



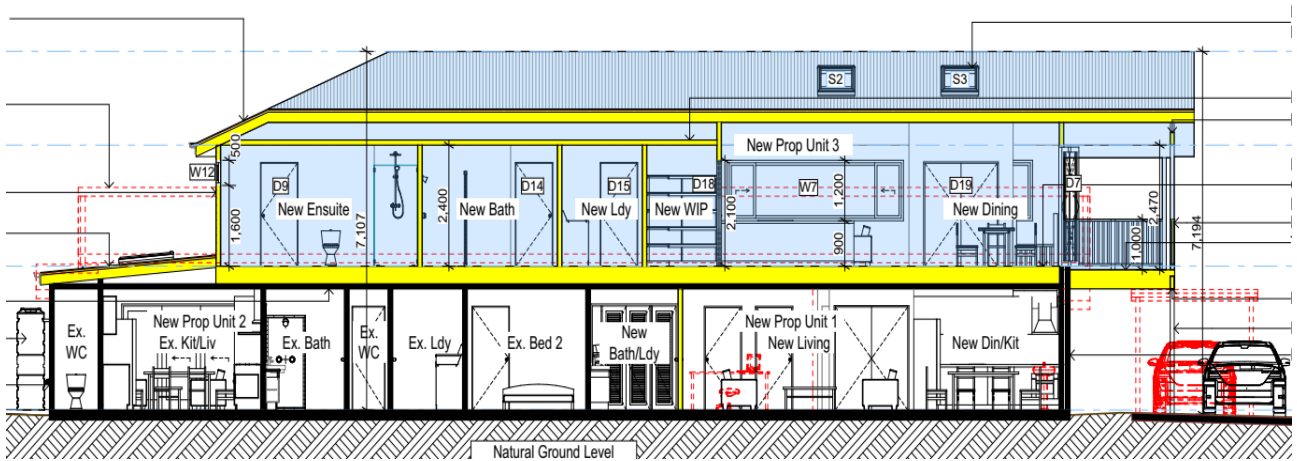
***ACCESS REPORT***  
***1289 PITTWATER ROAD***  
***NARRABEEN NSW 2101***

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**Double storey 3 residential units and converting to class 2 building**

Report: **A242086-R1.1**  
Date: **7 January 2025**  
Prepared for: **Richard Wood**

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**Proposed development at 1289 Pittwater Road Narrabeen NSW 2101**

**DOCUMENT RECORD**

Document # A242086-R1.1

Details: 1289 Pittwater Road Narrabeen NSW 2101

Issue Date	Revision	Prepared by	Signature
7/01/2025	R1.1	Boris Krastev	

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## 1. Executive Summary and Design Compliance Statement

This access compliance assessment report (Access Report) was prepared for the purpose of construction approval, for the proposed new building located at:

### 1289 Pittwater Road Narrabeen NSW 2101

Assessment was undertaken in relation to the plans referred to at section 2.3 of this report, and against the Deemed-to-Satisfy (DTS) requirements of the following clauses under the Building Code of Australia 2022 Volume 1 (BCA):

BCA Clause	Description	Compliance
D4D2	Class 2 Access Requirements	<b>Solution Required</b>
D4D3	Access to the building	<b>Solution Required</b>
D4D4	Access within the building	<b>Solution Required</b>
D4D5	Exemptions	Note
D4D6	Accessible carparking	Compliance Achievable
D4D7 – D4D13	Other Part D4 access requirements	Compliance Achievable
E3D7 & E3D8	Passenger lifts	N/a
F4D5 – F4D7 & F4D12	Accessible sanitary facilities	<b>Solution Required</b>

Each clause is assessed against the DTS provisions of the BCA, including relevant accessibility requirements within AS1428.1, AS2890.6 and other relevant Standards at section 2.2 of this report below.

On the basis of provided architectural design documentation, subject to construction details and requirements noted throughout this report, it is concluded that the development complies with all BCA 2022 provisions relevant to access as listed above, being the requirements of the Premises Standards, with the exception of:

- BCA Clause D4D2 - Requirements below to be addressed for Class 2 building
- BCA Clause D4D3 - Access to common area and Unit 2
- BCA Clause D4D4 - Access to common area and sanitary facility
- BCA Clause F4D4 and F4D5 – Design of common area sanitary facility

Further details are required to be shown on plans to confirm an accessway has been provided to the entrance of at least one Unit, and from that unit to all parts of the development required to be accessible.

## 2. Assessment Introduction

### 2.1 Building Description

The proposed development incorporates a two storey residential development, comprised of three residential apartments.

Building Levels	Classification	Use
Ground	Class 2	Residential Units 1 & 2
Level 1	Class 2	Residential Unit 3

### 2.2 Scope

The purpose of this Access Report is to establish the extent to which the design of the building will comply during construction with the DTS provisions within the relevant BCA 2022 clauses regarding access and for submission to the consent authority as part of Construction Certificate/Complying Development Certificate documentation. These BCA clauses are collectively referred to as the "Access Code" under the Premises Standards.

Non-compliances have been highlighted for further design review or implementation of performance solutions. Where plans do not show sufficient details to confirm compliance is achievable during construction, the relevant items are highlighted to note additional information is required. Notes are provided at each clause to outline how DTS compliance may be achieved during construction.

All comments provided throughout this Access Report are in the context of and with reference to the following standards, codes and legislation:

- Part D4, Clauses E3D7, E3D8, F4D5, F4D6, F4D7 and F4D12 "deemed-to-satisfy" (DTS) requirements of the Building Code of Australia 2022 Vol 1 (BCA);
- Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards);
- The Guide to the BCA (BCA Guide);
- Australian Standard AS1428.1:2009 – Design for Access and Mobility – Part 1: General requirements for access – New building work;
- Australian Standard AS1428.4.1:2009 – Design for Access and Mobility – Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators; and
- Australian Standard AS2890.6:2009 – Parking Facilities – Part 6: Off-street parking for people with disabilities.

## 2.3 Design Documentation

The following architectural design documentation was assessed against the scope at 2.2 above:

Drawing number	Title	Date
DA1000	COVER SHEET	03/06/2024
DA1002	SITE SURVEY	03/06/2024
DA1003	SITE PLAN	03/06/2024
DA1004	EXISTING GROUND FLOOR PLAN	03/06/2024
DA1005	EXISTING ROOF PLAN	03/06/2024
DA1009	LANDSCAPE OPEN SPACE PLAN EXISTING	03/06/2024
DA1010	LANDSCAPE OPEN SPACE PLAN PROPOSED	03/06/2024
DA1011	LANDSCAPE PLAN	03/06/2024
DA2001	GROUND FLOOR	03/06/2024
DA2002	FIRST FLOOR PLAN	03/06/2024
DA2003	ROOF	03/06/2024
DA3000	SECTION 1	03/06/2024
DA3001	SECTION 2	03/06/2024
DA3002	SECTION DRIVE	03/06/2024
DA4000-	ELEVATIONS 1	03/06/2024
DA4001-	ELEVATIONS 2	03/06/2024
DA4002-	ELEVATION FRONT FENCE	03/06/2024
DA5000-	PERSPECTIVE	03/06/2024
DA5001-	MATERIAL & COLOUR SAMPLE BOARD	03/06/2024

## 2.4 Limitations and Exclusions

This report is based on architectural documentation listed at section 2.3 above that was provided prior to the date of the report. The assessment is not based on constructed works and provides assurance of compliance only if all the recommendations as listed are constructed in accordance with the current BCA, AS1428.1, AS2890.6 and other relevant standards applicable at the time of construction. Items including but not limited to slip resistance, emergency lift operations and wall reinforcement, that may not practically be shown on plans or will feature materials that will be nominated during construction are not assessed in this report. Additional particulars and/or numerical values for each relevant standard and BCA specification need to be referred to during construction.

Assessment is based on classification/use of the building as directed the client or their certifier. Where direction is not provided, an estimate of the most suitable building classification will be made for the purpose of this report.

All dimensions noted throughout this report at the requirements provisions and comments represent clear dimensions that are not reduced by projecting skirting, kerbs, handrails or other fixtures and fittings. Report may flag details where there is ambiguity to avoid non-compliance, however all dimensions shown on plans are assumed to also represent clear dimensions for the purpose of access assessment and allow construction tolerances.

The report does not include or assess the following:

- The provisions of the BCA not directly referenced in this report;
- Standards not directly referenced in this report, including AS4299:1995 Adaptable Housing, Liveable Housing Australia (LHA), or Specialist Disability Accommodation (SDA);
- Installation and fabrication requirements of each relevant standard and/or BCA specification, including but not limited to slip-resistance or wall reinforcement.
- Detailed machinery requirements applicable to relevant systems such as requirements of AS 1735.12 for lifts. Compliance with these is to be insured by the specialist installer.
- Disability Discrimination Act 1992, except in relation to the Premises Standards drafted under this Act, as noted at section 2.2 above;
- Environmental Planning & Assessment Act 1979, and Environmental Planning & Assessment Regulation 2021, or Federal/State/Local planning policies;
- Performance based assessments (performance solutions) of the BCA; and
- This report is not a Part 6 compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2021.

The Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Compliance with the Premises Standards gives certainty to building certifiers, developers, project managers and architects the access provided to new parts of the building is not unlawful. The scope of the DDA extends beyond the Premises Standards to existing parts and beyond the building fabric to include fixtures and fittings, that are beyond the scope of this report. We cannot guarantee or certify for DDA compliance as this is legislation that may only be assessed for compliance by a relevant legal court.

### 3. Access Compliance Assessment

Outlined below is a summary of the Deemed-to-Satisfy Provisions of the BCA that are applicable to the buildings within the subject development. The status of compliance is noted next to each clause using the following terms:

- N/a** - The Deemed-to-Satisfy provisions of this BCA clause do not apply to the building.
- Compliance Achievable** - Plans show sufficient detail to confirm, compliance can be readily achieved during construction. Compliance is achievable subject to addressing particulars during construction applicable to each clause outlined below.
- Information Required** - Further information is necessary to determine whether a potential non-compliance will be present once constructed.
- Solution Required** - Plans show a detail which does not comply with the provisions of the BCA clause. Design modification will be required, or a performance solution may be prepared in lieu of DTS compliance.
- Performance Solution** - This clause, or part of this clause, is addressed or proposed to be addressed by a performance solution.
- Note** - Informative statement

#### D4D2 Class 2 Access Requirements

Part D4 - Access for People with Disabilities	
D4D2	General Building Access Requirements
<b>Solution Required</b>	<p>(1) Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5.</p> <p>...</p> <p>(4) For a Class 2 building, common areas are required 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, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</p> <p>(c) 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>(d) 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>...</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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**Comments:**

An accessway has been provided to Unit 1. Unit 2 is also required to feature an accessway to the entry door of that unit as this apartment is located on the same level as Unit 1. Plans also show cloths lines and a sanitary facility at the common area at rear of the building.

