

**ACCESS REPORT  
RESTAURANT PRECINCT  
78-88 TENCH AVENUE  
JAMISONTOWN NSW 2750**



Prepared by

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Project: ACCESS REPORT  
RESTAURANT PRECINCT  
78-88 TENCH AVENUE  
JAMISONTOWN NSW 2750

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Our Reference	Rev	Remarks	Issue Date
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## Executive Summary

This access report has been prepared to accompany the Development Application for the retail development proposed to be constructed at 78-88 Tench Avenue Jamisontown NSW 2750. The proposed development comprises:

- Nine (9) new restaurant tenancies in addition to the existing Coffee Club tenancy
- Terraced outdoor seating areas
- Carparking for 168 vehicles (including 4 accessible parking spaces)
- Loading Dock facilities
- Open parkland and play areas incorporating picnic shelters and bench seating

The proposed development proposes a new restaurant precinct incorporating the existing Coffee Club building presently located on the site.

Carparking for this development has been provided as on-grade car parking. The plan indicates four (4) accessible parking spaces being provided for this development.

For the purposes of this access report the designated back of house and kitchen areas have been designated as not being accessible in accordance with the concessions available as nominated at Clause D3.4 of the BCA. It is considered that the activity undertaken in these areas is likely to pose a safety risk to persons with a disability and therefore these areas are considered not to be accessible to people with disabilities.

Tenancy T9 is a small tenancy located at first floor level. The floor area of the tenancy is less than 200sqm therefore in accordance with the provisions of Clause D3.3(f)(ii) of the BCA accessible access is not required to be provided to this first floor tenancy.

The non-slip properties of the external pavement finishes will need to comply with the provisions of HB197 and BCA Table D2.14. Details of compliance will need to be demonstrated as part of the Construction Certificate documentation.

## Alternative Design Solution

This revised design proposal indicates a stepped piazza section between the existing Coffee Club Tenancy and Tenancies 2-4. The use of this stepped area is for outdoor seating. The design as proposed indicates continuous steps for the length of the Piazza.

The provisions of AS1428.1:2009 require the installation of TGSIs along the edge of the steps to warn individuals with accessible needs of the potential of a hazard.

Given the design of the space the available pavement would be covered in TGSIs which defeats the purpose of the provision of the TGSIs.

It will be essential that an Alternative Design Solution be prepared as part of the Construction Certificate documentation to address the deletion of the TGSIs to the steps in the Piazza zone of this development.

The provision of compliant nosing details to the steps in the Piazza zone will remain a requirement to be satisfied.

## Declaration

This report confirms that the provisions for compliance with the accessible requirements nominated in the Disability (Access to Premises – Building) Standard 2010 have been incorporated into the design proposed. The detail of the requirements of the Standard will need to be demonstrated in the detailed design associated with the Construction Documentation process and with the Development Applications developed for the incoming tenants.

## Disability Discrimination Act 1992

Section 23 of the Disability Discrimination Act 1992 states:

*It is unlawful for a person to discriminate against another person on the ground of the other person's disability:*

- a) by refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled or allowed to enter or use (whether for payment or not); or*
- b) in the terms or conditions on which the first-mentioned person is prepared to allow the other person access to, or the use of, any such premises; or*
- c) in relation to the provision of means of access to such premises; or*
- d) by refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not); or*
- e) in the terms or conditions on which the first-mentioned person is prepared to allow the other person the use of any such facilities; or*
- f) by requiring the other person to leave such premises or cease to use such facilities.*

The Disability Discrimination Act 1992 is complaints based legislation and the Commissioner once having heard and assessed the level of discrimination may issue orders to rectify.

### Legislative framework

The legislation addressing accessibility is documented in the following Act, Code and Standards:

- Disability Discrimination Act 1992
- Disability (Access to Premises - Buildings) Standards 2010 (DDA 1992)
- National Construction Code (BCA 2015)
- AS1428.1:2009 Design for access and mobility - General requirements for access - New building work
- AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
- AS1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- AS2890.6:2009 Parking facilities - Off-street parking for people with disabilities

### Access Report

The access Report following has adopted the headings of the Disability (Access to Premises) Standard 2010. The Standard provides a framework for analysis and when coupled with the technical provisions of the Building Code of Australia, the AS1428 and AS2890.6 Australian Standards provide certainty and direction to address accessibility compliance.

