

CENTENNIAL PROPERTY GROUP

ACCESS ASSESSMENT REPORT

114 Old Pittwater Road, Brookvale, NSW

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Jensen Hughes Australia

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Executive summary

This document provides an assessment of the architectural design drawings for the proposed new tenancy lift and updating the car parking area at 114 Old Pittwater Road, Brookvale, NSW, against the Deemed-to-Satisfy provisions of the provisions relating to Access for Persons with a Disability.

Part 2 ‘Key Compliance Considerations’ of this report outlines the identified compliance issues that require further information or consideration and/or assessment as Performance Solutions.

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

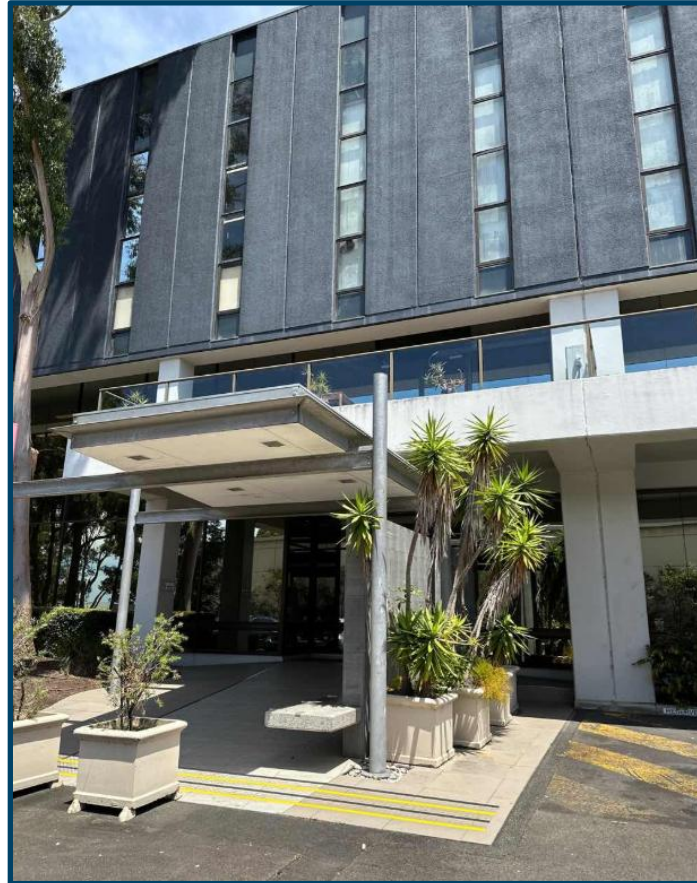
Item	Description	BCA Provision
Performance Solutions Required		
Nil		
Compliance Matters to be Addressed		
1.	The threshold of the door between the lift landing and the internal space in the balcony of Level 1 must be removed to provide a flat surface between the two areas so people with disability can enter the building from the lift and enter the lift from the building.	BCA Clause D3D16
Further Information Required		
1.	Details of the accessible features required for the passenger lift are to be provided at the Construction Certificate stage in accordance with AS 1735.12.	BCA Clause E3D8

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

1.0 Basis of Assessment

1.1 LOCATION

The building development, the subject of this report, is located at 114 Old Pittwater Road, Brookvale, NSW. The existing concrete building includes offices, retail and Woolworth's distribution warehouse. The new construction work consists of installing a new lift on the northeastern entrance to provide access to Level 1 and the rooftop from the Ground level from outside the building. The new work also includes adding new carparks and new marking of existing carparks (excluding accessible carparks).



1.2 PURPOSE

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

- + Disability (Access to Premises – Buildings) Standards 2010 Compilation No. 2 (DAPS);
- + Building Code of Australia 2022 Volume One – Part D4 and Clauses E3D7 and E3D8;
- + Pittwater 21 Development Control Plan (DCP);
- + Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3 LIMITATIONS

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

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

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

This report does not include, or imply compliance with:

- + The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA and the DAPS then those responsible for the building cannot be subject to a successful complaint); and
- + BCA Sections B, C, E (excl. Clauses E3D7 and E3D8), F, G, H, I, J, Parts D2 and D3; and
- + Demolition Standards not referred to by the BCA; and
- + Work Health and Safety Act; and
- + Construction Safety Act; and
- + Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and
- + Conditions of Development Consent issued by the Local Consent Authority; and

This Report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of This Report.

1.4 FEDERAL DISABILITY DISCRIMINATION ACT (DDA)

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

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

The DDA applies nationally and is complaint based. While the DAPS and the BCA are 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.

1.5 DISABILITY (ACCESS TO PREMISES – BUILDINGS) STANDARDS 2010 COMPILATION NO.2 (DAPS)

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

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

The DAPS generally aligns with the BCA and reference a range of Australian Standards relating to access and other associated matters.

They do not apply to existing buildings that are not undergoing upgrade; however they introduce the concept of the “Affected Part”. This means that new works need to be connected to the building’s Principal Pedestrian Entrance (PPE) by a continuous accessible path of travel/accessway complying with AS1428.1-2009. This can mean that an upgrade to the building may be necessary even where no new work is proposed to mitigate the risks of DDA complaints arising in the future.

1.6 DESIGN DOCUMENTATION

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

1.7 DEFINITIONS

Accessible

Having features to enable use by people with a disability.

