



DESIGN CONFIDENCE

ESQ 1818 Panthers Pty Ltd

Access Design Assessment Report
Development Application

ESQ Stage 4 & 5
Panthers North Precinct
Penrith NSW 2750

Project: ESQ Stage 4 & 5
 Panthers North Precinct, Penrith NSW 2750
 Document Type: Access Design Assessment Report
 Our Reference: P216_045-2 (ACCESS_STAGE 4&5) FMR

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Revision History—

OUR REFERENCE	REMARKS	ISSUE DATE
P216_045-1 (ACCESS_STAGE 4&5) FMR	Draft report issued to client for review and comment	10 November 2021
P216_045-2 (ACCESS_STAGE 4&5) FMR	Report updated to reflect latest architectural documentation and issued as FINAL for DA submission	16 December 2021

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EXECUTIVE SUMMARY

This Access Design Assessment Report has been prepared by Design Confidence at the request of CAFE on behalf of ESQ 1818 Panthers and relates to the proposed mixed-use development located at Panthers North Precinct NSW 2750, specifically Stage 4 (buildings K & L) and Stage 5 (buildings H & J).

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the accessibility provisions of the BCA, either by complying with the prescriptive requirements or via a performance-based approach.

With respect to the assessment undertaken, the following items shall be reviewed further as the project develops—

ITEM	DESCRIPTION	RESPONSIBILITY
1	<p>As design progresses, further details shall be provided to ensure compliance with the requirements of the BCA and relevant standards is achieved, such as:</p> <ul style="list-style-type: none"> a. Walkway and stairway details; b. Wet area (sanitary facilities) details; c. Signage detail; d. Door schedule and door hardware; e. Glazing Schedule and visual indicators to glazing; f. Provision of an inbuilt amplification system (if any); g. Proposed means of accessible entry into the 2 x proposed pools; h. Lift details. 	<p>Project Architect / Landscape Architect / Lift supplier</p>

1.0 INTRODUCTION

1.1 General

This report has been prepared at the request of CABC on behalf of ESQ 1818 Panthers and relates to the proposed mixed-use development located at Panthers North Precinct NSW 2750, specifically Stage 4 (buildings K & L) and Stage 5 (buildings H & J).

The proposed development comprises 334 residential units, seventeen (17) retail tenancies on Ground Floor, a club understood to be for use by the residents and associated parking spaces.

In the context of this report and the BCA the building use can be described as follows—

CLASSIFICATION	DESCRIPTION
Class 2	Multi-unit residential building
Class 6	Retail (Shops / Restaurants / Café)
Class 7a	Car parking
Class 9b	Assembly buildings – Club / Champions Lounge
Class 10b	Swimming pool / Podium Landscape

STOREYS CONTAINED (INCLUDING BASEMENT LEVELS)

Fifteen (15)

1.2 Purpose of Report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the *accessibility provisions* of the National Construction Code – Building Code of Australia Volume 1, Edition 2019 Amendment 1 (hereinafter referred to as the BCA), as are principally contained within Parts D3, E3.6, F2.4 and F2.9.

This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding design intention or the like.

1.3 Documentation Provided for Assessment

This assessment is based upon the architectural documentation prepared by Turner and landscape documentation prepared by Oculus and listed within **Appendix 1**.

1.4 Limitations

This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding design intention or the like.

This assessment does not contain comments regarding detailed design issues such as (but not limited to): luminance contrast, slip resistance, handrail design, door schedule and door hardware specification, hearing augmentation systems, location of fittings within sanitary compartments and lift specification.

1.5 Report Exclusions

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken—

- (i) Work Health & Safety Act and Regulations; and
- (ii) Work Cover Authority requirements; and
- (iii) Structural and Services Design Documentation; and
- (iv) The Disability Discrimination Act (DDA) 1992; and
- (v) Any parts of the BCA or any standards other than those directly referenced in this report.

1.6 BCA Assessment – Interpretation Notes

To provide the reader with additional context the following information regarding assessment methodology used in this assessment is provided below—

- (i) The following rooms / areas and associated accessways have been afforded the concession under D3.4 and access for people with disabilities need not be provided to these areas—
 - Plant and equipment rooms;
 - Services meters;
 - Substations;
 - Loading Bay;
 - Waste / Garbage Rooms;
 - Bulky Waste Rooms;
 - CP Ventilation Rooms;
- (ii) Movable furniture is the ongoing responsibility of the occupants who should maintain appropriate circulation spaces between and around furnishings;
- (iii) The internal fit out of the retail tenancies has not been included in this assessment;
- (iv) For the purposes of D3.1 of the BCA, the “entrance doorway” to each sole-occupancy unit has been considered as being the entry door from an internal lobby area. Therefore, an assessment of proposed terrace/courtyard entry or the like, serving a single occupancy unit, does not form part of this assessment;
- (v) For an assessment of the adaptable housing (AS4299-1995) provisions, refer to the report prepared by Design Confidence [reference P216_045-2 (AS4299_STAGE 4&5) FMR];
- (vi) For an assessment of the Livable Housing provisions – Silver Level, refer to the report prepared by Design Confidence [reference P216_045-2 (LHA_STAGE 4&5) FMR];
- (vii) The pool on Level 13 is associated solely with unit L1301, hence not required to be accessible;
- (viii) The two (2) Goods Lifts proposed have not been relied upon as the accessway between levels;

- (ix) Some of the water structures in the Retail Promenade – Ground Floor and Champions Lounge – Level 6 (external area) are proposed as a water feature / reflection pond and not as a swimming pool as defined under the BCA.



Figure 1 – Water features / reflection ponds on Ground Floor (in blue)

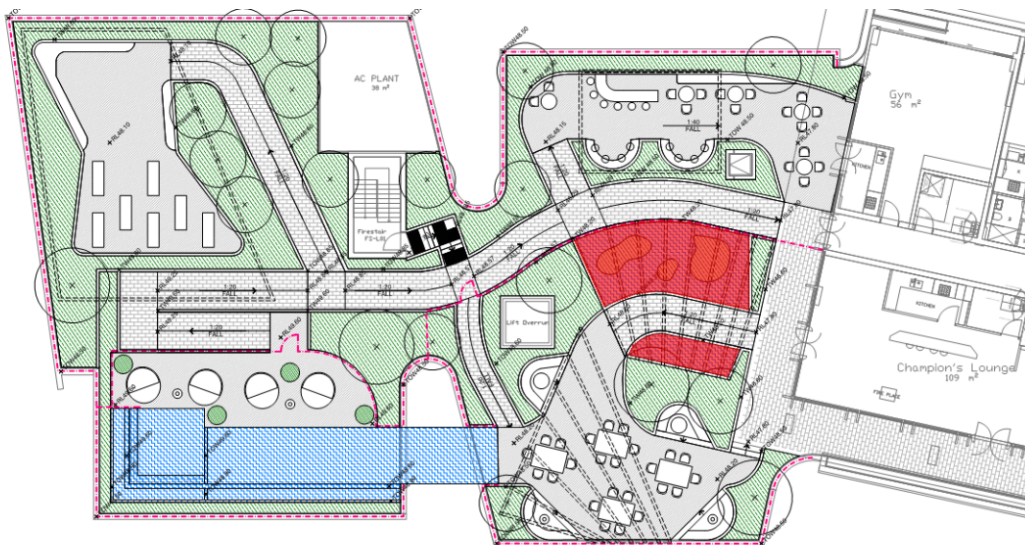


Figure 2 – Water features / reflection ponds on Level 6 – Champions Lounge (in red)

2.0 BCA ACCESS DESIGN ASSESSMENT SUMMARY

2.1 Interpretation

The following tables summarise the compliance status of the architectural design in terms of each *applicable* prescriptive provision of the BCA and indicates a **capability for compliance** ('COMPLIES') with the accessibility provisions of the BCA.

A detailed analysis and commentary are provided in **Section 3.0** of this report in the instance that prescriptive non-compliance occurs ('DOES NOT COMPLY') or further 'DESIGN DETAIL' is required. Such instances should not necessarily be considered BCA deficiencies, but rather matters which need to be considered by the design team, the certifying authority and all other relevant stakeholders as design progresses.

2.2 Part D3 – Access for People with a Disability

BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
D3.1 General building access requirements			✓
D3.2 Access to buildings			✓
D3.3 Parts of buildings to be accessible			✓
D3.5 Accessible carparking			✓
D3.6 Signage			✓
D3.7 Hearing augmentation			✓
D3.8 Tactile indicators			✓
D3.9 Wheelchair seating spaces	N/A		
D3.10 Swimming pools			✓
D3.11 Ramps	N/A		
D3.12 Glazing on an accessway			✓

2.3 Part E3.6 – Passenger Lifts

BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
E3.6 Passenger lifts			✓

2.4 Part F2.4 – Accessible Sanitary Facilities

BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
F2.4 Accessible unisex sanitary compartments			✓
F2.4 Sanitary facilities for people with ambulant disabilities			✓

2.5 Part F2.9 – Accessible Adult Change Facilities

BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
F2.9 Accessible adult change facilities	N/A		

3.0 BCA DETAILED ASSESSMENT

3.1 General

With reference to the BCA Access Design Assessment Summary contained in **Section 2.0** above, the following analysis and commentary is provided.

In all instances, reference is also made to **Appendix 2**, which contains design guidance and other items which shall be coordinated by the relevant stakeholders as design progresses to ensure compliance with the deemed-to-satisfy (DtS) accessibility provisions of the BCA is achieved.

Furthermore, the analysis below contains preliminary advice regarding opportunities for the implementation of a performance-based approach in lieu of complying with the prescriptive (DtS) provisions of the BCA.

3.2 Part D3 – Access for People with a Disability

3.2.1 Clause D3.1 – General building access requirements

BUILDING CLASS	ACCESSIBILITY REQUIREMENTS
Class 2	Access is required to be provided— <ul style="list-style-type: none"> (i) From a pedestrian entrance required to be accessible to at least one (1) floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level; and (ii) To and within not less than one (1) of each type of room/space for use in common by the residents; and (iii) To the entrance doorway of each sole-occupancy unit located on the levels served by the lift/ramp; (iv) To and within rooms/spaces for use in common by the residents located on the levels served by the lift/ramp.
Class 5	Access is required to and within all areas normally used by the occupants.
Class 6	Access is required to and within all areas normally used by the occupants.
Class 7a	Access is required to and within any levels containing accessible car parking spaces.
Class 9b	Access is required to and within all areas normally used by the occupants.
Class 10b	Access is required to and into swimming pools with a total perimeter greater than 40 m, associated with a Class 2 building that is required to be accessible. Access to and into swimming pools for the exclusive use of occupants of a sole-occupancy unit in a Class 2 building is not required to be provided.
All buildings	Access is not required to be provided to the areas afforded the concession under Clause D3.4 and identified in Section 1.6 above.

The following comments are provided in regards the requirements of Clause D3.1 of the BCA and shall be addressed as the design progresses to construction documentation stage—

DESCRIPTION	COMMENT	RESOLUTION
Communal Rooftop – Building J	Landscape drawings relating to the Communal Rooftop Garden on Level 6 – Building J not yet provided for assessment.	As design progresses, ensure that the landscaped communal area is in accordance with AS1428.1-2009.
Champions Lounge	Reduced circulation space and reduced clear opening at double doors.	Ensure doors are provided with a min. 850mm clear opening at the active leaf and circulation spaces in accordance with Clause 13 of AS1428.1-2009.
Champions Lounge – accessway to the pool	Reduced circulation spaces at the 2 x gates providing access to the pool area on Level 6, including a 1:20 walkway encroaching into the required circulation space.	The subject gates shall be provided with suitable circulation spaces in accordance with Clause 13 of AS1428.1-2009. Circulation spaces at doors shall be not steeper than 1:40 in any direction.
Podium – accessway to the pool	Concern is raised relating to the provision of an accessway to the Pool on Level 1 – Podium Landscape area. Clarification is required on how the rise of 300mm from RL 30.30 at the corridor to RL 30.60 at the pool area will be addressed.	A step-free accessway in accordance with AS1428.1-2009 will be required to the pool area.
Falls – landscape areas	Concern raised to external areas where a 1:40 fall is indicated, however the RL shown a gradient steeper than 1:40 being achieved. Moreover, concern relating to areas on Ground Floor where falls are 1:20 at worst, particularly where a stairway is proposed.	For access provision, cross falls shall be not steeper than 1:40. Particularly at stairway landings, seek confirmation with BCA consultant – stair landings are required being not steeper than 1:50 per BCA D2.14.

Refer to **Appendix 2** below for further design guidance.

3.2.2 Clause D3.2 – Access to buildings

The proposed pedestrian entries are shown below. Residential entries to the eight (8) residential lobbies are shown in **red**, entry to the seventeen (17) retail tenancies are shown in **blue** and the entry to the ESQ Club is shown in **green**.



Figure 3 – Pedestrian entries

The following comments are provided in regards the requirements of Clause D3.2 of the BCA and shall be addressed as the design progresses to construction documentation stage—

DESCRIPTION	COMMENT	RESOLUTION
Entry door – retail	<p>The location of the entry door to 5 x tenancies is not yet demonstrated in the Ground Floor Plan, being –</p> <ul style="list-style-type: none"> ▪ Retail F & B 4.06; ▪ Retail F & B 4.07; ▪ Retail F & B 4.08; ▪ Retail F & B 5.08; and ▪ Retail F & B 5.09. 	Ensure that the entry door is provided in accordance with AS1428.1-2009.

Refer to **Appendix 2** below for further design guidance.

3.2.3 Clause D3.3 – Parts of the building to be accessible

The following comments are provided in regards the requirements of Clause D3.3 of the BCA and shall be addressed as the design progresses to construction documentation stage—

DESCRIPTION	COMMENT	RESOLUTION
Stairway – set back	Reduced set-back from a transverse path of travel proposed in some locations, hence the required handrail extensions will encroach into a door or transverse corridor.	<p>At the bottom landing, stairway shall be set-back a min. 600-700mm from a transverse path of travel to allow for the required handrail extensions (1 tread depth + min. 300mm horizontal extension + handrail ends).</p> <p>At the top landing, stairway to be set back a min. 400mm to allow for the required handrail extensions (min.</p>

DESCRIPTION	COMMENT	RESOLUTION
		<p>300mm horizontal extension + handrail ends).</p> <p>Refer to Figure 26(B) of AS1428.1-2009 for further guidance.</p>
Stairway – offset tread	<p>Nil offset treat at the quarter landing, being the external stairway leading to FS-L01 on Level 6.</p>	<p>An offset tread is required at the bottom of each flight of stairs.</p> <p>This is a critical requirement to ensure consistent handrail height.</p>
Turning space – end of corridor	<p>Reduced turning space where a person cannot continue travelling on the accessway at –</p> <ul style="list-style-type: none"> ▪ the 2 x amenities block associated with the retail – Ground Floor; ▪ 2 x Kitchen – Champions Lounge. 	<p>Increase clear width to a min. 1540mm to accommodate a 180° turning space.</p>
Passing space	<p>Reduced passing space at the corridor from Building L1 lobby on Level 01 to the Link Bridge (RL31.20).</p>	<p>Increase width to allow for a passing space at intervals not more than 20m. Passing space required to be 1800x2000mm.</p>
Walkways	<p>Shortfalls relating to walkway (1:20 gradient) proposed in landscaped areas, particularly –</p> <ul style="list-style-type: none"> ▪ Radius of curved walkways; ▪ Total length not sufficient to allow for 1:20 gradient; ▪ Curved walkways with less than 1500mm width; ▪ Turning spaces; ▪ Change in direction without the provision of a landing; ▪ Length exceeding 15m for 1:20 gradient; ▪ Landings not sufficient to accommodate door circulation spaces. 	<p>Walkways shall be in accordance with Clause 10 of AS1428.1-2009, and as follows –</p> <ul style="list-style-type: none"> ▪ Radius for curved walkways shall be in accordance with Figure 20 of AS1428.1-2009; ▪ The total length shall allow for gradient to be not steeper than 1:20. If the gradient is steeper than 1:20, it shall comply as a ramp which requires handrails, tactile indicators etc; ▪ Curved walkways shall have a min. 1500mm clear width; ▪ Turning spaces shall be a min. 1500x1500 for a turn up to 90°. For a turn between 90-180°, turning spaces shall be a min. 1540x2070mm; ▪ Where a change in direction is proposed, there shall be a landing. Alternatively, provide as a curved walkway with radius in accordance with Figure 20 of AS1428.1-2009;

DESCRIPTION	COMMENT	RESOLUTION
		<ul style="list-style-type: none"> ▪ If the length is over 15m, a mid-landing will be required; ▪ Where a door/gate is located at the landing, the landing dimensions shall be sufficient to accommodate door circulation spaces.

Refer to **Appendix 2** below for further design guidance

3.2.4 Clause D3.4 – Exemptions

Refer to **Section 1.6** above for areas afforded the concession under D3.4.