### Architectural Documentation

The following documents prepared by Morson Architects form the basis of this access report:

<b>Drawing No</b>	<b>Revision</b>	<b>Title</b>
DA01	7P	Site Context and Analysis Plans
DA10	10P	Proposed Ground Floor Plan
DA11	4P	Proposed Roof and Upper level Floor Plan
DA20	4P	Elevations and Sections
DA25	1P	3D views
LPDA 15-159/1	A	Landscape Plan

### Australian Standards

The National Construction Code 2015 incorporates the Building Code of Australia. AS1428.1 has been referenced within the Building Code as a Standard requiring compliance.

AS1428.2:1992 *Design for Access and Mobility – Enhanced and additional Requirements – Buildings and Facilities* is not referenced by the Building Code. The Standard does however describe many enhanced accessible features which should be considered and incorporated where possible when planning new facilities.

Specifically consideration should be given to the following sections of AS1428.2:1992:

- **Clause 16 Symbols.** Specific attention to be given to Clause 16.3 - Size of International symbols for access and deafness
- **Clause 17 Signs** Specific attention to be given to Clause 17.2 – height of letters on signs
- **Clause 19 Lighting**
- **Clause 22 Reach Ranges**
- **Clause 24 Furniture and fitments** This clause is of specific importance as the spacing of tables and the circulation between tables is nominated. In addition this clause describes the counter height design criteria to be considered when detailing the fixtures for the individual tenancy fitouts.
- **Clause 27 Street Furniture** Specific attention is directed to the placement of seating in the public domain and the requirements for drinking fountains (clause 27.3)
- **Clause 29 Vending machines** The designation of vending machine locations is yet to be determined.

## Access Report

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
A4.1	<p><b>Classifications</b></p> <p><b>Class 6</b> — a shop or other building for the sale of goods by retail or the supply of services direct to the public, including:</p> <ul style="list-style-type: none"> <li>(a) an eating room, cafe, restaurant, milk or soft-drink bar; or</li> <li>(b) a dining room, bar area that is not an assembly building, shop or kiosk part of a hotel or motel; or</li> <li>(c) a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or</li> <li>(d) Market or sale room, showroom, or service station.</li> </ul>	Note
DP1	<p><b>Performance requirement</b></p> <p>Access must be provided, to the degree necessary, to enable:</p> <ul style="list-style-type: none"> <li>a) people to: <ul style="list-style-type: none"> <li>i. approach the building from the road boundary and from any <i>accessible</i> carparking spaces associated with the building; and</li> </ul> </li> </ul>	Satisfied
	<ul style="list-style-type: none"> <li>ii. approach the building from any accessible associated building; and</li> </ul>	Satisfied
	<ul style="list-style-type: none"> <li>iii. access work and public spaces, accommodation and facilities for personal hygiene; and</li> </ul>	Satisfied
	<ul style="list-style-type: none"> <li>b) Identification of accessways at appropriate locations which are easy to find.</li> </ul>	Satisfied

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
DP4	<p><b>Performance requirement</b></p> <p><i>Exits</i> must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to:</p> <ul style="list-style-type: none"> <li>a) the travel distance; and</li> <li>b) the number, mobility and other characteristics of occupants; and</li> <li>c) the function or use of the building; and</li> <li>d) the height of the building; and</li> <li>e) Whether the <i>exit</i> is from above or below ground level.</li> </ul>	Satisfied
DP6	<p><b>Performance requirement</b></p> <p>So that occupants can safely evacuate the building, <i>accessways</i> to <i>exits</i> must have dimensions appropriate to:</p> <ul style="list-style-type: none"> <li>a) the number, mobility and other characteristics of occupants; and</li> <li>b) the function or use of the building.</li> </ul>	<p>Satisfied</p> <p>This criterion will need to be reviewed once the detailed tenancy applications are prepared.</p>
DP8	<p><b>Performance requirement</b></p> <p>Carparking spaces for use by people with a disability must be:</p> <ul style="list-style-type: none"> <li>a) provided, to the degree necessary, to give equitable access for carparking; and</li> <li>b) designated and easy to find.</li> </ul>	Satisfied

