

A background graphic consisting of a dark blue diagonal shape on the left side, overlaid on a grey and white pattern of 3D wireframe cubes. The right side of the background shows a blurred cityscape with tall buildings.

Accessibility Assessment Report

BCA 2019

Project Address: 23 The Corso, Manly NSW 2095

Client: Hilrok Properties

Report Number: 183801

Revision: 05

23 MAY 2019

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description				
01	05/10/18	Draft report issued for review				
		<table border="0"> <tr> <td>Prepared by</td> <td>Verified by</td> </tr> <tr> <td>Lucy Shepherd <i>Manager - Access</i></td> <td>Adam DeLooze <i>Executive Director – Building BPB0085 – A1 Unrestricted</i></td> </tr> </table>	Prepared by	Verified by	Lucy Shepherd <i>Manager - Access</i>	Adam DeLooze <i>Executive Director – Building BPB0085 – A1 Unrestricted</i>
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02	18/04/19	Final report issued for DA				
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03	01/05/19	Final updated report issued for DA				
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04	06/05/19	Drawing schedule amendment				
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05	23/05/19	Drawing schedule amendment				
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Certification

This report has been authorised by City Plan Services P/L, with input from a number of other expert consultants. To the best of our knowledge the accuracy of the information contained herein is neither false nor misleading. The comments have been based upon information and facts that were correct at the time of writing.

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1. EXECUTIVE SUMMARY

This report assesses the level of accessibility compliance achieved within the modifications and internal fitout proposed at 23 The Corso, many NSW 2095.

The documentation provided for assessment has been reviewed against the relevant clauses of the *Premises Standards 2010, Building Code of Australia* and associated Australian Standards pertaining to the accessibility requirements for people with a disability.

The key finding within this report is as follows:

- **AS 1428.1—2009 clause 11.2** – The new handrails proposed to the existing stairway adjacent to the internal courtyard requires a performance-based approach to address provision of reduced handrail extensions.

The following report details the nature of the above non-compliance and proposes where design modification or a performance-based approach might be considered.

2. INTRODUCTION

2.1. General

The development, the subject of this report, is for alterations and additions at the Ivanhoe Hotel, located at 23 The Corso, Manly NSW 2095. The alterations comprise the demolition of the existing retail tenancy and the addition of new gaming areas on the ground floor and storage areas on level 01.

The property is situated within the local government area of Northern Beaches Council, within the ward of Manly.

2.2. Purpose of Report

This report has been prepared, on behalf of Hilrok Properties, to establish compliance to the access requirements of the *Building Code of Australia* (hereafter referred to as the BCA), the *Disability (Access to Premises - Buildings) Standards 2010* (hereafter referred to as the *Premises Standards 2010*), and relevant Acts and Regulations of the development application documentation for the proposed works.

2.3. Report Basis

This report is based on:

1. *Environmental Planning and Assessment Act 1979.*
2. *Environmental Planning and Assessment Regulation 2000.*
3. *Disability (Access to Premises – Buildings) Standards 2010.*
4. *The Building Code of Australia 2019*, inclusive of NSW variations (See Note 1).
5. Australian Standards, as referenced within the BCA:
 - *Australian Standard AS1428.1-2009 (incorporating amendment Nos 1 and 2) - Design for access and mobility Part 1: General requirements for access - New building work.*
 - *Australian Standard AS/NZS 2890.6-2009 Parking Facilities Part 6: Off-street parking for people with disabilities.*
 - *Australian Standard AS/NZS 1428.4.1:2009 (incorporating amendment Nos 1 and 2) Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.*
 - *Australian Standard AS1735.12-1999 Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities.*
6. Architectural plans prepared by Paul Kelly Design, as listed in Appendix 1.

Note 1: *Building Code of Australia* (BCA) 2019 was adopted in NSW on 01 May 2019. The amendment of the BCA in force at the date of lodgement of the Construction Certificate application is the version called up by clause 98 of the Environmental Planning and Assessment Regulation 2000 for the

purpose of the building design. Therefore, comments may be subject to changes to comply with updated versions of the Building Code of Australia.

