DESIGN CONFIDENCE

West End Mazda
c/o- Greenwich Projects Pty Limited

Access Design Assessment Report
Development Application

WEM – New Parramatta Showroom
574 - 584 Church Street,
Parramatta NSW 2150

ACCESSIBILITY | BUILDING REGULATIONS | FIRE ENGINEERING | MANAGEMENT SERVICES

Project:	West End Mazda Dealership, Parramatta
Document Type:	Access Design Assessment Report
Our Reference:	P220_040-2 (ACCESS) JLS

The following report register documents the development and issue of this and each subsequent report(s) undertaken by Design Confidence (Sydney) Pty Ltd.

Revision History—

OUR REFERENCE	REMARKS	ISSUE DATE
P220_040-1 (ACCESS) JLS	Draft report issued to client for review and comment	21 October 2020
P220_040-2 (ACCESS) JLS	Report updated to reflect updated architectural documentation dated 03.11.20 and issued as FINAL to client	9 November 2020

CONTENTS

EXECUTIVE SUMMARY

This Access Design Assessment Report has been prepared by Design Confidence at the request of West End Mazda C/O- Greenwich Projects Pty Ltd and relates to the proposed Mazda Showroom located at 574 – 584 Church Street, Parramatta NSW 2150.

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.

With respect to the assessment undertaken, the following items shall be reviewed further as the project develops—

ITEM	DESCRIPTION	RESPONSIBILITY
1.	Reduced accessibility provisions relating to the accessway from the site boundary.	Project Architect
2.	Internal circulation provisions presented with shortfalls relating to door circulation spaces.	Project Architect
3.	Internal circulation provisions presented with shortfalls relating to turning spaces and passing bay.	Project Architect
4.	General accessibility shortfalls relating to ramps.	Project Architect
5.	General accessibility shortfalls relating to accessible parking pavement markings and bollards.	Project Architect
6.	As design progresses, further details shall be provided to ensure compliance with the requirements of the BCA / AS1428.1-2009 is achieved, such as: a. Ramp and stairway details; b. Wet area (sanitary facilities) details; c. Door details	Project Architect

In addition to undertaking a detailed assessment of the design against the prescriptive requirements of the BCA 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 BCA shall be disclosed to the relevant stakeholders 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	BCA DtS CLAUSE	PERFORMANCE REQUIREMENT
1	The reduced access provisions from the site boundary relating to gate setback.	D3.2	DP1

1.0 INTRODUCTION

1.1 General

This report has been prepared at the request of West End Mazda C/O- Greenwich Projects Pty Ltd and relates to the proposed Mazda Showroom located at 574 – 584 Church Street, Parramatta NSW 2150.

The proposed development is a new Mazda car showroom and dealership. The building includes office area, service department, car delivery can display and car park for staff and visitors.

In the context of this report and the BCA the building use can be described as follows—

CLASSIFICATION	DESCRIPTION
Class 5	Office building
Class 6	Retail
Class 7a	Car parking
Class 7b	Storage / Wholesale / Warehouse

STOREYS CONTAINED (INCLUDING BASEMENT LEVELS)
Three (3)

1.2 Purpose of Report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the *accessibility provisions* of the National Construction Code – Building Code of Australia Volume 1, Edition 2019 amendment 1 (hereinafter referred to as the BCA), as are principally contained within Parts D3, E3.6, F2.4 and F2.9.

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.

1.3 Documentation Provided for Assessment

This assessment is based upon the architectural documentation prepared by Gray Puksand and listed within **Appendix 1**.

1.4 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, handrail design, door schedule and door hardware specification, hearing augmentation systems, location of fittings within sanitary compartments and lift specification.

1.5 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) The Disability Discrimination Act (DDA) 1992; and

(v) Any parts of the BCA or any standards other than those directly referenced in this report.

1.6 BCA Assessment – Interpretation Notes

To provide the reader with additional context the following information regarding assessment methodology used in this assessment 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;
- Services meters;
- Store rooms / Car storage;
- Spare parts;
- Service bays;
- Wash bays;

(ii) Movable furniture is the ongoing responsibility of the occupants who should maintain appropriate circulation spaces between and around furnishings;

(iii) Furniture within offices and the like are assumes to be moveable and not fixed. If furniture is fixed, ensure door circulation spaces and circulation spaces as per AS1428.1-2009 are clear of fixed furniture.

2.0 BCA ACCESS DESIGN ASSESSMENT SUMMARY

2.1 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			✓
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 DETAILED ASSESSMENT

3.1 General

With reference to the BCA Access 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 ensure compliance with the deemed-to-satisfy (DtS) accessibility provisions of the BCA is achieved.

Furthermore, the analysis below contains preliminary advice regarding opportunities for the implementation of a performance-based approach in lieu of complying with the prescriptive (DtS) provisions of the BCA.

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 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.
Class 7b	Access is required to and within all areas normally used by the occupants.
All buildings	Access is not required to be provided to the areas afforded the concession under Clause D3.4 and identified in **Section 1.6** above.