Accessway

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

Affected Part

The affected part is;

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

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

Luminance Contrast

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

Ramp

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

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

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

Adaptable

A housing unit which is designed and constructed to meet the performance requirements of Clause 2.2 of AS 4299-1995.

Visitable

A housing unit which has at least one wheelchair accessible entry with an accessible path of travel to the living area and to a toilet that is either accessible or visitable.

2.0 Key Compliance Consideration

2.1 GENERAL

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

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

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

2.2 CLASSIFICATION

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

Table 1: Building Classification

Class	Level	Description
Class 5	Ground level	Offices
Class 6	Ground level	Retail
Class 8	Ground level	Maintenance and repairing area
Class 5	Level 1	Offices
Class 7b	Level 2	Warehouse and storage areas (Woolworth’s distribution Centre)
Class 7a	Rooftop (including lift lobby which is counted as a storey)	Open carpark and lift lobbies (existing and new)

2.3 DIMENSIONS AND TOLERANCES

The Premises Standards and BCA contain the minimum standards for building construction and safety, and therefore generally stipulate minimum dimensions that must be met. Jensen Hughes’ assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite, and consideration needs to be given to construction tolerances for wall setouts, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

2.4 COUNCIL’S DEVELOPMENT CONTROL PLAN REQUIREMENTS (DCP)

Pittwater 21 Development Control Plan (DCP) provides Council’s planning controls on the provision of Accessibility in Part C of that Plan.

The Controls for Accessibility under Clauses C3.4 and C5.5 of Part C3 of DCP are as follows:

Table 2: Controls for Accessibility

Item No	Control	Comment	Compliance
C3.4	Accessibility	Convenient and safe access for all people, including people with a disability, older people, and people with prams, must be provided to and within all buildings to which the general public have access.	The new work has been assessed against the relevant clauses of BCA, AS 1428.1 and Premises Standards in this report.
C5.5	Accessibility	Convenient and safe access for all people, including people with a disability, older people, and people with prams, must be provided to and within all buildings to which the general public have access	The new work has been assessed against the relevant clauses of BCA, AS 1428.1 and Premises Standards in this report.

2.5 AREAS REQUIRED TO BE ACCESSIBLE

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

Table 3: Areas Required to be Accessible

Area / Room	Description
The new lift, and required space for access to the lift and from the new lift landing to the building entrance	To and within all areas normally used by the occupants

Note: The limitations and exemptions of Clauses D4D3, D4D4 and D4D5 of the BCA and Access Code been considered where applicable in the process of developing the above table.

2.6 DESIGN ITEMS REQUIRING ATTENTION

2.6.1 Thresholds

The threshold between the landing of the lift in the balcony on Level 1 and the internal space must be removed to provide a flat surface between the two areas so people with disability can enter the building from the lift and enter the lift from the building.

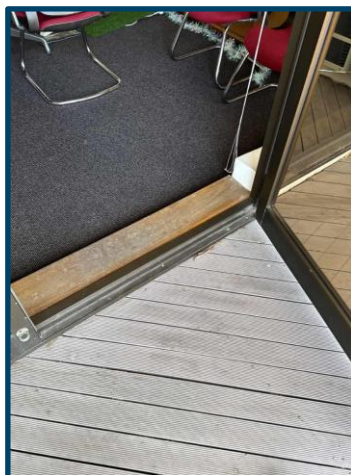


Figure 1 - Threshold in the balcony on Level 1

2.6.2 Accessible features required for passenger lift

Details are not provided for the accessible features required for the passenger lift. All features must comply with the requirements of BCA Clause E3D8 and AS 1735.12 subject to a further assessment at the Construction Certificate stage.

Annexures

Annexure A - Design Documentation

This report has been based on the following design documentation.

Table 4: Architectural Plans


Architectural plans prepared by Fabrik Property			
Drawing Number	Revision	Date	Title
1230047_B1001	A	4/12/2024	Floor plan – Ground & L1
1230047_B1002	A	4/12/2024	Floor plan – Rooftop parking
1230047_B2001	A	4/12/2024	Lift plan & section details
1230047_B2002	A	4/12/2024	Lift elevation details

Annexure B – BCA & DAPS Assessments

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

BCA & DAPS Assessment Summary

Table 5: BCA & DAPS Assessment Summary

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
BCA Part D3 – Construction of Exits			
BCA D3D16: Thresholds [BCA 2019: D2.15]	<p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless—</p> <p>(a) in patient care areas in a Class 9a health-care building, the door sill is not more than 25 mm above the finished floor level to which the doorway opens; or</p> <p>(b) in resident use areas in a Class 9c building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold; or</p> <p>(c) in a building required to be accessible by Part D4, the doorway—</p> <p> (i) opens to a road or open space; and</p> <p> (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or</p> <p>(d) in other cases—</p> <p> (i) the doorway opens to a road or open space, external stair landing or external balcony; and</p>	<p>The threshold of the door between the lift landing and the internal space in the balcony on Level 1 must be removed to provide a flat surface between the two areas so people with a disability can entre the building from the lift and enter the lift from the building.</p> 	DNC

