

# BUILDING CONTROL GROUP



Address: **15 JUBILEE AVENUE, WARRIEWOOD NSW 2102**

Project: **PROPOSED INDUSTRIAL DEVELOPMENT**

Report: **ACCESSIBILITY REPORT FOR DA SUBMISSION**



Reference: 210059 – Access Assessment Report

Date: 12 May 2021

To: Trend Living Pty Ltd  
PO Box 600  
SPIT JUNCTION, NSW, 2088

Contact: Joshua Mete  
[josh.mete@trendconstructions.com.au](mailto:josh.mete@trendconstructions.com.au)

**DOCUMENT CONTROL**

Revision:	Date:	Description:	Access Report for DA submission	
			Prepared by:	Checked by:
210059	12 May 2021	Name:	Gary Pavlou	Lee Kippax
			 Building Regulations Consultant	Accredited Certifier, No BPB0810  Director

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## PART 1 BASIS OF ASSESSMENT

### 1.1 Location and Description

The development, the subject of this report, is proposed to be located at 15 Jubilee Avenue, Warriewood and comprises a proposed industrial development comprising a two-level warehouse and strata storage facility and three-level self-storage facility.

The development is accessible from Jubilee Avenue as shown below.



*Courtesy of Sixmaps*

### 1.2 Purpose

The purpose of this report is to assess the building against the following Deemed-to-Satisfy provisions of BCA 2019<sup>Amdt1</sup> to clearly outline those areas where compliance is not achieved and provide recommendations to such areas to achieve relevant compliance:

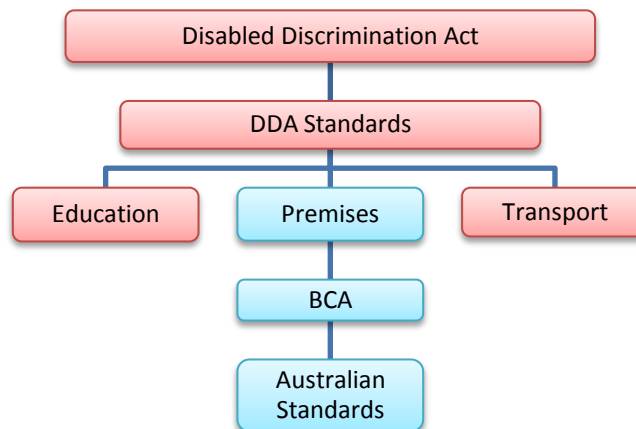
- a) Part D3 – Access for People with a Disability;
- b) **Pittwater Council's Development Control Plan, Section C, Clause C3.4**
- c) Clause F2.4 – Accessible Sanitary Facilities; and
- d) Related Australian Standards as applicable including AS1428.1-2009, AS1428.2-1992, AS1428.4.1- 2009, AS2890.3-1993, AS1680-1998, AS1680.1-2006, AS4586-2004.

### 1.3 Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the provisions of the BCA as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA and if this is required, a separate report will be necessary. **Your attention is drawn to the BCA Assessment Report prepared by Building Control Group.**

## 1.4 Relationship to the DDA

The Disability Discrimination Act 1992 (DDA) applies nationally and is complaint based. While the BCA is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA and the referenced standards does not guarantee that a complaint will not be lodged. The graph below indicates the current relationship of the BCA to the DDA



## 1.5 Organisational Responsibilities - DDA Act 1992

All organisations have a responsibility, under the Federal Disability Discrimination Act (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 provides uniform protection against unfair and unfavourable treatment for people with a disability in Australia. It also makes it unlawful to discriminate against a person who is an “associate” (such as a friend, carer or family member).

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.

This broad definition means that everyone with a disability is protected. The Act supports the principle that people with a disability have the same fundamental rights as the rest of the community. Provisions apply to a wide range of life activities including:

- access to premises used by the public;
- education;
- provision of goods and services;
- employment;

- administration of Commonwealth laws and programs.

When a person with a disability wants to utilise premises including all buildings, outdoor spaces, car parking areas, pathways and facilities, then equitable, dignified access must be provided. The DDA requires that appropriate changes be made to provide access. A complaint can be made under the DDA if appropriate access is not provided.

## 1.6 Design Documentation

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

## 1.7 Limitations

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:

- (a) the Disability Discrimination Act (it cannot be guaranteed that a complaint under the DDA will not be made, however should the building comply with BCA2014 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- (b) BCA Sections B, C, E (except Clause E3.6), F (except Clause F2.4), G, H, I, J and Parts D1 and D2;
- (c) Demolition Standards not referred to by the BCA;
- (d) Work Health and Safety Act;
- (e) Construction Safety Act;
- (f) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like;
- (g) Previous conditions of Development Consent issued by the Local Consent Authority; and
- (h) this report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the Access provisions of BCA 2019.

## 1.8 Disability (Access to Premises – Building) Standards 2010 (Premises Standard)

On 15 March 2010 the Disability (Access to Premises - Buildings) Standards 2010, was tabled in Federal Parliament. These Standards have been under development for many years and significant public consultation has occurred during their development. The Premises standard has now been introduced on 1st May 2011 in line with an updated National Construction Code which will incorporate the Building Code of Australia and the National Plumbing Code.

The aim of the 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. They do not apply to existing buildings that are not undergoing upgrade. They will 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 Standards will generally align with the BCA (see below) and reference a range of Australian Standards relating to access and other associated matters. The Disability (Access to Premises - Buildings) Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

This Access Appraisal incorporates the key elements of the Standards as well as additional access requirements to assist in achieving best practice in the provision of access for all to buildings.

The Building Code of Australia 2014, in conjunction with the DDA, applies to all new =buildings, new building works to existing buildings and buildings undergoing significant refurbishment or alteration.

Provision of access for a person using a wheelchair or mobility aid is often considered to be an indication of effective design to the built environment. However, the majority of users of car parks, buildings and outdoor areas are pedestrians who also benefit greatly from wheelchair accessible design. Conversely, they can also be denied appropriate access if barriers are incorporated into designs.

In addition, older persons and people with disabilities within the community have a wide range of access needs that are not necessarily satisfied by just providing access for a person using a wheelchair. People also experience the effects of disability through impairment to:

- Sight;
- Hearing;
- Motor ability;
- Dexterity;
- Balance;
- Mental functioning etc.

Examples of a range of access challenges include:

- People who use wheelchairs face difficulties such as abrupt changes in levels (e.g. steps and steep slopes/gradients) and limited access under basins, benches and tables. They also need an increased circulation area, particularly at doorways and changes in direction.

- People who experience difficulty walking may have stiff hips, balance problems or uncoordinated movements which require attention to stairs and handrails, seating in waiting areas, slip resistant floor finishes and ramps with a gentle slope/gradient.
- People with manipulatory difficulties (finger or hand control) require appropriately selected handles, switches, buttons (in lifts) and taps to enable usage
- People with sensory disabilities, which affect either their hearing or vision, require clear, easy to understand signage and tactile indicators. This requires attention to a variety of factors including colour, contrast, print size, levels of illumination and the provision of appropriate communication systems in public areas.
- People with intellectual disabilities may have difficulty finding their way in new environments. Therefore, direct access routes and clear directional signage with graphics are important.