3.2.2 Clause D3.2 – Access to buildings

An entry gate is provided at the Barney Street boundary which leads to the entry door of the building via a 1:14 ramp and kerb ramp.

An entry gate is provided at the Ferris Street boundary which leads to a 1:14 entry door of the building via the lower ground level car park.

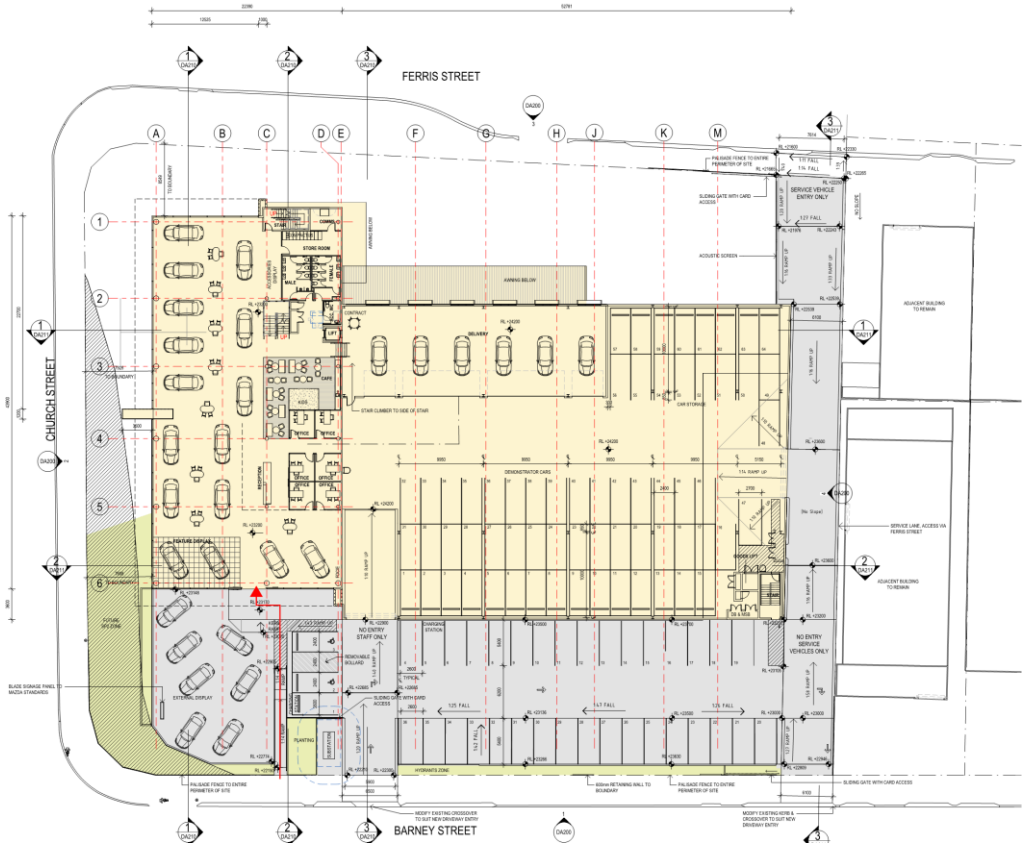


Figure 1 – Pedestrian Entry – Barney Street

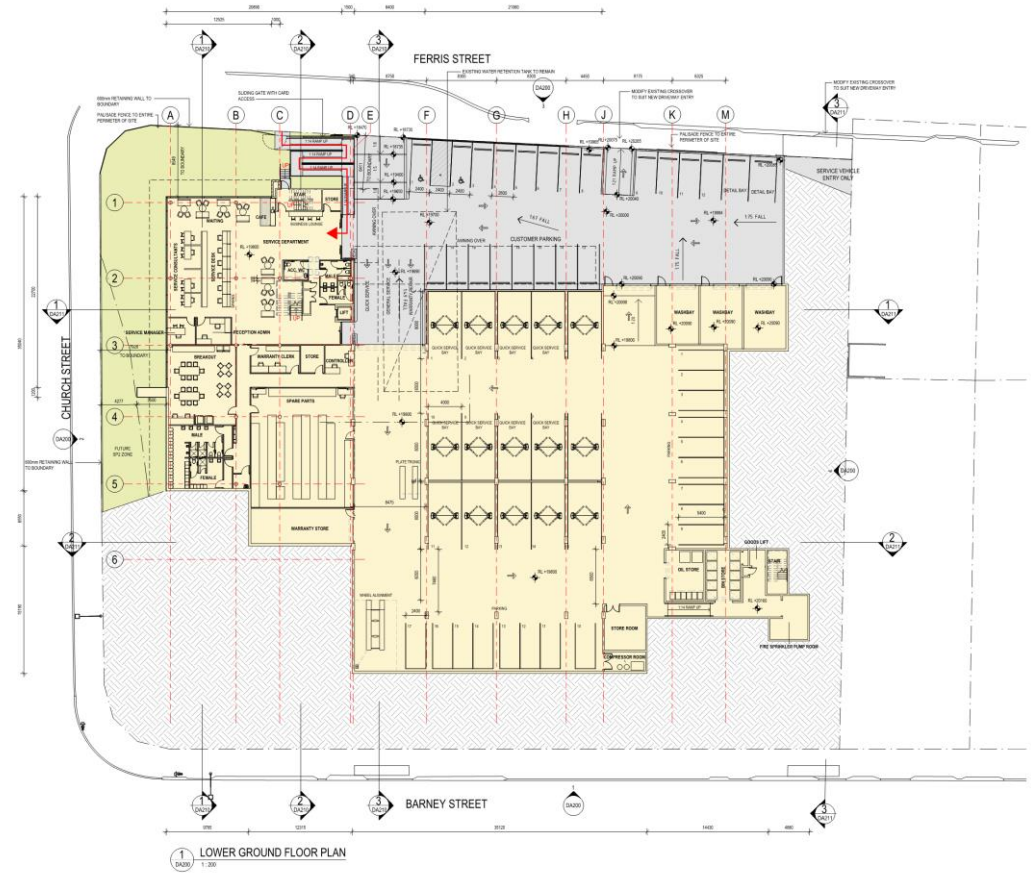


Figure 2 – Pedestrian Entry – Ferris Street

The following comments are provided in regards the requirements of Clause D3.2 of the BCA—

DESCRIPTION	COMMENT	SOLUTION
Entry Gate (Ferris Street)	The entry gate at the Ferris Street has been provided with the following non-compliances: - Not set-back from the site boundary. - Reduced latch side clearance is provided to both sides of the gate.	Entry gate to be provided with the following to ensure compliance with AS1428.1-2009 is achieved: - Entry gate is to be set-back from the site boundary a minimum 1450mm to ensure compliance circulation spaces are achieved in front of the entry gate. - Ensure where the gate swings towards the user, a minimum 900mm latch side clearance is provided (latch side approach). Where the gate swings away from the user, a minimum 510mm latch side clearance is provided. Note: Alternatively, Design Confidence can provide a performance-based solution if compliance requirements can't be achieved
Entry Door – Threshold (Barney Street)	RLs shown on the drawings indicate that there is a 30mm floor difference between internal and external finished floor levels.	If a flush threshold at the entry sliding door is not provided, ensure a threshold ramp compliant with AS1428.1-2009 is provided.
Entry Door – Threshold (Ferris Street)	RLs shown on the drawings indicate a 100mm threshold at the Ferris Street entry door.	Detail of this area and transition between the car park FFL and internal FLL is to be confirmed. If a flush threshold at the entry sliding door is not provided, ensure a threshold ramp or step ramp compliant with AS1428.1-2009 is provided.
Ramp passing space (Ferris Street)	A passing space is not provided along the series of ramps at the pedestrian entry.	On an accessway greater than 20m and where a direct line of site has not been provided, a passing bay of 1800mm x 2000mm is required, compliant with the BCA and AS1428.1-2009.