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
DP9	<p><b>Performance requirement</b></p> <p>An inbuilt communication system for entry, information, entertainment, or for the provision of a service, must be suitable for occupants who are deaf or hearing impaired.</p>	<p>Not applicable to this Development Application.</p> <p>This criterion will need to be addressed as part of the applications for the tenancy fitout.</p>
D3.1	<b>General Building Access Requirements Class 6</b>	
Table D3.1	To and within all areas normally used by the occupants	Satisfied
D3.2	<b>Access to Buildings</b>	
	<p>(1) An <i>accessway</i> must be provided:</p> <p>a) to a building <i>required</i> to be <i>accessible</i>;</p>	Satisfied
	<p>b) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>I. from another <i>accessible</i> building connected by a pedestrian link; and</p> <p>II. from any <i>required accessible</i> carparking space on the allotment.</p>	<p>Satisfied</p> <p>An accessible path of travel connects the footpath on Council's verge to the building located on this site. Accessible paths of travel connect the accessible parking spaces with the various elements of this development proposal.</p> <p>The proposal includes a series of ramps within the seating spine providing accessible access between the various buildings on the site.</p> <p>Level access is provided from the accessible parking spaces located at the rear of the site. It will be essential that an accessible path of travel is provided through the landscaped area connecting the accessible parking spaces located at the front of the site.</p> <p>Suitable wayfinding signage will need to be provided at the entry points to assist individuals with accessible needs locate the accessible parking spaces.</p>

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	<p>(2) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and:</p> <ul style="list-style-type: none"> <li>a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</li> <li>b. in a building with a total <i>floor area</i> more than 500sqm, a pedestrian entrance which is not <i>accessible</i> must not be located more than 50 m from an <i>accessible</i> pedestrian entrance;</li> </ul> <p>except for pedestrian entrances serving only areas exempted by clause D3.4.</p>	<p>Satisfied</p> <p>The detail of the shopfronts has yet to be provided. This criterion will need to be reviewed as part of the detailed construction certificate documentation.</p>
	<p>(3) Where a pedestrian entrance required to be accessible has multiple doorways:</p> <ul style="list-style-type: none"> <li>a. if the pedestrian entrance consists of not more than 3 doorways — not less than one of those doorways must be accessible; and</li> <li>b. if the pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</li> </ul>	<p>Satisfied</p> <p>The detail of the shopfronts has yet to be provided. This criterion will need to be reviewed as part of the detailed construction certificate documentation.</p>

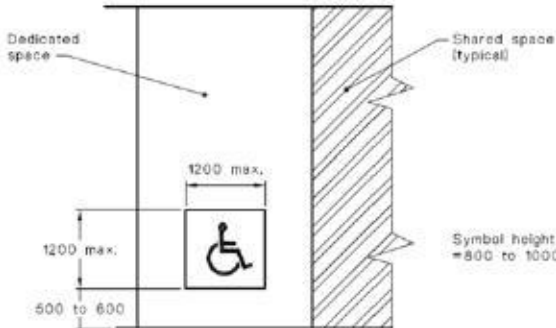
PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	<p>(4) For the purposes of subclause (3):</p> <ul style="list-style-type: none"> <li>a. an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where: <ul style="list-style-type: none"> <li>(i) all doorways serve the same part or parts of the building; and</li> <li>(ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and</li> </ul> </li> <li>(b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves.</li> </ul>	Satisfied
	<p>(5) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p>	<p>Satisfied</p> <p>The detail of the shopfronts has yet to be provided. This criterion will need to be reviewed as part of the detailed construction certificate documentation.</p>
AS1428.1 Clause 13.1	<p>All doorways shall have a minimum luminance contrast of 30% provided between—</p> <ul style="list-style-type: none"> <li>(a) door leaf and door jamb;</li> <li>(b) door leaf and adjacent wall;</li> <li>(c) architrave and wall;</li> <li>(d) door leaf and architrave; or</li> <li>(e) door jamb and adjacent wall.</li> </ul> <p>The minimum width of the area of luminance contrast shall be 50 mm.</p>	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
AS1428.1 Clause 13.2	The minimum clear opening of a doorway on a continuous accessible path of travel shall be 850 mm when measured from the face of the opened door to the doorstep, as shown in Figure 30. Where double doors are used, the 850 mm minimum clear opening shall apply to the active leaf.	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
AS1428.1 Clause 13.5	This clause of AS1428.1 designates the performance criteria for door hardware. Specific attention is directed to the following criteria:	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	(b) The clearance between the handle and the back plate or door face at the centre grip section of the handle shall be not less than 35 mm and not more than 45 mm.	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	(d) Where snibs are installed, they shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	(e) For doors other than fire doors and smoke doors where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the following:  (i) To initially open the door 20 N (ii) To swing or slide the door 20 N (iii) To hold the door open between 60° and 90 20 N	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation. Specific attention is directed to the force required to operate the door to the USAT located between Tenancies 4 and 6.
	(f) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation



PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
D3.3	Parts of buildings to be accessible	
	In a building <i>required</i> to be <i>accessible</i> : a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:	
	i. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and	<p>Satisfied.</p> <p>The proposal includes for four (4) ramps located in the outdoor seating area spine. Three (3) of these ramps are designed with a gradient of 1:14 and the remaining walkway has a gradient of 1:20.</p> <p>The detailing of the 1:14 ramps will need to incorporate handrails, kerbs and TGSIs at the top and bottom of each ramp section all in accordance with the provisions of Clause 10.3 of AS1428.1:2009. The detailing of the handrails associated with the ramp network will need to comply with the detail of Clause 12 of AS1428.1:2009.</p> <p>The detailing of the 1:20 walkway will need to address requirements of Clause 10.2 of AS1428.1:2009. Specific attention is directed to Clause 10.2(a) of AS1428.1:2009 which addresses the detailing of the edge condition of walways.</p>



PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	<p>ii. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;</p> <p>The following is an extract from AS1428.1 addressing this item</p> <p>(f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3.</p> <p>(g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.</p> <p>(h) TGSIs shall be installed in accordance with AS 1428.4.1.</p>	<p>This clause applies to the stair entry to Tenancy T9 located at the 1<sup>st</sup> floor level.</p> <p>Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation</p>
	<p>iii. for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;</p> <p>The following is an extract from AS1428.1 addressing this item:</p> <p>(f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3.</p> <p>(g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.</p>	<p>This clause applies to the stair entry to Tenancy T9 located at the 1<sup>st</sup> floor level.</p> <p>Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation</p>
	<p>b) every passenger lift must comply with clause E3.6;</p>	<p>Not Applicable</p>

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	c) <i>accessways</i> must have: <ul style="list-style-type: none"> <li>i. passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an <i>accessway</i> where a direct line of sight is not available; and</li> </ul>	Not Applicable
	<ul style="list-style-type: none"> <li>ii. turning spaces complying with AS 1428.1: <ul style="list-style-type: none"> <li>A. within 2m of the end of <i>accessways</i> where it is not possible to continue travelling along the <i>accessway</i>; and</li> <li>B. at maximum 20 m intervals along the <i>accessway</i>;</li> </ul> </li> </ul>	<p>The plans indicate two (2) dead end service corridors to the back doors of T3 and T8 associated with the loading dock and back of house areas.</p> <p>The approach adopted concerning accessibility in this development designates the back of house and loading dock areas as not being accessible due to the nature of the activities undertaken in these areas potentially posing a safety risk to persons with disabilities.</p> <p>The accessibility provisions are not applied to the back of house or loading dock areas in this development.</p>
	d) an intersection of <i>accessways</i> satisfies the spatial requirements for a passing and turning space;	Not Applicable
	e) a passing space may serve as a turning space;	Not Applicable
	f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a <i>storey</i> or level other than the entrance <i>storey</i> in a Class 5, 6, 7b or 8 building- <ul style="list-style-type: none"> <li>(i) containing not more than 3 <i>storeys</i>; and</li> <li>(ii) with a <i>floor area</i> for each <i>storey</i>, excluding the entrance <i>storey</i>, of not more than 200sqm.</li> </ul>	<p>The tenancy T9 is located at the first floor level and has a floor area of 118.9sqm. The ground floor component of this tenancy is restricted to the circulation stair zone only.</p> <p>Accessible access is not required to be provided to Tenancy T9 as the floor level at both levels is less than 200sqm.</p>
<b>D3.4</b>	<b>Exemptions</b>	The loading dock area and back of house areas have been designated as not required to be accessible due to the use of the area being not suitable for people with a disability.

