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# Compliance Report

**Title:** Little National - Newcastle

**Project Address:** 42 Honeysuckle Drive, Newcastle NSW 2300

**Client:** Doma Group

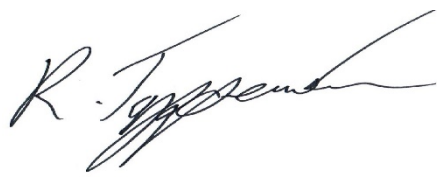
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## Executive Summary

Item	Summary	Attention authority
Statement of assessment for Development Approval	<p>I am satisfied that the arrangements adopted, whilst not showing complete Detail Design (DD) and all applications for external entries, linking pathways, directional signage, TGSIs and the like, show compliance to the degree necessary and allow for details to be finalised in subsequent stages of the design to meet the objectives of the NSW State Environmental Planning Policy and Newcastle Development Control Plan 2012.</p> <p>This report is suitable for the Development Application and confirms the intent of the Disability (Access to Premises – Buildings) Standards have been met, to the degree necessary.</p> <p>It is anticipated that all final dimensions and details will be resolved prior to the next phase, being Building Approval/Construction Certificate.</p>	Compliant, subject to the recommendations contained in this report being addressed during the next stage of design development.
Potential Performance Solution	The number of accessible car parking spaces for the Hotel component meets the Planning Scheme requirements but is less than the minimum BCA requirement.	Potential Performance Solution to be resolved during the next design stage.

## Related Reports

This document must be read in conjunction with, but not limited to, other project specific Performance Solutions manuals, that are applicable to this project. The table below lists the relevant documents.

Document Reference	Title	Status
Drawings assessed	DDA_J00572_200130_MergedMarked-DA_IssueA	Completed – Attached to this review

## Related Performance Solutions

Potential Opportunities/Departures: Performance Building Solution (PBS)

BCA Clause	Summary	Status
D3.5 Table D3.5	The number of accessible car parking spaces for the Hotel component meets the Planning Scheme requirements but is less than the minimum BCA requirement.	Potential Performance Solution to be resolved during the next design stage.

# 1. Introduction

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*Doma Group*, in conjunction with *Bates Smart*, are responsible for the design and co-ordination of the proposed mixed-use multi-storey building, known as Little National Newcastle, located at 42 Honeysuckle Drive, Newcastle NSW 2300.

They have sought advice regarding their requirements / obligations in achieving compliance with the relevant accessibility codes and standards.

The project incorporates 179 short term accommodation rooms and associated hotel facilities including gymnasium, library and meeting rooms across eight level as part of the Little National Hotel and approximately 5000m<sup>2</sup> of A-Grade office space across eight levels, with associated car parking across five levels and some ancillary retail / commercial tenancies.

## 2. Objective

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The purpose of this report is to provide confirmation that a senior accredited access consultant has reviewed the proposed development against the relevant requirements of the Disability (Access to Premises — Buildings) Standards 2010, Building Code of Australia 2019, relevant Australian Standards as they relate to access, and in addition, the broader requirements of the Disability Discrimination Act 1992 (DDA), to ensure it is suitable for use by persons with a disability.

### *Newcastle City Council*

The *Newcastle Development Control Plan 2012* expands upon the aims, objectives and other provisions of the Newcastle Local Environmental Plan 2012 and applies to all land within the Newcastle local government area to which Newcastle Local Environmental Plan 2012 applies.

The following comments within the remainder of the report are reflective of the entire project. The assessment shows clear consideration to the above-mentioned accessibility standards, and therefore achieves compliance. Furthermore, the project is deemed reasonable by means of meeting the performance requirements set out within the BCA through the use of expert opinion and project specific conclusions.

## 3. Project Specifics

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<b>Purpose</b>	The following statement is to provide confirmation that the proposal complies Building Code of Australia (BCA) 2019
<b>Applicable Use Classification (A6 Classifications)</b>	<b>Class 3</b> – Short-term accommodation / hotel <b>Class 5</b> – Professional offices <b>Class 7a</b> – Carparking
<b>Common facilities required to be accessible include:</b>	<b>Class 3 – Common Areas</b> 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.  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, TV room,

	individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.  Where a ramp complying with AS 1428.1 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, located on the levels served by the lift or ramp.	
	<b>Class 3 – Sole-occupancy units</b>	
	If the building or group of buildings contain—	To and within—
	101 to 200 sole-occupancy units	5 accessible sole-occupancy units plus 1 additional accessible sole-occupancy unit for every 25 units or part thereof in excess of 100.
	<b>Class 5</b> To and within all areas normally used by the occupants unless exempt by BCA Clause D3.4.	
	<b>Class 7a</b> To and within any level containing accessible carparking spaces.	

