



A Bureau Veritas Group Company

Accessibility Design Review Report

IPD Cranebrook – Proposed Development
1 Renshaw Street, Cranebrook

Prepared by:	Reeshika Vallabh
Prepared for:	Isaac Property Group
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Executive Summary

The following report is a review of the Development Application documentation and provides a summary of the compliance strategy of the proposed works highlighting the key principles of accessibility as well as the technical requirements of a building to ensure the public, staff and visitors, have equitable and dignified use.

The report is prepared in relation to a mixed-use development including a childcare centre, petrol station, food and drink outlets (x3) and a swim school located at 1 Renshaw Street, Cranebrook.

Compliance Summary

As members of the Association of Consultants in Access Australia (ACAA), we have reviewed the Development Application documents prepared by (refer appendix A) for compliance with the current building assessment provisions, including (but not limited to) the following:

- Intent of the *Disability Discrimination Act (DDA) 1992*;
- The *Disability (Access to Premises - Buildings) Standard 2010 (DAPS/Premises Standards)*; and
- Building Code of Australia 2019 (Amendment 1) and referenced Australian Standards.

Subject to addressing the actions identified, McKenzie Group Consulting confirm that the project documentation provides accessibility capable of complying with the BCA & *Disability (Access to Premises – Buildings) Standards 2010* and the spirit and intent of the DDA.

The documentation is at Development Application stage and further works are required at Design Development stage.

DDA (Advisory) Compliance

A number of recommendations for design enhancement are provided for areas in which potential compliance risks have been identified with respect to meeting the spirit and intent of the Disability Discrimination Act (DDA) 1992 and / or, where improved outcomes with respect to accessibility, functionality and safety have been identified. These items are considered best practice and it is recommended that they are considered by the Design Team to alleviate the potential risk of complaint against the client / building owner, and to ensure general inclusivity and equity is achieved by the proposed design.

Further Information Required

The following documentation packages have not been provided at this for review as part of this assessment:

- Stair & Ramp Detailed Design
- Tactile Ground Surface Indicator (TGSi) & Nosing Specifications
- Sanitary Facility Detailed Design – internal elevations, dimensions, Fitout 1:50, fixture schedule
- Door / Door Hardware Schedule
- Internal Finishes Schedule including luminance contrast at doorways
- Braille & Tactile Statutory Signage
- Lift Fitout Details incl. location of controls, etc.
- Hearing Augmentation Specification

It is anticipated that detailed documentation shall be provided for assessment in the next phase of design.

1. Introduction

Isaac Property have engaged the services of McKenzie Group Consulting as Accessibility and DDA consultants to conduct a review of the project documentation to ensure that functional and compliant accessibility has been applied to the design. As members of the Association of Consultants in Access Australia (ACAA), McKenzie Group Consulting use expert accessibility knowledge to ensure the project complies with the spirit and intent of the Disability Discrimination Act (DDA), within the project scope.

1.1. Purpose of Report

This report forms part of the Development Application review. The report is prepared in relation to a proposed works at 1 Renshaw Street, Cranebrook.

This report provides a compliance overview of the project with respect to achieving compliance with the Building Code of Australia (BCA) and the Disability Discrimination Act (and Disability Standards) (DDA), within the project scope. Detailed Design documentation and compliance assessment will be undertaken as the design develops.

The assessment is provided in two parts, the first relates to areas of compliance that are **mandatory** under the BCA with the second part relating to **Advisory recommendations/enhancements** that could be adopted to improve building functionality, accessibility and the safety of occupants. Refer to Sections 5 & 6 of this report.

1.2. Report Objective

A key objective of the access requirements of the Premises Standards and NCC is to provide, as far as is reasonable, all people with safe, equitable and dignified access to a building and the services and facilities within that building.

A key objective of this report is to provide assessment commentary to assist the design process to provide equitable access to the degree necessary to facilities to suit visitors with a range of disabilities in an equitable and dignified manner.

1.3. Project Description

The proposed works include the development of IPD Cranebrook.

The site contains a mixed-use development, where the main vehicular entrance is on Renshaw Street. The main and only pedestrian access into the development is on the northern end of Renshaw Street. See figure 01- general site plan below. The site is currently vacant land.

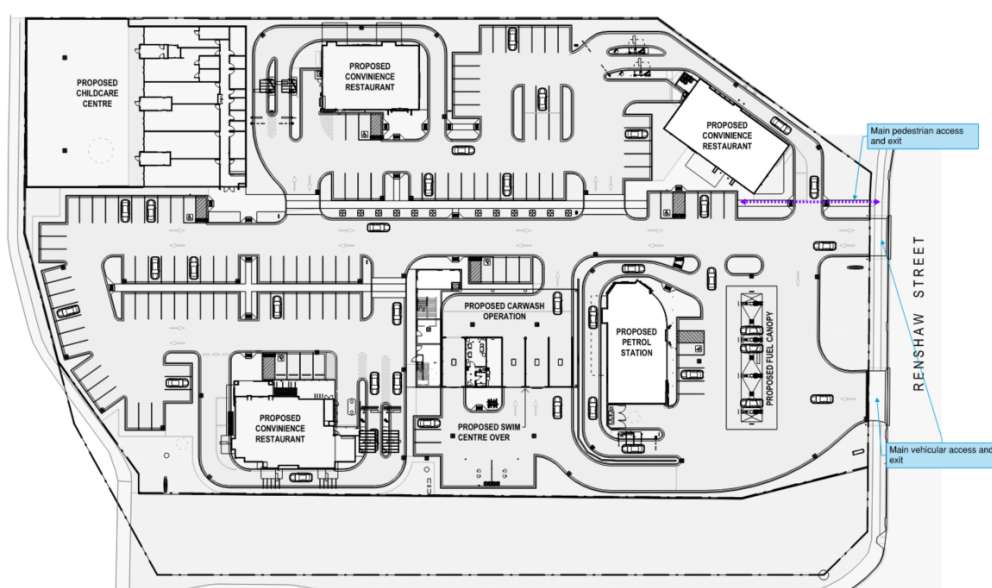


Figure 01 – plan of Cranebrook development, showing main vehicular and pedestrian entry from Renshaw Street

The project comprises of the following:

- Proposed childcare centre
- Convenience Restaurant x3
- Petrol Station
- Carwash
- Swim centre

2. Legislative Requirements

The legislative requirements for this project comprises both Federal and State legislation.

The Disability Discrimination Act (DDA - 1992) is Federal Government legislation enacted in 1993 that seeks to ensure that equitable access to **goods, services and premises** is available to eliminate, as far as possible, discrimination against persons on the ground of disability. This therefore includes all new building infrastructure, refurbishment works, addresses services offered, and transport where provided. The DDA is complaints-based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equality and dignity of people with disabilities, their companions, family and care givers.

In addition to the above, DDA provisions also apply to a wide range of life activities including:

- Education;
- Employment;
- administration of Commonwealth laws and programs.

The DDA utilises statutory instruments known as Disability Standards to provide detailed requirements. The Disability Standards are: **Disability (Access to Premises – Buildings) Standards 2010 (DAPS/Premises Standards)**, **Disability Standards for Education 2005** and the **Disability Standards for Accessible Public Transport 2002 (DSAPT)**. These Disability Standards draw extensively on technical provisions in the AS 1428 series which incorporates technical requirements related to design for access and mobility.

State

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 and subsequent BCA. In particular adherence to the Access to Premises Standard (2010) (APS); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. This means that compliance with the relevant sections of the BCA, ensures compliance with the relevant 'Premises' component of the DDA.

