

17 April 2025

Platinum Property Advisors No. 1 Pty Ltd

**RE: Statement regarding D4D4 requirements for escalators at:  
28 Lockwood Ave, Belrose NSW 2085**

## **1. Summary**

Construction of a four story mixed used development at 28 Lockwood Ave, Belrose NSW 2085 is proposed which is required to be accessible and feature AS1428.1 compliant accessways within the building under clause D4D4 of the Building Code of Australia 2022 (BCA). The s4.55 plans for this development shows escalators that are used to reach parts of the building that have already been provided with accessways that meet the provisions of AS1428.1. It is recommended to consider that the modified areas of the building where the escalators are provided with access consistent with the CC plans and the recommendations of the original Access Report dated 30 October 2024 remain unchanged.

## **2. Relevant Legislation and Guidelines**

- Building Code of Australia 2022 Volume 1 (BCA);
- AS1428.1-2009 Amendments 1 & 2 – General requirements for access (AS1428.1).

## **3. Limitations**

All parties are alerted to the fact that a person may lodge a complaint under the *Disability Discrimination Act 1992* irrespective of the fact that a building complies with other legislative requirements. Any recommendations provided in this report are based on provisions or interpretation of provisions stated in the relevant legislation and guidelines. This report is not a complete BCA Part D4 access report and is limited to the requirements under BCA Clause F4D5 and AS1428.1 clause 15 for accessible sanitary facilities.

#### 4. Building Description

The proposed development incorporates a four storey mixed use development, as summarised below:

Building Levels	Classification	Use
Basement 04 - 03	Class 7a	Car parking
Basement 02	Class 6	Retail
Lower Ground & Ground	Class 2 & Class 6	Residential and retail
Level 01	Class 2	Residential

#### 5. Application of BCA Clause D4D4 and compliance with AS1428.1

BCA clause D4D4 requires that accessways comply with the AS1428.1 standard for accessways to parts within the building.

In relation to escalators, AS1428.1 specifically states at clause 6.1 that “a *continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walk or other impediment*”.

BCA clause D4D4(f) further clarifies that access to each storey must be provided via a lift or ramp. Although stairs are also required to be AS1428.1 compliant where they are provided as a secondary means of reaching another storey, the AS1428.1 standard does not specify accessible features required for a escalators and refers to AS1735 for general escalator requirements. It is therefore recommended to consider that the building will meet the requirements of AS1428.1 providing the escalator is installed to the corresponding standard and also access is provided to those same parts of the building.

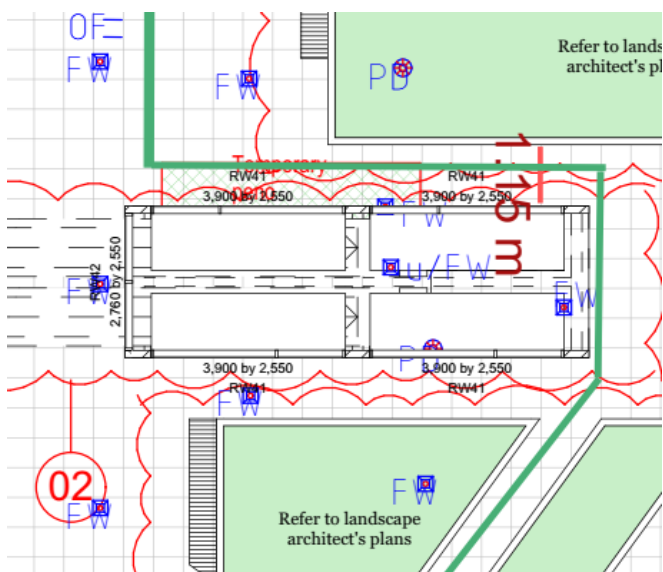


Figure 1 – Extract of location of escalators at piazza (refer to annexed s4.55 plans)

## 6. Conclusion

The s4.55 plans for this development show that accessways are provided to parts of the building independently of the escalator addition. Accordingly it is recommended to consider that the modified areas of the building where the escalators are provided with access consistent with the CC plans and the recommendations of the original Access Report dated 30 October 2024 remain unchanged.

Kind Regards

A handwritten signature in black ink, appearing to read 'Boris Krastev', with a stylized, flowing script.

Boris Krastev

Accredited Building Surveyor, Access Consultant