



Access Assessment Report




28 Bangaroo St, North Balgowlah



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BCA Logic Acquired by Jensen Hughes

BCA Logic was acquired by Jensen Hughes, the largest specialist fire and safety engineering firm in the world, in September 2021.

A respected global leader in safety, security and risk-based engineering and consulting, Jensen Hughes employs more than 1,400 people across 100 countries. This acquisition marks the company's entry into the Australian market and speaks to BCA Logic's experience and expertise in building legislation and regulations, fire, accessibility, and energy consulting.

Partnering with Jensen Hughes allows BCA Logic to further advance our capabilities in all aspects of fire safety engineering and support our clients with an expanded range of complementary services. Both companies share a commitment to technical excellence and exceptional client service.

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EXECUTIVE SUMMARY

This document provides an assessment of the architectural design drawings for the proposed new development at 28 Bangaroo St, North Balgowlah, against the Deemed-to-Satisfy provisions of the provisions relating to Access for Persons with a Disability.

Part 2 'Matters for Further Consideration' of this report outlines the identified compliance issues that require further information or consideration and/or assessment as Performance Solutions.

Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant Performance Requirements.

Item	Description	BCA Provision
Further Information Required		
1.	General Building Access Requirements	Clause D3.1

The Annexures of this Report provide detailed assessments of the proposal against all compliance requirements.

1 BASIS OF ASSESSMENT

1.1. Location

The building development, the subject of this report, is located at 28 Bangaroo St, North Balgowlah. The proposal is for two residential sole occupancy units with a retail tenancy located adjacent to the secondary dwelling.

This assessment report will be upon the retail tenancy only as BCA Volume One will be applicable. The proposed retail tenancy is a two (2) storey tenancy connected to the adjacent Class 1a building. The Ground Floor use will be for retail with a bin store room and the First Floor will be a store room provided with access via an internal stairway.

The residential dwellings will not form part of this report as they will be considered Class 1a buildings and constructed in accordance with Volume Two of the BCA.

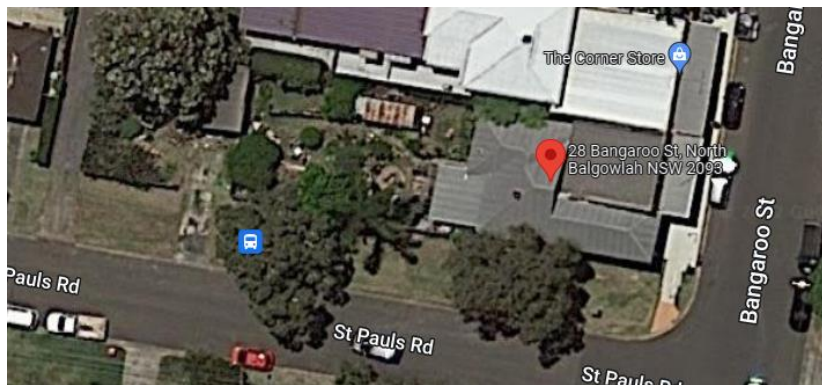


Image sourced from Google Maps

1.2. Purpose

The purpose of this report is to assess the proposed building against the documents and their relevant Deemed to Satisfy requirements. The report is intended to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance:

- > Disability Discrimination Act 1992 (DDA);
- > Disability Access to Premises Standards 2010 (Premises Standards);
- > Building Code of Australia 2019 (BCA2019) Volume 1 Amendment 1 – Part D3 and Clauses E3.6 and F2.4;
- > Applicable Australian Standards AS1428.1:2009 and AS1428.4.1:2009.

1.3. Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- > The structural adequacy or design of the building;
- > The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- > The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- > The Disability Discrimination Act (it cannot be guaranteed that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- > BCA2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- > Demolition Standards not referred to by the BCA2019;
- > Work Health and Safety Act;
- > Construction Safety Act;
- > Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like;
- > Conditions of Development Consent issued by the Local Consent Authority; and
- > This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of this report.

1.4. Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the Disability (Access to Premises – Buildings) Standards 2010 and the BC2019 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

1.5. Disability Access to Premises Standards (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

The Premises Standards intend to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters.

They do not apply to existing buildings that are not undergoing upgrade, however they introduce the concept of the “Affected Part”. This means that new works need to be connected to the building’s Principal Pedestrian Entrance by an accessible path of travel. This can mean that upgrade to the building may be necessary even where none is proposed.

1.6. Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

1.7. Definitions

Accessible

Having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Affected Part

The affected part is;

1. The principal pedestrian of an existing building that contains a new part; and
 - (a) Any part of an existing, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.
 - (b) Continuous Accessible Path of Travel

An uninterrupted path of travel to, into or within a building providing access to all access facilities.

