



ACCESSIBILITY REPORT

Project Name	Mixed Use Development – Anzac Park east
Project Address	Block 2 Section 4 Parkes ACT 2600
Reference	10182
Revision	4
Date	14/09/2022
Attention	Amalgamated Property Group

REVISION HISTORY

Revision	Date	Version	Prepared By	Reviewed By
1	15/10/2021	Initial Issue	Nikki Jackson	Tom Clark
2	01/12/2021	Final Issue	Nikki Jackson	Tom Clark
3	06/12/2021	Amended toilet reference	Nikki Jackson	Tom Clark
4	14/09/2022	Updated	Nikki Jackson	Tom Clark

Document Disclaimer

This document has been prepared solely for the use of our client in accordance with our agreement for providing access consulting services. Although all due care has been taken in the preparation of this document, no warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document. The advice given is based on a professional judgement and an assessment of the information that could be derived at the time of the writing the report. Opinions, judgments and recommendations detailed in this document, are based on our understanding and interpretation of current statutory and regulatory obligations and standards and should not be construed as legal opinions. It is important to note that following the recommendations within this report will not in itself provide exemption from action under the DDA. The process of accessibility under the DDA is much broader than just the built environment; it covers management issues, staff approach and training and ongoing maintenance issues. It is important to note that as with all aspects of the built environment, there is often more than one way of resolving any issue identified. It is for the client to ultimately assess the recommendations put forward and fully assess their suitability for the proposal and the likely use(s) that they will be used and how the completed project will operate in practice.

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1.0 INTRODUCTION

Purely Access Pty Ltd has been engaged by Amalgamated Property Group to provide access consultancy services for the proposed mixed use development known as 'Anzac Park East' at Block 2, Section 4 Parkes ACT 2600.

1.1 Purpose of the Report

This report forms part of the works approval submission documents. The aim of this report is to provide feedback and confirmation that the proposals meet the principles of good accessible design and in turn demonstrate that it meets the key legislative and policy guidelines including

- Disability (Access to Premises-Buildings) Standards 2010
- National Construction Code Building Code of Australia Volume One 2019 Amendment 1 (BCA)
- AS 1428.1 2009 General requirements for access
- AS 1428.4.1 2009 Tactile Ground Surface Indicators
- AS 2890.6 2009 Parking Facilities for people with disabilities
- AS 1735.12 1999 Lifts, escalators and moving walks. Part 12: Facilities for persons with disabilities

This document does not constitute a report for the purposes of obtaining a Building Approval. The compliance comments in this report are for the purpose of the Works Approval lodgement. The level of detail provided for Works Approval is consistent with the design intent for this stage. Further assessment will be required at the Building Approval stage.

1.2 Project Details

The proposed development includes a new mixed use development know as Anzac Park East located at Block 2, Section 4 Parkes ACT 2600. The development contains an office building as well as Buildings A, B, C & D which comprise of retail and residential apartments. There will be a total of 381 residential apartments. The buildings are united by common basement levels.

The overall scheme comprises of the following:

- Basement level 2- Car parking.
- Lower Ground level/Basement level 1 – Car parking, plant, facilities management, End of Trip facilities for office building.
- Ground floor – Retail, Residential Apartments, residential communal facilities including a swimming pool, gym, outdoor recreation areas, residents lounge and dining, office accommodation.
- Building A – Residential apartments across ground floor to level 8.
- Building B- Residential apartments across ground floor to level 8.
- Building C - Residential apartments across ground floor to level 8 and residential gym and recreation spaces at ground floor level.
- Building D - Residential apartments across ground floor to level 8 and retail tenancies at ground level.
- Office Building – Ground floor to level 8 office accommodation.

The building are considered Class 2 (residential), Class 7a (car park), Class 5 (commercial), Class 6 (retail) and Class 10b (Swimming pool) under the National Construction Code Building Code of Australia.