3.2.5 Clause D3.5 – Accessible carparking

The following comments are provided in regards the requirements of Clause D3.5 of the BCA and shall be addressed as the design progresses to construction documentation stage—

DESCRIPTION	COMMENT	RESOLUTION
Minimum numbers	<p>A total 221 retail parking spaces are proposed, being 145 on Basement 01 and 76 on Ground Floor.</p> <p>A total six (6) accessible parking spaces are proposed on Ground Floor, whereby the BCA Clause D3.5 requires 1 accessible space per 50 spaces or part thereof in a car parking area associated with a Class 6 building.</p>	<p>No further action required at this stage – the proposed six (6) accessible parking spaces meet the requirements of Clause D3.5 of the BCA in regards the minimum number of accessible parking spaces required in a car parking area associated with a Class 6 building.</p>
Residential parking	<p>Accessible car parking spaces are not required for Class 2 buildings under the BCA, however AS4299-1995 requires accessible parking be provided for adaptable units.</p>	<p>Detailed design assessment is contained within the Adaptable Housing Assessment Report prepared by Design Confidence [reference P216_045-2 (AS4299_STAGE 4&5) FMR].</p>
Headroom	<p>Concern is raised in regards the headroom achieved within car parking areas.</p>	<p>As design progresses, ensure the headroom on the vehicular path of travel from the car park entry/exit to the accessible parking spaces is not less than 2200mm clear of services mounted in the ceiling and other obstructions.</p> <p>Unobstructed ceiling height at the accessible parking spaces and associated shared areas shall be not less than 2500mm.</p>

DESCRIPTION	COMMENT	RESOLUTION
Obstruction in the shared area	A column obstructs the required shared area – Ground Floor retail parking to 1 x shared area.	As design progresses, ensure position of the columns is amended to achieve a clear shared area. Alternatively, a performance-based approach may be employed, subject to the location of the columns.

Refer to **Appendix 2** below for further design guidance

3.2.6 Clause D3.6 – Signage

The following comments are provided in regards the requirements of Clause D3.6 of the BCA and shall be addressed as the design progresses to construction documentation stage—

DESCRIPTION	COMMENT	RESOLUTION
Minimum requirement	Signage details have not yet been provided for assessment.	Signage will be required in accordance with the requirements of this clause. Level of detail provided is suitable for DA stage – as design progresses, provide detailed drawings for review and comment.

Refer to **Appendix 2** below for further design guidance.

3.2.7 Clause D3.7 – Hearing augmentation

The following comments are provided in regards the requirements of Clause D3.7 of the BCA and shall be addressed as the design progresses to construction documentation stage—

DESCRIPTION	COMMENT	RESOLUTION
General	Confirmation is required whether an inbuilt amplification system is provided within the building - particularly in the club area.	A hearing augmentation system will be required where an inbuilt amplification system (not being one for emergency warning only) is provided. Level of detail provided is suitable for DA stage – as design progresses, provide detailed drawings for review and comment.

Refer to **Appendix 2** below for further design guidance.

3.2.8 Clause D3.8 – Tactile indicators

The following comments are provided in regards the requirements of Clause D3.8 of the BCA and shall be addressed as the design progresses to construction documentation stage—

DESCRIPTION	COMMENT	RESOLUTION
Minimum requirement	Tactile indicators at stairways and ramps have not yet been detailed within the design documentation at all required locations.	<p>Tactile indicators will be required in accordance with the requirements of this clause.</p> <p>Level of detail provided is suitable for DA stage – as design progresses, provide detailed drawings for review and comment.</p>

Refer to **Appendix 2** below for further design guidance.

3.2.9 Clause D3.9 – Wheelchair seating spaces in Class 9b assembly buildings

Not applicable.

3.2.10 Clause D3.10 – Swimming pools

The following comments are provided in regards the requirements of Clause D3.10 of the BCA and shall be addressed as the design progresses to construction documentation stage—

DESCRIPTION	COMMENT	RESOLUTION
Minimum requirement	<p>Three (3) pools are proposed to be provided within the subject development –</p> <ul style="list-style-type: none"> ▪ Level 1 – Club: ~63m perimeter; ▪ Level 1 – Podium: ~80m perimeter; ▪ Level 6 – Champions Lounge: ~52m perimeter. 	<p>Not less than 1 means of accessible entry/exit into each pool will be required in accordance with the requirements of BCA Clause D3.10 and BCA Specification D3.10.</p> <p>Level of detail provided is suitable for DA stage – as design progresses, provide detailed drawings for review and comment.</p>

Refer to **Appendix 2** below for further design guidance.

3.2.11 Clause D3.11 – Ramps

Not applicable – no ramps or step ramps currently proposed.

Refer to **Sections 3.2.2** above for comments relating to the proposed levels on the accessway to the building.

3.2.12 Clause D3.12 – Glazing on an accessway

The following comments are provided in regards the requirements of Clause D3.12 of the BCA and shall be addressed as the design progresses to construction documentation stage—

DESCRIPTION	COMMENT	RESOLUTION
Minimum requirement	Visual indicators have not yet been detailed within the design documentation.	<p>Visual indicators will be required in accordance with the requirements of this clause.</p> <p>Level of detail provided is suitable for DA stage – as design progresses, provide detailed drawings for review and comment.</p>

Refer to **Appendix 2** below for further design guidance.

3.3 Part E3.6 – Passenger Lifts

The following comments are provided in regards the requirements of Clause E3.6 of the BCA and shall be addressed as the design progresses to construction documentation stage—

DESCRIPTION	COMMENT	RESOLUTION
Minimum requirement	A total of thirteen (13) passenger lifts are proposed to be provided.	<p>Every passenger lift proposed must comply BCA Clause E3.6 and AS1735.12-1999 as applicable to the subject lift type.</p> <p>Level of detail provided is suitable for DA stage – as design progresses, a certificate of compliance from the lift supplier will be required.</p> <p>Design detail – ensure the following is achieved –</p> <ul style="list-style-type: none"> ▪ Lift car being min. 1100mm wide x 1400mm deep where the lift travels less than 12m; ▪ Lift car being min. 1400mm wide x 1600mm deep where the lift travels 12m or more; ▪ Lift call buttons at landings being a min. 500mm from a corner.

Refer to **Appendix 2** below for further design guidance.

3.4 Part F2.4 – Accessible Sanitary Facilities

3.4.1 Accessible unisex sanitary facilities

A total of seven (7) accessible sanitary compartments have been proposed within the subject development, as follows –

Associated with the retail tenancies –

- Building J retail – RH transfer;

- Building L retail – LH transfer;

Associated with communal areas for use by residents –

- Ground Floor – ESQ Club – RH transfer;
- Level 1 – ESQ Club – RH transfer;
- Level 1 – ESQ Club pool area – LH transfer;
- Level 1 – Pool amenities – LH transfer;
- Level 6 – Champions Lounge – LH transfer;
- Level 6 – Gym – RH transfer

The following comments are provided in regards the requirements of Clause F2.4 of the BCA relating to accessible sanitary facilities and shall be addressed as the design progresses to construction documentation stage—

DESCRIPTION	COMMENT	RESOLUTION
Level 1 – ESQ Club	Reduced width of the compartment to allow for required circulation space at the door.	Increase room width to a min. 2000mm to allow for suitable circulation at the door. Alternatively, door to be power operated.

Refer to **Appendix 2** below for further design guidance.

3.4.2 Sanitary compartment for people with ambulant disabilities

The following comments are provided in regards the requirements of Clause F2.4 of the BCA relating to sanitary facilities for people with ambulant disabilities and shall be addressed as the design progresses to construction documentation stage—

DESCRIPTION	COMMENT	RESOLUTION
ESQ Club	Standard sanitary compartments are proposed located adjacent to the accessible WCs, not being proposed as ambulant WCs – <ul style="list-style-type: none"> ▪ Level 1 – pool amenities; ▪ Level 1 – ESQ Club pool area; ▪ Level 1 – ESQ Club. 	Where one or more toilets are located adjacent to an accessible WC, ambulant WCs are required to be provided. Ambulant WCs shall be designed in accordance with Clause 16 of AS1428.1-2009.

Refer to **Appendix 2** below for further design guidance.

3.5 Part F2.9 – Accessible Adult Change Facilities

Not applicable – the provision of an accessible adult change facility (AACF) will not be required having consideration to the following –

- The total floor area of the 17 x retail tenancies is 2174 m², whereby the design occupancy is under 3500 people when considering the worst-case scenario of 1 m² per person design occupancy for a Class 6 restaurant in accordance with BCA D1.13;
- A pool is provided on Level 1 – Club whereby the Club achieves a Class 9b classification, with ~63m perimeter, hence not required with an AACF as the perimeter of the pool is under 70m and the Club is not considered a “sports venue or the like”;
- A pool is provided on Level 1 – Podium, with ~80m perimeter. However, the Podium area is understood to be for use by the residents, hence a communal area in a Class 2 building achieving a Class 10b classification, and not a “sports venue or the like”;
- A pool is provided on Level 6 – Champions Lounge whereby the Champions Lounge achieves a Class 9b classification, with ~52m perimeter, hence not required with an AACF as the perimeter of the pool is under 70m and the Champions Lounge is not considered a “sports venue or the like”.

4.0 CONCLUSION

4.1 General

Our strategy for ensuring compliance will be refined and documented during the design process in conjunction with the continual development of the architectural documentation, as required.

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the relevant accessibility provisions of the National Construction Code – Building Code of Australia Volume 1, Edition 2019 Amendment 1, subject to the comments provided in **Section 3.0** and the design detail contained in **Appendix 2**.

Compliance can be achieved either by meeting the deemed-to-satisfy requirements of the BCA, as are principally contained within Parts D3, E3.6, F2.4 and F2.9, or via a performance-based approach.

We trust that the above information is sufficient for the consent authority in assessing the merit of the architectural design from a planning perspective.

Report By

Verified By

Fatima Mendes Raposo
Consultant | Accessibility
For Design Confidence (Sydney) Pty Ltd

Luke Sheehy
Principal
For Design Confidence (Sydney) Pty Ltd

APPENDIX 1 – Documentation Provided for Assessment

This accessibility assessment was based upon the architectural documentation prepared by Turner and landscape documentation prepared by Oculus, namely—

Table A1.1 – Architectural documentation prepared by Turner

DRAWING	REV	TITLE	DATE
DA-001-002	01	Site Plan	16.12.2021
DA-110-006	01	GA Plan – Basement 02	16.12.2021
DA-110-007	01	GA Plan – Basement 01	16.12.2021
DA-110-008	01	GA Plan – Ground Floor	16.12.2021
DA-110-010	01	GA Plan – Level 01	16.12.2021
DA-110-020	01	GA Plan – Level 02	16.12.2021
DA-110-030	01	GA Plan – Level 03	16.12.2021
DA-110-040	01	GA Plan – Level 04	16.12.2021
DA-110-050	01	GA Plan – Level 05	16.12.2021
DA-110-060	01	GA Plan – Level 06	16.12.2021
DA-110-070	01	GA Plan – Level 07	16.12.2021
DA-110-080	01	GA Plan – Level 08	16.12.2021
DA-110-090	01	GA Plan – Level 09	16.12.2021
DA-110-100	01	GA Plan – Level 10	16.12.2021
DA-110-110	01	GA Plan – Level 11	16.12.2021
DA-110-120	01	GA Plan – Level 12	16.12.2021
DA-110-130	01	GA Plan – Level 13	16.12.2021
DA-110-140	01	GA Plan – Roof Level	16.12.2021
DA-111-008	01	Building H – Ground Level	16.12.2021
DA-111-010	01	Building H – Level 01 - 03	16.12.2021
DA-111-020	01	Building H – Level 04 - 05	16.12.2021
DA-112-008	01	Building K – Ground Level	16.12.2021
DA-112-010	01	Building K – Level 01 - 03	16.12.2021
DA-112-020	01	Building K – Level 04 - 05	16.12.2021
DA-113-010	01	Building J – Level 01 - 03	16.12.2021
DA-113-020	01	Building J – Level 04 - 05	16.12.2021
DA-113-030	01	Building J – Level 06 - 08	16.12.2021
DA-113-040	01	Building J – Level 09 – 10	16.12.2021
DA-114-010	01	Building L – Level 01 - 02	16.12.2021
DA-114-020	01	Building L – Level 03 – 04	16.12.2021
DA-114-030	01	Building L – Level 05 – 06	16.12.2021
DA-114-040	01	Building L – Level 07 - 13	16.12.2021
DA-114-050	01	Building L – Level 14	16.12.2021
DA-210-101	01	North & South Elevations	16.12.2021
DA-210-201	01	East & West Elevations	16.12.2021
DA-250-001	01	Building H Elevations	16.12.2021
DA-250-005	01	Building J Elevations	16.12.2021
DA-250-010	01	Building K Elevations	16.12.2021
DA-250-015	01	Building L East & South Elevations	16.12.2021
DA-250-016	01	Building L West & North Elevations	16.12.2021

DRAWING	REV	TITLE	DATE
DA-310-101	01	Section AA & BB	16.12.2021
DA-310-101	01	Section CC, DD & EE	16.12.2021

Table A1.2 – Landscape documentation prepared by Oculus

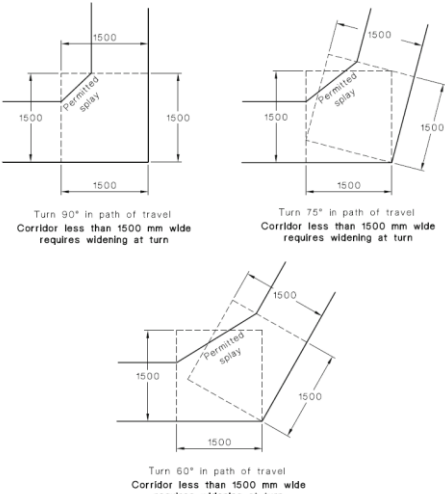
DRAWING	REV	TITLE	DATE
-	-	Stage 4 & 5 Masterplan – Ground Floor	Received 10.12.2021
-	-	Stage 4 – Level 1 Podium	Received 10.12.2021
-	-	Stage 5 – Level 1 Podium	Received 10.12.2021
-	-	Level 6 – Champions Lounge	Received 10.12.2021

APPENDIX 2 – Design Checklist – Prescriptive Requirements

The following design guidance checklist is provided for implementation and coordination during construction in order to achieve compliance with the prescriptive requirements of the BCA, AS1428.1-2009, AS/NZS1428.4.1:2009, AS1735.12-1999 and AS/NZS2890.6:2009.

1. ACCESS TO BUILDINGS	
1.1.	Provide an accessible path of travel compliant with AS1428.1-2009 from all main pedestrian entry points at the site boundary to the principal pedestrian entrance/s of the building.
1.2.	Where a building is afforded with multiple pedestrian entries, an accessway shall be provided through and through: <ul style="list-style-type: none"> (i) The principal pedestrian entrance (PPE); and (ii) Not less than 50% of pedestrian entrances, including the PPE. <p>Where the building area is greater than 500m²:</p> <ul style="list-style-type: none"> (i) A non-accessible pedestrian entrance shall not be located more than 50m from an accessible pedestrian entrance.
1.3.	Provide an accessible path of travel compliant with AS1428.1-2009 from another building connected by a pedestrian link (not being the public footpath) within the allotment.
1.4.	Provide an accessible path of travel compliant with AS1428.1-2009 from accessible car parking spaces on the site.
1.5.	An accessible path of travel/accessway shall be in accordance with AS1428.1-2009 as applicable. <i>Note: this includes requirements relating to floor finishes, stairway, ramps, doorways etc. Refer to the relevant section below for further detail.</i>

2. PATHS OF TRAVEL	
2.1.	A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walk or the like.
2.2.	Provide 1000mm minimum clear width of path of travel compliant with AS1428.1-2009. <i>Note: the width of the path of travel shall be taken clear of any obstructions, such as handrails, kerb rails, skirting, fire hose reels, fire extinguishers or the like.</i>
2.3.	The minimum unobstructed height of a continuous path of travel shall be 2000mm or 1980mm at doorways.
2.4.	An accessway shall be provided with turning spaces in accordance with the BCA and AS1428.1-2009 where required.
2.5.	A turning space not less than 1500 x 1500mm is required to allow for a 60-90° turn on the accessway. A splay across the internal corner is permitted in accordance with Figure 4 of AS1428.1-2009.



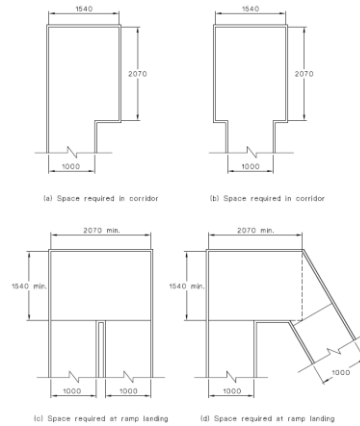
Turn 90° in path of travel
Corridor less than 1500 mm wide
requires widening at turn

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

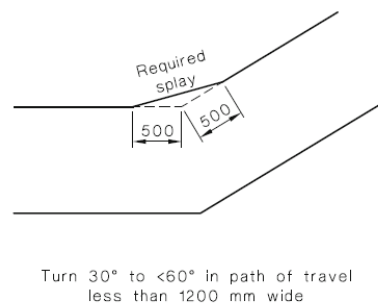
Turn 60° in path of travel
Corridor less than 1500 mm wide
requires widening at turn

2. PATHS OF TRAVEL

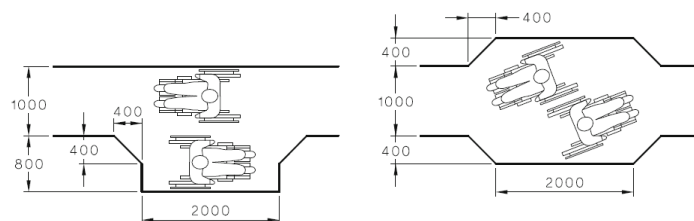
- 2.6. A turning space not less than 1540mm W x 2070mm L in accordance with Figure 5 of AS1428.1-2009 shall be provided:
- (i) to allow for a 180° turn on the accessway;
 - (ii) along pathways at maximum 20m intervals;
 - (iii) at corridor ends, within 2m of the corridor end.