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	(ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.		
BCA D3D22: Handrails [BCA 2019: D2.17]	<p>(1) Except for handrails referred to in D3D23, and subject to (2), handrails must—</p> <p>(a) be located along at least one side of the ramp or flight; and</p> <p>(b) be located along each side if the total width of the stairway or ramp is 2 m or more; and</p> <p>(c) in a Class 9b building used as a primary school or a building that contains an early childhood centre—</p> <p>(i) have one handrail fixed at a height of not less than 865 mm; and</p> <p>(ii) in addition to (i), have a handrail—</p> <p>(A) fixed at a height between 665 mm and 750 mm in a primary school; and</p> <p>(B) with a cross-sectional dimension not less than 16 mm and not greater than 45 mm as measured in any direction across its centre, fixed at a height between 450 mm and 700 mm in a Class 9b early childhood centre; and</p> <p>(d) in any other case, be fixed at a height of not less than 865 mm; and</p>	There will be no new ramp or stair as part of the work required for the new lift.	N/A

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(e) be continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and</p> <p>(f) in a required exit serving an area required to be accessible, be designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (1)(c)(ii).</p> <p>(2) The height required by (1)(c) and (d) is measured above the nosings of stair treads and the floor surface of the ramp, landing or the like.</p> <p>(3) Handrails—</p> <p>(a) in a Class 9a health-care building must be provided along at least one side of every passageway or corridor used by patients, and must be—</p> <p>(i) fixed not less than 50 mm clear of the wall; and</p> <p>(ii) where practicable, continuous for their full length; and</p> <p>(b) in a Class 9c aged care building must be provided along both sides of every passageway or corridor used by residents, and must be—</p> <p>(i) fixed not less than 50 mm clear of the wall; and</p> <p>(ii) where practicable, continuous for their full length.</p> <p>(4) Handrails required to assist people with a disability must be provided in accordance with D4D4.</p>		

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(5) Handrails to a stairway or ramp within a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building must—</p> <ul style="list-style-type: none"> (a) be located along at least one side of the flight or ramp; and (b) be located along the full length of the flight or ramp, except in the case where a handrail is associated with a barrier, the handrail may terminate where the barrier terminates; and (c) have the top surface of the handrail not less than 865 mm vertically above the nosings of the stair treads or the floor surface of the ramp; and (d) have no obstruction on or above them that will tend to break a handhold, except for newel posts, ball type stanchions, or the like. <p>(6) The requirements of (5) do not apply to—</p> <ul style="list-style-type: none"> (a) handrails referred to in D3D23; or (b) a stairway or ramp providing a change in elevation of less than 1 m; or (c) a landing; or (d) a winder where a newel post is installed to provide a handhold. 		
BCA D3D26: Operation of latch	(1) A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily	Any new door must be readily openable as required by this clause. The existing door in the balcony of Level 1 complies	CRA – refer to Annexure F

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
[BCA 2019: D2.21]	<p>openable without a key from the side that faces a person seeking egress, by—</p> <p>(a) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D4—</p> <p>(i) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and</p> <p>(ii) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or</p> <p>(b) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor.</p> <p>(2) Where the latch operation device referred to in (1)(b) is not located on the door leaf itself—</p> <p>(a) manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located—</p> <p>(i) not less than 500 mm from an internal corner; and</p> <p>(ii) for a hinged door, between 1 m and 2 m from the door leaf in any position; and</p>	with the latch requirements of this clause. The entrance door is an automatic sliding door.	

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(iii) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position; and</p> <p>(b) braille and tactile signage complying with S15C3 and S15C6 must identify the latch operation device.</p> <p>(3) The requirements of (1) and (2) do not apply to a door that—</p> <p>(a) serves a vault, strong-room, sanitary compartment, or the like; or</p> <p>(b) serves only, or is within—</p> <p>(i) a sole-occupancy unit in a Class 2 building or a Class 4 part of a building; or</p> <p>(ii) a sole-occupancy unit in a Class 3 building (other than an entry door to a sole-occupancy unit of a boarding house, guest house, hostel, lodging house or backpacker accommodation); or</p> <p>(iii) a sole-occupancy unit with a floor area not more than 200 m² in a Class 5, 6, 7 or 8 building; or</p> <p>(iv) a space which is otherwise inaccessible to persons at all times when the door is locked; or</p> <p>(c) complies with (4) and serves—</p> <p>(i) Australian Government Security Zones 4 or 5; or</p>		

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(ii) the secure parts of a bank, detention centre, mental health facility, early childhood centre or the like; or</p> <p>(d) is fitted with a fail-safe device which automatically unlocks the door upon the activation of any sprinkler system (other than a FPAA101D system) complying with Specification 17 or smoke, or any other detector system deemed suitable in accordance with AS 1670.1 installed throughout the building, and is readily openable when unlocked; or</p> <p>(e) is in a Class 9a or 9c building and—</p> <p>(i) is one leaf of a two-leaf door complying with D2D9(a) or D2D9(d) provided that it is not held closed by a locking mechanism and is readily openable; and</p> <p>(ii) the door is not required to be a fire door or smoke door.</p> <p>(4) A door referred to in (3)(c) must be able to be immediately unlocked—</p> <p>(a) by operating a fail-safe control switch, not contained within a protective enclosure, to actuate a device to unlock the door; or</p> <p>(b) by hand by a person or persons, specifically nominated by the owner, properly instructed as to the duties and responsibilities involved and available at all times when the building is lawfully occupied so that</p>		