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT				
D3.5	Carparking					
AS1680.2. 1	<b>Lighting</b>  Lighting levels within the carpark compliant to Appendix D TABLE D1 of AS1680.2.1:2008 Interior and workplace lighting - Specific applications - Circulation spaces and other general areas	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation  The lx levels to be achieved are <table><tr><td>Location</td><td>Lx Level</td></tr><tr><td>Accessible parking spaces</td><td>40</td></tr></table>	Location	Lx Level	Accessible parking spaces	40
Location	Lx Level					
Accessible parking spaces	40					
AS2890.6	<b>Space identification and delineation</b>  Each dedicated space shall be identified by means of a white symbol of access in accordance with AS 1428.1 between 800 mm and 1000 mm high placed on a blue rectangle with no side more than 1200 mm, placed as a pavement marking in the centre of the space between 500 mm and 600 mm from its entry point	<div></div> Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation				

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<b>AS2890.6</b>	<p>Pavement markings specified in Items (a) and (b) of this Clause shall be yellow and shall have a slip resistant surface. Raised pavement markers shall not be used for space delineation.</p> <p>Pavement markings shall be provided as follows:</p> <p>a) Dedicated parking spaces shall be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a kerb, barrier or wall.</p> <p>b) Shared areas shall be marked as follows:</p> <p>(i) Walkways within or partly within a shared area shall be marked with unbroken longitudinal lines on both sides of the walkway excepting any side delineated by a kerb, barrier or wall.</p>	<p>Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation</p>
	<p>(ii) Other vacant non-trafficked areas, which may be intentionally or unintentionally obstructed (e.g. by unintended parking), shall be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a kerb, barrier or wall, and marked with diagonal stripes 150 to 200 mm wide with spaces 200 mm to 300 mm between stripes. The stripes shall be at an angle of 45 ±10 degrees to the side of the space.</p>	<p>Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation</p>
<b>Table D3.5</b>	<p><b>Class 6 Retail</b></p> <p>(a) Up to 1000 carparking spaces; 1 space for every 50 carparking spaces or part thereof.</p>	<p>A total of 168 parking spaces inclusive of four (4) accessible parking spaces have been provided for this development. Table D3.5 of the BCA stipulates the number of accessible parking spaces to be provided. The provision of 168 parking spaces for the site requires the designation of 4 accessible parking spaces to be provided.</p> <p>Four (4) accessible parking spaces together with the requires circulation shared zones have been designated for the retail function as noted on drawing DA10[9P].</p>

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
<b>D3.6</b>	<b>Signage</b>	
	<p>In a building required to be accessible:</p> <p>a) braille and tactile signage complying with Part D4 and incorporating the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 must identify each:</p> <ul style="list-style-type: none"> <li>(i) sanitary facility,</li> <li>(ii) space with a hearing augmentation system; and</li> <li>(iii) identify each door required by E4.5 to be provided with an exit sign and state— <ul style="list-style-type: none"> <li>(A) "Exit";</li> <li>(B) and "Level" followed by the floor level number; and</li> </ul> </li> </ul>	<p>Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation</p> 
	<p>b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying:</p> <ul style="list-style-type: none"> <li>(i) the type of hearing augmentation; and</li> <li>(ii) the area covered within the room; and</li> <li>(iii) if receivers are being used and where the receivers can be obtained; and</li> </ul>	<p>The need for this type of signage will be determined by the tenancy fitouts of each tenancy</p> <p>Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation</p> 