Ramps – turning space 180° (Ferris Street)	Reduced turning space for an 180° turn is provided at the mid-landings of the Ferris Street entry ramp, being ~1330mm wide between handrails.	At a mid-landing to a ramp which turns 180 degrees, a minimum 1540mm width is required between handrails, compliant with AS1428.1-2009.
Ramp Landings/set back	The entry ramp at the Barney Street entrance is setback ~900mm from the boundary.	Ramp is to be setback a minimum 1200mm from the site boundary to allow for a compliance bottom

DESCRIPTION	COMMENT	SOLUTION
(Barney Street)		landing to the ramp, compliant with AS1428.1-2009.
Entry Gates – General	Ensure the gate components, e.g. Hardware, luminance contrast etc., achieve compliance with Clause 13 of AS1428.1-2009.	N/A
Kerb Ramp	Ensure the design and construction of the kerb ramp achieves compliant with AS1428.1-2009.	N/A

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	COMMENT	SOLUTION
Sliding Door – Latch side clearance	Sliding doors throughout the development have reduced latch side clearances. Refer to **Appendix 3 – Drawing Mark-ups** for areas of concern.	Sliding doors are required to have a minimum latch side clearance of 530mm to both sides of the door, compliant with AS1428.1-2009. If these sliding doors are automated via the use of a push button, compliance is achieved.
Passing Bay	The corridor on the lower ground floor level near the breakout, spare parts and sanitary facilities has a length of greater than 20m with no direct line of site and not provided with a passing bay. Refer to **Appendix 3 – Drawing Mark-ups** for area of concern.	At the 'T' intersection of the corridor, a passing bay of 1800mm x 2000mm is required, compliant with the BCA and AS1428.1-2009.

3.2.4 Clause D3.4 – Exemptions

Refer to **Section 1.6** above for areas afforded the concession under D3.4.

3.2.5 Clause D3.5 – Accessible carparking

A total of forty-four (44) car parking spaces have been provided on levels on the ground floor and lower ground floor level. Four (4) have been designated as accessible parking spaces, therefore meeting the requirements of Clause D3.5 of the BCA in regards the minimum number of accessible parking spaces required in a car parking area associated with a Class 5/6/9b building.