However, compliance with the BCA alone does not necessarily mean compliance with the Disability Discrimination Act if the elements of equity, dignity and functionality remain compromised within an environment. The building owner/occupier should therefore ensure that their policies, practices and procedures promote equity in all employment, education and services provided, within their built environment.

2.1. Referenced Legislation and Standards

The review of the project has been undertaken against the following legislation;

- Disability Discrimination Act (DDA) 1992.
- Disability (Access to Premises – Buildings) Standards 2010 (DAPS 2010).
- Building Code of Australia (BCA) 2019 Amendment 1 and BCA referenced standards including:
 - AS1428.1 2009 Part 1: General Requirements for access – new building work.
 - AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.
 - AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – TGSI.
 - AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
 - AS1735.12 1999 Lift facilities for people with disabilities.

3. Documentation

3.1. Documentation Reviewed

The report has been prepared based on a review of the drawings listed in Appendix A, Consultants Drawings prepared by Richmond + Ross dated 29 October 2021.

Marked up drawings are attached in Appendix B.

McKenzie Group Consulting- Accessibility, believe that there is still further design work to be made at design development stage to ensure that the scheme is compliant for tender, however, at this stage of the proposal, we believe that the scheme is capable of complying after addressing the items in part 5 of this report.

4. Exemptions and Performance Based Solutions

4.1. Exemptions

Based on the use of some areas within a building, it is reasonable to not provide access to some spaces where it is deemed inappropriate because of the required duties to be carried out in the space or if the area poses as a health or safety risk for people with a disability. These areas include:

- An area where access would be inappropriate because of the particular purpose for which the area is used.
- An area that would pose a health or safety risk for people with a disability.
- Any path of travel providing access only to an area exempted by (a) or (b).

- Plant including plenums, service routes, equipment rooms for computers or data (including persons with ambulant aids).
- Pathways used to gain access exempted plant spaces only.
- Cleaner's rooms used only by cleaners.
- Rooms used only by central staff associated with linen, waste and supply.
- Production parts of the kitchen and servery rooms used only by central kitchen staff.
- Petrol Station – fuel canopy

4.2. Performance Based Solutions

Where compliance cannot be met with current building legislation, these departures are to be addressed via the Performance Based Solution (PBS) Assessment process. This assessment will be unique to each building, combining an understanding of the principles of access with alternative methods to assist the design team, building owners / operators and occupants to achieve an effective solution.

No performance-based solution items have been identified at this stage of design.

5. Compliance Assessment – DAPS / BCA (Mandatory)

The following compliance assessment is divided into two (2) sections: BCA Mandatory Compliance and DDA (Advisory).

- **DAPS / BCA Mandatory Compliance** refers to meeting the minimum mandatory compliance of the BCA and the Disability (Access to Premises – Buildings) Standard (DAPS) component of the DDA.
- **Intent of DDA (Advisory)** refers to advisory information aimed at improving the accessibility design outside DAPS / BCA parameters and the Disability (Access to Premises – Buildings) Standards. These recommendations aim to provide a greater level of access for people with disability within the environment. These recommendations propose to enhance the design, in conjunction with the owner/occupier's policies, practices and procedures increasing access for people with disability and meeting the spirit and intent of the DDA.

The advice is set out as follows:

Accessibility Requirement:	Details the specification required by a specific Act, code or standard
Assessment Commentary:	Describes current design, highlights the action to be undertaken to achieve compliance, outlines the additional detail/documentation required to further assessment
Assessment:	Identifies the current status of the design documentation as either: <ul style="list-style-type: none">– Capable of Complying– Further information required– Performance Based Solution Assessment– Not applicable– To be resolved

5.1. General Building Access Requirements (DAPS / BCA D3.1)

Buildings and parts of buildings must be accessible in accordance with Table 3.1 of the BCA.

A continuous accessible path of travel is to be provided as follows:

Accessibility Requirement	Assessment Commentary
Class 6 – Retail; Class 9b – Swim School <ul style="list-style-type: none"> To and within all areas normally used by the occupants 	

5.2. External approaches, walkways and kerbs (D3.1, D3.2, D3.3, D3.8 & AS1428.1)

Pedestrian accessways are currently detailed in the following locations:

- The main pedestrian accessway is from Renshaw Street
- Throughout the development there are accessways. There are accessible car parking bays associated with every building in the development and an accessible path of travel is provided from the bay to the principal pedestrian entrances to each building.
- Pedestrian crossings are to be further designed and established and all kerb ramps are to meet AS1428.1-2009, to ensure that all buildings are connected via an accessible path of travel.

Item	Accessibility Requirement	Accessibility Commentary
1.	Access to the Building A continuous accessible path is to be provided to the new building: <ul style="list-style-type: none"> From the main points of a pedestrian entry at the allotment boundary, and From another accessible building connected by a pedestrian link From any required accessible carparking space on the allotment 	<i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i> Assessment: Capable of complying.
2.	External Pathways External pathways are to meet the provisions of AS1428.1-2009. The external path network is to be designed to comply: <ul style="list-style-type: none"> Provide a minimum of 1500mm width to allow a pram and wheelchair to pass Consider a path width of 1800mm to allow two wheelchairs to pass, particularly to the public realm 	Ensure external paths are of adequate width to accommodate passing and turning spaces. <i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i>

Item	Accessibility Requirement	Accessibility Commentary
	Minimum width must be measured clear of bollards or fixtures.	Assessment: Capable of complying.
3.	Walkway Gradient/Length/Crossfall The maximum gradient for a walkway is: <ul style="list-style-type: none"> 1:20 ramps max. 15m length 1:33 walkways max. 25m length Maximum crossfalls of 1:40. 	Detail walkways with a gradient of 1:20 or shallower to mitigate use of handrails/Tactile Ground Surface Indicators (TGSIs). Annotate drawings to include walkway gradients. <i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i> Assessment: Capable of complying.
4.	Landings Walkways shall be provided with landings, as specified in Clause 10.8, at intervals not exceeding the following: <ul style="list-style-type: none"> 1 in 33, at intervals no greater than 25 m. 1 in 20, at intervals no greater than 15 m. between 1 in 20 to 1 in 33, at intervals that shall be obtained by linear interpolation. 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) a kerb or kerb rail as specified in Clause 10.3(j) and a handrail as specified in Clause 12; or (B) a wall and a handrail as specified in Clause 12.	<i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i> Assessment: Capable of complying.
5.	Tactile Ground Surface Indicators (TGSIs) <ul style="list-style-type: none"> Warning TGSIs are to be provided, located 300mm from the hazard of the roadway, at top and bottom of stairs/ramps as required. Where bollards are provided, ensure they are positioned either side of the dedicated walkway, maintain a clear width of 1200mm Where pedestrian walkways and vehicular routes are at grade, hazard warning required. Position hazard TGSIs in accordance with AS1428.4.1 	TGSIs are not required on kerb ramps, unless otherwise stated by the local council policies or stakeholder request. To be confirmed by client <i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i> Assessment: Capable of complying.

