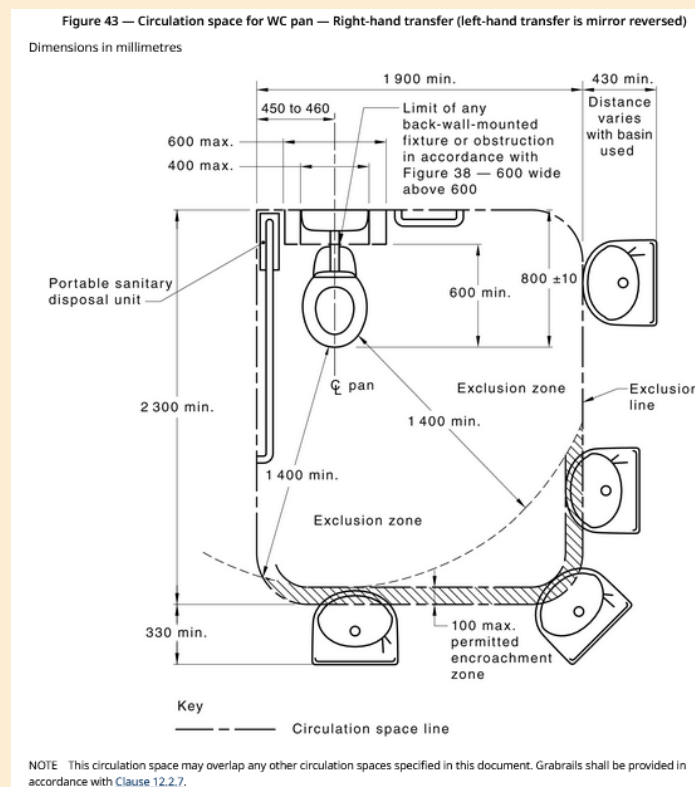
REQUIREMENTS

- (e) Flushing controls shall be user activated, either hand operated or automatic. Where hand-operated flushing controls are used, they shall be located within the zone shown in Figure 40 of AS1428.1-2021 or centred on the centre-line of the toilet, wholly within the vertical limits of that zone. The position of the flushing control within this zone shall not be within the area required for any grabrails or backrest. The flushing control shall be proud of the surface and shall activate the flush before the button becomes level with the surrounding surface unless provided with electronic sensor(s) option.
- (f) Flushing control shall not be located within the zone of the backrest or within 50 mm of any grab rail.
- (g) The outlet for the toilet paper dispenser shall be located within the zone specified in Figure 41 of AS1428.1-2021.
- (h) The toilet paper dispenser shall not encroach upon the clearance space required around the grabrail specified in Clause 14 of AS1428.1-2021.
- (i) Toiler roll shall not have a projection from the wall of more than 150mm.
- (j) Grabrails, as specified in Section 14 of AS1428.1-2021, shall be provided across the rear wall and at the side wall nearest the WC pan. Where there is no obstruction, the rear wall grabrail may extend across the wall to the side wall.



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- (a) For each WC, the unobstructed circulation space from the finished floor to a height of not less than 2000 mm shall be as shown in Figure 43 of AS1428.1-2021. The only fixtures or fittings that may encroach into the circulation space below a height of 900 mm are as follows:
- (i) The toilet paper dispenser - see Clause 12.2.6 of AS1428.1-2021.
 - (ii) Grabrails - see Clause 12.2.7 of AS1428.1-2021.
 - (iii) Backrest – see Clause 12.2.4 of AS1428.1-2021.
 - (iv) Portable sanitary disposal unit as shown in Figure 50 of AS1428.1-2021.
 - (v) Washbasin / vanity bench limited to 100 mm encroachment as shown in Figure 43, 44 and 45 of AS1428.1-2021.
 - (vi) Where provided, wall mounted taps e.g. Cleaners tap.
- (b) Where provided, additional fittings and fixtures may encroach into the WC pan circulation space up to a maximum of 150 mm but shall provide a minimum of 900 mm clearance below. Such fittings and fixtures include the following:
- (i) Hand dryers and towel dispensers.
 - (ii) Soap dispensers - Clause 12.4.3 of AS1428.1-2021.
 - (iii) Shelves - Clause 12.4.2 of AS1428.1-2021.
 - (iv) Wall cabinets.
 - (v) Clothes hanging devices - see Clause 12.4.4 of AS1428.1-2021.
 - (vi) Other wall mounted fixtures, such as dispensing units and sharps disposal units.
- The overlapping of circulation spaces shall be in accordance with Clause 12.6 of AS1428.1-2021.
- (c) Where installed, baby change tables shall—
- (i) not encroach into the circulation space of any other toilet facility when in the folded up position; and
 - (ii) have a maximum height of 820 mm and a minimum clearance underneath of 720 mm when in the open position.