It is understood a total of 179 Class 3 sole-occupancy units will be provided over seven levels (Levels 01-07). As such, a total of nine (9) accessible sole-occupancy units are required and provided.

## 4. NCC BCA – Assessment

### 4.1 External Approaches, Walkways, Ramps, Accessways and Entries

A continuous accessible path is to be provided to the proposed building:

- From the main points of a pedestrian entry at the allotment boundary, and
- From another accessible building connected by a pedestrian link; and
- From any required accessible car parking space on the allotment.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
1.	Ensure external paths of travel from the allotment boundary are clearly signed and address the accessible paths of travel to and within the principal pedestrian entrance of adequate width to accommodate passing and turning spaces.	D3.2	Compliant	

Item	Title & Clause Summary	Clause	Status	Assessment Comments
2.	In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and in a building with a total floor area more than 500m <sup>2</sup> , a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.	D3.2	Compliant	
3.	Pedestrian crossings and or drop-off areas should be designed inclusive of line-marking, kerb ramps and TGSIs in accordance with AS1428.1-2009 & AS/NZS1428.4.1-2009.	D3.2	Condition of approval	To be further detailed during next stage of design development.
4.	Where pedestrian walkways and vehicular routes are at grade, hazard warning required. Position hazard TGSIs in accordance with AS/NZS1428.4.1-2009.	D3.2	Condition of approval	To be further detailed during next stage of design development.
5.	Ensure obstacles abutting a path are readily identifiable and do not obstruct a user on the path.	D3.2	Condition of approval	To be further detailed during next stage of design development.
6.	Pathway cross grades, directional grades and passing spaces are required to meet AS1428.1-2009.	D3.2	Condition of approval	To be further detailed during next stage of design development.
7.	The maximum gradient of a ramps exceeding 1900mm in length over 190mm rise shall be 1:14 grade including the required AS1428.1-2009 features.  Where the ramp has a gradient equal to or shallower than 1:20, reduced features apply.	D3.2	Condition of approval	To be further detailed during next stage of design development.

#### Key External walkway criteria:

- Walkways to be provided with passing bays (1800 x 2000mm) at maximum 20m intervals.
- Walkway gradient to be 1:20 (max) with landings at maximum 15m intervals.
- Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm length.

- If gradient of walkway is less than 1:33 no landings are required.
- TGSIs required to warn of hazard along pedestrian and vehicular routes on grade

#### Key kerb and pedestrian crossing criteria:

- Kerb ramp to have gradient no steeper than 1:8, length no greater than 1520mm.
- Pathways from accessible parking across roadways to have designated line marking.

#### Stairs design criteria:

- Common use stairs require AS1428 series compliant handrails, tread features and TGSi.

#### Key ramp design criteria:

- Maximum gradient of a ramp exceeding 1900mm is 1:14. Gradient to be consistent throughout ramp.
- Ramp required to have unobstructed width of 1000mm
- Ramps to be provided with landings at bottom and top of ramp.
- Landings required at maximum 9m intervals where grade 1:14, Landings required at maximum 15m intervals where grade 1:20.
- Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length.
- Ramps require AS1428 series compliant handrails and TGSi.
- Ramps to be set back 900mm at property boundaries or 400mm at internal corners.
- Vertical rise not to exceed 3.6m
- **Kerb ramps** – max rise 190mm; 1:8 max gradient
- **Threshold ramps** – max rise 35mm; 1:8 max gradient; within 20mm of door leaf
- **Step ramps** – max rise 190mm; 1:10 max gradient

## 4.2 Accessible Parking

**Objective:** The specifications for accessible carparking spaces are contained in AS/NZS2890.6-2009. These specifications aim to maximise the area available to people with disability to get into and out of their vehicles.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
8.	<p>Carparking Spaces for persons with a disability. <i>Class 3 / 5 Structure.</i></p> <p><b>Class 3</b></p> <p>To be calculated by multiplying the total number of carparking spaces by the percentage of—</p> <p>(i) accessible sole-occupancy units to the total number of sole-occupancy units; or</p> <p>(ii) accessible bedrooms to the total number of bedrooms; and</p> <p>the calculated number is to be taken to the next whole figure.</p>	Table D3.5	Non-compliant	<p>It is understood a total of 173 car parking spaces have been provided, including 7 accessible spaces. 11 motorbike parking spaces have also been provided.</p> <p><b>Class 3</b></p> <p>A total of 100 car parking spaces are provided including five (5) accessible car parking spaces, which is insufficient to meet the BCA requirements, however does meet the Planning Scheme requirements.</p>