2.4. Exclusions and Limitations

This report has been prepared based on the following limitations and exclusions:

1. This report does not verify compliance with the BCA other than the accessibility provisions of Parts D3 and F2.4.
2. This report does not consider any heritage controls or restrictions.
3. This report does not include or imply compliance with the Development Consent other than accessibility items specified.
4. This report does not verify compliance with the *Disability Discrimination Act 1992*, other than the requirement to comply with the *Premises Standards 2010*.

2.5. Building Description

The proposed building consists of:

Ground Floor	Class 6 – Retail
Level 1	Class 7b – Storage

3. DISABILITY (ACCESS TO PREMISES – BUILDING) STANDARDS 2010

The *Premises Standards 2010* applies to all new buildings and building parts, including existing buildings undergoing upgrade works. The *Premises Standards 2010* aims to provide certainty for the building industry in relation to meeting the DDA requirements for access to buildings. The *Premises Standards 2010* generally aligns with the BCA and provides specific prescriptive requirements for compliance with a range of Australian Standards relating to access and associated matters. If a building is designed and constructed under the current BCA and the *Premises Standards 2010* there is a greater level of assurance that the design complies with the DDA.

The BCA, in conjunction with the DDA applies to all new buildings, new building works to existing buildings and buildings undergoing significant refurbishment or alteration.

4. BUILDING CODE OF AUSTRALIA ASSESSMENT

This assessment considers the accessibility requirements of the BCA, specifically clauses D2.17, F2.4 and Part D3.

4.1. BCA Interpretation

The following assessment methodology has been applied to the subject development:

- Movable furniture has not been considered as part of this assessment; and
- Parts of the building are existing; therefore, this report applies to the new part, affected part and principal pedestrian entrance as defined by the Premises Standards 2010.
- No new work is proposed to the entrance step ramp; therefore, it is not subject to any upgrade requirements under the BCA or Premises Standards 2010.

4.2. Access for People with a Disability

BCA clause	Title	Assessment and Comment	Status
2.17	Handrails in exits	No new fire-isolated required exit stairways are proposed.	Note
D3.1	General building access requirements	Class 6 Retail Access is required to and within all areas normally used by the occupants to comply with Table D3.1 of the BCA.	Capable of Complying
D3.2	Access to buildings	The Premises Standards 2010 requires that the provisions of the BCA be applied only to the principal pedestrian entrance and new and affected parts. The requirement for upgrade to the principal pedestrian entrance does not extend from the entrance to the allotment boundary. An accessway (continuous accessible path as defined by AS1428.1-2009) must be provided to a building required to be accessible: <ul style="list-style-type: none"> ▪ from the main points of a pedestrian entry at the allotment boundary; and ▪ from another accessible building connected by a pedestrian link; and ▪ from the required accessible carparking spaces on the allotment. 	Capable of Complying

BCA clause	Title	Assessment and Comment	Status
		<p>An accessway in accordance with AS1428.1-2009 is provided from the principal pedestrian entrance of the existing building (Ivanhoe Hotel).</p> <p>An inaccessible stepped entrance has been provided to the back of the building at Market Place. Directional signage has been proposed in accordance with the requirements of the BCA.</p> <p>Detailed construction documentation is to demonstrate compliance with AS1428.1.</p>	
D3.3	Parts of building to be accessible	<p>Every ramp and stairway must comply with:</p> <ul style="list-style-type: none"> ▪ for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1 (gradients, rise, length and landings); and ▪ for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1 (set-backs, nosings, TGSIs, handrail extensions, handrail design); and ▪ for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1-2009. <p>Accessways require passing spaces in accordance with AS1428.1-2009 (1800 x 2000mm) at maximum 20m intervals where no direct line of sight is available.</p> <p>Turning spaces in accordance with AS1428.1-2009 (1540 x 2070mm) are required within 2m of the end of accessways where it is not possible to continue traveling and at maximum 20m intervals along the accessway.</p> <p>Note: clause 7.4.1(a) of AS1428.1-2009 does not apply and is superseded by BCA clauses D3.3 (g) and(h), whereby <i>the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm and the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in figure 8 of AS1428.1-2009 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.</i></p> <p>Details to be included within the construction certificate documentation. Handrails and TGSIs</p>	Capable of complying

