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## DA ACCESS REPORT

**PROJECT NAME** Brookvale 145 Old Pittwater Rd  
**PROJECT NUMBER** CA210133  
**CLIENT** Williams River Steel

REVISION	ISSUE DATE	DETAILS
Final	14 October 2021	Issued for DA

### REPORT PREPARED BY

### WENDY GOULD

Accredited Access Consultant | ACAA 556

### DOCUMENTATION REVIEWED

Refer to Appendix A.



## INTRODUCTION

This Access Report is an assessment of the proposed building work to demonstrate consideration of access for people with a disability for the development application submission.

The following comments are based on access requirements of the Building Code of Australia 2019 Amendment 1 (BCA), Disability (Access to Premises – Buildings) Standards 2010 (including Compilation No. 2) (Premises Standards), Australian Standards (AS) and Disability Discrimination Act (DDA).

This report contains comments regarding issues of non-compliance and identifies where insufficient information has been provided for an assessment to be made. Recommendations may also be made to enhance accessibility and minimise the risk of action under the Disability Discrimination Act (DDA).

Unless otherwise specified, all Australian Standards references are from the following:

- AS 1428.1-2009 (including Amendments No. 1 and 2)
- AS/NZS 1428.4.1-2009 (including Amendment No. 1)
- AS 1428.5-2010
- AS 1735.12-1999
- AS/NZS 2890.6-2009



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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## 1. ACCESS REQUIREMENTS

1.1 The proposed work will be subject to the Premises Standards when an application for building work is made. Therefore, the following are required to comply with the Premises Standards (which is adopted by relevant parts of the BCA):

Premises Standards  
2.1 – 1 b  
2.1 – 4 a  
2.1 – 5

- a) The new parts of the building.
- b) The principal pedestrian entry.
- c) The path of travel between the principal pedestrian entry and the new parts.

1.2 In this case, the extent of the proposed building work will trigger accessibility compliance for all internal areas.

For external and existing areas, accessibility upgrades are not mandated for the following where no building work is proposed, however consideration has been given to these areas to minimise the risk of complaint under the DDA:

- a) Access for people with a disability from the main points of pedestrian entry at the allotment boundary. BCA D3.2 a i Refer to section 3.1

**Comment:**

Drawing number DA-A-050 indicates that the existing pedestrian access ramp from the property boundary will be retained.

- b) From accessible car parking on the allotment. BCA D3.2 a iii Refer to section 3.2

**Comment:**

Drawing number DA-A-050 indicates that two new accessible car parking spaces will be provided to AS 2890.6.



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
1.3	With respect to sections 1.1 and 1.2 of this report, the BCA requires access for people with a disability:		
	a) To and within all areas normally used by the occupants.	BCA Table D3.1	
	b) To and within an accessible adult change facility.	BCA F2.9	Refer to section 10
	c) To and within a pool with a perimeter greater than 40m.	BCA Table D3.1	Refer to 14
	d) To wheelchair seating spaces provided in accordance with BCA D3.9.	BCA Table D3.1	Refer to 15.1
1.4	It is not necessary to provide access for people with a disability to or within an area where access would be inappropriate because of the particular purpose for which the area is used and/or an area that would pose a health or safety risk for people with a disability.	BCA D3.4	Confirm for CC
	<p>In this case, wheelchair access may not be considered necessary to plant and equipment areas and storage areas for heavy or bulky items. Specific areas for consideration under a BCA D3.4 exemption are to be presented for assessment at CC stage.</p> <p>We note that a person with a disability may have the abilities required to fulfill certain duties and DDA action may be taken if facilities are not accessible. It is therefore recommended that accessible features are incorporated where practicable. We further recommend that the employer consider DDA risk in their policies, procedures, and position descriptions as it is unlawful to discriminate against people with a disability in employment.</p>		

ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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**2. ACCESSIBLE PATH OF TRAVEL**

2.1 The continuous accessible path of travel to and within areas required to be accessible is to comply with AS 1428.1.

AS 1428.1  
7.2  
Fig. 6, 7

This is subject to confirmation of specific dimensions and features which are not fully detailed on the plans at this early stage of design, including step-free paths of travel, flush transitions between floor surfaces, and gradients of accessways.