As a wide range of physical issues impact on the provision of access for people with disabilities, responsive design, incorporating a continuous accessible path of travel, needs to be equitable and therefore inclusive of the needs of all of the community. Access should cater for both pedestrians and users of wheelchairs and other mobility aids. In addition, consideration must be given to the needs of users who may require assistance from other people as well as assistance animals.

### **1.9 Application of the Access to Premises Standards**

Under the relevant provisions of the Disability (Access to Premises – Buildings) Standards 2010, access for people with a disability to an affected part of a Class 3, 6 or 9b building is required to be provided. The “affected part” is the accessway from the principle pedestrian entrance to the area of the new works.



## PART 2 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia (BCA) the development may be described as follows.

### 2.1 Rise in Storeys (Clause C1.2)

The building has a rise-in-storeys of three (3).

### 2.2 Classification (Clause A6.0)

The building has been classified as follows.

Class	Level	Description
5	Ground Mezzanine & Level 1 Mezzanine	Office
8	Ground Floor & Level 1	Warehouse
7b	Ground Floor	Storage

### 2.3 Areas required to be accessible

Under the provisions of Clause D3.1 of BCA 2019<sup>Amdt1</sup>, the following areas of the building are required to be accessible:

Level	Area / Room	Description
Ground floor – Ground floor Mezzanine	Warehouse & Office areas	<i>To and within all areas of the commercial / warehouse tenancies normally used by the occupants, (incl. staff). Except for the Concession as noted in BCA Clause 3.3 below.</i>
Ground Floor	Storage Facility	<i>To and within all areas of the Storage Facility normally used by the occupants, (incl. staff).</i>
Level 1 & Level 1 Mezzanine Floor	Warehouse & Office areas	<i>To and within all areas of the commercial / warehouse tenancies normally used by the occupants, (incl. staff). Except for the Concession as noted in BCA Clause 3.3 below.</i>

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

## PART 3 ACCESS FOR PEOPLE WITH A DISABILITY

### 3.1 Introduction

The table below 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 as outlined in Part 2.3 of this report.

Access has been assessed against the relevant portions of the BCA and the related Australian Standards for each item listed below.

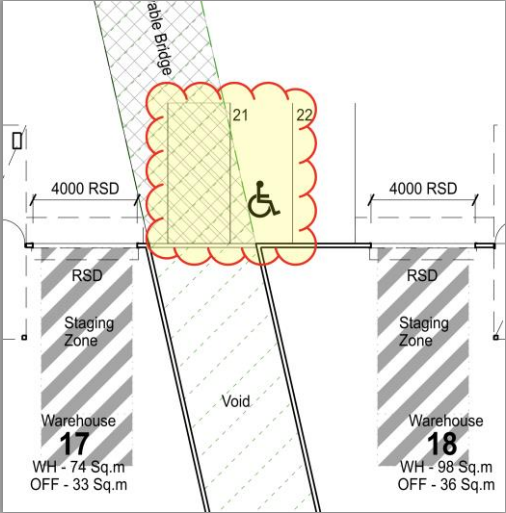
Compliance has been indicated by using the following symbols:

Symbol	Description
✓	Compliance is achieved, and no further information is required.
✓	Specific details are not provided, but compliance can be readily achieved.
✗	From the documentation provided, compliance is not achieved.

### 3.2 Council's Development Control Plan

The following table outlines the Council's accessibility requirements under the **Pittwater Council's Development Control Plan, Section C, Clause C3.4** and details an assessment of the proposal against the relevant provisions of the DCP:

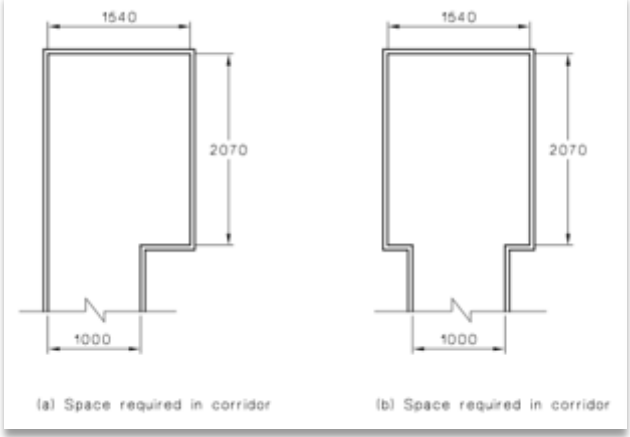
Development Objectives	Description	Compliance
<b>The siting and design of a building to which the general public has access shall comply with Australian Standard AS 1428-2009.1: Design for Access &amp; Mobility – General requirements for access – New building work, and shall incorporate the following:</b>		
i. Continuous accessible path of travel to all areas that the public or a section of the public is entitled or allowed to enter or use; and	The design accommodates a continuous accessible path of travel to all areas that the public or a section of the public is entitled or allowed to enter or use.	✓
ii. Walkways, ramps and landings are at reasonable gradient and width, with handrails and kerbs provided on all ramps, and slip resistant materials on all	Ramps and stairways are considered to be at reasonable gradients. It is acknowledged these areas will need to comply with specific requirements such as handrails and kerbs including slip resistance requirements. It is considered that compliance is readily achievable at the CC Stage	✓

<p>floor surfaces; and</p>		
<p>iii. Accessible toilet facilities, tactile ground surface indicators, effective signage and illumination, and adequate circulation space through passageways and doorways; and</p>	<p>It is acknowledged that accessible toilet facilities are proposed throughout the proposed development. Although tactile surface indicators have not been implemented into the DA design compliance is considered to be readily achievable. Additional details to be submitted at the Construction Certificate Stage.</p>	<p>✓</p>
<p>iv. Carparking for people with a disability</p>	<p>It is acknowledged that one accessible car spaces (extract below) are proposed for the development and appears to comply with AS2890.6.</p> 	<p>✓</p>

### 3.3 BCA Assessment Summary

Clause	Comment	Status
<b>SECTION D: ACCESS AND EGRESS</b>		
<b>PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY</b>		
D3.0: Deemed-to-Satisfy Provisions	Noted	-
D3.1: General Building Access Requirements	<p>Buildings or parts of buildings must be accessible as required below unless exempted under Clause D3.4. Accessible means having the features to enable use for persons with a disability.</p> <p><b>Class 8 (Warehouse)</b></p> <ul style="list-style-type: none"> <li>To and within all areas of the warehouse tenancy</li> </ul> <p><b>Class 5 (Commercial Office)</b></p> <ul style="list-style-type: none"> <li>Access is required to and within all areas normally used by the occupants. Notwithstanding, <b>it is acknowledged that the 'Office Mezzanines' in each warehouse tenancy does not exceed the threshold of 200m<sup>2</sup>, as referenced in Clause D3.3 below and therefore its considered lift provisions are not required.</b></li> </ul> <p><b>Class 7b (Storage)</b></p> <ul style="list-style-type: none"> <li>To and within all areas of the Storage Units.</li> </ul> <p>When providing the accessway from any accessible carparking spaces to the SOU's, any grated drainage will need to be determined to ensure the grate openings are slotted and not greater than 13mm wide and their orientation is transverse to the dominant direction of travel or, the slotted openings can be less than 8mm wide and the length of the slots can continue across the widths of the path of travel. Refer to Clause 7.5 of AS1428.1-2009.</p> <p>Any accessway will also need to account for a pedestrian crossing or safe path of travel for persons with a disability using the carparking area.</p>	<p>✓</p> <p>✓</p> <p>✓</p>

