



ACCESS REPORT

AMOEBA ACCESS PTY LTD

APRIL 2024

Project: Worth Street – Mixed Use
Document Type: DA Assessment Report
Our Reference: P2024_1604-4(DA) YW & DC

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
P2023_2407 -1 (DA) YW	Draft report issued to client	24 July 2023
P2023_1308 - 2 (DA) YW	Final report issued to client	13 August 2023
P2024_0904 - 3 (DA) YW & DC	Revised final report issued to client	09 April 2024
P2024_1604 - 4 (DA) YW & DC	Final report – ACAT Design Updates Issue to Client	16 April 2024

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EXECUTIVE SUMMARY

This DA Assessment Report has been prepared by Amoeba Access at the request of the Client and Applicant, Worth Street P/L, and relates to the proposed multiunit mixed-use development located at Block 9, Section 132, Casey ACT 2913.

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 NCC 2022, 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 2022 (herein after referred to as the BCA 2022) 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 2022 / AS1428.1-2009 is achieved, such as:</p> <ul style="list-style-type: none"> a. All sanitary compartments proposed within the typical units including the nominated adaptable units (at the pre-adaptation stage) shall be in accordance with Livable Housing Standards. b. Commercial passenger lifts details and specification c. Slip-resistance rating details in the public / common areas within the development d. Review as to how the existing public council footpath merges with the new pedestrian footpath 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. 	<p>Project Architect / Civil / Principal Contractor / Project Certifier</p>

In addition to undertaking a detailed assessment of the design against the perspective requirements of the NCC, a preliminary performance-based assessment has also been undertaken.

The implementation of a performance-based approach in lieu of compliance with the deemed-to-satisfy (DtS) provisions of the NCC shall be disclosed to the relevant stakeholders via a Performance Based Design Brief and is subject to the approval of the certifying authority.

The table below lists scenarios where we believe the adoption of a performance design may add value to development in-lieu of complying with the prescriptive (DtS) provisions—

ITEM	PROPOSED PERFORMANCE SOLUTION	NCC D'S CLAUSE
1	A percentage of the commercial premises fronting the lake side on the ground floor do not have AS1428.1:2009 compliant access at the main entrance facing the central courtyard, but guided access is available and can be provided "on an as needs basis" by residents of the premises.	D4D4
2	A percentage of the commercial premises fronting the lake side that has two storeys connecting Upper Ground Level and Level 1 do not have AS1428.1:2009 compliant stairway access within the premises but communal lift access is available and can provide direct access to Level 1.	D4D4

1.0 INTRODUCTION

1.1 General

The proposed multiunit development consists of 143 residential units, with commercial premises located on the ground floor and three levels of basement parking to serve the entire development. As per ACT planning requirements, 10% (16 units) of the units are capable of being adapted to be accessible for occupants with a disability should the need arise in the future. All units proposed are to be aligned with Livable Housing Provisions under the NCC.

The Classification and the use of the building under the National Construction Code – Building Code of Australia Volume 1, Edition 2022. (Hereinafter referred to as the BCA 2022) can be described as follows—

CLASSIFICATION	DESCRIPTION
Class 2	Multi-unit residential building
Class 5/6	Commercial retail / office premises / adaptive commercial
Class 7a	Parking

STOREYS CONTAINED (INCLUDING BASEMENT LEVELS)	
Eleven (11)	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 NCC 2022 as are principally contained within Parts D4, E3D8, F4D5 and G7D2, 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 National Construction Code – 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 [P2024_1604-4 \(Adaptable Housing Report\) YW & DC](#)].

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 D4 – Access for People with a Disability

	BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
D4D2	General building access requirements	✓		
D4D3	Access to buildings			✓
D4D4	Parts of buildings to be accessible		Performance Solution	
D4D6	Accessible carparking			✓
D4D7	Signage			✓
D4D8	Hearing augmentation		N/A	
D4D9	Tactile indicators			✓
D4D10	Wheelchair seating spaces in Class 9b assembly buildings		N/A	
D4D11	Swimming pools		N/A	
D4D12	Ramps		N/A	
D4D13	Glazing on an accessway			✓

2.3 Part E3 – Lifts Installations

	BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
E3D8	Accessible feature required for passenger lifts			✓

2.4 Part F4 – Sanitary and Other Facilities

	BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
F4D5	Accessible sanitary facilities			✓
	Sanitary facilities for people with ambulant disabilities		N/A	

2.5 Part G7 – Livable Housing Design

	BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
G7D2	Livable housing design			✓
	Each sole-occupancy unit in a Class 2 building must comply with the ABCB Standard for Livable Housing Design, except for Part 1			✓