Item	Accessibility Requirement	Accessibility Commentary
6.	Drop-off Zone/Pedestrian Crossing <ul style="list-style-type: none"> Pedestrian crossings and or drop-off areas should be designed inclusive of linemarking, kerb ramps and TGSIs in accordance with AS1428.1 & AS1428.4.1. 	<p>Further review as the design progresses to assess compliance of pedestrian crossings or drop-off zones including gradient, finishes, tactile indicators, colour and textural contrast of surfaces and required kerb ramps.</p> <p>Assessment: Capable of complying.</p>
7.	Landscaping The following are some design considerations for providing equitable access to the public realm; <ul style="list-style-type: none"> Surface treatments e.g.; grass, gravel, stone, pavers – be aware of abutment detail with other surfaces; both level difference and slip resistance differences. Careful design of drainage grates, surface falls and gradients generally Consistent/compliant use of TGSIs to create a predictable environment. 	<p>The public realm in and around the buildings offer significant opportunities to enhance the existing scheme.</p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>
8.	Crossfall External Walkways and landings shall be designed with a camber or crossfall for shedding of water. Maximum crossfalls of 1:40 are to be detailed, except that bitumen surfaces shall be no steeper than 1:33.	<p>Annotate drawings to include crossfall gradients.</p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>
9.	Abutment of Surfaces Abutment of surfaces to comply with Clause 7.2 AS1428.1-2009: <ul style="list-style-type: none"> 3mm max vertical 5mm max where bevelled or rounded 	<p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>
10.	Slip Resistance Surface finishes will meet the designated requirements of the BCA & AS 4586-2013; this will include ground surfaces and TGSIs as applicable.	<p><i>General note of accessible requirements.</i></p> <p><i>Test certificates to be provided for materials selected and installed. To be provided and documented on the finishes schedule</i></p> <p>Assessment: Capable of complying.</p>

Item	Accessibility Requirement	Accessibility Commentary
11.	Drainage Grates Grates are to comply with Clause 7.5 AS1428.1-2009: <ul style="list-style-type: none"> ▪ Circular openings <13mm in diameter ▪ Slotted openings 8-13mm wide and orientated transverse to the direction of travel. ▪ Note: Slotted openings <8m may continue across the widths of paths of travel. 	<i>General note of accessible requirements.</i> <i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i> <i>To be noted for inspection.</i>
		Assessment: Capable of complying.

5.3. Car Parking (BCA D3.5, AS1428.1, AS/NZ 2890.6)

Carparking is provided to the development as follows:

- There are six (6) accessible car parking bays – 1x associated with each building.

Item	Accessibility Requirement	Accessibility Commentary
1.	Number of Carparking Spaces In accordance with Table D3.5 of the BCA, accessible carparking is required to be provided as follows. <ul style="list-style-type: none"> ▪ Class 6 & 9b (not school) parts of the building require - 1 space per 50 	<i>Detailed drawings to be provided in the next phase of design</i> <ul style="list-style-type: none"> ▪ <i>Confirm the carparking designation per building part to verify compliance</i> ▪ <i>Based on the total number of car parking spaces provided (128) a minimum of three (3) accessible spaces are required</i> ▪ <i>6 spaces are proposed which complies</i>
		Assessment: Capable of complying.
2.	Dimensions Accessible car parking bays and shared zones shall be 2400mm wide x 5400mm long in accordance with Clause AS/NZS 2890.6-2009.	Annotate dimensions of carparking bays to confirm compliance. <i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i>
		Assessment: Capable of complying.
3.	Headroom In accordance with AS/NZS 2890.6, the vertical clearance along the vehicular path to a carpark must achieve a minimum of 2200mm and 2500mm above the PWD space and shared zone.	All car parking bays are on street
		Assessment: Not applicable.

Item	Accessibility Requirement	Accessibility Commentary
4.	Access to Building The approach from the accessible carparking bays to the main entrance/s of the building to be accessible: <ul style="list-style-type: none"> ▪ Located as near as possible to the main entrances ▪ Must be step-free ▪ Include kerb ramps 	<i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i>
		Assessment: Capable of complying.
5.	Design of Carparking Spaces The design of the accessible carparking bays must be in accordance with AS/NZS 2890.6-2009. <ul style="list-style-type: none"> ▪ A bollard is required in the shared area in accordance with AS2890.6-2009 ▪ Linemarking must be detailed in accordance with Section 3 of AS2890.6-2009 	Annotate drawings to include bollard and linemarking as required. <i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i>
		Assessment: Capable of complying.

5.4. Entrances/Doors (D3.1, D3.2, AS1428.1)

Entrances are provided in the following locations:

- At every new building

Item	Accessibility Requirement	Accessibility Commentary
1.	Entrances – General Key entrance/doorway criteria: <ul style="list-style-type: none"> Main entry must be accessible. All doors require minimum of 850mm clearance width (920mm doors) incl. active leaf of double doors. Circulation spaces at doorways to demonstrate compliance with Clause 13.3 of AS1428.1-2009 as shown in Figures 31 & 32. Latch side clearance: doors approached from the front require latch side clearance of 510mm where door opens away from user, 530mm. Circulation space of 1450mm required either side of doors that are approached from the front. Circulation space of 1240mm required in front of inward opening doors approached from latch side. All fully glazed doors and sidelights must be marked with contrast strip (non-transparent, solid) no less than 75mm wide for full width of door/sidelight, lower edge at 900-1000mm. Note: where more than one approach is available to an entrance/door, all circulation space requirements must be addressed. 	<p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p><i>Provide a door schedule for review.</i></p>
		Assessment: Capable of complying.
2.	Access to the Building Access must be provided via the main principal entrance and: <ul style="list-style-type: none"> Not less than 50% of all pedestrian entrances including the principal entrance, and In buildings with a floor area >500m², a non-accessible entrance must not be located more than 50nm from an accessible entrance. 	<p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p>
		Assessment: Capable of complying.
3.	Door Clear Width All doors must achieve a minimum clear door opening width of 850mm (920mm leaf door required).	<p>All entry doors are to comply.</p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p>
		Assessment: Capable of complying.

Item	Accessibility Requirement	Accessibility Commentary
4.	Door circulation spaces Circulation spaces at doorways are to comply with Clause 13.3 of AS1428.1-2009: <ul style="list-style-type: none"> Swing doors – Figure 31 Sliding doors – Figure 32 	<i>Provide a door schedule for review.</i> <i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i> Assessment: Capable of complying.
5.	Door Operation Ensure doors have light operational forces (less than 20 N). Consider use of bearing hinges or other enhanced hardware to achieve requirement.	All doors to have light operation forces. To be noted for inspection and tested at completion. A note to be provided on door schedule. Assessment: Capable of complying.
6.	Glazing Decals / Visual Indicators All fully glazed doors and sidelights must be marked with contrast strip (non-transparent, solid) no less than 75mm wide for full width of door/sidelight, lower edge at 900-1000mm. Decals / visual indicators shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side. Noted: Frosted decals do not meet the minimum requirements.	<i>It is anticipated that detailed documentation shall be provided at DD phase for assessment.</i> Assessment: Capable of complying.
7.	Luminance Contrast <ul style="list-style-type: none"> All doorways on the accessible path of travel shall have a minimum luminance contrast of 30% between: <ul style="list-style-type: none"> Door and jamb Door and adjacent wall Architrave and wall Door and architrave, or Jamb and adjacent wall A minimum width of 50mm 	30% minimum luminance contrast is required between 2 of the door face, door architrave and wall. Provide finishes schedule for review. Refer to appendix C. <i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i> Assessment: Capable of complying.