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>persons in the building or part may immediately escape if there is a fire.</p> <p>(5) The requirements of (1) and (2) do not apply in a Class 9b building (other than a school, an early childhood centre or a building used for religious purposes) to a door in a required exit, forming part of a required exit or in the path of travel to a required exit serving a storey or room accommodating more than 100 persons, determined in accordance with D2D18, in which case it must be readily openable—</p> <p>(a) without a key from the side that faces a person seeking egress; and</p> <p>(b) by a single hand pushing action on a single device such as a panic bar located between 900 mm and 1.2 m from the floor; and</p> <p>(c) where a two-leaf door is fitted, the provisions of (a) and (b) need only apply to one door leaf if the appropriate requirements of D2D9 are satisfied by the opening of that one leaf; and</p>		
BCA Part D4 / DAPS Part D3 – Access for People with a disability			
BCA D4D1 / DAPS D3.0: Deemed-to-Satisfy Provisions [BCA 2019: D3.0]	Informational		Noted

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
BCA D4D2 / DAPS D3.1: General building access requirements [BCA 2019: D3.1]	<p>(1) Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5.</p> <p>(2) Access requirements for a Class 1b building are as follows:</p> <p>(a) Dwellings located on one allotment and used for short-term holiday accommodation — to and within a number of dwellings determined in accordance with Table D4D2a.</p> <p>(b) A boarding house, bed and breakfast, guest house, hostel or the like, other than those described in (a) — to and within—</p> <p>(i) 1 bedroom and associated sanitary facilities; and</p> <p>(ii) not less than 1 of each type of room or space for use in common by the residents or guests, including a cooking facility, sauna, gymnasium, swimming pool, laundry, games room, eating area, or the like; and</p> <p>(iii) rooms or spaces for use in common by all residents on a floor to which access by way of a ramp complying with AS 1428.1 or a passenger lift is provided.</p> <p>(3) For the purposes of (2)(a), a community or strata-type subdivision or development is considered to be on a single allotment.</p>	<p>Access is provided to the existing building. The accessibility requirements inside of the building have not been assessed in this report. The new lift will be accessible from the building and will provide access to the building for people with a disability.</p>	<p>CRA – refer to Annexure F</p>

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(4) For a Class 2 building, common areas are to be accessible as follows:</p> <p>(a) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(b) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</p> <p>(c) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(i) to the entrance doorway of each sole-occupancy unit; and</p> <p>(ii) to and within rooms or spaces for use in common by the residents.</p> <p>(d) The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp.</p> <p>5) For a Class 3 building, access requirements are as follows:</p> <p>(a) Common areas:</p> <p>(i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-</p>		

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(ii) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</p> <p>(iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(A) to the entrance doorway of each sole-occupancy unit; and</p> <p>(B) to and within rooms or spaces for use in common by the residents.</p> <p>(iv) The requirements of (iii) only apply where the space referred to in (A) and (B) are located on the levels served by the lift or ramp.</p> <p>(b) To and within sole-occupancy units — in accordance with Table D4D2b.</p> <p>(6) For Class 5, 6, 7b, 8 and 9a buildings, access must be provided to and within all areas normally used by the occupants.</p> <p>(7) For a Class 7a building, access must be provided to and within any level containing accessible carparking spaces.</p>		

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Clause	Clause Requirements	Comment	Status
	<p>(8) For a Class 9b building, access requirements are as follows:</p> <ul style="list-style-type: none"> (a) Schools and early childhood centres — to and within all areas normally used by the occupants. (b) An assembly building, not being a school or early childhood centre — to and within — <ul style="list-style-type: none"> (i) wheelchair seating spaces provided in accordance with D4D10; and (ii) all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces. <p>(9) For a Class 9c building, access requirements are as follows:</p> <ul style="list-style-type: none"> (a) Common areas: <ul style="list-style-type: none"> (i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. (ii) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like. 		

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Clause	Clause Requirements	Comment	Status
	<p>(iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(A) to the entrance doorway of each sole-occupancy unit; and</p> <p>(B) to and within rooms or spaces for use in common by the residents.</p> <p>(iv) The requirements of (iii) only apply where the space referred to in (iii)(A) or (iii)(B) is located on the levels served by the lift or ramp.</p> <p>(b) Sole-occupancy units — to and within a number of sole-occupancy units determined in accordance with Table D4D2b.</p> <p>(10) For a Class 10 building, access requirements are as follows:</p> <p>(a) For a Class 10a non-habitable building located in an accessible area intended for use by the public and containing a sanitary facility, change room facility or shelter, to and within—</p> <p>(i) an accessible sanitary facility; and</p> <p>(ii) a change room facility; and</p> <p>(iii) a public shelter or the like.</p> <p>(b) For Class 10b swimming pools, to and into swimming pools with a total perimeter greater than 40 m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not</p>		

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.		
BCA D4D3 / DAPS D3.2: Access to Buildings [BCA 2019: D3.2]	<p>(1) An accessway must be provided to a building required to be accessible—</p> <ul style="list-style-type: none"> (a) from the main points of a pedestrian entry at the allotment boundary; and (b) from another accessible building connected by a pedestrian link; and (c) from any required accessible carparking space on the allotment. <p>(2) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—</p> <ul style="list-style-type: none"> (a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (b) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, <p>except for pedestrian entrances serving only areas exempted by D4D5.</p> <p>(3) Where a pedestrian entrance required to be accessible has multiple doorways—</p>	<p>Access is currently provided to the building. There will be no changes as part of the new work that affect the access to the building.</p>	<p>CRA – refer to Annexure F</p>