Luminance Contrast

The light reflected from one surface or component, compared to the light reflected from another surface or component.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information

2 KEY COMPLIANCE CONSIDERATION

2.1. General

The following is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible.

Accessibility has been assessed against the documents outlined in Part 1.2 of this Report. The Annexures to this report provides a detailed assessments of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements

Note: It is important that the Annexures are read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

The abbreviations outlined below have been used in the following tables.

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure C	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure C of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

2.2. Classification

Under the provisions of Parts A6 of BCA2019 and Part A4 of the Access Code, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
Class 6	Ground Floor	Retail Tenancy
Class 8	First Floor	Storage

2.3. Dimensions and Tolerances

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. BCA Logic's assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and

bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

2.4. Areas Required to be Accessible

The following areas of the building are required to be accessible:

Table 2. Areas Required to be Accessible

Area / Room	Description
Retail Tenancy	To and within all areas normally used by the occupants
Storage	To and within all areas normally used by the occupants <i>Note: Access is not being provided to the First Floor using the concession under Clause D3.3</i>

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2019 and Access Code been considered where applicable in the process of developing the above table.

2.5. Design Items Requiring Attention

2.5.1. General Building Access Requirements – Clause D3.1

Confirmation will need to be provided that the corridor serving the accessible sanitary compartment maintains a clear width of 1240mm for an 850mm clear doorway or 1210mm for a 900mm clear doorway to comply with AS1428.1-2009.

3 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions for Accessibility as outlined in Part 1.2 of this report. It is considered that such documentation complies or is capable of complying (as outlined in Part 2 of this Report) with those documents, subject to the item being confirmed under Part 2.5 of this Report.

ANNEXURE A – DESIGN DOCUMENTATION

This report has been based on the following design documentation.

Table 3. Architectural Plans

Architectural Plans Prepared by Breakspear Architects			
Drawing Number	Revision	Date	Title
DA210	B	18/08/2022	Demolition Ground Floor
DA211	B	18/08/2022	Demolition Roof
DA220	H	18/08/2022	Proposed Ground Floor
DA221	H	18/08/2022	Proposed First Floor
DA222	D	18/08/2022	Proposed Roof
DA300	H	18/08/2022	Proposed North & South Elevations
DA301	G	18/08/2022	Proposed East & West Elevations
DA400	F	18/08/2022	Proposed Long Section & Cross Sections

ANNEXURE B - PREMISES STANDARDS & BCA ASSESSMENT

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure C	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure C of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

Building Code of Australia 2019 Assessment Summary (BCA2019) / Premises Standards (Access Code)

Table 4. BCA 2019 Summary

Clause	Clause Requirements	Comment	Status
Section D: Access and Egress			
Part D2 – Construction of Exits			
D2.15: Thresholds	<p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless –</p> <ul style="list-style-type: none"> (a) in patient care areas in a Class 9a health-care building, the door sill is not more than 25 mm above the finished floor level to which the doorway opens; or (b) in a Class 9c building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold; or (c) in a building required to be accessible by Part D3, the doorway – <ul style="list-style-type: none"> (i) opens to a road or open space; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or (d) in other cases – <ul style="list-style-type: none"> (i) the doorway opens to a road or open space, external stair landing or external balcony; and (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway open. 	<p>The thresholds provided throughout the building must be provided in accordance with this clause. Based on majority of the doorways being internal or accessible it is considered that compliance would be available.</p> <p>Details of the threshold have not been provided for assessment at this stage but will be addressed under designed development.</p>	CRA – Refer Annexure C
D2.17: Handrails	<ul style="list-style-type: none"> (a) Except for handrails referred to in D2.18, handrails must be – 	Throughout the stairways it is required that handrails are provided in accordance with this clause.	CRA – Refer Annexure C

Section D: Access and Egress			
	<ul style="list-style-type: none"> (i) located along at least one side of the ramp or flight; and (ii) located along each side if the total width of the stairway or ramp is 2 m or more; and (iii) measured above the nosings of stair treads and the floor surface of the ramp, landing or the like; and (iv) in any other case, fixed at a height of not less than 865 mm measured above the nosings of stair treads and the floor surface of the ramp, landing, or the like; and (v) continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and (vi) in a required exit serving an area required to be accessible, designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (a)(iii)(B). <p>(b) Handrails required to assist people with a disability must be provided in accordance with D3.3</p> <p>(c) The requirements of (d) do not apply to –</p> <ul style="list-style-type: none"> (i) handrails referred to in D2.18; or (ii) a stairway or ramp providing a change in elevation of less than 1m; or (iii) a landing; or (iv) a winder where a newel post is installed to provide a handhold. 	<p>To comply with Clause 12 of AS1428.1-2009 it is required to provide an offset to allow for a continuous height being maintained throughout the flights and landing.</p> <p>Refer to BCA Report for as assessment.</p>	
D2.21: Operation of latch	<p>(a) A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by –</p>	<p>The latches throughout the egress paths of the building are required to be provided in accordance with this clause.</p>	<p>CRA – Refer Annexure C</p>