Item	Title & Clause Summary	Clause	Status	Assessment Comments
	<b>Class 5</b> = 1 space for every 100 car parking spaces or part thereof.			<p><i>Potential Performance Solution to be resolved during the next design stage.</i></p> <p><b>Class 5</b></p> <p>A total of 73 car parking spaces are provided including one (1) accessible car parking spaces, which is sufficient to meet the requirements.</p>
9.	Accessible car parking spaces to be designed in accordance with AS/NZS2890.6-2009, including dimensions of 5400mm (l) x 2400mm (w) for the dedicated parking space and 5400mm (l) x 2400mm (w) for the adjacent shared area.	D3.5	Condition of approval	<p>The accessible car parking space for the commercial component, located at Level 03 doesn't comply as a structural column is located within the shared area.</p> <p>Accessible car parking space and adjacent shared area to be relocated.</p> <p>The proposal is capable of complying and finer details can be provided during the next stage of design development.</p>
10.	<p>The vertical clearance along the vehicular path to an accessible car parking space must achieve a minimum of 2200mm.</p> <p>The headroom above each dedicated accessible parking space and adjacent shared area shall be a minimum of 2500mm.</p>	D3.5	Compliant	
11.	<p>The shared area must be provided with a bollard and chevron line-marking.</p> <p>The dedicated accessible parking space must be provided with the international symbol of access.</p>	D3.5	Condition of approval	The proposal is capable of complying and finer details can be provided during the next stage of design development.
12.	The fall of each parking space, shared area and unloading areas shall not exceed 1:40 in any direction (or 1:33 if a bituminous surface).	D3.5	Compliant	

#### Key Car parking and transport design criteria:

- Accessible spaces are to be designed in accordance with AS/NZS2890.6-2009.



- Dimensions of angled accessible parking bays 2400mm (w) x 5400mm (l) with adjacent 2400mm (w) x 5400mm (l) shared area and bollard in shared area.
- Dimensions of parallel parking bays 3200mm (w) x 7800mm (l).
- Provide direct kerb ramp access from adjacent to the accessible parking space to pathway.
- Accessible bays to be located near entrances.
- Provide a designated area for accessible drop off from private vehicles, taxis and community vehicles with kerb ramp access to the pathway.
- Height of vehicular path of travel to accessible parking space to be 2200mm and height above accessible parking space to be 2500mm.

### 4.3 Entranceways

**Objective:** Access must be provided via the main principal entrance and:

Item	Title & Clause Summary	Clause	Status	Assessment Comments
13.	All entry doors are to comply with AS1428.1-2009.	D3.3	Compliant	
14.	All entry doors must achieve a minimum clear door opening width of 850mm (920mm leaf door required)	D3.3	Condition of approval	The proposal is capable of complying and finer details can be provided during the next stage of design development.
15.	Ensure doors have light operational forces (less than 20N). Consider use of bearing hinges or other enhanced hardware to achieve requirement.	D3.3	Condition of approval	
16.	All full height glazing capable of being mistaken as an opening (typically this is all shopfront glazing) is to be provided with a solid band not less than 75mm thick with the lower edge starting between 900-1000mm above FFL extending the full width of the glazed panel. This is to be detailed on the 'for Construction' elevations for approval.	D3.3	Condition of approval	
17.	30% minimum luminance contrast change is required between the door face/leaf, door architrave and wall.	D3.3	Condition of approval	
18.	Braille signage required to final exit doors per D3.6 stating 'Exit', 'Level Ground', 'First Floor' etc in contrasting Braille and tactile characters.	D3.6	Condition of approval	

Item	Title & Clause Summary	Clause	Status	Assessment Comments
19.	Where doors open to external areas required to be accessible, door thresholds must be accessible.	D3.3	Condition of approval	The proposal is capable of complying and finer details can be provided during the next stage of design development.

**Key entrance criteria:**

- Main entry must be accessible.
- Entry requires single door leaf width clearance of 850mm (typically 920mm door size).
- Circulation space of 1450mm required either side of entry.
- All glazed doors must be marked with solid and non-transparent contrasting marking not less than 75mm wide for full width of doors with lowest edge at 900-1000mm above the floor.

## 4.4 Passenger Lifts

**Objective:** In an accessible building, every passenger lift must be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table, and have accessible features in accordance with Table E3.6b, and not rely on a constant pressure device for its operation if the lift car is fully enclosed.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
20.	Emergency lifts (a) At least one emergency lift complying with (d) must be installed in— a building which has an effective height of more than 25 m	E3.4	Condition of approval	The proposal is capable of complying and finer details can be provided during the next stage of design development.
21.	All lifts travelling >12m requires a minimum compartment size of 1400mm wide x 1600mm depth (requires 2000mm depth where stretcher use indicated and travelling >12m).	E3.6	Condition of approval	The proposal is capable of complying and finer details can be provided during the next stage of design development.
22.	Any lift travelling <12m requires a minimum compartment size of 1100mm wide x 1400mm depth.	E3.6	N/A	
23.	Fit-out must comply with AS1735.12	E3.6	Condition of approval	The proposal is capable of complying and finer details can be provided during the next stage of design development.
24.	Stairway platform lift	Table E3.6a	N/A	
25.	Low-rise platform lift - Must not travel more than 1000 mm.	Table E3.6a	N/A	