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- (d) WC doors may be either hinged or sliding. WC doors shall comply with the following:
 - (i) Outward-opening doors shall have a mechanism that holds the door in a closed position without the use of a latch.
 - (ii) Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside.
 - (iii) The force required to operate the door shall be in accordance with Clause 10.4.2(e) of AS1428.1-2021.
 - (iv) Door handles and hardware shall be in accordance with Clause 10.4 of AS1428.1-2021.
- (e) A hand-washing facility shall be provided inside the toilet cubicle and shall form part of the accessible unisex facility.
- (f) The installation of washbasins shall comply with the following:
 - (i) The washbasin may encroach a maximum of 100 mm into the circulation space of a WC pan.
 - (ii) The washbasin may encroach a maximum of 100mm into the circulation space of a shower recess.
 - (iii) The washbasin may encroach into a door circulation space.
 - (iv) Water taps shall be in accordance with Clause 12.2.1 of AS1428.1-2021.
 - (v) Exposed hot water supply pipes shall be insulated or located so as not to present a hazard.
 - (vi) The projection of the washbasin from the wall and the position of taps, bowl and drain outlet shall be determined in accordance with Figures 44(A) and 44(B) of AS1428.1-2021; except in sole-occupancy units, where Figure 45 of AS1428.1-2021 shall apply.
 - (vii) Water supply pipes and waste outlet pipes shall not encroach on the required clear space under the washbasin.

For each washbasin fixture, the unobstructed circulation space shall be as shown in Figure 46 of AS1428.1-2021; except in sole occupancy units, where Figure 45 of AS1428.1-2021 shall apply. The washbasin fixture and its fittings are the only fixtures permitted in this space.
- (g) Accessible sole occupancy units shall have the following characteristics:
 - (i) The projection of the washbasin from the wall and the position of taps, bowl and drain outlet shall be determined in accordance with Figure 45 of AS1428.1-2021.
 - (ii) Water supply pipes and waste outlet pipes shall not encroach on the required clear space under the washbasin, as shown in Figure 45 of AS1428.1-2021.
 - (iii) Shelf space shall be provided adjacent to the washbasin in one of the following ways:
 - (A) As a vanity top -
 - i. at a height of 800 mm to 830 mm above the floor;
 - ii. with a minimum width of 120 mm beside the basin;
 - iii. with a minimum depth of 300 mm from the front to the rear wall; and
 - iv. with no encroachment into any knee and toe clearance space for a minimum width of 850 mm centred on the basin.
 - (B) As a separate fixture -
 - i. within any circulation space at a height of 900 mm to 1 000 mm with a minimum underside clearance of 850 mm for a width depth of 120 mm to 150 mm and length width of 300 mm to 400 mm; and
 - ii. within the circulation space of a doorway in accordance with Figures 45 and 46 of AS1428.1-2021; and
 - iii. external to all circulation spaces at a height of 800 mm to 1 000 mm with a minimum width depth of 120 mm and minimum length width of 400 mm.