Clause	Comment	Status
<b>SECTION D: ACCESS AND EGRESS</b>		
D3.2: Access to Buildings	<p>An accessway must be provided into the building from the main points of pedestrian entry at the allotment boundary as shown below. Please ensure the floor covering is compliant to AS1428.1-2009.</p> <p>An 'Accessway' means a continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.</p> <p>A 'Continuous accessible path of travel' is defined as an uninterrupted path of travel to, into or within a building providing access to all accessible facilities.</p> <p>The principal pedestrian entrance and not less than 50% of all pedestrian entrances into the building must be accessible, (including the principal entrance).</p> <p>All required accessways are to comply with AS1428.1-2009.</p>	✓
D3.3: Parts of Buildings to be Accessible	<p>Ramps, stairways, walkways, circulation spaces at doorways, door widths and accessible paths comply with AS1428.1-2009.</p> <p>Every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4 of the BCA, must comply with—</p> <p>a) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1 ; and</p> <p>b) for a stairway, <u>except a fire-isolated stairway</u>, clause 11 of AS 1428.1; and</p> <p><b>c) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—</b></p> <p style="padding-left: 20px;">i. <b>containing not more than 3 storeys; and</b></p> <p style="padding-left: 20px;">ii. <b>with a floor area for each storey, excluding the entrance storey, of not more than 200 m<sup>2</sup>;</b></p> <p><b><u>BCG Comment</u></b> <b>It is acknowledged that the 'Office Mezzanines' in each warehouse tenancy does not exceed the threshold of 200m<sup>2</sup>, as referenced in Clause D3.3 below and therefore its considered lift provisions are not required.</b></p> <p>Accessways must have—</p> <p>a) passing spaces complying with AS 1428.1 at maximum 20m intervals on those parts of an accessway <u>where a direct line of sight is not available</u>; and</p> <p>b) turning spaces complying with AS 1428.1 —</p>	✓

Clause	Comment	Status
<b>SECTION D: ACCESS AND EGRESS</b>		
	<p>i. within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>ii. at maximum 20 m intervals along the accessway; and</p>  <p>(a) Space required in corridor      (b) Space required in corridor</p> <p>If applicable, landscaping accessway to have passing spaces.</p> <p>Furthermore, door circulation spaces also need to comply with the applicable part of Figure 31 from AS1428.1-2009.</p> <p><i>Note: The Access to Premises Standards do 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.</i></p>	✓
D3.4: Exemptions	<p>The following areas in the proposal are considered to not be accessible due to specific uses of the room or space:</p> <p>In accordance with Clause D3.4 It is the opinion of the author that the area clouded below being the back of house area for the commercial tenancies meets the objectives of Clause D3.4 to allow it from being accessible.</p>	Noted
D3.5: Accessible Car Parking	<p>Accessible car parking spaces are acknowledged to have been provided in accordance with <b>Table D3.5</b> of the BCA in the Class 7b, 8 &amp; 5 parts and comply with AS/NZS 2890.6.</p> <p><b>Comment:</b></p> <p>It is acknowledged that one accessible space is allocated in accordance with the requirements of this clause.</p>	✓

Clause	Comment	Status
<b>SECTION D: ACCESS AND EGRESS</b>		
	<p>FIGURE 2.3 EXAMPLE OF TWO PARKING SPACES WITH A COMMON SHARED AREA—DIMENSIONS FOR AUSTRALIA ONLY*</p>	
D3.6: Signage	Braille and tactile signage complying with Specification D3.6 and incorporating the international symbols as appropriate must identify each sanitary facility and all accessible entrances where an entrance is not accessible.	✓
D3.8: Tactile Indicators	The fire-isolated stairs are not required to be provided with tactile indicators. <b>The current proposal will require tactile ground surface indicators to stairways, ramps other than a step-ramp or kerb-ramp and where overhead obstructions are less than 2 metres in height.</b>	✓
D3.11: Ramps	If applicable, on an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must no overlap a landing for another step ramp or ramp.	✓
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 be clearly marked in accordance with AS 1428.1. <b>Your general attention is drawn to all glazed entrance of the commercial parts of the building.</b>	✓
<b>SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS</b>		
1. Scope	Noted	-
2. Location of Braille and Tactile Signs	No details of braille and tactile signage – to be confirmed at CC stage	✓
3. Braille and Tactile Sign Specification	No details of braille and tactile signage – to be confirmed at CC stage	✓
4. Luminance-contrast	No details of braille and tactile signage – to be confirmed at CC stage	✓
5. Lighting	No details of braille and tactile signage – to be confirmed at CC stage	✓
6. Braille	No details of braille and tactile signage – to be confirmed at CC stage	✓

SECTION E: SERVICES AND EQUIPMENT		
PART E3 – LIFT INSTALLATIONS		
E3.0: Deemed-to-Satisfy Provisions	Noted	-
E3.6: Passenger Lifts	Not Applicable	N/A

SECTION F: HEALTH AND AMENITY		
PART F2 – SANITARY AND OTHER FACILITIES		
F2.0: Deemed-to-Satisfy Provisions	Noted	-
F2.4: Accessible Sanitary Facilities (including Table F2.4)	<p>If a sanitary facility is to be provided to common areas <u>for resident's use</u>, it must be an accessible unisex sanitary compartment to accessible parts of the building in accordance with Table F2.4(a).</p> <p>It is acknowledged that the all warehouse tenancies at Ground Level &amp; Level 1 are provided with Accessible Sanitary Facilities.</p>	✓



## **PART 4 MATTERS FOR FURTHER CONSIDERATION**

### **4.1 General**

Assessment of the architectural design documentation against the Deemed-to-Satisfy Provisions of the Building Code of Australia (BCA) has revealed the following areas where compliance with the BCA may require further consideration.

**Part 3.2** of this report provides a detailed assessment of the proposal against all relevant Deemed-to-Satisfy Provisions of the BCA.

**Note:** It is important that Part 3.2 of this report is 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.

### **4.2 Design Specification (for CC stage)**

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 (other than fire isolated stairways); 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 AS/NZS 1428.4.1.
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 900mm and 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. Fixtures and fittings in ambulant sanitary facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Walkways will comply with Clause 10 of AS1428.1-2009.
7. 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.
8. Stairways will comply with Clause 11 of AS1428.1-2009.

9. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
10. Handrails will comply with Clause 12 of AS1428.1-2009.
11. Grabrails will comply with Clause 17 of AS1428.1-2009.
12. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS/NZS 2890.6-2009.
13. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS/NZS 2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.
14. Switches and power points will comply with Clause 14 of AS1428.1-2009.
15. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009.
16. Braille and tactile signage will comply with BCA2012 Clause D3.6.
17. Signage will to comply with Clause 8 of AS1428.1-2009.
18. The passenger lifts will comply with BCA2012 Table E3.6b and AS1735.12.
19. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
20. Any change in level that exceeds 3mm will be ramped in accordance with Clause 6 of AS1428.2.
21. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

## **PART 5 STATEMENT OF COMPLIANCE**

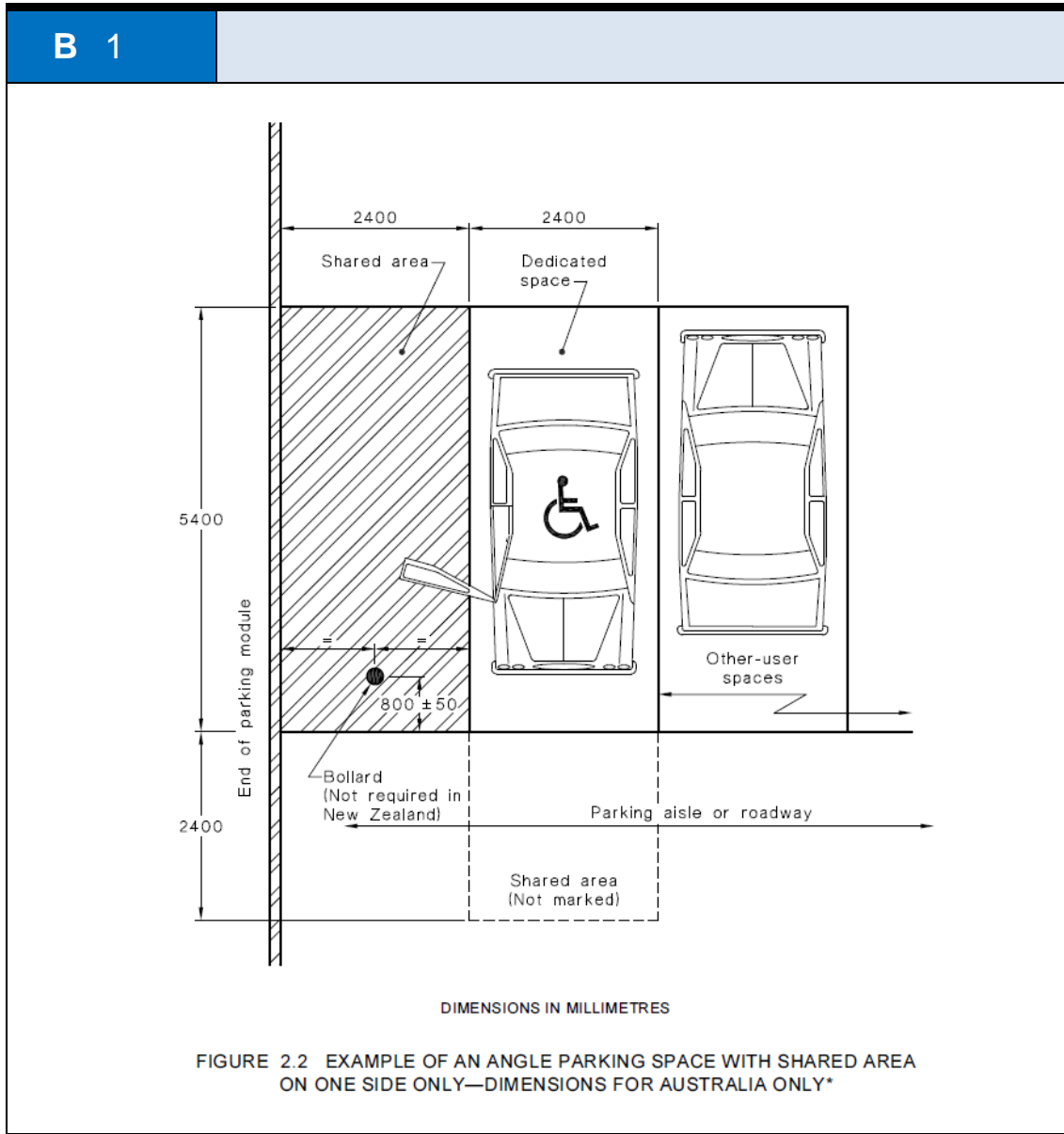
The design documentation as referred to in this report has been assessed against the applicable provisions of the BCA as outlined in Part 1.2 of this report and it is considered that such documentation complies or is capable of complying (as outlined in Part 3.2 of this report) with those documents.