Confirm for CC

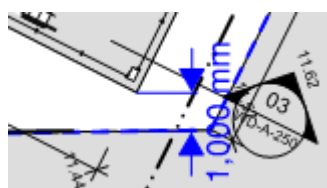
2.2 An unobstructed width of at least 1000mm (with additional space at doorways and changes in direction) is required to provide access for people with a disability.

AS 1428.1  
6.3  
6.2

**Comments:**

- a) A scaled assessment indicates that construction tolerance will be required to achieve a minimum 1m clear width at the corner of the building between the kerb ramp and the entry doors where this is the principal accessible approach to the building:

Amend for CC



- b) Ensure at least 1m clear width is achieved between the café counter and handrails on stairs to pool deck level once handrail extensions are adjusted (refer to section 8.1 c) of this report).

Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	<p>c) A scaled assessment indicates that construction tolerance will be required to achieve a minimum 1m clear width wherever 1000mm dimensions are shown within the wellness centre.</p>		Amend for CC
	<p>d) Ensure that a clear width of at least 1m is provided around both swimming pools, particularly on the path of travel to wheelchair seating spaces and accessible entry points into the pools. A scaled assessment indicates that clearance is insufficient on three sides of the hydrotherapy pool, which is most problematic alongside the ramp where this path of travel provides access to the entire pool deck level (722/945mm width scaled, depending on the location).</p>		Amend for CC
	<p>e) Once wheelchair seating locations are confirmed, plans must demonstrate increased dimensions for a wheelchair user to manoeuvre into each space (refer to section 15.1 of this report).</p>		Confirm for CC
	<p>f) Additional widening is required at the turn in the amenities airlock at the corner of the accessible sanitary facility. Refer to AS 1428.1 Figure 4 for the required splay where corridors are less than 1500mm wide.</p>	AS 1428.1 Fig. 4	Amend for CC

### 3. APPROACHES AND ENTRANCES

3.1	For the existing ramped approach from the boundary, accessibility upgrades are not triggered under the Premises Standards where no building work is proposed in this area.		Upgrades not required
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ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
3.2	<p>It is strongly recommended that an accessible connection is provided between new accessible car parking spaces and the principal pedestrian entrance to the building, although it is acknowledged that existing car parking levels may impact on gradient and crossfall.</p>		Consider best practice
3.3	<p>Plans appear to show a kerb ramp to manage the level change between car parking and the entry. Where this constitutes new building work, an inserted kerb ramp as per AS 1428.1 Figure 24(A) is considered more appropriate than an in line kerb ramp as per Figure 24(C).</p> <p>A new kerb ramp is to comply with AS 1428.1, including a maximum length of 1520mm, a maximum rise of 190mm, a gradient no steeper than 1:8 and landings appropriate to the change in direction. Kerb ramps are to be aligned in the direction of travel and have splayed sides or suitable barriers. The BCA requires that the slip-resistance of this ramp be tested in accordance with AS 4586 and comply with BCA Table D2.14.</p>	<p>BCA D3.3 a D2.14 D2.10 c AS 1428.1 10.7.1 10.7.2 10.8.3</p>	<p>Confirm/ amend for CC</p> <p>Confirm for CC</p>
3.4	<p>In the absence of any level change shown at the entry doors, the immediate approach is to have a gradient not steeper than 1:40 as per AS 1428.1 door circulation requirements. Where this varies on site, further details are to be assessed to determine compliance.</p>	<p>BCA D3.2 a i, b</p>	Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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#### 4. DOORWAYS

4.1	Doorways are to have a minimum clear opening width of 850mm (at least one leaf of multiple leaf doors is to meet this requirement). Doorways are not fully detailed on plans at this early stage of design, and CC plans are to demonstrate compliance.	BCA D3.2 e AS 1428.1 13.2	Amend/confirm for CC
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**Comment:**

Doorways to toilet and change facilities that do not contain the accessible sanitary facility or adult change facility are not required to be wheelchair accessible.