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 D4 – Access for People with a Disability

3.2.1 Clause D4D2 – General building access requirements

BUILDING CLASS	ACCESSIBILITY REQUIREMENTS
Class 2	<p>For a Class 2 building, common areas are to be accessible as follows:</p> <ul style="list-style-type: none"> a) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. b) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like. c) Where a ramp complying with AS 1428.1 or a passenger lift is installed— to the entrance doorway of each sole-occupancy unit; and to and within rooms or spaces for use in common by the residents. d) The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp. <p>Livable Housing Standards</p>
Class 5/6	Access must be provided to and within all areas normally used by the occupants.
Class 7a	Access must be provided to and within any level containing accessible carparking spaces.

3.2.2 Clause D4D2 – Access to buildings

There are two pedestrian access points to the development site: one is via Bentley Place, and the other connects Kingsland Parade to the northwest entrance of the development site via a new pedestrian accessway (as indicated by the red hatched area). Both pedestrian pathways provide direct access to the existing on grade parking and commercial premises, connecting to the upper ground level entry lobby A (as illustrated below).

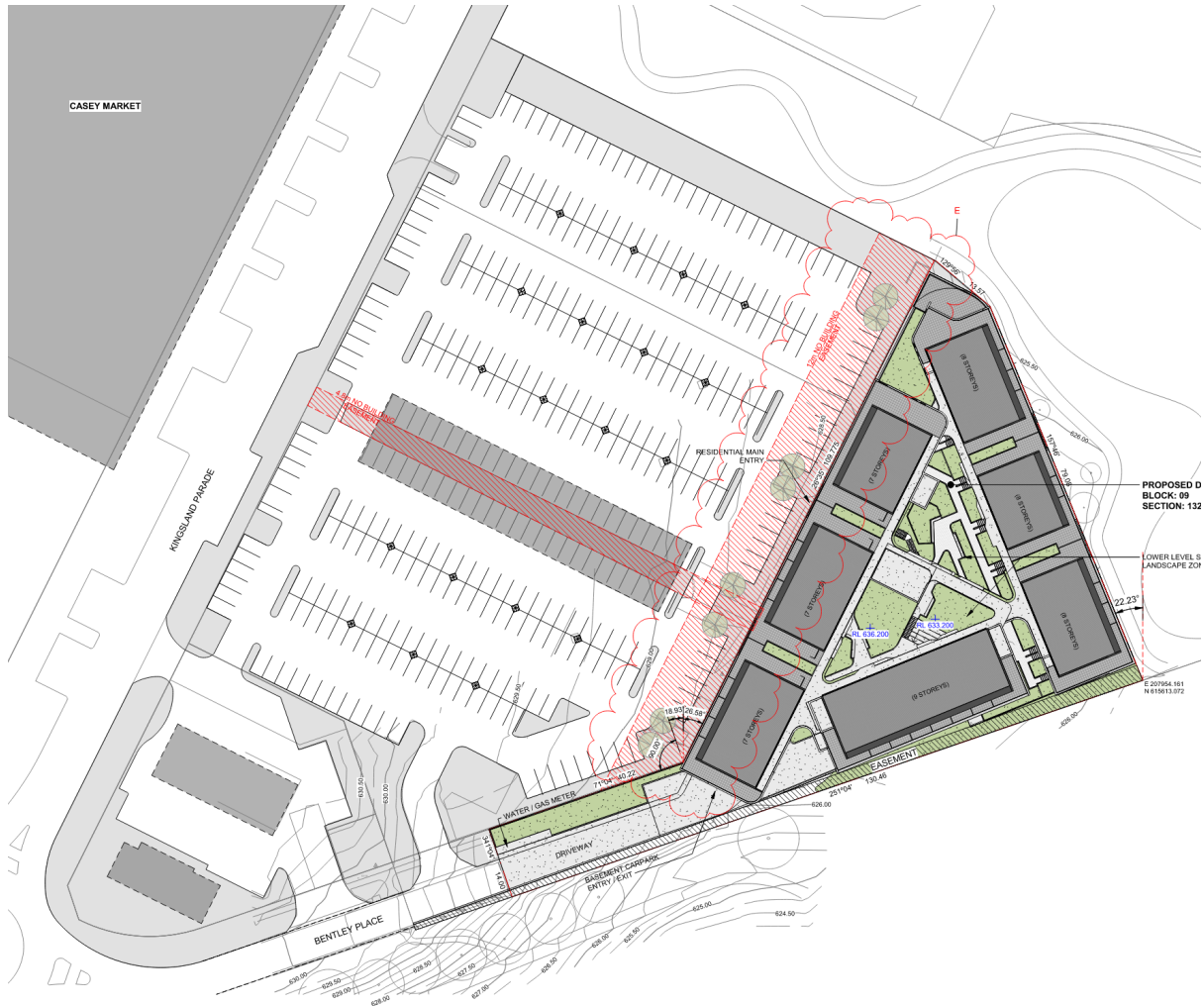


Figure 4 – Proposed continuous accessible pedestrian access route

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

Vehicular access from Bentley Place to the commercial units located along the lakeside can be achieved from the lower ground floors parking leading to a 1:20-25 walkway that provides access to the secondary entrance to each premises as direct pedestrian access is not available on the lake side. As discussed with the client, architect and town planner and as agreed to by the project certifier, the main entrance to each individual commercial premises on the upper ground floor will be addressed as a performance-based solution due to the stepped access. Directional signage to direct pedestrian foot traffic to the commercial premises is required as direct access to and from the premises on the street level is not available.

General vehicular access to basement parking is 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 D4D4 – Parts of the building to be accessible

The following comments are provided in regards the requirements of Clause D4D4 of the BCA—

DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
Communication stairways	Multiple communication stairways appear to be proposed in the central landscape zone, it is unclear as to the function of those stairways, eg. private or public. For services or for general public access.	Further information is required at BA.
Stairway of the commercial	The stairway appears to be the only means of access to and through all the adaptive commercial premises on both Lower Ground Floor and Upper Ground Floor?	Please note that stairway as the only means of access to the commercial premises (Class 5 / 6) are not permitted. A performance solution report is to be prepared for the purposes of the Building Approval.

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

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 D4D5 – Exemptions

Refer to [Section 1.8](#) above for areas afforded the concession under D4D5.