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and</p> <p>(b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</p> <p>(4) For the purposes of (3)—</p> <p>(a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—</p> <p>(i) all doorways serve the same part or parts of the building; and</p> <p>(ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and</p> <p>(b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).</p> <p>(5) Where a doorway on an accessway has multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p>		
BCA D4D4 / DAPS D3.3: Parts of Buildings to be Accessible [BCA 2019: D3.3]	In a building required to be accessible—	There will be no new ramp or stair as part of the new work. The lift must be installed in accordance with BCA Clauses E3D7 and E3D8 and AS 1735.12. The details to be provided at the Construction Certificate stage.	CRA – refer to Annexure F

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with—</p> <p>(i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> <p>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</p> <p>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</p> <p>(b) every passenger lift must comply with E3D7 and E3D8; and</p> <p>(c) accessways must have—</p> <p>(i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and</p> <p>(ii) turning spaces complying with AS 1428.1—</p> <p>(A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>(B) at maximum 20 m intervals along the accessway; and</p> <p>(d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and</p>		

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(e) a passing space may serve as a turning space; and</p> <p>(f) 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—</p> <p>(i) containing not more than 3 storeys; and</p> <p>(ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m²; and</p> <p>(g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and</p> <p>(h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.</p>		
<p>BCA D4D5 / DAPS D3.4: Exemptions</p> <p>[BCA 2019: D3.4]</p>	<p>The following areas are not required to be accessible:</p> <p>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <p>(b) An area that would pose a health or safety risk for people with a disability.</p> <p>(c) Any path of travel providing access only to an area exempted by (a) or (b).</p>	N/A	N/A

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
<p>BCA D4D6 / DAPS D3.5: Accessible Car Parking</p> <p>[BCA 2019: D3.5]</p>	<p>(1) Accessible carparking spaces—</p> <p>(a) subject to (b), must be provided in accordance with (2) in—</p> <p>(i) a Class 7a building required to be accessible; and</p> <p>(ii) a carparking area on the same allotment as a building required to be accessible; and</p> <p>(b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and</p> <p>(c) subject to (d), must comply with AS/NZS 2890.6-2009; and</p> <p>(d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.</p> <p>(2) For each class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows:</p> <p>(a) Class 1b and 3 buildings:</p> <p>(i) For a boarding house, guest house, hostel, lodging house, backpackers' accommodation or the residential part of a hotel or motel, the number of accessible carparking spaces required is to be</p>	<p>There are existing accessible carparks on the Ground level and the rooftop which exceeds the required number of accessible carparks in the building.</p>	<p>Complies</p>

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Clause	Clause Requirements	Comment	Status
	<p>calculated by multiplying the total number of carparking spaces by the percentage of —</p> <p>(A) Accessible sole-occupancy units to the total number of sole-occupancy units; or</p> <p>(B) accessible bedrooms to the total number of bedrooms.</p> <p>(ii) For the purposes of (i), the calculated number is taken to the next whole figure.</p> <p>(iii) For a residential part of a school, accommodation for the aged, disabled or children, residential part of a health-care building which accommodates members of staff or the residential part of a detention centre — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(b) Class 5, 7, 8 or 9c buildings — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(c) Class 6 buildings—</p> <p>(i) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>(ii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p> <p>(d) Class 9a buildings:</p>		

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(i) For a hospital (non-outpatient area) — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(ii) For a hospital (outpatient area)—</p> <p>(A) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>(B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p> <p>(iii) For a nursing home — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(iv) For a clinic or day surgery not forming part of a hospital — 1 accessible space for every 50 carparking spaces or part thereof.</p> <p>(e) Class 9b buildings:</p> <p>(i) For a school — 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>(ii) For other assembly buildings—</p> <p>(A) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and</p> <p>(B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.</p>		

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
BCA D4D7 / DAPS D3.6: Signage [BCA 2019: D3.6]	<p>(1) In a building required to be accessible—</p> <p>(a) braille and tactile signage complying with Specification 15 must—</p> <p>(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—</p> <p>(A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building; and</p> <p>(B) space with a hearing augmentation system; and</p> <p>(ii) identify each door required by E4D5 to be provided with an exit sign and state—</p> <p>(A) “Exit”; and</p> <p>(B) “Level”; and</p> <p>(C) the floor level number or floor level descriptor, or a combination of the two.</p> <p>(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—</p> <p>(i) the type of hearing augmentation; and</p> <p>(ii) the area covered within the room; and</p>	Signages to be provided at the Construction Certificate Stage.	CRA – refer to Annexure F

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(iii) if receivers are being used and where the receivers can be obtained; and</p> <p>(c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and</p> <p>(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p> <p>(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and</p> <p>(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p> <p>(2) In a building that is subject to F4D12 and is required to be accessible, directional signage complying with Specification 15 to direct a person to the location of the nearest accessible adult change facility within that building must be provided at the location of each—</p> <p>(a) bank of sanitary facilities; and</p>		

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	(b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility.		
BCA D4D8 / DAPS D3.7: Hearing Augmentation [BCA 2019: D3.7]	<p>(1) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <p>(a) in a room in a Class 9b building; or</p> <p>(b) in an auditorium, conference room, meeting room or room for judicatory purposes; or</p> <p>(c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</p> <p>(2) If a hearing augmentation system required by (1) is—</p> <p>(a) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or</p> <p>(b) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than—</p> <p>(i) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and</p>	Not applicable to this building.	N/A