- 2.7. Where the width of the path of travel is less than 1200mm, a minimum 500x500mm splay is required to allow for a 30 to <60° turn on the accessway in accordance with Figure 4 of AS1428.1-2009.



- 2.8. A passing space not less than 1800mm W x 2000mm L is required along pathways at maximum 20m intervals where a direct line of sight is not available.



- 2.9. Floor finishes and abutment of surfaces shall be in accordance with Clause 7 of AS1428.1-2009.
Note: Reference is made to BCA Clause D2.14 in regards slip resistance requirements.

- 2.10. Where carpet or similar soft flexible flooring surface is proposed, the pile height shall be no more than 11mm with 4mm max backing surface.

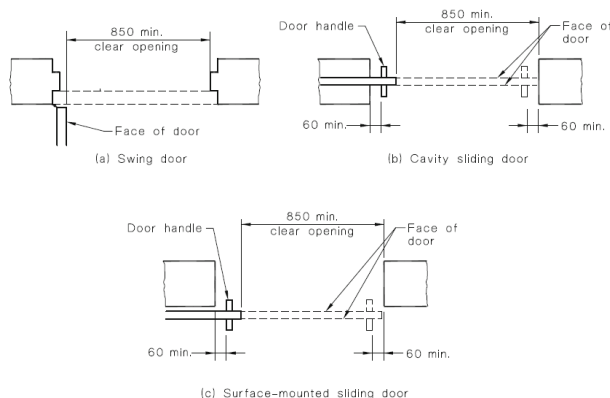
- 2.11. Ensure drainage grates on accessible path of travel have openings no more than 13mm wide (or 13mm diameter).
Slotted openings shall be oriented such that the long dimension is transverse to the direction of travel.

- 2.12. Where recessed matting is proposed, it shall be in accordance with Clause 7.4.2 of AS1428.1-2009.

3. DOORS

3.1. Every door and/or gate on the accessway shall be in accordance with Clause 13 of AS1428.1-2009.

3.2. Minimum 850mm clear opening width (generally required 920mm door leaf), measured from the face of the door to the door stop.
Note: where double doors are proposed, at least the active/operable leaf shall achieve the minimum 850mm clear opening width.

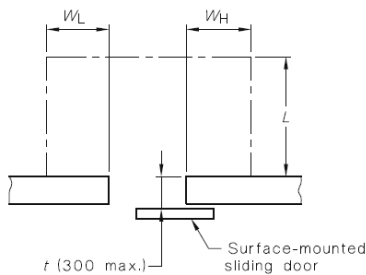


3.3. A minimum 30% luminance contrast shall be provided at doorways for ease of visual identification for people with vision impairment. The contrasting area (e.g. wall, architrave etc.) must have minimum 50mm width.

3.4. Every door and/or gate on the accessway shall be provided with circulation space on both sides to allow for operation of the door.

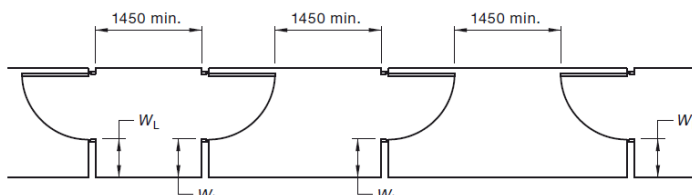
3.5. Circulation spaces shall be not steeper than 1:40. Refer to Figure 31 (hinged doors) and Figure 32 (sliding doors) of AS1428.1-2009 for the minimum required depth, latch-side and hinge-side circulation spaces as applicable.

3.6. Where surface-mounted sliding doors are proposed, the circulation spaces shall be increased by a factor of t as shown in Figure 33 of AS1428.1-2009.
Note: The factor t is the wall thickness to the face of the door.



Door approach	Increase from Figure 32
Figure 32(d)	Add dimensions t to dimensions W_L and W_H
Figure 32(a), 32(b), 32(c)	Add dimensions t to dimensions L , W_L and W_H

3.7. Provide minimum 1450mm length between successive door swings in airlocks/vestibules or other similarly enclosed spaces on accessible path of travel.

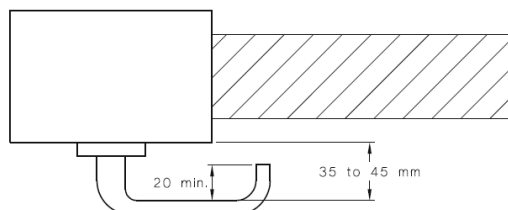


3.8. All fully glazed doors and surrounding glazing (including glazed walls with no transom or similar) shall be clearly marked with 75mm min. wide, solid, non-transparent, contrasting line across their full width. The lower edge of line must be between 900-1000mm FFL and have 30% luminance contrast when viewed against floor or background surface within 2m of glazing.

3.9. Door hardware shall:

3. DOORS

- (i) be a type that allows the doors to be operated with one hand;
- (ii) allow for adequate grip for people with hand impairments;
- (iii) have a clearance between the handle and the backplate or door face of 35-45mm;
- (iv) where snibs are installed, have a lever handle with minimum 45mm length from the centre of the spindle.



3.10. Door controls shall be located:

- (i) Door handles: 900-1100mm above FFL;
- (ii) Panic bars on egress routes: 900-1200mm above FFL;
- (iii) Intercoms, push buttons and the like: 900-1250mm above FFL and minimum 500mm from an internal corner;
- (iv) Handles on sliding doors shall be not less than 60mm from the door jamb or doorstop in the open or closed position;
- (v) Manual controls to power-operated doors (push buttons) shall be 1-2m from the door leaf (hinged or cavity-sliding doors) or clear of a surface-mounted sliding door in the open position.

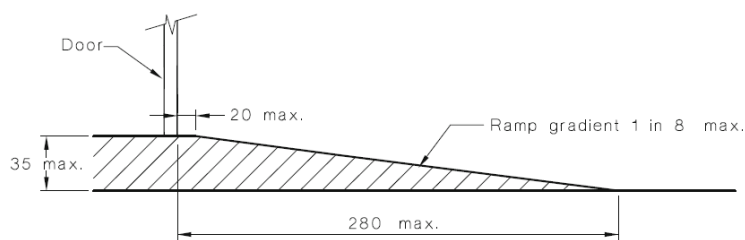
Note 1: this is not applicable in early childhood centres, swimming pools and the like.

Note 2: Per BCA 2019 Clause D2.21, push buttons for emergency release power operated doors shall comply with item (iv) above. Braille and tactile signage in accordance with Clause 3 and 6 of Spec. D3.6 of the BCA is also required.

3.11. Door operational forces shall be not more than 20 N.

Note: If this cannot be achieved, the subject door shall be automated, or power operated.

3.12. A threshold ramp may be employed to address a maximum 35mm rise / FFL difference. Threshold ramp shall be in accordance with Clause 10.5 of AS1428.1-2009.



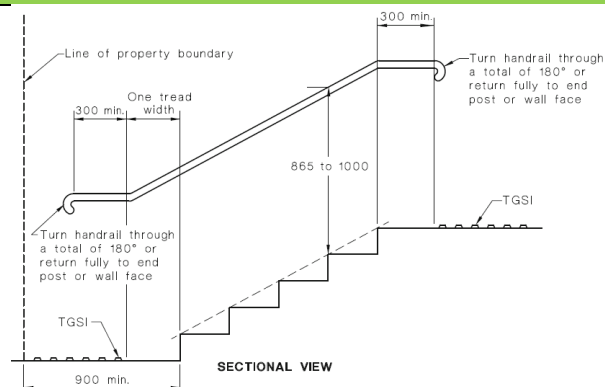
Note: Where ramp edges are not enclosed by walls/other side barrier, ensure ramp edges are splayed at 45 degrees.

4. STAIRWAYS

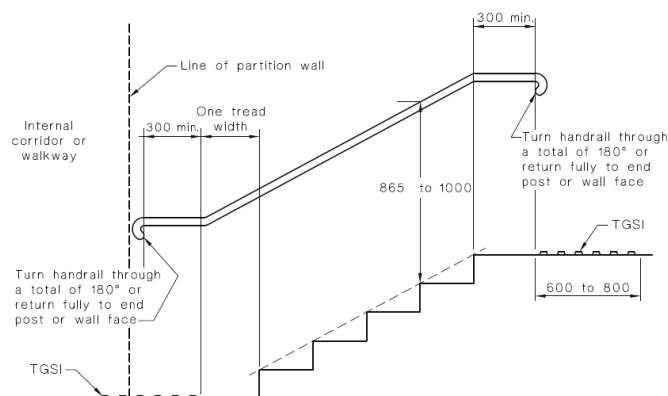
4.1. The requirements of this section shall apply to all stairways for general circulation and to external (non-fire isolated) egress stairways.

4.2. Stairs located at site boundary shall be recessed (900mm min. from boundary) to allow required handrail extensions and TGSIs to not protrude into transverse path of travel.

4. STAIRWAYS

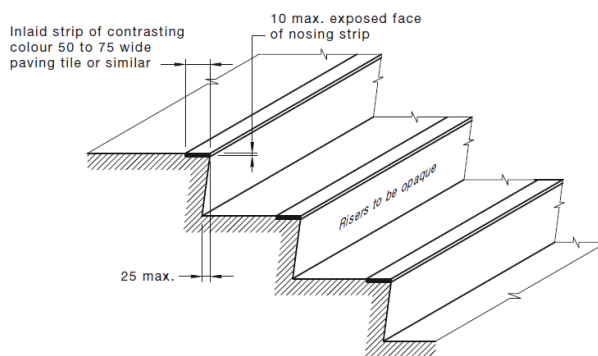


- 4.3. Stairs adjacent to internal corridors shall be recessed to allow required handrail extensions & termination to not protrude into transverse path of travel. The set-back shall be:
- 1 tread width plus handrail extension/turn down (approx. 650mm) at the bottom of a flight of stairs;
 - Handrail extension/turn down (approx. 400mm) at the top of a flight of stairs.

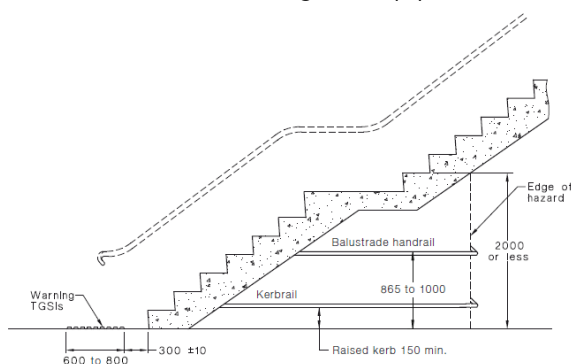


- 4.4. Minimum 1m clearance required between handrails.
- 4.5. Stairways shall have closed risers.
- 4.6. Stair nosings shall not project beyond the face of the riser. Risers shall be vertical or splay backwards a max. 25mm.
- 4.7. In order to achieve consistent height of the handrail along stairways, an offset tread is required at the bottom of the flight, as shown in Figure 28 of AS1428.1-2009.
- 4.8. Handrails compliant with Clause 12 of AS1428.1-2009 shall be provided to both sides of stairs. Refer to handrail section below for handrail requirements.
- 4.9. Handrail extensions are required at landings in accordance with the above:
- At the top of a flight of stairs: min. 300mm horizontal extension past the nosing;
 - At the bottom of a flight of stairs: one tread depth parallel to the line of nosings + min. 300mm horizontal extension;
 - Where the inner handrail is continuous at landings, the 300mm horizontal handrail extension is not required.
- 4.10. Provide warning tactile ground surface indicators (TGSIs) stairs landings in accordance with AS/NZS1428.4.1:2009. Refer to TGSIs section below for TGSIs requirements.
- 4.11. Provide contrasting step nosing strips on all stair treads compliant with AS1428.1 as follows:
- Step nosing strips to be across full width of stair, between 50-75mm wide, in a continuous colour solid strip with 30% luminance contrast to background surface.
 - Step nosing strips to be located on edge of tread (15mm max. setback if applied) and not extend onto risers more than 10mm. (if exposed).

4. STAIRWAYS



- 4.12. Where people can traverse under open stairs, a suitable barrier to the underside of the stairs shall be provided such that people do not traverse where the headroom is less than 2 meters. An example of a suitable barrier is illustrated in Figure 2.6(A) of AS/NZS1428.4.1:2009.



5. FIRE-ISOLATED STAIRWAYS

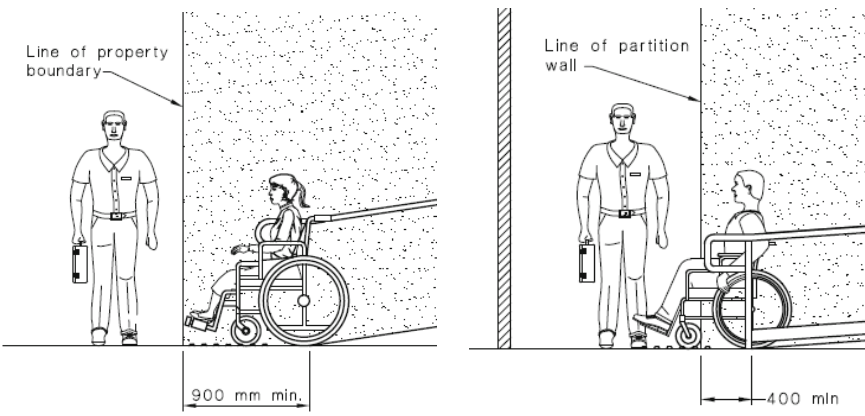
- 5.1. Provide contrasting step nosing strips on all stair treads compliant with AS1428.1 as follows:
- Step nosing strips to be across full width of stair, between 50-75mm wide, in a continuous colour solid strip with 30% luminance contrast to background surface.
 - Step nosing strips to be located on edge of tread (15mm max. setback if applied) and not extend onto risers more than 10mm. (if exposed).
- 5.2. Handrails compliant with Clause 12 of AS1428.1-2009 shall be provided to at least one side of stairs. Refer to handrail section below for handrail requirements.
- 5.3. In order to achieve consistent height of the handrail along stairways, an offset tread is required at the bottom of the flight, as shown in Figure 28 of AS1428.1-2009.
- 5.4. Minimum 1m clearance required between handrail and opposite wall.
Note: subject to BCA D1.6 relating to minimum requirements for exits.

6. WALKWAYS

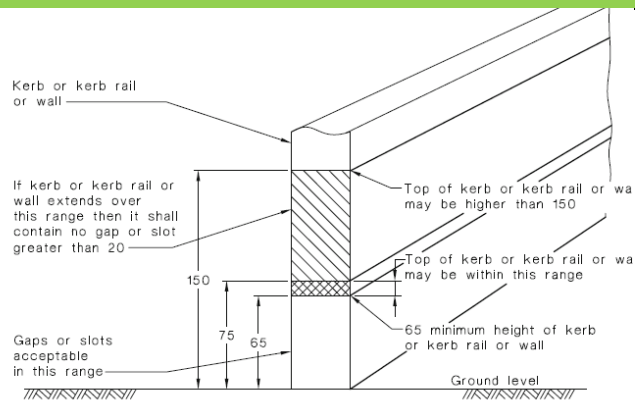
- 6.1. 1:20 walkways shall have suitable landings at 15m maximum intervals.
Note: for gradients other than 1:20, the maximum interval between landings shall be confirmed with Design Confidence.
- 6.2. Walkways shallower than 1:33 are not required to be provided with landings.
- 6.3. Landings shall be:
- Minimum 1200mm length where there is no change in direction;
 - Where there is a change in direction, refer to Section 2 – Paths of Travel above;
 - Where there is a doorway, the landing shall be capable of accommodating the required doorway circulation spaces.
- 6.4. A suitable barrier (edge protection) shall be provided to both sides of the walkway. Suitable barriers include:
- Floor/ ground surface to extend 600mm min. width at same grade in firm and level of the walkway surface, being of a different material;

6. WALKWAYS	
	(ii) Kerb in accordance with Figure 18 of AS1428.1-2009; (iii) Kerb rail + handrail in accordance with Figure 19 of AS1428.1-2009; (iv) Low wall min. 450mm height. <i>Note: The top of kerbing must not be within 75-150mm range above FFL to minimise risk of wheelchair footplate entrapment.</i>
6.5.	Curved walkways have 1500mm min. clear width. The minimum inside radius shall be in with Figure 20 of AS1428.1-2009.