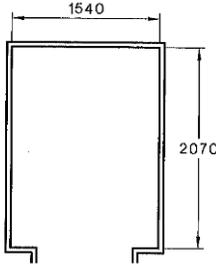
BCA clause	Title	Assessment and Comment	Status
		are not fully documented and details are to be included in further design documents	
D3.4	Exemptions	<p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> ▪ An area where access would be inappropriate because of the particular purpose for which the area is used. ▪ An area that would pose a health or safety risk for people with a disability. ▪ Any path of travel providing access only to an area exempted by (a) or (b). <p>Within the context of the above the following areas have been excluded under clause D3.4:</p> <ul style="list-style-type: none"> ▪ Cashier area at Ground Floor; and ▪ New proposed Storage areas at Level 01. 	Note
D3.5	Car parking	No parking is proposed.	Note
D3.6	Signage	<p>Braille and tactile signage complying with Specification D3.6 must identify the following:</p> <ul style="list-style-type: none"> ▪ Each accessible and ambulant sanitary facility. ▪ Spaces where hearing augmentation is provided. ▪ Each doorway forming part of a required exit must be provided with braille and tactile signage incorporating wording of, "Exit", and "Level", and either, the floor level number or floor level descriptor. ▪ Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol for access must be provided to direct a person to the nearest accessible entrance. ▪ Where an accessible sanitary facility is not provided at a bank of sanitary facilities directional signage incorporating the international symbol of access to be provided to direct a person to the nearest accessible unisex facility. 	Capable of Complying

BCA clause	Title	Assessment and Comment	Status
		Signage details have not been specified at this stage. Construction documentation to incorporate a signage schedule and demonstrate compliance.	
D3.7	Hearing augmentation	There are no Class 9b building / parts or uses applicable to the requirements of this clause.	Note
D3.8	Tactile indicators	<p>Tactile ground surface indicators (TGSIs) are required at the following locations:</p> <ul style="list-style-type: none"> ▪ all stairs and ramps excluding fire-isolated required exits); ▪ Escalators and moving walks; ▪ overhead obstructions where a height clearance of less than 2000mm is provided in an open public space and no suitable barrier is provided; and ▪ Where a pedestrian area joins a carriageway at the same grade. <p>TGSIs are to be documented to the applicable stairs and ramps and are required to comply with sections 1 and 2 of AS/NZS 1428.4.1-2009.</p> <p>Construction documentation should demonstrate compliance.</p>	Capable of Complying
D3.9	Wheelchair seating spaces in Class 9b assembly buildings	The building does not contain a Class 9b part.	Note
D3.10	Swimming Pools	This building does not contain a swimming pool.	Note
D3.11	Ramps	<p>A series of connected ramps must not have a combined vertical rise of more than 3.6m.</p> <p>A landing for a step ramp must not overlap a landing for another step ramp or ramp.</p>	Note
D3.12	Glazing on an accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must	Capable of Complying

BCA clause	Title	Assessment and Comment	Status
		<p>be clearly marked in accordance with AS 1428.1-2009.</p> <p>Full height glazed panels and doors throughout the building will require compliant visual indicators, specified in accordance with the requirements of clause 6.6 of AS1428.1-2009.</p> <p>Construction documentation should demonstrate compliance.</p>	
E3.6	Passenger lifts	No passenger lifts for part of this proposal.	Note
F2.4	Accessible sanitary facilities	<p>Accessible unisex sanitary facilities are to be provided in accordance with BCA Table F2.4.</p> <p>At each bank of toilets where there is one (1) or more toilets in addition to an accessible unisex sanitary compartment a sanitary compartment suitable for a person with an ambulant disability is to be provided.</p> <p>Where two (2) or more unisex sanitary facilities are provided, the number of RH/LH transfer facilities are to be provided as evenly as possible.</p> <p>One new accessible facility has been proposed within the new gaming area.</p> <p>Full details of fixtures and fittings compliant with AS1428.1-2009 to be provided within construction certificate documentation.</p>	Capable of Complying

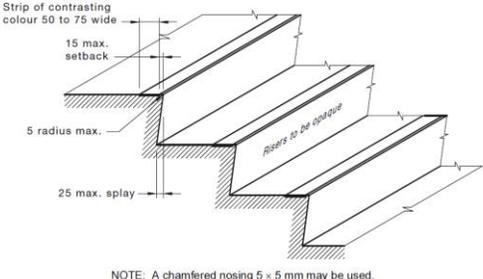
4.2.1. Design for Access and mobility - AS1428.1-2009