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(ii) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and</p> <p>(iii) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and</p> <p>(iv) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.</p> <p>(3) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18.</p> <p>(4) Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.</p>		
<p>BCA D4D9 / DAPS D3.8: Tactile Indicators</p> <p>[BCA 2019: D3.8]</p>	<p>(1) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <p>(a) a stairway, other than a fire-isolated stairway; and</p> <p>(b) an escalator; and</p>	<p>Tactiles are provided in the required area. Additional tactile indicators might be required at the Construction Certificate stage depending on the new layout.</p>	<p>CRA – refer to Annexure F</p>

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(c) a passenger conveyor or moving walk; and</p> <p>(d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>(e) in the absence of a suitable barrier—</p> <p>(i) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point,</p> <p>except for areas exempted by D4D5.</p> <p>(2) Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>(3) A hostel for the aged, nursing home for the aged, a residential aged care building, Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c aged care building need not comply with (1)(a) and (d) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p>		
BCA D4D10 / DAPS D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with the following:	Not applicable to this building.	N/A

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
[BCA 2019: D3.9]	<p>(a) The number and grouping of wheelchair seating spaces must be in accordance with Table D4D10.</p> <p>(b) In a cinema—</p> <p>(i) with not more than 300 seats — wheelchair seating spaces must not be located in the front row of seats; and</p> <p>(ii) with more than 300 seats — not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats.</p>		
<p>BCA D4D11 / DAPS D3.10: Swimming Pools</p> <p>[BCA 2019: D3.10]</p>	<p>(1) Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool required by D4D2 to be accessible.</p> <p>(2) An accessible entry/exit must be by means of—</p> <p>(a) a fixed or movable ramp and an aquatic wheelchair; or</p> <p>(b) a zero depth entry and an aquatic wheelchair; or</p> <p>(c) a platform swimming pool lift and an aquatic wheelchair; or</p> <p>(d) a sling-style swimming pool lift.</p> <p>(3) Where a swimming pool has a perimeter of more than 70 m, at least one accessible water entry/exit must be provided by a means specified in (2)(a), (b) or (c).</p>	Not applicable to this building.	N/A

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	(4) Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.		
BCA D4D12 / DAPS D3.11: Ramps [BCA 2019: D3.11]	On an accessway— (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Not applicable to this building.	N/A
BCA D4D13 / DAPS D3.12: Glazing on an Accessway [BCA 2019: D3.12]	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.	Visual indicators are required on the main entrance, and the door and glazing part of the balcony on Level 1 in accordance with AS 1428.1 Clause 6.6.	CRA – refer to Annexure F
BCA Specification 15 / DAPS Part D4 – Braille and Tactile Signs			
BCA S15C1 / DAPS D4.1: Scope [BCA 2019: Spec D3.6:1]	This Specification sets out the requirements for the design and installation of braille and tactile signage as required by D3D26, D4D7 and Specification 27.		Noted
BCA S15C2 / DAPS D4.2: Location of Braille and Tactile Signs [BCA 2019: Spec D3.6:2]	Signs including symbols, numbering and lettering must be designed and installed as follows: (a) Braille and tactile components of a sign must be located not less than 1200 mm and not higher than 1600 mm above the floor or ground surface.	Details are not provided. Braille and tactile signs are to be provided at the Construction certificate stage.	CRA – refer to Annexure F

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(b) Signs with single lines of characters must have the line of tactile characters not less than 1250 mm and not higher than 1350 mm above the floor or ground surface.</p> <p>(c) Signs identifying rooms containing features or facilities listed in D4D7 must be located—</p> <p style="padding-left: 40px;">(i) on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and</p> <p style="padding-left: 40px;">(ii) where (i) is not possible, the sign may be placed on the door itself.</p> <p>(d) Signs identifying a door required by E4D5 to be provided with an exit sign must be located—</p> <p style="padding-left: 40px;">(i) on the side that faces a person seeking egress; and</p> <p style="padding-left: 40px;">(ii) on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and</p> <p style="padding-left: 40px;">(iii) where (ii) is not possible, the sign may be placed on the door itself.</p>		
BCA S15C3 / DAPS D4.3: Braille and Tactile Sign Specification [BCA 2019: Spec D3.6:3]	<p>(1) Tactile characters must be raised or embossed to a height of not less than 1 mm and not more than 1.5 mm.</p> <p>(2) Title case must be used for all tactile characters, and—</p>	Details are not provided. Braille and tactile signs are to be provided at the Construction certificate stage.	CRA – refer to Annexure F

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	<p>(a) upper case tactile characters must have a height of not less than 15 mm and not more than 55 mm, except that the upper case tactile characters on a sign identifying a door required by E4D5 to be provided with an exit sign must have a height of not less than 20 mm and not more than 55 mm; and</p> <p>(b) lower case tactile characters must have a minimum height of 50% of the related upper case characters.</p> <p>(3) Tactile characters, symbols, and the like, must have rounded edges.</p> <p>(4) The entire sign, including any frame, must have all edges rounded.</p> <p>(5) The background, negative space or fill of signs must be of matt or low sheen finish.</p> <p>(6) The characters, symbols, logos and other features on signs must be matt or low sheen finish.</p> <p>(7) The minimum letter spacing of tactile characters on signs must be 2 mm.</p> <p>(8) The minimum word spacing of tactile characters on signs must be 10 mm.</p> <p>(9) The thickness of letter strokes must be not less than 2 mm and not more than 7 mm.</p> <p>(10) Tactile text must be left justified, except that single words may be centre justified.</p> <p>(11) Tactile text must be Arial typeface.</p>		