REQUIREMENTS

- (h) In all sanitary facilities, the mirror shall be located either above or adjacent to the washbasin.
- (i) Where located above the washbasin, the mirror shall extend from a height of not more than 900 mm to a height of not less than 1 850 mm above the plane of the finished floor. Where located adjacent to a washbasin, the mirror, shall extend from a height of not more than 780 mm to a height of not less than 1850 mm above the plane of the finished floor.
- (j) No mirror shall be less than 350 mm wide. All dimensions apply to the reflective surface of the mirror. The reflective surface shall be vertical.
- (k) In an accessible sole occupancy unit, a mirror shall be centred over the washbasin.
- (l) Shelf space shall be provided adjacent to the washbasin in one of the following ways:
 - (i) As a vanity top at a height of 800 mm to 830 mm and a minimum width of 120 mm and a minimum depth of 300 mm and a depth no greater than of the bowl plus its front and back flanges without encroaching into the circulation space of any other fixture.
 - (ii) As a separate fixture—
 - (A) within any circulation space at a height of 900 mm to 1000 mm with a width of 120 mm to 150 mm and length of 300 mm to 450 mm; and
 - (B) external to all circulation spaces at a height of 790 mm to 1000 mm with a minimum width of 120 mm and minimum length of 400 mm.
- (m) Where provided, soap dispensers, towel dispensers, hand dryers and similar fittings shall be operable by one hand, and shall be installed with the height of their operative component or outlet not less than 900 mm and not more than 1100 mm above the plane of the finished floor, and no closer than 500 mm from an internal corner.
- (n) A clothes-hanging device shall be installed 1200 mm to 1350 mm above the plane of the finished floor and not less than 500 mm out from any internal corner.
- (o) Where provided, the sanitary disposal unit shall be located as follows:
 - (i) Portable unit as shown in Figure 43 of AS1428.1-2021.
 - (ii) Recessed unit within 500 mm from the pan.
- (t) Where provided near the washbasin, switches and general purpose outlets shall be located in accordance with Clause 11 of AS1428.1-2021 and as close to the shelf or worktop as practicable.
- (u) Shower recesses and the circulation space for each shower recess from the finished floor to a minimum height of not less than 2 000 mm shall be as shown in Figure 47 of AS1428.1-2021. Grabrails, shower hose fittings; taps, soap holder, shelf (if provided) and the folding seat are the only fixtures permitted in these spaces.
- (v) Shower recess fittings shall be provided as shown in Figures 47 and 48 of AS1428.1-2021. Not less than two clothes-hanging devices, as specified in Clause 12.4.4 of AS1428.1-2021, shall be fitted outside the shower recess. One such device shall be located within 400 ±10 mm and the other within 600 ±10 mm of the folding seat.
- (w) If two or more shower recesses are provided, at least one shall be of the opposite hand.
- (x) Taps shall be located on the side of the shower head support grabrail nearer the folding seat.
- (y) The requirements for the floor and waste outlet are as follows:
 - (i) The floor of the shower recess and associated circulation space shall be self- draining and without a step-down, raised step kerb or hob at the entry to the recess.
 - (ii) Where a central waste outlet for the shower recess is provided, the waste outlet for the shower shall be in accordance with Figure 47 of AS1428.1-2021. Alternatively, a linear drain may be provided.
 - (iii) The slope of the floor of the shower recess to a central waste outlets shall have a gradient between 1 in 60 and 1 in 80, as shown in Figure 49 of AS1428.1-2021.