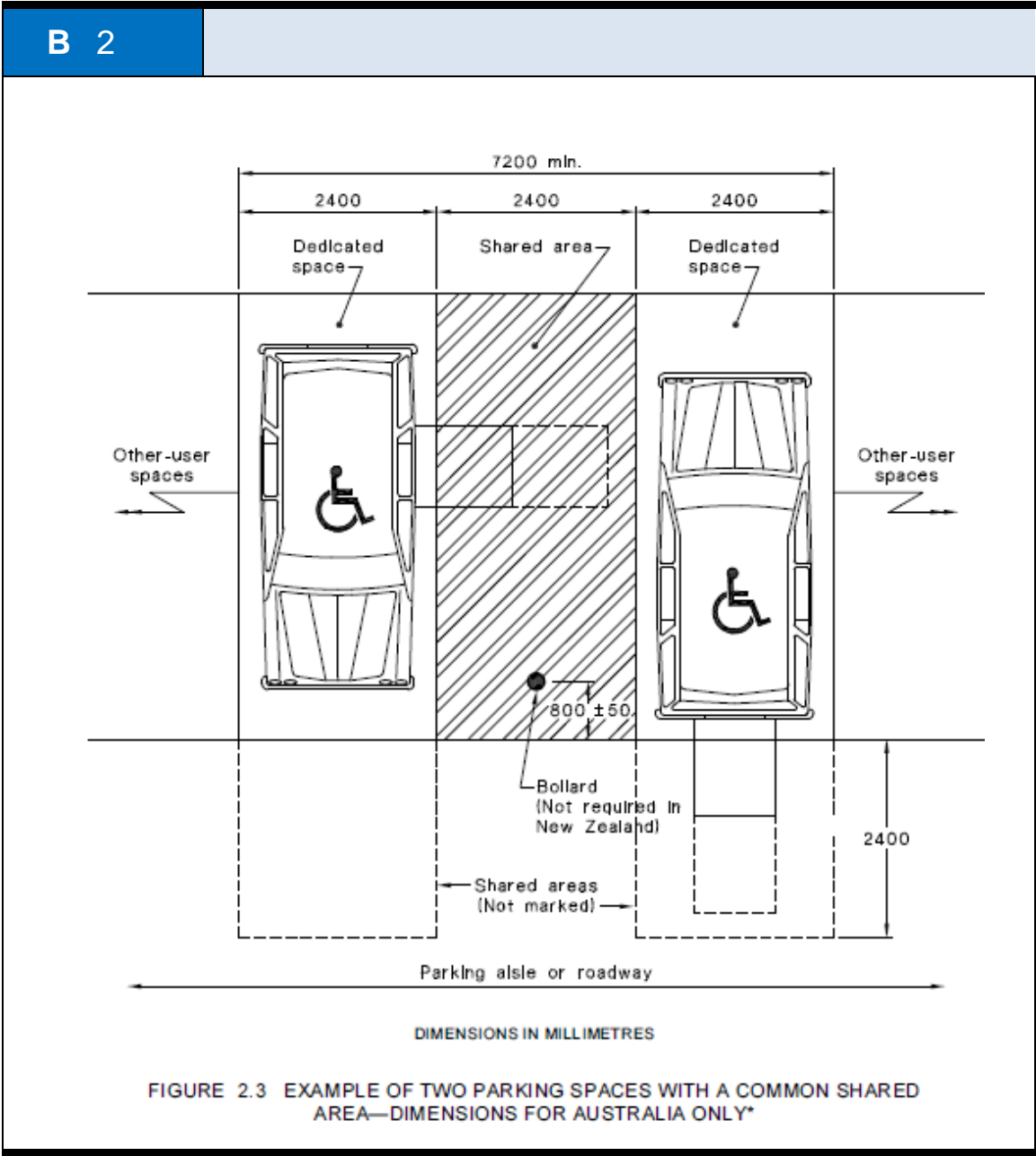
## ANNEXURE A

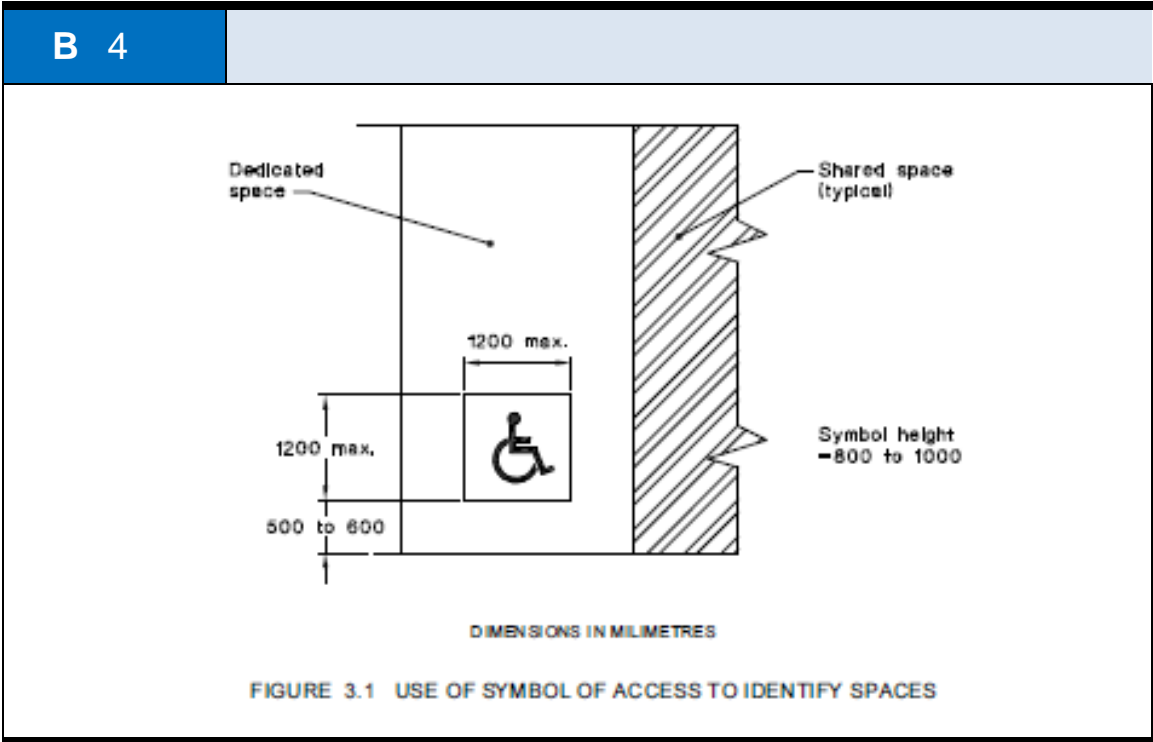
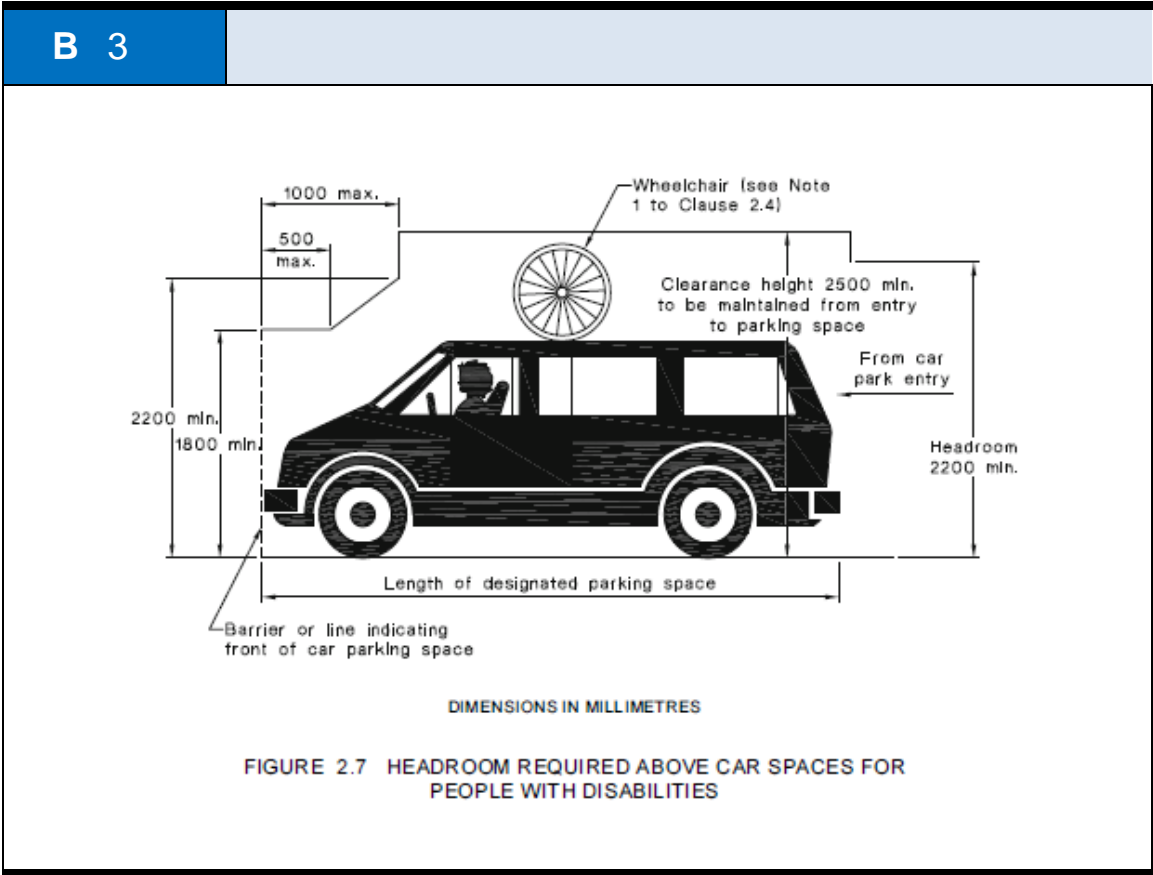
This report has been based on the following design documentation as received on 11 May 2021