Item	Accessibility Requirement	Accessibility Commentary
8.	Door Hardware To ensure that the hand of a person who cannot grip, will not slip from the handle during the operation of the latch provide a 20mm return on door handles. <ul style="list-style-type: none"> All door handles and related hardware for hinged doors and sliding doors shall be designed in accordance with clause 13.5 AS1428.1-2009 Door controls (e.g. locks, snibs, handles) where grasped or turned shall be located between 900-1100mm AFFL. 	<i>Subject to final hardware selection and installation. To be noted for inspection and tested at completion.</i> Assessment: Capable of complying.
9.	Step-Free Entry <ul style="list-style-type: none"> Thresholds ramps are to be installed in accordance with AS1428.1-2009. 	Ensure a level transition is provided to and within external areas <i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i> Assessment: Capable of complying.
10.	Airlocks / Distance between Successive Doors <ul style="list-style-type: none"> Provide 1450mm clear circulation between swinging doors within airlock Clear door circulation to both doors allows a person to open one door and manouvre to the next door without having to close the door behind them. Refer Figure 34 of AS1428.1-2009 	Airlocks and the distance between successive doors on the path of travel require clear circulation spaces between doors. <i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i> Assessment: Capable of complying.
11.	Door Controls/Swipe Card To Comply with Clause 13.5 of AS1428.1-2009 and be located: <ul style="list-style-type: none"> Grasped/turned – 900-1100mm Pushed – 900-1200mm Touched – 900-1250mm Sliding door handles >60mm from door jamb Manual controls to power-operated doors: <ul style="list-style-type: none"> >500mm from an internal corner, and Between 1m-2m from swinging door 	<i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i> Assessment: Capable of complying.

5.5. Lifts (D3.1, E3.5, E3.6, AS1428.1 & AS1735.12)

Item	Accessibility Requirement	Accessibility Commentary
1.	Lift Size <ul style="list-style-type: none"> Any lift travelling >12m requires a minimum compartment size of 1400mm wide x 2000mm depth (requires 2000mm depth where stretcher use indicated and travelling >12m). Any lift travelling <12m requires a minimum compartment size of 1100mm wide x 1400mm depth. 	<p>Currently there is one (1) lift from the ground floor to the swim school on first floor. Spatially the lift car indicates compliance, however, further details are required.</p> <p>Provide manufacturer's details and/or shop drawings for review.</p>
		Assessment: Capable of complying.
2.	Lift Fitout <ul style="list-style-type: none"> Fitout must comply with AS1735.12 Lift doorway opening clearance to be 900mm Fitout out of lifts to include: Handrail 600mm (min) length; at height between 850-950mm, Tactile and Braille symbols on control buttons and panels, Automatic auditory information detailing lift stops. Control buttons set back from corner. 	<p>Fitout to include handrail/s, Braille & Tactile symbols, audible and visual indicators.</p> <p>Provide manufacturer's details and/or shop drawings for review.</p>
		Assessment: Capable of complying.
3.	Lift Landings <ul style="list-style-type: none"> Access and egress to and from lift well landings must comply with the <i>Deemed-to-Satisfy Provisions</i> of Section D. 	<p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p>

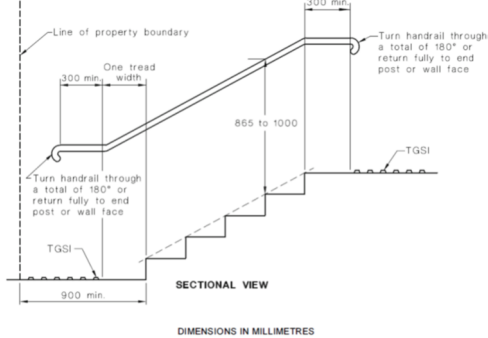
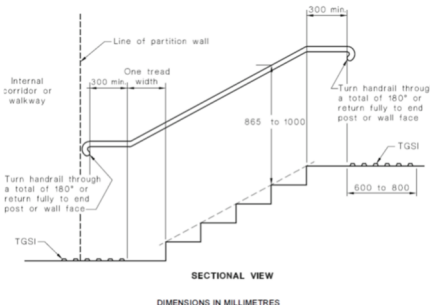
Item	Accessibility Requirement	Accessibility Commentary
4.	Destination Control Lifts <ul style="list-style-type: none"> Please note destination control lifts are considered new technology and there are no mandatory requirements. The following outlines recommendations to enhance the accessibility of the lifts. <p>Details to be provided include:</p> <ul style="list-style-type: none"> Control panel heights Hearing loop systems at the control panel and within the lift car. Audible announcements at the control panel and lift. Timeout period allowed for destination entry input after the accessibility function button is depressed. Provision of directional instructions. i.e. proceed to car B (pause) 10m straight ahead (pause) then turn to right. Security card readers at control panels to add audible announcements to indicate the card has been swiped. Display properties for people with low vision. 	<p>Provide manufacturer's details and/or shop drawings for review.</p> <p>Assessment: Further information required.</p>

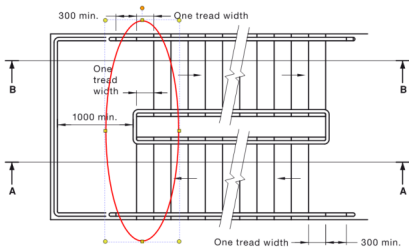
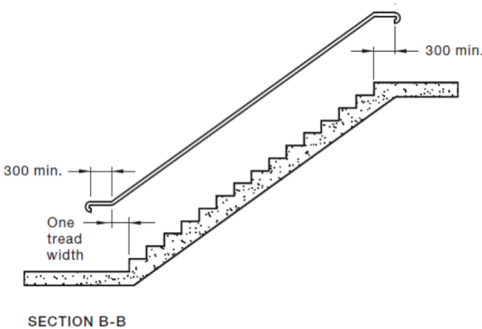
5.6. Stairs (D3.1, D3.3, D3.11 & AS1428.1)

Provide details of all stairs

- General Circulation Stairs:
- Fire Isolated Stairs:

Item	Accessibility Requirement	Accessibility Commentary
1.	Stair Design <p>All general circulation stairs are to be designed to comply with AS1428.1-2009 i.e. clear width not less than 1m, handrails both sides, TGSIs and nosings.</p>	<p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>

Item	Accessibility Requirement	Accessibility Commentary
2.	<p>Setback of Stairs</p> <ul style="list-style-type: none"> Where located at the boundary, stairs shall be set back a minimum of 900mm so that handrails and TGSIs do not protrude into transverse path of travel (Fig 26(A))  <p>FIGURE 26(A) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT BOUNDARY</p> <ul style="list-style-type: none"> Where located at an internal corridor, stairs shall be set back a minimum of 400mm at the top of the stair and 700mm at the base of the stair (Fig 26(B))  <p>FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY</p>	<p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>

Item	Accessibility Requirement	Accessibility Commentary
3.	<p>Offset Stairs</p> <ul style="list-style-type: none"> As a minimum, all stairs shall be designed and constructed in accordance with Clause 11(f), (g) and Clause 12. Offsetting the stair at the mid landing will allow a continuous single handrail which will not require vertical sections. 	<p>Ensure the stair design caters for compliant handrail extensions, particularly the inner handrail.</p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>
4.	<p>Handrail Extensions/Termination</p> <ul style="list-style-type: none"> Handrails must extend at the top and bottom of the stair in accordance with Clause 11.2 of AS1428.1-2009 i.e.: <ul style="list-style-type: none"> One tread depth plus 300mm horizontally before returning/termination 300mm horizontally before returning/termination Ensure handrails/extensions do not protrude into transverse path of travel <p>Refer Fig 28(b) of AS1428.1-2009</p> 	<p>Handrails protrude in multiple locations.</p> <p>Stairs require setback at an internal corner/boundary to ensure compliance (refer above)</p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>

Item	Accessibility Requirement	Accessibility Commentary
5.	Fire-Isolated Stairs (FIS) <ul style="list-style-type: none"> FIS design to include a single handrail compliant to Clause 12 of AS1428.1 (circular) and provision of stair nosings as a minimum If FISs are to be encouraged for general circulation use, the stairs should be upgraded to full compliance with AS1428.1-2009 features. 	<p>Fire-isolated stairs (FISs) are exempt from full compliance.</p> <p><i>Confirm if any FIS is to be used for general circulation.</i></p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p>
		Assessment: Capable of complying.
6.	Stair Nosings <ul style="list-style-type: none"> Stair nosing shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25mm. Stair nosing profiles shall- <ul style="list-style-type: none"> Have a sharp intersection; Be rounded up to 5mm radius; or Be chamfered up to 5mm x 5mm At the nosing, each tread shall have a (solid) strip not less than 50 mm and not more than 75 mm deep across the <u>full width</u> 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 Clause 7.2 and Clause 7.3. 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. 	<p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p>
		Assessment: Capable of complying.