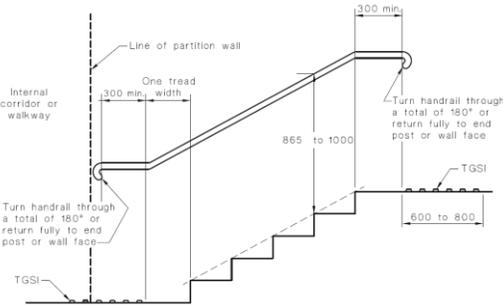
1428.1 Clause	Title	Assessment and Comment	Status
6.1	General	The continuous accessible path does not incorporate a step, stairway, turnstile, escalator, moving walk or other impediment.	Capable of Complying
6.2	Height of continuous accessible path of travel	The minimum unobstructed height along the accessible path of travel is to be 2m and 1980mm at doorways. Construction documentation should demonstrate compliance.	Capable of Complying
6.3	Width of continuous accessible path of travel	Unless otherwise specified (such as doors, curved ramps etc.) the minimum unobstructed width along the path of travel is no less than 1000mm. Construction documentation should demonstrate compliance.	Capable of Complying
6.4	Passing space for wheelchairs	Accessways require a circulation space with dimensions not less than 1800mm (W) and 2000mm (L) at 20m intervals where a direct line of sight is not available. Construction documentation should demonstrate compliance.	Capable of Complying
6.5	Circulation space for wheelchair turn	Accessways require turning spaces in accordance with AS1428.1-2009. 60°-90° turns require a minimum circulation space of 1500 x 1500mm with a gradient of not more than 1:40. 30°-60° turns where the width of path of travel is less than 1200mm, require a splay of 500 x 500mm at the internal corner. 90°-180° turns require a minimum circulation space of 1540 x 2070mm as per Figure 6.5 below.	Capable of Complying

1428.1 Clause	Title	Assessment and Comment	Status
		 <p style="text-align: center;">Figure 6.5</p> <p>Construction documentation should demonstrate compliance.</p>	
6.6	Visual indicators on glazing	<p>On frameless or fully glazed doors, side lights or glazing capable of being mistaken for a doorway where there are no transom visual indicators are required.</p> <p>Contrasting line to be not less than 75mm wide with the lower edge located between 900mm and 1000mm above FFL. The contrasting strip must have a minimum luminance contrast of 30%.</p> <p>Construction documentation should demonstrate compliance.</p>	Capable of Complying
7.1	Floor and ground surfaces	<p>The continuous accessible paths of travel and circulation spaces are to have a slip resistance and should be traversable by wheelchair users and people with an ambulant or sensory disability.</p> <p>Construction documentation should demonstrate compliance.</p>	Capable of Complying
7.2	Tolerances for abutment of surfaces	<p>All abutment of surfaces is required to have a smooth transition including any feature pavement used as a pedestrian zone and along the continuous accessible path of travel.</p> <p>Construction documentation should demonstrate compliance.</p>	Capable of Complying

1428.1 Clause	Title	Assessment and Comment	Status
7.3	Changes in level	<p>A change in level along the path of travel should not exceed a vertical tolerance of 3mm, or 5mm if bevelled.</p> <p>Construction documentation should demonstrate compliance</p>	Capable of Complying
7.4	Soft floor coverings	<p>Carpets and mats are required to comply with the requirements of this clause with the exemption of clause 7.4.1(a) which does not apply and is replaced with clause D3.3(g) & (h) of the BCA.</p> <p>This level of detail is not currently documented on the plans.</p> <p>Construction documentation should demonstrate compliance.</p>	Capable of Complying
8	Signage	<p>Signage is required to be installed throughout the proposed development in accordance with this provision and clause D3.6 and Specification D3.6 of the BCA.</p> <p>Where specified by the BCA signage shall be provided in accordance with the technical requirements of AS1428.1-2009.</p> <p>Signage to sanitary facilities / exit doors / areas with hearing augmentation has not been documented at this stage. Construction documentation should demonstrate compliance.</p>	Capable of Complying
9	Tactile ground surface indicators	<p>TGSIs are required to be provided to all moving walkways, escalators, stairways and ramps (excluding fire-isolated) and are to comply with sections 1 and 2 of AS/NZS 1428.4.1:2009.</p> <p>TGSIs are also required where an accessway adjoins a vehicular crossing or driveway at grade.</p> <p>TGSIs should be perpendicular to the direction of travel when approaching the hazard and for the full width of the path of travel.</p> <p>Where handrails are continuous on both sides of the landing and the landing edge is less than</p>	Capable of Complying

1428.1 Clause	Title	Assessment and Comment	Status
		<p>3000mm to the nearest nosing edge, indicators are not required.</p> <p>TGSIs should be set back 300mm ±10mm from the edge of the hazard (except at railway platforms and wharves).</p> <p>Where the distance of the landing to the nosing edge is less than 3000mm, TGSIs are to be over a distance of 300-400mm.</p> <p>Where the distance of the landing to the nosing edge is more than 3000mm, TGSIs are to be over a distance of 600-800mm.</p> <p>Integrated TGSIs are to have luminance contrast of no less than 30% against the surrounding surface, Discrete TGSIs are to have a luminance contrast of 45% to the surrounding surface.</p> <p>TGSIs have not been specified at this stage.</p> <p>Construction documentation should demonstrate compliance.</p>	
10.1	Walkways, ramps and landings	No new walkways or ramps are proposed.	Note
10.2	Walkways	No walkways are proposed.	Note
10.3	Ramps	No ramps are proposed.	Note
10.4	Curved walkways, ramps and landings	No new walkways or ramps are proposed.	Note
10.5	Threshold ramps	<p>Threshold ramps are to have a maximum rise of 35mm, a maximum length of 280mm and a maximum gradient of 1:8.</p> <p>Threshold ramps are required to be located within 20mm of the door leaf which it serves.</p> <p>Construction documentation should demonstrate compliance.</p>	Capable of Complying
10.6	Step ramps	No new step ramps are proposed.	Note

1428.1 Clause	Title	Assessment and Comment	Status
10.7	Kerb ramps	No kerb ramps are proposed.	Note
10.8	Landings	<p>Landings require a minimum length of 1200mm or where a change in direction is 90° or more 1500mm.</p> <p>Construction documentation should demonstrate compliance.</p>	Capable of Complying
11.1	Stairways	<p>Stairways are required to comply with the requirements of this clause.</p> <p>At a property boundary, stairways shall be set back a minimum of 900mm, so that handrails and TGSIs do not protrude into the traverse path of travel.</p> <p>At an intersection within an internal corridor stairway to be setback a minimum of one tread width + 300mm + handrail return to ensure handrails and TGSIs to not protrude into the traverse path of travel.</p> <p>Stairways are required to have opaque risers and nosings with a contrasting strip not less than 50mm nor more than 75mm in depth, set back a maximum of 15mm from the front of the nosing. Where the contrasting strip is not set back from the front of the nosing then the area of contrast must not extend down the riser by more than 10mm.</p>  <p>NOTE: A chamfered nosing 5 x 5 mm may be used.</p> <p>This level of detail is not currently documented on the plans and construction documentation should demonstrate compliance.</p>	Capable of Complying

1428.1 Clause	Title	Assessment and Comment	Status
11.2	Stairway handrails	<p>Handrails are required on both sides of the stairway and are to be installed in accordance with the requirements of AS1428.1-2009 (fire-isolated required exit stairways excluded).</p> <p>The following non-compliance requires a performance solution:</p> <ul style="list-style-type: none"> The new handrails proposed as part of the new step at the existing stairway do not achieve extensions of one tread width + 300mm at the bottom of the stairway. This length can be provided with a 90° as part of a performance-based approach. 	Does not comply – Performance Solution
12	Handrails	<p>Handrails are required to comply with the requirements of this clause.</p> <p>The top of handrails is required to be 865-1000mm above FFL.</p> <p>Handrails must be circular or elliptical with a cross-section of between 30mm to 50mm and a clearance of a minimum 50mm maintained between the handrails and an adjacent wall surface. Clearance to extend above the top of the handrail by not less than 600mm.</p> <p>Handrails shall have no obstruction and are to be returned in accordance with AS1428.1-2009.</p> <p>Handrail details have not been specified at this stage. Construction documentation should demonstrate compliance.</p>	Capable of Complying