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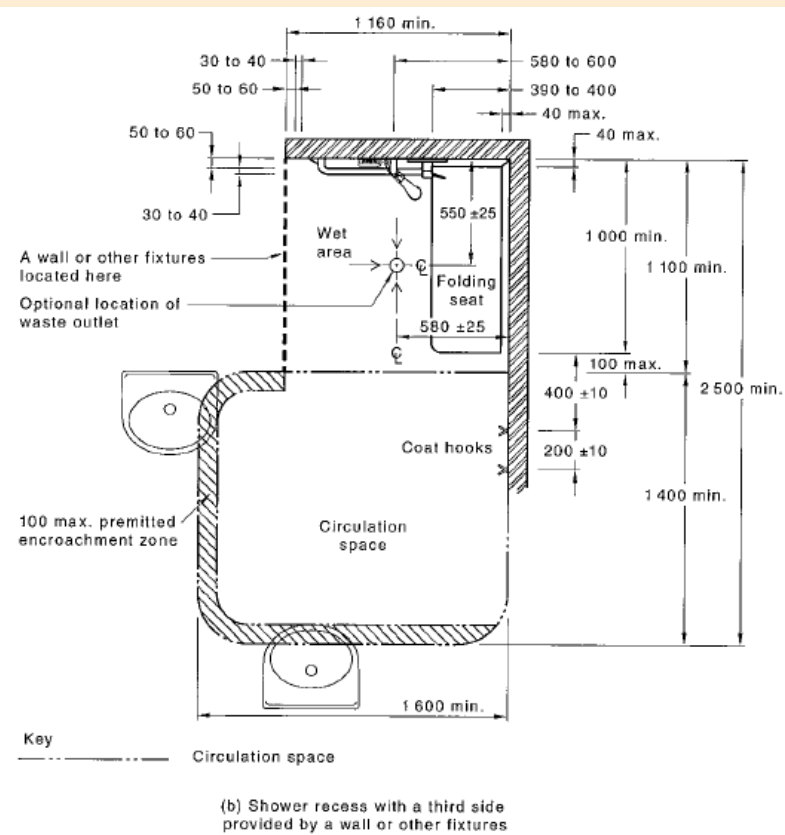
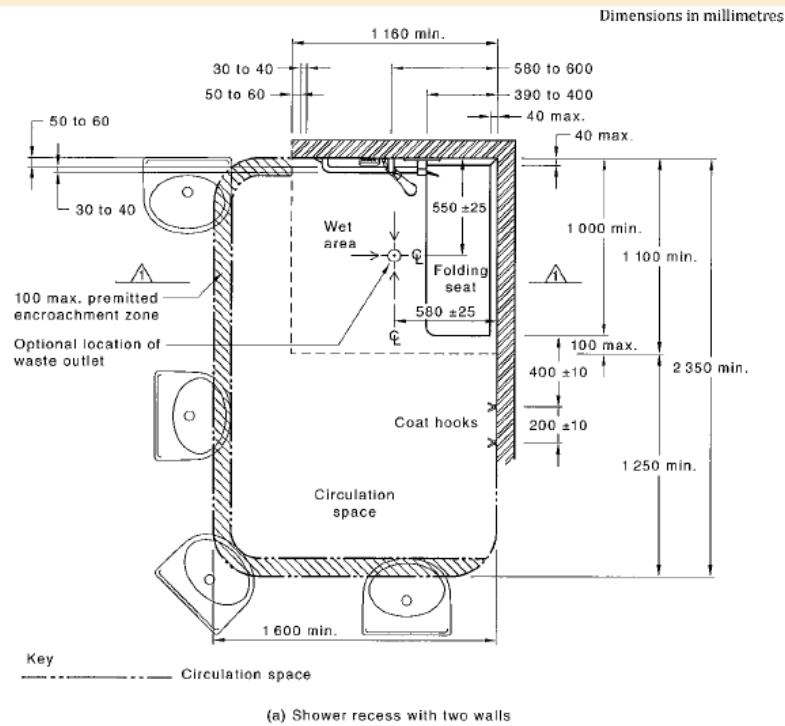
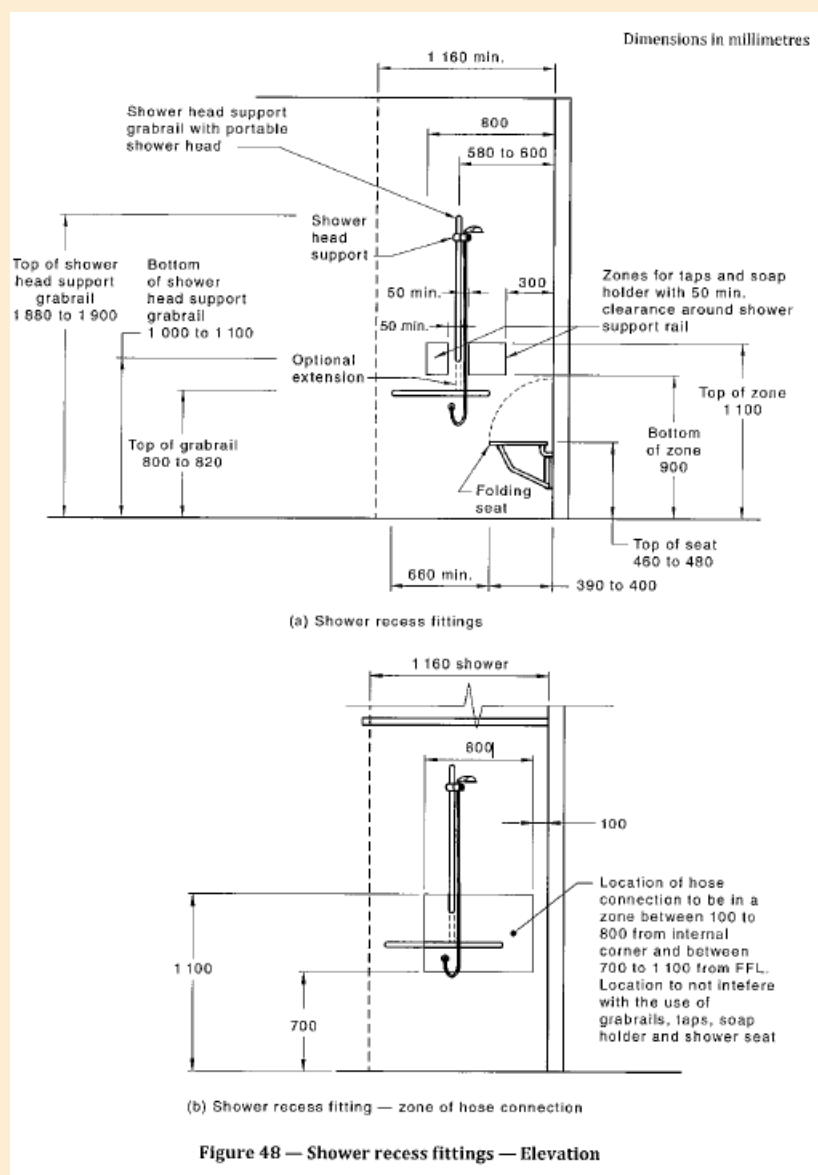