2.0 LEGISLATIVE REQUIREMENTS

2.1 Disability Discrimination Act 1992

The Disability Discrimination Act (DDA) is federal legislation which seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional and equitable access for people with disabilities. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). Section 23 of the DDA relates to access to premises and facilities which the public may enter or use, and states it is unlawful to:

- Refuse access to, or the use of, any premises, or the facilities within them.
- Impose terms or conditions specific to persons with disability and their associates on the access and use of any premises or facilities;
- Exclude access based on the provision of an appropriate means of access;
- Request persons with disability or their associates to leave premises or cease use of facilities

The DDA has enacted statutory instruments known as Disability Standards to provide a degree of clarity with respect to access to premises and facilities.

2.2 Disability (Access to Premises – Buildings) Standards 2010 & Building Code of Australia

The purpose of these Standards is to provide for equitable and dignified access to new buildings and those areas of existing buildings that undergo renovation or upgrade that require a building approval.

If a building complies with the Disability (Access to Premises-Buildings) Standards (Premises Standards) those responsible for the building cannot be subject to a successful complaint of unlawful discrimination under the Disability Discrimination Act (DDA) in relation to matters covered by the Premises Standards.

Building Certifiers, Building Developers and Building Managers all have obligations under the Standards and must ensure a building complies with the Standards, with each party being responsible for the area they have control over. It is unlawful to fail to comply with the requirements of the Premises Standards.

The Building Code of Australia aligns with the requirements of the Premises Standards and therefore new building work that complies with the BCA will also comply with the Premises Standards.

2.3. National Capital Authority

This project is designated land under the National Capital Plan and hence will be assessed by the National Capital Authority (NCA) under Constitution Avenue and Anzac Parade Precinct Code for land Use A and other applicable Territory Plan requirements.

3.0 BCA TECHNICAL ASSESSMENT

The following review is an assessment against National Construction Code Building Code of Australia Volume One 2019 Amendment 1 (BCA) and referenced Australian Standards.

3.1 General Building Access Requirements

In accordance with Clause D3.1 of the BCA buildings and parts of buildings must be accessible in accordance with Table 3.1.

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

Part Of Building	Accessibility Requirements	Comments
Class 2 Residential	<ul style="list-style-type: none"> From the pedestrian entrance to the entrance doorway of each sole-occupancy unit (SOU). To and within not less than 1 type of common room used by residents i.e. laundry, gym, swimming pool etc. 	Capable of compliance At least one seating area is to be accessible within the communal recreation area.
Class 5 Commercial	<ul style="list-style-type: none"> To and within all areas normally used by the occupants 	Compliance indicated
Class 6 Retail	<ul style="list-style-type: none"> To and within all areas normally used by the occupants 	Compliance indicated
Class 7a Car parking	<ul style="list-style-type: none"> To and within any level containing accessible car parking spaces 	Compliance indicated
Class 10b Swimming Pool	<ul style="list-style-type: none"> To and into swimming pools with a total perimeter greater than 40m, associated with a Class 1b, 2,3,5,6,7,8 or 9 building that is required to be accessible. 	Compliance indicated

3.2 Exemptions & Departures

Clause D3.4 of the BCA allows exemptions from the requirements of providing access for people with disabilities where an area is inappropriate because of the purpose for which it is used or where there the area may pose a health and safety risk. For this development, the following areas have been considered as being exempt from access for people with disabilities.

- Plant rooms and the like
- Comms rooms
- Cleaners' rooms
- Waste rooms
- Loading Bay
- Substation
- Meter rooms
- Security back of house area
- Generator Room

In some cases, it may be necessary to provide a Performance Solution to meet the Performance Requirements of the BCA as opposed to following the Deemed to Satisfy Solutions set out in the National Construction Code Building Code of Australia. For this development, no performance solutions have currently been identified.