7. RAMPS

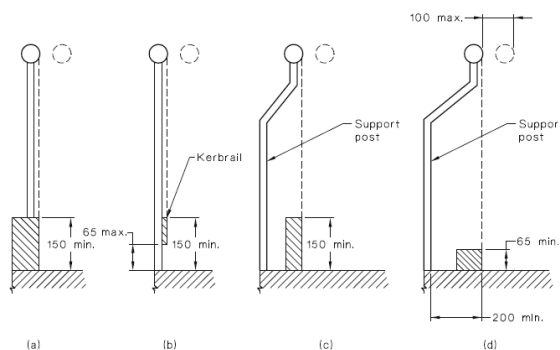
7.1.	Ensure a series of connected ramps does not exceed 3.6m vertical rise, in accordance with BCA Clause D3.11.
7.2.	A ramp shall be not steeper than 1:14 and shall be constant throughout.
7.3.	1:14 walkways shall have suitable landings at 9m maximum intervals. <i>Note: for gradients other than 1:14, the maximum interval between landings shall be confirmed with Design Confidence.</i>
7.4.	Ramp landings shall be not steeper than 1:40.
7.5.	Landings shall be: <ul style="list-style-type: none"> (i) Minimum 1200mm length where there is no change in direction; (ii) Where there is a change in direction, refer to Section 2 – Paths of Travel above; (iii) Where there is a doorway, the landing shall be capable of accommodating the required doorway circulation spaces.
7.6.	Ramps shall be set back from a transverse path of travel, being: <ul style="list-style-type: none"> (i) Minimum 900mm set back at property boundary; (ii) Minimum 400mm set back other than at property boundary. <div style="text-align: center; margin-top: 10px;">  </div>
7.7.	Handrails shall be provided on both sides of a ramp.
7.8.	Handrail extensions are required at landings in accordance with the above: <ul style="list-style-type: none"> (i) At the top and bottom landings: min. 300mm horizontal extension past the nosing; (ii) Where the inner handrail is continuous at landings, the 300mm horizontal handrail extension is not required.
7.9.	Ramps and intermediate landings shall have kerbs or kerb rails on both sides, being: <ul style="list-style-type: none"> (i) Kerbing to be between 65-75mm height above FFL, or; (ii) At least 150mm height above FFL; (iii) The top of kerbing must not be within 75-150mm range above FFL to minimise risk of wheelchair footplate entrapment. If kerbing extends within 75-150mm range between it must be continuous with no gap greater than 20mm.

7. RAMPS



Note: where a handrail is wall mounted, the wall serves as a suitable side barrier, subject to the ramp-side face of the handrail being not more than 100mm from the wall (refer to Fig. 19 (d)).

- 7.10. The kerb to be suitably located in relation to handrail (and vertical supports if provided) i.e. Internal face of kerb in line with internal face of handrail or up to 100mm max. off-set inside the ramp, compliant with AS1428.1-2009 fig. 19.



- 7.11. Provide warning tactile ground surface indicators (TGSIs) at top and bottom of ramps in accordance with AS/NZS1428.4.1:2009.
At intermediate landings, TGSIs are only required where the outer handrail is not continuous.

- 7.12. Curved ramps shall have 1500mm min. clear width with appropriate min. inside curve radius compliant with AS1428.1-2009 fig. 20.

8. STEP RAMPS

- 8.1. Where the height variation between internal and external RL's is greater than 35mm, a step ramp compliant with AS1428.1-2009 is required.
NB. A level landing is also required to enable door circulation space, compliant with AS1428.1-2009 fig. 31.
- 8.2. Ensure step ramps have 1:10 gradient, 190mm max. height and 1900mm max. length.
- 8.3. Provide suitable barriers on step ramp sides (450mm min. height wall or balustrade and kerbing), or splayed edge if there is transverse pedestrian traffic.
- 8.4. Ensure step ramps have appropriate level landings at top and bottom and at doorways, compliant with AS1428.1-2009.
- 8.5. Ensure that consecutive step ramps (i.e. when landings between step ramps/ ramps overlap) are not used, compliant with BCA Clause D3.11b.

9. KERB RAMPS

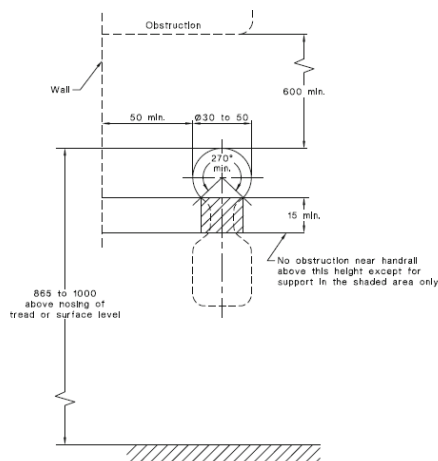
- 9.1. Ensure kerb ramps have 1:8 gradient, 190mm max. height, 1000mm min. width and 1520mm max. length, compliant with AS1428.1-2009 fig. 23 and 24.
NB. Under AS1428.4.1-2009 kerb ramps with gradients less steep than 1:8.5 are not generally detectable by people with vision impairment.

10. HANDRAILS

10.1. All stairs and ramps shall be provided in accordance with Clause 12 of AS1428.1-2009, including fire-isolated stairways and ramps.

Note: for stairs/ramps in areas afforded the concession under D3.4, handrails are only required to comply with Clause D2.17 of the BCA.

10.2. The cross section of handrail shall be circular/elliptical handrails have 30mm - 50mm diameter, with 270-degree clear arc around top of handrail (extending for 600mm min. height) compliant with Figure 29 of AS1428.1-2009.



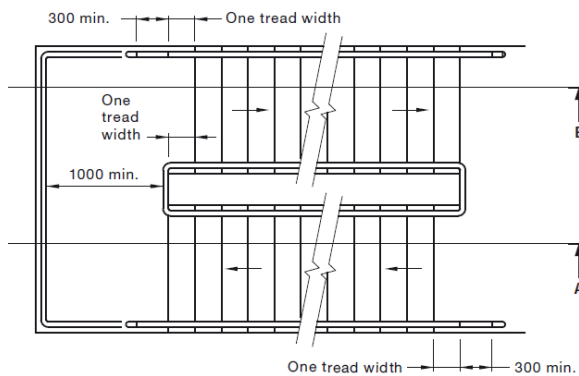
10.3. Handrails shall be installed at a consistent height between 865mm - 1000mm height above step nosing or FFL ramp surface.

NB. The specified height should allow for construction tolerance as outside of this range will be non-compliant.

10.4. Where a balustrade for fall protection is required at a height above 1m, both the balustrade and the handrails shall be provided.

10.5. Handrails shall have no vertical sections.

10.6. In order to achieve consistent height of the handrail along stairways, an offset tread is required at the bottom of the flight, as shown in Figure 28 of AS1428.1-2009.

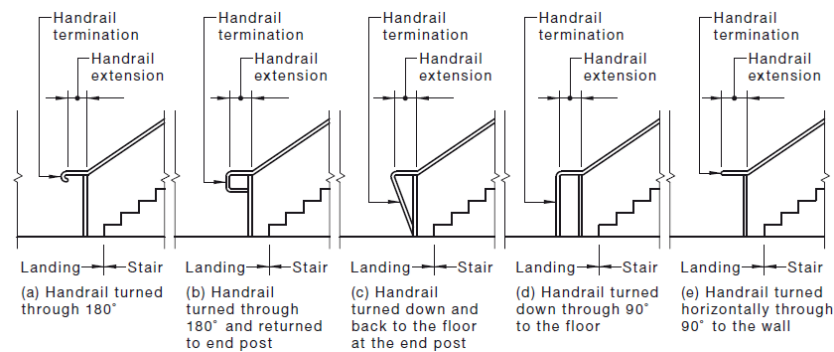


10.7. Handrails shall be installed no less than 50mm away from an adjacent side wall/ obstruction (finger clearance).

10.8. Refer to Stairs and Ramps sections for the requirements relating to handrail extensions.

10.9. Handrail ends shall be turned through a total of 180° OR to the ground OR returned fully to the end post/wall face. Suitable handrail ends are shown in Figure 26 (C) of AS1428.1-2009.

10. HANDRAILS



Note: fire-isolated stairs and ramps are not required to be provided with handrail extensions at landings, however handrail ends shall be in accordance with Figure 26 (C) of AS1428.1-2009 as shown above.

10.10. The inner handrail shall always be continuous at landings.

11. ACCESSIBLE PARKING

11.1. Minimum required dimensions:

- (i) Dedicated parking space shall be 2400mm W x 5400mm L (minimum);
- (ii) A shared area shall be provided to one side of the dedicated parking space, being 2400mm W x 5400mm L (minimum);
- (iii) A shared area shall be provided at one end of the parking space, being 2400mm W x 2400mm L.

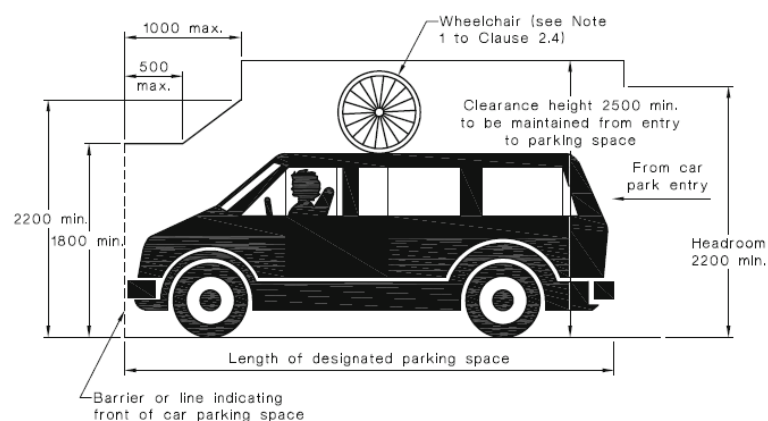
11.2. The ground surface shall be firm, plane, slip resistant and traversable by people with disabilities (hence surfaces such as loose gravel and grass are not acceptable).

11.3. Accessible parking spaces and shared areas shall at the same grade and the ground surface shall be not steeper than 1:40 (1:33 for external bitumen surfaces is acceptable).

11.4. Vertical clearance leading to the accessible parking spaces shall be not less than 2200mm.

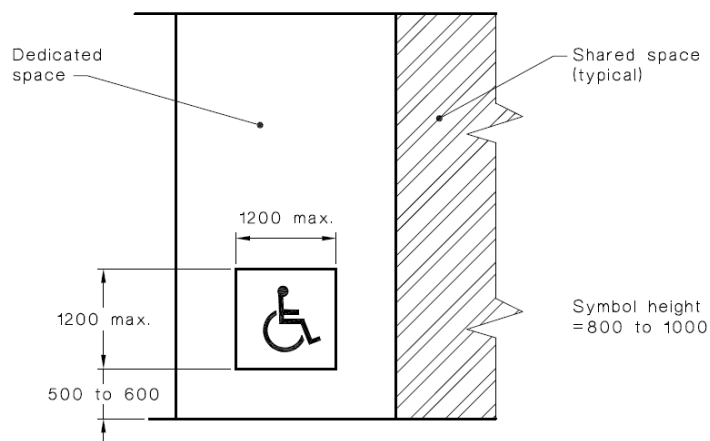
11.5. Vertical clearance at the accessible parking spaces and associated shared areas shall be not less than 2500mm.

Note: reduced headroom may be permitted in accordance with Figure 2.7 of AS/NZS2890.6:2009.



11.6. An accessible parking space shall be provided with pavement markings for identification, being the white symbol of access inside a blue rectangle with dimensions in accordance with Figure 3.1 of AS/NZS2890.6:2009.

11. ACCESSIBLE PARKING



- (i) Line markings shall be yellow, have a slip resistance surface and shall not be raised;
- (ii) The parking spaces and shared areas shall be outlined on all sides with an unbroken line 80-100mm wide, except where delineated by a kerb, barrier or wall;
- (iii) The shared areas shall be marked with diagonal stripes at an angle $45\pm 10^\circ$ to the side of the space. The diagonal stripes shall be 150-200mm wide and spaced 200-300mm;
- (iv) No shared area markings shall be placed in trafficked areas (this is generally applicable to the 2400x2400mm shared area).

Note: the requirement for space identification is not applicable where:

- a. A total of not more than 5 parking spaces is provided;
- b. An accessible parking space is privately owned parking space for people with disabilities associated with a single residence and intended primarily for use by the occupants of that residence (i.e. adaptable units).

11.7. A bollard shall be provided within the shared area located in accordance with Figure 2.3 of AS/NZS2890.6:2009.

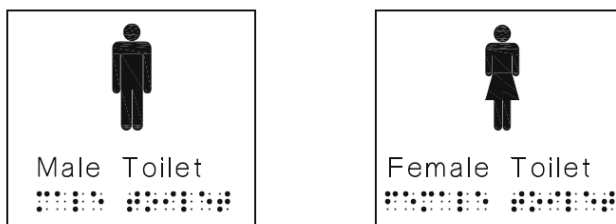
11.8. Residential accessible parking spaces are subject to the requirements of AS4299-1995.
Note: a parking space 3800mm W x 5400mm L is generally suitable for adaptable units.

12. SIGNAGE

- 12.1. Braille and tactile signage will be required to:
- (i) Identify each sanitary facility, including an accessible sanitary facility and a sanitary compartment suitable for people with ambulant disabilities;
 - (ii) Identify each space provided with hearing augmentation;
 - (iii) Within each space provided with hearing augmentation;
 - (iv) Identify each door required by BCA Clause E4.5 to be provided with an exit sign;
 - (v) Identify a sanitary compartment suitable for people with ambulant disabilities;
 - (vi) At entry doors to airlocks containing either accessible and/or ambulant WCs, identifying each facility provided within.
- 12.2. Braille and tactile directional signage will be required at:
- (i) A non-accessible pedestrian entrance to direct a person to the nearest accessible entrance;
 - (ii) A sanitary bank which is not provided with an accessible sanitary facility to direct a person to the nearest accessible sanitary facility.
- 12.3. Signage required to comply with Clause D3.6 of the BCA shall be in accordance with BCA Spec. D3.6 and Clause 8 of AS1428.1-2009.
- 12.4. Per BCA 2019, signage complying with Clause 3 and 6 of Specification D3.6 shall be provided to identify the latch-operation device (manual controls for power-operated doors).
- 12.5. At standard sanitary facilities, the signage shall include:
- (i) Minimum required message: "Male Toilet" or "Female Toilet", as applicable;

12. SIGNAGE

- (ii) Raised & visual versions of the male and female symbols;
- (iii) Braille that fully describes the information displayed by symbols and text.



- 12.6. At an accessible sanitary facility, the signage shall include:
- (i) Minimum required message: "Unisex Toilet RH" or "Unisex Toilet LH" (as applicable)
 - (ii) Information if the toilet pan is suitable for RH or LH transfer;
 - (iii) Raised & visual versions of the international symbol of access;
 - (iv) Raised & visual versions of the male and female symbols;
 - (v) Braille that fully describes the information displayed by symbols and text.



- 12.7. At an ambulant sanitary compartment, the signage shall include:
- (i) Minimum required message: "Ambulant Male Toilet" or "Ambulant Female Toilet", as applicable;
 - (ii) Raised & visual versions of the male and female ambulant symbols;
 - (iii) Braille that fully describes the information displayed by symbols and text.



- 12.8. At exits, the signage shall include:
- (i) The word "Exit"; and
 - (ii) The word "Level" and the floor level number OR a floor level descriptor OR a combination of both the number and the descriptor;
 - (iii) Braille that fully describes the information display by text.

- 12.9. At the door to rooms/spaces provided with hearing augmentation, the signage shall include raised & visual versions of the international symbol of deafness.

- 12.10. Within the room/spaces provided with hearing augmentation, the signage shall include:
- (i) The type of hearing augmentation;
 - (ii) The area covered within the room;
 - (iii) If receivers are being used & where they can be obtained.

- 12.11. Directional signage shall include:
- (i) A wayfinding arrow that indicates the location of the subject accessible facility (being an accessible toilet or accessible entry);
 - (ii) Raised & visual versions of the international symbol of access;

12. SIGNAGE

- (iii) Raised text that describes the subject accessible facility;
- (iv) If the accessible path of travel to the subject accessible facility is on a different level, include a symbol to denote travel via lift (if applicable).



- 12.12. Location of signage:
- (i) Braille and tactile components shall be at a height of 1200-1600mm above FFL; and
 - (ii) On the wall on the latch-side of the door, leading edge of the sign 50-300mm from the architrave, except at ambulant sanitary facilities;
 - (iii) Where b. is not possible, signage shall be on the door itself; and
 - (iv) At ambulant sanitary facilities, the signage shall be placed on the door.
- 12.13. Minimum 30% luminance contrast between the wall/door to the backplate of the sign and between the backplate and the symbols, tactile and braille contained in the sign.

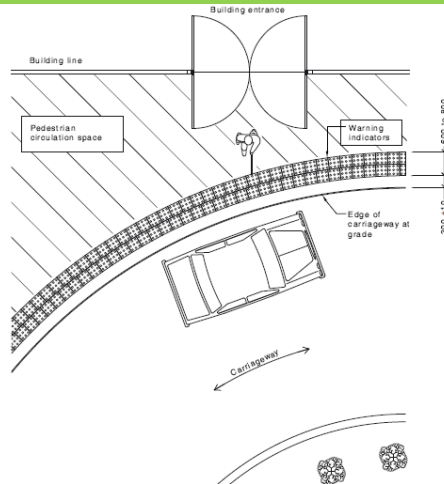
13. HEARING AUGMENTATION

- 13.1. Provide hearing augmentation in the following areas if an inbuilt amplification system is installed (except one used for emergency warning systems only):
- (i) Rooms in Class 9 buildings;
 - (ii) Auditoriums, conference and meeting rooms, judicatory, and;
 - (iii) Service counters screened to the public (e.g. reception, ticket/teller booths).
- 13.2. Hearing loops are required to at least 80% of floor area with inbuilt amplification system.
- 13.3. For Class 9b buildings, any screen or scoreboard that can display public announcements, to be capable of supplementing the public address system (excluding emergency warning only).