5.7. Ramps (D3.1, D3.3, D3.11 & AS1428.1)

There are no circulation ramps currently in the design.

5.8. TGSIs and hazard identification (BCA D3.8, D3.12, AS1428.1 & AS1428.4.1)

Item	Accessibility Requirement	Accessibility Commentary
1.	TGSI Location <ul style="list-style-type: none"> TGSIs are required to be installed in accordance with AS1428.4.1, to the top and bottom of every stair, ramp and escalator and to external areas such as where the pedestrian walkway is at grade with the roadway, kerb ramps. 	<p>Tactile Ground Surface Indicators (TGSIs) are to comply.</p> <p><i>Annotate drawing to show TGSI locations.</i></p> <p>Assessment: Capable of complying.</p>
2.	Luminance Contrast To comply with AS1428.4.1 TGSIs shall possess adequate luminance contrast to the base as follows: <ul style="list-style-type: none"> Integrated TGSIs – not < 30% Discrete TGSIs – not <45% Discrete two-tone – not < 60% 	<p>Provide manufacturer's verification of luminance contrast upon selection.</p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>
3.	Hazards <ul style="list-style-type: none"> Hazards with <2000mm head clearance will require to be identified. 	<p>Review as design progresses.</p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>
4.	Glazing Decals All fully glazed doors and sidelights must be marked with contrast strip (non-transparent, solid) no less than 75mm wide for full width of door/sidelight, lower edge at 900-1000mm.	<p>All glazed doors, sidelights and glazing that could be mistaken for a door or opening must be marked with contrast marking.</p> <p><i>Annotate drawing to show glazing decals.</i></p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>

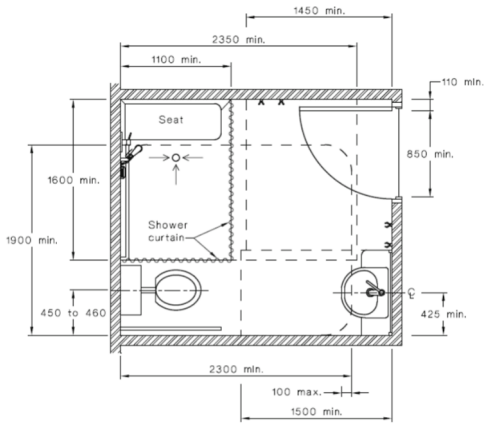
5.9. Internal Walkways/Circulation (BCA D3.1, D3.3, AS1428.1)

Item	Accessibility Requirement	Accessibility Commentary
1.	Width of corridor <ul style="list-style-type: none"> Ensure a minimum unobstructed clear width of 1000 mm along all corridors to rooms or spaces. 1500mm will permit an able bodied person and wheelchair to pass 	<p>Paths of travel and internal corridors throughout shall be designed to comply.</p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p>

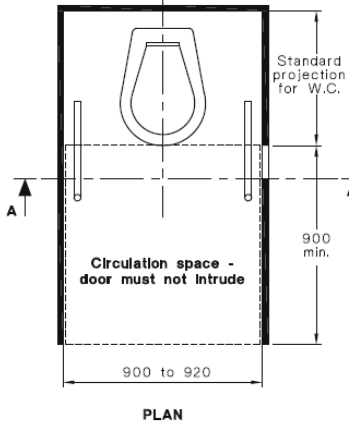
Item	Accessibility Requirement	Accessibility Commentary
	<ul style="list-style-type: none"> 1800mm width will allow two wheelchairs to pass 	Assessment: Capable of complying.
2.	Passing Bays/Turning Spaces <ul style="list-style-type: none"> Passing bays and turning spaces are required in accordance with D3.3 of the BCA Provide turning spaces of 1500x1500 (corner may be truncated) where a user is required to make a directional turn. Provide turning space within 2000 mm at the ends of corridors, where it is not continuous to offer turning space: minimum width 1540 mm x 2070 mm length. Turning spaces (1540mm x 2070mm) are to be provided at 20m maximum spacing Passing bays (1800mm wide x 2000mm length) are required every 20m where no direct line of sight is provided 	<p>Public paths of travel and corridor terminations are to be of adequate width to accommodate passing and/or turning spaces as required.</p> <ul style="list-style-type: none"> A corridor with a width of 1800mm will cater for the required turning and passing bays as required. A corridor width of 1540mm will cater for the required turning spaces and corridor terminations A corridor width less than 1540mm will require turning spaces every 20m and at corridor terminations <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> Assessment: Capable of complying.
3.	Internal/room Circulation <ul style="list-style-type: none"> Provide an internal circulation space of 1540mm x 2070mm to enable occupants to undertake a 180 degree turn Circulation space is to be clear of fixed/heavy furniture 	<p>Suitable circulation spaces are to be provided to enable circulation to and within accessible areas, rooms and workstation areas.</p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> Assessment: Capable of complying.
4.	BOH Corridor / Staff Access <p>Access to and within the BOH areas is to be provided unless considered exempt under D3.4 based on the nature and use of the area, the required duties of staff members, or if it would be considered a health and safety matter.</p>	<p><i>Confirm any areas/rooms that could be considered exempt under D3.4.</i></p> Assessment: Further information required.

5.10. Sanitary Facilities (BCA D3.1, F2.4, AS1428.1)

Sanitary facilities are detailed throughout the various buildings.

Item	Accessibility Requirement	Accessibility Commentary
1.	Number/Design of Unisex Accessible Sanitary Facilities Unisex Accessible Sanitary Facilities (UASF) must be provided on each level where other sanitary facilities are also provided and if the storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.	<p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment. To be reviewed and assessed by BCA consultant</i></p> <p>Assessment: Further information required.</p>
2.	Location of UASF <ul style="list-style-type: none"> The accessible facilities should be located adjacent/opposite the gender facilities Where a unisex accessible sanitary facility is not provided, directional signage must be installed identifying the path of travel to the nearest accessible sanitary facility. 	<p>There is 1 Unisex accessible facility on the ground floor of every building.</p> <p>Assessment: Capable of complying.</p>
3.	Design of UASF The design of accessible sanitary facilities shall comply with Clause 15 of AS1428.1-2009. <ul style="list-style-type: none"> The minimum compartment size of a WC is 1900x2630mm (based upon 430mm basin depth) (Refer Fig 43) The minimum compartment size of a combined WC/shower facility is 2300mm x 2630mm (based upon 430mm basin depth) (Refer Figure 50)  <p>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 50 SANITARY COMPARTMENT SHOWING OVERLAP OF WASHBASIN FIXTURE INTO SHOWER CIRCULATION SPACE</p>	<p>The fitout of the facility is to comply.</p> <ul style="list-style-type: none"> Compartment sizes indicate compliance however, further review of the fitout is to be undertaken as the design develops Provide 1:50 layout of all amenities for further review <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>