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
BCA S15C4 / DAPS D4.4: Luminance contrast [BCA 2019: Spec D3.6:4]	The following applies to luminance contrast: (a) The background, negative space, fill of a sign or border with a minimum width of 5 mm must have a luminance contrast with the surface on which it is mounted of not less than 30%. (b) Tactile characters, icons and symbols must have a minimum luminance contrast of 30% to the surface on which the characters are mounted. (c) Luminance contrasts must be met under the lighting conditions in which the sign is to be located.	Details are not provided. The required luminance contrast is to be provided at the Construction certificate stage.	CRA – refer to Annexure F
BCA S15C5 / DAPS D4.5: Lighting [BCA 2019: Spec D3.6:5]	Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read.	Details are not provided. The required lighting for the braille and tactile signs is to be provided at the Construction certificate stage.	CRA – refer to Annexure F
BCA S15C6 / DAPS D4.6: Braille [BCA 2019: Spec 3.6:6]	The following applies to braille: (a) Braille must be grade 1 braille (uncontracted) in accordance with the criteria set out by the Australian Braille Authority. (b) Braille must be raised and domed. (c) Braille must be located 8 mm below the bottom line of text (not including descenders). (d) Braille must be left justified. (e) Where an arrow is used in the tactile sign, a solid arrow must be provided for braille readers.	Details are not provided. Braille must be provided at the Construction certificate stage in accordance with the requirements of this clause.	CRA – refer to Annexure F

BCA & DAPS Section D: Access and Egress			
Clause	Clause Requirements	Comment	Status
	(f) On signs with multiple lines of text and characters, a semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text.		

BCA & DAPS Section E: Services and Equipment			
Clause	Clause Requirements	Comment	Status
BCA / DAPS Part E3 – Lift Installations			
BCA / DAPS E3.0: Deemed-to-Satisfy Provisions [BCA 2019: E3.0]	<p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements E3P1 to E3P4 are satisfied by complying with—</p> <p>(a) E3D2 to E3D12; and</p> <p>(b) for a building containing an occupiable outdoor area, Part G6; and</p> <p>(c) for public transport buildings, Part I2.</p> <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>	Noted	Noted
BCA E3D7 / DAPS E3.6: Passenger lifts and their limitations	(1) In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type:	An electric/electrohydraulic passenger lift will be installed.	CRA – Refer Annexure F

BCA & DAPS Section E: Services and Equipment			
Clause	Clause Requirements	Comment	Status
[BCA 2019: E3.6]	<p>(a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.</p> <p>(b) Stairway platform lifts must not—</p> <p>(i) be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18; or</p> <p>(ii) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or</p> <p>(iii) be used where it is possible to install another type of passenger lift; or</p> <p>(iv) connect more than 2 storeys; or</p> <p>(v) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or</p> <p>(vi) when in the folded position, encroach on the minimum width of a stairway required by D2D8 to D2D11.</p> <p>(c) A low-rise platform lift must not travel more than 1000 mm.</p> <p>(d) A low-rise, low-speed constant pressure lift must not—</p> <p>(i) for an enclosed type, travel more than 4 m; or</p>		

BCA & DAPS Section E: Services and Equipment			
Clause	Clause Requirements	Comment	Status
	<p>(ii) for an unenclosed type, travel more than 2 m; or</p> <p>(iii) be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like.</p> <p>(e) A small-sized, low-speed automatic lift must not travel more than 12 m.</p> <p>(2) A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.</p>		
<p>BCA E3D8 / DAPS E3.6: Accessible features required for passenger lifts</p> <p>[BCA 2019: E3.6]</p>	<p>In an accessible building, every passenger lift must have the following features where applicable:</p> <p>(a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except—</p> <p>(i) a stairway platform lift; and</p> <p>(ii) a low-rise platform lift.</p> <p>(b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12m.</p> <p>(c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12m, except a stairway platform lift.</p> <p>(d) Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.</p>	<p>Details are not provided for the accessible features required for the passenger lift. All features must comply with the requirements of BCA Clause E3D8 and AS 1735.12 subject to a further assessment at the Construction Certificate stage.</p>	FI

BCA & DAPS Section E: Services and Equipment			
Clause	Clause Requirements	Comment	Status
	<p>(e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.</p> <p>(f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.</p> <p>(g) Lift landing doors at the upper landing for all lifts except a stairway platform lift.</p> <p>(h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except—</p> <ul style="list-style-type: none"> (i) a stairway platform lift; and (ii) a low-rise platform lift. <p>(i) Lighting in accordance with AS 1735.12 for all enclosed lift cars.</p> <p>(j) For all lifts serving more than 2 levels—</p> <ul style="list-style-type: none"> (i) automatic audible information within the lift car to identify the level each time the car stops; and (ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz. <p>(k) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to</p>		

BCA & DAPS Section E: Services and Equipment			
Clause	Clause Requirements	Comment	Status
	signal that the call has been received, for all lifts except a stairway platform lift.		