AS 1428.1

Doorways to ambulant toilets are to have a minimum clear opening width of 700mm.

16.3

4.2	Circulation space is required at each door with a maximum gradient and crossfall of 1:40. Dimensions are to be confirmed on site to ensure minimum clearances, which vary depending on the direction of approach and clear width of the door, achieve compliance with AS 1428.1. Note that dimensions are to be clear of the finished surface (e.g. wall/skirting) or any other obstruction (e.g. fire equipment) and are minimum dimensions.	AS 1428.1 13.3	
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Plans were scaled where dimensions are not shown, and circulation spaces were generally found to be in accordance with AS 1428.1 subject to provision of construction tolerances, except for:

- a) It is anticipated that the accessible path of travel to the wellness centre (excluding cryotherapy) will be via the lift and the door from pool deck level. Clearance between this doorway and the squad training pool must be increased to address AS 1428.1 door circulation spaces, appropriate to the direction of approach and clear opening width of the door.

Amend for CC





ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	b) At the doorway to the steam room within the wellness centre, at least 1450mm depth is required for door circulation clear of the closest pool.		Amend for CC
	c) While the IR sauna rooms could be considered fixtures and therefore not subject to BCA requirements, it is recommended that AS 1428.1 doorway requirements, including door circulation externally, are achieved wherever possible.		Consider best practice
	d) At the level 1 compression cinema room doorway, at least 340mm latch side clearance is required for a hinge side approach where the door swings away from the user.		Amend for CC
4.3	Features such as luminance contrast to the doors or frames, opening force of the doors, level or ramped thresholds, glazing identification, and door hardware are to comply with AS 1428.1.	AS 1428.1 13	Confirm for CC
4.4	The accessible adult change facility is required to have an automatic sliding entry door as per BCA Specification F2.9 in lieu of AS 1428.1.		Refer to section 10
<b>5.</b>	<b>LIFTS</b>		
5.1	A passenger lift is proposed to provide an accessible path of travel between the ground (entry) level, pool deck level, and level 1.	BCA E3.6	
	This is to comply with BCA E3.6 including minimum floor dimensions of 1100mm x 1400mm (for lifts which travel less than 12m).		As shown on plans
	Plans are to show further details for assessment at CC stage and certification is to be obtained from the lift supplier regarding compliance with BCA E3.6.		Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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The BCA may prescribe requirements in relation to accommodating a stretcher in addition to elements required for access for people with a disability.

## 6. RAMPS

6.1	A ramp is shown between ground level and pool deck level.	BCA D3.3 a Table D2.14 D2.10 c	Confirm for CC
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This is to comply with AS 1428.1, and plans are to demonstrate compliance at CC stage with further details and dimensions, including a maximum gradient of 1:14, landings at maximum 9m intervals, handrails and kerbs/kerbrails on both sides, and tactile ground surface indicators at the top and bottom.

The BCA requires that the slip-resistance of this ramp be tested in accordance with AS 4586 and comply with BCA Table D2.14.

6.2	The hydrotherapy pool entry ramp will need to comply with AS 1428.1 accessible ramp features to the extent specified by BCA Specification D3.10. Also refer to section 14 of this report.	BCA Specification D3.10	Confirm for CC
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## 7. STAIRS

7.1	Stairs are shown at various points as an alternative to ramp or lift access and for emergency egress.	BCA D3.3 a Table D2.14 D2.13 a v	Confirm for CC
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All stairs which are not fire isolated are to have accessible features complying with AS 1428.1, including opaque risers, a sharp nosing profile, non-slip contrasting edge strips, handrails on both sides and tactile ground surface indicators at the top and bottom.

D2.14 a ii AS  
1428.1  
11.1



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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All fire isolated stairs are to have contrasting non-slip edge strips in accordance with AS 1428.1 and handrails are to comply with Clause 12 of AS 1428.1.