3.3 Accessible Car Parking

BCA Requirement	Comments	Action Required
Accessible Car Parking BCA Clause D3.5		
<p>In accordance with Table D3.5 of the BCA, accessible carparking is required to be provided as follows.</p> <p>Class 2 No requirements</p> <p>Class 5, 7, 8, 9c 1 space for every 100 car parking spaces or part thereof</p> <p>Class 6 1 space for every 50 car parking spaces or part thereof (Up to 1000 car parking spaces)</p> <p>1 space for each additional 100 car parking spaces (>1000)</p>	<p>For the office building 180 car parking spaces are indicated across basement levels 1 & 2. A total of 3 accessible car parking spaces are required and 6 have been provided.</p> <p>There is no requirement to provide accessible car parking spaces for the residential parking.</p> <p>For the retail car parking a total of 25 car parking spaces are provided. A total of 1 accessible car parking space is required and 2 have been provided.</p>	<p>Compliance indicated.</p> <p>The design of accessible car parking spaces will be reviewed in more detail at Building Approval Stage.</p>

3.4 External Access to Entrances

BCA Requirement	Comments	Action Required
<p>Access to buildings BCA Clause D3.2</p>		
<p>An accessway must be provided-</p> <ul style="list-style-type: none"> From the main points of a pedestrian entry at the allotment boundary From another accessible building connected by a pedestrian link From any required accessible car parking space 	<p>The principal entry to the office building is accessed from the internal access road from within the development.</p> <p>Access to Buildings A, B, C & D is via the internal access road with additional entrances from Wendouree Drive and Constitution Avenue.</p>	<p>Compliance Indicated</p>
<p>Walkways, ramps and landings AS1428.1 2009 Clause 10</p>		
<p>Walkways</p> <ul style="list-style-type: none"> Walkways to be a minimum of 1000mm wide and be provided with passing bays (1800mm wide x 2000mm in direction of travel) every 20m where a direct line of sight is not available. Walkway gradient to be 1:20 (max) with landings every 15m. Landings in direction of travel to 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm length. If gradient of walkway is less than 1:33 no landings are required. TGSI's required to warn of hazard along pedestrian and vehicular routes on grade. <p>Kerb Ramps - gradient no steeper than 1:8, length no greater than 1520mm and maximum rise of 190mm.</p> <p>Threshold ramps – max rise 35mm; max gradient 1:8; maximum length 280mm positioned within 20mm of door leaf</p> <p>Step ramps – max rise 190mm; 1:10 max gradient; max length 1900mm, suitable edge detail.</p> <ul style="list-style-type: none"> Ramps Maximum gradient of a ramp exceeding 1900mm is 1:14. Gradient to be consistent throughout ramp. 	<p>Walkway grades are provided throughout the development.</p>	<p>Compliance indicated</p>

BCA Requirement	Comments	Action Required
<ul style="list-style-type: none"> • Ramp required to have unobstructed width of 1000mm • Ramps to be provided with landings at bottom and top of ramp. • Landings required every 9m where grade 1:14, Landings required every 15m where grade 1:20. • Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length. • Ramps to be provided with handrails and kerb rails. • TGSI's in accordance with AS1428.4.1 2009 to be provided. • Ramps to be set back 900mm at property boundaries or 400mm at internal corridors. • Vertical rise not to exceed 3.6m 		

3.5 Entry and Doorways

BCA Requirement	Comments	Action Required
Entry and Doorways BCA Clauses D3.2 and D3.3		
<p>Access must be provided via the main principal entrance and:</p> <ul style="list-style-type: none"> • Not less than 50% of all pedestrian entrances including the principal entrance, and • In buildings with a floor area >500m², a non-accessible entrance must not be located more than 50m from an accessible entrance. 	<p>Each entry points to each building are accessible.</p>	<p>Compliance Indicated</p>
Door Design AS 1428.1 2009 Clause 13		
<ul style="list-style-type: none"> • All doors to have min 850mm clearance width where double doors are provided min 850mm to active leaf. • Door circulations in accordance with Clause 13.3. • Doors to achieve appropriate luminance contrast. • Doors to have compliant hardware and opening forces. • All glazed doors must be marked with contrast marking no less than 75mm wide for full width of doors at 910-1000mm height. 	<p>To be documented at detailed design stage.</p>	<p>Capable of compliance Detailed information to be provided as the design develops.</p>