Item	Title & Clause Summary	Clause	Status	Assessment Comments
26.	<p>Low-rise, low-speed constant pressure lift, Must not—</p> <p>(a) for an enclosed type, travel more than 4 m; or</p> <p>(b) for an unenclosed type, travel more than 2 m; or</p> <p>(c) be used in high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like.</p>	Table E3.6a	N/A	

#### Key lift design criteria:

- Lift dimensions to be 1100mm x 1400mm (up to 12m) or 1400mm x 1600mm (>12m minimum).
- Lift doorway opening clearance to be 900mm
- Fitout out of lifts to include: Handrail 600mm (min) length; at height between 850-950mm, Tactile and Braille symbols on control buttons and panels, Automatic auditory information detailing lift stops. Control buttons set back from corner.

## 4.5 Stairs

**Objective:** Every stairway, except for stairways in areas exempted by D3.4, must comply with AS 1428.1-2009.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
27.	Exemptions: Where a stairway is installed on a path of travel used solely for servicing an area exempted under D3.4 of the Access Code this requirement is not mandatory.	D3.4		
28.	<p>All general circulation stairs are to be designed to comply with AS1428.1-2009.</p> <p>i.e. clear width not less than 1m, handrails both sides, TGSIs and nosings and opaque risers</p>	D3.3	Condition of approval	<p>Ensure stairs are offset by a minimum of one tread width at intermediate landings to allow for compliant handrail extensions.</p> <p>Ensure stairs are set back sufficiently, so as handrail extensions do not protrude into the transverse path of travel.</p> <p>The proposal is capable of complying and finer details can be provided during the next stage of design development.</p>

Item	Title & Clause Summary	Clause	Status	Assessment Comments
29.	If fire-isolated stairs are to be encouraged for general circulation use, the stairs should be upgraded to full compliance with AS1428.1-2009 features.	D3.3	N/A	Note Only

#### Key stair design criteria:

- Stairs to be set back 900mm at property boundaries or sufficient space to accommodate required handrails internal corners.
- Circular or spiral stairs are generally unsafe due to their inconsistent tread width.
- Common use stairs require AS1428 series compliant handrails, tread features and tactile ground surface indicators (TGSIs).
- TGSIs shall be installed for the full width of the path of travel.
- TGSIs shall be located at both the top and bottom of the stairs.
- Fire-isolated stairs required a single handrail compliant to Clause 12 of AS1428.1-2009 and contrasting nosings as a minimum.

## 4.6 Ramps

**Objective:** Ramps may be used as part of an accessway where there is a change in level and must comply with the requirements specified in AS1428.1-2009, including a maximum gradient, landings, TGSIs, handrails and kerbing.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
30.	All ramps (except for ramps in areas exempted by D3.4 and fire-isolated ramps) must comply with, Clause 10 of AS 1428.1-2009.	D3.3	Condition of approval	Ensure entry ramp from Honeysuckle Drive fully complies with the requirements of Clause 10.2 (or 10.3) of AS1428.1-2009.  The proposal is capable of complying and finer details can be provided during the next stage of design development.
31.	Landings located at 90° directional change require min. dimensions of 1500mm x 1500mm.	D3.3	N/A	
32.	Where doorways are at landings, the dimensions on the landing must be in accordance with the requirements of the door circulation clearances.	D3.3	N/A	

## 4.7 Internal Walkways

walkways should be designed with the following features:

- Suitable circulation spaces to enable turning into adjacent doorways and workstation areas,

- Adequate passing spaces, and
- Turning areas at corridor or room terminators

Item	Title & Clause Summary	Clause	Status	Assessment Comments
33.	Accessways and internal corridors throughout shall be designed to comply as follows:			
34.	Passing bays are required at maximum 20m intervals where no direct line of sight is provided – minimum 1800mm (wide) x 2000mm (long).	D3.3	Compliant	
35.	Provide turning spaces of 1500mm x 1500mm (corner may be truncated) where a user is required to make a 90° turn.	D3.3	Compliant	
36.	Provide turning space within 2m of the ends of corridors, where it is not continuous - minimum 1540mm (wide) x 2070mm (long).	D3.3	Compliant	
37.	Provide turning spaces at maximum 20m intervals along an accessway - minimum 1540mm (wide) x 2070mm (long).	D3.3	Compliant	

#### Key internal walkway and surface criteria:

- Walkways to be provided with passing bays (1800mm (w) x 2000mm (l)) at maximum 20m intervals.
- Minimum width of internal walkway to be 1000mm.
- Path of travel in front of doorways or those accessed from a frontal approach required to be 1450mm width (minimum).
- Path of travel in front of doorways accessed from the latch side to be 1240mm minimum width.
- Landing spaces at directional changes of: at 90° - 1500mm x 1500mm (corner can be truncated); at 180° - 1540mm x 2070mm.
- Turning space at corridor terminations to be 1540mm width x 2070mm length.