Item	Accessibility Requirement	Accessibility Commentary
4.	Airlocks / Distance between Successive Doors <ul style="list-style-type: none"> Provide 1450mm clear circulation between swinging doors within airlock Clear door circulation to both doors allows a person to open one door and manouvre to the next door without having to close the door behind them. Refer Figure 34 of AS1428.1-2009 	<p>Airlocks and the distance between successive doors on the path of travel require clear circulation spaces between doors.</p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>
5.	LH & RH Transfer <ul style="list-style-type: none"> Where two or more unisex accessible sanitary facilities are installed there shall be an even distribution of mirror imaged layouts to provide left hand and right hand transfer. (BCA F2.4(g)) Where two or more accessible showers are provided, at least one shall be of the opposite hand (Clause 15.5.1(c) of AS1428.1-2009) 	<p>An equal mix of Left handed and right handed transfer sanitary facilities are to be provided.</p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Not applicable.</p>
6.	Ambulant Cubicles <p>Where one or more pans are provided, an ambulant toilet within each of the male and female facilities is to be provided.</p>	<ul style="list-style-type: none"> Compartment sizes indicate compliance however, further review of the fitout is to be undertaken as the design develops Provide 1:50 layout of all amenities for further review <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>

Item	Accessibility Requirement	Accessibility Commentary
7.	<p>Design of Ambulant Cubicles</p> <p>Ambulant male and female facilities shall be designed in accordance with Clause 16, AS1428.1-2009:</p> <ul style="list-style-type: none"> Minimum compartment width of 900-920mm 900mmx900mm circulation space in front of the pan (Fig 53(A))  <p style="text-align: center;">PLAN</p>	<ul style="list-style-type: none"> Compartment sizes indicate compliance however, further review of the fitout is to be undertaken as the design develops Provide 1:50 layout of all amenities for further review <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p>
		Assessment: Capable of complying.
8.	<p>Airlock /Doors – Ambulant</p> <ul style="list-style-type: none"> Ensure that the distance between doorways in an air lock on a path of travel to ambulant toilets shall be in accordance with Figure 34(B), AS1428.1-2009: Ensure a 900mmx900mm circulation space is provided to the cubicle door as per Fig 53(B) 	<p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p><i>Circulation space to be annotated on drawings.</i></p>
		Assessment: Capable of complying.
9.	<p>Toggle Switches</p> <ul style="list-style-type: none"> To comply with Clause 14.2 Rocker action and toggle switches with a minimum dimension of 30mmx30mm shall be provided Push-pad shall have a diameter of 25mm. 	<p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p>
		Assessment: Capable of complying.

Item	Accessibility Requirement	Accessibility Commentary
10.	Door Hardware <ul style="list-style-type: none"> All door handles and related hardware for hinged doors and sliding doors shall be designed in accordance with clause 13.5 AS1428.1-2009 Door handles shall be located between 900mm -1100mm AFFL Snib locks/controls shall comply with Clause 13.5 of AS1428.1-2009 and shall have a minimum length of 45mm from the centre of the spindle. 	<p>To ensure that the hand of a person who cannot grip, will not slip from the handle during the operation of the latch provide a 20mm return on door handles.</p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>

5.11. Switches & GPO's (BCA D3.1, AS1428.1)

Item	Accessibility Requirement	Accessibility Commentary
1.	General To comply with Clause 14.1 of AS1428.1-2009: <ul style="list-style-type: none"> All switches and controls to be located between 900-1100mm AFFL and >500mm from an internal corner as per Fig 37 	<p>All switches and controls on an accessible path of travel.</p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>
2.	Rocker Action & Toggle Switches To comply with Clause 14.2 of AS1428.1-2009 and must: <ul style="list-style-type: none"> Minimum dimension 30mmx30mm (push-pad shall have minimum dimension of 25mm) 	<p>Applicable within all accessible sanitary facilities</p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>
3.	General Purpose Outlets (GPOs) To comply with Clause 14.2 of AS1428.1-2009: <ul style="list-style-type: none"> be located between 600-1100mm AFFL and >500mm from an internal corner a 	<p>Applicable within all accessible sanitary facilities</p> <p><i>It is anticipated that detailed documentation shall be provided at DD phase for assessment</i></p> <p>Assessment: Capable of complying.</p>

5.12. Signage (BCA D3.6, AS1428.1)

Item	Accessibility Requirement	Accessibility Commentary
1.	General BCA D3.6: Mandatory Braille and tactile signage must be provided to: <ul style="list-style-type: none"> sanitary facilities (except SOUs), spaces with hearing augmentation, for required exit signage and directional signage to alternative accessible entrances, paths of travel or alternative sanitary facilities. 	<i>General note of requirements.</i> <i>Provide signage schedule for review.</i> Assessment: Capable of complying.
2.	Directional Signage <ul style="list-style-type: none"> Where an entrance is not accessible, directional signage is required to be installed at the non-accessible entrance, directing a user to the location of the accessible entrance. At gender toilets, where no unisex accessible sanitary facility is provided, directional signage is required to direct an occupant to the location of the nearest accessible sanitary facility. 	<i>Provide signage schedule for review.</i> Assessment: Capable of complying.
3.	Sanitary Facilities Braille & Tactile Signage to be provided as per D3.6 to identify sanitary facilities.	<i>Provide signage schedule for review.</i> Assessment: Capable of complying.
4.	Hearing Augmentation Braille & Tactile Signage to be provided as per D3.6 to areas with required hearing augmentation.	<i>Provide signage schedule for review.</i> Assessment: Capable of complying.
5.	Exit Door Provide signage that identifies each door required by BCA E4.5 to be provided with an exit sign and state "Exit" and "Level" and either floor level number, level descriptor or a combination of both.	Braille & Tactile signage is required to identify each exit door as per D3.6 of the BCA. <i>Provide signage schedule for review.</i> Assessment: Capable of complying.

5.13. Hearing Augmentation (BCAD3.7)

Hearing Augmentation may be required, however further detail are required.

Item	Accessibility Requirement	Accessibility Commentary
1.	Hearing Augmentation Listening Systems are an essential assistive device for people who use hearing aids and are mandatory at screened reception counters, lifts and areas with public announcement systems. Hearing Augmentation will be required, if in-built amplification is available within the Buildings/rooms.	<i>As the design progresses confirm requirements for hearing augmentation.</i> Assessment: Capable of complying.

5.14. Swimming Pool, Sauna, Spa (BCA D3.1, D3.10, AS1428.1)

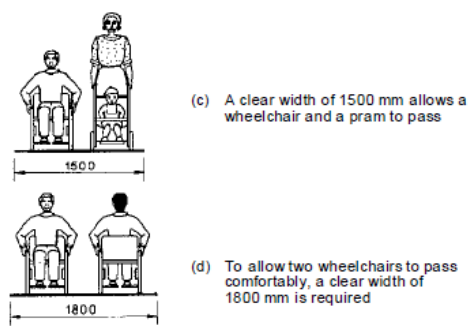
Item	Accessibility Requirement	Accessibility Commentary
1.	Perimeter >40m Access is required to and into a pool with a perimeter of 40m or greater. Entry/exit into the pool is to be via either a: <ul style="list-style-type: none"> a sling style lift, or a fixed or movable ramp and an aquatic wheelchair; 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. 	Accessible entry/exit is required to and within swimming pools in accordance with D3.10 of the BCA. Assessment: To be resolved.
2.	Perimeter >70m In addition, where a pool has a perimeter >70m, provision of access into the pool is to comply with D3.10 of the BCA via a ramp, zero depth entry, or platform swimming pool lift. Excludes a sling style/chair lift or the like.	Assessment: Not applicable.