3.6 Circulation

3.6.1 Internal Circulation

BCA Requirement	Comments	Action Required
Internal Accessways BCA Clause D3.3 AS 1428.1 2009 Clause 6		
<p>A continuous accessible path of travel minimum 1000mm wide is required.</p> <p>Passing places for 2 wheelchairs minimum 1800mm wide and 2000mm long must be provided at maximum 20m intervals.</p> <p>Turning spaces are also required within 2m of the end of accessways where it is not possible to continue on.</p> <p>These are as follows:</p> <ul style="list-style-type: none"> • 60°- 90° turn 1500mm wide by 1500mm long • 90°- 180° turn 1540mm wide by 2070mm in direction of travel 	<p>Within the office building floor plates are generally open plan as they will be subject to future fit out. The corridor leading to the unisex accessible sanitary facilities on levels 1-8 will need to be suitably wide to allow for turning and the door circulation.</p> <p>Within building A-D corridors are suitably wide to allow for passing and turning.</p>	<p>Capable of compliance</p>
Surface finishes AS 1428.1 2009 Clause 7.4		
<p>Finishes must be slip resistant.</p> <p>The pile height of any carpet shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm.</p> <p>Recessed matting must not be more than 3mm vertically or 5mm if rounded or bevelled above or below the surrounding surface.</p>	<p>Floor finishes to be detailed at fit out stage.</p>	<p>Capable of compliance</p>
Glazing on access ways BCA Clause D3.12 AS 1428.1 2009 Clause 6.6		
<p>Any glazing on an accessway that that is capable of being mistaken for a doorway must be clearly marked with a solid non-transparent contrasting line min 75mm positioned between 900- 1000mm above finished floor level. The line shall provide a minimum of 30% luminance contrast against the floor surface.</p>	<p>To be documented at detailed design stage.</p>	<p>Capable of compliance</p>

3.6.2 Lifts

BCA Requirement	Comments	Action Required
Lifts BCA Clause E3.6 & AS1735.12		
<ul style="list-style-type: none"> • Lift travelling <12m to have a minimum compartment size of 1100mm wide x 1400mm depth. • Lift travelling > 12m to have a minimum compartment size of 1400mm wide x 1600mm depth. • Door width to be min 900mm clear opening • Handrail in accordance with clause 5.3 • Have a passenger protection system. E.g. be fitted with a series of door opening sensory devices which will detect a 75mm diameter rod across the door opening between 50mm and 1550mm above floor level. • Have car control buttons complying with clause 7 including: • Lift control buttons on each landing sited between 900-1200mm from floor level and a minimum of 500mm away from any internal corner of obstruction • Control buttons within lift car between 700-1250mm above floor level and located where it is able to be tangentially touched by a horizontal disc with a radius of 300mm, where it is located adjacent to a door entrance and 400mm for all other locations. • Have appropriate tactile and Braille symbols • Have appropriate lighting levels • Have automatic audible information within the lift car to identify the level each time the car stops • Have audible and visual indication at each landing to indicate the arrival of the lift car. • Note: Low rise, low speed constant pressure lifts cannot be used in high traffic public use areas. 	<p>Lifts are provided within each building at each core area.</p> <p>Lift shafts are appropriately sized.</p> <p>Lifts are required to be minimum 1400mm wide by 1600mm wide within the building. Note that there may be additional size requirements if emergency lifts are required, this would require the length of the lifts to increase to 2000mm.</p> <p>The external lift providing access from Wendouree Drive does not travel more than 12m therefore can be 1100mm wide x 1400mm long.</p>	<p>Compliance Indicated</p> <p>Detailed information to be provided as the design develops.</p>