3.2.5 Clause D4D6 – Accessible carparking

Accessible car parking spaces are not required for Class 2 buildings under the BCA 2022, 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 Amoebe Access [reference P2024_1604 - 4(Adaptable Housing Report) YW & DC].

The following comments are provided in regards the requirements of Clause D4D6 of the BCA—

DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
Headroom height of the accessible parking bays	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"> - 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. <p>Further information is required at BA.</p>

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

3.2.6 Clause D4D7 – 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.

3.2.7 Clause D4D8 – Hearing augmentation

Not applicable to the subject development.

3.2.8 Clause D4D9 – Tactile indicators

Provision of tactile indicators have not been documented on the DA plans but details can be finalised as the design progresses to BA stage.

3.2.9 Clause D4D10 – Wheelchair seating spaces in Class 9b assembly buildings

Not applicable to the subject development.

3.2.10 Clause D4D11 – Swimming pools

Not applicable to the subject development.

3.2.11 Clause D4D12 – Ramps

Not applicable to the subject development.

3.2.12 Clause D4D13 – Glazing on an accessway

Visual indicators have not yet been detailed within the design documentation.

Details such as the glazing schedule can be provided as the project develops and be reviewed to establish whether compliance can be established prior to Building Approval.

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

3.3 Part E3 – Lift Installations

3.3.1 Clause E3P4 – Lift access for people with a disability

Three passenger lifts are proposed and centrally located within the development, connecting each building block, as identified on the ground floor footprints of the development.

All proposed lifts are commercial grade passenger lifts with a minimum lift car space of 1400mm (W) x 1600mm (L) lift to form the continuous accessible path of travel from the basement parking to and through the development site which supports accessibility and visitability as outlined in the NCC 2022 and ACT planning codes. The commercial passenger lifts proposed must comply with BCA Clause E3D8 and AS1735.12-1999 as applicable to the subject lift type.

For stretcher facilities in emergency lifts, please refer to the BCA report for details.

As the 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 F4 – Sanitary and Other Facilities

3.4.1 Clause F4D5 Accessible sanitary facilities

Two accessible sanitary facilities are proposed and located on Level 1 amenity area of the development. Further information is required as design further develops.

For accessible bathroom provisions in relation to the nominated accessible adaptable dwelling, please refer to the Adaptable Housing Report prepared by Amoeba Access [reference [P2024_1604-4 \(Adaptable Housing Report\) YW & DC](#)].

3.4.2 Sanitary compartment for people with ambulant disabilities

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

3.4.3 Clause D4D12 – Accessible adult change facilities

Not applicable to the subject development.

3.5 Part G7 – Livable Housing Design

3.5.1 Clause G7D2 – Livable housing design

Please provide typical unit layouts for review.