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and	<p>A single accessible WC has been located between Tenancies T4 and T6. The mounting position for this type of signage will need to be on the wall adjacent to the latch side of the door.</p> <p>Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation</p> <div data-bbox="1205 448 1637 724">  </div>
	d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and	<p>If ambulant facilities are provided compliance with this requirement will need to be demonstrated as part of the construction certificate documentation</p> <div data-bbox="1205 863 2049 1145">  </div>
	e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and	<p>Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation</p>

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	f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
<b>D3.7</b>	<b>Hearing Augmentation</b>	
	<p>1. A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed:</p> <ul style="list-style-type: none"> <li>a) in a room in a Class 9b building; or</li> <li>b) in an auditorium, conference room, meeting room, room for judicatory purposes, or a room in a Class 9b building; or</li> <li>c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</li> </ul>	Not Applicable
<b>D3.8</b>	<b>Tactile Indicators</b>	Please refer to the attached site plan which has been marked up nominating the TGSI locations across the site.
	(1) For a building <i>required</i> to be <i>accessible</i> , tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching: <ul style="list-style-type: none"> <li>a) a stairway, other than a fire-isolated stairway;</li> </ul>	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	<ul style="list-style-type: none"> <li>b) an escalator;</li> </ul>	Not Applicable
	<ul style="list-style-type: none"> <li>c) a passenger conveyor or moving walk;</li> </ul>	Not Applicable

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	d) a ramp other than a fire-isolated ramp, a step ramp, a kerb ramp or a swimming pool ramp; and	Not Applicable
	e) in the absence of a suitable barrier: (i) an overhead obstruction less than 2 m above floor level, other than a doorway; and	If required compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	(ii) an <i>accessway</i> meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in clause D3.4, if there is no kerb or kerb ramp at that point;	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	(2) Tactile ground surface indicators <i>required</i> by subclause (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
AS1428.4.1	<p>2.4 STAIRWAYS, RAMPS, ESCALATORS AND MOVING WALKS</p> <p>Where required on a path of travel, warning indicators shall be located at both the top and bottom of stairways, ramps, escalators and moving walks,</p> <p>Where the distance of the landing is 3000 mm or more to the nearest nosing edge, the warning indicators shall be over a distance of 600–800mm</p> <p>Where the distance of the landing is less than 3000 mm to the nearest nosing edge, the warning indicators shall be over a distance of 300–400mm</p> <p>Where handrails are continuous on both sides of the landing and the distance of the landing is less than 3000 mm to the nearest nosing edge, indicators are not required (see Figure 2.2(B)(c))</p>	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation

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D3.11	Ramps	Not Applicable
D3.12	Glazing on an accessway	
	On an <i>accessway</i> , where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation  Specific attention is drawn to compliance with Clause 6.6 of AS1428.1:2009 Glazing on walkways. (extract follows)
		<p><b>6.6 Visual indicators on glazing</b></p> <p>Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.</p> <p>Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.</p>
<b>Part D4</b>	<b>Braille &amp; Tactile Signs</b>	
D4.2	<p>Location of braille and tactile signs</p> <p>Signs including symbols, numbering and lettering must be designed and installed as follows:</p> <p>a) braille and tactile components of a sign must be located not less than 1200mm and not higher than 1600mm above the floor or ground surface;</p>	Compliance with this Part will need to be demonstrated as part of the construction certificate documentation