3.6.3 Stairs

BCA Requirement	Comments	Action Required
Stairs (excluding fire-isolated stairs) BCA Clause D3.3 AS1428.1 2009 Clause 11		
<ul style="list-style-type: none"> Stairs at intersections with property boundaries shall be set back by a minimum of 900mm. Stairs at intersections with internal corridors shall be set back (see fig 26(B)). Stair to have opaque risers Stair nosing's shall not project beyond the face of the riser Stair nosing's shall have sharp intersections, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm. Nosing's require minimum 30% luminance contrast between 50-75mm wide across the full width of the path of travel. It may be set back a max of 15mm Where the luminance contrasting strip is not set back then any area of luminance contrast shall not extend more than 10mm down the riser. <p>Handrails shall be:</p> <ul style="list-style-type: none"> Circular or elliptical, not less than 30mm or greater than 50mm in height or width for not less than 270° around the upper most surface. Be positioned between 865-1000mm Have the ends turned through 180° or to the ground, or fully to a wall Have a minimum 50mm clearance between any walls or adjacent surfaces <p>Fire-isolated stairs are required a single handrail in accordance with Clause 12 of AS1428.1 2009 and have luminance contrast to nosing's.</p>	<p>External stairs are provided to the Wendouree Drive elevation and within the communal recreation areas. These stairs are to be in accordance with Clause 11 of AS1428.1 2009.</p> <p>Access stairs are also indicated within the Office building. These will need to be amended to ensure there are offset treads to ensure compliance can be achieved.</p> <p>Other stairs within the buildings are generally designed as fire isolated stairs. Stairs leading to exempt areas such as the loading dock are not required to meet clause 11 but should meet fire stair requirements with respect to nosing and handrail design.</p> <p>All stairs are to be documented at detailed design stage.</p>	<p>Capable of compliance Stair details to be fully documented at Building Approval Stage.</p>

3.6.4 Ramps

BCA Requirement	Comments	Action Required
Ramps (excluding fire-isolated stairs) BCA Clause D3.3 AS1428.1 2009 Clause 10		
<ul style="list-style-type: none"> • Maximum gradient of a ramp exceeding 1900mm not to exceed 1:14. • Gradient to be consistent throughout ramp. • Ramp required to have unobstructed width of 1000mm • Ramps to be provided with landings at bottom and top of ramp. • Landings required every 9m where grade 1:14, Landings required every 15m where grade 1:20. • Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length. • Landing or circulation space shall be provided at every doorway, gate or similar opening • Ramps to be provided with handrails and kerb rails. • TGSI's in accordance with AS1428.4.1 2009 to be provided. • Ramps to be set back 900mm at property boundaries or 400mm at internal corridors. • Vertical rise not to exceed 3.6m 	<p>Currently many ramps shown have gradients shallower than 1:14 and therefore are not required to have the features of a ramp.</p> <p>A 1:14 ramp is indicated providing access to the central greenspace lawn area.</p>	<p>Capable of compliance Ramp details to be fully documented at Building Approval Stage.</p>

3.7 Sanitary Facilities

BCA Requirement	Comments	Action Required
<p>Unisex accessible sanitary facilities BCA Clause F2.4 AS1428.1 Clause 15</p>		
<p>Class 2 – Where sanitary facilities are provided to common areas, not less than 1.</p>	<p>Unisex accessible sanitary facilities for use by residents are located at ground floor level to serve the swimming pool area and the gym/residents lounge area.</p>	<p>Capable of Compliance Design of accessible sanitary facilities is to be reviewed at detailed design stage.</p>
<p>Class 5, 6, 7, 9 – Where F2.3 requires closet pans -</p> <ul style="list-style-type: none"> i. 1 on every storey containing sanitary compartments; and ii. Where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks <p>Unisex sanitary facilities are to be in accordance with Clause 15 of AS1428.1 2009.</p>	<p>Office building – Unisex accessible sanitary facilities are provided on each level to at least 50% of the banks of toilets. Accessible sanitary facilities located on B1 for the EOT facilities must not be entered through single sex areas.</p> <p>A block of amenities is indicated to serve the retail tenancies. At this stage, a unisex accessible sanitary facility is not indicated to this area, but one will be required.</p>	<p>Capable of Compliance Design of accessible sanitary facilities is to be reviewed at detailed design stage.</p>
<p>Ambulant sanitary facilities AS1428.1 Clause 16</p>		
<p>To be in accordance with Clause 16 of AS1428.1 to male and female cubicles (in common areas)</p>	<p>Office building – Ambulant Sanitary facilities are indicated to all required male and female facilities.</p> <p>Ambulant sanitary facilities will also be required within male and female facilities serving the retail and residential gym/swimming pool areas.</p>	<p>Capable of compliance To be further reviewed at detailed design stage.</p>