The following comment is provided in regards the requirements of Clause D3.5 of the BCA—

DESCRIPTION	COMMENT	SOLUTION
Bollard	Bollards provided within shared areas associated with the accessible car bays have been shown to be installed ~1300mm from the front edge of the shared area.	Bollard to be installed 800mm from the front edge of the shared area, compliant with AS2890.6.
Pavement Markings	The pavement markings as shown are not in accordance with AS/NZS2890.6:2009.	Design detail – the international symbol of access shall be 800-1000mm high, placed on a blue rectangle with the sides no more than 1200mm. The blue rectangle shall be located 500-600mm from the entry point to the accessible parking space.

3.2.6 Clause D3.6 – Signage

The following comment is provided in regards the requirements of Clause D3.6 of the BCA—

DESCRIPTION	COMMENT	SOLUTION
General	Signage details have not yet been provided for assessment.	Signage will be required in accordance with the requirements of this clause. Provide detailed drawings for review and comment.

3.2.7 Clause D3.7 – Hearing augmentation

Not applicable.

3.2.8 Clause D3.8 – Tactile indicators

Tactile indicators at stairways and ramps have not yet been detailed within the design documentation. Refer to **Appendix 2** below for further design guidance in this regard.

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

Not applicable.

3.2.10 Clause D3.10 – Swimming pools

Not applicable.

3.2.11 Clause D3.11 – Ramps

Refer to **Sections 3.2.2 and 3.2.3** above.

3.2.12 Clause D3.12 – Glazing on an accessway

Visual indicators have not yet been detailed within the design documentation. Refer to **Appendix 2** below for further design guidance in this regard.

3.3 Part E3.6 – Passenger Lifts

A single passenger lift which provides access to all levels has been provided within the proposed building.

Every passenger lift proposed must comply BCA Clause E3.6 and AS1735.12-1999 as applicable to the subject lift type. Refer to **Appendix 2** below for further design guidance.

The following comment is provided in regards the requirements of Clause F2.4 of the BCA relating to accessible sanitary facilities—

DESCRIPTION	COMMENT	SOLUTION
Lift Door	Reduced lift door clearance has been provided being ~800mm on all levels.	Doors to lifts are required to achieve a minimum clear width of 900mm, compliant with AS1735.12.

3.4 Part F2.4 – Accessible Sanitary Facilities

3.4.1 Accessible unisex sanitary facilities

A total of three (3) accessible sanitary compartments have been provided within the subject development.

The following comments are provided in regards the requirements of Clause F2.4 of the BCA relating to accessible sanitary facilities—

DESCRIPTION	COMMENT	SOLUTION
General	As the design progresses, further detailed design of the accessible sanitary facilities will be required to ensure compliance is achieved.	N/A

3.4.2 Sanitary compartment for people with ambulant disabilities

The following comment is provided in regards the requirements of Clause F2.4 of the BCA relating to sanitary facilities for people with ambulant disabilities—

DESCRIPTION	COMMENT	SOLUTION
General	As the design progresses, further detailed design of the male and female ambulant sanitary facilities will be required to ensure compliance is achieved.	N/A

3.5 Part F2.9 – Accessible Adult Change Facilities

Not applicable.

4.0 CONCLUSION

4.1 General

Our strategy for ensuring compliance has been refined and documented during the design process in conjunction with the continual development of the architectural documentation, as required.

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, 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, F2.4 and F2.9, 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

John La Scala
Associate | Accessibility
For Design Confidence (Sydney) Pty Ltd

Verified By

Luke Sheehy
Principal
For Design Confidence (Sydney) Pty Ltd

APPENDIX 1 – Documentation Provided for Assessment

This accessibility assessment was based upon the architectural documentation prepared by Gray Puksand namely—

DRAWING	REV	TITLE	DATE
DA100	P11	Lower Ground Floor Plan	03.11.2020
DA101	P11	Ground Floor Plan	03.11.2020
DA102	P10	Level 1 Floor Plan	03.11.2020

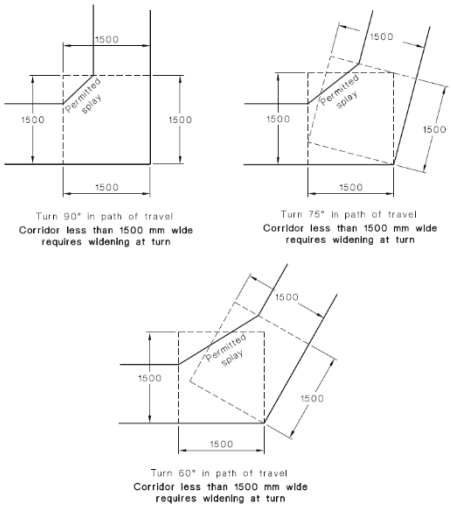
APPENDIX 2 – Design Checklist – Prescriptive Requirements

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.