Item	Accessibility Requirement	Accessibility Commentary
3.	<p>Sauna / Spa</p> <p>Access is required to and within each type of common facility (minimum of 1)</p> <p>As a minimum provide the following:</p> <ul style="list-style-type: none"> Door circulation space as per Clause 13.3 of AS14281-2009 <p>Sauna/spa compartment/room must provide a clear floor space of 1540mmx2070mm to enable a user to make a 180degree turn</p>	<p>Assessment: Not applicable.</p>

6. DDA Recommendations (Advisory)

The following recommendations for design enhancement are provided for areas in which potential risks have been identified with respect to the DDA or where improved outcomes with respect to accessibility, functionality and safety have been identified.

Item	Accessibility Requirement	Accessibility Commentary
1.	<p>Emergency Evacuation</p> <p>Australian building legislation does not currently mandate an inclusive approach to the safe evacuation of buildings. This poses a significant risk for the portion of the population with a form of impairment that would limit their means of travel, as the current option for emergency evacuation of a multi-level building is via stairs.</p> <p>The emergency evacuation strategy for the development should address the operational solution of evacuating occupants that cannot use fire stairs. The current best practice is detailed in the 'AS 3745 - 2010 Planning for emergencies in facilities' and should be used as a guideline.</p> <p>It is the operators/employer's responsibility to ensure that all occupants/employees are aware of the evacuation procedures in the building/workplace and are appropriately trained where required to assist with evacuation in an emergency situation.</p>	<p>Consider implementation of an emergency evacuation plan for people with disabilities.</p> <p>Assessment: For Information</p>

Item	Accessibility Requirement	Accessibility Commentary
2.	<p>Circulation Clear Width</p> <p>As per AS1428.2, a clear width of 1800mm allows two wheelchairs to safely pass.</p> <p>In open plan areas where large numbers of people are present consideration should be given to defining walkways with different floor finishes to promote natural people flow through the space.</p>	<p>Main circulation routes within areas of high traffic should be 1800mm in width as a minimum.</p> <p>Secondary circulation spaces should be a minimum of 1500mm.</p>  <p>(c) A clear width of 1500 mm allows a wheelchair and a pram to pass</p> <p>(d) To allow two wheelchairs to pass comfortably, a clear width of 1800 mm is required</p> <ul style="list-style-type: none"> Consider the provision of a clear width of 1800mm to allow two wheelchairs to pass. Use of colour/textural finishes define the main public path of travel <p>Assessment: For Information</p>
3.	<p>Landscaping</p> <p>The following are some design considerations for providing equitable access to the public realm;</p> <ul style="list-style-type: none"> Provision of rest seating opportunities along walkways, stair landings etc. Lighting designs that minimise glare. Luminance contrast of features such as; steps, seats, bollards, bins etc. Landscape planting can offer tactile and olfactory clues to the environment to enhance different areas. 	<p>The public realm offers significant opportunities to enhance the existing scheme. There will be minimum BCA requirements in terms of access paths, gradient, stairs etc., however, many aspects of good design in external spaces, fall outside these minimum requirements.</p> <p>Assessment: For Information</p>
4.	<p>Acoustic Design</p> <ul style="list-style-type: none"> Good acoustics creates a good environment for all users. Acoustic design to seek to minimise reverberation noise. 	<p>Design to consider accessible compliance</p> <p>Assessment: For Information</p>

Item	Accessibility Requirement	Accessibility Commentary
5.	Lighting Design Lighting design to confirm that minimum illumination levels achieved. <ul style="list-style-type: none"> Minimum levels of maintenance illumination to be provided; e.g. – entrances 150 lux, toilet 200 lux, counters 250 lux. Note that minimum lux levels prescribed in AS 1428.2-1992, Clause 19, Notes, are to be achieved – for example 200 lux in toilet areas (ref App 10, Paragraph 2.3(c)(ii)).	Design to consider accessible compliance
		Assessment: For Information
6.	Obstacles <ul style="list-style-type: none"> Ensure bollards, bike racks, rest seating and bins possess a 30% luminance contrast to the surroundings Ensure fixtures and furniture is recessed a minimum of 500mm from required minimum width of path 	Ensure obstacles abutting a path are readily identifiable and do not obstruct a user on the path.
		Assessment: For Information
7.	Luminance Contrast / Surface Finishes <ul style="list-style-type: none"> Floor, wall, door, ceiling and furniture/fixture finishes can assist people with sensory impairments by providing visual clues and ensuring that sounds can be easily distinguished in an environment that minimises acoustic reverberation. Good colour and luminance contrast between elements can assist with distinguishing the boundaries of floor, walls, ceilings and furniture and fixtures and assists in orientation and spatial awareness. Floor finishes shall be such that they do not restrict movement of wheelchairs or people with ambulant disabilities. Slip resistance surfaces are necessary to prevent a person slipping, or their mobility aid losing traction. 	On this basis, it is recommended the provision of a minimum 30% luminance contrast is achieved between the following elements: <ul style="list-style-type: none"> Walls and doors Wall and floor finishes i.e. skirting boards as a minimum Counters and benches and the background to which it is viewed Handrails and grabrails to the surrounding surface/background Signage to the background to which it is viewed
		Assessment: For Information

Item	Accessibility Requirement	Accessibility Commentary
8.	Internal Seating <ul style="list-style-type: none"> Provide a range of seating within waiting and kiosk areas to accommodate all users i.e. some with backrest, some with armrests and at various seat heights etc. Any seating to be set back 500mm from the walkway. 	Recommend that any internal seating considers accessible needs and is provided with both backrest and armrests in accordance with AS1428.2.
		Assessment: For Information
9.	Reception/Service Desk/counters <ul style="list-style-type: none"> Counters should be at a universally accessible height of 900mm or if higher provide an 850mm wide section of 850mm height with underbench clearance. Refer to AS1428.2 specifications 	Any reception/service desk/counter or the like should be at an accessible height to cater for all users
		Assessment: For Information
10.	Other Furniture & Fixtures <ul style="list-style-type: none"> Future fitout/design of fixtures, furniture and fittings should consider accessible requirements in accordance with AS1428.2 Items shall be a minimum of 500mm away from the path of travel. 	Future design should consider accessible requirements teapoint, vending machines, drinking fountains, telephones, controls etc.
		Assessment: For Information

Item	Accessibility Requirement	Accessibility Commentary
11.	Locker Facilities <ul style="list-style-type: none"> Ensure lockers are positioned at an accessible height for staff: <ul style="list-style-type: none"> Provide clear circulation in front of the fixtures of 800mm x 1300mm Position lockers at an height of between 700-1200 above FFL 	Provide accessible locker facilities for staff/guest use.
		Assessment: For Information
12.	Kitchen/Teapoint <p>Future fitout/design of any should comply with accessible requirements in accordance with AS1428.2.</p> <p>The design should consider the following:</p> <ul style="list-style-type: none"> 1450mm circulation space in front of the teapoint bench, Bench to be a max height of 900mm FFL. Sink to be 150mm maximum depth and taps/spout to be 300mm from front edge (can be via side location or extended handles). Ensure 'D' shaped handles on all joinery doors/drawers. <ul style="list-style-type: none"> Locate microwave adjacent to free bench space. Locate Microwave controls between 700mm - 1200mm 	Ensure any servery counter/teapoint/kitchen considers accessible requirements
		Assessment: For Information