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D4.2	b) signs with single lines of characters must have the line of tactile characters not less than 1250mm and not more than 1350mm above the floor or ground surface;	Compliance with this Part will need to be demonstrated as part of the construction certificate documentation
D4.2	c) signs identifying rooms containing features or facilities listed in clause D3.6 must be located:  (i) on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and  (ii) where (i) is not possible, the sign may be placed on the door itself.	Compliance with this Part will need to be demonstrated as part of the construction certificate documentation
D4.3	Braille and tactile sign specification	Compliance with this Part will need to be demonstrated as part of the construction certificate documentation
D4.4	Luminance contrast The following apply to luminance contrast:  a) the background, negative space, fill of a sign or border with a minimum width of 5 mm must have a luminance contrast with the surface on which it is mounted of not less than 30%;  b) tactile characters, icons and symbols must have a minimum luminance contrast of 30% to the surface on which the characters are mounted;  c) luminance contrasts must be met under the lighting conditions in which the sign is to be located.	Compliance with this Part will need to be demonstrated as part of the construction certificate documentation
D4.5	Lighting  Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read.	Compliance with this Part will need to be demonstrated as part of the construction certificate documentation

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D4.6	<p>Braille</p> <p>The following applies to braille:</p> <ul style="list-style-type: none"> <li>a) braille must be grade 1 braille (uncontracted) in accordance with the criteria set out by the Australian Braille Authority;</li> <li>b) braille must be raised and domed;</li> <li>c) braille must be located 8 mm below the bottom line of text (not including descenders);</li> <li>d) braille must be left justified;</li> <li>e) where an arrow is used in the tactile sign, a solid arrow must be provided for braille readers;</li> <li>f) on signs with multiple lines of text and characters, a semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text.</li> </ul>	<p>Compliance with this Part will need to be demonstrated as part of the construction certificate documentation</p>
<b>Part E3</b>	<b>Lift Installation</b>	Not Applicable
<b>Part F2</b>	<b>Sanitary and other facilities</b>	
FP2.1	<p>Performance Requirement</p> <p>Suitable sanitary facilities for personal hygiene must be provided in a convenient location within or associated with a building, to the degree necessary, appropriate to:</p> <ul style="list-style-type: none"> <li>(a) the function or use of the building; and</li> <li>(b) the number and gender of the occupants; and</li> <li>(c) the disability or other particular needs of the occupants.</li> </ul>	<p>A single USAT has been located at ground level between Tenancies 4 and 6. The detailing of the elements of the USAT will need to comply with the provisions of Clause 15 of AS1428.1.</p> <p>Compliance with this requirement will need to be demonstrated as part of the Development Applications lodged by the incoming tenants</p>