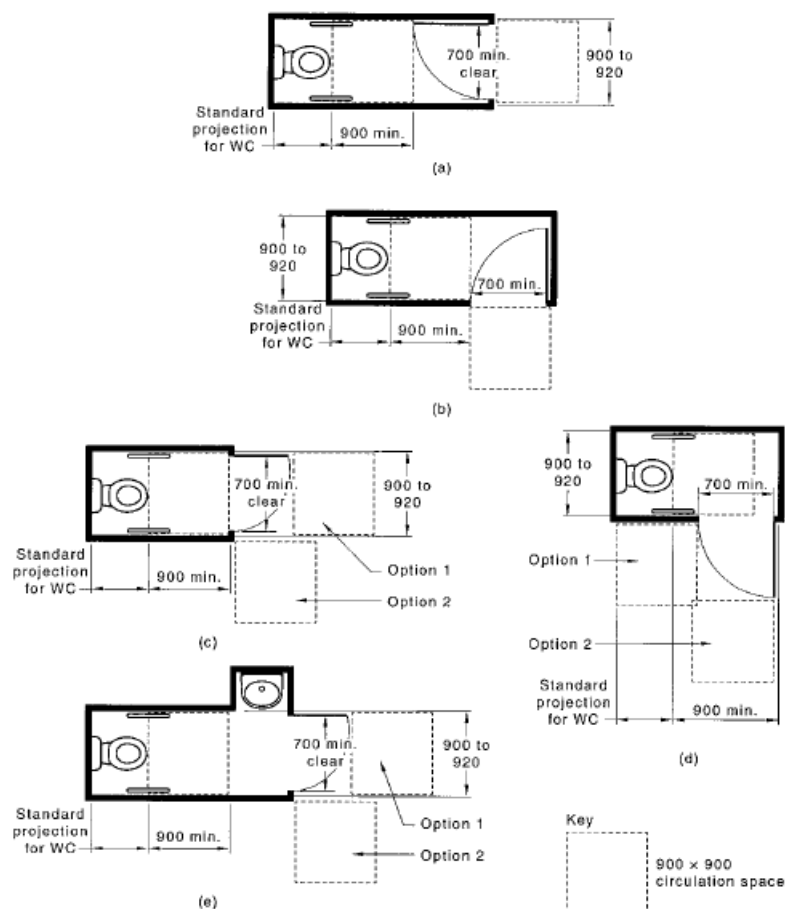
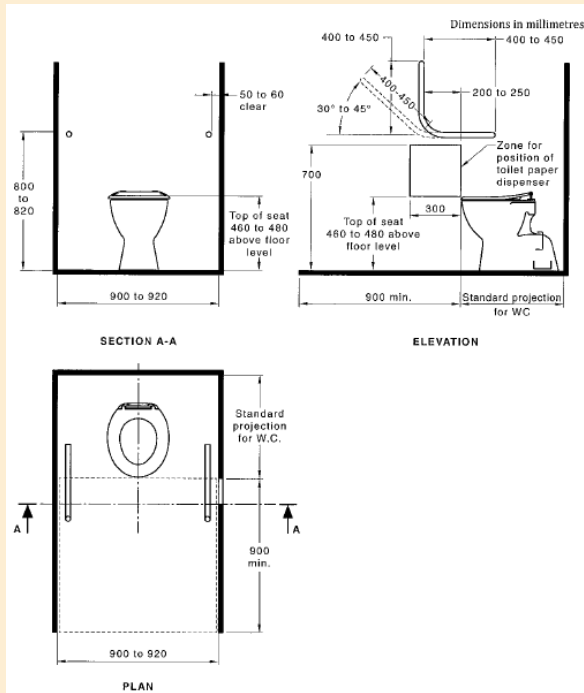
Figure 47 — Shower recess and circulation space — Plan