Item	Accessibility Requirement	Accessibility Commentary
13.	Parent Rooms/First Aid Rooms Future fitout/design of fixtures, furniture and fittings should consider accessible requirements in accordance with AS1428.1-2009 and AS1428.2-1992: <ul style="list-style-type: none"> Provide a baby change table in accordance with Clause 15.28.8.2 of AS1428.1-2009 Provide a floor circulation space to accommodate stretcher access adjacent to any bed or plinth within the room. 2000mm x 1450mm recommended 1450mm circulation space in front of the bench, Bench to be a max height of 900mm FFL. Sink to be 150mm maximum depth and taps/spout to be 300mm from front edge (can be via side location or extended handles). 	Ensure parent rooms / first aid rooms consider accessible requirements. <ul style="list-style-type: none"> Consider the provision of a baby change table (BCT) within the public accessible facilities on each level to enhance the use for all users. Ensure the BCT is positioned outside of the circulation spaces when in the closed position.
		Assessment: For Information
14.	TV/Display Screen The recommended viewing range for a TV is between 1227-1709mm above FFL.	Televisions/displays should be installed within an accessible viewing range.
		Assessment: For Information

Item	Accessibility Requirement	Accessibility Commentary
15.	<p>Desks & Monitors</p> <p><u>Desks:</u></p> <ul style="list-style-type: none"> Provide a proportion of height adjustable desks as no single height will be appropriate for all users. Height of desks or benches is acceptable at heights between 700mm min and 870mm max. For desks heights a range between 720-800mm is recommended. Seating space widths to be not less than 850mm. Clearance beneath desks to be 680mm minimum. Desk depth to be between 600-650mm minimum with key operational components (keyboard, mouse) to be located within 500mm of the front edge. <p><u>Monitors:</u></p> <ul style="list-style-type: none"> Provide monitors with tilt adjustable screens. Mount computer screens with the centre of screen at a lowest height of 1100-1200mm. 	<p>Assessment: For Information</p>

Item	Accessibility Requirement	Accessibility Commentary
16.	<p>Wayfinding Signage</p> <p>Accessible way finding should highlight the pathway from entrance to reception to lifts/stairs, amenities and to key components of the facility.</p> <p>The wayfinding strategy should consider the following:</p> <ul style="list-style-type: none"> ▪ Provide a minimum of 30% luminance contrast between the wall / signs and the text itself. ▪ Adequate lighting to be provided at signage locations, noting that AS 1428.2 1992 seeks for minimum level of illumination to be 150 lx; ▪ Generally, AS 1428.2 seeks for signage to be located within 1400mm - 1600mm, with the exception that in spaces where pedestrian crowding is likely to be experienced a minimum height of 2000mm is proposed. <p>Consideration should be had as to suitability of text size</p>	<p>A successful wayfinding system in an external public realm should provide information for users to navigate the built environment.</p> <p><i>A wayfinding strategy should be developed for the precinct.</i></p>
		Assessment: For Information

7. Compliance Summary

As members of the Association of Consultants in Access Australia (ACAA), we have reviewed the development application design documents prepared by Richmond + Ross (refer appendix A) for compliance with the current building assessment provisions, including (but not limited to) the following:

- Disability Discrimination Act (DDA) 1992.
- Building Code of Australia 2019 (Amendment 1) and referenced Australian Standards; and
- Disability (Access to Premises – Buildings) Standards 2010

This report provides a compliance overview of the project with respect to achieving compliance with the above legislation. In the next phase of the design process it is anticipated that as additional detail is provided - particularly floor plans, dimensions and features- the accessibility of this development can be further detailed.

Subject to addressing the actions identified, McKenzie Group Consulting confirm that the project documentation provides appropriate accessibility capable of complying with the BCA & Disability (Access to Premises – Buildings) Standards 2010 and the spirit and intent of the DDA.

If you have any further queries in relation to the reports and recommendations contained please contact Reeshika Vallabh on 0488 556 684.

Assessed by:	Reviewed by:
 Reeshika Vallabh Senior Access Consultant Accredited Member ACAA Membership No 408 McKenzie Group Consulting (Qld) Pty Ltd ACN 140 159 486	 Kellie Millar Senior Access Consultant Accredited Member - ACAA Membership No 209 McKenzie Group Consulting (Qld) Pty Ltd ACN 140 159 486

8. Appendix A – Document List

Richmond + Ross project number: 210285

ARCHITECTURAL DRAWINGS



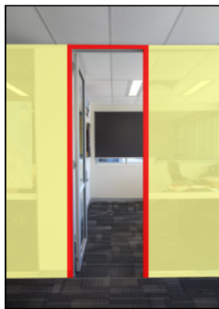

DA00	B	COVER SHEET	DA26	B	ELEVATIONS - TACO BELL	DA50	B	SITE PLAN - CARWASH & SWIM SCHOOL
DA01	B	3D VIEWS	DA27	B	EXTERNAL FINISHES - TACO BELL	DA51	B	FLOORPLAN - CARWASH
DA02	B	3D VIEWS	DA28	B	SIGNAGE - TACO BELL	DA52	B	FLOORPLAN - SWIM SCHOOL
DA03	B	3D VIEWS	DA29	B	SIGNAGE - TACO BELL	DA55	B	ELEVATIONS - CARWASH & SWIM SCHOOL
DA04	B	AREA PLAN	DA30	B	SITE PLAN - EL JANNAH	DA56	B	ELEVATIONS - CARWASH & SWIM SCHOOL
DA05	B	OVERALL SITE PLAN	DA31	B	FLOORPLAN - EL JANNAH	DA57	B	EXTERNAL FINISHES - CARWASH & SWIM SCHOOL
DA06	B	SITE SIGNAGE PLAN	DA32	B	ROOF PLAN - EL JANNAH	DA58	B	SIGNAGE - CARWASH & SWIM SCHOOL
DA07	B	SITE SIGNAGE SHEDULE	DA35	B	ELEVATIONS - EL JANNAH	DA60	B	SITE PLAN - PETROL STATION
DA08	B	SITE SIGNAGE	DA36	B	ELEVATIONS - EL JANNAH	DA61	B	FLOORPLAN - OTR
DA10	B	SITE PLAN - CHILDCARE CENTRE	DA37	B	EXTERNAL FINSHES - EL JANNAH	DA62	B	ROOF PLAN - OTR
DA11	B	FLOORPLAN - CHILDCARE CENTRE	DA38	B	SIGNAGE - EL JANNAH	DA65	B	ELEVATIONS - PETROL STATION
DA15	B	ELEVATIONS - CHILDCARE CENTRE	DA40	B	SITE PLAN - HUNGRY JACKS	DA66	B	ELEVATIONS - PETROL STATION
DA16	B	ELEVATIONS - CHILDCARE CENTRE	DA41	B	FLOORPLAN - HUNGRY JACKS	DA67	B	EXTERNAL FINISHES - OTR
DA17	B	EXTERNAL FINISHES - CHILDCARE CENTRE	DA42	B	ROOFPLAN - HUNGRY JACKS	DA68	B	SIGNAGE - OTR
DA18	B	SIGNAGE - CHILDCARE CENTRE	DA45	B	ELEVATIONS - HUNGRY JACKS			
DA20	B	SITE PLAN - TACO BELL	DA46	B	ELEVATIONS - HUNGRY JACKS			
DA21	B	FLOORPLAN - TACO BELL	DA47	B	EXTERNAL FINISHES - HUNGRY JACKS			
DA22	B	ROOFPLAN - TACO BELL	DA48	B	SIGNAGE - HUNGRY JACKS			
DA25	B	ELEVATIONS - TACO BELL	DA49	B	SIGNAGE - HUNGRY JACKS			

9. Appendix B – Drawing Markups

10. Appendix C – Additional information – Doors/doorways; visual indicators

Luminance contrasts

Doorways are to demonstrate luminance contrasts via one of the following options presented within Clause 13.1 of AS 1428.1 i.e. 50mm width between:

a) Door leaf and door jamb	
b) Door leaf and adjacent wall	
c) Architrave and wall	
d) Door leaf and architrave, or	
e) Door jamb and adjacent wall	