BCA Requirement	Comments	Action Required
Accessible shower facilities AS 1428.1 2009 Clause 15.5		
<p>Class 2 – Where showers are provided to common areas, not less than 1.</p>	<p>Buildings A-D - A unisex accessible shower is indicated in the amenities located adjacent to the pool. At this stage it is unclear whether showers will be provided to serve the residential gym. Should showers be included there will be a requirement to provide a unisex accessible shower.</p>	<p>Compliance Indicated. To be further reviewed at detailed design stage.</p>
<p>Class 5, 6, 7, 9 – Where F2.3 requires 1 or more showers, not less than 1 for every 10 showers or part thereof. Design to be in accordance with Clause 15.5 of AS1428.1 2009.</p>	<p>Office Building – Unisex accessible showers are indicated within the end of trip facilities located on Basement 1 level. Building D - . At this stage it is unclear whether showers will be provided to serve the retail tenancies. Should showers be included there will be a requirement to provide a unisex accessible shower.</p>	<p>Compliance Indicated. To be further reviewed at detailed design stage.</p>

3.8 Accessible Adult Change Facilities

BCA Requirement	Comments	Action Required
Accessible adult change facilities BCA Clause F2.9 (b)		
<p>Where an accessible adult change facility is required (refer to BCA Clause F2.9 (b)), they must be constructed in accordance with Specification F2.9. Accessible adult change facilities cannot be combined with another sanitary compartment.</p>	<p>The retail space is less than 3500m².</p>	<p>Not applicable</p>

3.9 Signage

BCA Requirement	Comments	Action Required
Signage BCA Clause & Specification D3.6		
<p>Signage in accordance with specification D3.6 of the BCA is required in the following locations:</p> <ul style="list-style-type: none"> • To identify unisex and ambulant sanitary Facilities (excludes sanitary facility associated with a bedroom in a Class 1b building or sole occupancy unit in a Class 3 or Class 9c building). • Identify each door required by BCA Clause E4.5 to be provided with an exit sign, stating 'EXIT' and 'Level' number • To identify location of accessible entrances at non accessible entrances • Areas containing hearing augmentation • Buildings subject to F2.9, directional signage to be provided at each bank of sanitary facilities and at accessible unisex sanitary facility to direct a person to the nearest accessible adult change facility 	<p>No information provided at this stage of the design.</p>	<p>Capable of compliance To be documented at detailed design stage.</p>

3.10 Hearing Augmentation

BCA Requirement	Comments	Action Required
Hearing Augmentation BCA Clause D3.7		
<p>Hearing Augmentation systems must be provided where an inbuilt amplification system is provided (other than for emergency warning) as follows:</p> <ul style="list-style-type: none"> • Rooms in Class 9b building • Auditorium, conference room, meeting room or room for judicatory purposes • Ticket office, teller's booth, reception area or the like where the public is screened. <p>If hearing augmentation is required, it must be either:</p> <ul style="list-style-type: none"> • An induction loop covering a minimum of 80% of the floor area of the room or space; or • Cover 95% of the floor area if a system which requires receivers, or the like is provided. <p>Any screen or scoreboard associated with Class 9b and capable of displaying announcements must be capable of supplementing any public-address system (other than for emergency warning).</p>		Not applicable at this stage of the design.

3.11 Tactile Ground Surface Indicators

BCA Requirement	Comments	Action Required
Location BCA Clause D3.8 AS 1428.4.1 Section 1 & 2		
<ul style="list-style-type: none"> • Stairways (other than fire isolated stairways) • Ramps (other than a fire isolated, step or kerb or swimming pool ramp), • An escalator • A passenger conveyor or moving walkway • Where an overhead obstruction is less than 2m (except doorways) if no suitable barrier is provided • Where an accessway adjacent to a pedestrian entrance meets a vehicular way if there is no kerb or kerb ramp at that point. • TGSI's are to be in accordance with AS1428.4.1. • TGSI's need not be provided within aged care facilities if handrails incorporating raised dome buttons are provided. 	<p>TGSI's will be required to the public stairs at the Wendouree Drive elevation and to the access stairs within the office building. These are not currently indicated on the drawings.</p> <p>TGSI's are however indicated on the landscape drawings to stairs and ramps in the recreation areas.</p> <p>TGSI's may also be required in front of the entrances for the office building and to the</p>	Capable of compliance To be reviewed at detailed design stage.