1.	ACCESS TO BUILDINGS
1.1.	Provide an accessible path of travel compliant with AS1428.1-2009 from all main pedestrian entry points at the site boundary to the principal pedestrian entrance/s of the building.
1.2.	Where a building is afforded with multiple pedestrian entries, an accessway shall be provided through and through: (1) The principal pedestrian entrance (PPE); and (2) Not less than 50% of pedestrian entrances, including the PPE. Where the building area is greater than 500m^2: (i) A non-accessible pedestrian entrance shall not be located more than 50m from an accessible pedestrian entrance.
1.3.	Provide an accessible path of travel compliant with AS1428.1-2009 from another building connected by a pedestrian link (not being the public footpath) within the allotment.
1.4.	Provide an accessible path of travel compliant with AS1428.1-2009 from accessible car parking spaces on the site.
1.5.	An accessible path of travel/accessway shall be in accordance with AS1428.1-2009 as applicable. *Note: this includes requirements relating to floor finishes, stairway, ramps, doorways etc. Refer to the relevant section below for further detail.*

2.	PATHS OF TRAVEL
2.1.	A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walk or the like.
2.2.	Provide 1000mm minimum clear width of path of travel compliant with AS1428.1-2009. *Note: the width of the path of travel shall be taken clear of any obstructions, such as handrails, kerb rails, skirting, fire hose reels, fire extinguishers or the like.*
2.3.	The minimum unobstructed height of a continuous path of travel shall be 2000mm or 1980mm at doorways.
2.4.	An accessway shall be provided with turning spaces in accordance with the BCA and AS1428.1-2009 where required.
2.5.	A turning space not less than 1500 x 1500mm is required to allow for a 60-90° turn on the accessway. A splay across the internal corner is permitted in accordance with Figure 4 of AS1428.1-2009.

2. PATHS OF TRAVEL

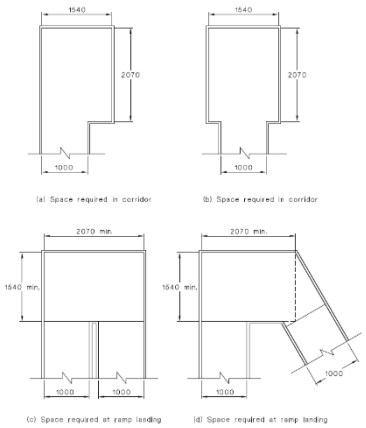


2.6. A turning space not less than 1540mm W x 2070mm L in accordance with Figure 5 of AS1428.1-2009 shall be provided:

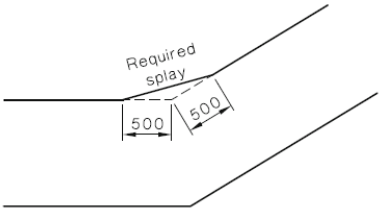
(i) to allow for a 180° turn on the accessway;

(ii) along pathways at maximum 20m intervals;

(iii) at corridor ends, within 2m of the corridor end.

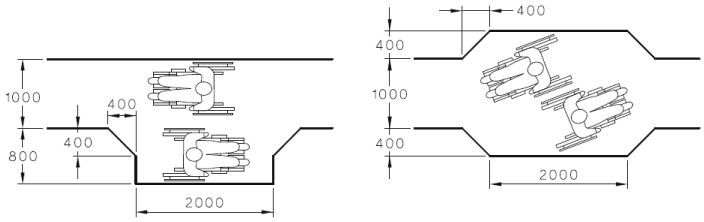


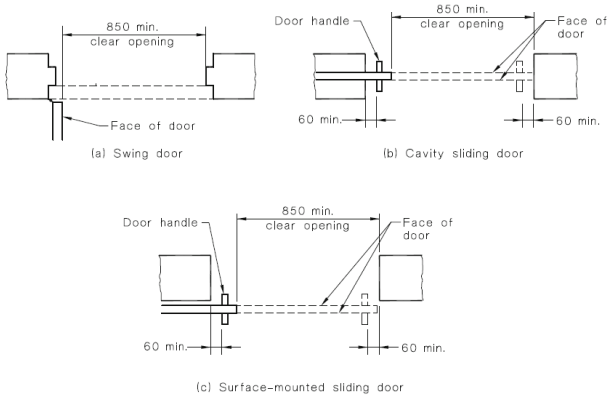
2.7. Where the width of the path of travel is less than 1200mm, a minimum 500x500mm splay is required to allow for a 30 to <60° turn on the accessway in accordance with Figure 4 of AS1428.1-2009.



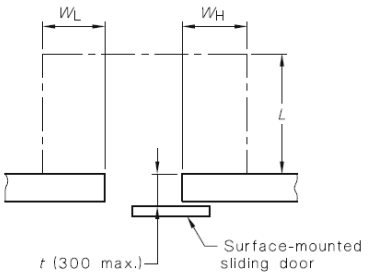
Turn 30° to <60° in path of travel
less than 1200 mm wide

2.8. A passing space not less than 1800mm W x 2000mm L is required along pathways at maximum 20m intervals where a direct line of sight is not available.