## 4.8 Internal Doorways

**Objective:** An accessible path of travel is required to all areas normally used by occupants. Future detailed design should provide compliant door circulation space to all doors where appropriate.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
38.	The unobstructed clear width of doors must achieve a minimum of 850mm (920mm leaf required).	D3.3	Condition of approval	

Item	Title & Clause Summary	Clause	Status	Assessment Comments
39.	Door circulation to comply with AS1428.1	D3.3	Condition of approval	<p>A number of doors appear to be provided with insufficient circulation space.</p> <p>Refer to marked plans for additional information.</p> <p>The proposal is capable of complying and finer details can be provided during the next stage of design development.</p>
40.	All doors to have light operation forces	D3.3	Condition of approval	
41.	All full height glazing capable of being mistaken as an opening (typically this is all shopfront glazing) is to be provided with a solid band not less than 75mm thick with the lower edge starting between 900-1000mm above FFL extending the full width of the glazed panel. This is to be detailed on the 'for Construction' elevations for approval.	D3.2	Condition of approval	
42.	30% minimum luminance contrast change is required between the door face/leaf, door architrave and wall.	D3.3	Condition of approval	
43.	Braille signage required to final exit doors per D3.6 stating 'Exit', 'Level Ground', 'First Floor' etc in contrasting Braille and tactile characters.	D3.6	Condition of approval	
44.	Doors to ambulant sanitary compartments must achieve a clear opening width of 700mm.	D3.3	Condition of approval	
45.	Ensure door hardware to areas required to be accessible complies with Clause 13 of AS1428.1-2009.	D3.3	Condition of approval	
46.	Where doors open to external areas required to be accessible, door thresholds must be accessible.	D3.3	Condition of approval	<p>The proposal is capable of complying and finer details can be provided during the next stage of design development.</p>

#### Key internal doorway criteria:

- All doors require 850mm clearance width (typically 920mm doors) including the active leaf of double doors.

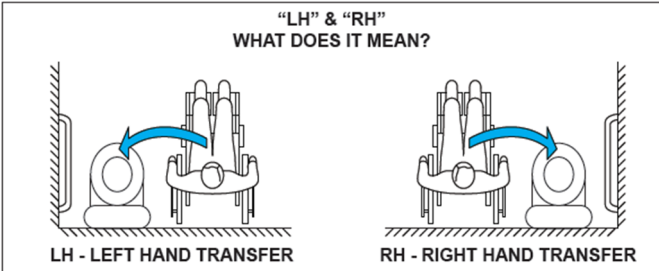
- Latch side clearance of 510mm to inward opening doors; 530mm to outward opening doors.
- Circulation space of 1450mm required either side of doors that are approached from the front. Circulation space of 1240mm required in front of inward opening doors approached from latch side.
- All glazed doors must be marked with solid and non-transparent contrasting marking not less than 75mm wide for full width of doors with lowest edge at 900-1000mm above the floor.

## 4.9 Sanitary Facilities

**Objective:** Facilities to be provided in accessible parts of the building. Accessible sanitary facilities must be provided on each level where other sanitary facilities are also provided and if the storey has more than one bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. The accessible facilities should be located adjacent/opposite the gender facilities.

Where one or more pans are provided in addition to a unisex accessible sanitary facility, an ambulant compartment within each of the male and female facilities is to be provided.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
47.	Accessible unisex sanitary compartments must be provided in accessible parts of the building	F2.4	Compliant	
48.	Ambulant accessible compartments are required in addition to the unisex accessible sanitary facility.	F2.4	Compliant	
49.	The circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with the requirements of AS 1428.1	F2.4	Condition of approval	<p><b>End of Trip UASF</b></p> <p>Provide not less than 2 lockers within this facility. This may necessitate reconfiguration of internal layout and/or an increased floor plan.</p> <p>The proposal is capable of complying and finer details can be provided during the next stage of design development.</p>
50.	Where two or more accessible sanitary facilities are installed there shall be an even distribution of mirror imaged layouts to provide left-hand and right-hand transfer.	F2.4	Condition of approval	<p>All of the common use unisex accessible sanitary facilities (above Ground Level) have been provided as left-hand transfer.</p> <p>Provide an even distribution of left-hand and right-hand transfer.</p> <p>The proposal is capable of complying and finer details can be provided during the next stage of design development.</p>
LH & RH image				

Item	Title & Clause Summary	Clause	Status	Assessment Comments
	<p style="text-align: center;">“LH” &amp; “RH” WHAT DOES IT MEAN?</p>  <p style="text-align: center;">LH - LEFT HAND TRANSFER      RH - RIGHT HAND TRANSFER</p>			

#### Key sanitary facility criteria

- Accessible sanitary facilities to be in same location as gender facilities and located on all levels of a multi-level building.
- Minimum room dimension with WC and basin: 1900mm x 2630mm or 2330mm x 2200mm.
- Provide AS1428 series compliant fixtures inclusive of shelf, clothes hooks, full length mirror
- A sanitary compartment suitable for a person with an ambulant disability must also be provided for use by males and females
- Baby change tables are not permitted to encroach on fixture circulation spaces and are to be installed in accordance with Clause 15.2.8.2

#### 4.10 Symbols and signs

**Objective:** Mandatory Braille and tactile signage must be provided to sanitary facilities (except SOUs), spaces with hearing augmentation, for required exit signage and directional signage to alternative accessible entrances, paths of travel or alternative sanitary facilities.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
51.	<p>Mandatory Braille and tactile signage will be required in the following areas:</p> <ul style="list-style-type: none"> <li>▪ Unisex accessible sanitary facilities;</li> <li>▪ Ambulant sanitary facilities;</li> <li>▪ Gender sanitary facilities;</li> <li>▪ Space with a hearing augmentation system;</li> <li>▪ Each door required by BCA E4.5 of the BCA to be provided with an exit sign (all levels)</li> </ul>	D3.6	Condition of approval	

#### Key Signage design criteria:

- Accessible way finding should highlight the pathway from entrance to reception to lifts/stairs, amenities and to key components of the facility.
- Ensure accessible way finding signage is:
- Located at appropriate viewing heights
- Perpendicular to the path of travel or beside identifiable features (e.g. door faces)
- Of suitable colour contrast (luminance contrast min 30%)



- Of compliant notation inclusive of use of the international symbol of access.
- Signage to accessible sanitary facilities requires identification with the international symbol of access, raised tactile and Braille signage and letters RH or LH to indicate side of transfer to the WC pan.
- Signage required to areas with required hearing augmentation provided

#### 4.11 Hearing augmentation

**Objective:** Hearing augmentation must be provided in certain situations.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
52.	<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning is installed –</p> <ul style="list-style-type: none"> <li>• In a room in a Class 9b building;</li> <li>• In an auditorium, conference room, meeting room or room for judicatory purposes; or</li> <li>• At any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</li> </ul>	D3.7	Condition of approval	<p>Where an inbuilt amplification system is installed, ensure a hearing augmentation system, complying with BCA D3.7 is provided.</p> <p><i>AS1428.5-2010 provides additional information.</i></p>

##### Key Hearing Augmentation design criteria:

- An induction loop must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or
- A system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must be in accordance with BCA D3.7(b)(ii).
- The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to BCA D1.13.
- Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

#### 4.12 Seating

**Objective:** Wheelchair seating spaces in Class 9b assembly buildings

NOT APPLICABLE

#### 4.13 Swimming Pools

**Objective:** Accessible entry/exit is required to and within swimming pools in accordance with D3.10 of the BCA.

NOT APPLICABLE

#### 4.14 Hazard Identification

**Objective:** Suitable visual indication is required to all frameless or fully glazed doors, sidelights or any other glazing capable of being mistaken for a doorway or opening.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
53.	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 AS1428.1-2009.	D3.12	Condition of approval	

**Key hazard identification design criteria:**

- Visual indication must be installed for the full width of the glazed panel with a solid and non-transparent contrasting line.
- The contrasting line shall be not less than 75mm wide.
- The lower edge of the contrasting line shall be located between 900-1000mm above the plane of the finished floor.
- The contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.

## 5. NCC BCA D3.4 Exemptions

The intent of this section of the BCA is to provide exemption to the Deemed-to-Satisfy Provisions for access by people with a disability. It provides details on building or parts of buildings not required to be accessible.

Exemptions may be applied to certain areas within building, where providing access would be inappropriate because of the nature of the area or the tasks undertaken, or an area that would pose a health or safety risk for people with a disability. As identified within the Guide to Volume 1, areas that may be suitable to apply an exemption include rigging lofts, waste containment areas, loading docks, plant and equipment rooms and other similar areas. Assessment of these areas is on a case-by case basis and should not be applied without advice from the building owner / building operator and support from the relevant Certifying Authority.

It is proposed to seek an exemption from providing access to the following areas:

- Services Rooms;
- Pump Room, Substations, Switch Rooms, Plant incl. rooftop plant;
- Waste Store
- Laundry (Hotel);
- Line & Waste Maids (Hotel);
- Hotel Comms.

## 6. Accessible SOU Assessment

This assessment relates to the accessible sole-occupancy units only, with reference to AS1428.1-2009, AS1428.2-1992, and where considered applicable, AS4299-1995.

Item	Requirement	Comment
<b>Entry Door</b>		
1.	Entry door is provided with minimum 850mm clear opening, per Clause 13.2 of AS1428.1-2009.	Condition of approval
2.	Entry door is provided with compliant circulation space internally and externally, per Clause 13.3 and Figure 31 of AS1428.1-2009.	Ensure the entry door is provided with compliant latch side clearance externally, i.e. $W_L = 510\text{mm}$  <i>The proposal is capable of complying and finer details can be provided during the next stage of design development.</i>
3.	Entry door is provided with compliant door hardware, i.e. lever handles, per Clause 13.5 of AS1428.1-2009.	Condition of approval
<b>Internal Doors</b>		
4.	Internal doors are provided with minimum 850mm clear opening, per Clause 13.2 of AS1428.1-2009.	Condition of approval
5.	Internal doors are provided with compliant circulation space to both sides, per Clause 13.3 and Figure 31 of AS1428.1-2009.	The fixed shower screen cannot encroach into the required door circulation space.  <i>The proposal is capable of complying and finer details can be provided during the next stage of design development.</i>
6.	Internal doors are provided with compliant door hardware, i.e. lever handles, per Clause 13.5 of AS1428.1-2009.	Condition of approval
<b>Internal Corridors</b>		
7.	Corridors are provided with minimum width of 1000mm (except at doorways), per Clause 6.3 of AS1428.1-2009.	Compliant
<b>Bathroom</b>		
8.	Wet areas shall be set-down within the main structural slab to ensure level access is achieved throughout the accessible SOU.	<i>The proposal is capable of complying and finer details can be provided during the next stage of design development.</i>
9.	The main bathroom must be provided with circulation spaces, fixtures and fittings per Clause 15 of AS1428.1-2009.	The washbasin cannot encroach into the required WC pan circulation space.  <i>The proposal is capable of complying and finer details can be provided during the next stage of design development.</i>
10.	The shower recess must be hobless and possess minimum size of 1160mm x 1100mm.	Compliant

Item	Requirement	Comment
11.	The floor shall be provided with a slip resistant surface.	Condition of approval
<b>Bedroom</b>		
12.	The bedroom (or equivalent) must possess suitable dimensions to accommodate a queen size bed, wardrobe and circulation space.	Compliant
13.	A minimum dimension of 1000mm (1200mm preferred) should be provided between bed and any adjacent obstruction.	Note
14.	Circulation space with minimum dimensions of 1540mm x 2070mm should be provided at the bottom of the bed, clear of all obstructions.	Note
<b>Switches, GPOs etc</b>		
15.	All switches and controls on an accessible path of travel, other than general purpose outlets (GPOs) shall be located between 900mm and 1100mm above the floor and not less than 500mm from an internal corner.	Condition of approval
16.	General purpose outlets (GPOs) shall be located between 600mm and 1100mm above the floor and not less than 500mm from an internal corner.	Condition of approval
17.	Rocker action and toggle switches shall be provided and have a minimum dimension of 30mm x 30mm.	Condition of approval

## 7. Responsibilities

Compliance with the Building Code of Australia, National Construction Code, Australian Standards and Disability (Access to Premises – Buildings) Standards will provide an environment, which is considered accessible under the Building Codes. However, whilst this legislation focuses on the physical aspects of the building design and construction, the DDA goes further. The DDA focuses on the people, who use the building and the way the premises are administered. Therefore, there will always be a need for those responsible for buildings and their uses to consider broader issues of access, such as management and staff training, as well as matters such as maintenance.

As identified, the Building Code of Australia, Disability (Access to Premises – Buildings) Standards and associated Australian Standards provide technical guidance and specific recommendations on accessible design, covering elements such as:

- Access to buildings from allotment boundaries
- Provision of car parking for people with disabilities
- Access into the building and circulation routes
- Accessible sanitary facilities
- Suitable hearing augmentation
- Provision of tactile indicators

- Provision of suitable lifts

However, realistically, there are often constraints with a proposal, which prevent the design meeting the deemed-to-satisfy provisions in the BCA. In such a case, the provision of an “alternative solution” can be provided to demonstrate compliance with the performance requirements of the BCA, as is the case with this report.

In such circumstances, a broader holistic view may be required to achieve the optimum level of accessibility, when considered in conjunction with the end use of the building, along with the constraints, which are imposed. In this respect, the proposal will still meet the broader Performance Requirements and intent of the BCA (NCC).

## 8. Conclusion

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Whilst the arrangements adopted may not show complete Detail Design (DD), it is my opinion that the project is capable of meeting the Performance Requirements with the BCA through the use of deemed-to-satisfy solutions and performance-based solutions to show compliance with the intent of the BCA, Disability (Access to Premises – Buildings) Standards and relevant Australian Standards as they apply to this project.

## 9. Document Use

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The National Construction Code (NCC) makes reference to some of the Australian Standards applicable to the design of equitable access. The NCC indicates which edition of Australian Standards it refers to. The NCC does not always refer to the most recent version of a standard. However, under the Code, the most up-to-date Australian Standards, applied by the code, are applicable to relevant development proposals. At the time of the preparation of this Code the following standards apply:

- AS1428.1-2009 Design for access and mobility Part 1: General requirements for access – New building work
- AS1428.2-1992 Design for access and mobility Part 2: Enhanced and additional requirements – Buildings and facilities
- AS/NZS1428.4.1-2009 Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators
- AS/NZS1680.0-2009 Interior lighting – Safe movement
- AS1735.12-1999 Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities
- AS/NZS2890.6-2009 Parking facilities: Part 6: Off-Street parking for people with disabilities
- AS2899 Public Information Symbols Signs Part 1: General Information Signs
- AS4428.4 Fire Detection, Warning, Control and Intercom Systems - Control and Indicating Equipment - Intercommunication Systems for Emergency Purposes
- AS4586-2013 Slip resistance classification of new pedestrian surface materials

## 10. Appendix A – Drawing Register

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### Design Documentation:

The following architectural drawings, prepared by *Bates Smart*, project number S12109, dated 29/01/2020, were assessed as part of this report:

- A03.000 rev 3 – Ground Level Plan;
- A03.001 rev 3 – Level 01 Floor Plan;
- A03.002 rev 3 – Level 02 Floor Plan;

- A03.003 rev 3 – Level 03 Floor Plan;
- A03.004 rev 3 – Level 04 Floor Plan;
- A03.004 rev 3 – Level 04 Carpark;
- A03.005 rev 3 – Level 05 Floor Plan;
- A03.006 rev 3 – Level 06 Floor Plan;
- A03.007 rev 3 – Level 07 Floor Plan;
- A03.008 rev 3 – Level 08 Floor Plan;
- A03.009 rev 3 – Level 09 Floor Plan;
- A03.010 rev 3 – Roof Plan;
- A08.001 rev 3 – Section AA – BB;
- A008.002 rev 2 – Section BB – CC;
- A008.003 rev 2 – Section DD;
- A07.001 rev 1 – North Elevation;
- A07.002 rev 1 – West Elevation;
- A07.003 rev 1 – East Elevation;
- A07.004 rev 1 – South Elevation;
- A07.005 rev 1 West Commercial Elevation;
- A07.006 rev 1 – East Hotel Elevation.

# Curriculum Vitae

Assessor, Rhys Tappenden

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## QUALIFICATIONS & ACCREDITATIONS

- DDA/Access Consultant – Association of Consultants in Access Australia (ACAA), Accredited Mem #428 Qualified
- Building Designer – Lic. # 1168941
- Builder Open – Lic. # 1168941
- Livable Design Guidelines Qualified & Registered Assessor # 10023
- Livable Housing Design - Technical Advisor
- Livable Housing Design Appointed Panel member (TAP)
- Advanced Diploma in building management

## SUMMARY

With over 20 years experience in the construction industry and performing duties in Access Consulting, Building Codes Compliance, Building and Building Designing, Rhys has worked in both the private and commercial sector as an access consultant, certifying compliant access conditions and has built a reputation as a specialist in this sector.

With over 5 years managing a non-for-profit program *Home and Community Care* (HACC), Rhys has designed and built for the individual clinical needs of a person with a disability under 65 and over 65 years of age. Additionally, he has worked closely with community-based Occupational Therapists and local Council conditions to achieve the best clinical outcome and solution for the client, while keeping within the funded budget.

Moreover, Rhys has been part of the forward thinking of Livable Housing Design Guidelines as one of the 6 members on their Technical Advisory Panel (TAP), developing the performance requirements and ruling on changes made. This has given him the ability to work with the residential sector at the Property Council of Australia and develop a usable product.

While building the same reputation in the commercial sector, Rhys became qualified as an access consultant in public spaces and the urban environment. His understanding of both Local and State Government legislation, right down to the dimensional requirements of the Australian Standards for the use of products and servicing a person with a disability, is second to none.

Lastly, Rhys is proficient in collaborating with clients and working with people who have changing needs and mobility limitations. His experience with industry stakeholders includes property and facility managers, building owners, builders, architects, engineers, occupational therapists, commercial lessees, landscape designers, heritage architects, and the general public. Therefore, clients can be assured that they will receive high quality information and evidence-based recommendations.

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This is to certify that

**Mr Rhys Tappenden**

Membership Number

**428**

Was admitted as an **Accredited Class Member** of the  
Association of Consultants in Access Australia, Inc. on the 2nd day of  
September 2015.

Membership is only valid whilst a current financial member.

Mr Chris Porter  
ACA NATIONAL PRESIDENT

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