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F2.2	<p>Calculation of number of occupants and fixtures</p> <p>The number of persons accommodated must be calculated according to clause D1.13 of the BCA if it cannot be more accurately determined by other means.</p>	<p>The table following schedules the number of WC facilities required to be provided to each of the respective tenancies on the site.</p> <p>The plans provided do not indicate where the WC facilities are to be provided within each tenancy. It is assumed that the detail relating to the provision of WC facilities will be addressed by the incoming tenants.</p> <p>The inclusion of a USAT reduces the Male and Female WC count by one (1) for each of the sexes.</p> <table><tr><th></th><th></th><th></th><th></th><th colspan="3">Male</th><th colspan="2">Female</th><th></th></tr><tr><th>Tenancy</th><th>Area</th><th>sqm/person (BCA)</th><th>Design Population</th><th>WC</th><th>Urinal</th><th>Basin</th><th>WC</th><th>Basin</th><th>USAT</th></tr><tr><td>T1</td><td>335.2</td><td>1</td><td>336.0</td><td>1</td><td>4</td><td>2</td><td>4</td><td>3</td><td>1</td></tr><tr><td>T2</td><td>109.8</td><td>1</td><td>110.0</td><td>0</td><td>2</td><td>2</td><td>2</td><td>2</td><td>1</td></tr><tr><td>T3</td><td>121.9</td><td>1</td><td>122.0</td><td>0</td><td>2</td><td>2</td><td>2</td><td>2</td><td>1</td></tr><tr><td>T4</td><td>104.3</td><td>1</td><td>105.0</td><td>0</td><td>2</td><td>2</td><td>2</td><td>2</td><td>1</td></tr><tr><td>T5</td><td>260.3</td><td>1</td><td>261.0</td><td>1</td><td>3</td><td>2</td><td>3</td><td>2</td><td>1</td></tr><tr><td>T6</td><td>218.2</td><td>1</td><td>219.0</td><td>1</td><td>3</td><td>2</td><td>3</td><td>2</td><td>1</td></tr><tr><td>T7</td><td>316.1</td><td>1</td><td>317.0</td><td>1</td><td>4</td><td>2</td><td>4</td><td>3</td><td>1</td></tr><tr><td>T8</td><td>345.0</td><td>1</td><td>345.0</td><td>1</td><td>4</td><td>2</td><td>4</td><td>3</td><td>1</td></tr><tr><td>T9</td><td>119.8</td><td>1</td><td>120.0</td><td>0</td><td>2</td><td>2</td><td>2</td><td>2</td><td>1</td></tr></table> <p>It is not intended that a USAT be provided in each and ever tenancy. The provision of a single USAT for the use of all at a central location satisfies the intent of AS1428.1:2009.</p>					Male			Female			Tenancy	Area	sqm/person (BCA)	Design Population	WC	Urinal	Basin	WC	Basin	USAT	T1	335.2	1	336.0	1	4	2	4	3	1	T2	109.8	1	110.0	0	2	2	2	2	1	T3	121.9	1	122.0	0	2	2	2	2	1	T4	104.3	1	105.0	0	2	2	2	2	1	T5	260.3	1	261.0	1	3	2	3	2	1	T6	218.2	1	219.0	1	3	2	3	2	1	T7	316.1	1	317.0	1	4	2	4	3	1	T8	345.0	1	345.0	1	4	2	4	3	1	T9	119.8	1	120.0	0	2	2	2	2	1
				Male			Female																																																																																																									
Tenancy	Area	sqm/person (BCA)	Design Population	WC	Urinal	Basin	WC	Basin	USAT																																																																																																							
T1	335.2	1	336.0	1	4	2	4	3	1																																																																																																							
T2	109.8	1	110.0	0	2	2	2	2	1																																																																																																							
T3	121.9	1	122.0	0	2	2	2	2	1																																																																																																							
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T5	260.3	1	261.0	1	3	2	3	2	1																																																																																																							
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T9	119.8	1	120.0	0	2	2	2	2	1																																																																																																							
F2.4	<p>Accessible sanitary facilities</p> <p>In a building required to be accessible:</p> <p>a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4 (a); and</p>	<p>A single USAT has been located at ground level between Tenancies 4 and 6. The detailing of the elements of the USAT will need to comply with the provisions of Clause 15 of AS1428.1.</p> <p>Compliance with this requirement will need to be demonstrated as part of the Development Applications lodged by the incoming tenants</p>																																																																																																														

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	b) accessible unisex showers must be provided in accordance with Table F2.4 (b); and	Not Applicable
	c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and	Compliance with this requirement will need to be demonstrated as part of the Development Applications lodged by the incoming tenants
	d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and	Compliance with this requirement will need to be demonstrated as part of the Development Applications lodged by the incoming tenants
	e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4 (a) and (b) must comply with the requirements of AS 1428.1; and	Compliance with this requirement will need to be demonstrated as part of the Development Applications lodged by the incoming tenants
	f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and	Compliance with this requirement will need to be demonstrated as part of the Development Applications lodged by the incoming tenants
	g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities, must be provided as evenly as possible; and	Compliance with this requirement will need to be demonstrated as part of the Development Applications lodged by the incoming tenants
	h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and	Compliance with this requirement will need to be demonstrated as part of the Development Applications lodged by the incoming tenants
	i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(g) to be provided with a passenger lift or ramp complying with AS 1428.1	Compliance with this requirement will need to be demonstrated as part of the Development Applications lodged by the incoming tenants

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Table F2.4	<p>Class 6 –</p> <p>Where clause F2.3 of the BCA requires closet pans:</p> <ul style="list-style-type: none"> <li>(a) 1 on every storey containing sanitary compartments; and</li> <li>(b) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments at not less than 50% of those banks</li> </ul>	<p>Compliance with this requirement will need to be demonstrated as part of the Development Applications lodged by the incoming tenants</p>