BCA & DAPS Section F: Health and Amenity			
Clause	Clause Requirements	Comment	Status
BCA Part F4 / DAPS Part F2 – Sanitary and Other Facilities			
BCA F4D1 / DAPS F2.0: Deemed-to-Satisfy Provisions [BCA 2019: F2.0]	<p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F4P1 to F4P6 are satisfied by complying with—</p> <p>(a) F4D2 to F4D12; and</p> <p>(b) for public transport buildings, Part I2; and</p> <p>(c) for farm sheds, Part I3.</p> <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>	Noted	Noted
BCA F4D5 / DAPS F2.4: Accessible sanitary facilities (including Table F2.4) [BCA 2019: F2.4]	<p>In a building required to be accessible—</p> <p>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and</p>	There will be no changes inside of the building, therefore this clause is not applicable.	N/A

BCA & DAPS Section F: Health and Amenity			
Clause	Clause Requirements	Comment	Status
	<p>(b) accessible unisex showers must be provided in accordance with F4D7; and</p> <p>(c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females, each in accordance with AS 1428.1, must be provided; and</p> <p>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and</p> <p>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and</p> <p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities,</p>		

BCA & DAPS Section F: Health and Amenity			
Clause	Clause Requirements	Comment	Status
	<p>accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p>		
<p>BCA F4D6 / DAPS F2.4: Accessible unisex sanitary compartments</p> <p>[BCA 2019: Table F2.4a]</p>	<p>(1) Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <p>(a) For a Class 1b building—</p> <p>(i) not less than 1; and</p> <p>(ii) where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided.</p> <p>(b) For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1.</p> <p>(c) For Class 3 and Class 9c buildings—</p> <p>(i) in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-occupancy unit, not less than 1; and</p> <p>(ii) at each bank of sanitary compartments containing male and female sanitary</p>	<p>There will be no changes inside of the building, therefore this clause is not applicable.</p>	N/A

BCA & DAPS Section F: Health and Amenity			
Clause	Clause Requirements	Comment	Status
	<p>compartments provided in common areas, not less than 1.</p> <p>(d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans—</p> <p>(i) 1 on every storey containing sanitary compartments; and</p> <p>(ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.</p> <p>(e) For a Class 10a building, at each bank of sanitary compartments containing male and female sanitary compartments, not less than 1.</p> <p>(2) The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.</p> <p>(3) The requirements of (1)(e) do not apply to—</p> <p>(a) a Class 10a appurtenant to another class of building; or</p> <p>(b) a sanitary compartment dedicated to a single caravan/camping site.</p>		
<p>BCA F4D7 / DAPS F2.4: Accessible unisex showers</p> <p>[BCA 2019: Table F2.4(b)]</p>	<p>(1) Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:</p> <p>(a) For a Class 1b building—</p>	<p>Accessible unisex showers are not required in this building</p>	<p>N/A</p>

BCA & DAPS Section F: Health and Amenity			
Clause	Clause Requirements	Comment	Status
	<p>(i) not less than 1; and</p> <p>(ii) where private accessible unisex showers are provided for every accessible bedroom, common accessible unisex showers need not be provided.</p> <p>(b) For a Class 2 building, where showers are provided in common areas, not less than 1.</p> <p>(c) For Class 3 and 9c buildings—</p> <p>(i) in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; and</p> <p>(ii) 1 for every 10 showers or part thereof provided in common areas.</p> <p>(d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.</p> <p>(e) For a Class 10a building, where showers are provided, 1 for every 10 showers or part thereof.</p> <p>(2) The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.</p> <p>(3) The requirements of (1)(e) do not apply to—</p> <p>(a) a Class 10a appurtenant to another class of building; and</p> <p>(b) a sanitary compartment dedicated to a single caravan/camping site.</p>		

BCA & DAPS Section F: Health and Amenity			
Clause	Clause Requirements	Comment	Status
BCA F4D12 / DAPS F2.9: Accessible adult change facilities [BCA 2019 F2.9]	<p>(1) One unisex accessible adult change facility must be provided in an accessible part of a—</p> <p>(a) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and</p> <p>(b) Class 9b sports venue or the like that—</p> <p>(i) has a design occupancy of not less than 35,000 spectators; or</p> <p>(ii) contains a swimming pool that has a perimeter of not less than 70 m and that is required by D4D2 to be accessible; and</p> <p>(c) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and</p> <p>(d) theatre or the like having a design occupancy of not less than 1,500 patrons; and</p> <p>(e) passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002.</p> <p>(2) Accessible adult change facilities required by (1)—</p> <p>(a) must be constructed in accordance with Specification 27; and</p>	Accessible adult change facilities are not required in this building	N/A

BCA & DAPS Section F: Health and Amenity			
Clause	Clause Requirements	Comment	Status
	<p>(b) cannot be combined with another sanitary compartment.</p> <p>(3) For the purposes of (1), design occupancy must be calculated in accordance with D2D18, but excluding any area that—</p> <p>(a) can only be accessed by staff, employees, contractors, maintenance personnel and the like; or</p> <p>(b) is subject to an exemption under D4D5.</p>		

Annexure C - Compliance Specification

Design Certification

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

General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1-2009 (incl. Amendments 1 and 2).
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Walkways will comply with Clause 10 of AS1428.1-2009.
5. 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.
6. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
7. Braille and tactile signage will comply with BCA Clause D4D7 and Specification 15.
8. Signage will need to comply with Clause 8 of AS1428.1-2009.
9. The passenger lifts will comply with BCA E3D7, E3D8 and AS1735.12-2009.
10. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
11. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.