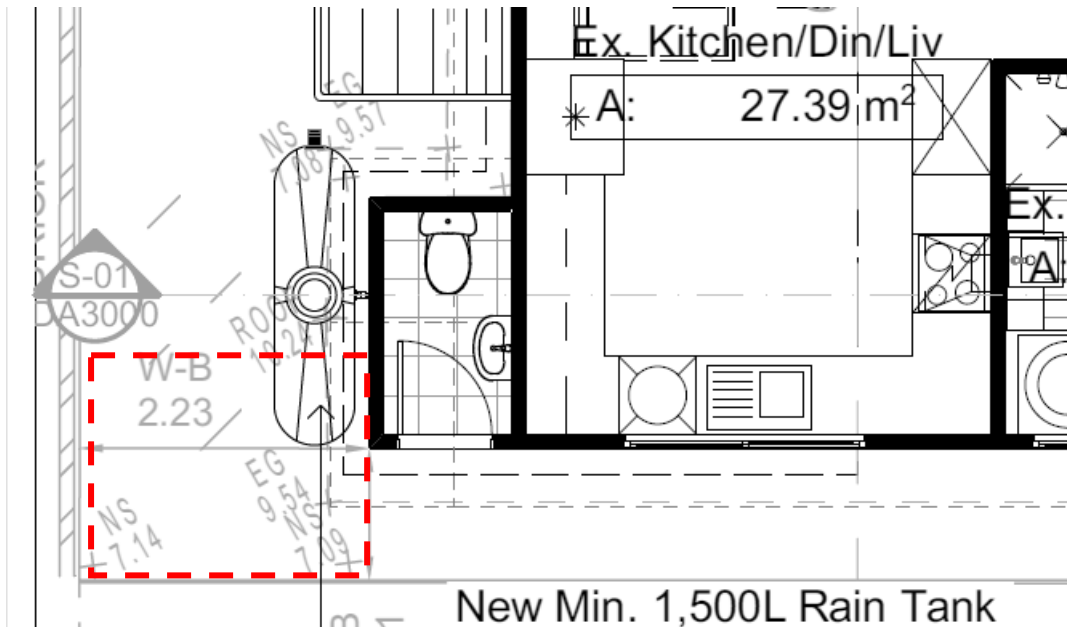
Compliance is achievable providing the requirements of clauses D4D3 to D4D13 are met by DTS compliance outlined below or by performance solution.

## D4D3 Access to the Building

D4D3 (1)	Access to Buildings
<b>Information Required</b>	<p>(1) An accessway must be provided to a building required to be accessible</p> <ul style="list-style-type: none"> <li>a) from the main points of a pedestrian entry at the allotment boundary;</li> <li>b) from another accessible building connected by a pedestrian link; and</li> <li>c) from any required accessible carparking space on the allotment</li> </ul> <p>An Accessway is defined under the BCA as “A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building”</p>
<p><b>Comments:</b></p> <p>Plans show an accessway is provided from the pedestrian entry at the property boundary to Unit 1, however it is not clear from where access is provided to Unit 2. The common area at the rear of the property is accessed via the path along the south elevation.</p> <p>Compliance is achievable during construction subject to implementation of the provisions listed throughout AS1428.1 for a continuous accessible path of travel. Provisions applicable to buildings within this development are outlined below, with comments provided where details on plans show non-compliance or additional information is required.</p>	
<b>Solution Required</b>	<p><b>AS1428.1 Clause 6 - Continuous accessible path of travel</b></p> <p>AS1428.1 outlines the requirements for a continuous accessible path of travel at clause 6. These requirements include, but are not limited to:</p> <ol style="list-style-type: none"> <li>1. <b>Path does not include a step, stairway, turnstile, revolving door, escalator, moving walk or other impediment.</b></li> <li>2. Minimum unobstructed height to be 2000 mm or 1980 mm at doorways</li> <li>3. Minimum unobstructed width to be 1000 mm, clear of: <ul style="list-style-type: none"> <li>a) Fixtures such as lights, telephones, skirtings, as well as awnings and windows that encroach into circulation spaces when open;</li> <li>b) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards; and</li> <li>c) Door handles less than 900 mm above the finished floor level.</li> </ul> </li> </ol> <p><b>See clause D4D4 below regarding 6.4 &amp; 6.6 for passing and turning spaces along a continuous accessible path of travel. Also see clause D4D13 regarding 6.6 for visual indicators on glazing.</b></p>

**Comments:**

Plans show an accessible path of travel along the south elevation, however turning space is not provided at the end of this path to reach the clothes lines, or along the path as the accessway is over 20 m. Although the clothes lines may be situated over grass, the accessway and turning spaces may not be as they will be required to be flat traversable surfaces. A modification of the design or performance solution is needed to address this requirement.



The path at the south elevation also leads to an entry to Unit 2, being the laundry, however it is not clear whether the main entrance is via the kitchen on the north elevation, in which case a path needs to be shown to this door clear of grass or vegetation.

**Solution Required**

**AS1428.1 Clause 7.1-3 - Floor or ground surfaces**

AS1428.1 outlines the requirements for floor or ground surfaces on a continuous accessible path of travel (and circulation spaces) at clause 7. These requirements include, but are not limited to:

1. **A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with an ambulant or sensory disability**
2. Abutment of surfaces shall have a smooth transition. Design transition shall be 0 mm. Construction tolerances shall be as follows:
  - a) 0+/-3 mm vertical, as shown in Figure D3-1;
  - b) 0+/-5 mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping as shown in Figure D3-2; or

c) tolerances for raked joint pavers as shown at Fig D3-3.

- When a vertical change occurs between the abutment of two surfaces along a continuous accessible path of travel, such change in surface level is required to comply with the tolerances above.

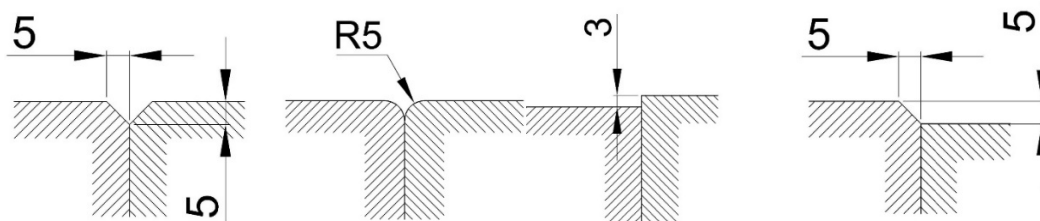


Figure D3-1

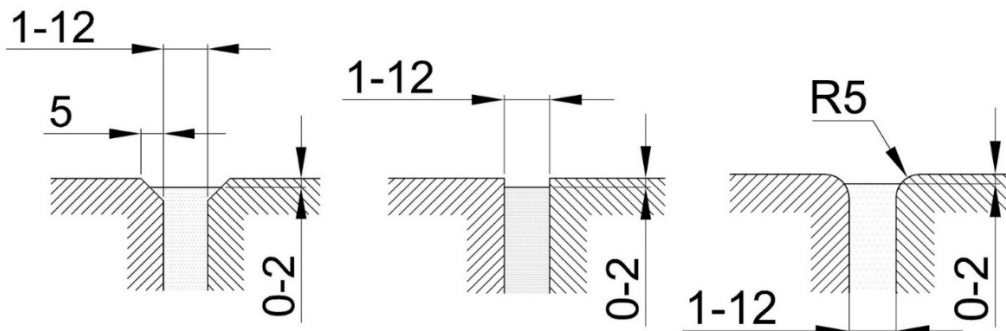
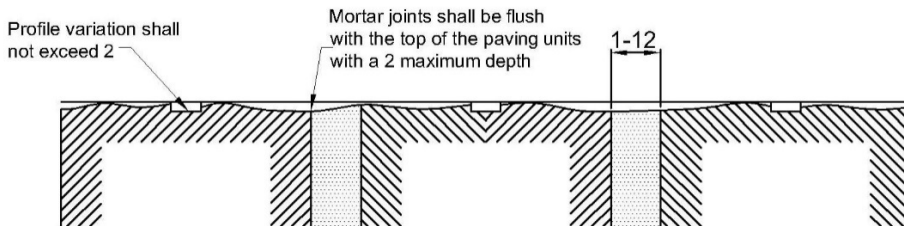


Figure D3-2



(b) Continuous paving units - irregular surfaces

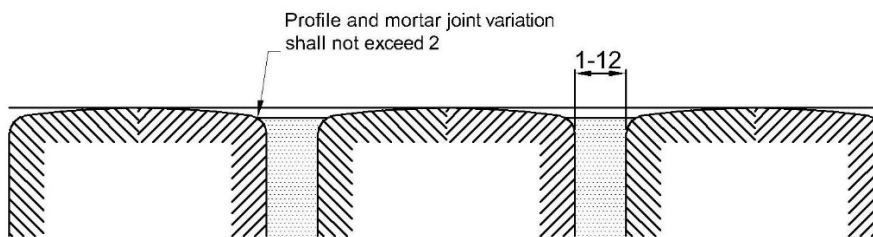


Fig D3-3

**Comments:**

Although the cloths lines may be situated over grass, the accessway and turning spaces may not be, as they will be required to be flat traversable surfaces. See clause 6 above. A modification of the design or performance solution is needed to address this requirement.

