



## **DDA Compliance Statement – Performance Solutions DFP**

**Project:** Assemble Communities – Victoria Street Brunswick (VSB) – Mixed use  
**Location:** 342-348 & 368-370 Victoria St Brunswick VIC

**Client:** Armitage Jones

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**Date:** 2<sup>nd</sup> August 2024

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**JOB No:** 00052-24

STAKEHOLDERS						
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## PROJECT SCOPE

### NCC 2019– Compliance/Performance Solutions/ D3.4 Exemptions

## PROJECT DESCRIPTION

*The VSB-342-348 & 368-370 Victoria St Brunswick VIC project is a new Assemble Communities Mixed-use development, comprising: -*

- 4xBuildings: - 268 Dwellings
  - Basement 01 – provides vehicle car ramp from ground and 4x cores to access each building. 113 Car parking spaces including 1xDDA car space, storage cage areas, bike racks, bins rooms, and services, tanks, pumps and switch room areas and rooms.
  - Building 1 provides ground level retail & Co work office, Level L01-L10 residential units, communal areas (bikes, laundry, outdoor, roof garden), and car park entry.
  - Building 2 provides retail, residential units, communal areas (bikes, laundry, outdoor, roof gardens), offices.
  - Building 3 provides residential units, communal areas (bikes, laundry, outdoor, roof gardens), offices, Assemble Communities, Retail and EoT.
  - Building 4 provides retail, residential units, communal areas (bikes, EOT facilities, laundry, outdoor, roof garden) and a office.

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## SUMMARY

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Relevant Version of the BCA 2019 Vol 1 Amendment 1

Basement 1 – Carpark (113 Spaces) & Ancillary Services/Storage (Class 7a)

Ground Floor – Retail(Class 6), Co-work Offices(Class 5) & Tenant Services – Gym/Common, Areas, Foyer EOT. (Class 2).

Level 1 – 10 Apartments (Class 2)

Confirm amount of carparking for retail & office component of building. Note: 1 DDA carpark proposed. 1 DDA carpark required per 100 car spaces proposed for commercial purposes.

Connections to public transport adjacent may require application of The Accessible Public Transport Standards 2005 or Part H2 Public Transport of the access to premises standards 2010 TBC

**Merri-Bek Planning Scheme MPS/2017/745/A - Amended Permit Application no. P703/2023**

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18. Prior to the endorsement of plans, an Accessibility Report prepared by a suitably qualified person or company must be submitted to and approved by the Responsible Authority. The Report must assess the plans that are to be submitted for endorsement and confirm that the development meets the access requirements of the report, including any necessary annotations on the plans.

Once submitted to and approved by the Responsible Authority, the report will be endorsed to form part of the permit. No alterations to the plan may occur without the written consent of the Responsible Authority.

The recommendations of the report must be implemented to the satisfaction of the Responsible Authority prior to the occupation of the development.

19. Prior to the occupation of any dwelling approved under this permit, a report from the author of the Accessibility Report, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the Access Plan have been implemented in accordance with the approved Report.

The accessibility requirement between the site and the railway station will be reviewed as part of the Public Works Plan, which is proposed for preparation at a later stage. Stakeholders through further discussion and design can achieve a continuous accessible path of travel from the railway station to and through the development.

This Before Compliance Brief Provides a compliance statement to align with the performance provisions and the deemed to satisfy provisions of the premises standards and Building Code of Australia and provisions of the planning scheme Items 18 & 19 and for Clause 2.03-5 "Clause 2.03-5" in relation to dwelling diversity for different sectors in relation dwellings and BADS Vic 136 58.05-1 Accessibility Objective, Standard D17.

Access for persons with disability is achievable through all common areas, and commercial tenancies, up to the entry door of every sole-occupancy unit, and within not less than 50% of apartments as per BADS Vic 58.05-1.

Before Compliance has reviewed the public works plans to align with AS1428.1 2009 and AS1428.2 1992 Design for access and mobility and Access to premises standards 2010 and will review to Disability Standards for Accessible Public Transport 2002 (to Bus Stop & path to station if relevant)

## CORRESPONDENCE SCOPE

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This report is specific to Town Planning/Tender

A full listing of drawings and documentation pertinent to this report are attached in Appendix 1.

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## DDA COMPLIANCE STATEMENT

Before Compliance (B4C) can ensure the Town Planning plans combined with the DDA Performance solution can provide compliance according to the spirit and intent of the Disability Discrimination Act (DDA). The proposed Town Planning stage indicates it can comply to the key 2010 Disability (Access to Premises – Buildings) Standards and NCC 2019 Deemed-to-Satisfy Provisions (DTS) or has Performance Solutions to provide acceptable functional designs in the following areas.

DAPS/NCC DTS Clause	Clause Title	Will Comply with DTS Requirements	To Comply to Performance Solutions Conditions of Construction
D3.1	General Building Access Requirements	Yes - To be confirmed in supporting evidence	Yes - To be confirmed in supporting evidence
D3.2	Access to Buildings	Yes - To be confirmed in supporting evidence	Yes - To be confirmed in supporting evidence
D3.3	Parts of a Building to be accessible	Yes - To be confirmed in supporting evidence	Yes - To be confirmed in supporting evidence
D3.5	Accessible Carparking	Yes - To be confirmed in supporting evidence	N/A
D3.6	Signage	Yes - To be confirmed in supporting evidence	Yes - To be confirmed in supporting evidence
D3.7	Hearing Augmentation	Yes - To be confirmed in supporting evidence	N/A
D3.8	Tactile Indicators	Yes - To be confirmed in supporting evidence	Yes - To be confirmed in supporting evidence
D3.9	Wheelchair Seating Spaces	N/A	N/A
D3.10	Swimming Pools	N/A	N/A
D3.11	Ramps	Yes - To be confirmed in supporting evidence	Yes - To be confirmed in supporting evidence
D3.12	Glazing on an Accessway	Yes - To be confirmed in supporting evidence	N/A
E3.6	Passenger lifts	Yes - To be confirmed in supporting evidence	N/A
F2.2	Calculation of number of occupants and fixtures	Yes - To be confirmed in supporting evidence	Yes - To be confirmed in supporting evidence
F2.4	Accessible Sanitary Facilities	Yes - To be confirmed in supporting evidence	Yes - To be confirmed in supporting evidence

DDA compliance is not limited to the above BCA requirements; Compliance to the spirit and intent of the Disability Discrimination Act requires equal, independent and dignified access to goods and services and places of employment, therefore the following elements are required to be provided with universal design principles and compliance to the AS1428 series.

- Common area furniture and fixtures
- Tenancy fitout (BADS)

To be confirmed in **supporting evidence**

Yes - To be confirmed in **supporting evidence**

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## Access Code 2010 D3.4 Exemptions

The following areas are not **required** to be **accessible**:

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

**D4D5 (D3.4 2019) Exemptions** may be applied: Services & Staff only areas

Location:	Details of reason D3.4 exemption is applied
BL – Fire Tanks, Fire Pump, Comms Room, Hydraulic services, Bin Res, Services, Main Water. GL – Substation, GL refuse chute cupboards	Deemed an area where access would be inappropriate because of the particular purpose for which the area is used and is an area that would pose a health or safety risk for people with a disability.
	The corridor is a path of travel providing access only to an area exempted under clause D3.4.

## DAPS 2010 - NCC PERFORMANCE REQUIREMENTS – PERFORMANCE SOLUTIONS

### National Construction Code Series 2019 Vol.1 Amdt1: Building Code of Australia 2019 Class 2 – 9 Buildings

#### DP1 Access for people with a disability

- Access must be provided, to the degree necessary, to enable-
  - People to-
    - i. Approach the building from the road boundary and from any accessible carparking spaces associated with the building; and
    - ii. Approach the building from any accessible associated building; and
    - iii. Access work and public spaces, accommodation and facilities for personal hygiene; and
  - Identification of accessways at appropriate locations which are easy to find.
- Limitation: *DP1 Does not apply to a Class 4 part of a building*

#### DP2 Safe movement to and within a building

- So that people can move safely to and within a building, it must have-
  - (a) Walking surfaces with safe gradients and
  - (b) Any doors installed to avoid the risk of occupants-
    - Having their egress impeded; or
    - being trapped in the building; and
  - (c) Any stairways and ramps with-
    - Slip resistant walking surface on-
      - A. Ramps
      - B. Stairway treads or near the edge of the nosing; and
    - Suitable handrails where necessary to assist and provide stability to people using the stairway or ramp; and
    - Suitable landings to avoid undue fatigue; and
    - Landings where a door opens from or onto the stairway or ramp so that the door does not create an obstruction; and
    - In the case of a stairway, suitable safe passage in relation to the nature, volume and frequency of likely usage.