The following comments are provided in regards the requirements of Clause 6.2 of the ABCB Standard for Livable Housing Design —

DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
Wall reinforcement details	A note on the plans would be sufficient for DA.	<p>For the purpose of the Building Approval:</p> <p>Except for walls constructed of masonry or concrete, the internal side of the full sanitary room with the required WC pan, shower, hand wash basin and fixed bathtub (if provided) shall have wall reinforcement of:</p> <ol style="list-style-type: none"> 1. minimum 12mm thick sheeting, AFFL and extending to a height of minimum 2100mm AFFL. 2. The WC pan shall have an adjacent side wall (on at least one side of the WC pan) with a 600mm minimum length of wall reinforcement, forward of the WC pan.

DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
Sanitary facility provision	<p>The sanitary compartments in the typical units shall have a minimum circulation space of 900mm (W) x 1200mm (D) provided in front of the pan.</p> <p>This provision applies for both a separate sanitary compartment and for a sanitary compartment that is combined with a bathroom.</p>	Further information is required at BA.
Doorway clearance	All internal doorways shall be provided with a minimum clear opening width of 820mm (opening to be clear of door leaf and frames).	Please double check all internal doorway clearances as design progresses towards the Building Approval.

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 2022, 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 D4, E3D8, F4D5 and G7D2 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
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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-11-01	5	SITE PLAN	05.03.2024
DA-20-01	6	BASEMENT LEVEL 2	21.07.2023
DA-20-02	6	BASEMENT 1	21.07.2023
DA-20-03	8	LOWER GROUND LEVEL	08.08.2023
DA-20-04	9	UPPER GROUND LEVEL	05.03.2024
DA-20-05	7	LEVEL 1	21.07.2023
DA-20-06	7	LEVEL 2	21.07.2023
DA-20-07	3	LEVEL 3 & 4	05.03.2024
DA-21-08	1	LEVEL 5	05.03.2024
DA-21-09	7	LEVEL 6	05.03.2024
DA-21-10	7	LEVEL 7	05.03.2024

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 2022, 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 ²).
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 D3D15 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.

PATHS OF TRAVEL	
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.

FIRE-ISOLATED STAIRWAYS	
1	Provide contrasting step nosing strips on all stair treads compliant with AS1428.1 as follows: <ul style="list-style-type: none"> (i) Step nosing strips to be across full width of stair, between 50-75mm wide, in a continuous colour solid strip with 30% luminance contrast to background surface. (ii) Step nosing strips to be located on edge of tread (15mm max. setback if applied) and not extend onto risers more than 10mm. (if exposed).
2	Handrails compliant with Clause 12 of AS1428.1-2009 shall be provided to at least one side of stairs. Refer to handrail section below for handrail requirements.
3	In order to achieve consistent height of the handrail along stairways, an offset tread is required at the bottom of the flight, as shown in Figure 28 of AS1428.1-2009.
4	Minimum 1m clearance required between handrail and opposite wall. Note: subject to BCA Part D2 relating to minimum requirements for exits.

ACCESSIBLE PARKING	
1	Residential accessible parking spaces are subject to the requirements of AS4299-1995 as applicable.
2	Notwithstanding any provision in the NCC, parking spaces for people with disabilities are to comprise a minimum of 3% (rounded up to the nearest whole number) of the total number of parking spaces required in accordance with the Parking and Vehicular Access General Code (Capital Territory Specific Provision).
3	Vertical clearance leading to the accessible parking spaces shall be not less than 2200mm.
4	Vertical clearance at the accessible parking spaces and associated shared areas shall be not less than 2500mm.

SIGNAGE	
1	Braille and tactile signage will be required to: <ul style="list-style-type: none"> a. Identify each sanitary facility, including an accessible sanitary facility and a sanitary compartment suitable for people with ambulant disabilities; b. Identify each space provided with hearing augmentation; c. Identify each door required by BCA Clause E4D5 to be provided with an exit sign; d. Identify a sanitary compartment suitable for people with ambulant disabilities.
2	Braille and tactile directional signage will be required at: <ul style="list-style-type: none"> a. A non-accessible pedestrian entrance to direct a person to the nearest accessible entrance; b. A sanitary bank which is not provided with an accessible sanitary facility to direct a

SIGNAGE	
	person to the nearest accessible sanitary facility.
3	Signage required to comply with Clause D4D7 of the BCA shall be in accordance with BCA Spec.15 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 E3D7.
2	Any passenger lift proposed shall have accessible features in accordance with BCA E3D8.
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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