Confirm for CC

The BCA requires slip-resistance of stair treads and landings or their nosing strips to be tested in accordance with AS 4586 and comply with BCA Table D2.14.

**Comment:**

External stairs between car parking and pool deck level will need to be widened to provide at least 1m clearance between handrails on both sides.

Amend for CC

**8. HANDRAILS**

8.1 Handrails along both sides of ramps and stairs are to comply with AS 1428.1, or with AS 1428.1 Clause 12 only if stairs are fire-isolated.

BCA D2.17 b ii,  
c  
D3.3 a  
AS 1428.1  
10.3 e  
11.2 b

**Comments:**

- a) On the intermediate landing of stairs between ground level and level 1, offset treads are to be adjusted to allow the inside handrail to continue in the downward angle for one tread width past the bottom tread of the upper flight before turning to continue down the lower flight of stairs. This will enable a continuous handrail at a consistent height above nosings and landings.

Amend for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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- b) For ramp ends, handrails are required to extend 300mm horizontally and turn away to the side wall or turn downwards through 180°.

AS 1428.1  
10.3 h  
Fig. 14  
Fig. 15 B

The base of the ramp between ground level and pool deck level and the base of the hydrotherapy pool entry ramp will need to be set back at least 400mm to eliminate any encroachment into the bottom landing by the inside handrail. This will also be necessary at the top of the ramp where it intersects with the amenities airlock corridor.

Amend for CC

- c) At the bottom of stairs, handrails are to extend one tread width in the downward angle plus 300mm horizontally. At the top they are to extend 300mm horizontally. The ends are to be turned away to the side wall or turned downwards through 180°.

AS 1428.1  
11.2 d, e  
Fig. 28 b

Handrails are not yet fully detailed at this early stage of the design process. Stairs will need to be set back from any transverse path of travel at least 400mm at their tops and at least 700mm at their bases (depending on the tread width) where this is not already achieved.

Amend for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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9. SANITARY FACILITIES

9.1 An accessible sanitary facility with a shower is proposed to satisfy BCA F2.4. This is to comply with AS 1428.1, and a scaled assessment indicates that circulation spaces will be achievable subject to confirmation of dimensions on site (see comment).

BCA F2.4  
Table F2.4a  
AS 1428.1  
15

As scaled from plans

Fixtures and fittings, including the toilet pan, toilet seat, backrest, toilet paper dispenser, sink, shelf, soap dispenser, mirror, clothes hook, grabrails, door hardware, and shower features, are to comply with AS 1428.1 and CC plans are to demonstrate compliance.

Confirm for CC

**Comment:**

A scaled assessment indicates that there will be minimal construction tolerance to achieve the required shower circulation space. Dimensions are to be confirmed for construction. Where the toilet pan encroaches into the 1600mm circulation space width, ensure that the alternative 1600mm (wide) x 1400mm (deep) circulation space can be achieved between the edges of the shower recess and basin.

Confirm for CC

9.2 Ambulant toilets are proposed in male and female toilets to satisfy BCA F2.4 (c). They are to comply with AS 1428.1 and a scaled assessment indicates that circulation spaces will be achievable.

BCA F2.4 c  
AS 1428.1  
16

As scaled from plans

The toilet pan, grabrails, and all other ambulant toilet features are to comply with the ambulant toilet requirements of AS 1428.1 and CC plans are to demonstrate compliance.

Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
9.3	<p>While accessible showers are not required where the BCA does not mandate the provision of showers, an accessible shower appears to be proposed on Level 1 in the Float &amp; IR room and this is supported as best practice.</p> <p>It is noted that accessible showers and change rooms are not provided within the wellness centre. The operator should be aware that this may compromise the equity and dignity afforded to people with a disability if they are required to leave this area to use accessible facilities.</p>		Operator to monitor
<b>10.</b>	<b>ACCESSIBLE ADULT CHANGE FACILITIES</b>		
10.1	An accessible adult change facility is proposed to address BCA F2.9 for a Class 9 building with a swimming pool that has a perimeter greater than 70m.	BCA F2.9 a ii	
10.2	<p>This facility is required to be separate to the unisex accessible sanitary facility and must have all equipment and fixtures outlined in BCA Specification F2.9 located within the same room.</p> <p>A scaled assessment indicates that the room size and setout are capable of achieving compliance, subject to the confirmation of details for fixtures and fittings at CC stage, including:</p> <p>a) A hoist.</p> <p><b>Comment:</b> An "XY" system or gantry, including two parallel fixed rails and a moving traverse rail, is required for room coverage.</p> <p>b) A toilet pan with a peninsular set out, seat, backrest and drop-down grabrails.</p>	BCA Specification F2.9	As shown on plans  Confirm for CC  As noted on plans  Confirm for CC  As noted/shown on plans



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	c) A washbasin and tap.	5	As noted/shown on plans
	d) Fixtures and fittings, including a mirror, towel dispenser/hand dryer (where installed), soap dispenser, clothing hook, sling hook, sanitary disposal bin, and incontinence pad disposal bin.	6	As noted on plans/confirm for CC
	e) A height-adjustable change table with a safety rail, dispenser for sanitary wipes, and a shelf.	7	As noted on plans
	f) Two horizontal and parallel changing rails.	8	As noted on plans
	g) An automated sliding entrance door.	9	As noted on plans
	h) Signage.	10	Refer to section 12.1 e)
	i) Operating instructions for the hoist and change table.	11	Refer to section 12.1 e)
	j) Circulation spaces as specified by BCA Specification F2.9.	Figure 2	As scaled from plans

## 11. HEARING AUGMENTATION

11.1	Where an inbuilt amplification system is installed (other than one used for emergency warning purposes only), a hearing augmentation system is to be provided in accordance with BCA D3.7.	BCA D3.7 a	Confirm for CC
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ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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## 12. SIGNAGE

12.1 Signage is required in accordance with BCA Specification D3.6 as follows:

- |   |                  |                |
|---|------------------|----------------|
| a) Each door required by BCA E4.5 to be provided with an exit sign (not limited to fire-isolated stair doors only) is to be identified by Braille and tactile signage complying with BCA Specification D3.6. These are to state 'Exit' and 'Level' followed by the floor level number and be located in accordance with BCA Specification D3.6. | BCA D3.6<br>a ii | Confirm for CC |
|---|------------------|----------------|

**Comment:**

Consideration should be given to the practicality of installing exit signage at any glazed doors or double leaf doors, as installation locations specified by the BCA do not offer guidance for such scenarios.

- |   |   |                |
|---|---|----------------|
| b) All sanitary facilities and associated airlocks are to be identified with Braille and tactile signage.   | BCA D3.6<br>a i A                         | Confirm for CC |
| c) The unisex accessible sanitary facility is to be identified by Braille and tactile signage which incorporates the international symbol of access, male and female symbols and identifies if the facility is for left- or right-handed use. | BCA D3.6<br>c<br>AS 1428.1<br>8.1 a i, ii | Confirm for CC |

**Comment:**

Drawings assessed for this report propose a facility for right-handed use.





ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	d) Toilet cubicles which are suitable for the use of people with an ambulant disability are to be identified by Braille and tactile signage complying with AS 1428.1 which is located on the door of the cubicle.	BCA D3.6 d AS 1428.1 8.1 e Fig. 9f	Confirm for CC
	e) The accessible adult change facility must have external signage to identify the facility and internal signage to provide operating instructions for the hoist and change table in accordance with BCA Specification F2.9.	BCA Specification F2.9 10, 11	Confirm for CC
	f) Where a pedestrian entrance is not accessible, signage incorporating the international symbol of access is required to provide directions to the nearest accessible entrance.	BCA D3.6 e	Confirm for CC
	<b>Comment:</b> Signage will be required at the base of external stairs between car parking and the pool deck level if these are intended for access rather than exclusively for emergency egress.		
	g) Where a hearing augmentation system is installed, Braille and tactile signage is required to identify the space containing it and within the room to identify the type of system, area covered and if receivers are being used, where they can be obtained.	BCA D3.6 a i B, b	Confirm for CC