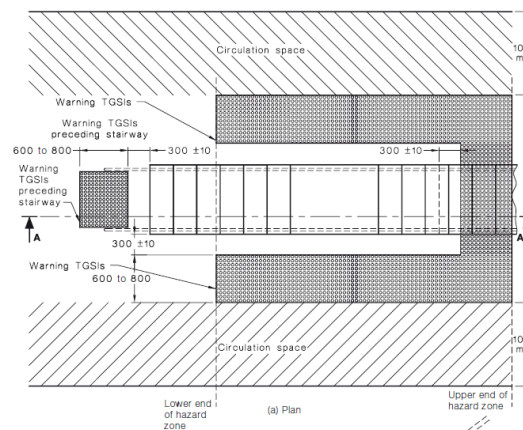
14. TACTILE GROUND SURFACE INDICATORS (TGSIs)

- 14.1. Ensure that TGSIs are slip-resistant and achieve minimum luminance contrast against background surface in accordance with the following:
- (i) Integrated TGSIs (i.e. tiles) require 30% min. luminance contrast.
 - (ii) Discrete TGSIs (i.e. buttons) require 45% min. luminance contrast.
 - (iii) Composite TGSIs with 2 materials/colours requires 60% min. luminance contrast.
- 14.2. Ensure that warning TGSIs extend across the full width of the path of travel and commence 300mm from the edge of stairs, ramps etc.
- Note 1: tactile indicators are **not** required where the gradient is not steeper than 1:20 (walkways) or at step ramps and kerb ramps.*
- Note 2: tactile indicators are **not** required at fire-isolated stairs and ramps.*
- Note 3: tactile indicators **are** required at external (non-fire-isolated) egress stairs and ramps.*
- 14.3. Ensure that warning TGSIs have between 600mm - 800mm depth at open areas, or at landings >3m length and/or when handrail is discontinuous.
- 14.4. Ensure that warning TGSIs have between 300mm - 400mm depth at enclosed landings (<3m) when external handrail is discontinuous.
- 14.5. Where a pedestrian pathway and vehicular way are at the same level (i.e. no kerb provided), warning tactile indicators shall be provided.

14. TACTILE GROUND SURFACE INDICATORS (TGSIs)



- 14.6. TGSIs may be provided in lieu of a barrier to the underside of stairs where the headroom is less than 2 meters.



15. SWIMMING POOLS

- 15.1. Access is required to and into swimming pools with a total perimeter greater than 40m, associated with a Class 1b, 2, 3, 5, 6, 7, 8, or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.

Accessible entry/exit in accordance with Part D5 of the BCA is required.

- 15.2. An accessible entry/exit must be by means of:
- a fixed or movable ramp and an aquatic wheelchair; or
 - a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or
 - a platform swimming pool lift and an aquatic wheelchair; or
 - a sling-style swimming pool lift.

- 15.3. Where a swimming pool has a perimeter of more than 70 m in length, at least one accessible water entry/exit must be provided by a means specified above (16.2) (a), (b) or (c).

- 15.4. Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1-2009.

16. PASSENGER LIFTS

- 16.1. All passenger lifts are required to be of a type in accordance with BCA Table E3.6a, have accessible features in accordance with BCA Table E3.6b and shall not rely on a constant pressure device for operation if the lift car is fully enclosed.

- 16.2. Passenger lifts travelling more than 12m require 1400mm W x 1600mm L min. dimensions.
Note: a concession is available for existing lifts in existing building, subject to the requirements of the Disability (Access to Premises – Buildings) Standards 2010.

16. PASSENGER LIFTS	
16.3.	Passenger lifts travelling less than 12m (except stair platform lifts) require 1100mm W x 1400mm L min. dimensions.
16.4.	Stairway platform lifts (previous AS1735.7) require 810mm W x 1200mm L min. dimensions, compliant with BCA Part E3.6. Note: the use of stairway platform lifts is subject to a case-by-case assessment.
16.5.	Low-rise platform lifts (previous AS1735.14), require 1100mm W x 1400mm L min. dimensions compliant with BCA Part E3.6 and must not travel more than 1000mm height variation.
16.6.	Low rise, low speed constant pressure lifts, unenclosed type (previous AS1735.15), require 1100mm W x 1400mm L min. dimensions compliant with BCA Part E3.6 and must not travel more than 2m. They cannot be used high traffic public areas.
16.7.	Low rise, low speed constant pressure lifts, enclosed type (previous AS1735.15), require 1100mm x 1400mm min. dimensions compliant with BCA Part E3.6 and must not travel more than 4m. They cannot be used high traffic public areas.
16.8.	Any low-rise lifts (previous part AS1735.14 or 15) that require constant pressure to be applied to the lift control buttons to either call and/or operate the lift (i.e. Press and Hold) are to include signage to explain operations of use.
16.9.	Small size low-speed automatic lifts (previous AS1735.16), require 1100mm W x 1400mm L min. dimensions and must not travel more than 12m.
16.10.	Ensure all passenger lifts (except stair platform lifts) have 900mm min. clear door opening, compliant with AS1735.12.
16.11.	Ensure all Low-rise platform and Low rise, low speed constant pressure lifts with manual door opening (previous AS1735.14, 15 and 16) have suitable door circulation areas compliant with AS1428.1.
16.12.	Ensure the centre line of standard lift call buttons in all lift lobbies are located at height of 900-1200mm and at least 500mm distance from an internal corner to be accessible to people using wheelchairs, compliant with AS1735.12.
16.13.	Ensure all passenger lifts (except stair platform and low-rise platform lifts) include an internal lift control panel with centre line of control buttons located at a height no less than 700mm and no greater than 1250mm above FFL. The components of the floor level buttons shall possess Braille, raised tactile symbols and numbers, visual and auditory indicators, compliant with AS1735.12. <i>Advisory note: horizontal lift control panels are preferred over vertical panels for ease of reach as they generally can be positioned with control buttons within 900-1100mm FFL which is the preferred range for most wheelchair users.</i>
16.14.	Ensure all passenger lifts (except stair platform and low-rise platform lifts) include 2 x lift control panels when the width/length dimension is less than 1400mm.
16.15.	Ensure all passenger lifts (except stair platform and low-rise platform lifts) include an internal handrail installed at a height 850-950mm. The handrail ends shall be no more than 500mm away from any operating device or button.
16.16.	Ensure all passenger lifts (except stair platform lifts) include emergency hands free communication, including a button to alert call centre of a problem and a signal light to confirm that call has been received.
16.17.	Ensure all lifts serving more than 2 levels provides automatic audible information within the lift car to identify each level the lift stops.
16.18.	Ensure all lifts serving more than 2 levels provides appropriate visual and audible arrival signals of the lift car in all lift lobbies.
16.19.	Ensure all lifts serving more than 2 levels provides appropriate audible range and frequency, (between 20-80dbA at maximum frequency of 1500 Hz).
16.20.	The lighting in all enclosed lift cars must be at least 100 lux.
16.21.	All visible information to provide 30% min. luminance contrast to background surface.

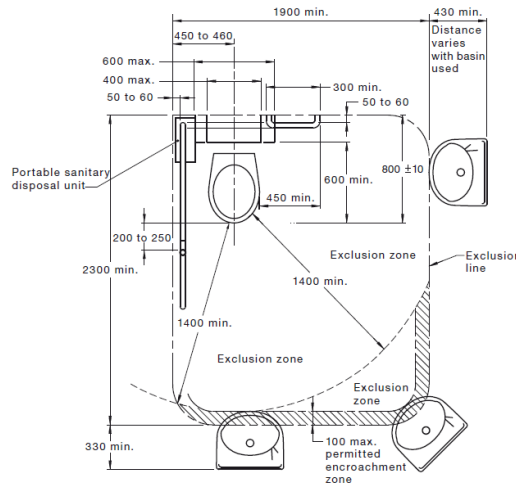
17. ACCESSIBLE SANITARY FACILITIES	
17.1.	Provide 1 unisex accessible toilet at each bank of male/female toilets on each storey compliant with BCA Table F2.4a.

17. ACCESSIBLE SANITARY FACILITIES

NB. Where more than 1 toilet bank on each storey provide an accessible facility at 50% of banks.

17.2. Ensure a balance of left- and right-handed WC pans within the building.

17.3. Circulation space associated with the toilet pan min. 1900mm W x 2300mm L. The washbasin is permitted to encroach a max. 100mm within the WC circulation space in accordance with Figure 43 of AS1428.1-2009.



17.4. The required circulation spaces associated with toilet pan, washbasin, shower and door are allowed to overlap.

17.5. The washbasin is permitted to encroach into the doorway circulation space, however a min. 300mm is required between the door swing (for a hinged door) and the washbasin. Other fixtures such as toilet pan and shower seat are not allowed within the door circulation.

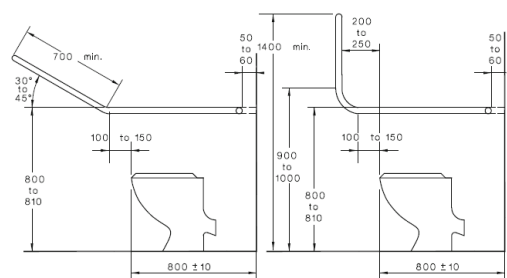
17.6. The centreline of the accessible toilet pan shall be 450-460mm from side wall.

17.7. Toilet projection from the back wall to the front of the toilet seat shall be 800mm ± 10mm.
Note: This is a critical dimension.

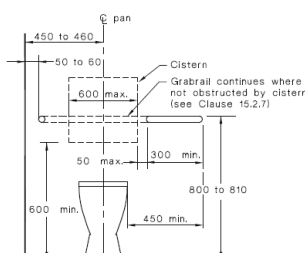
17.8. The height to top of the toilet seat shall be 460-480mm above FFL.

17.9. The toilet seat shall achieve 30% luminance contrast against background (e.g. pan, wall or floor surface).

17.10. Provide grabrails on wall of toilet at a height of between 800-810mm (to top of grabrail) above FFL.



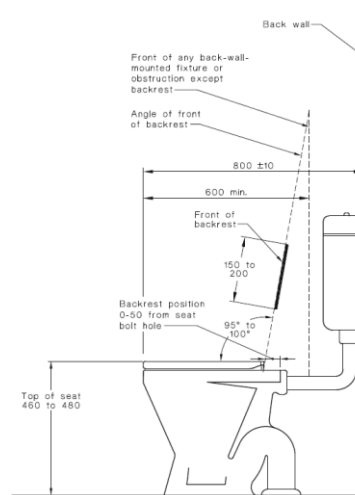
(a) Side view showing optional systems for grabrail at sides of pan



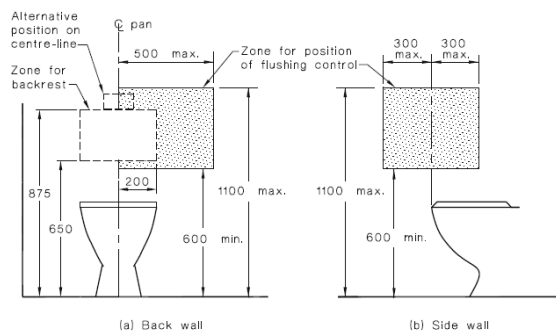
Note: If concealed cistern used, WC grab-rails are to be continuous across side and rear walls. If exposed cistern used, rear grabrail to commence 50mm max. from cistern edge.

17. ACCESSIBLE SANITARY FACILITIES

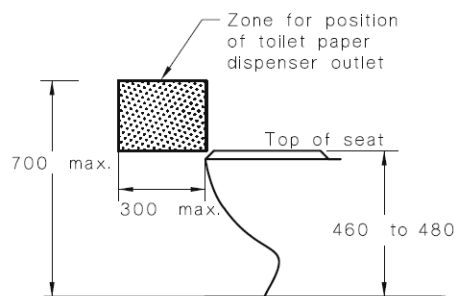
- 17.11. Provide angled toilet backrest (350-400mm W x 150-200mm H) installed between 120-150mm height from top of pan seat and 50mm max. distance from seat bolt hole.
NB. No toilet lid to be provided as this impedes use of back rest.



- 17.12. Flushing controls shall be located in accordance with Figure 40 of AS1428.1-2009.

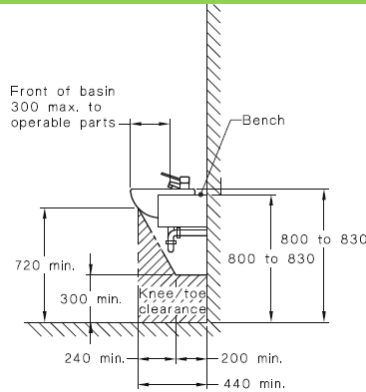


- 17.13. Toilet roll holder to be installed on adjacent wall to toilet at 600mm centre-line height from FFL within 300mm max. length from front of pan and no closer than 50mm to grabrail.

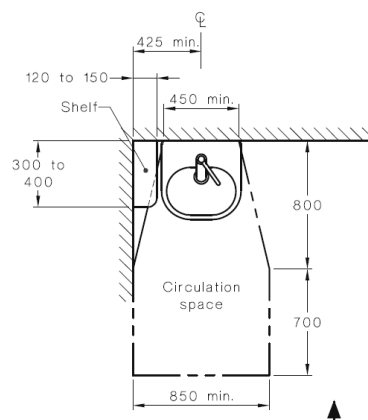


- 17.14. The centreline of the basin shall be min. 425mm from side wall.
- 17.15. The height of the basin shall be 800-830mm from FFL with lever action taps and insulation of water pipes.
- 17.16. Provide basin with a 430mm min. depth projection (from back wall to front of the basin) and suitable wheelchair knee/toe height clearance, compliant with Figure 44 of AS1428.1-2009. Knee/toe clearance shall be clear of water supply and/or sewage pipes.

17. ACCESSIBLE SANITARY FACILITIES



17.17. Washbasin shall have min. 450mm width and circulation space in accordance with Figure 44 of AS1428.1-2009.



17.18. 300mm max. distance from the front of the basin to the operable part of taps.
Note: operable parts of taps shall be understood as the tap handle (for its full arc of operation) OR the position where a sensor is reliably activated AND the water spout.

17.19. Provide separate fixed shelf (120mm - 150mm W x 300mm - 400mm L) next to wash basin, installed at 900mm - 1100mm above FFL.
 Shelf space may also be provided as a vanity top, min. 120mm W x 300mm L.

17.20. Provision of soap dispenser, hand drier or paper towel dispenser shall be installed at a height of 900-1100mm to the operative component.
Note: it is recommended that soap dispenser and hand dryer/paper towel dispenser are within reach from the washbasin (for example, that would allow for a wheelchair user not to need to move away from washbasin to dry hands).

17.21. Provide mirror above washbasin, with base installed at 900mm max. above FFL and extending to a height not less than 1850mm. The width of the mirror shall be min. 350mm.

17.22. 1 x clothes hanging device to be installed between 1200-1350mm from FFL and at least 500mm from an internal corner.

17.23. Door shall include an in-use indicator and a bolt/catch that can be opened from outside in an emergency. If snib turn is used, the handle shall be 45mm min from centre.

17.24. A baby change table (if provided) cannot impede into required circulation spaces (when folded up). The top of table to be installed at 820mm height with 720mm min. under bench clearance above FFL.

17.25. Light switches to be installed 900-1100mm above FFL and 500mm min. from internal corner.

17.26. GPO's to be installed 600-1100mm above FFL and 500mm min. from internal corner.

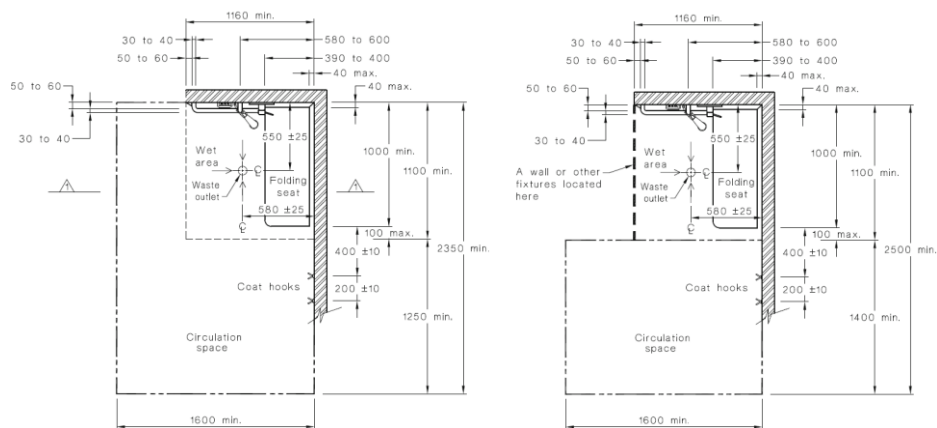
17.27. Rocker action/toggle type switches at least 30mm x 30mm dimensions are required to assist people with dexterity impairment.