2.	PATHS OF TRAVEL
	
2.9.	Floor finishes and abutment of surfaces shall be in accordance with Clause 7 of AS1428.1-2009. *Note: Reference is made to BCA Clause D2.14 in regards slip resistance requirements.*
2.10.	Where carpet or similar soft flexible flooring surface is proposed, the pile height shall be no more than 11mm with 4mm max backing surface.
2.11.	Ensure drainage grates on accessible path of travel have openings no more than 13mm wide (or 13mm diameter). Slotted openings shall be oriented such that the long dimension is transverse to the direction of travel.
2.12.	Where recessed matting is proposed, it shall be in accordance with Clause 7.4.2 of AS1428.1-2009.

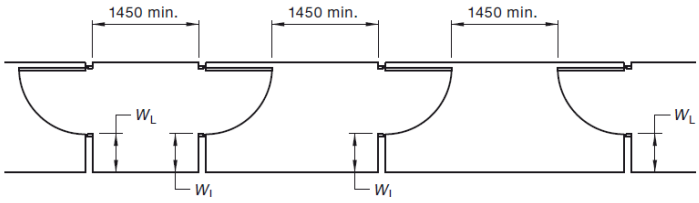
3.	DOORS
3.1.	Every door and/or gate on the accessway shall be in accordance with Clause 13 of AS1428.1-2009.
3.2.	Minimum 850mm clear opening width (generally required 920mm door leaf), measured from the face of the door to the door stop. *Note: where double doors are proposed, at least the active/operable leaf shall achieve the minimum 850mm clear opening width.* 
3.3.	A minimum 30% luminance contrast shall be provided at doorways for ease of visual identification for people with vision impairment. The contrasting area (e.g. wall, architrave etc.) must have minimum 50mm width.
3.4.	Every door and/or gate on the accessway shall be provided with circulation space on both sides to allow for operation of the door.
3.5.	Circulation spaces shall be not steeper than 1:40. Refer to Figure 31 (hinged doors) and Figure 32 (sliding doors) of AS1428.1-2009 for the minimum required depth, latch-side and hinge-side circulation spaces as applicable.
3.6.	Where surface-mounted sliding doors are proposed, the circulation spaces shall be increased by a factor of ***t*** as shown in Figure 33 of AS1428.1-2009. *Note: The factor **t** is the wall thickness to the face of the door.*

3. DOORS



Door approach	Increase from Figure 32
Figure 32(d)	Add dimensions t to dimensions W_L and W_H
Figure 32(a), 32(b), 32(c)	Add dimensions t to dimensions L, W_L and W_H

3.7. Provide minimum 1450mm length between successive door swings in airlocks/vestibules or other similarly enclosed spaces on accessible path of travel.



3.8. All fully glazed doors and surrounding glazing (including glazed walls with no transom or similar) shall be clearly marked with 75mm min. wide, solid, non-transparent, contrasting line across their full width. The lower edge of line must be between 900-1000mm FFL and have 30% luminance contrast when viewed against floor or background surface within 2m of glazing.

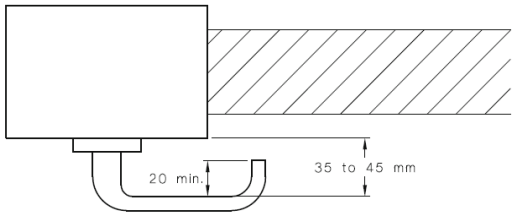
3.9. Door hardware shall:

(i) be a type that allows the doors to be operated with one hand;

(ii) allow for adequate grip for people with hand impairments;

(iii) have a clearance between the handle and the backplate or door face of 35-45mm;

(iv) where snibs are installed, have a lever handle with minimum 45mm length form the centre of the spindle.



3.10. Door controls shall be located:

(i) Door handles: 900-1100mm above FFL;

(ii) Panic bars on egress routes: 900-1200mm above FFL;

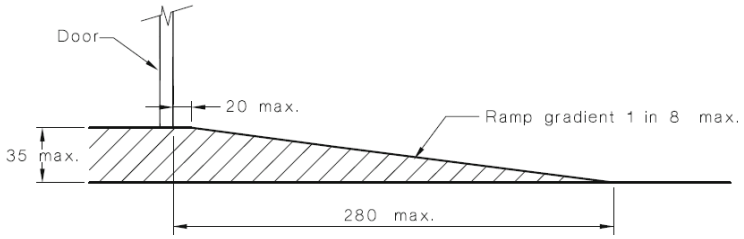
(iii) Intercoms, push buttons and the like: 900-1250mm above FFL and minimum 500mm from an internal corner;