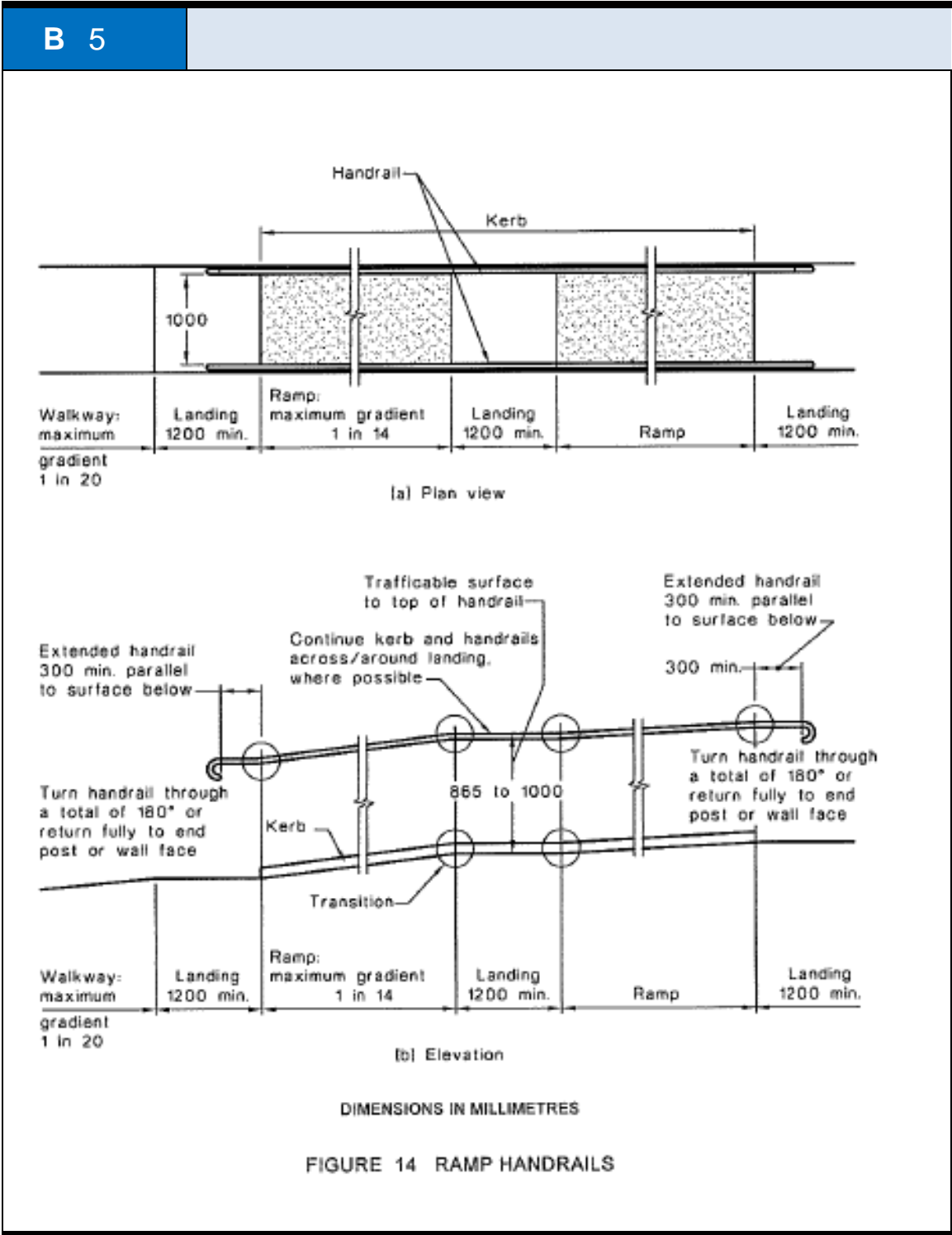
Plan Title	Drawing No	Revision	Date
Site, Roof & Site Analysis Plan	DA 100	B	06/05/2021
Shadow Diagram	DA 101	A	06/05/2021
Ground Floor Plan	DA 200	D	12/05/2021
Ground Mezzanine Floor Plan	DA 201	B	06/05/2021
Level 1 Floor Plan	DA 300	B	06/05/2021
Level 1 Mezzanine Floor Plan	DA 301	B	06/05/2021