Section D: Access and Egress

- | | | | |
|--|---|--|--|
| | <ul style="list-style-type: none"> (i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3 – <ul style="list-style-type: none"> (A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and (B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or (ii) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor; and (iii) where the latch operation device referred to in (ii) is not located on the door leaf itself – <ul style="list-style-type: none"> (A) manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located – <ul style="list-style-type: none"> (aa) not less than 500 mm from an internal corner; and (bb) for a hinged door, between 1 m and 2 m from the door leaf (cc) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position. (B) braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device. | <p>This will require a single hand downward action or pushing action on a single device which is located between 900mm and 1.1 m from the floor.</p> | |
|--|---|--|--|

Section D: Access and Egress

- (b) The requirements of (a) do not apply to a door that –
- (i) serves only, or is within –
 - (A) a sole-occupancy unit in a Class 2 building or a Class 4 part of a building; or
 - (B) a sole-occupancy unit in a Class 3 building (other than an entry door to a sole-occupancy unit of a boarding house, guest house, hostel, lodging house or backpacker accommodation); or
 - (C) a sole-occupancy unit with a floor area not more than 200 m2 in a Class 5, 6, 7 or 8 building; or
 - (D) a space which is otherwise inaccessible to persons at all times when the door is locked; or
 - (ii) is fitted with a fail-safe device which automatically unlocks the door upon the activation of any sprinkler system (other than a FPAA101D system) complying with Specification E1.5 or smoke, or any other detector system deemed suitable in accordance with AS 1670.1 installed throughout the building, and is readily openable when unlocked;

Part D3 – Access for People with a Disability

D3.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
D3.1: General Building Access Requirements	An accessway complying with AS1428.1 is required to the following:	Access is provided throughout the building due to clear width and door circulations being maintained. It is noted that portions of the Ground Floor will be exempted under	CRA – Refer Annexure C

Section D: Access and Egress			
	<p>Class 5 – To and within all areas normally used by the occupants.</p> <p>Class 8 – To and within all areas normally used by the occupants.</p>	<p>Clause D3.4 of the BCA and the First Floor will not be provided with access due to the concession under Clause D3.3.</p> <p>Confirmation will need to be provided that the corridor serving the accessible sanitary compartment maintains a clear width of 1240mm for an 850mm clear doorway or 1210mm for a 900mm clear doorway.</p>	
D3.2: Access to Buildings	<p>(a) An accessway must be provided to a building required to accessible –</p> <ul style="list-style-type: none"> (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> (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 D3.4. <p>(c) Where a pedestrian entrance required to be accessible has multiple doorways—</p> <ul style="list-style-type: none"> (i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and 	<p>Access into the building is provided directly via the doorway serving Bangaroo Road. This doorway is provided with sufficient clear width and internal circulation. A level threshold will need to be maintained across the door entry in accordance with AS1428.1-2009 or at least a threshold ramp that will comply with Clause D2.15.</p>	CRA – Refer Annexure C

Section D: Access and Egress			
	<ul style="list-style-type: none"> (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)— <ul style="list-style-type: none"> (i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— <ul style="list-style-type: none"> (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 (see Figure D3.2); and (ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2). (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. 		
D3.3: Parts of Buildings to be Accessible	<ul style="list-style-type: none"> > Walkways and ramps must comply with clause 10 of AS 1428.1-2009. > Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. <p>The accessways must be provided with:</p> <ul style="list-style-type: none"> > Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. > Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway. 	<ul style="list-style-type: none"> > Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. This will require the stair to be provided with two handrails and handrail extensions. These details have not been provided at this stage, but the width of the stair is sufficient to allow for compliance being maintained. > Turning spaces are generally maintained throughout the building due to no fit out being proposed at this stage. The corridor to the accessible sanitary compartment is less than 2m and will allow for turning space prior to entering the corridor. 	CRA – Refer Annexure C

Section D: Access and Egress			
	<p>> An intersection of accessways satisfies the spatial requirements for a passing and turning space.</p> <p>Note: The Access to Premises Standards to not provide the concessions provided in sub-clauses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.</p> <p>An accessible ramp or a passenger lift are not required to serve the upper storey/levels in a Class 5, 6, 7b or 8 building if it has —</p> <p>> 3 storeys max.</p> <p>The floor area for each storey (excluding entrance storey) is 200m² max.</p>	<p>> The concession under this Clause has been sought for the First Floor to not provide lift or ramp access to this storey.</p>	
D3.4: Exemptions	<p>Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.)</p>	<p>The following areas within this development have been identified as potential excepted areas, subject to certifier's approval:</p> <p>> The Bins Storeroom</p>	Noted
D3.4: Accessible Car Parking	N/A	Clause not applicable due to no parking being proposed	N/A
D3.6: Signage	<p>> Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each:</p> <ul style="list-style-type: none"> ○ sanitary facility; and ○ identify each door required by E4.5 to be provided with an exit sign and state "Exit" and "Level" and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) 	<p>Signage is required to be provided throughout the building to each of the exits on each of the storeys.</p>	CRA – Refer Annexure C