REQUIREMENTS



- (z) Sanitary compartments for people with ambulant disabilities shall be in accordance with Figures 52(A) and 52(B) of AS1428.1-2021.
- (aa) Doors to sanitary compartments for people with ambulant disabilities shall have openings with a minimum clear width of 700 mm and be in accordance with Figure 34(b) and Figure 53 (B) of AS1428.1-2021.
- (bb) Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside.
- (cc) A clothes hanging device shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the floor.

REQUIREMENTS



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GRABRAILS

- (a) Grabrails shall be not less than 30 mm and not more than 40 mm outside diameter; or they shall have a sectional shape within the limits of 30 mm to 40 mm diameter.
- (b) Exposed edges and corners of grabrails shall have a radius of not less than 5 mm.
- (c) The fastenings and the materials and construction of grabrails shall be able to withstand a force of 1100 N applied at any position and in any direction without deformation or loosening or rotation of the fastenings or fittings.
- (d) The clearance between a grabrail and the adjacent wall surface or other obstruction shall be not less than 50 mm and not more than 60 mm. The clearance above a horizontal grabrail shall extend above the top of the grabrail by not less than 600 mm. The clearance below a horizontal or angled rail shall be a minimum of 50 mm except at fixing points.
- (e) Grabrails shall be fixed so that there is no obstruction to the passage of the hand along the top 270° arc of horizontal and angled grabrails. There shall be no obstruction to the passage of the hand for the full length of vertical grabrails.