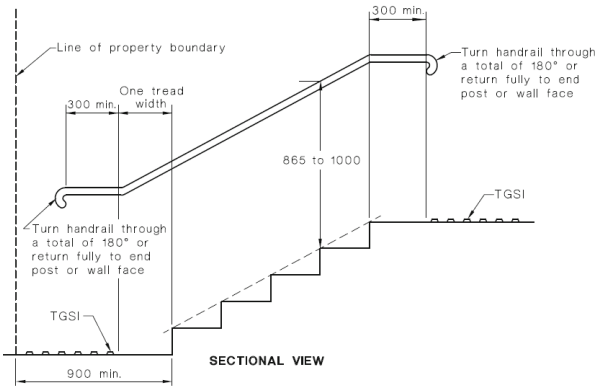
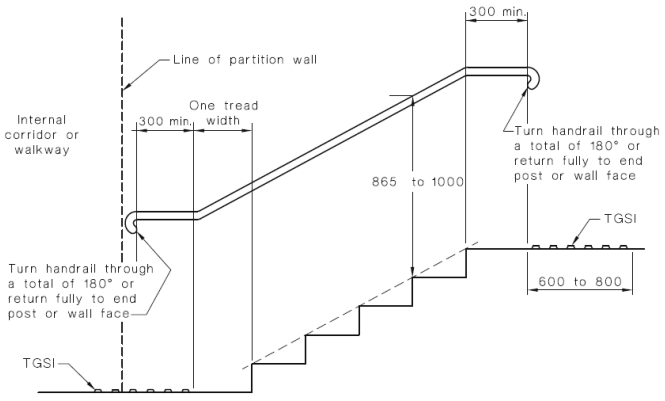
(iv) Handles on sliding doors shall be not less than 60mm from the door jamb or doorstop in the open or closed position;

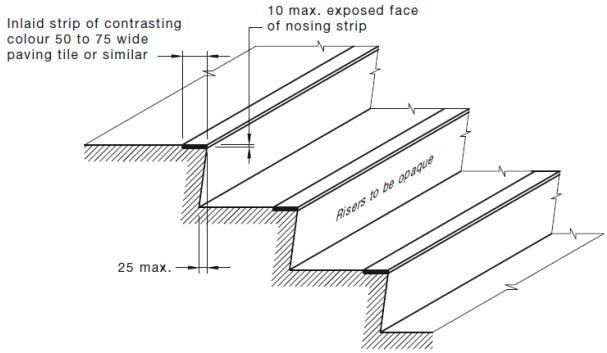
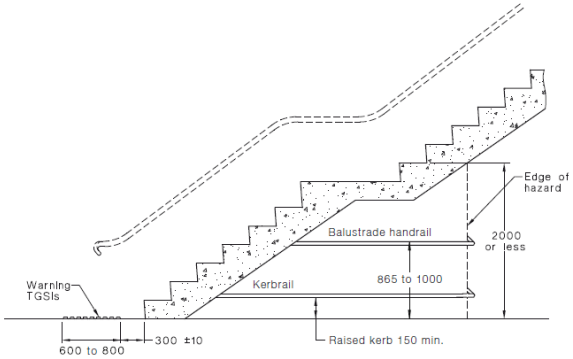
(v) Manual controls to power-operated doors (push buttons) shall be 1-2m from the door leaf (hinged or cavity-sliding doors) or clear of a surface-mounted sliding door in the open position.

Note 1: this is not applicable in early childhood centres, swimming pools and the like.

Note 2: Per BCA 2019 Clause D2.21, push buttons for emergency release power operated doors shall comply with item (iv) above. Braille and tactile signage in accordance with Clause 3 and 6 of Spec. D3.6 of the BCA is also required.

3.	DOORS
3.11.	Door operational forces shall be not more than 20 N. *Note: If this cannot be achieved, the subject door shall be automated, or power operated.*
3.12.	A threshold ramp may be employed to address a maximum 35mm rise / FFL difference. Threshold ramp shall be in accordance with Clause 10.5 of AS1428.1-2009.  *Note: Where ramp edges are not enclosed by walls/other side barrier, ensure ramp edges are splayed at 45 degrees.*

4.	STAIRWAYS
4.1.	The requirements of this section shall apply to all stairways for general circulation and to external (non-fire isolated) egress stairways.
4.2.	Stairs located at site boundary shall be recessed (900mm min. from boundary) to allow required handrail extensions and TGSI's to not protrude into transverse path of travel. 
4.3.	Stairs adjacent to internal corridors shall be recessed to allow required handrail extensions & termination to not protrude into transverse path of travel. The set-back shall be: (i) 1 tread width plus handrail extension/turn down (approx. 650mm) at the bottom of a flight of stairs; (ii) Handrail extension/turn down (approx. 400mm) at the top of a flight of stairs. 
4.4.	Minimum 1m clearance required between handrails.

4.	STAIRWAYS
4.5.	Stairways shall have closed risers.
4.6.	Stair nosings shall not project beyond the face of the riser. Risers shall be vertical or splay backwards a max. 25mm.
4.7.	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.
4.8.	Handrails compliant with Clause 12 of AS1428.1-2009 shall be provided to both sides of stairs. Refer to handrail section below for handrail requirements.
4.9.	Handrail extensions are required at landings in accordance with the above: (i) At the top of a flight of stairs: min. 300mm horizontal extension past the nosing; (ii) At the bottom of a flight of stairs: one tread depth parallel to the line of nosings + min. 300mm horizontal extension; (iii) Where the inner handrail is continuous at landings, the 300mm horizontal handrail extension is not required.
4.10.	Provide warning tactile ground surface indicators (TGSI's) stairs landings in accordance with AS/NZS1428.4.1:2009. Refer to TGSIs section below for TGSI's requirements.
4.11.	Provide contrasting step nosing strips on all stair treads compliant with AS1428.1 as follows: (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). 
4.12.	Where people can traverse under open stairs, a suitable barrier to the underside of the stairs shall be provided such that people do not traverse where the headroom is less than 2 meters. An example of a suitable barrier is illustrated in Figure 2.6(A) of AS/NZS1428.4.1:2009. 