17.28. Accessible shower shall be hobless/step-free.

17.29. Minimum dimensions of the shower recess 1100mm (side wall) x 1160mm (back wall).

17.30. The circulation space associated with the shower shall be in accordance with Figure 47 of AS1428.1-2009.

17. ACCESSIBLE SANITARY FACILITIES

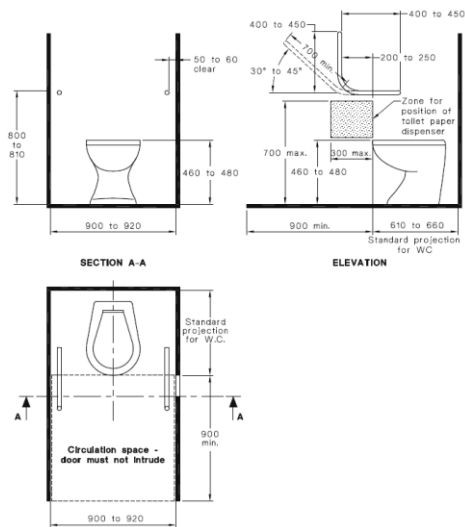


- 17.31. All accessible showers have shower rail/curtain installed.
Note: if shower screens are proposed, it shall be clear of the minimum circulation space (min. 1600 x 2350mm). Moreover, the shower door shall be in accordance with Clause 13 of AS1428.1-2009.
- 17.32. The height to the top of shower seat shall be 470-480mm above FFL.
- 17.33. Provide a horizontal grab rail (660mm min), to be placed beneath the vertical shower support rail, between 390-400mm from side wall (leading edge of grabrail aligned with end of shower seat), installed 800-810mm height from FFL.
- 17.34. Provide vertical shower support rail to start between 1000-1100mm from FFL. The top of the shower support rail to finish between 1880-1900mm FFL. The rail to be placed between 580-600mm from the side wall.
- 17.35. Ensure the shower taps and soap holders to be placed between 900mm - 1100mm from FFL. The shower taps and soap holders shall be 300-800mm from side wall and there shall be 50mm clear from the vertical support grabrail.
- 17.36. Hand-held shower head required, with flexible hose min. 1500mm in length.
- 17.37. The height of the hose wall outlet to be 700±5mm height above FFL to ensure suitable hose length when showering. A suitable back-flow prevention device shall be provided.
- 17.38. Provide 2 x clothes hanging devices required outside the shower recess. First hook shall be 400mm from the edge of the toilet seat and the second hook shall be 600mm from the edge of the seat, installed between 1200-1350mm from FFL.

18. AMBULANT SANITARY FACILITIES

- 18.1. Ambulant facilities for males and females shall be provided at each bank of toilets where there are one or more toilets in addition to an accessible WC.
- 18.2. Minimum 900mm x 900mm circulation area shall be provided between successive door swings in airlocks/vestibules on path of travel leading to ambulant toilets.
- 18.3. Minimum 900mm x 900mm circulation area shall be provided outside the ambulant cubicles.
- 18.4. The cubicle shall be between 900mm - 920mm clear width with WC pan centred (i.e. 450-460mm set out).
- 18.5. The cubicle door shall have a min. 700mm clear opening width.
- 18.6. 900mm x 900mm clear area shall be provided in front of WC pan and clear of door swing.
- 18.7. Projection of WC (distance from back wall to the front of the seat) shall be 610-660mm.
- 18.8. Height to top of pan seat shall be 460-480mm above FFL.
- 18.9. Ambulant cubicle door shall be provided with in-use indicator and bolt/catch that is able to be opened from outside (in emergency). If snib catch used, the handle shall be 45mm min. length from centre.
- 18.10. Grabrails provided on both sides of cubicle at 800mm - 810mm height (to top of grabrail) from FFL.
 Refer to Figure 53 (A) of AS1428.1-2009 for further guidance.

18. AMBULANT SANITARY FACILITIES



18.11. Toilet roll holder to be placed at 700mm max. height from FFL and 300mm max. distance from front of pan on adjacent wall, no closer than 50mm to grabrails.

18.12. Clothes hook to be installed between 1350mm - 1500mm from FFL.

19. GRABRAILS

19.1. Grabrails shall have 30-40mm outside diameter.

19.2. Grabrails shall be installed 800-810mm height to the top of grabrail.

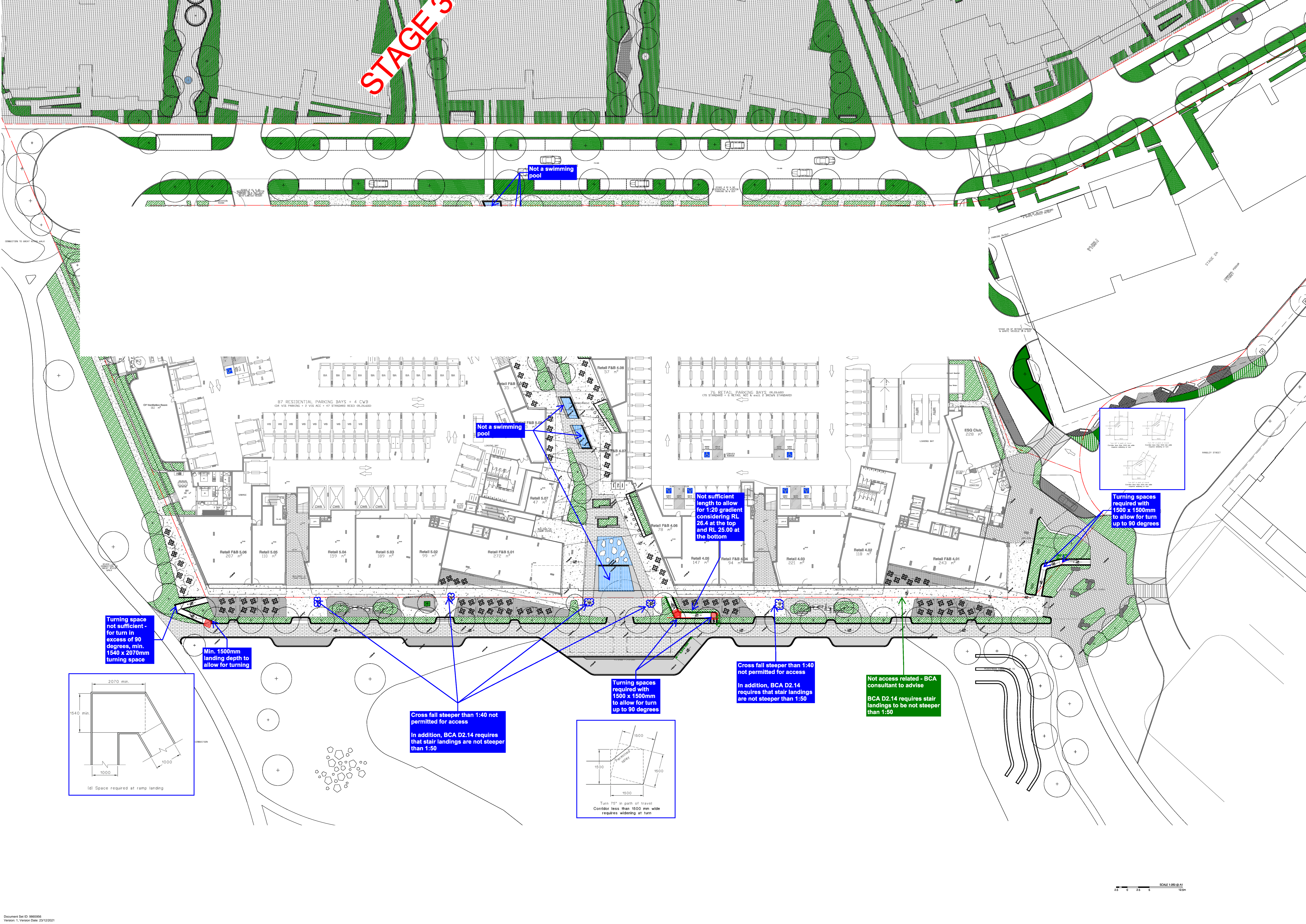
19.3. Grabrails shall be able to withstand a force of 1100N applied at any position and in any direction.

19.4. The clearance between the face of the grabrail and the wall shall be 50-60mm (finger/knuckle clearance).

19.5. 270-degree clear arc around top of handrail required (extending for 600mm min. height above the grabrails).

APPENDIX 3 – Drawing Mark-ups

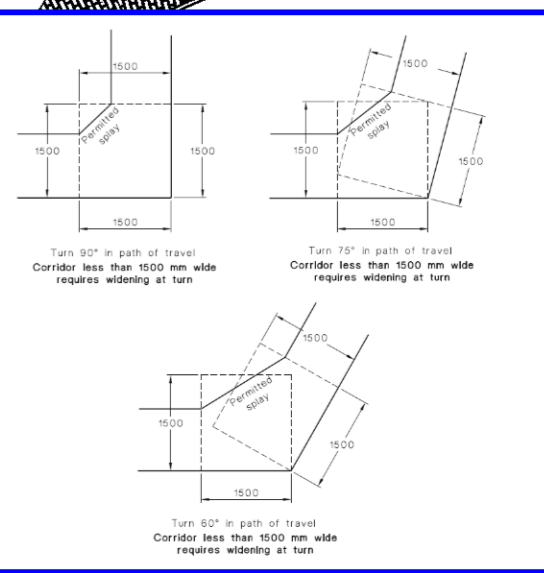
STAGE 3



Not a swimming pool

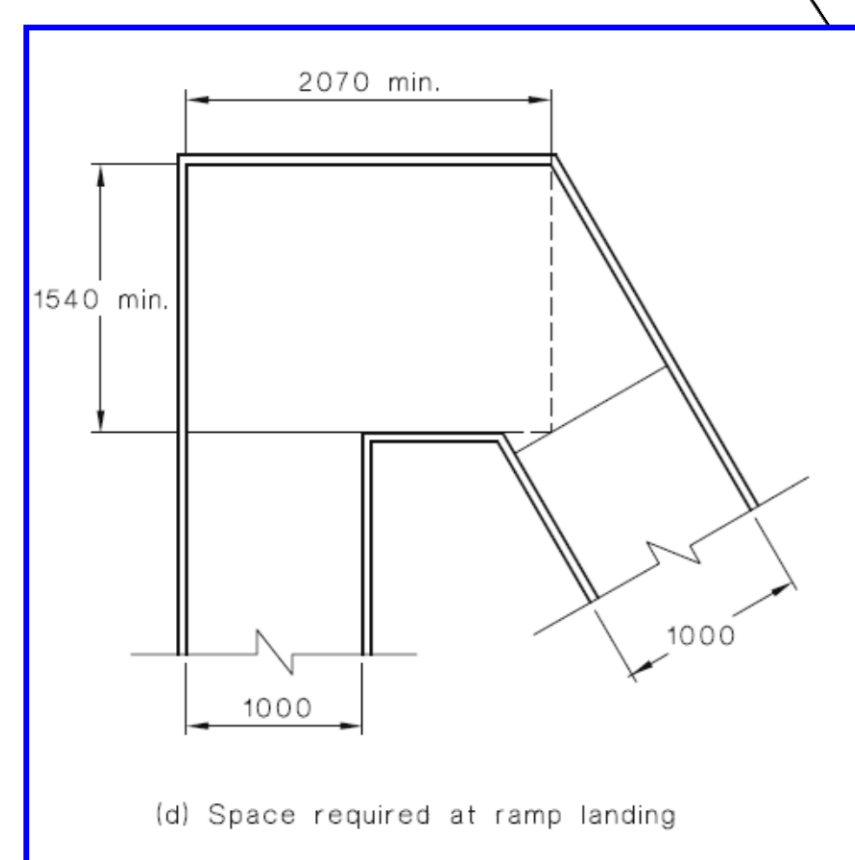
Not a swimming pool

Not sufficient length to allow for 1:20 gradient considering RL 26.4 at the top and RL 25.00 at the bottom



Turning spaces required with 1500 x 1500mm to allow for turn up to 90 degrees

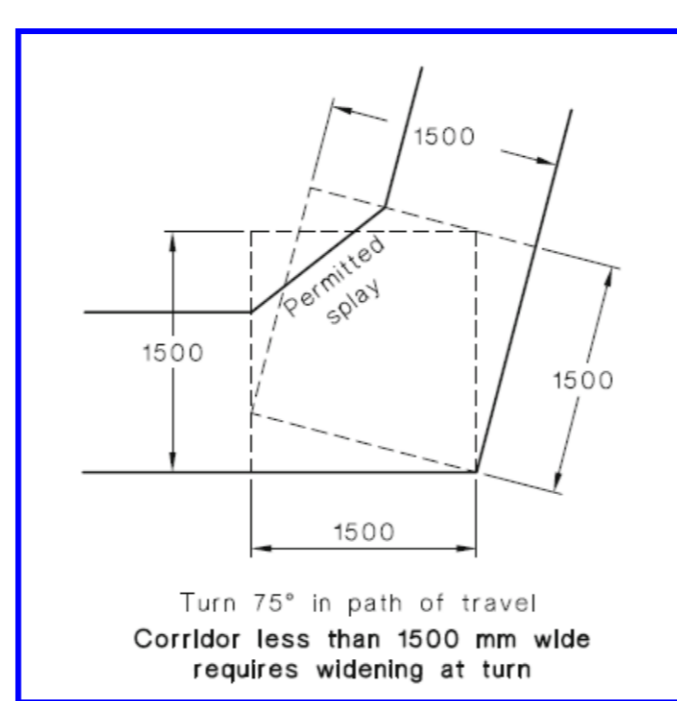
Turning space not sufficient - for turn in excess of 90 degrees, min. 1540 x 2070mm turning space



Min. 1500mm landing depth to allow for turning

Cross fall steeper than 1:40 not permitted for access
In addition, BCA D2.14 requires that stair landings are not steeper than 1:50

Turning spaces required with 1500 x 1500mm to allow for turn up to 90 degrees

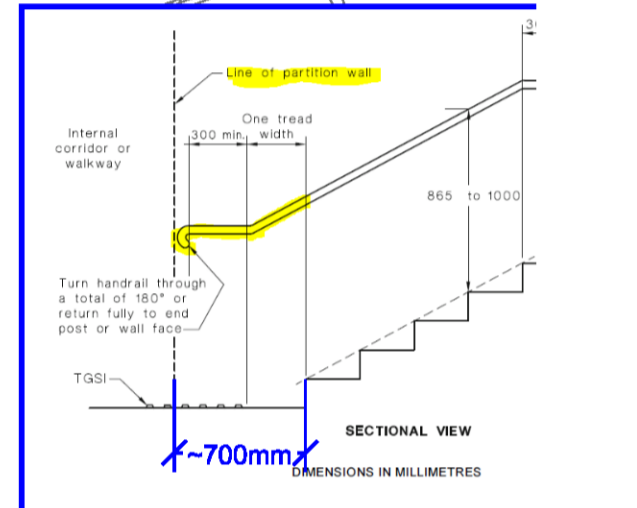


Cross fall steeper than 1:40 not permitted for access
In addition, BCA D2.14 requires that stair landings are not steeper than 1:50

Not access related - BCA consultant to advise
BCA D2.14 requires stair landings to be not steeper than 1:50

ESQ_STAGE 4 PODIUM_LANDSCAPE PLAN

Increase set back such handrail extensions will not protrude into the transverse corridor (~700mm set back required)

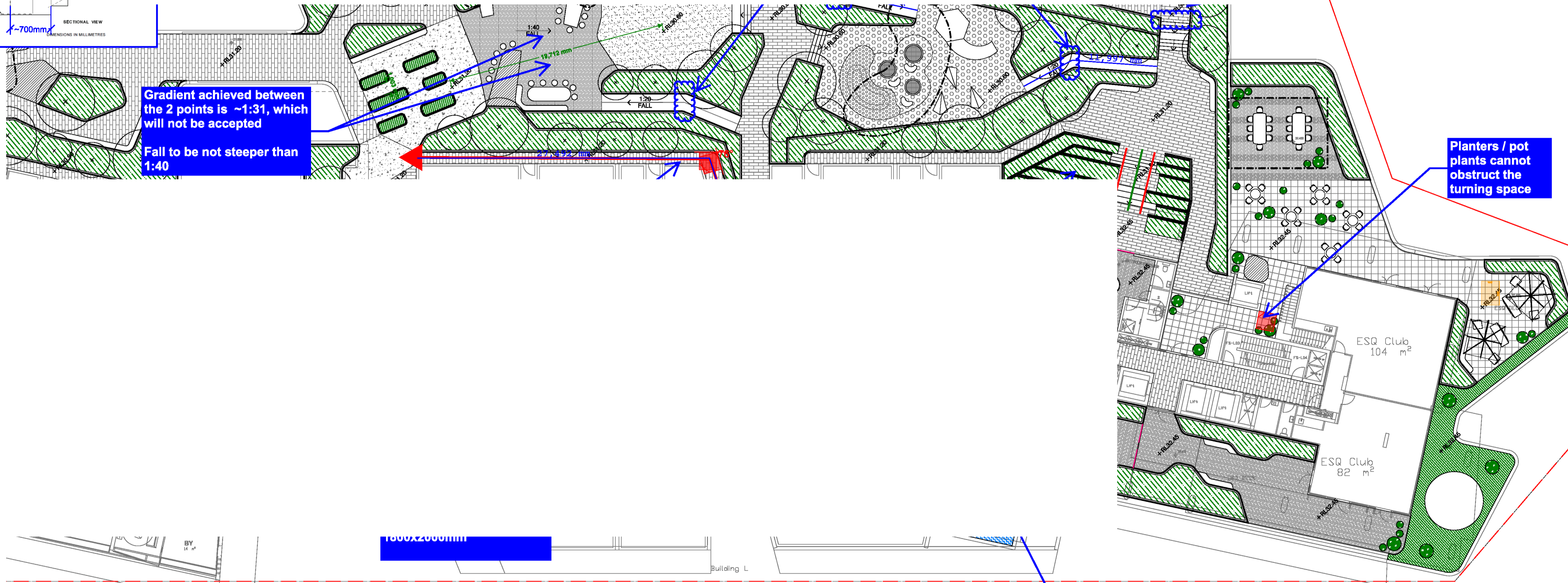


Increase set back such that handrail extensions will not protrude into the transverse corridor (~700mm set back required)