BCA Requirement	Comments	Action Required
	residential lobby of Building D if the vehicle route is within 3m and is at grade.	

4.0 DRAWINGS REVIEWED

The following drawings/ documents have been considered in the formulation of this report:

Drawing No.	Title	Revision
WA-01-02	Site Plan	8
WA-02-B2	Basement 2 Floor Plan	14
WA-02-B1	Basement 1 Floor Plan	16
WA-02-00	Ground Floor Plan	18
WA-02-01	Level 1 Floor Plan	10
WA-02-02	Level 2 Floor Plan	10
WA-02-03	Level 3 Floor Plan	11
WA-02-04	Level 4 Floor Plan	7
WA-02-05	Level 5 Floor Plan	6
WA-02-06	Level 6 Floor Plan	6
WA-02-07	Level 7 Floor Plan	6
WA-02-08	Level 8 Floor Plan	10
WA-02-09	Roof Plan	7
A-SD-2-201	overall-basement-level-2-plan	L
A-SD-2-202	overall-basement-level-1-plan	S
A-SD-2-211	overall-level-1-ground-plan	X
A-SD-2-212	overall-level-2-plan	M
A-SD-2-213	overall-level-3-plan	N
A-SD-2-214	overall-level-4-plan	N
A-SD-2-215	overall-typical-level-5-plan	C
A-SD-2-216	overall-typical-level-6-plan	C
A-SD-2-217	overall-typical-level-7-plan	C
A-SD-2-218	overall-level-8-plan	I
A-SD-2-219	overall-roof-plan	E
A-SD-2-321	building-a-level-1-ground-plan	C
A-SD-2-322	building-a-level-2-plan-level-3-similar	C

Drawing No.	Title	Revision
A-SD-2-324	building-a-typical-level-plan	F
A-SD-2-325	building-a-level-5-plan-levels	B
A-SD-2-328	building-a-level-8-plan	C
A-SD-2-329	building-a-roof-plan	B
A-SD-2-331	building-b-level-1-ground-plan	B
A-SD-2-332	building-b-level-2-3-plan	B
A-SD-2-334	building-b-typical-level-plan	E
A-SD-2-335	building-b-level-5-to-7-plan	B
A-SD-2-338	building-b-level-8-plan	B
A-SD-2-340	building-b-roof-plan	B
A-SD-2-341	building-c-level-1-ground-plan	B
A-SD-2-342	building-c-level-2-plan	B
A-SD-2-343	building-c-level-3-plan	B
A-SD-2-344	building-c-typical-level-plan	E
A-SD-2-348	building-c-level-8-plan	B
A-SD-2-349	building-c-roof-plan	B
A-SD-2-351	building-d-level-1-ground-plan	C
A-SD-2-352	building-d-level-2-plan	C
A-SD-2-353	building-d-levels-3-to-7-plan	C
A-SD-2-354	building-d-typical-level-plan	C
A-SD-2-358	building-d-level-8-plan	C
A-SD-2-359	building-d-roof-plan	C
A-SD-2-360	residential-amenities-level-01-ground-plan	A
A-SD-2-371	building-a-basement-level-plan	A
A-SD-2-372	building-a-lower-ground-level-plan	A
A-SD-2-373	building-b-basement-level-plan	A
A-SD-2-374	building-b-lower-ground-level-plan	A

Drawing No.	Title	Revision
A-SD-4-207	building-b-edge-condition-section-07	B
A-SD-4-208	building-b-edge-condition-section-08	B
A-SD-4-209	building-a-edge-condition-section-09	C
DBI-L-SK-1.01	landscape-concept-plan-ground-level	D

5.0 CONCLUSION

In the professional opinion of Purely Access Pty Ltd the proposals are capable of meeting the requirements of the Performance Requirements set out in the National Construction Code Building Code of Australia Volume One 2019 Amendment 1 (BCA) and referenced Australian Standards with respect to access for people with a disability. Further design information focusing on the detailed elements will be developed as the scheme progresses through to the construction phase to ensure compliance is achieved.

If you have any further queries in relation to the report please contact the undersigned.

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