<p><b>Compliance Achievable</b></p>	<p><b>AS1428.1 Clause 7.4 - Soft floor coverings</b></p> <p>AS1428.1 outlines the requirements for fixed or recessed floor coverings - soft floor coverings at clause 7.4 These requirements include, but are not limited to:</p> <ol style="list-style-type: none"> <li>1. Where carpets or any soft flexible materials are used on floor surface: <ol style="list-style-type: none"> <li>a) the pile height or pile thickness shall not exceed 6 mm and the carpet backing thickness shall not exceed 4 mm;*</li> <li>b) exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge; and</li> <li>c) at the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3 mm or a rounded bevelled edge no higher than 5 mm or above that height a gradient of 1 in 8 up to a total maximum height of 10 mm.</li> </ol> </li> <li>2. Matting recessed within a continuous accessible path of travel: <ol style="list-style-type: none"> <li>a) where of metal and bristle type construction or similar, its surface shall be no more 3 mm if vertical or 5 mm if rounded or bevelled, above or below the surrounding surface; and</li> <li>b) where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3 mm if vertical or 5 mm if rounded or bevelled.</li> </ol> </li> </ol> <p>*It is noted that BCA clause D4D4(g) states that 7.4.1(a) above 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 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><b>Comments:</b> Plans show compliance with these requirements is achievable during construction.</p>	
<p><b>Compliance Achievable</b></p>	<p><b>AS1428.1 Clause 7.5 - Grates</b></p> <p>AS1428.1 outlines the requirements for Grates at clause 7.5 These requirements include, but are not limited to:</p> <ol style="list-style-type: none"> <li>a) Circular openings shall be not greater than 13 mm in diameter; and</li> <li>b) Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel. Where</li> </ol>

	<p>slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.</p>
<p><b>Comments:</b> Plans show compliance with these requirements is achievable during construction.</p>	
<p><b>Compliance Achievable</b></p>	<p><b>AS1428.1 Clause 10.2 - Walkways</b></p> <p>A ramp is defined under AS1428.1 as any surface on a continuous accessible path of travel with a gradient not steeper than 1 in 20</p> <p>AS1428.1 outlines the requirements for walkways at clause 10.1. These requirements include, but are not limited to:</p> <ul style="list-style-type: none"> <li>a) The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless a kerb or kerb rail is provided, or a wall not less than 450 mm in height.</li> <li>b) Walkways shall be provided with landings at intervals not exceeding: <ul style="list-style-type: none"> <li>i) for gradients of 1 in 33, at intervals no greater than 25 m;</li> <li>ii) for gradients of 1 in 20, at intervals no greater than 15 m</li> <li>iii) for gradients between 1 in 20 to 1 in 33, at intervals that shall be obtained by linear interpolation.</li> </ul> </li> </ul> <p>For walkways shallower than 1 in 33, no landings are required. The intervals specified above may be increased by 30% where at least one side of a walkway is bounded by a kerb, kerb rail, handrail or wall.</p>
<p><b>Comments:</b> Plans show compliance with these requirements is achievable during construction.</p>	
<p><b>D4D3 (2)</b></p>	<p><b>Access to Buildings</b></p>
<p><b>Compliance Achievable</b></p>	<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"> <li>a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</li> <li>b) in a building with a total floor area more than 500 m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance.</li> </ul> <p>except for pedestrian entrances serving only areas exempted by D4D5.</p>

<b>Comments:</b> No other entry points are required to be accessible. Plans show the building complies with these requirements.	
<b>D4D3 (3 &amp; 4)</b>	<b>Access to Buildings</b>
<b>N/a</b>	<p>(3) Where a pedestrian entrance required to be accessible has multiple doorways:</p> <ul style="list-style-type: none"> <li>a) if the pedestrian entrance consists of not more than 3 doorways, not less than 1 of those doorways must be accessible; and</li> <li>b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</li> </ul> <p>(4) For the purposes of (3):</p> <ul style="list-style-type: none"> <li>a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where <ul style="list-style-type: none"> <li>i) all doorways serve the same part or parts of the building; and</li> <li>ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance; and</li> </ul> </li> <li>b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves.</li> </ul>
<b>Comments:</b> Plans do not indicate provisions above are applicable to any building works.	
<b>D4D3 (5)</b>	<b>Access to Buildings</b>
<b>N/a</b>	<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>
<b>Comments:</b> Plans do not indicate provisions above are applicable to any building works.	

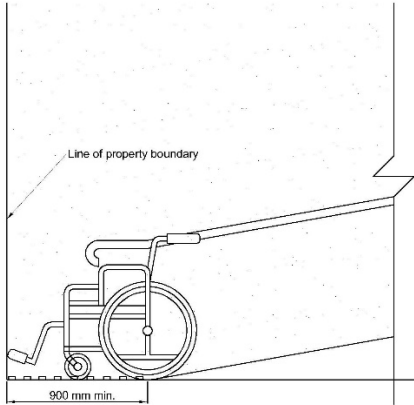
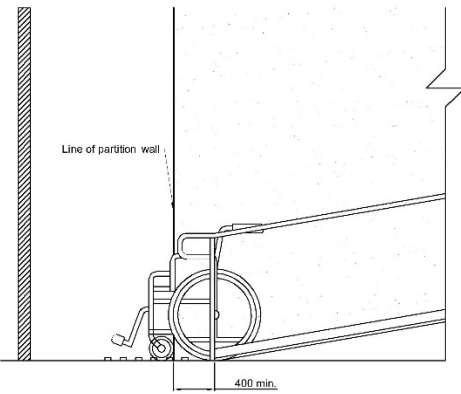
## D4D4 Access within the Building

D4D4 (a)	Parts of buildings to be accessible
N/a	<p>In a building required to be accessible:</p> <p>(a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with:</p> <ul style="list-style-type: none"> <li>i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1;</li> <li>ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</li> <li>iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1.</li> </ul>
<p><b>Comments:</b> Access to Unit 3 is not required. Accordingly, plans do not indicate provisions above are applicable to any building works.</p>	
N/a	<p><b>AS1428.1 Clause 10.3(a) &amp; (b) - Ramp gradients</b></p> <p>A ramp is defined under AS1428.1 as an inclined surface on a continuous accessible path of travel with gradient steeper than 1:20 but not steeper than 1:14.</p> <p>AS1428.1 outlines the requirements for ramp gradients at clause 10.3. These requirements include, but are not limited to:</p> <ul style="list-style-type: none"> <li>(a) Maximum gradient along a path of travel exceeding 1900 mm in length shall be 1 in 14;</li> <li>(b) The gradient of a ramp shall be constant throughout its length with a maximum allowable tolerance of 3% provided no section of the ramp is steeper than 1 in 14;</li> </ul>
<p><b>Comments:</b> Plans do not indicate provisions above are applicable to any building works.</p>	
N/a	<p><b>AS1428.1 Clause 10.3(i) &amp; (j) - Ramp kerb rails</b></p> <p>AS1428.1 outlines the requirements for kerb rails applicable to ramps and walkways at clause 10.3. These requirements include, but are not limited to:</p> <ul style="list-style-type: none"> <li>i) AS1428.1 clause 10.3(i) requires that ramps and intermediate landings have kerbs or kerb rails on both sides at least 65 mm above the finished floor. The height of the top of the kerb or kerb rail shall not be within the range 75 mm to 150 mm above the finished floor, and there shall be no longitudinal gap or slot greater than 20 mm in the kerb or kerb rail within the range 75 mm to 150 mm above the finished floor</li> <li>j) Kerbs or kerb rails shall:</li> </ul>



	<ul style="list-style-type: none"> <li>i) be located so that the ramp-side face is either flush with the ramp-side face of the handrail or no greater than 100 mm away from the ramp-side face of the handrail</li> <li>ii) where the handrail is supported on a vertical post, the height of the top of the kerb or kerb rail shall be not less than 150 mm above the finished floor</li> <li>iii) where the kerb is at a height of 65 mm to 75 mm, the support posts shall be set back a minimum of 200 mm from the face of the kerb or kerb rail</li> </ul>
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**Comments:** Plans do not indicate provisions above are applicable to any building works.

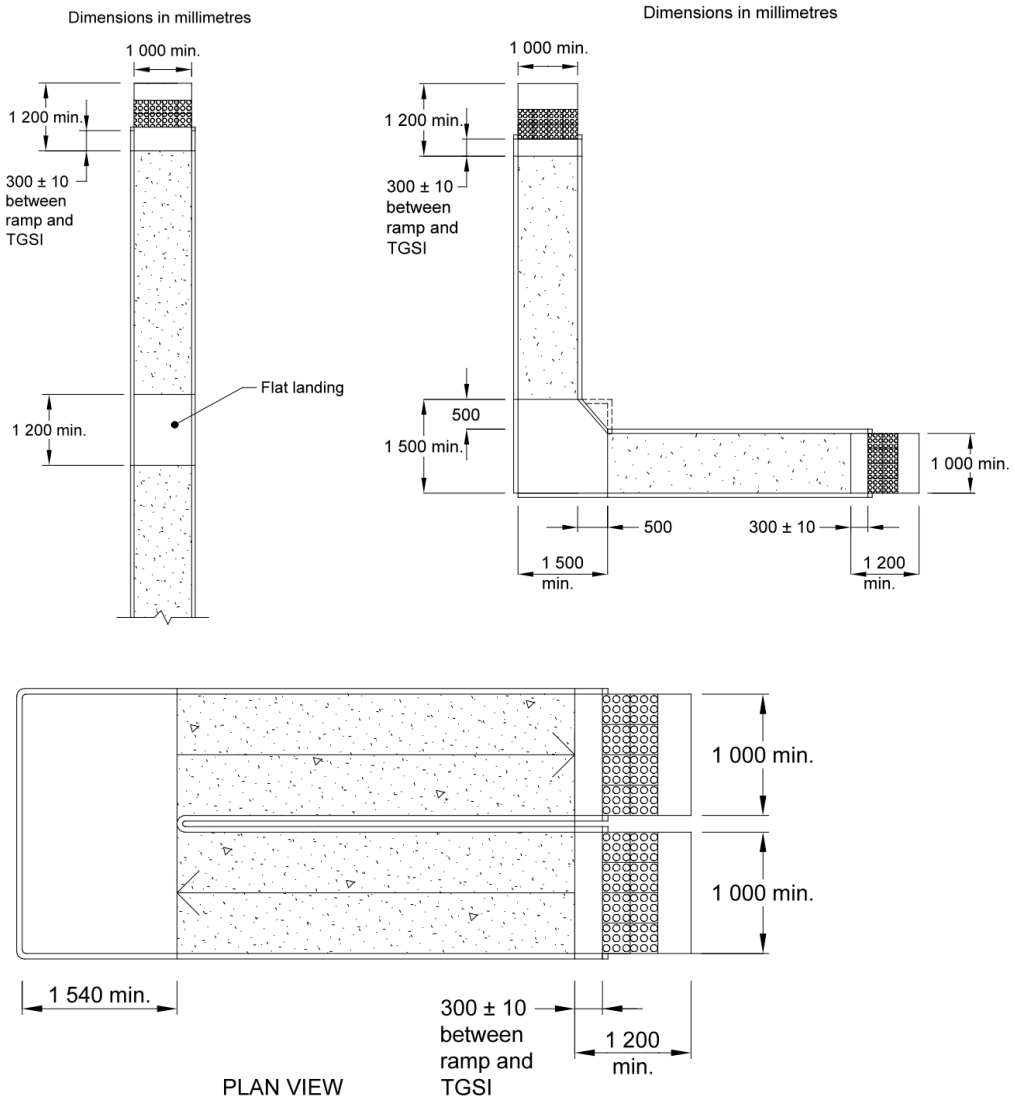
<p><b>N/a</b></p>	<p><b>AS1428.1 Clause 10.3(c) &amp; (f) - Ramp landing location</b></p> <p>AS1428.1 clause 10.3(c) requires that for ramps with gradients of 1:14, landings are provided at intervals not greater than 9 m. For ramps with gradients between 1:14 and 1:20, intervals may be by linear interpolation between 9 m and 15 m.</p> <p>AS1428.1 clause 10.3(f) requires that where the intersection is at the property boundary, the ramp shall be set back by a minimum of 900 mm so that the handrail and TGSi do not protrude into the path. AS1428.1 clause 10.3(g) requires that where the intersection is at an internal corridor, the ramp shall be set back by a minimum of 400 mm so that the handrail and TGSi do not protrude into the path. See figures D4-1 and D4-2 below.</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p><b>Figure D4-1</b></p> </div> <div style="text-align: center;">  <p><b>Figure D4-2</b></p> </div> </div>
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**Comments:** Plans do not indicate provisions above are applicable to any building works.

<p><b>N/a</b></p>	<p><b>AS1428.1 Clause 10.8.1 - Ramp landing dimensions</b></p> <p>AS1428.1 outlines the requirements for ramp landings at clause 10.8.1. These requirements include, but are not limited to:</p> <ul style="list-style-type: none"> <li>(a) At least 1200 mm where there is no change in direction</li> </ul>
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(b) At least 1500 mm x 1500 mm where there is a change in direction of up to 90 degrees, the internal corner may be splayed by 500 mm to allow for a ramp of 1000 mm.

(c) For a turn greater than 90 and up to 180 degrees, landing is required to feature turning space of 1540 mm x 2070 mm, refer to figure D4-3 below.



**Figure D4-3**

**Comments:** Plans do not indicate provisions above are applicable to any building works.

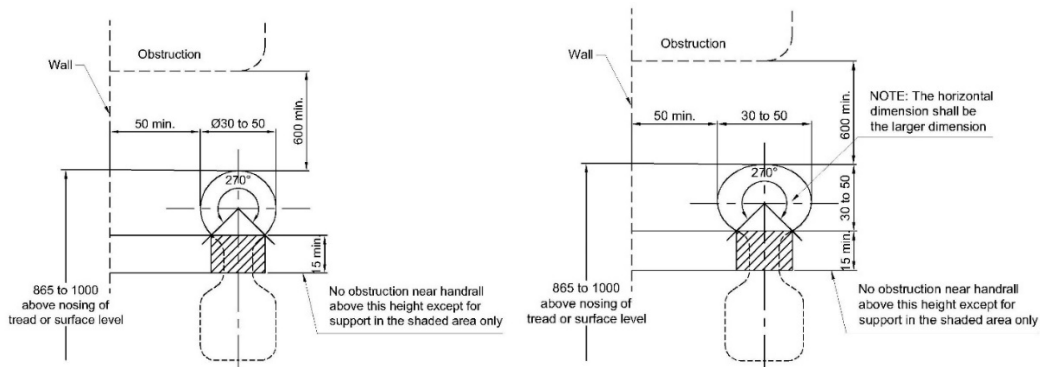
N/a

**AS1428.1 Clause 10.3(h) & Clause 12 - Ramp handrails**

AS1428.1 clause 10.3(h) requires the handrail to extend a minimum of 300 mm horizontally past the transition point at the top and bottom of the ramp except where the inner handrail is continuous at an intermediate landing.

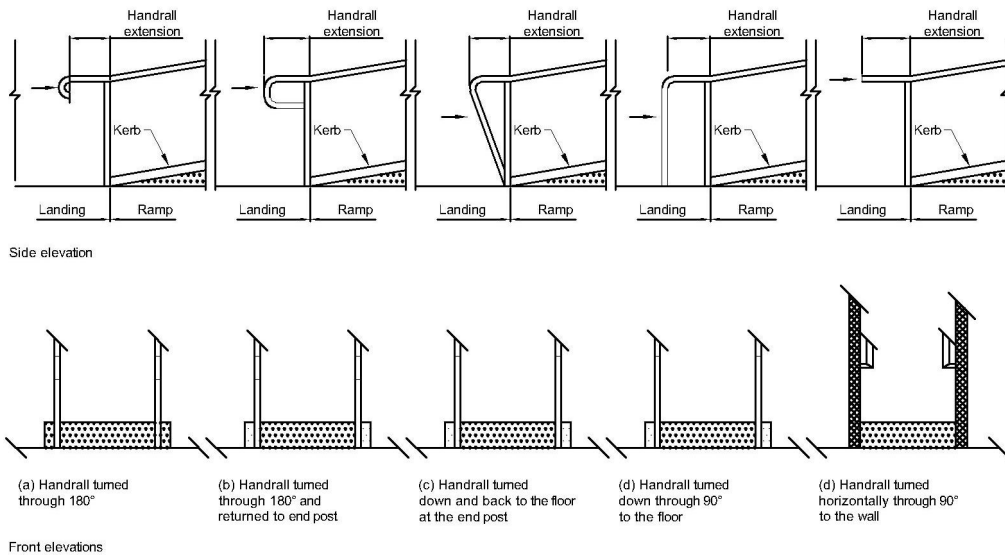
AS1428.1 clause 10.3(e) requires ramps to have a handrail complying with Clause 12 on each side. The requirements at clause 12 include, but are not limited to:

- (a) Handrails cannot encroach into required circulation spaces.
- (b) The cross-section of handrails is required to be circular or elliptical, not less than 30 mm or greater than 50 mm in height or width for not less than 270° around the uppermost surface as shown at figure D4-4 below. Elliptical handrails shall have the greater dimension in the horizontal axis.

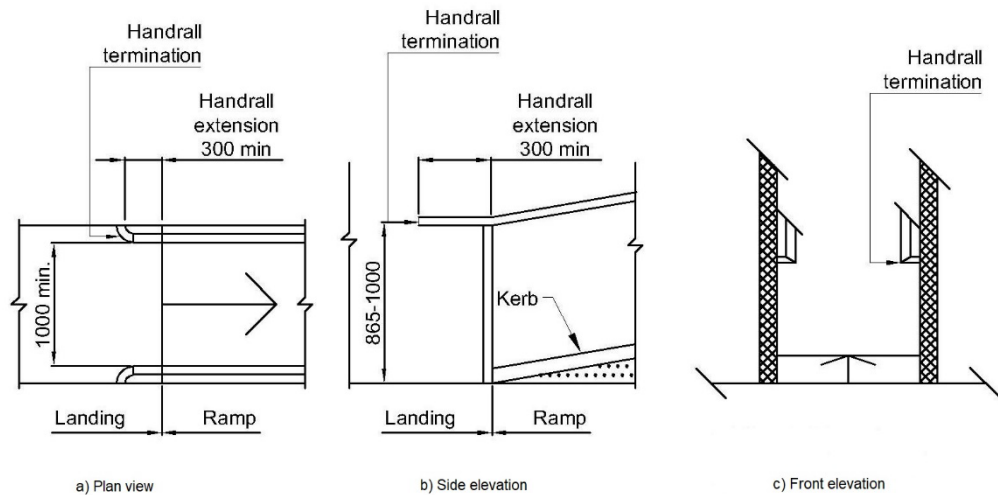


**Figure D4-4**

- (c) Exposed edges at ends and corners of handrails shall have a radius of not less than 5 mm
- (d) The top of handrails shall be not less than 865 mm nor more than 1000 mm above the nosing of stairway tread or the plane of the finished floor of the walkway, ramp or landing
- (e) The height of the top of the handrail, measured in accordance with Item (d), shall be consistent through the ramp (or stairs) and any landings
- (f) If a balustrade is required at a height greater than the handrail, both shall be provided.
- (g) Handrails shall be securely fixed and rigid, and their ends shall be turned through a total of 180°, or to the ground, or returned fully to end post or wall face as shown at figures D4-5 and D4-6 below.



**Figure D4-5**



**Figure D4-6**

- (h) The clearance between a handrail and an adjacent wall surface or other obstruction shall be not less than 50 mm. This clearance shall extend above the top of the handrail by not less than 600 mm.
- (i) Handrails shall have no obstruction to the passage of a hand along the rail
- (j) The inside handrail at landings shall always be continuous

Handrails can be terminated by turning down or horizontally through 90° to the wall. Suitable handrail extensions are shown on Fig D3.3-2 and Fig D3.3-3.

**Comments:** Plans do not indicate provisions above are applicable to any building works.

N/a	<p><b>AS1428.1 Clause 10.4 - Curved walkways, ramps, and landings</b></p> <p>AS1428.1 outlines requirements for curved walkways, ramps, and landings at clause 10.4</p>
<p><b>Comments:</b> Plans do not indicate provisions above are applicable to any building works.</p>	
<p><b>Compliance Achievable</b></p>	<p><b>AS1428.1 Clause 10.5 - Threshold ramps</b></p> <p>Threshold ramps may be permitted at doorways where the surfaces exceed vertical tolerance of 5 mm. AS1428.1 outlines the requirements for threshold ramps at clause 10.5. These requirements include, but are not limited to:</p> <ul style="list-style-type: none"> <li>a) a maximum rise of 35 mm;</li> <li>b) a maximum length of 280 mm;</li> <li>c) a maximum gradient of 1:8; and</li> <li>d) be located within 20 mm of the door leaf which it serves.</li> </ul> <p>The edges of the threshold ramp shall be tapered or splayed at a minimum of 45° where the ramp does not abut a wall</p>
<p><b>Comments:</b></p> <p>Plans show compliance with these requirements is achievable during construction.</p>	
N/a	<p><b>AS1428.1 Clause 10.6 &amp; Clause 10.8.2 - Step ramps</b></p> <p>AS1428.1 outlines the requirements for step ramps at clause 10.6 and 10.8.2</p>
<p><b>Comments:</b> Plans do not indicate provisions above are applicable to any building works.</p>	
N/a	<p><b>AS1428.1 Clause 10.7 - Kerb ramps</b></p> <p>AS1428.1 outlines the requirements for kerb ramps at clause 10.7. These requirements include, but are not limited to:</p> <ul style="list-style-type: none"> <li>a) a maximum rise of 190 mm;</li> <li>b) length not greater than 1520 mm; and</li> <li>c) gradient not steeper than 1 in 8, located within or attached to a kerb.</li> </ul> <p>AS1428.1 outlines the requirements for landings at kerb ramps at clause 10.8.3. Landings are required to be at least 1200 mm where there is no change in direction, 1500 mm x 1500 mm where there is a change in direction and 1500 x 2000 mm at a T junction.</p>
<p><b>Comments:</b> Plans do not indicate provisions above are applicable to any building works.</p>	

N/a

### AS1428.1 Clause 11 - Stairway construction

AS1428.1 outlines the requirements for stairways at clause 11. These requirements include, but are not limited to:

- (a) Where the intersection is at the property boundary, the stair shall be set back by a minimum of 900 mm so that the handrails and TGSIs do not protrude into the transverse path of travel, see figure D4-7 below;
- (b) Where the intersection is at an internal corridor, the stair shall be set back in accordance with Figure D4-8

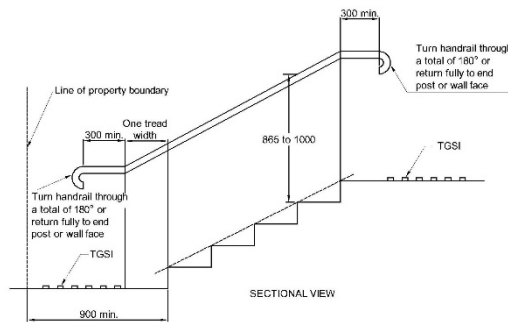


Figure D4-7

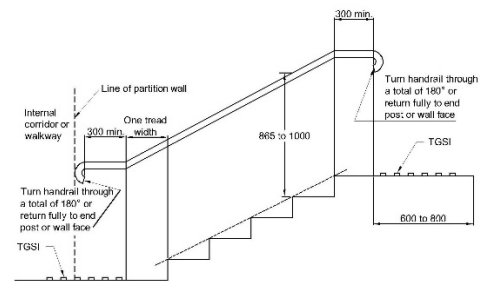


Figure D4-8

- (c) Stairs shall have opaque risers;
- (d) Stair nosings shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25 mm;
- (e) Stair nosing profiles shall have a sharp intersection, be rounded or chamfered up to 5 mm;
- (f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with vertical tolerance
- (g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm
- (h) TGSIs shall be installed in accordance with AS 1428.4.1

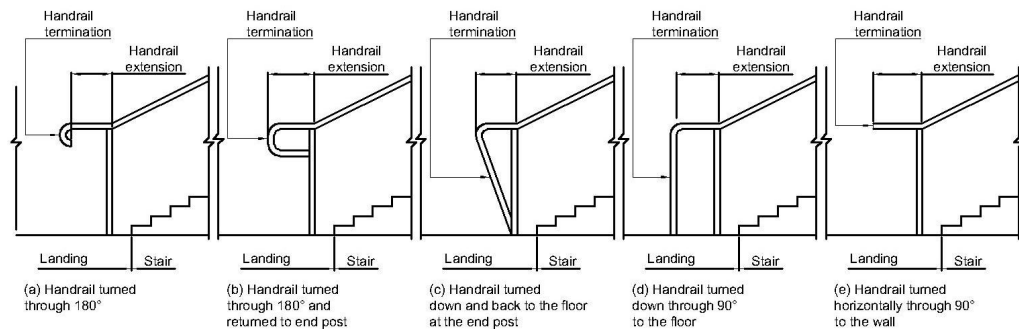
**Comments:** Plans do not indicate provisions above are applicable to any building works.

N/a

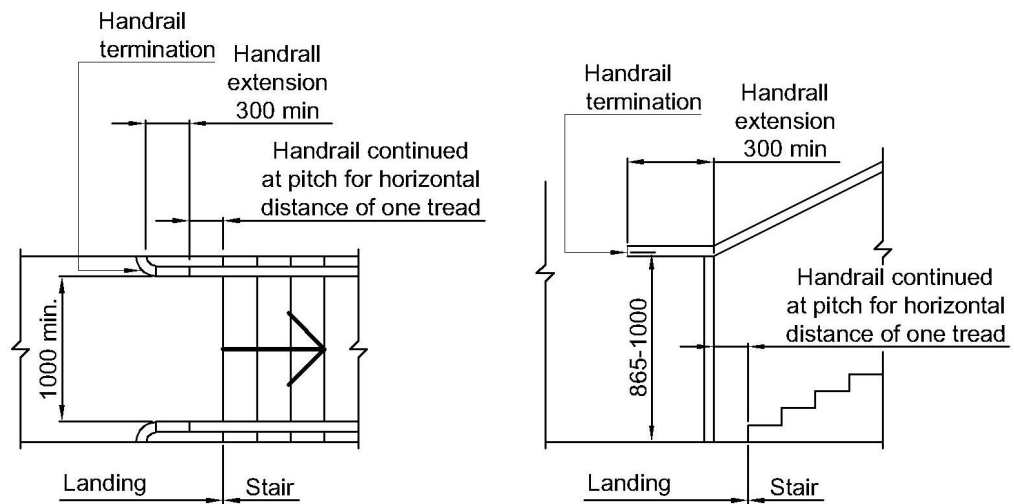
### AS1428.1 Clause 11.2 - Stairway handrails

AS1428.1 outlines the requirements for stairways at clause 11.2. These requirements include, but are not limited to:

- (a) The design and construction of handrails shall comply with Clause 12, outlined in relation to ramp handrails above;
- (b) Handrails shall be installed on both sides of the stairs;
- (c) Handrails shall have no vertical sections and shall follow the angle of the stairway nosings;
- (d) Where a handrail terminates at the bottom of a flight of stairs, the handrail is required to extend at least one tread depth parallel to the line of nosings plus minimum of 300 mm horizontally from the last riser;
- (e) Handrails are required to extend a minimum of 300 mm horizontally past the nosing on the top riser;
- (f) Where the handrail is continuous, the 300 mm extension is not required in the inner handrail at intermediate landings. Examples of handrail terminations are shown at figures D4-9 and D4-10 below; and



**Figure D4-9**



**Figure D4-10**

(g) The dimensions indicating the heights of handrails shall be taken vertically from the nosing of the tread to the top of the handrail or from the landing to the top of the handrail

**Comments:** Plans do not indicate provisions above are applicable to any building works.

**D4D4 (b) Parts of buildings to be accessible**

**N/a** (b) every passenger lift must comply with E3D7 and E3D8

**Comments:** Plans do not indicate provisions above are applicable to any building works.

**D4D4 (c - e) Parts of buildings to be accessible**

**Solution Required**

- (c) accessways must have:
  - 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
  - ii) **turning spaces complying with AS 1428.1:**
    - A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and**
    - B) at maximum 20 m intervals along the accessway**
- (d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and
- (e) a passing space may serve as a turning space.



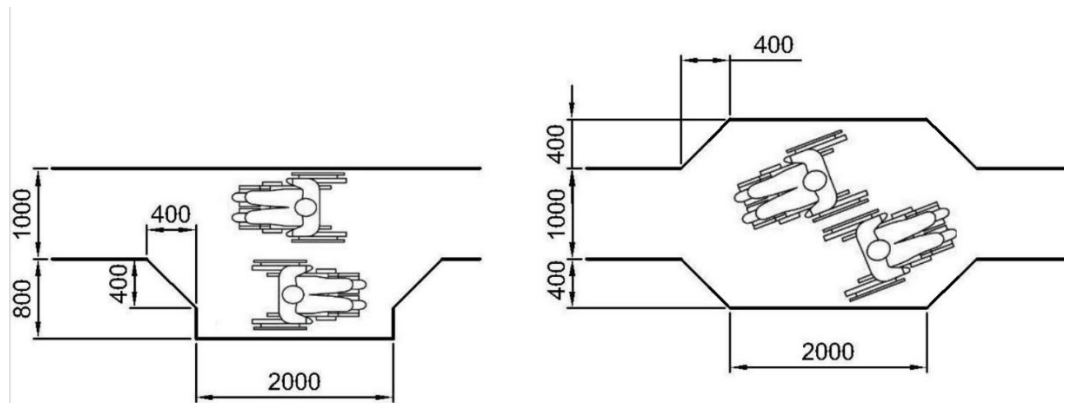
**Comments:**

Plans show an accessway to the common area that does not comply with this clause, see clause 6.4 and 13.3 below. A modification of the design or performance solution is needed to address these requirements.

**Solution Required**

**AS1428.1 Clause 6.4 - Passing and turning spaces**

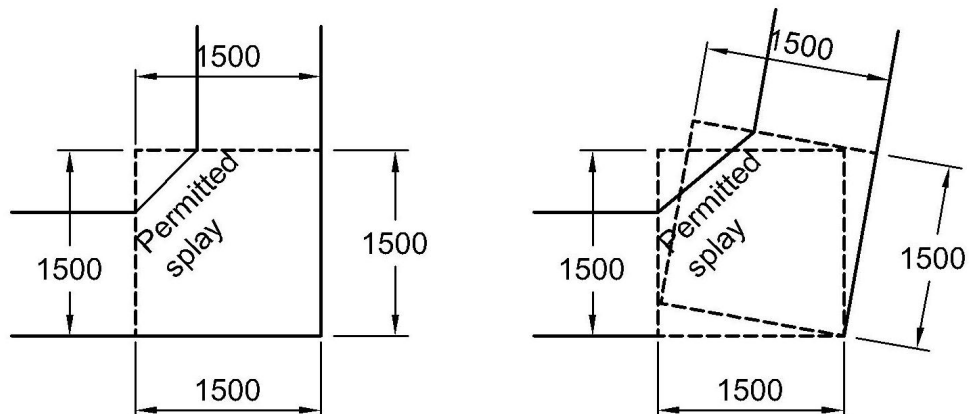
AS1428.1 at clause 6.4 requires that passing space for 2 persons using wheelchairs be a minimum width of 1800 mm and minimum length of 2000 mm, see figure D4-11 below.



**Figure D4-11**

AS1428.1 outlines the requirements for turning spaces at clause 6.5. These requirements include, but are not limited to:

1. The space required for a wheelchair to make a 60° to 90° turn shall have a gradient no steeper than 1:40 and not less than 1500 mm x 1500 mm. May be splayed across the internal corner, shown at Figure D4-12 below.

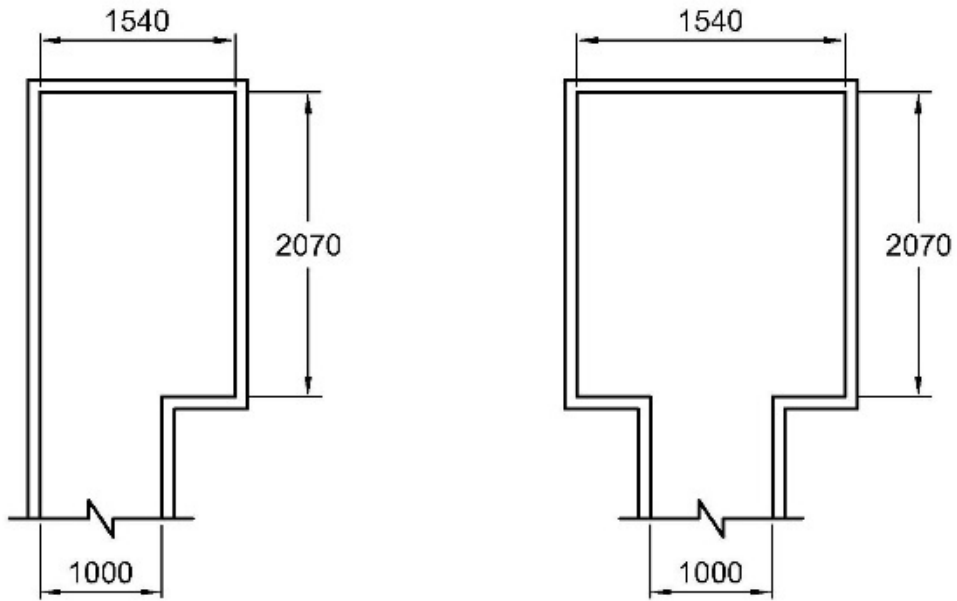


Turn 90° in path of travel  
Corridor less than 1500 mm wide  
requires widening at turn

Turn 75° in path of travel  
Corridor less than 1500 mm wide  
requires widening at turn

**Figure D4-12**

2. Where the angle of turn is 30° to less than 60° and the width of the path of travel is less than 1200 mm, a splay of at least 500 mm x 500 mm shall be made on the internal corner.
3. The space required for a wheelchair to make a >90° to 180° turn shall be not less than 2070 mm in the direction of travel and not less than 1540 mm wide, shown at Figure D4-13 below



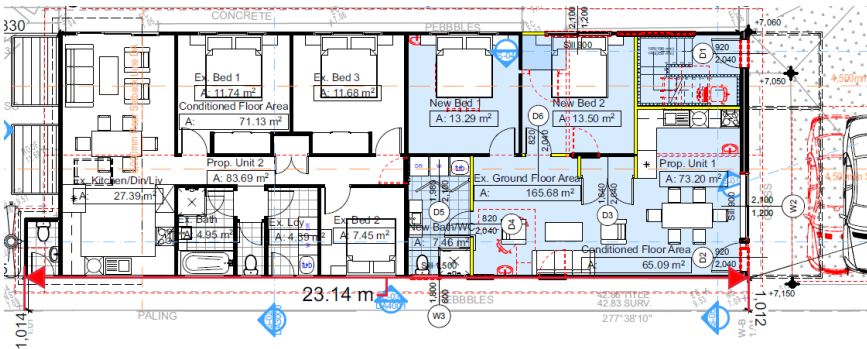
(a) Space required in corridor

(b) Space required in corridor

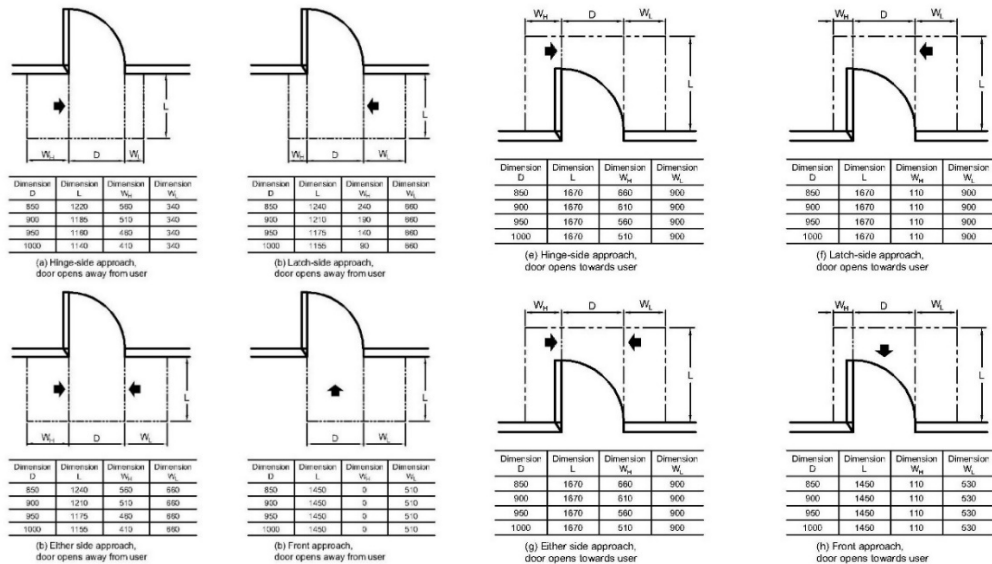
**Figure D4-13**

**Comments:**

Landscape plans confirm that there is a grass area following the accessway to the sanitary facility. Accordingly the accessway, which is approximately 23 m, will require a turning space of 2070 mm x 1540 mm at the end as well as within the accessway. A modification of the design or performance solution is needed to address this requirement.



<p><b>Compliance Achievable</b></p>	<p><b>AS1428.1 Clause 13.1 &amp; 13.5 - Doorway hardware and luminance contrast</b></p> <p>AS1428.1 outlines the requirements for doorway luminance contrast at clause 13.1. The minimum width of the area of luminance contrast shall be 50 mm. Doorways shall have a minimum luminance contrast of 30% provided at:</p> <ul style="list-style-type: none"> <li>- door leaf and door jamb</li> <li>- door leaf and adjacent wall;</li> <li>- architrave and wall;</li> <li>- door leaf and architrave; or</li> <li>- door jamb and adjacent wall</li> </ul> <p>AS1428.1 clause 13.5 outlines the requirements for door controls, with clause 13.5.4 outlining the requirements for door automation controls where applicable.</p>
<p><b>Comments:</b> Plans show compliance with these requirements is achievable during construction.</p>	
<p><b>Information Required</b></p>	<p><b>AS1428.1 Clause 13.2 - Clear opening of doorways</b></p> <p>AS1428.1 at clause 13.2 requires that the minimum clear opening of a doorway on a continuous accessible path of travel shall be 850 mm when measured from the face of the opened door to the doorstep. Where double doors are used, the 850 mm minimum clear opening shall apply to the active leaf.</p>
<p><b>Comments:</b> Common sanitary facility doorway will be required to be at least 850 mm clear.</p>	
<p><b>Solution Required</b></p>	<p><b>AS1428.1 Clause 13.3 - Circulation spaces at doorways</b></p> <p>AS1428.1 outlines the requirements for doorway circulation space at clause 13.3. These requirements include, but are not limited to:</p> <ul style="list-style-type: none"> <li>- Circulation spaces are required to be provided at every doorway, gate, or similar entry way, on a continuous accessible path of travel;</li> <li>- Circulation spaces at doorways shall have a gradient and crossfall not steeper than 1 in 40; and</li> <li>- Doorway circulation spaces shall be used in combination to allow access through doorways in both directions in accordance with figure D4-14 below</li> </ul>

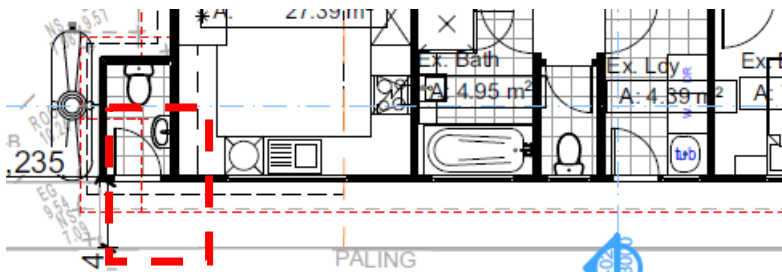


**Figure D4-13**

AS1482.1 clause 13.3.3 specifies that the circulation space for sliding doors must not be less than for swinging doors. Clause 13.3.4 specifies that a sliding power operated door will not require latch-side clearance, from a frontal approach.

**Comments:**

The door to the common sanitary facility is not provided with latch-side clearance, length clearance from the property boundary, or clearance from the washbasin. A modification of the design or performance solution is required to address this deviation.



N/a

**AS1428.1 Clause 13.4 - Successive doorways**

The distance between doorways in vestibules, air locks and other similarly enclosed spaces shall be not less than 1450 mm. Where the doors encroach into space, the distance shall be not less than 1450 mm plus the door leaf width, with concessions for doorways in vestibules and air locks for ambulant toilets.

**Comments:**

Plans do not indicate provisions above are applicable to any building works.

D4D4 (f)	Parts of buildings to be accessible
N/a	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 containing not more than 3 storeys and with a floor area for each storey, excluding the entrance storey, of not more than 200 m <sup>2</sup> .
<b>Comments:</b> Plans do not indicate provisions above are applicable to any building works.	

## D4D5 Exemptions

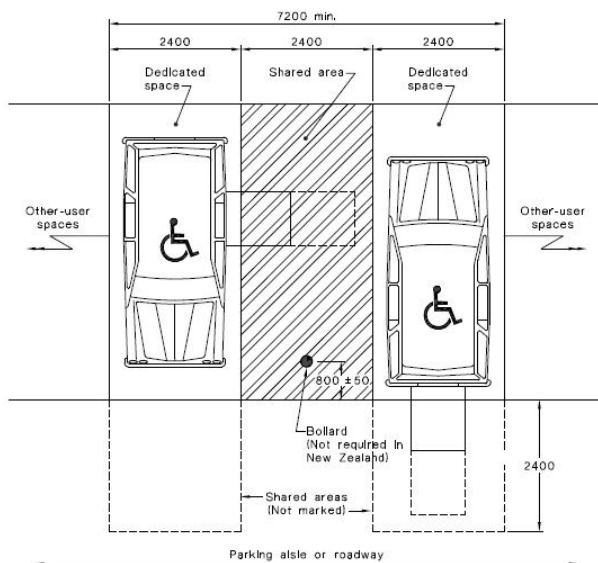
D4D5	Exemptions
<b>Note</b>	The following areas are not required to be accessible: <ul style="list-style-type: none"><li data-bbox="405 344 1433 421">(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</li><li data-bbox="405 454 1326 488">(b) An area that would pose a health or safety risk for people with a disability.</li><li data-bbox="405 517 1249 551">(c) Any path of travel for access only to an area exempted by (a) or (b)</li></ul>
<b>Comments:</b> Plans do not indicate provisions above are applicable to any building works.	

## D4D6 Accessible Parking

D4D6	Accessible Parking
<p><b>Compliance Achievable</b></p>	<p>(a) Accessible carparking spaces must be provided in a Class 7a building required to be accessible and a carparking area on the same allotment as a building required to be accessible.</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;</p> <p>(c) Subject to (d), must comply with AS/NZS 2890.6, see figure D6-1; 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>Each dedicated space shall be identified by means of a white symbol of access in accordance with AS1428.1 between 800mm and 1000mm high, placed on a blue rectangle side more than 1200mm, placed as a pavement marking in the centre of the space between 500mm and 600mm from its entry point. Shared zones are to be provided with a bollard 800mm +/-50mm from the front of the space and equidistant from either side.</p>

**Comments:**

An accessible carparking space has not been allocated for use. It is recommended to consider that even where the spaces are not designated to individual apartments, as less than 5 spaces are provided in a layout that complies with the dimensions below, compliance is achievable during construction. Dimensions are required to be shown on plans in accordance with figure D6-1 below.



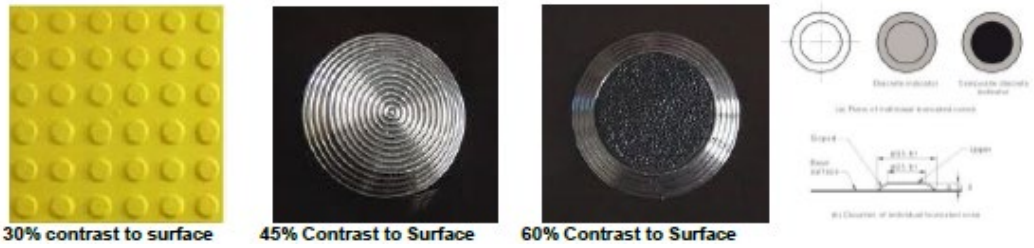
**Figure D6-1**

## D4D7 – D4D13 Other Part D4 Access Requirements

D4D7	Signage
<p><b>Compliance Achievable</b></p>	<p>(a) braille and tactile signage complying with Specification 15 must</p> <ul style="list-style-type: none"> <li>i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each <ul style="list-style-type: none"> <li>A. sanitary facility, except a sanitary facility within a sole-occupancy unit in a Class 1b or Class3 building; and</li> <li>B. space with a hearing augmentation system; and</li> </ul> </li> <li>ii) identify each door required by E4D5 to be provided with an exit sign &amp; state <ul style="list-style-type: none"> <li>A. "Exit"; and</li> <li>B. "Level"; and either</li> <li>C. the floor level number or a floor level descriptor, or combination of each</li> </ul> </li> </ul> <p>(b) signage including international symbol for deafness in accordance with AS 1428.1 must be provided in a room containing a hearing augmentation system identifying</p> <ul style="list-style-type: none"> <li>i) the type of hearing augmentation;</li> <li>ii) the area covered within the room; and</li> <li>iii) if receivers are being used and where the receivers can be obtained; and</li> </ul> <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>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 bank of sanitary facilities and accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility.</p>



<b>Comments:</b>	
Signage to be distributed throughout the building in accordance with above. Refer to Specification 15 of the BCA and clause 8 of AS14281.1 for particulars of signage. Compliance is achievable during construction.	
<b>D4D8</b>	<b>Hearing Augmentation</b>
<b>N/a</b>	<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed</p> <ul style="list-style-type: none"> <li>(a) in a room in a Class 9b building; or</li> <li>(b) in an auditorium, conference room, meeting room or room for judicatory purposes; or</li> <li>(c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</li> </ul>
<b>Comments:</b> Plans do not indicate provisions above are applicable to any building works.	
<b>D4D9 (1)</b>	<b>Tactile indicators</b>
<b>N/a</b>	<p>Tactile ground surface indicators (TGSI) must be provided when approaching:</p> <ul style="list-style-type: none"> <li>(a) a stairway, other than a fire-isolated stairway;</li> <li>(b) an escalator;</li> <li>(c) a passenger conveyor or moving walk;</li> <li>(d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</li> <li>(e) in the absence of a suitable barrier <ul style="list-style-type: none"> <li>i) an overhead obstruction less than 2 m above floor level, other than a doorway; and</li> <li>ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a</li> <li>iii) pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point,</li> </ul> </li> </ul> <p>except for areas exempted by D4D5.</p> <p>TGSI must comply with sections 1 and 2 of AS/NZS 1428.4.1, and need to be assessed for the most appropriate type based on the surface it is to be applied and lighting conditions. Examples of suitable TGSI types are shown below.</p>



**Figure D9-1**

**Comments:**

Plans do not indicate provisions above are applicable to any building works.

**D4D9 (2) Tactile indicators**

**N/a** 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.

**Comments:** Plans do not indicate provisions above are applicable to any building works.

**D4D10 Wheelchair seating spaces in Class 9b assembly buildings**

**N/a** 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 Table D4D10 of the BCA.

**Comments:** Plans do not indicate provisions above are applicable to any building works.

**D4D11 Swimming Pools**

**N/a** 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.  
  
Note: Clause D4D2 requires a pool with a perimeter greater than 40 m to be accessible.

**Comments:** Plans do not indicate provisions above are applicable to any building works.

**D4D12 Ramps**

**N/a** (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.

**Comments:** Plans do not indicate provisions above are applicable to any building works.

<b>D4D13</b>	<b>Glazing on an accessway</b>
<b>Compliance Achievable</b>	<p>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.</p> <p>AS1428.1 clause 6.6 required that all frameless fully glazed doors and any glazing that can be mistaken for doorway or opening must be clearly marked across their width with a contrasting non-transparent line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line should be located between 900 mm and 1000 mm above the plane of the finished floor level. Any contrast in line on the glazing shall provide a minimum of 30% luminous contrast when viewed against the floor surface or a surface located within 2 metres of the glazing on the opposite side.</p>
<b>Comments:</b> Plans show compliance with these requirements is achievable during construction.	

## E3D7 & E3D8 Passenger Lifts

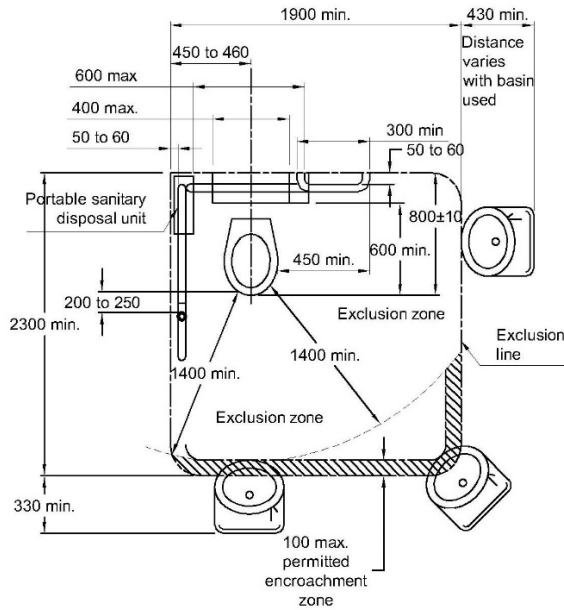
Part E3 – Lift Installations	
E3D7	Passenger lift types and their limitations
N/a	<p>(a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.</p> <p>(b) Stairway platform lifts must not</p> <ul style="list-style-type: none"> <li>i) be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18; or</li> <li>ii) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or</li> <li>iii) be used where it is possible to install another type of passenger lift; or</li> <li>iv) connect more than 2 storeys; or</li> <li>v) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or</li> <li>vi) when in the folded position, encroach on the minimum width of a stairway required by D2D8 to D2D11.</li> </ul> <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> <ul style="list-style-type: none"> <li>i) for an enclosed type, travel more than 4 m; or</li> <li>ii) for an unenclosed type, travel more than 2 m; or</li> <li>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.</li> </ul> <p>(e) small-sized, low-speed automatic lift must not travel more than 12 m.</p> <p>A passenger lift above must not rely on a constant pressure device for its operation if the lift car is fully enclosed.</p>
<p><b>Comments:</b> Plans do not indicate provisions above are applicable to any building works.</p>	

E3D8	Accessible features required for passenger lifts
N/a	<p>(a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except:</p> <ul style="list-style-type: none"> <li>i) a stairway platform lift; and</li> <li>ii) a low-rise platform lift.</li> </ul> <p>(b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m</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 12 m, 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>(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"> <li>i) a stairway platform lift; and</li> <li>ii) a low-rise platform lift.</li> </ul> <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"> <li>i) auto audible information within lift car to identify level each time car stops;</li> <li>ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and</li> <li>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.</li> </ul> <p>k) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.</p>
<p><b>Comments:</b> Plans do not indicate provisions above are applicable to any building works.</p>	

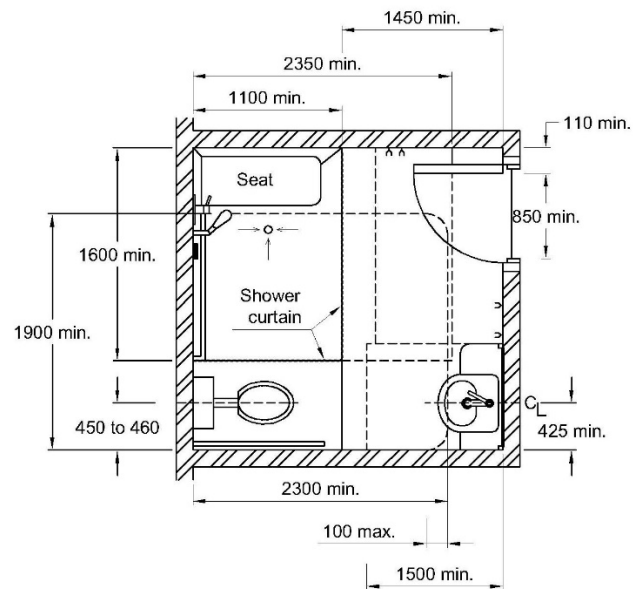
## F4D5 – F4D7 & F4D12 Accessible Sanitary Facilities

Part F4 – Sanitary and Other Facilities	
<b>F4D5 (a &amp; b)</b>	<b>Accessible sanitary facilities</b>
<b>Solution Required</b>	<p>In a building required to be accessible—</p> <ul style="list-style-type: none"> <li>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and</li> <li>(b) accessible unisex showers must be provided in accordance with F4D7;</li> </ul>
<p><b>Comments:</b></p> <p><b>Plans show a sanitary compartment within a common area required to be accessible that does not comply with the provisions of this clause below. A modification of the design or performance solution is needed to address this requirement.</b></p>	
<b>F4D5 (c)</b>	<b>Accessible sanitary facilities</b>
<b>N/a</b>	<ul style="list-style-type: none"> <li>(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;</li> </ul> <p>AS1428.1 clause 16 requires 900 mm to be provided in front of the WC pan clear of the door swing at ambulant sanitary facilities..</p>
<p><b>Comments:</b> Plans do not indicate provisions above are applicable to any building works.</p>	
<b>F4D5 (d &amp; e)</b>	<b>Accessible sanitary facilities</b>
<b>Solution Required</b>	<ul style="list-style-type: none"> <li>(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</li> <li>(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;</li> </ul>
<p><b>Comments:</b></p> <p><b>Plans show a sanitary compartment within a common area required to be accessible that does not comply with the provisions of AS1428.1. A modification of the design or performance solution is needed to address this requirement.</b></p>	

Refer to AS1428.1 clause 15 for particulars of accessible sanitary facility fixtures. Refer to figure F4-1 below for example of configuration where there is no shower. Figure F4-2 shows clearances where there is a shower. Examples of WC pan and washbasin clearances are also provided below for reference.