Gradient achieved between the 2 points is ~1:31, which will not be accepted

Fall to be not steeper than 1:40

Planters / pot plants cannot obstruct the turning space



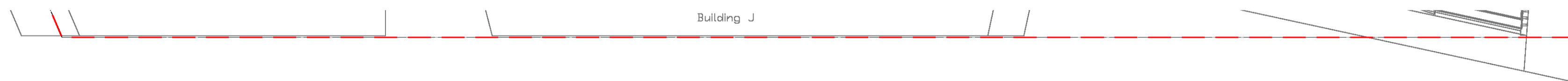
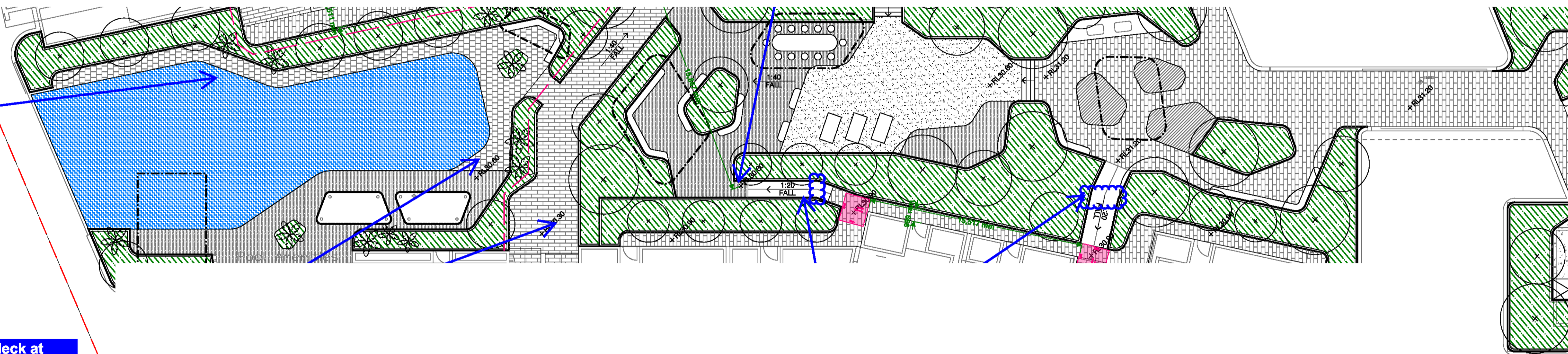
Perimeter of the pool is over 40m, hence a means of accessible entry into the water is required

Refer BCA Clause D3.10 and BCA Spec D3.10

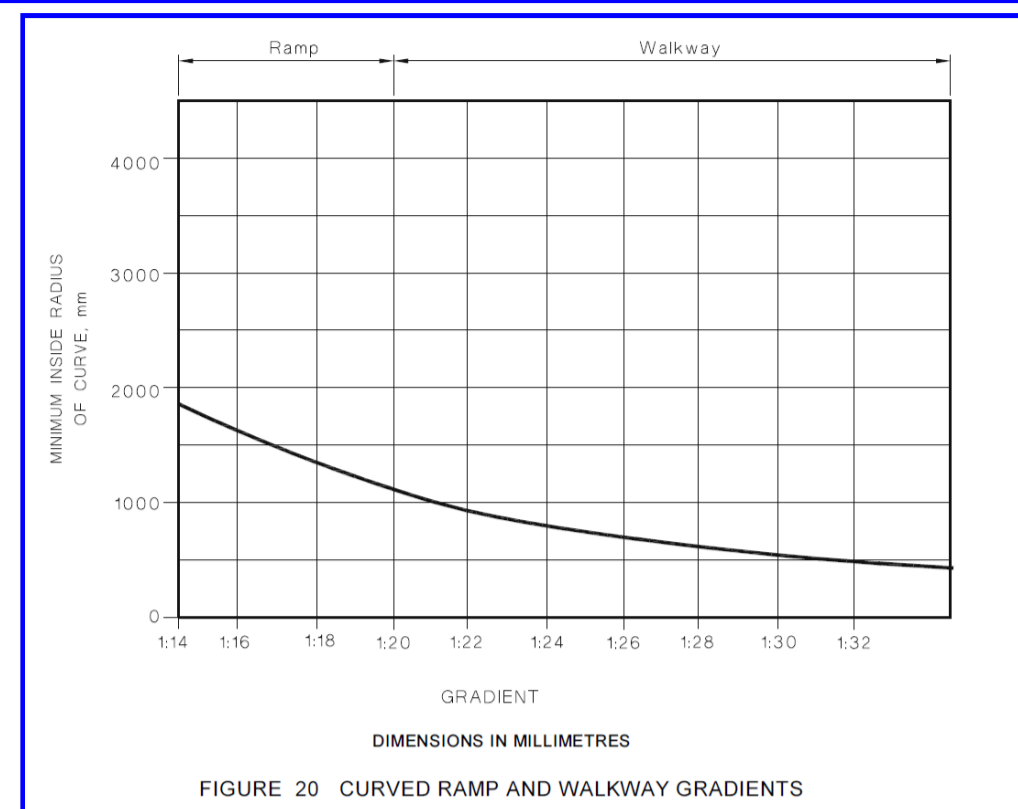
ESQ_STAGE 5 PODIUM_LANDSCAPE PLAN

Perimeter of the pool is over 40m, hence a means of accessible entry into the water is required
Refer BCA Clause D3.10 and BCA Spec D3.10

Pool deck at 30.60 - 300mm rise to path → How is this going to be addressed?



All curved walkways - radius of the curve is required to comply with Figure 20 of AS1428.1-2009



Dimension D	Dimension L	Dimension W _H	Dimension W _L
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

(g) Either side approach, door opens towards user

What are the rectangles used for? Veggie garden for residents?
If YES - clear width min. 1m & increase turning spaces to 1500x1500mm between the planters

Min. 7m length required to achieve 1:20 gradient (current gradient is ~1:17, hence a ramp)

Slightly amend position of the gate to allow for required door circulation (900mm latch-side required)

Perimeter of the pool is over 40m, hence a means of accessible entry into the water is required
Refer BCA Clause D3.10 and BCA Spec D3.10

Sharp change of direction not permitted - a landing is required where there is a change of direction
Suggestion - Transition to be provided as a curved walkway with radius per fig. 20 of AS1428

NOTES
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE SCHEDULES AND TECHNICAL SPECIFICATION AND OTHER CONSULTANT DRAWINGS. CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. INFORM OCULUS OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.
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SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATELY ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT WORK.

At 1:20, max. 15m length permitted
If length over 15m, a mid-landing is required

Offset tread required at the bottom of the tread

Landing length not sufficient for the circulation space at the gate
Flat landing shall be sufficient to accommodate circulation space per Fig. 31(g) of AS1428, shown above

Gradient between the 2 points slightly steeper than 1:40 (~1:38)
Ensure not steeper than 1:40 is achieved - 1:40 is critical

Note - step free transition required at the threshold
Section drawings show RL 47.700 (drawings DA-310-101)

Circulation space at the gate not achieved
Flat landing is required at the base of the walkway and shall be sufficient to accommodate circulation space per Fig. 31(d) of AS1428

Ensure 8000mm length along centreline for gradient of 1:20

What is the purpose of the raised areas? Booth seating?
There are 2 risers, hence it is a stairway and it triggers all requirements for handrail extensions and tactile indicators.

Not access, however note BCA D2.13 non-compliance - 3 risers to address 600mm height, hence riser height = 200mm
BCA D2.13 requires max. 190mm
BCA consultant to advise

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123 MULGOA RD, PENRITH
ARCHITECT: **TURNER STUDIO**
7/1 OXFORD ST, DARLINGHURST

Handrail extensions (shown by red lines) would obstruct the main seating area
Suggested to be re-designed to be flat OR single step (BCA consultant to advise on single steps)

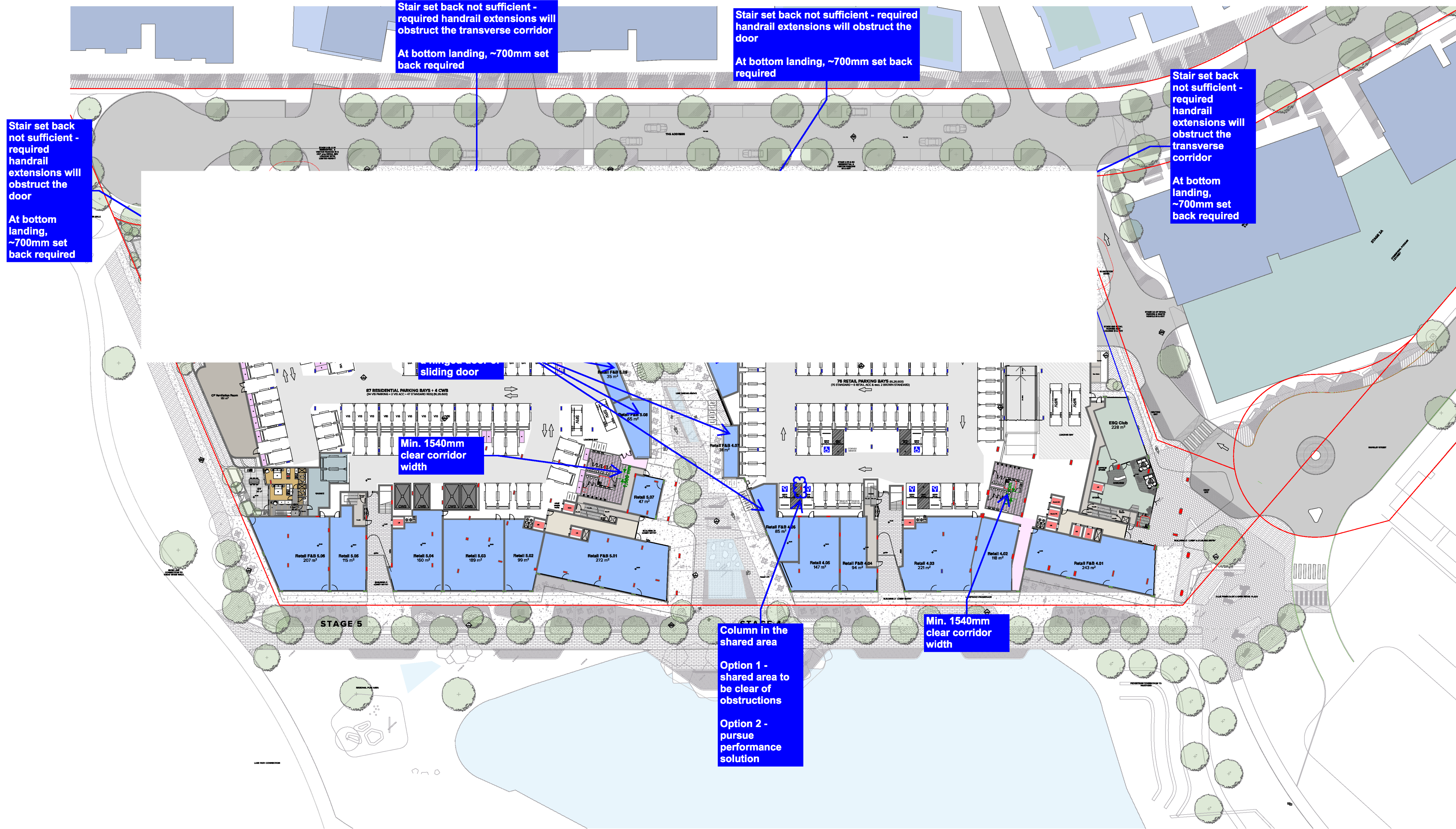
Not a swimming pool

Not a swimming pool

Required handrail extensions obstruct top and bottom landings
Provide suitable set back (min. 700mm at the bottom and min. 400mm at the top)

Curved walkways min. 1500mm width required

STATUS CONCEPT FOR APPROVAL	DRAWING LEVEL 6 CHAMPIONS LOUNGE
DRAWING SCALE SCALE 1:100 @ A1	NORTH POINT
PROJECT No S15-051	SHEET SIZE A1
DRAWING No	ISSUE



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Project Title
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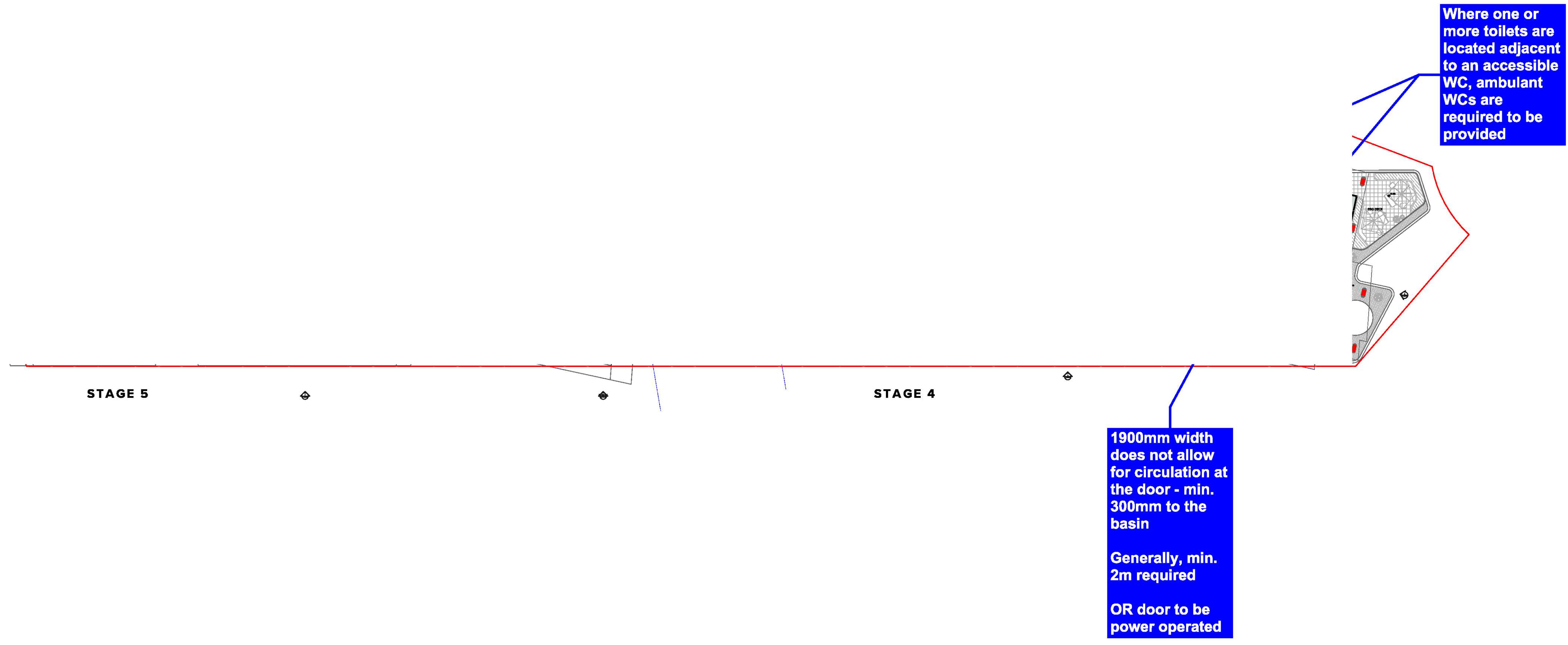
Drawing Title
GA Plans
Ground Level

Rev	Date	Approved by	Revision Notes	Project No.	Revision	Drawn by	North
01	16.12.21	BF	DA Submission	14064.4		AKASH	North
				DA-110-008	01		

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Drawing Title
GA Plans
Level 01