**DP4 Exits**

- Exits must be provided from a building to allow occupants to evacuate safely with their number, location and dimensions being appropriate to-
  - (a) The travel distance; and
  - (b) The number, mobility and other characteristics of occupants; and
  - (c) The function or use of the building; and
  - (d) The height of the building; and
  - (e) Whether the exit is from above or below ground level

**DP6 Paths of travel to Exits**

- So that occupants can safely evacuate the building, paths of travel to exits must have dimensions appropriate to-
  - (a) The number, mobility and other characteristics of occupants; and
  - (b) The function or use of the building.

**DP8 Carparking for people with a disability**

- Carparking spaces for use by people with a disability must be-
  - (a) Provided, to the degree necessary, to give equitable access for car parking; and
  - (b) Designated and easy to find.
- Limitation: *DP8 does not apply where (a) a parking service is provided and (b) direct access to any carparking spaces by the general public or occupants is not available.*

**DP9 Communication systems for people with a disability –**

- 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.
- Limitation: *DP9 does not apply to (a) a Class 4 part of a building or (b) an inbuilt communication system used only for emergency warning purposes.*

**EP3.4 Lift Access for people with a disability**

- When a passenger lift is provided in a building it must be suitable for use by people with a disability

**FP2.1 Personal hygiene facilities**

- 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:
  - (a) the function or use of the building; and
  - (b) the number and gender of the occupants; and
  - (c) the disability or other particular needs of the occupants.

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**PERFORMANCE BASED DESIGN BRIEF (PBDB) NCCBCA A2.2(4a) & PERFORMANCE SOLUTIONS A2.2(3c&d) A2G2  
Performance Solution and A2G4 A combination of solutions**

This PBDB and Final Reports provide Expert Judgement and a comparison with Deemed-to-Satisfy Provisions.

Assessment Method: A method that can be used for determining that a Performance Solution or Deemed-to-Satisfy Solution complies with the Performance Requirements.

These assessments will use quantitative, qualitative, and comparative analysis to demonstrate compliance with the relevant performance requirements DP1, DP2, DP4, DP6, DP7, DP8, DP9, EP3.4, FP2.1

DAPS 2010 & BCA Ref	Performance Based Design Brief & Performance Solutions
<p><b>Deemed to Satisfy:</b> D3.1, D3.2, D3.3</p> <p><b>Performance Requirement:</b> DP1, DP2,</p>	<p><b>ISSUE 1: GL Principal Entries</b> – access is provided via stepped entry to a doorway at the boundary and an accessible secondary principal entry is provided, a departure from D3.2 Access to buildings, and AS1428.1 2009 clause 6 continuous accessible path of travel</p> <p><b>Performance requirement:</b></p> <ul style="list-style-type: none"> <li>• <b>DP2 Safe movement to and within a building</b> - So that people can move safely to and within a building, it must have walking surfaces with safe gradients and any doors installed to avoid the risk of occupants Having their egress impeded or being trapped in the building; and any stairways and ramps with Slip resistant walking surface on ramps and stairway treads or near the edge of the nosing; and Suitable handrails where necessary to assist and provide stability to people using the stairway or ramp; and suitable landings to avoid undue fatigue; and landings where a door opens from or onto the stairway or ramp so that the door does not create an obstruction; and In the case of a stairway, suitable safe passage in relation to the nature, volume and frequency of likely usage.</li> </ul> <p><b>Assessment method:</b></p> <ul style="list-style-type: none"> <li>• Expert Judgement, Comparison and Qualitative &amp; Comparative Analysis</li> </ul> <p><b>Acceptance Criteria:</b></p> <ul style="list-style-type: none"> <li>• A performance solution will demonstrate access will be provided to the degree necessary to satisfy performance requirement <b>DP2</b></li> </ul> <p><b>Brief Consultation:</b></p> <ul style="list-style-type: none"> <li>• Brief <i>assessment method and acceptance criteria are developed in consultation with relevant stakeholders such as the owner/developer and/or their representatives. Please acknowledge or confirm if any change is required?</i></li> </ul> <p><b>Performance Solution Assessment and analysis:</b></p> <ul style="list-style-type: none"> <li>• Access is required to the principal pedestrian entry and 50% of accessible pedestrian entries.</li> <li>• The proposal indicates a performance solution is required for GF entries building entries where the flood level has required stair and ramp entries to tenancies and the stepped entries to doorways are indicated in close proximity to the boundary footpath and secondary principal entry doors are via shared ramps or walkways</li> <li>• And is acceptable because:</li> <li>• The shared ramp or walkways are common principal entries to other communal retail, offices, or residential areas and</li> <li>• Access signage will be provided at entries indicating the location of accessible entries</li> <li>• Secondary principal entries will have similar features and treatment to stepped entries such as glazing and lighting</li> <li>• Ramps and stairs and will align with DTS provisions of performance provision outlines below</li> <li>• This report is for base build only. Any Subdivision or fitout of any spaces will need to consider access to and within all areas.</li> </ul> <p><b>Conditions of Brief/performance solution</b></p> <ul style="list-style-type: none"> <li>• Confirm affected tenancies such as:</li> <li>• Retail T02, T03, T04, T05, T06, Office OG01A, OG01B, OG01C, OG01C, OG01D, OG01E, OG01F, OG7B, OG9A, OG9B, Assemble Community(Heritage),</li> <li>• Provide Access signage at doorways indicating the location of the accessible entries aligning with D3.5, Specification D3.6 and AS14218.1 2009 clause 8 Signage.</li> </ul>

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<p><b>Deemed to Satisfy:</b> D3.1, D3.3,</p> <p><b>Performance Requirement:</b> DP1, DP2,</p>	<p><b>ISSUE 2: Stairways</b> – Flights not inset at footpaths/landings and handrail of inconsistent heights and extensions and TGSi omitted, a departure from D3.3 parts of buildings to be accessible, D2.17 handrails and AS1428.1 2009 clause 11 stairways and 12 handrails.</p> <p><b>Performance requirement:</b></p> <ul style="list-style-type: none"> <li>• <b>DP2 Safe movement to and within a building</b> - So that people can move safely to and within a building, it must have walking surfaces with safe gradients and any doors installed to avoid the risk of occupants Having their egress impeded or being trapped in the building; and any stairways and ramps with Slip resistant walking surface on ramps and stairway treads or near the edge of the nosing; and Suitable handrails where necessary to assist and provide stability to people using the stairway or ramp; and suitable landings to avoid undue fatigue; and landings where a door opens from or onto the stairway or ramp so that the door does not create an obstruction; and In the case of a stairway, suitable safe passage in relation to the nature, volume and frequency of likely usage.</li> </ul> <p><b>Assessment method:</b></p> <ul style="list-style-type: none"> <li>• Expert Judgement, Comparison and Qualitative &amp; Comparative Analysis</li> </ul> <p><b>Acceptance Criteria:</b></p> <ul style="list-style-type: none"> <li>• A performance solution will demonstrate access will be provided to the degree necessary to satisfy performance requirement <b>DP2</b></li> </ul> <p><b>Brief Consultation:</b></p> <ul style="list-style-type: none"> <li>• Brief assessment method and acceptance criteria are developed in consultation with relevant stakeholders such as the owner/developer and/or their representatives. Please acknowledge or confirm if any change is required?</li> </ul> <p><b>Performance Solution Assessment and analysis:</b></p> <ul style="list-style-type: none"> <li>• Stair flight are required to be inset at the premises boundary, at transverse travel paths and at consecutive flights             <ul style="list-style-type: none"> <li>○ The proposal indicates a performance solution is required for GF stairs at building entries where the flood level has required stair and ramp entries to tenancies that are not inset And</li> </ul> </li> <li>• A performance solution is also required for egress stairs to each building that are fire separated rather than fire isolated and not offset/inset at landings and will provide handrails with inconsistent heights and reduced extensions and tactile buttons to handrails in lieu of TGSi             <ul style="list-style-type: none"> <li>○ And are acceptable where a handrail would otherwise project out into a transverse path of travel or across a doorway creating a collision point or obstruction and</li> <li>○ Where TGSi would fall otherwise the premises boundary onto a council footpath and</li> <li>○ Where fire egress stairs are of a comparable arrangement to fire isolated stairs that do not required TGSi and</li> <li>○ provide an additional handrail contrasting to the wall and 10mm raised domed tactile buttons 150mm from handrail ends aligning with AS1428.4.1 for situations where TGSi are not provided.</li> <li>○ Where handrails will be provided returning vertically to the nosing of the first step offering grip and support of a hand within a comparable reach range of the landing areas as a horizontal extension and return and</li> <li>○ Where handrails will be provided contrasting to walls and with raised domed tactile buttons 150mm from handrail ends as described in AS1428.4.1 clause 2.4 where they may be used in place of TGSi and</li> <li>○ Where flights are not offset at landings providing a continuous handrail between across a flight at an angle in lieu or providing a consistent handrail height across a landing is comparable to extending a handrail one tread depth past the lowest riser in a flight or extending a handrail into a balustrade handrail and will provided continuous grip and support of a hand through a flight, and handrail turns will provide functional indication of the flight/landing transitions, and a landing is a suitable place to stop and change grip if required.</li> </ul> </li> </ul>
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- Stepped landings are provided in lieu of stairways a minimum of 750mm deep.
- A performance solution is also required for GL stair on the boundary with 900mm between handrails in lieu 1000mm and is acceptable as the clearance is wider than the minimum required for a doorways on an access or egress path and will provide suitable clearance to travers the 4 steps.

**Conditions of Brief/performance solution**

- Confirm egress/escape strategy for people who cannot use stairs or lift in a fire or alarm event such as people with a disability, such as providing a refuge point in or close to fire stairs and/or within SOU.
- Nominate stairs omitting extensions TGSi such at stairs abutting footpath and fire egress stairs
- Provide handrails that return to the to the floor landing or primary step forward of or aligning with the primary riser
- Handrails to provide 10mm raised domed button 150mm from handrails ends where TGSi omitted aligning with As1428.4.1 TGSi clause 2.4
- Handrail to be 30% luminous contrasting with side walls or background
- Inner Handrails are to be continuous through landings connecting levels and may be angled across the landing.
- Handrails to comply to AS1428.1 2009 clause 12 handrails
- Step to provide 50-75mm deep, non-slip, 30% luminous contrasting nosing's within 15mm of the risers and where flush projecting down no more than 10mm.
- Where TGSi provide they are to be set 300mm from the primary riser and be 600mm deep for landings greater than 3.0M deep or 300mm deep for landings less than 3.0M deep.
- TGSi to be 30% luminous contrast to background of tiles, 45% if studs and 60% if two tone.

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<p><b>Deemed to Satisfy:</b> D3.1, D3.3, <b>Performance Requirement:</b> • DP1, DP2,</p>	<p><b>ISSUE 3: Ramps and walkways</b> – Ramps –consecutive ramps with reduced landings, a departure from D3.3 parts of buildings to be accessible, D3.11 ramps, and As1428.1 2009 clause 10 walkways ramps and landings.</p> <p><b>Performance requirement:</b></p> <p>• <b>DP2 Safe movement to and within a building</b> - So that people can move safely to and within a building, it must have walking surfaces with safe gradients and any doors installed to avoid the risk of occupants Having their egress impeded or being trapped in the building; and any stairways and ramps with Slip resistant walking surface on ramps and stairway treads or near the edge of the nosing; and Suitable handrails where necessary to assist and provide stability to people using the stairway or ramp; and suitable landings to avoid undue fatigue; and landings where a door opens from or onto the stairway or ramp so that the door does not create an obstruction; and In the case of a stairway, suitable safe passage in relation to the nature, volume and frequency of likely usage.</p> <p><b>Assessment method:</b></p> <ul style="list-style-type: none"> <li>• Expert Judgement, Comparison and Qualitative &amp; Comparative Analysis</li> </ul> <p><b>Acceptance Criteria:</b></p> <ul style="list-style-type: none"> <li>• A performance solution will demonstrate access will be provided to the degree necessary to satisfy performance requirement <b>DP2</b>.</li> </ul> <p><b>Brief Consultation:</b></p> <ul style="list-style-type: none"> <li>• Brief assessment method and acceptance criteria are developed in consultation with relevant stakeholders such as the owner/developer and/or their representatives. Please acknowledge or confirm if any change is required?</li> </ul> <p><b>Performance Solution Assessment and analysis:</b></p> <ul style="list-style-type: none"> <li>• D3.11 Ramps - On an accessway (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.</li> <li>• The proposal indicates a performance solution may be required for series of ramps to achieve changes in level over short distances available and</li> <li>• 1:8 grade step ramps may be required or consecutive ramps with overlapping landings and</li> <li>• And may be acceptable to achieve the desired rise over the short distance available to gain access to the various ground floor tenancies close to the boundary and within close proximity to the stepped entries and</li> <li>• Where access/wayfinding signage is provided at stepped entries – directing to accessible entries</li> </ul> <p><b>Conditions of Brief/performance solution</b></p> <ul style="list-style-type: none"> <li>• Ramps to be no steeper then 1:8 or rise higher than 190mm.</li> <li>• Landings to be a minimum of 1200mm deep in the direction of travel or</li> <li>• Provide 90 degree level turning space in line with As1428.1 209 clause 6.5 circualtion space for a wheelchair turn</li> <li>• Doorways to provide level landings and circualtion clearances aligning with AS14218.1 2009 clause 13</li> <li>• Ramps to be 30% luminance contrasting to landings a minimum of 50mm wide and contrasting to side walls</li> <li>• Confirm details of ramps</li> </ul>
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<p><b>Deemed to Satisfy:</b> D3.1, D3.3,</p> <p><b>Performance Requirement:</b> DP1, DP2,</p>	<p><b>ISSUE 4: Doorways with reduced circulation spaces</b>, a departure from D3.1 General building access requirements and AS1428.1 2009 clause 13 doorways doors and circulation spaces at doorways</p> <p><b>Performance requirement:</b></p> <ul style="list-style-type: none"> <li>• <b>DP1 Access for people with a disability</b> - Access must be provided, to the degree necessary, to enable people to access work and public spaces, accommodation and facilities for personal hygiene and Identification of accessways at appropriate locations which are easy to find.</li> <li>• <b>DP2 Safe movement to and within a building</b> -So that people can move safely to and within a building, it must have walking surfaces with safe gradients and any doors installed to avoid the risk of occupants Having their egress impeded or being trapped in the building; and any stairways and ramps with Slip resistant walking surface on ramps and stairway treads or near the edge of the nosing; and Suitable handrails where necessary to assist and provide stability to people using the stairway or ramp; and suitable landings to avoid undue fatigue; and landings where a door opens from or onto the stairway or ramp so that the door does not create an obstruction; and In the case of a stairway, suitable safe passage in relation to the nature, volume and frequency of likely usage.</li> </ul> <p><b>Assessment method:</b></p> <ul style="list-style-type: none"> <li>• Expert Judgement, Comparison and Qualitative &amp; Comparative Analysis</li> </ul> <p><b>Acceptance Criteria:</b></p> <ul style="list-style-type: none"> <li>• A performance solution will demonstrate access will be provided to the degree necessary to satisfy performance requirement <b>DP1, DP2</b></li> </ul> <p><b>Brief Consultation:</b></p> <ul style="list-style-type: none"> <li>• <i>Brief assessment method and acceptance criteria are developed in consultation with relevant stakeholders such as the owner/developer and/or their representatives. Please acknowledge or confirm if any change is required?</i></li> </ul> <p><b>Performance Solution Assessment and analysis:</b></p> <ul style="list-style-type: none"> <li>• All doors are required to align with the provisions of As1428.1 2009 clause 13 doorways doors and circulation spaces at doorways, unless a D3.4 exemption is applied, or a performance solution is provided.</li> <li>• Push pull doors, hold open doors, doors with panic bars or remote unlatching, doors with reduced circulation clearances, and heritage door hardware may be proposed where reduced circulation clearances or heritage door features to areas such as:             <ul style="list-style-type: none"> <li>○ Heritage building existing doorways</li> <li>○ Basement private storage</li> <li>○ Basement refuge areas such as fire stairs or lift lobbies</li> <li>○ Refuse rooms</li> <li>○ Bike Storage areas</li> <li>○ Hold open smoke doors</li> </ul> </li> <li>• It is acceptable to have doorways on the title boundary with doorways and wheelchair circulation spaces and landings within the public works realm where suitable level surfaces are provided. Such as Building 4 lift lobby Gate/Door &amp; Building 1 Smoke Lobby between retail T01 &amp; office C01</li> </ul> <p><b>Conditions of Brief/performance solution</b></p> <ul style="list-style-type: none"> <li>○ Nominate affected doorways such as:</li> <li>○ BL- North west Core/Smoke lobby doors x2 as push pull door, hold open door or autodoors.</li> <li>○ BL - South West core – double doors with reduced hinge side clearance</li> <li>○ GF Assemble Community Gym/Retail</li> <li>○ BL/GL Bike Storage</li> <li>○ GL Heritage Building</li> <li>○ GL B1 west entry &amp; Lobby doorway</li> </ul>
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<p><b>Deemed to Satisfy:</b> D3.1, D3.3,</p> <p><b>Performance Requirement:</b> DP1, DP2,</p>	<p><b>ISSUE 5: Rooms and Corridors with reduced circulation spaces</b>, a departure from D3.1 General building access requirements and AS1428.1 2009 clause 13 doorways doors and circulation spaces at doorways</p> <p><b>Performance requirement:</b></p> <ul style="list-style-type: none"> <li>• <b>DP1 Access for people with a disability</b> - Access must be provided, to the degree necessary, to enable people to access work and public spaces, accommodation and facilities for personal hygiene and Identification of accessways at appropriate locations which are easy to find.</li> <li>• <b>DP2 Safe movement to and within a building</b> - So that people can move safely to and within a building, it must have walking surfaces with safe gradients and any doors installed to avoid the risk of occupants Having their egress impeded or being trapped in the building; and any stairways and ramps with Slip resistant walking surface on ramps and stairway treads or near the edge of the nosing; and Suitable handrails where necessary to assist and provide stability to people using the stairway or ramp; and suitable landings to avoid undue fatigue; and landings where a door opens from or onto the stairway or ramp so that the door does not create an obstruction; and In the case of a stairway, suitable safe passage in relation to the nature, volume and frequency of likely usage.</li> </ul> <p><b>Assessment method:</b></p> <ul style="list-style-type: none"> <li>• Expert Judgement, Comparison and Qualitative &amp; Comparative Analysis</li> </ul> <p><b>Acceptance Criteria:</b></p> <ul style="list-style-type: none"> <li>• A performance solution will demonstrate access will be provided to the degree necessary to satisfy performance requirement <b>DP1, DP2</b></li> </ul> <p><b>Brief Consultation:</b></p> <ul style="list-style-type: none"> <li>• <i>Brief assessment method and acceptance criteria are developed in consultation with relevant stakeholders such as the owner/developer and/or their representatives. Please acknowledge or confirm if any change is required?</i></li> </ul> <p><b>Performance Solution Assessment and analysis:</b></p> <ul style="list-style-type: none"> <li>• Wheelchair circulation spaces are required at 90 degree changes in direction on accessways and 180 degree wheelchair turning spaces are required every 20M along accessways and within 2.0M of corridor ends and within common areas and accessible rooms to align with AS1428.1 2009 clause 6.5 Circulation space for a wheelchair turn, unless they are in a D3.4 exempt area or a performance solution is provided.</li> <li>• The proposal indicates a performance solution are required for circulation spaces at: <ul style="list-style-type: none"> <li>○ Heritage Buildings for existing corridor spaces</li> <li>○ Basement accessways to private storage</li> <li>○ Basement refuge areas such as fire stairs or lift lobbies</li> <li>○ Refuse rooms</li> <li>○ Bike Storage</li> <li>○ It is acceptable to provide reduced circulation spaces where the corridor provides suitable width to manoeuvre back to a place to turn say 1250mm wide and</li> <li>○ Where a wheelchair 90 degree turning space is provided a minimum 1400x1600mm comparable to an AS1735.12 accessible lift turning space for a wheelchair and</li> <li>○ an intersection of passageways is available for turning or passing.</li> <li>○ It is acceptable to have wheelchair circulation spaces and landings within the public works realm where suitable level surfaces are provided, such as retail 01 external corners to the south east and south west where the accessway connects in with the public realm</li> </ul> </li> </ul> <p><b>Conditions of Brief/performance solution</b></p> <ul style="list-style-type: none"> <li>○ indicate 1250mm aisles in basement areas and/or 1400x1600mm min turning spaces.</li> <li>○ confirm details of heritage building and assemble common area circulation spaces.</li> </ul>
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<p><b>Deemed to Satisfy:</b> F2.2 F2.4 D3.6</p> <p><b>Performance Requirement:</b> FP2.1</p>	<p><b>ISSUE 6: All Gender facilities</b> - in place of separate male or female facilities with unisex compartments &amp; shared vestibule/basin areas</p> <p><b>Departure:</b></p> <ul style="list-style-type: none"> <li>Access Code 2010, FP2.1 and the DtS Requirements of (F2.4) and AS1428.1 2009 Clause 16 Sanitary compartments for people with disabilities and AS1428. 2009 clause 15 sanitary facilities</li> </ul> <p><b>Performance Requirement</b></p> <ul style="list-style-type: none"> <li>FP2.1 Personal hygiene facilities - 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 the function or use of the building; and the number and gender of the occupants; and the disability and other particular needs of the occupants</li> <li>4.5 Toilet Concession – (1) Paragraphs F2.4 (c) and (e) of the Access Code, to the extent that they require compliance with AS 1428.1—2009, Design for access and mobility, Part 1: General requirements for access—New building work, do not apply to the following: <ul style="list-style-type: none"> <li>(a) existing accessible sanitary compartments;</li> <li>(b) existing sanitary compartments suitable for use by people with a disability.</li> <li>(2) For subsection (1) to apply, a sanitary compartment mentioned in paragraph (a) or (b) must comply with AS 1428.1—2001, Design for access and mobility, Part 1: General requirements for access—New building work and be located in either a new part, or an affected part, of a building.</li> </ul> </li> </ul> <p><b>Assessment method:</b></p> <ul style="list-style-type: none"> <li>Expert Judgement, Comparison and Qualitative, Quantitative &amp; Comparative Analysis</li> </ul> <p><b>Acceptance Criteria:</b></p> <ul style="list-style-type: none"> <li>A combination of Performance Solution and Deemed to Satisfy solutions will demonstrate access is provided appropriate to and to the degree necessary to satisfy Performance Requirement DP1, FP2.1 and 4.5 Toilet Concession</li> <li>This Performance Solution provides access to an equivalent or better than condition to that of the associated Deemed to Satisfy Standard because: <ul style="list-style-type: none"> <li>Access will be provided to the degree necessary and appropriate to the acceptance criteria of DP1 &amp; FP2.1 &amp; 4.5 Toilet Concession,</li> </ul> </li> </ul> <p><b>Brief Consultation:</b></p> <ul style="list-style-type: none"> <li>Brief assessment method and acceptance criteria are developed in consultation with relevant stakeholders such as the owner/developer and/or their representatives. Please confirm if any change is required?</li> </ul> <p><b>DDA PERFORMANCE SOLUTIONs</b> - Assessment and analysis</p> <ul style="list-style-type: none"> <li>Before Compliance uses expert judgement and comparison the confirm providing all gender facilities and common vestibule basins in lieu of separate facilities for males and females or unisex is acceptable because: <ul style="list-style-type: none"> <li>Unisex facilities require full height fully enclosed partitions with pan basin and means of sanitary disposal and</li> <li>Providing a shared vestibule with shared basins, mirrors and hand dryers will provide suitable fixtures for personal hygiene, and suitable comfort and privacy for hand cleansing and grooming and</li> <li>Full height fully enclosed compartments contain a pan and means of sanitary disposal will provide suitable comfort and privacy for toileting and</li> <li>Unisex accessible facilities that provide pan basin and means of sanitary disposal provide suitable comfort and privacy for all genders and will be in close proximity such that a person may elect to utilise the unisex accessible facility with in lieu of the shared unisex compartments and basin area if preferred or their own private apartments amenities and</li> <li>All gender signed facilities provided in place of separate male and female</li> </ul> </li> </ul>
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	<p>or unisex facilities offer the same comfort and convenience and align with evolving community expectations of inclusion and diversity.</p> <p><b>The conditions of the Performance Solution are as follows:</b></p> <ul style="list-style-type: none"><li>• Heritage building amenities in existing amenity locations to confirm circulation spaces align with As1428.1 2001 and fixture setouts to 2009.</li><li>• New building accessible and ambulant amenities align with As1428.1 2009 clause 15 &amp; 16</li><li>• All gender facilities where provided to include full height fully enclosed compartments and doorways containing a pan and means of sanitary disposal</li><li>• All gender Signage to align with D3.6 and specification D3.6 and may provide alternate symbols and text and braille.</li></ul>
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## SUPPORTING EVIDENCE – To be confirmed in Design Development Phase

### D3.1 General Building Access Requirements

#### ISSUE 5: Rooms and Corridors with reduced circulation spaces,

- indicate 1250mm aisles in basement areas and/or 1400x1600mm min turning spaces.
- confirm details of heritage building and assemble common area circulation spaces.

#### ISSUE 4: Doorways with reduced circulation spaces,

- Nominate affected doorways such as:
  - BL- North west Core/Smoke lobby doors x2 as push pull door, hold open door or autodoors.
  - BL - South West core – double doors with reduced hinge side clearance
  - GF Assemble Community Gym/Retail
  - BL/GL Bike Storage
  - GL Heritage Building
  - GL B1 west entry & Lobby doorway
- **Communal Laundry** – Provide compliant circulation space at doorways
- **GF - Assemble Community – GYM** - Provide compliant circulation space at doorways
- **Core plan Refuse chutes** – confirm location/operation of door does not obstruct egress
- **Accessways & Circulations from pedestrian entrances required to be accessible to and into all areas and spaces and to comply to performance solution conditions and/or:**
  - AS1428.1 2009 clause 6 Continuous accessible paths of travel
  - AS1428.1 2009 Clause 7 ground surfaces on continuous accessible paths of travel
  - AS1428.1 2009 clause 10 walkways ramps and landings
  - AS1428.1 2009 clause 11 stairways, 11.2 stairway handrails and 12 handrails
  - AS1428.1 2009 clause 13 doorways doors and circulation spaces at doorways
  - AS1428.1 2009 clause 14 Switches and general-purpose outlets (power points)

### D3.2 Access to Buildings

#### ISSUE 1: GL Principal Entries

- Confirm affected tenancies such as:
- Retail T02, T03, T04, T05, T06, Office OG01A, OG01B, OG01C, OG01C, OG01D, OG01E, OG01F, OG7B, OG9A, OG9B, Assemble Community(Heritage),
- Provide Access signage at doorways indicating the location of the accessible entries aligning with D3.5, Specification D3.6 and AS14218.1 2009 clause 8 Signage.
- **An accessway must be provided to a building required to be accessible;**
  - from the main points of a pedestrian entry at the allotment boundary and
  - from another accessible building connected by a pedestrian link and
  - from any required accessible carparking space on the allotment.
- **In a building required to be accessible, an accessway must be provided**
  - through the principal pedestrian entrance, and:
  - through not less than 50% of all pedestrian entrances
  - in a building with a total floor area more than 500 m2, a pedestrian entrance which is not accessible must not be located more than 50M from an accessible pedestrian entrance except for pedestrian entrances serving only areas exempted by clause D3.4.
- **Where a pedestrian entrance required to be accessible has multiple doorways:**
  - if the pedestrian entrance consists of not more than 3 doorways not less than one of those doorways must be accessible and
  - if the pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.

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- an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where all doorways serve the same part or parts of the building and the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance and a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves
- 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.

## **D3.3 Parts of a Building required to be accessible**

### **ISSUE 3: Ramps and walkways**

- Ramps to be no steeper than 1:8 or rise higher than 190mm.
- Landings to be a minimum of 1200mm deep in the direction of travel or
- Provide 90 degree level turning space in line with AS1428.1 209 clause 6.5 circulation space for a wheelchair turn
- Doorways to provide level landings and circulation clearances aligning with AS1428.1 2009 clause 13
- Ramps to be 30% luminance contrasting to landings a minimum of 50mm wide and contrasting to side walls
- Confirm details of ramps

### **ISSUE 2: Stairways**

- Confirm egress/escape strategy for people who cannot use stairs or lift in a fire or alarm event such as people with a disability, such as providing a refuge point in or close to fire stairs and/or within SOU.
- Nominate stairs omitting extensions TGSIs such as stairs abutting footpath and fire egress stairs
- Provide handrails that return to the floor landing or primary step forward of or aligning with the primary riser
- Handrails to provide 10mm raised domed button 150mm from handrails ends where TGSIs omitted aligning with AS1428.4.1 TGSIs clause 2.4
- Handrail to be 30% luminous contrasting with side walls or background
- Inner Handrails are to be continuous through landings connecting levels and may be angled across the landing.
- Handrails to comply to AS1428.1 2009 clause 12 handrails
- Step to provide 50-75mm deep, non-slip, 30% luminous contrasting nosing's within 15mm of the risers and where flush projecting down no more than 10mm.
- Where TGSIs provide they are to be set 300mm from the primary riser and be 600mm deep for landings greater than 3.0M deep or 300mm deep for landings less than 3.0M deep.
- TGSIs to be 30% luminous contrast to background of tiles, 45% if studs and 60% if two tone.

### **In a building required to be accessible:**

- every ramp and stairway, except for ramps and stairways in areas
- exempted by clause D3.4, must comply with:
  - for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1 and
  - for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1
  - for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1
- every passenger lift must comply with clause E3.6;
- accessways must have:
  - passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available and

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- turning spaces complying with AS 1428.1 within 2 m of the end of accessways where it is not possible to continue travelling along the accessway and at maximum 20 m intervals along the accessway and
- an intersection of accessways satisfies the spatial requirements for a passing and turning space and a passing space may serve as a turning space;

## **D3.5 Accessible Car Parking**

- Provide accessible parking to AS2890.6 Offstreet parking for people with disabilities.
- Accessible Car Parking to Table D3.5
- Parking allocated for Class 6 and 9b requires 1 accessible space for every 50 spaces up to 1000 spaces and 1 space for every 100 spaces thereon
- Parking for Class 5 requires 1 accessible space for every 100 spaces.
- For 459 spaces with 9 accessible car spaces indicated aligns with above requirement assuming a minimum 59 spaces are provided for class 5, alternatively provide a 10<sup>th</sup> space.

## **D3.6 Signage**

- **ISSUE 1: GL Principal Entries**
  - Confirm affected tenancies such as:
  - Retail T02, T03, T04, T05, T06, Office OG01A, OG01B, OG01C, OG01C, OG01D, OG01E, OG01F, OG7B, OG9A, OG9B, Assemble Community(Heritage),
  - Provide Access signage at doorways indicating the location of the accessible entries aligning with D3.5, Specification D3.6 and AS14218.1 2009 clause 8 Signage.
- **ISSUE 6: All Gender facilities**
  - All gender Signage to align with D3.6 and specification D3.6 and may provide alternate symbols and text and braille.
- **D3.6 Signage**
  - In a building required to be accessible braille and tactile signage complying with Specification D3.6 and D4 must incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 clause 8 and identify each:
    - identify each door required by BCANCC E4.5 to be provided with an exit sign and state "Exit"; and "Level descriptor" on the side of the person seeking egress
    - Remote door operation device indicating use
  - 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 where a pedestrian entrance is not accessible and
    - to an accessible sanitary facility where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility

## **D3.7 Hearing Augmentation**

- Assemble community room, gym
- Commercial tenancies are considered out of scope.
- Where rooms or spaces provide inbuilt amplification hearing augmentation will also be required.
- Key Hearing augmentation recommendations
  - Two main types of hearing augmentation are Hearing loops and FM systems. Hearing loops enhance the reception of people wearing a hearing aid with a T switch whereas a FM system requires a person with a hearing impairment to use head phones.
  - The locations of permanent hearing augmentation systems include cinemas and auditoriums.

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- The locations of portable hearing augmentation systems include meeting and teleconference rooms.
- Key Hearing augmentation location requirements:
  - Hearing Augmentation systems must be provided where inbuilt amplification is provided in Class 9b (assembly) building auditoriums, conference rooms, meeting rooms or regular rooms.
  - Hearing Augmentation systems must be provided where inbuilt amplification is provided to ticket offices, tellers booths, reception areas or the like where the public is screened from the service provider.
- Key Hearing augmentation coverage requirements:
  - If the system is an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system.
  - If the system requires the use of receivers it must be available to not less than 95% of the floor area or space served by the inbuilt amplification system and the number of receivers provided is to be:
    - Up to 500 person room: 1 receiver per 25 people with minimum 2 receivers.
    - 501-1000 person room: 20 receivers plus 1 receiver per 33 persons in excess of 500.
    - 1001-2000 person room: 35 receivers plus 1 per 50 persons in excess of 2000.
    - 20001+ person room: 55 receivers plus 1 per every 100 persons in excess of 2000.
- The number of persons accommodated in the room served by an inbuilt amplification system must be calculated according to D1.13 of the BCA.
- Signage for Hearing Augmentation:
  - In a room containing a hearing augmentation system signage inclusive of the international symbol for deafness must be provided identifying type of augmentation, area covered and if relevant location of receivers.

- **D3.8 TGSi**
  - Provide TGSi to road crossing points, head height collision points below 2.0M, ramps and stairs compliant with AS1428.4.1 2009 TGSi
  - Provide 600mm deep TGIS to the upper and lower landings set 300mm from the riser/transition where landings are greater than 3.0M deep and 300mm where less than 3.0M deep.
  - Tactiles are required to be of 30% luminance contrast to the adjacent surface if integrated and 45% luminance if discrete, and where 2 tone/colours are required to achieve minimum 60% luminance contrast.

- **D3.12 Glazing on Access ways**
  - Any glazing capable of being mistaken for a door or opening, and all glazed doors and sidelight panels shall be provided with a minimum 75mm indicator strip extending the full width of the glazing panels. The strip shall be mounted between 900 to 1075mm above FFL and achieve a minimum 30% luminance contrast to the floor within 2m of the glazing.
  - Indicator strips are required to be solid, no cutouts are permitted and are required to be non-transparent.

## **F2.2 calculation of number of occupants and fixtures**

### **F2.4 Accessible Sanitary Facilities**

- **ISSUE 6: All Gender facilities**
  - New building accessible and ambulant amenities align with As1428.1 2009 clause 15 & 16
  - All gender facilities where provided to include full height fully enclosed compartments and doorways containing a pan and means of sanitary disposal
  - All gender Signage to align with D3.6 and specification D3.6 and may provide alternate symbols and text and braille.

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- Accessible Sanitary facilities to align with As1428.1 2009 clause 15 sanitary facilities and where there is more than 1 provide facilities for right and left side transfer evenly distributed in buildings
- Where a bank provides additional amenities provide ambulant facilities suitable for use by males and females to As1428.1 2009 clause 16 sanitary compartment for people with ambulant disabilities.

## • E3.6 Passenger lifts

- Lifts to comply to As1735.12 lifts
  - Lift dimensions to be 1400mm x 1600mm minimum. Where stretcher use indicated (in at least one lift for lifts travelling >12m) provision of 2000mm length is required.
  - Lift doorway 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.
  - Ensure 1540mm X 2070mm clearance space in front of external lift controls. Controls to be installed at height between 700-1250mm. At lift landings controls to be located 500mm clear of any obstruction with 1450mm circulation space in front of controls. This is inclusive of side walls.
- Low rise platform lifts to AS1735.12/14/15/16
  - Minimum car size 1100x1400mm
  - 900mm clear automatic doorways
  - Controls both sides
  - Call buttons in an accessible location 1,0M clear of the swing of the door

## DAPS 2010 & BCA/NCC 2019 Part H2 Public Transport Buildings

### H2.2 Accessways

- must comply with As1428.2
- 1.2M wide minimum
- Poles, columns, stanchions must not project into an accessway
- Obstacles that abut an accessway must provide a minimum 30% luminance contrast
- 180 degree turn to comply with AS1428.2 clause 6.2 1540x2070mm
- 1800mm wide passing spaces to be provided every 6M along an accessway
- Graded so water drains away from path
- Floor surfaces to comply to AS1428.2 and AS1428.1

### H2.3 ramps

- to comply with Clause 8 of AS1428.2
- Compliant with AS1428.1 2009 clause 10
- 1200mm minimum width
- the surfaces shall be graded to meet each other, provided that any gradient and abutment of surfaces complies
- with AS 1428.1 and that tactile directional indicators are provided as appropriate (see Preface).8.4.5 Surface. The ramp and sloping sides shall be slip-resistant and of a colour that contrasts with the adjoining surface.
- 8.4.6 Tactile warnings Warning strips shall be provided at the top of the ramp, in accordance with Clause 18.1.
- A grabrail must comply with clause 10.2 of AS 1428.2. and AS1428.1

### H2.4 Handrails and grabrails

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- A handrail must comply with clause 10.1 of AS 1428.2.
- Handrails must be placed along an accessway wherever passengers are likely to require additional support or passive guidance.
- A grabrail must comply with clause 10.2 of AS 1428.2.
- A grabrail or handrail must be provided at fixed locations where passengers are required to pay fares.

## **H2.5 Doorways and doors**

- Doorways and doors must comply with clause 11 (except clause 11.5.2) of AS 1428.2.

## **H2.7 Stairways**

- Stairs must comply with
  - (a) clause 9.1 of AS 1428.1, including the notes; and
  - (b) clause 9.2 of AS 1428.1; and
  - (c) clause 13.2, 13.3 and Figures 8 and 9 of AS 1428.2.

## **H2.11 Tactile ground surface indicators**

- Tactile ground surface indicators must be installed in accordance with AS 1428.4 on an accessway and must indicate changes of direction in accordance with clause 18.1 of AS 1428.2.

## **Carparking to Comply with AS2890.6 Offstreet parking for people with disabilities. -**

- 2400mm wide
- 5400mm Long
- 1:33 grade max
- 80-100mm yellow linemarking
- 100-150mm yellow shared zone chevron 200-300mm apart
- Bollard set back 750-850mm to centerline from front of space
- 800-1000mm white access symbol on 1000-1200mm blue background set 500-600mm from front of space

## **Disability Standards for Accessible Public Transport 2002 ( Bus Stop or path to station if relevant)**

- Relevant items for this project have been selected from the standard and in most instances are equivalent to/or superseded by the premises standards.

## **Part 2 Access paths**

### **2.1 Unhindered passage**

- An access path that allows unhindered passage must be provided along a walkway, ramp or landing.
- An access path must comply with AS1428.2 (1992) Clause 8.1.

### **2.2 Continuous accessibility**

- An access path must comply with AS1428.2 (1992) Clause 7, Continuous accessible path of travel.

### **2.3 Path branching into 2 or more parallel tracks**

### **2.4 Minimum unobstructed width**

- The minimum unobstructed width of an access path must be 1200 mm (AS1428.2 (1992) Clause 6.4, Width of path of travel. –

### **2.5 Poles and obstacles, etc -**

- Poles, columns, stanchions, bollards and fixtures must not project into an access path.
- Obstacles that abut an access path must have a luminance contrast with a background of not less than 30%.

## **Part 3 Manoeuvring areas–**

### **3.1 Circulation space for wheelchairs to turn in -**

- A manoeuvring area must comply with AS1428.2 (1992) Clause 6.2, Circulation space for a 180 degree wheelchair turn.

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## Part 4 Passing areas

### 4.1 Minimum width

- A passing area must have a minimum width of 1800 mm (AS1428.2 (1992) Clause 6.5 (a), Passing space for wheelchairs).

### 4.2 Two-way access paths and aerobridges

- A passing area must be provided at least every 6 metres along any two way access path that is less than 1800 mm wide (AS1428.2 (1992) Clause 6.5 (b), Passing space for wheelchairs and Figure 3).

## Part 5 Resting points

### 5.1 When resting points must be provided

- There must be resting points for passengers along an access path if the walking distance between facilities or services exceeds 60 metres (AS1428.2 (1992) Note to Clause 7, Continuous accessible path of travel).
- A resting point must provide seats (AS1428.2 (1992) Clause 27.1(a), Street Furniture).

## Part 6 Ramps –

### 6.1 Ramps on access paths

- A ramp on an access path must comply with AS1428.2 (1992) Clause 8.

## Part 7 Waiting areas

### 7.1 Minimum number of seats to be provided

- If a waiting area is provided, a minimum of 2 seats or 5% of the seats must be identified as available for passengers with disabilities if required.

### 7.2 Minimum number of allocated spaces to be provided

- If a waiting area is provided, a minimum of 2 allocated spaces or 5% of the area must be available for passengers with disabilities if required.

## Part 8 Boarding -

### 8.1 Boarding points and kerbs

- Operators and providers may assume that passengers will board at a point that has a firm and level surface to which a boarding device can be deployed.
- If a kerb is installed, it must be at least 150 mm higher than the road surface.

## Part 10 Surfaces – *B4C premises standards apply*

### 10.1 Compliance with Australian Standard

- Ground and floor surfaces must comply with AS1428.2 (1992) Clause 9, Ground and floor surfaces.

## Part 11 Handrails and grabrails -

### 11.1 Compliance with Australian Standard — premises and infrastructure

- A handrail must comply with AS1428.2 (1992) Clause 10.1, Handrails.

### 11.2 Handrails to be provided on access paths

- Handrails must be placed along an access path wherever passengers are likely to require additional support or passive guidance.
- A handrail must not infringe an area on a roadside boarding point that may be needed to deploy a boarding device.

### 11.3 Handrails on steps –

- A handrail on steps need not extend beyond the top or bottom of the steps.
- A domed button may be placed 150 mm from any break or end of a handrail
- instead of an extension at a rail end (AS1428.2 (1992) Figure 5).

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## **11.4 Handrails above access paths**

- If installed, a handrail above an access path must comply with AS1428.1 (2001) Clause 6.1 (c), Handrails and Figure 9.

## **11.5 Compliance with Australian Standard**

- A grabrail must comply with AS1428.2 (1992) Clause 10.2, Grabrails.

## **11.6 Grabrail to be provided where fares are to be paid**

- A grabrail or handrail must be provided at fixed locations where passengers pay fares

## **Part 12 Doorways and doors – B4C Premises standards apply -**

### **12.1 Doors on access paths**

- Any doors along areas required to pay fares

### **12.2 Compliance with Australian Standard — premises and infrastructure**

- Doorways and doors must comply with AS1428.2 (1992) Clause 11 (except Clause 11.5.2).

## **Part 14 Stairs – N/A (Premises standards apply)**

### **14.1 Stairs not to be sole means of access**

- Stairs must not be the sole means of access.

### **14.2 Compliance with Australian Standards — premises and infrastructure**

- Stairs must comply with:
- AS1428.1 (2001) Clause 9.1 (including the notes), Stair construction; and
- AS1428.1 (2001) Clause 9.2, Stairway handrails; and
- AS1428.2 (1992) Clause 13.2, Configuration of steps, Clause 13.3,
- Warning strip at nosing of steps and Figures 8 and 9.
- 

## **Part 15 Toilets – N/A none provided (Premises standards apply)**

### **15.1 Unisex accessible toilet — premises and infrastructure**

- If toilets are provided, there must be at least one unisex accessible toilet without airlock that complies with AS1428.1 (2001) Clause 10, Sanitary facilities.

### **15.2 Location of accessible toilets - Accessible toilets must be in the same location as other toilets**

## **Part 16 Symbols –**

### **16.1 International symbols for accessibility and deafness**

- The international symbols for accessibility and deafness (AS1428.1 (2001) Clause 14.2, International symbol and Clause 14.3, International symbol for deafness) must be used to identify an access path and which facilities and boarding points are accessible.
- The colours prescribed in AS1428.1 (2001) Clause 14.2 (c) are not mandatory.
- The size of accessibility symbols must comply with AS1428.2 (1992)

### **16.2 Compliance with AS2899.1 (1986)**

- The illustrations and symbols prescribed in AS2899.1 (1986) must be used if applicable.

### **16.3 Accessibility symbols to incorporate directional arrows**

- The symbol for accessibility must incorporate directional arrows and words or, if possible, pictograms, to show passengers the way to accessible facilities such as toilets.

## **Part 17 Signs -**

### **17.1 Height and illumination**

- Signs must comply with AS1428.2 (1992) Clause 17.1, Signs, Clause 17.2, Height of letters in signs and
- Clause 17.3, Illumination of signs and figure 30

### **17.2 Location — premises and infrastructure**

- Signs must be placed according to AS1428.2 (1992) Clause 17.4, Location of signs.

### **17.4 Destination signs to be visible from boarding point**

- Destination signs must be visible from, or available at, boarding points.

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## **17.5 Electronic notices –**

- Presentations of words or numbers on electronic notices must be visible for at least 10 seconds, unless the electronic notice is for the purpose of ticket validation.
- If the electronic notice is for this purpose, the words or numbers on the notice must cease to be visible before the end of 10 seconds if the ticket validation device is used by another person within that time.

## **17.6 Raised lettering or symbols or use of Braille**

- If a sign incorporates raised lettering or symbols, they must be at least 0.8 mm above the surface of the sign.
- If an operator or provider supplements a notice with Braille characters, they must be placed to the left of the raised characters.

## **Part 18 Tactile ground surface indicators –**

### **18.1 Location**

- Tactile ground surface indicators must be installed on an access path to indicate stairways, ramps, changes of direction, overhead obstructions below a height of 2000 mm, and hazards within a circulation space or
- adjacent to a path of travel (AS1428.2 (1992) Clause 18.1, Tactile ground surface indicators).

### **18.2 Style and dimensions**

- The style and dimensions of tactile ground surface indicators must comply with AS1428.4 (1992).
- The stated dimensions may be reduced where a conveyance design does not provide the necessary area.

**18.3 Instalment at accessible bus boarding points** - Colour-contrasted tactile indicators must be installed at accessible boarding points at bus stops or in bus zones.

## **Part 20 Lighting -**

### **20.1 Illumination levels — premises and infrastructure**

- Any lighting provided must comply with minimum levels of maintenance illumination for various situations shown in the notes to AS1428.2 (1992)

## **Part 21 Controls – *B4C Premises standards apply & AS1428.1 2009***

### **21.1 Compliance with Australian Standard — premises and infrastructure**

- Controls must comply with AS1428.1 (2001) Clause 11.

## **Part 22 Furniture and fitments**

### **22.1 Tables, benches, counters, etc**

- Tables, benches, counters and similar fixtures must comply with AS1428.2 (1992) Clauses 24.1, 24.1.1, 24.1.2, 24.1.3, 24.1.4 and 24.1.5. controls must comply with AS1428.1 (2001) Clause 11.

## **Part 23 Street furniture -**

### **23.1 Seats**

- Seats must comply with AS1428.2 (1992) Clause 27.2, Seating in pedestrian areas.

## **Part 27 Information –**

### **27.1 Access to information about transport services**

- General information about transport services must be accessible to all passengers.

### **27.3 Size and format of printing**

- Large print format type size must be at least 18 point sans serif characters. Copy must be black on a light background.

## **• Common area furniture and fixtures**

- **Communal Laundry –**

- Provide compliant circulation space at entry door
- provide tap and outlet within 300mm of a bench edge
- Where ironing board provided – provide access to GPO in an accessible location
- Provide controls within an accessible reach range to a minimum for 1 washing machine and one dryer between 700-1250mm AFL at front of machines
- Provide D pull handles to joinery or spring release
- **GF - Assemble Community – GYM** - Provide compliant circulation space at doorways
- Fixture locations:
  - Provide 1300mm clear space in front of internal fixtures
  - Items shall be a minimum of 500mm away from the path of travel.
- Control Locations:
  - All switches and controls other than GPO's shall be located between 900-1100mm in height and no less than 500mm from internal corners.
  - Operable control mechanisms to be located within universal heights and reach zones (700-1200 height; at 300mm max depth).
- Street Furniture:
  - Street furniture shall be a minimum of 500mm away from the path of travel.
  - Street furniture shall be a colour that provides a 30% luminance contrast with their background.
  - In pedestrian malls and the like street furniture should be positioned on one side of the accessible path of travel.
- Post Boxes
  - Ensure circulation space for a 360° wheelchair turn is provided in front of post boxes – ie 1540mm x 2070mm.
  - Operable components to be within 700mm -1200mm
- GPO's and Light switches
  - Within common kitchen BBQ area, at least 1 double GPO to be located within an accessible reach range 900-1200mm at a maximum depth of 300mm from the front of a bench edge.
  - Light switches to be at a height between 900-1100mm and located adjacent to door handles where practicable.
  - In accessible sanitary facilities rocker action and toggle switches shall be provided (min dimension 30mm x 30mm).

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- **Tenancy Fitout**
- Commercial Tenancy fitouts are outside the scope of this report and may require separate permits once tenants are known
- Better Apartments Design Standards (BADS) compliance applies with the following Accessibility components – TBC: 147 of 268 dwelling indicated.
  - At least 50% of dwellings should comply with all of the following requirements:
  - A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
  - A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
  - At least one adaptable bathroom that meets one of the design options specified in Table 1 below:

Clear door opening	<b>Design option A</b> 850 mm	<b>Design option B</b> 820mm
Door Design	<b>Design option A</b> A slide door, a door that opens outwards, or a door that opens inwards that is clear of the circulation area and has readily removable hinges.	<b>Design option B</b> A slide door, a door that opens outwards, or door that opens inwards and has readily removable hinges.
Circulation area	<b>Design option A</b> A minimum clear circulation area in front of the shower and the toilet of 1.2 metres by 1.2 metres. The circulation area for the toilet and shower can overlap. The circulation area must be clear of the toilet, basin and the door swing.	<b>Design option B</b> A minimum clear circulation area of 1 metre wide and 2.7 metres deep. The circulation area can include a shower area with a removable shower screen. The circulation area must be clear of the toilet and basin.
Path to circulation area	<b>Design option A</b> A clear path with a minimum width of 900mm from the door opening to the circulation area.	This cell is left blank intentionally.
Shower	A hobless (step-free) shower.	<b>Design option B</b> A hobless (step-free) shower with a removable shower screen located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	<b>Design option B</b> A toilet located closest to the door opening and clear of the circulation area.

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## ASSESSMENT METHOD

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The assessment method uses A2.2 Performance Solutions Clause (2)(c) Expert Judgment in conjunction with clause (2)(d) Comparison with the NCC Deemed-to-Satisfy Provisions to comply with the relevant Performance Requirements.

## AUTHOR'S DETAILS AND CREDENTIALS

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Accredited Access Consultant and Accredited Member for the Association of Consultants in Access Australia

Before Compliance is qualified to provide expert opinions set out in this report on the basis of:- Qualifications and members of the Association of Consultants in Access Australia

14 Years' Experience DDA and accessibility consulting on associated designs and built environments within Australia and Internationally.

### **Bernie Clifford**



#### ***Director***

***Accredited Access Consultant and Accredited Member of Association of Consultants in Access Australia (ACAA),***

***BSc. (Nursing, Biology); B.A. Hons (Media Arts);***

***Grad. Cert (Arts & Entertainment Management)***

***Cert IV Workplace Training & Access Consultant***

***Cert IV Access Consulting***

***Accredited Assessor:- LHA, Changing Places and SDA***

## DECISION

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The Performance Solutions provided above meet the NCC 2019 Performance requirements and also will provide functional DDA compliance in the spirit and intent of the Disability Discrimination Act (DDA).

## ADDITIONAL REQUIREMENTS FOR MAINTENANCE

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N/A

## DDA/NCC/BCA PERFORMANCE SOLUTIONS/D3.4 EXEMPTIONS

PROVIDED BY:



Bernie Clifford Before Compliance - Director

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## APPENDIX 1

### CORRESPONDENCE SCOPE:

Specific Drawings and Documentation associated with this compliance sign off document are:

#### i. Associated Documentation:

Document	Rev	Title
TP0-000	P - WIP	COVER SHEET
TP0-001	P - WIP	DEVELOPMENT SUMMARY
TP0-002	P - WIP	BADS ASSESSMENT
TP0-003	P - WIP	BADS ASSESSMENT
TP0-004	P - WIP	BADS ASSESSMENT
TP0-005	P - WIP	BADS ASSESSMENT
TP2-100	P - WIP	BASEMENT LEVEL 02 PLAN
TP2-101	P - WIP	BASEMENT LEVEL 01 PLAN
TP2-102	P - WIP	GROUND FLOOR PLAN
TP2-103	P - WIP	LEVEL 01 PLAN
TP2-104	P - WIP	LEVEL 02 PLAN
TP2-105	P - WIP	LEVEL 03 PLAN
TP2-106	P - WIP	LEVEL 04 PLAN
TP2-107	P - WIP	LEVEL 05 PLAN
TP2-108	P - WIP	LEVEL 06 PLAN
TP2-109	P - WIP	LEVEL 07 PLAN
TP2-110	P - WIP	LEVEL 08 PLAN
TP2-111	P - WIP	LEVEL 09 PLAN
TP2-112	P - WIP	LEVEL 10 PLAN
TP2-113	P - WIP	ROOF / OFFICE LEVEL 9 PLAN (NLIU)
TP2-114	P - WIP	ROOF LEVEL PLAN
TP3-100	P - WIP	PROPOSED NORTH & SOUTH ELEVATIONS
TP3-101	P - WIP	PROPOSED EAST & WEST ELEVATIONS
TP3-102	P - WIP	PROPOSED NORTH & SOUTH SECTIONAL ELEVATIONS
TP3-103	P - WIP	PROPOSED EAST & WEST SECTIONAL ELEVATIONS
TP3-104	P - WIP	BUILDING 1 - PROPOSED NORTH & SOUTH ELEVATIONS
TP3-105	P - WIP	BUILDING 1 - PROPOSED EAST ELEVATION
TP3-106	P - WIP	BUILDING 1 - PROPOSED WEST ELEVATION
TP3-107	P - WIP	BUILDING 2 - PROPOSED NORTH & SOUTH ELEVATIONS
TP3-108	P - WIP	BUILDING 2 - PROPOSED EAST ELEVATION
TP3-109	P - WIP	BUILDING 2 - PROPOSED WEST ELEVATION
TP3-110	P - WIP	BUILDING 3 - PROPOSED NORTH & SOUTH ELEVATIONS
TP3-111	P - WIP	BUILDING 3 - PROPOSED EAST ELEVATION
TP3-112	P - WIP	BUILDING 3 - PROPOSED WEST ELEVATION
TP3-113	P - WIP	BUILDING 4 - PROPOSED NORTH & SOUTH ELEVATIONS
TP3-114	P - WIP	BUILDING 4 - PROPOSED EAST ELEVATION
TP3-115	P - WIP	BUILDING 4 - PROPOSED WEST ELEVATION
TP4-100	P - WIP	SITE SECTION A
TP4-101	P - WIP	SITE SECTION B
TP4-102	P - WIP	SITE SECTION C
TP4-103	P - WIP	SITE SECTION D
TP4-104	P - WIP	CARPARK RAMP SECTION
TP4-105	P - WIP	SITE SECTION E
TP5-100	P - WIP	SHADOWS 9am
TP5-101	P - WIP	SHADOWS 10am

TP5-102	P - WIP	SHADOWS 11am
TP5-103	P - WIP	SHADOWS 12pm
TP5-104	P - WIP	SHADOWS 1pm
TP5-105	P - WIP	SHADOWS 2pm
TP5-106	P - WIP	SHADOWS 3pm
TP5-109	P - WIP	SHADOWS 9am (SUBJECT SITE)
TP5-110	P - WIP	SHADOWS 12pm (SUBJECT SITE)
TP5-111	P - WIP	SHADOWS 3pm (SUBJECT SITE)
TP6-101	P - WIP	BADS C58 - STUDIO APARTMENTS
TP6-102	P - WIP	BADS C58 - 1 BED APARTMENTS
TP6-103	P - WIP	BADS C58 - 2 BED APARTMENTS
TP6-104	P - WIP	BADS C58 - 2 BED APARTMENTS
TP6-105	P - WIP	BADS C58 - 2 BED APARTMENTS
TP6-106	P - WIP	BADS C58 - 2 BED APARTMENTS
TP6-108	P - WIP	BADS C58 - 3 BED APARTMENTS

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