## ANNEXURE B



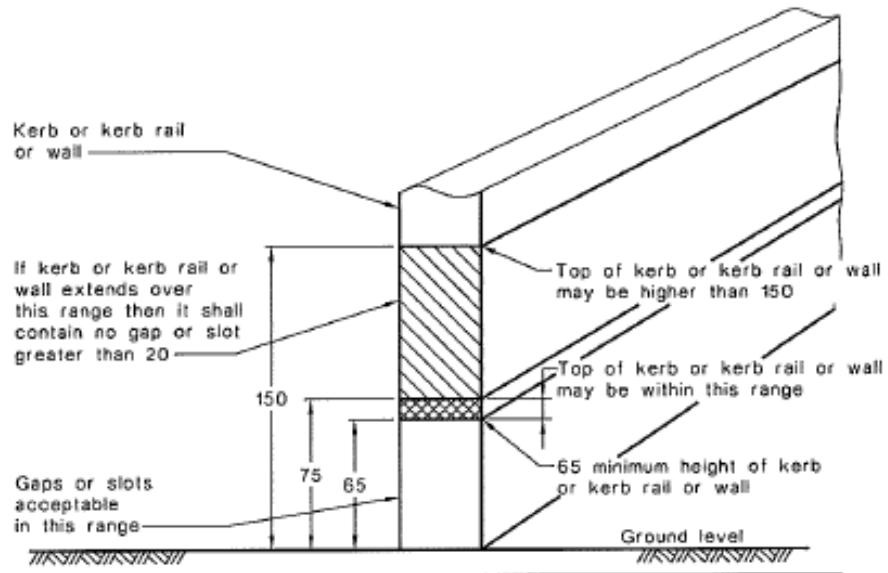






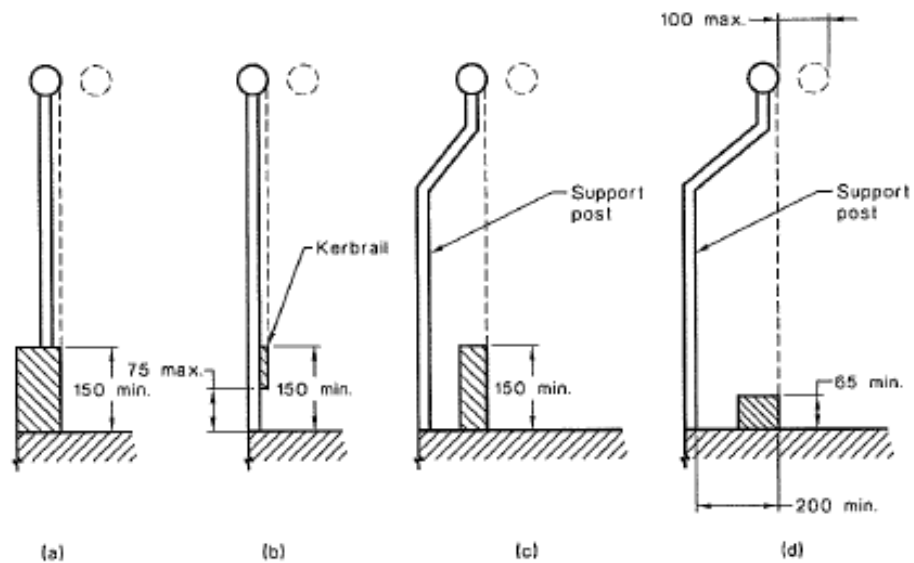


**B 6**



DIMENSIONS IN MILLIMETRES

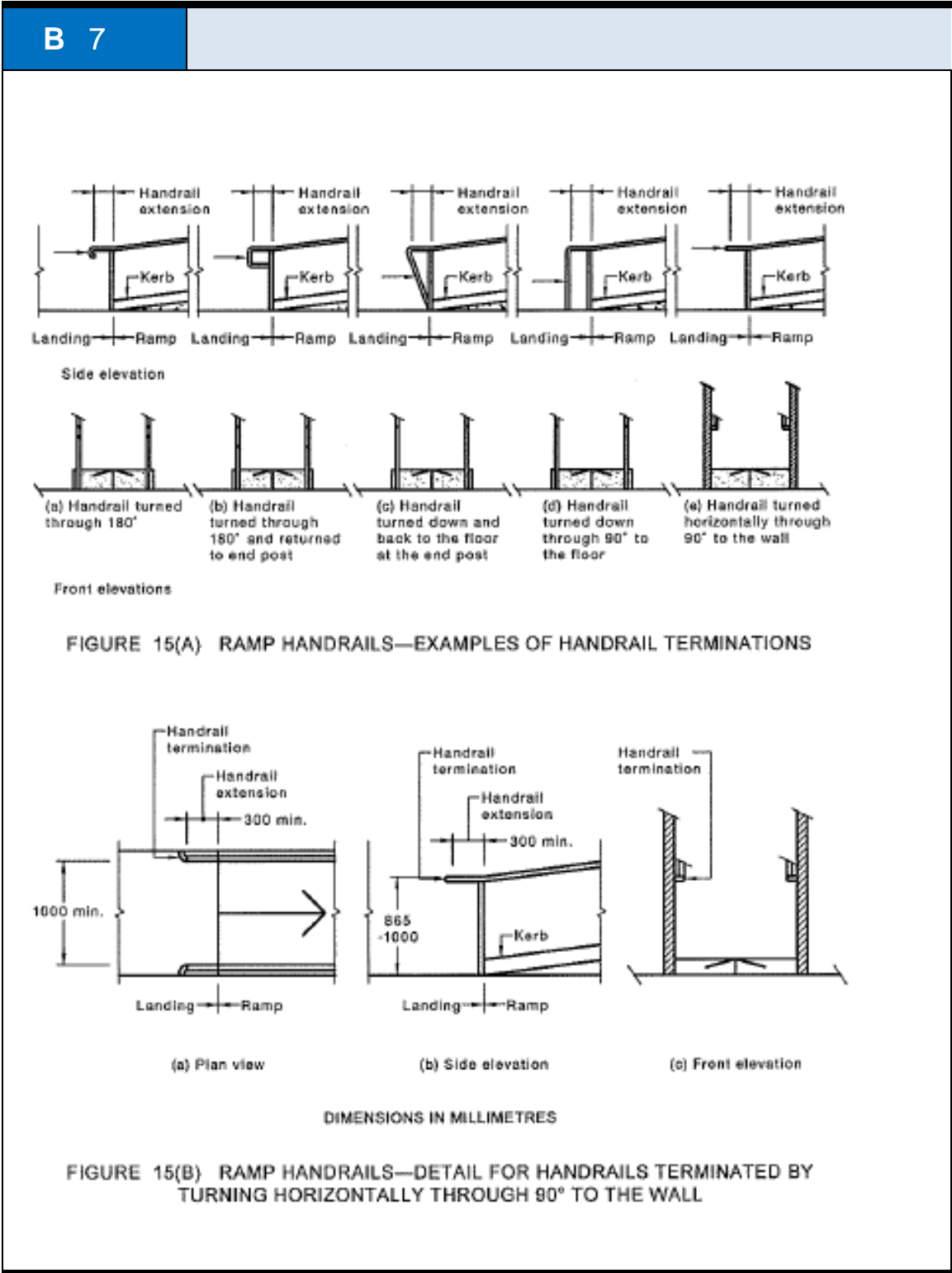
FIGURE 18 KERB RAIL

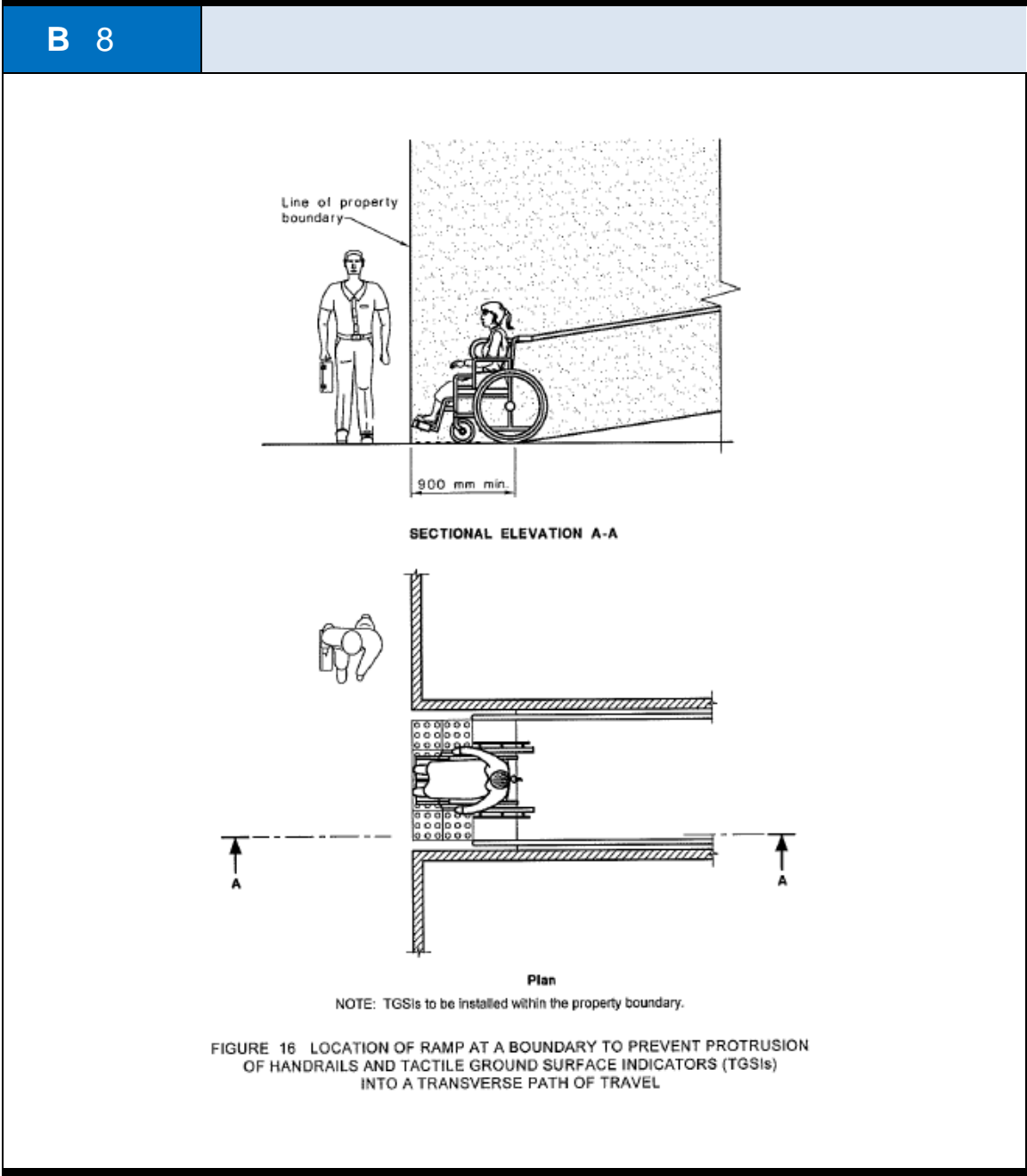


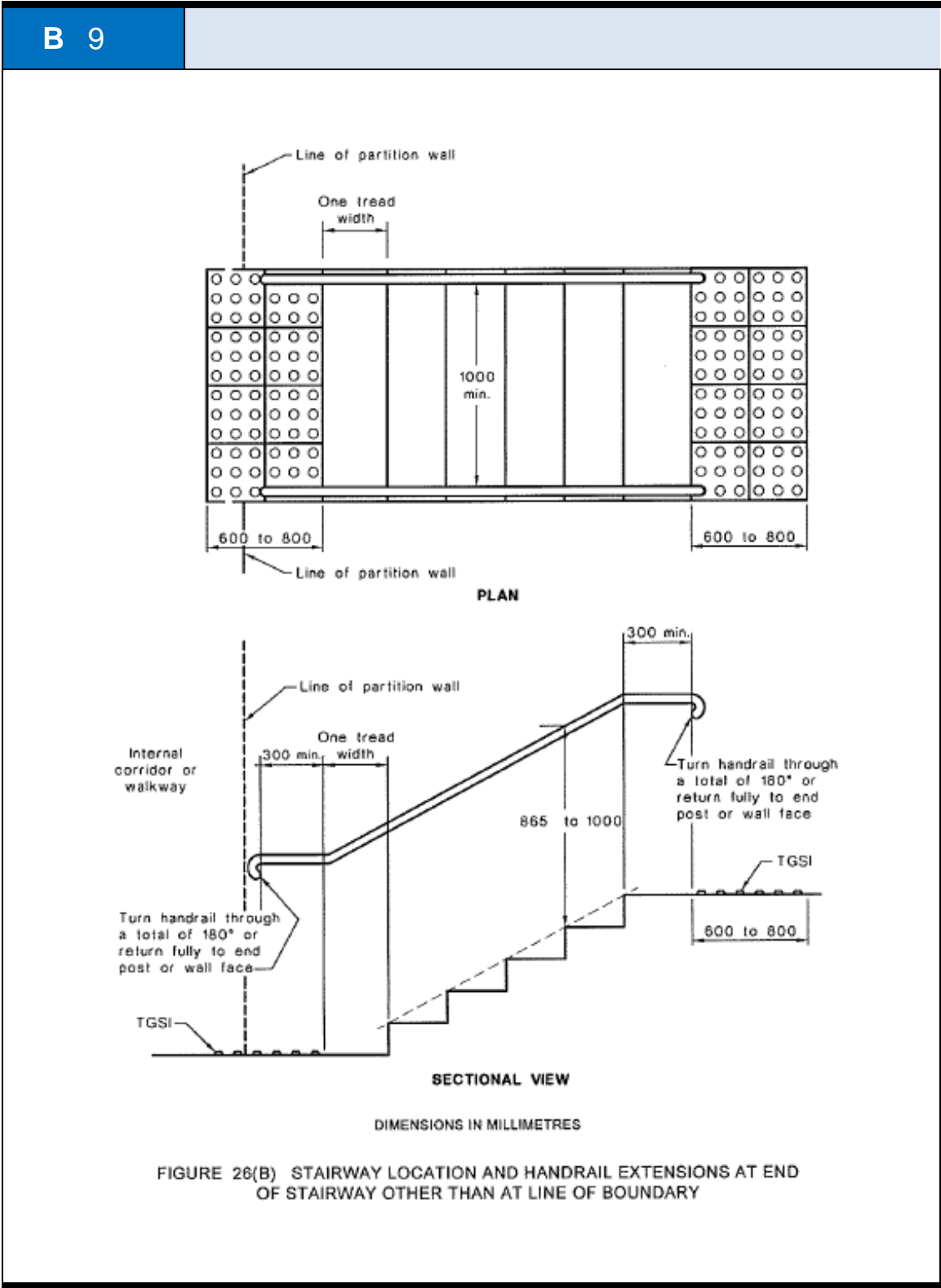
NOTE: See Appendix A for further clarification.

DIMENSIONS IN MILLIMETRES

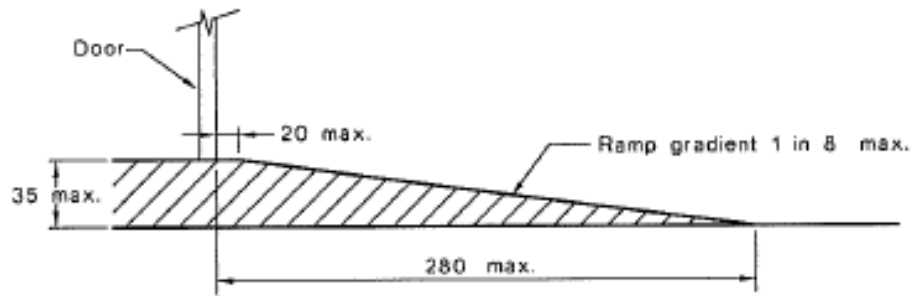