1428.1 Clause	Title	Assessment and Comment	Status
13.1	Doorway luminance contrast	<p>A minimum luminance contrast of 30% must be provided between one of the following:</p> <ul style="list-style-type: none"> ▪ door leaf and door jamb; or ▪ door leaf and adjacent wall; or ▪ architrave and wall; or ▪ door leaf and architrave or door jamb and adjacent wall. <p>The minimum width of the luminance contrast is 50mm.</p> <p>This level of detail is not currently documented on the plans. Construction documentation should demonstrate compliance.</p>	Capable of Complying
13.2	Clear opening of doorways	<p>All doors on the continuous accessible path of travel must have a minimum clear unobstructed width of 850mm to the active leaf.</p> <p>Doorways with multiple leaves, on any accessway are required to achieve a clear opening width of not less than 850mm for one of the leaves in accordance with AS1428.1-2009.</p> <p>Construction documentation should demonstrate compliance.</p>	Capable of Complying
13.3	Circulation spaces at doorways	<p>Circulation spaces are required to be provided on both sides of every door on an accessible path of travel.</p> <p>Where swing doors are automated and have a side approach – circulation space is required on the approach side only.</p> <p>Automated doors have been proposed to address reduced circulation at doorways.</p>	Capable of Complying
13.4	Distance between successive doorways	<p>A minimum of 1450mm is required between successive doorways in vestibules and air locks. Where the doors encroach into space, the 1450mm is required to be increased by the width of the door.</p>	Capable of Complying

1428.1 Clause	Title	Assessment and Comment	Status
		<p>On the path of travel to an ambulant sanitary facility a minimum of 900mm is to be provided between successive doorways.</p> <p>Construction documentation should demonstrate compliance.</p>	
13.5	Door controls	<p>Door handles are to comply with the requirements of this clause.</p> <p>Door handles should allow the door to be unlocked and opened with one hand, be located between 900mm and 1100mm above FFL, the handle must be such that the hand of a person will not slip from the handle and the clearance between the handle and door face shall not be less than 35mm and more than 45mm.</p> <p>This level of detail is not currently documented on the plans. Construction documentation should demonstrate compliance.</p>	Capable of Complying
14	Switches and general-purpose outlets	<p>All switches and controls on an accessible path of travel are required to be located between 900mm and 1100mm from FFL and not less than 500mm from internal corners.</p> <p>General purpose outlets are required to be located between 600mm and 1100mm from the finished floor level not less than 500mm from internal corners.</p> <p>This level of detail is not currently documented on the plans. Construction documentation should demonstrate compliance.</p>	Capable of Complying
15	Sanitary facilities and showers	<p>Accessible unisex toilet facilities are required to be designed in accordance with the requirements of this section.</p> <p>The general dimensions of the accessible facilities comply with the requirements of AS1428.1-2009.</p> <p>Specification of fixtures and fittings will be required for future review. Construction documentation should demonstrate compliance.</p>	Capable of Complying

1428.1 Clause	Title	Assessment and Comment	Status
16	Ambulant sanitary facilities	No ambulant facilities are proposed.	Capable of Complying
17	Grab rails	<p>Grab rails are required to comply with the requirements of this provision.</p> <p>This level of detail is not currently documented on the plans. Construction documentation should demonstrate compliance.</p>	Capable of Complying

5. CONCLUSION

The design, as proposed, is considered capable of complying with Part D3 and clause F2.4 of the BCA 2019 and relevant Australian standards, as listed within Section 2.3. This report has provided information to be incorporated at design development and identified areas where a performance-based approach might be pursued. Whilst the design will be developed at construction certificate stage, it is our view that the changes will not impact the overall design.

APPENDIX 1

Assessed plans prepared by Paul Kelly Design:

Plan Title	Drawing No	Revision	Date
Ground Floor: Existing Demolition Plan	DA 001 01a	C	22.05.19
Ground Floor: Proposed Plan	DA 001 02	D	22.05.19
Level 1: Existing / Demolition Plan	DA 011 01a	C	22.05.19
Level 1: proposed Plan	DA 011 02	C	22.05.19
External Elevation Proposed South-Eastern: The Corso	DA 002 02	A	21.03.19
External Elevation Proposed North-Western: Market Place	DA 002 04	A	21.03.19