### 13. SWITCHES AND CONTROLS

13.1	Switches and controls (except general purpose outlets) are to be placed at a height of 900-1100mm and at least 500mm from an internal corner.	AS 1428.1 14.1	Confirm for CC
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ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
13.2	Rocker action and toggle switches are to be provided in accessible sanitary facilities and are to have minimum dimensions of 30mm x 30mm.	AS 1428.1 14.2	Confirm for CC
13.3	General purpose outlets in accessible sanitary facilities are to be located at a height of 600-1100mm and at least 500mm from an internal corner.	AS 1428.1 14.2	Confirm for CC
13.4	Door controls for the accessible adult change facility are to be in accordance with BCA Specification F2.9 for the door control buttons and indicator lights.	BCA Specification F2.9 9	Confirm for CC
<b>14.</b>	<b>SWIMMING POOLS</b>		
14.1	Access for people with a disability is required to and into swimming pools with a perimeter greater than 40m. In this case, both the hydrotherapy and squad training pool perimeters exceed 40m.	BCA Table D3.1	
	An accessible entry/exit for a swimming pool is to comply with BCA Specification D3.10 and may be:	BCA D3.10 a, b	Confirm for CC
	a) A fixed or movable ramp and an aquatic wheelchair; or		
	b) A zero depth entry and an aquatic wheelchair; or		
	c) A platform pool lift and an aquatic wheelchair; or		
	d) A sling-style pool lift (this cannot be relied upon as the primary accessible entry/exit method in a pool with a perimeter greater than 70m).		
	Further details are to be provided to demonstrate compliance at CC stage.		Confirm for CC



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
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**Comments:**

- |     |  |  |                |
|-----|--|--|----------------|
| i.  | Plans show a fixed ramp into the hydrotherapy pool. CC plans are to demonstrate compliance with BCA Specification D3.10 relevant to this entry/exit method.  | BCA Specification D3.10<br>2, 6<br>AS 1428.1 | Confirm for CC |
| ii. | Drawing number DA-A-100 indicates that a 'disability chair' will be provided for the squad training pool. As the perimeter of this pool exceeds 70m, a sling-style pool lift will not be permitted as the primary means of entry/exit. It is anticipated that a platform pool lift and an aquatic wheelchair will be provided and CC plans are to demonstrate compliance with BCA Specification D3.10 relevant to the nominated entry/exit method. | BCA Specification D3.10<br>4, 6              | Confirm for CC |

## 15. INTERNAL SPACE

- |      |   |                        |                |
|------|---|------------------------|----------------|
| 15.1 | Wheelchair seating spaces are required in a Class 9b assembly building in accordance with BCA Table D3.9 where fixed seating is provided. | BCA D3.9<br>Table D3.9 | Confirm for CC |
|------|---|------------------------|----------------|

In this case, if seating accommodates less than 801 spectators, compliance can be achieved by providing spaces for wheelchair users on the pool deck alongside fixed benches (wheelchair access to upper levels of tiered seating is not mandated).

Wheelchair seating spaces are to have dimensions in accordance with AS 1428.1, which vary depending on the location, and CC plans are to demonstrate compliance through the availability of wheelchair seating spaces calculated as per BCA Table D3.9.