FIGURE 19 SECTION SHOWING LOCATION OF KERB OR KERB RAIL  
 IN RELATION TO HANDRAIL WITH VERTICAL SUPPORT







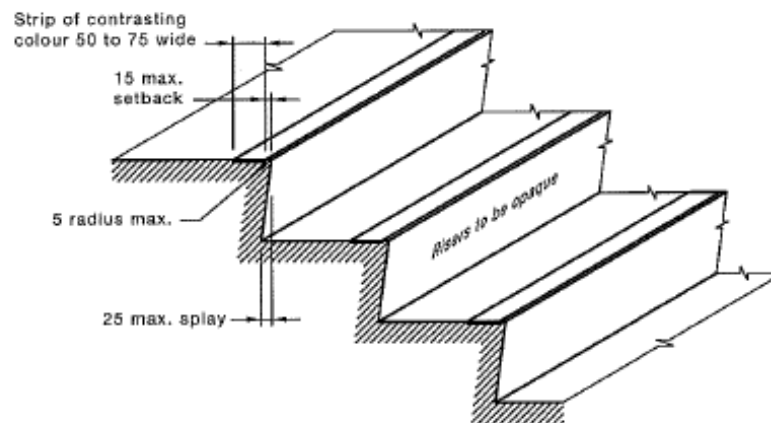
**B 10**



DIMENSIONS IN MILLIMETRES

FIGURE 21 THRESHOLD RAMP

**B 11**



NOTE: A chamfered nosing 5 x 5 mm may be used.

DIMENSIONS IN MILLIMETRES

FIGURE 27(A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP