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# ACCESS REPORT

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AMOEBA ACCESS PTY LTD

SEPTEMBER. 2022

Project: Block 9 Section 132, Casey ACT 2913  
Document Type: DA Assessment Report  
Our Reference: P2022\_3009-2 (DA) YW

The following report reflects the review of the DA architectural documentation of the proposed development and issue(s) of report(s) undertaken by [Amoeba Access Pty Ltd](#).

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#### Revision History—

OUR REFERENCE	REMARKS	ISSUE DATE
P2022_0209 -1 (DA) YW	Draft report issued to client	2 September 2022
P2022_3009 – 2 (DA) YW	Final report issued for DA	30 September 2022

## CONTENTS

EXECUTIVE SUMMARY .....	4
1.0 INTRODUCTION .....	5
1.1 General .....	5
1.2 Purpose of Report .....	5
1.3 Limitations .....	5
1.4 Report Exclusions .....	6
1.5 Disability Discrimination Act 1992 (DDA) .....	6
1.6 Report Structure .....	7
1.7 Documentation Provided for Assessment (Development Particular) .....	7
1.8 Assessment Overview and Interpretation .....	7
2.0 BCA COMPLIANCE DEPARTURE SUMMARY .....	9
2.1 BCA Overview and Interpretation .....	9
2.2 Part D3 – Access for People with a Disability .....	9
2.3 Part E3.6 – Passenger Lifts.....	9
2.4 Part F2.4 – Accessible Sanitary Facilities.....	9
2.5 Part F2.9 – Accessible Adult Change Facilities .....	10
3.0 BCA PROVISION ASSESSMENT .....	11
3.1 General .....	11
3.2 Part D3 – Access for People with a Disability .....	11
3.3 Part E3.6 – Passenger Lifts.....	15
3.4 Part F2.4 – Accessible Sanitary Facilities.....	16
3.5 Part F2.9 – Accessible Adult Change Facilities .....	16
4.0 CONCLUSION.....	17
4.1 General .....	17
APPENDIX 1 – Documentation Provided for Assessment .....	18
APPENDIX 2 – Design Checklist – Prescriptive Requirements.....	19

## EXECUTIVE SUMMARY

This DA Assessment Report has been prepared by Amoeba Access at the request of the client, Jega and KG Capital, and relates to the proposed mixed use multiunit development located at Block 9, Section 132, Casey ACT 2912.

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

The prescriptive provisions and recommendations outlined in this report are to be developed as the design progresses. Further review of the design documentation shall be undertaken to ensure that compliance with the accessibility provisions of the Access Code under the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards), the National Construction Code – Building Code of Australia Volume 1, Edition 2019 (herein after referred to as the BCA) and the [ACT Access and Mobility General Code](#) is achieved and should be confirmed prior to Building Approval stage.

With respect to the assessment undertaken, the following items shall be reviewed further as the project proceeds to Building Approval stage.

ITEM	DESCRIPTION	RESPONSIBILITY
1	<p>As design progresses, further details shall be provided to ensure compliance with the requirements of the BCA / AS1428.1-2009 is achieved, such as:</p> <ul style="list-style-type: none"> <li>a. External and internal stairways details;</li> <li>b. Fire isolated stairways details</li> <li>c. Lifts details</li> <li>d. Slip-resistance rating details in the public / common areas within the development</li> <li>e. Review as to how the existing public council footpath merges with the new pedestrian entries of the development in regards to levels. Details are to be addressed as the development progresses to Building Approval stage noting that 1:20 gradient and crossfall of 1:40 shall be achieved.</li> </ul>	Project Architect / Principal Contractor

## 1.0 INTRODUCTION

### 1.1 General

The proposed multiunit development consists of 219 residential units, three levels of basement parking, with a split ground floor containing commercial retail premises on the upper ground as well as 13 adaptable commercial premises on the lower ground, with level 2 to level 7 consisting of residential units to serve the entire development, as well as a central landscaped zone and ancillary facilities and amenities. As per the ACT planning requirements, 10% (20 units) of the units are capable of being adapted to be accessible for occupants with a disability, should the need arise in the future.

The Classification and the use of the building under the National Construction Code – Building Code of Australia Volume 1, Edition 2019. (Hereinafter referred to as the BCA) can be described as follows—

CLASSIFICATION	DESCRIPTION
Class 2	Multi-unit residential building
Class 5	Commercial office
Class 6	Commercial retail
Class 7a	Car parking

STOREYS CONTAINED (INCLUDING BASEMENT LEVELS)	
Nine (9)	Multi-unit residential development

### 1.2 Purpose of Report

The purpose of this report is to identify the extent to which the architectural DA documentation complies with the accessibility provisions of the BCA 2019 as are principally contained within Parts D3, E3.6 and F2.4, the [ACT Access and Mobility General Code](#) and relevant Australian Standards.

### 1.3 Limitations

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

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

## 1.4 Report Exclusions

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

- (i) Work Health & Safety Act and Regulations; and
- (ii) Work Cover Authority requirements; and
- (iii) Structural and Services Design Documentation; and
- (iv) Adaptable Housing (AS4299:1995) Assessment
- (v) Any parts of the BCA or any standards other than those directly referenced in this report.

## 1.5 Disability Discrimination Act 1992 (DDA)

The accessibility assessment process covers all aspects of the infrastructure (premises), to the extent required to meet the objectives of the Disability Discrimination Act 1992 (Cth), including, however not limited to, Section 23 which relates to access to premises and facilities which the public may enter or use.

The Act is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and, in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

In contrast to building regulations, the DDA is not prescriptive and previously, there was a lack of uniformity between the building regulations in each State and Territory and the DDA. Since the DDA, it became evident that compliance with the Building Code of Australia (BCA) was insufficient to meet the objectives of the DDA. However, subsection 31(1) of the DDA permits the development of Disability Standards, leading to the implementation of the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards) and Disability Standards for Accessible Public Transport 2002 (DSAPT). It is unlawful to contravene the Disability Standards, however if the Disability Standards are met, those responsible for the building cannot be subject to a successful complaint for the matters covered by the Standards.

The implementation of the Premises Standards, and corresponding changes to the BCA, is a significant step towards achieving equal access to premises and is crucial to justice and social inclusion for people with disabilities. The Premises Standards will assist in the creation of a more sustainable built environment which is responsive to the changing circumstances of the wider Australian community.

It is noted that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA. It is acknowledged that the Premises Standards could address a broader range of accessibility issues including considerations to accessibility of the interior fit-out of buildings, and fixtures and fittings. As such, there are features which fall beyond the scope of the Standards which may be subject to the general complaints provisions of the DDA.

In this assessment, Amoeba Access will refer, not only to the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards), but to additional Accessibility Standards in draft and current Australian Standards, to meet the spirit and intent of the DDA and to ensure best practice principles are applied for this project. A full list of references for this report is available upon request.

## 1.6 Report Structure

The report consists of a Summary of Compliance Departures provided in the table under Section 2 below, which is for the reader's ease of reference and most urgent attention. The summary of issues within [Section 2](#) shall be read in conjunction with the body of the assessment provided under [Section 3](#) of the report which further details compliance matters needing consideration in design development and during construction.

It is also the responsibility of all design consultants to ensure compliance with relevant BCA access requirements, [ACT Access & Mobility General Code](#), Australian Standards and Manufacturers Specifications. This report does not in any way relieve the design consultants from their obligations to achieve compliance with the BCA. Furthermore, this report will not nonetheless alleviate the certification authority from their statutory obligations required to assess the drawings in detail prior to the issue of a Building Approval.

## 1.7 Documentation Provided for Assessment (Development Particular)

This assessment is based upon the architectural DA documentation prepared by COX Architecture and listed within [Appendix 1](#).

## 1.8 Assessment Overview and Interpretation

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

- (i) The following rooms / areas and associated accessways have been afforded the concession under D3.4 and access for people with disabilities need not be provided to these areas—
  - Plant and equipment rooms;
  - Fire control room;
  - Fire pump room
  - Services meters;
  - AC Condensers
- (ii) The building is a new development, therefore this report applies to new works only, as defined by the Disability (Access to Premises – Buildings) Standards 2010, hereinafter referred to as the Premises Standards;
- (iii) Loose furniture is the ongoing responsibility of the occupants who should maintain appropriate circulation spaces between and around furnishings;

- (iv) The internal fit out of the retail tenancy has not been included in this assessment;
- (v) For an assessment of the adaptable housing (AS4299-1995) provisions, refer to the report prepared by Amoeba Access [reference [P2022\\_3009-2 \(Adaptable Housing Report\) YW](#)].



## 2.0 BCA COMPLIANCE DEPARTURE SUMMARY

### 2.1 BCA Overview and Interpretation

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

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

### 2.2 Part D3 – Access for People with a Disability

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

### 2.3 Part E3.6 – Passenger Lifts

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

### 2.4 Part F2.4 – Accessible Sanitary Facilities

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

## 2.5 Part F2.9 – Accessible Adult Change Facilities

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

## 3.0 BCA PROVISION ASSESSMENT

### 3.1 General

With reference to the Design Assessment Summary contained in [Section 2.0](#) above, the following analysis and commentary is provided.

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

### 3.2 Part D3 – Access for People with a Disability

#### 3.2.1 Clause D3.1 – General building access requirements

BUILDING CLASS	ACCESSIBILITY REQUIREMENTS
Class 2	Access is required to be provided— (i) From a pedestrian entrance required to be accessible to at least one (1) floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level; and (ii) To and within not less than one (1) of each type of room/space for use in common by the residents; and (iii) To the entrance doorway of each sole-occupancy unit located on the levels served by the lift; (iv) To and within rooms/spaces for use in common by the residents located on the levels served by the lift.
Class 5	Access is required to and within all areas normally used by the occupants.
Class 6	Access is required to and within all areas normally used by the occupants.
Class 7a	Access is required to and within any levels containing accessible car parking spaces.
All buildings	Access is not required to be provided to the areas afforded the concession under Clause D3.4 and identified in <a href="#">Section 1.8</a> above.

#### 3.2.2 Clause D3.2 – Access to buildings

The main pedestrian entry point to the site is from the southwest boundary of the development site immediately adjoining Bentley Place, via the existing pedestrian path fronting the existing

parking and the commercial premises and connecting the upper ground level entry lobby A (as illustrated below).

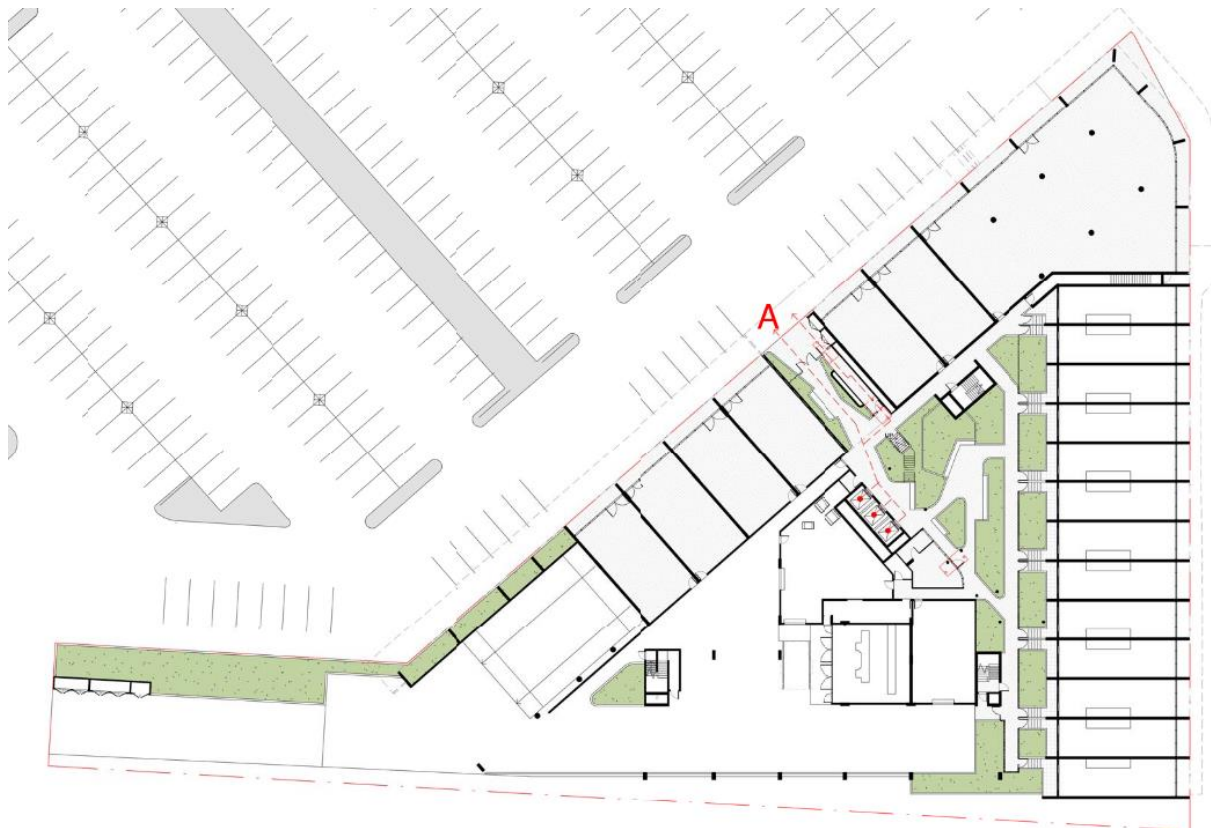


Figure 1 – Proposed continuous accessible pedestrian access route

The vertical transport by way of commercial passenger lifts is located adjacent to the entry lobby fronting the central courtyard landscaped area.

Vehicular access to and from the adaptable commercial units can be achieved from lower ground floors and via the allocated garage of the premises. Directional signage to direct pedestrian foot traffic to the adaptable commercial premises is required as direct access to and from the premises on the street level is not available.

Vehicular access to basement parking is also proposed and located on the southwest side of the development site fronting Bentley Place. A concession can be provided as such that an accessible path of travel can be achieved by way of the vehicular access only to the location of the parking / garage and via lift access to all common corridors and doorways of the SOUs including the nominated adaptable unit entrances above upper ground floor.

At the current stage of the design development, it is unclear as to how the existing public council footpath merges with the new pedestrian entries of the development in regards to levels. Details are to be addressed as the development progresses to Building Approval stage noting that 1:20 gradient and crossfall of 1:40 shall be achieved.

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

The following comments are provided in regards the requirements of Clause D3.3 of the BCA—

DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
Fire isolated stairway	Four fire-isolated stairways are proposed in the development serving the entire development.	Information provided is adequate for DA submission. Detailed review is required prior to Building Approval to ensure the relevant code and standards are met.
External stairway	Two external stairways are proposed and located within the common area landscape zone.	Information provided is adequate for DA submission. Detailed review is required prior to Building Approval to ensure the relevant code and standards are met.

Refer to [Appendix 2](#) below for further design guidance

Of note, Element 3 (Entry and Doorways) and Element 4 (Circulation) under the Access and Mobility General Code requires that a built form shall provide safe and convenient entry to and egress from a building and to every floor within the building. The subject development shall satisfy the provision as specified above as the project progresses to BA stage.

### 3.2.4 Clause D3.4 – Exemptions

Refer to [Section 1.8](#) above for areas afforded the concession under D3.4.

### 3.2.5 Clause D3.5 – Accessible carparking

Accessible car parking spaces are not required for Class 2 buildings under the BCA, however the adaptable housing code AS4299-1995 and ACT planning provisions require that accessible parking be provided for adaptable units. Detailed design assessment is contained within the Adaptable Housing Assessment Report prepared by Amoeba Access [reference [P2022\\_3009-1 \(Adaptable Housing Report\) YW](#)].

The following comments are provided in regards the requirements of Clause D3.5 of the BCA—

DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
Shared area	Information provided is adequate for DA submission.	As design progresses to BA stage, the following details are required for review prior to BA submission. Details are as below: <ul style="list-style-type: none"> <li>- Provision of bollard to shared space;</li> <li>- Appropriate line-marking and</li> <li>- Minimum head height clearance in accordance with Clause 2.4.</li> </ul>

DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
Headroom height	Information provided is adequate for DA submission.	<p>As design progresses to BA stage, review is required for the headroom height provision, details are as below:</p> <ul style="list-style-type: none"> <li>- A head height clearance of a minimum 2500mm is required to accessible car spaces and shared areas. This may be reduced to 2200mm within 1000mm of the front of the space, and to 1800mm within 500 mm of the front of the space.</li> </ul>

Refer to [Appendix 2](#) below for further design guidance

### 3.2.6 Clause D3.6 – Signage

Signage details have not yet been provided for assessment. Refer to [Appendix 2](#) below for further design guidance in this regard.

Way-finding signage, such as directional signage, is to be provided as design development progresses to BA stage to ensure the Element 2 of the Access and Mobility Code can be achieved prior to BA lodgment.

The following comments are provided in regards the requirements of Clause D3.6 of the BCA—

DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
Signage provision	Signage package is not required for DA submission.	<p>As project progresses to BA stage, the following signage details are required for review, details as below:</p> <ul style="list-style-type: none"> <li>- Each sanitary facility;</li> <li>- Accessible unisex facilities and indicate whether the facility is suitable for left or right handed use;</li> <li>- Ambulant accessible sanitary facilities on the door of the cubicle;</li> <li>- Where access is not accessible from the street level, directional signage to identify the nearest accessible entrance (The adaptable commercial premises);</li> </ul>

DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
		<ul style="list-style-type: none"> <li>- Each door required by BCA Clause E4.5 to be provided with an exit sign and state "FIRE EXIT" and the floor level number.</li> </ul>

Refer to [Appendix 2](#) below for further design guidance.

### 3.2.7 Clause D3.7 – Hearing augmentation

Not applicable to the subject development.

### 3.2.8 Clause D3.8 – Tactile indicators

Provision of tactile indicators are yet to be determined; details can be finalised as design progresses.

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

Not applicable to the subject development.

### 3.2.10 Clause D3.10 – Swimming pools

Not applicable to the subject development.

### 3.2.11 Clause D3.11 – Ramps

Not applicable.

### 3.2.12 Clause D3.12 – Glazing on an accessway

Visual indicators have not yet been detailed within the design documentation. Further information will be required as design progresses to BA stage. Refer to [Appendix 2](#) below for further design guidance in this regard.

## 3.3 Part E3.6 – Passenger Lifts

A total of three (3) passenger lifts are proposed within the subject development, all of which being a commercial passenger lift with a minimum lift car space of 1400mm (W) x 1600mm (L) lift to form the continuous accessible path of travel from the ground floor lobby to and within the development site which supports accessibility and visitability as outlined in the ACT planning code.

The commercial passenger lifts proposed must comply with BCA Clause E3.6 and AS1735.12-1999 as applicable to the subject lift type. As design progresses to BA stage, lift shop drawings are required for review prior to Building Approval submission.

Refer to [Appendix 2](#) below for further design guidance.

## 3.4 Part F2.4 – Accessible Sanitary Facilities

### 3.4.1 Accessible unisex sanitary facilities

Two accessible sanitary compartments are proposed and located on level 1 within the common amenity area of the development.

General circulation appears to be capable of compliance. Detailed layouts can be developed as design progresses.

### 3.4.2 Sanitary compartment for people with ambulant disabilities

No ambulant facility is proposed within the common area of the development.

## 3.5 Part F2.9 – Accessible Adult Change Facilities

Not applicable to the subject development.



## 4.0 CONCLUSION

### 4.1 General

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

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

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

Report By



Yolanda Wang  
AMOEBA ACCESS Pty Ltd

ACA Australia, Accredited Member: 600

## APPENDIX 1 – Documentation Provided for Assessment

This accessibility assessment was based upon the architectural documentation prepared by COX Architecture namely—

DRAWING	REV	TITLE	DATE
DA-21-02	5	BASEMENT 1	21.09.2022
DA-21-01	5	BASEMENT 2	21.09.2022
DA-21-03	6	LOWER GROUND LEVEL	21.09.2022
DA-21-04	7	UPPER GROUND PLAN	21.09.2022
DA-21-05	6	LEVEL 1	21.09.2022
DA-21-06	6	LEVEL 2 TO 7	21.09.2022
DA-21-08	5	LEVEL 8	21.09.2022
DA-21-09	5	LEVEL 9	21.09.2022
DA-66-03	3	ACCESSIBILITY PATH - 03	21.09.2022
DA-66-02	3	ACCESSIBILITY PATH - 02	21.09.2022
DA-66-01	3	ACCESSIBILITY PATH - 01	21.09.2022

## APPENDIX 2 – Design Checklist – Prescriptive Requirements

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

EXTERNAL ACCESSWAYS	
1	Provide an accessible path of travel compliant with AS1428.1 from all main pedestrian entry points at the site boundary to the principal pedestrian entrance/s of the building.
2	For multiple building entries, ensure an accessible path of travel, compliant with AS1428.1 to and through 50% of entrances. Irrespective of the above, the principal pedestrian entrance shall be in accordance with AS1428.1.
3	Ensure any direct pedestrian accessways (i.e. not public footpath) from associated accessible buildings are compliant with AS1428.1.
4	Provide an accessible path of travel, compliant with AS1428.1 from accessible car parking spaces on the site.