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
15.2	It is recommended that consideration is given to the accessibility of the reception desk, café counter, and lockers for people with a disability, including wheelchair users and people of shorter stature.		Consider best practice
<b>16.</b>	<b>CAR PARKING</b>		
16.1	Two accessible car parking spaces are proposed to address BCA Table D3.5 requirements.	BCA Table D3.5	
16.2	The accessible spaces are to comply with AS 2890.6 and the configuration shown is generally consistent with this standard.	BCA D3.5 Table D3.5	
	Plans are to confirm compliance at CC stage, including the following features:		
	a) A firm plane surface with a maximum fall of 1:40 in any direction (1:33 if of a bitumen surface and outdoors) for the accessible car parks and associated shared areas.	AS 2890.6 2.3	Confirm for CC
	b) Minimum dimensions of 2400mm wide x 5400mm long for the accessible car parks.	AS 2890.6 2.2.1 a	As scaled from plans
	c) A shared area adjacent to the accessible car parks with minimum dimensions of 2400mm wide x 5400mm long and a bollard located in accordance with AS 2890.6. This shared area may be a common shared area between two accessible car parking spaces.	AS 2890.6 2.2.1 b e Fig. 2.2, 2.3	As scaled from plans
	d) A shared area is also required at one end of the accessible car parks with minimum dimensions of 2400mm x 2400mm. This may be located within a trafficked area and is not required to be line marked.	AS 2890.6 2.2.1 c Fig. 2.2, 2.3	As scaled from plans



ITEM	ACCESS ELEMENTS	REFERENCE	ASSESSMENT
	e) Minimum headroom of 2500mm is required above the accessible car parks and the associated shared areas. The vehicular path of travel to the accessible spaces is to have minimum vertical clearance of 2200mm.	AS 2890.6 2.4 Fig. 2.7	Confirm for CC
	f) Signage is required to designate accessible car parking spaces for the use of people with a disability. The international symbol of access (white symbol on blue background) is to be placed as a pavement marking in accordance with AS 2890.6.	BCA D3.5 d AS 2890.6 3.1	Confirm for CC
	g) Yellow, slip-resistant pavement markings are to identify dedicated parking spaces and shared areas. Shared areas are to be marked with diagonal lines complying with AS 2890.6.	AS 2890.6 3.2 3.2 b ii	Confirm for CC
16.3	Where entry to the car park is restricted with a security system, the style of controls should be considered in relation to potential use by people with a disability (e.g. swipe card or keypad access may be difficult for people with limited arm use who may not be able to reach out the car window or who have weak grip). Accessibility upgrades are not imposed for the existing boom gate where no new work is proposed.	AS 2890.6 A4	Consider best practice



## CONCLUSION

Access will need to comply with the elements identified in this report.

Generally, the plans assessed show that compliance with requirements for access for people with a disability is subject to some amendments and incorporation of further details.

At this early stage of design, full details are not shown on plans. As further planning occurs, consideration is to be given to specific elements, and plans showing more detailed dimensions and features are to confirm compliance at building approval stage.

Requirements and recommendations to achieve compliance with the Premises Standards, Building Code of Australia, and Australian Standards for accessibility and to minimise the risk of action under the Disability Discrimination Act, have been explained in this report.

Reference numbers are provided for clarification of comments within this report. Alternatively, the author may be contacted on the details on page 1 for further clarification.

*Reasonable care and skill have been exercised in the assessment of the building and the preparation of this report. However, this report shall not be construed as relieving any other party of their responsibilities or obligations.*

*The advice given is based on the assessment of the plans and other relevant documentation supplied regarding access requirements in the BCA, Australian Standards, Premises Standards and Disability Discrimination Act current at the time. The advice relates specifically to this project and may not apply to any other building or to this building at any other point in time.*



## APPENDIX A: DOCUMENTATION REVIEWED

Plans by Quattro Architecture | Project 21-0655

DOCUMENT NUMBER   NAME	REVISION	DATE
DA-A-000	G	6/10/21
DA-A-010	G	6/10/21
DA-A-049	G	6/10/21
DA-A-050	G	6/10/21
DA-A-060	G	6/10/21
DA-A-100	G	6/10/21
DA-A-101	G	6/10/21
DA-A-150	G	6/10/21
DA-A-151	G	6/10/21
DA-A-153	B	6/10/21
DA-A-200	G	6/10/21
DA-A-250	G	6/10/21
DA-A-800	C	6/10/21
DA-A-801	C	6/10/21
DA-A-850	G	6/10/21