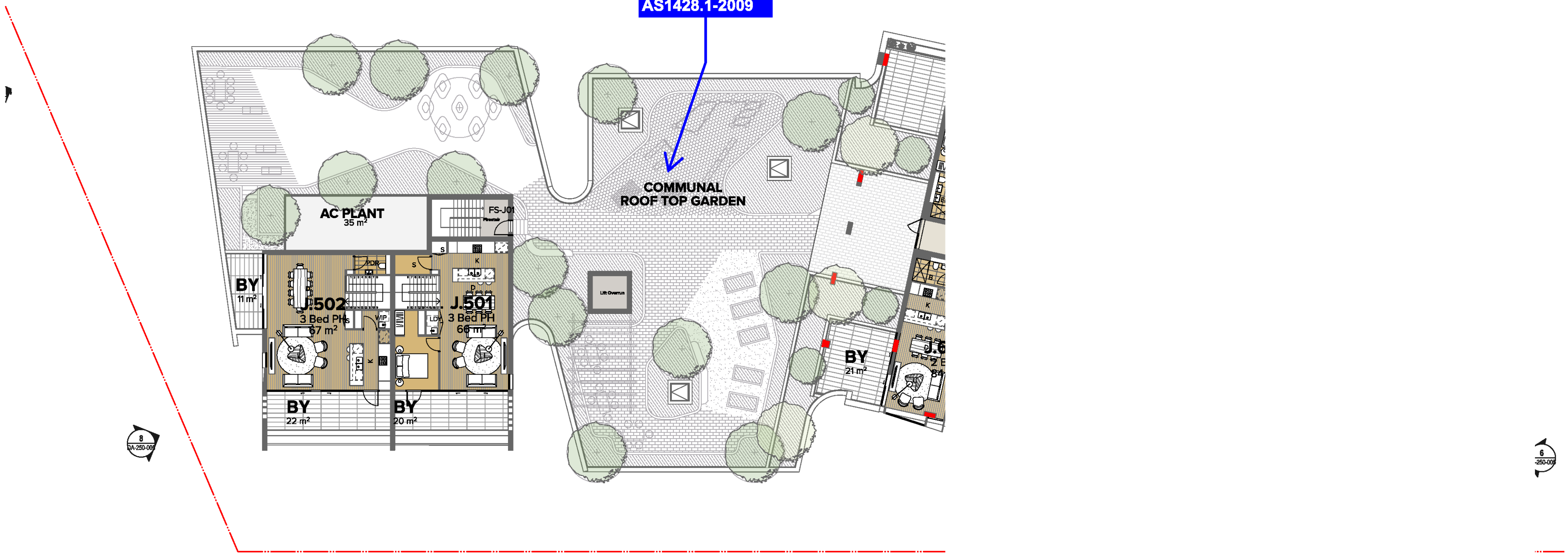
Rev	Date	Approved by	Revision Notes	Project No.	Drawn by	North
01	16.12.21	BF	DA Submission	14064.4	CHY/MSH	North
				Dwg No.	Rev	
				DA-110-010	01	

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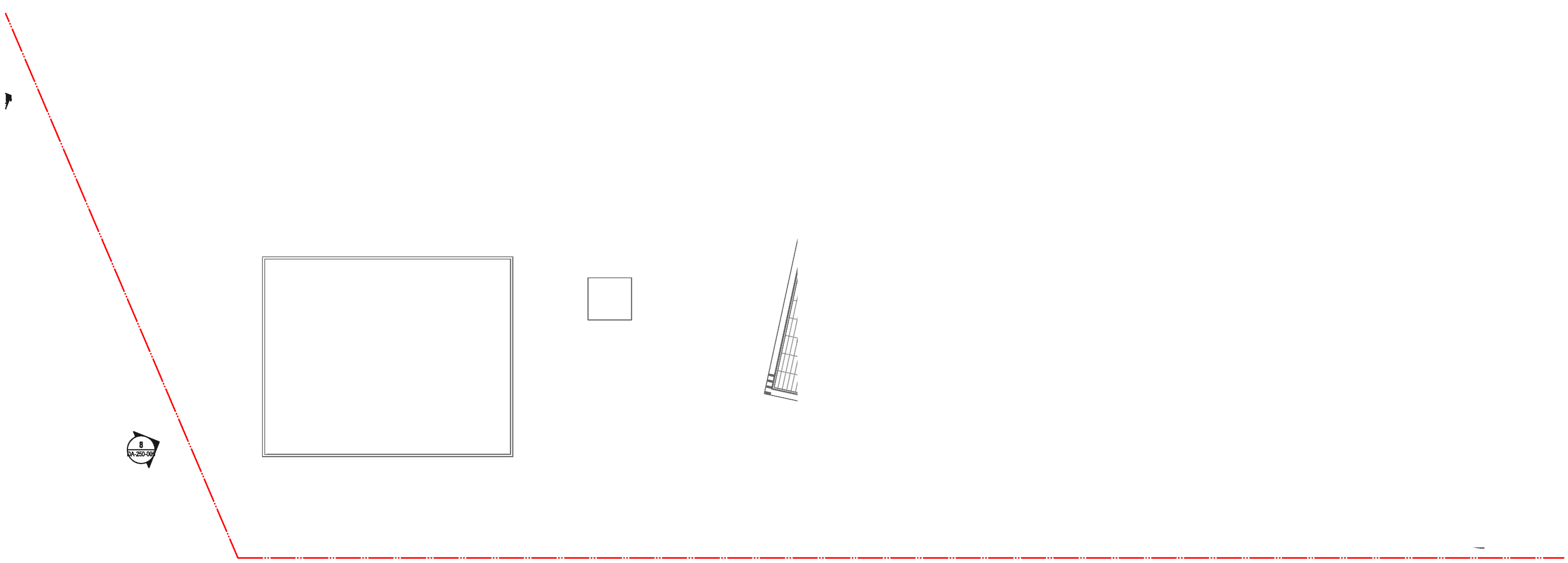
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Landscape drawings not provided yet
 Ensure landscape design is in accordance with AS1428.1-2009



1 Level 06
 1:200



2 Levels 07 - 08
 1:200

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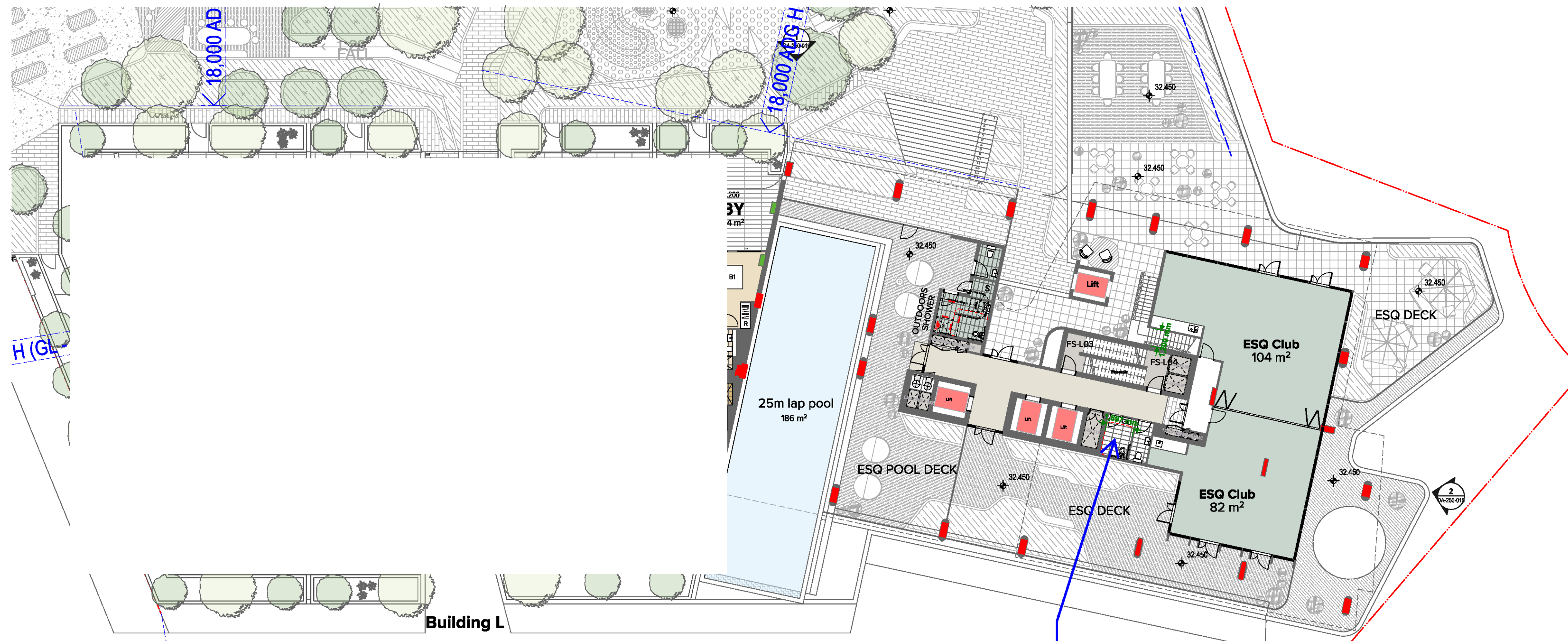
Drawing Title
Bldg J
Levels 06 - 08

Rev	Date	Approved by	Revision Notes	Project No.	Drawn by	North
01	16.12.21	BF	DA Submission	14064.4	CHY/MS	North
				Dwg No.	DA-113-030	Rev 01

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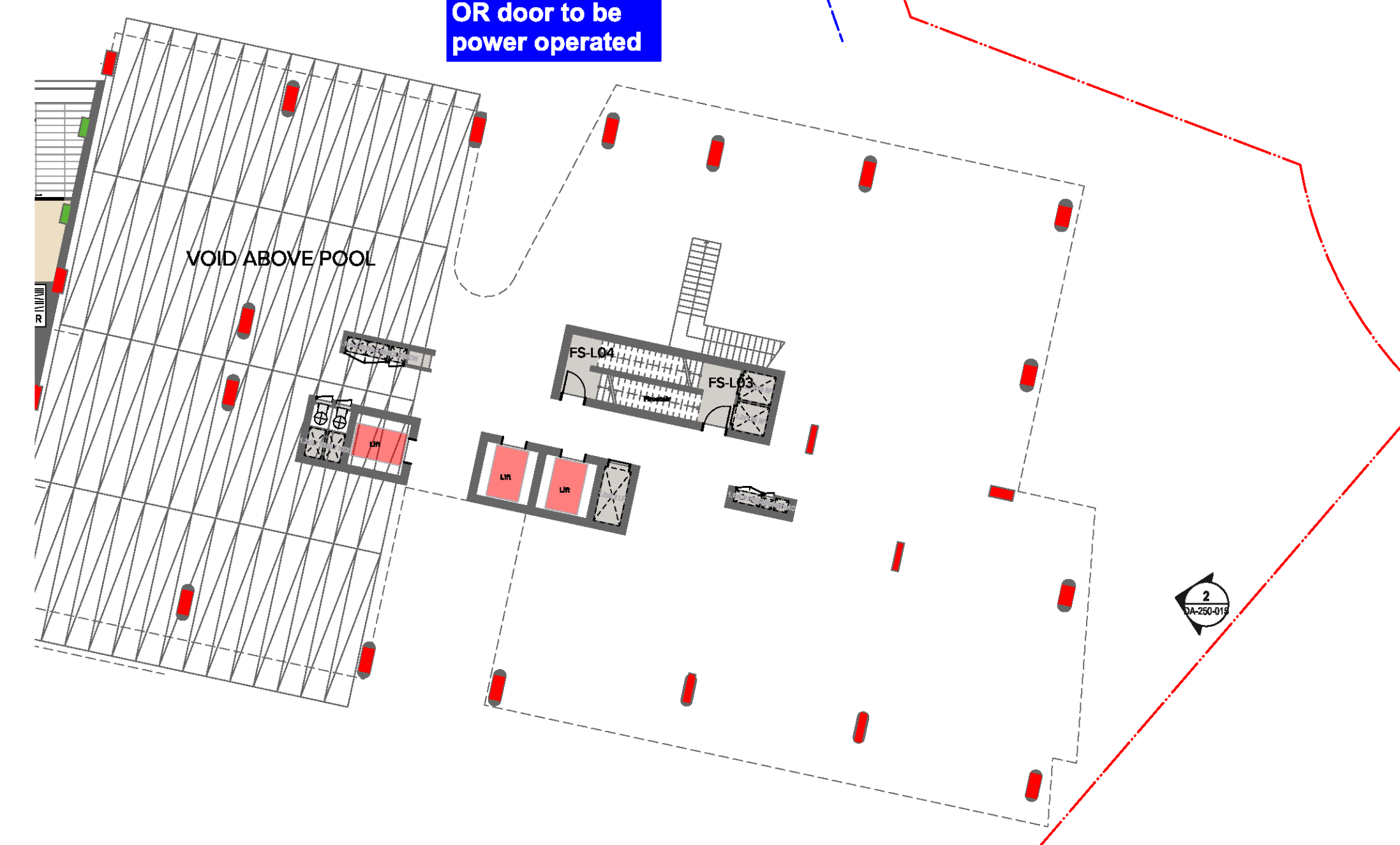
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1 Level 01
1:200

1900mm width does not allow for circulation at the door - min. 300mm to the basin
Generally, min. 2m required
OR door to be power operated



2 Level 02
1:200

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Drawing Title
Bldg L
Levels 01 - 02

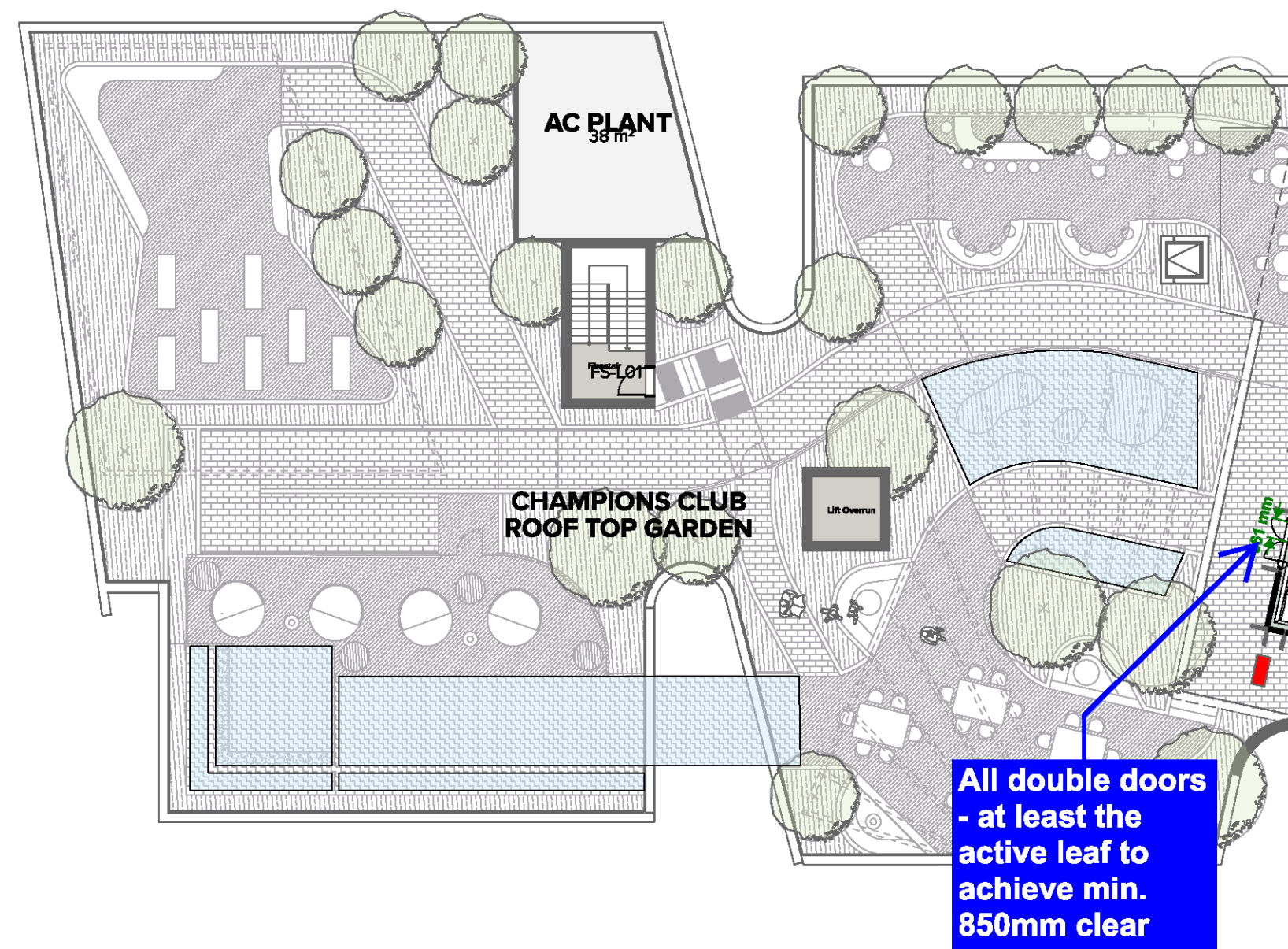
Rev	Date	Approved by	Revision Notes	Project No.	Revision	Drawn by	North
01	16.12.21	BF	DA Submission	14064.4	01	AKASH	North
				DA-114-010	01		

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1
-
Level 05
1:200



Min. 1300mm
width for door
circulation

2
-
Levels 06
1:200

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Drawing Title
Bldg L
Levels 05 - 06

Rev	Date	Approved by	Revision Notes	Project No.	Drawn by	North
01	16.12.21	BF	DA Submission	14064.4	AKASHI	North
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