Section D: Access and Egress			
	<ul style="list-style-type: none"> > Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and > Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; 		
D3.7: Hearing Augmentation	N/A	Clause not applicable due to the use of the building	N/A
D3.8: Tactile Indicators	<p>(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <ul style="list-style-type: none"> (i) stairway, other than a fire-isolated stairway; and (ii) an escalator; and (iii) a passenger conveyor or moving walk; and (iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v) in the absence of a suitable barrier— <ul style="list-style-type: none"> (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, <p>except for areas exempted by D3.4. (b)</p>	<p>Tactiles indicators are required to be provided at the top and base of the non-fire isolated stairways and ramps serving the building.</p> <p>No details have been provided at this stage but may be provided and addressed during design development.</p> <p>Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.</p>	CRA – Refer Annexure C

Section D: Access and Egress			
	<p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps (except fire-isolated).</p>		
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	N/A	Clause not applicable due to building classification	N/A
D3.10: Swimming Pools	N/A	Clause not applicable due to no swimming pool being proposed	N/A
D3.11: Ramps	N/A	Clause not applicable due to no ramps being proposed	N/A
D3.12: Glazing on an Accessway	<p>On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.</p>	Any full glazed doors or glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	CRA – Refer Annexure C
Specification D3.6 – Braille and Tactile Signs			
1. Scope	Informational	Noted	Noted
2. Location of Braille and Tactile Signs	The location of braille and tactile signs shall be in accordance with AS1428.1 and Specification D3.6.	The location of braille signage is required to be provide in accordance with this Clause.	CRA – Refer Annexure E
3. Braille and Tactile Sign Specification	All accessible signage to comply with this clause and AS1428.1. Tactile characters to be raised in sentence case with matt finish.	The detail of braille signage is required to be provide in accordance with this Clause.	CRA – Refer Annexure E
4. Luminance-contrast	All accessible signage to comply with this clause and As1428.1. The sign background to have at least 30% luminance contrast with the 5mm width border, tactile	The contrast of braille signage is required to be provide in accordance with this Clause.	CRA – Refer Annexure E

Section D: Access and Egress

	characters and braille. Luminance contrast to be measured on the location once installed.		
5. Lighting	Braille and tactile signs to be appropriate illuminated, in complaint with this Clause and AS1428.1. The access pathway must have a minimum luminance contrast of 30%, in accordance with AS1428.1.	The lighting to the braille signage is required to be provide in accordance with this Clause.	CRA – Refer Annexure E
6. Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	The braille signage is required to be provide in accordance with this Clause.	CRA – Refer Annexure E

Section E: Services and Equipment**Part E3 – Lift Installations**

E3.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
E3.6: Passenger Lifts	N/A	Clause not applicable due to no lifts	N/A

Section F: Healthy and Amenity**Part F2 – Sanitary and Other Facilities**

F2.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
F2.4: Accessible Sanitary Facilities (including Table F2.4)	<p>In a building required to be accessible—</p> <p>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and</p> <p>(b) accessible unisex showers must be provided in accordance with Table F2.4(b); and</p>	<p>The proposed accessible sanitary compartment is of a sufficient size to allow for compliant fixtures and fitting while maintaining suitable circulation clearance as required by AS1428.1-2009.</p> <p>Consideration will need to be given to the size and height of the proposed window to ensure that this does not impact the installation of grabrails.</p>	CRA – Refer Annexure C

Section F: Healthy and Amenity

	<ul style="list-style-type: none"> (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and (f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and (h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and (i) compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1. 		
F2.9: Accessible adult change facilities	N/A	Clause not applicable due to the use of the building	N/A

ANNEXURE C - COMPLIANCE SPECIFICATION

Design Certification

Further due to the level of detail provided at this stage the following items are to form part of a design statement or specification:

General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Walkways will comply with Clause 10 of AS1428.1-2009.
6. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
7. Stairways will comply with Clause 11 of AS1428.1-2009.
8. Handrails will comply with Clause 12 of AS1428.1-2009.
9. Grabrails will comply with Clause 17 of AS1428.1-2009.
10. Switches and power points will comply with Clause 14 of AS1428.1-2009.
11. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
12. Braille and tactile signage will comply with BCA2019 Clause D3.6.
13. Signage will to comply with Clause 8 of AS1428.1-2009.
14. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
15. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.