ACCESS TO BUILDINGS	
1	Ensure a non-accessible entry is not more than 50 metres from an accessible entry (buildings >500m <sup>2</sup> ).
2	Provide level landing areas (1:40 max. gradient and crossfall) at doorway circulation areas and landings for changes in direction.
3	A doorway on an accessway shall achieve a minimum 850mm clear opening width and be provided with circulation spaces in accordance with Clause 13 of AS1428.1-2009.
4	Any doorways on an accessway shall comply with Clause 13 of AS1428.1-2009.
5	Any stairways at the building entry shall comply with Clause 11 of AS1428.1-2009.
6	Any ramps at the building entry shall comply with Clause 10 of AS1428.1-2009.

PATHS OF TRAVEL	
1	Provide 1000mm min. width of path of travel compliant with AS1428.1-2009.
2	An accessway shall be provided with turning spaces in accordance with AS1428.1-2009 where required.
3	Floor finishes shall be in accordance with AS1428.1-2009. Reference is also made to BCA Clause D2.14 in regards slip resistance.
4	Any doorways on an accessway shall comply with Clause 13 of AS1428.1-2009.
5	Any stairways (except a fire-isolated stairway) shall comply with Clause 11 of AS1428.1-2009.
6	A fire-isolated stairway shall comply with Clause 11.1 (f) and (g) of AS1428.1-2009, relating to the provision of luminance contrasting strip at each tread.
7	Any ramps (except a fire-isolated ramp) shall comply with Clause 10 of AS1428.1-2009.
8	Any stairways or ramps in an area required to be accessible shall be provided with handrails compliant with Clause 12 of AS1428.1-2009.

ACCESSIBLE PARKING	
1	Residential accessible parking spaces are subject to the requirements of AS4299-1995 as applicable.
2	1 accessible parking space for every 50 car parking space is required in a car parking area associated with a Class 6 building part.
3	Accessible parking spaces shall be in
4	Vertical clearance leading to the accessible parking spaces shall be not less than 2200mm.
5	Vertical clearance at the accessible parking spaces and associated shared areas shall be not less than 2500mm.

SIGNAGE	
1	<p>Braille and tactile signage will be required to:</p> <ol style="list-style-type: none"> <li>Identify each sanitary facility, including an accessible sanitary facility and a sanitary compartment suitable for people with ambulant disabilities;</li> <li>Identify each space provided with hearing augmentation;</li> <li>Identify each door required by BCA Clause E4.5 to be provided with an exit sign;</li> <li>Identify a sanitary compartment suitable for people with ambulant disabilities.</li> </ol>
2	<p>Braille and tactile directional signage will be required at:</p> <ol style="list-style-type: none"> <li>A non-accessible pedestrian entrance to direct a person to the nearest accessible entrance;</li> <li>A sanitary bank which is not provided with an accessible sanitary facility to direct a person to the nearest accessible sanitary facility.</li> </ol>
3	Signage required to comply with Clause D3.6 of the BCA shall be in accordance with BCA Spec. D3.6 and Clause 8 of AS1428.1-2009.

TACTILE INDICATORS	
1	Tactile indicators will be required to be provided at stairways and ramps for general circulation.
2	Tactile indicators are not required to be provided at fire-isolated stairway and ramps, at a step ramp, kerb ramp or swimming pool ramp.
3	Where provided, tactile indicators shall be in accordance with sections 1 and 2 of AS/NZS1428.4.1:2009.

GLAZING ON AN ACCESSWAY	
1	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.

PASSENGER LIFTS	
1	Any passenger lift proposed shall be in accordance with one of the types identified in BCA Table E3.6a.
2	Any passenger lift proposed shall have accessible features in accordance with BCA Table E3.6b.
3	Any passenger lift shall not rely on a constant pressure device for its operation if the lift car is fully enclosed.
4	The lift floor dimensions shall be not less than 1400mm wide x 1600mm deep (lift travels > 12m).

ACCESSIBLE SANITARY FACILITIES	
1	The internal dimensions and locations of fixtures and fittings shall comply with Clause 15 of AS1428.1-2009.
2	The circulation spaces within the accessible sanitary facility shall be in accordance with the requirements of AS1428.1-2009.
3	The washbasin may encroach into the circulation space associated with the door, subject to a minimum 300mm from the swing of the door being achieved (hinged door).

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