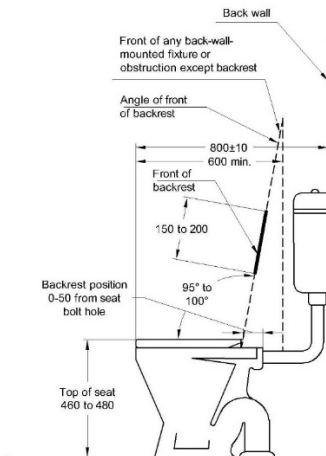
**Figure F4-1**



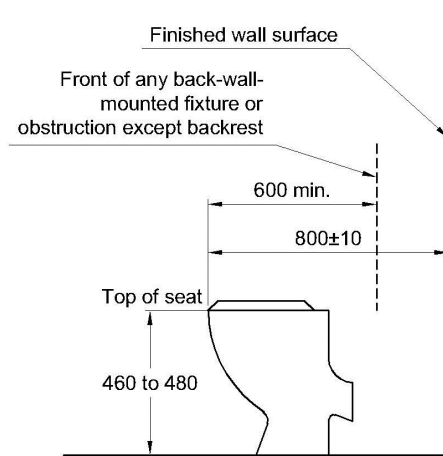
**Figure F4-2**

Requirements for WC pan, as shown at Figures F4-3 and F4-3 below, include but are not limited to:

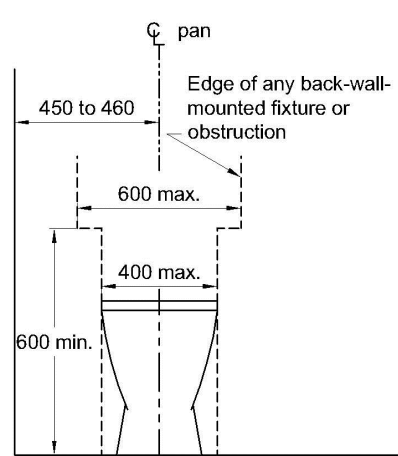
- toilet pan seat height between 460-480 mm
- toilet pan forward of the rear wall 790-810 mm
- a full, round, secured toilet seat at an appropriate height (load rated to 150kg)
- toilet seat with a luminance contrast a min. of 30% with the background e.g. pan, wall, floor
- centreline of the pan is 450-460 mm from the side wall (next to the pan and incorporating grab rails)
- toilet pan max. width of 400 mm
- a backrest on the accessible toilet capable of withstanding a force in any direction of 1100N
- lower edge of the backrest to the top of the seat between 120-150 mm
- backrest with a vertical height of 150–200 mm and a width of 350-400 mm
- front edge (centre) of the backrest positioned to achieve an angle of 95-100° from the seat



**Figure F4-3**

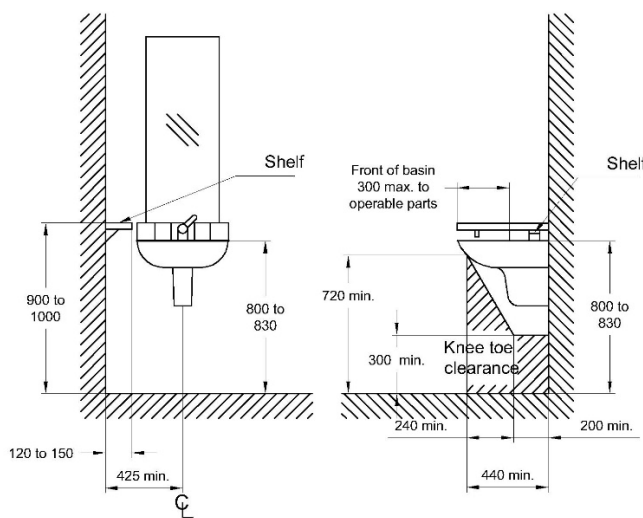


**Figure F4-4**

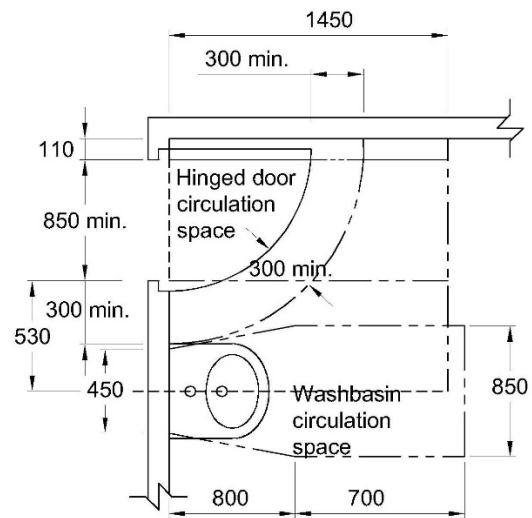


Other requirements that need to be observed include but are not limited to:

- Flushing controls must be located at height between 600 and 1100 mm
- Flushing controls must be located at height between 600 and 1100 mm. backrest on the accessible toilet capable of withstanding a force in any direction of 1100N
- Toilet paper dispenser must be located above the seat between 0 to 300 mm in front of the seat edge and at maximum height of 700 mm. Toilet paper dispenser must not encroach around the clearance required around grabrails.



**Figure F4-5**



**Figure F4-6**

Requirements for washbasin, as shown at Figures F4-5 and F4-6 above, include but are not limited to:

- washbasin top edge between 800 - 830mm above the finished floor
- wash basin min width 450 mm
- centre line of the washbasin a min. of 425 mm from any wall
- circulation space for the washbasin a min. of 850 mm wide and 1500 mm long, Fig F4-4b



- washbasin permitted to encroach door circulation space but circulation space of not less than 300 mm needs to be maintained
- operable parts (handle) at 300 mm max from front of basin
- basin to provide foot / knee / leg space underneath
- a mirror is provided that it is a min. of 350 mm wide and is at a height that extends between not more than 900 mm and not less than 1850 mm above floor level
- hand dryer I towel dispenser operable parts between 900–1100 mm above floor level, within reach of a user at the washbasin and not less than 500 mm from any corner
- soap dispenser is provided at a height between 900–1100 mm, within reach of the user at the washbasin and not less than 500 mm from any corner
- vanity top shelf at a height between 800 – 830 mm above the floor with minimum depth of 120 mm and 300-400 mm width without encroaching into any circulation space
- portable sanitary disposal unit in the rear corner between the pan and the wall

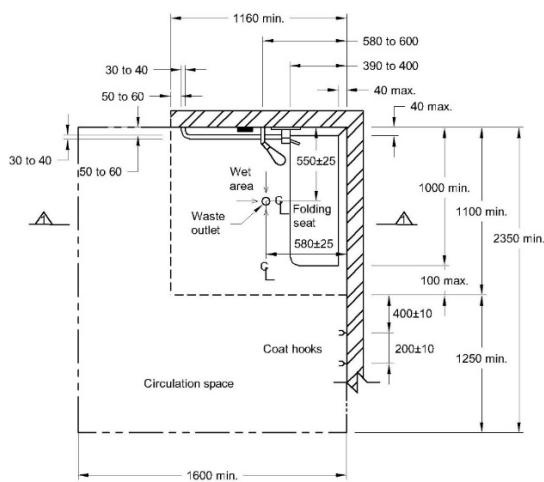
F4D5 (f - h)	Accessible sanitary facilities
N/a	<p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only;</p> <p>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left 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, accessible unisex sanitary facilities are only required at one of those locations;</p>
<p><b>Comments:</b></p> <p>Plans do not indicate provisions above are applicable to any building works.</p>	
F4D5 (i)	Accessible sanitary facilities
N/a	<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><b>Comments:</b></p> <p>Plans do not indicate provisions above are applicable to any building works.</p>	
F4D6	Accessible unisex sanitary compartments
<b>Solution Required</b>	For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1 accessible unisex sanitary compartment must be provided

**Comments:**

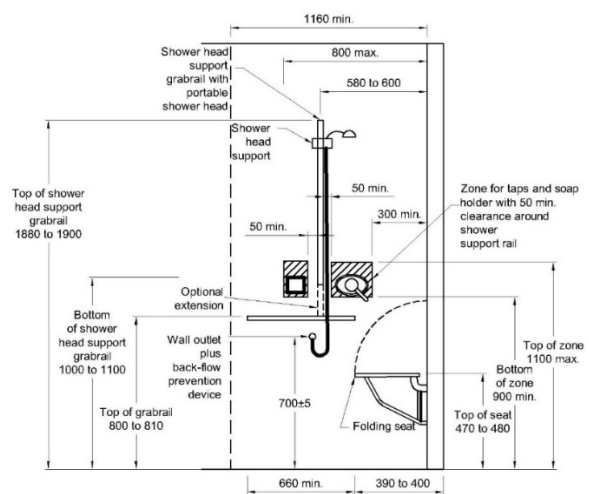
Plans show a sanitary compartment within a common area that does not comply with the requirements of clause F4D5 above. A modification of the design or performance solution is needed to address this requirement.

<b>F4D7</b>	<b>Accessible unisex showers</b>
<b>N/a</b>	There are no buildings specified under this clause applicable to this development.

**Comments:** Plans do not indicate provisions above are applicable to any building works. An accessible sanitary facility, one has been provided at Unit 8.



**Figure F4-7**



**Figure F4-8**

Requirements for showers, as shown at Figures F4-7 and F4-8 above, include but are not limited to:

- There must be no raised step or hob at the entry to the shower recess (plans show compliance)
- Slope of the floor within the shower recess must be between 1 in 60 and 1 in 80 with the slope of the floor in the remaining part of the sanitary facility being between 1 in 80 and 1 in 100
- shower circulation space a min. size of 1600mm x 2350mm for a two wall enclosure
- grabrails between 30 and 40 mm outside diameter fixed and constructed to withstand a force of 1100N applied in any position / direction
- horizontal grabrail has clearance of not less than 600 mm above; taps, soap holder, and shower head support permitted to encroach
- grabrail has the appropriate clearance from the adjoining wall or any other obstruction (50-60 mm)
- shower head support grabrail at distance 580-600 mm from corner allowing showerhead / showerhead handle to be located at position of 1000-1800 mm from floor
- taps, soap holder located within 900-1100 mm from floor; hot tap to the left of or above the cold tap min. of 50 mm clearance between each tap and adjacent surfaces

- self-draining folding seat (in upward direction) capable of withstanding 1100 N with front corners rounded to 10-15 mm radius and top edges rounded to 2-3 mm
- top surface of folding seat is 470 to 480 mm
- coat hooks within reach of the shower screen
- clothes hanging device at a height between 1200–1350 mm and not less than 500 mm from any corner
- any wall cabinet must be at min. of 900 mm above the floor, top shelf max. 1250 mm above the floor

<b>F4D12</b>	<b>Accessible adult change facilities</b>
<b>N/a</b>	There are no buildings specified under this clause applicable to this development.
<b>Comments:</b> Plans do not indicate provisions above are applicable to any building works.	

## 4. Conclusion

On the basis of provided architectural design documentation, subject to construction details and requirements noted throughout this report, it is concluded that the development complies with all BCA 2022 provisions relevant to access as listed above, being the requirements of the Premises Standards, with the exception of:

- BCA Clause D4D2 - Requirements below to be addressed for Class 2 building
- BCA Clause D4D3 - Access to common area and Unit 2
- BCA Clause D4D4 - Access to common area and sanitary facility
- BCA Clause F4D4 and F4D5 – Design of common area sanitary facility

Further details are required to be shown on plans to confirm an accessway has been provided to the entrance of at least one Unit, and from that unit to all parts of the development required to be accessible.

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