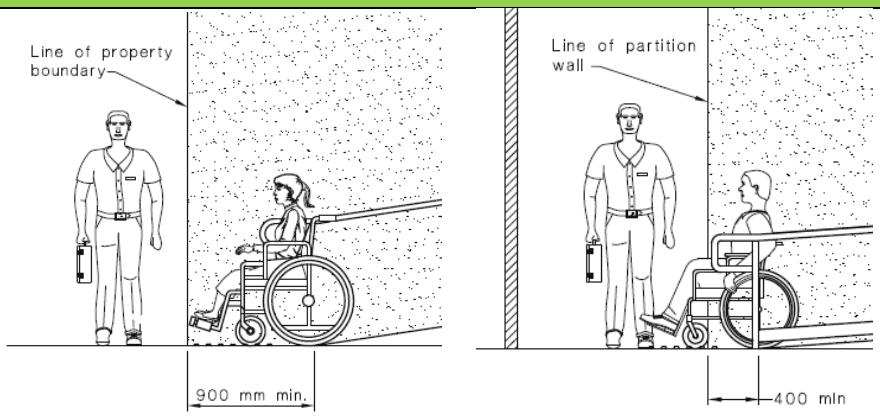
5.	FIRE-ISOLATED STAIRWAYS
5.1.	Provide contrasting step nosing strips on all stair treads compliant with AS1428.1 as follows: (i) Step nosing strips to be across full width of stair, between 50-75mm wide, in a continuous colour solid strip with 30% luminance contrast to background surface.

5.	FIRE-ISOLATED STAIRWAYS
	(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).
5.2.	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.
5.3.	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.
5.4.	Minimum 1m clearance required between handrail and opposite wall. *Note: subject to BCA D1.6 relating to minimum requirements for exits.*

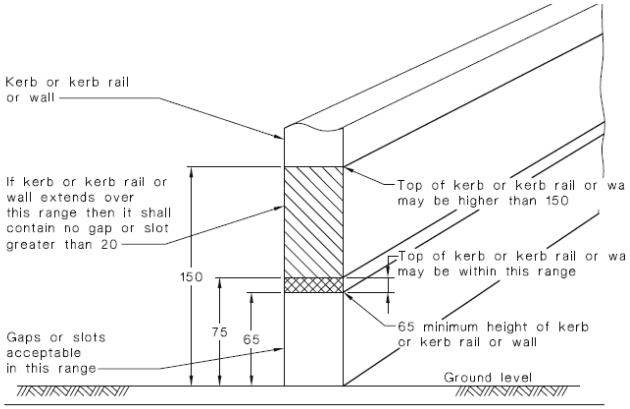
6.	WALKWAYS
6.1.	1:20 walkways shall have suitable landings at 15m maximum intervals. *Note: for gradients other than 1:20, the maximum interval between landings shall be confirmed with Design Confidence.*
6.2.	Walkways shallower than 1:33 are not required to be provided with landings.
6.3.	Landings shall be: (i) Minimum 1200mm length where there is no change in direction; (ii) Where there is a change in direction, refer to Section 2 – Paths of Travel above; (iii) Where there is a doorway, the landing shall be capable of accommodating the required doorway circulation spaces.
6.4.	A suitable barrier (edge protection) shall be provided to both sides of the walkway. Suitable barriers include: (i) Floor/ ground surface to extend 600mm min. width at same grade in firm and level of the walkway surface, being of a different material; (ii) Kerb in accordance with Figure 18 of AS1428.1-2009; (iii) Kerb rail + handrail in accordance with Figure 19 of AS1428.1-2009; (iv) Low wall min. 450mm height. *Note: The top of kerbing must not be within 75-150mm range above FFL to minimise risk of wheelchair footplate entrapment.*
6.5.	Curved walkways have 1500mm min. clear width. The minimum inside radius shall be in with Figure 20 of AS1428.1-2009.

7.	RAMPS
7.1.	Ensure a series of connected ramps does not exceed 3.6m vertical rise, in accordance with BCA Clause D3.11.
7.2.	A ramp shall be not steeper than 1:14 and shall be constant throughout.
7.3.	1:14 walkways shall have suitable landings at 9m maximum intervals. *Note: for gradients other than 1:14, the maximum interval between landings shall be confirmed with Design Confidence.*
7.4.	Ramp landings shall be not steeper than 1:40.
7.5.	Landings shall be: (i) Minimum 1200mm length where there is no change in direction; (ii) Where there is a change in direction, refer to Section 2 – Paths of Travel above; (iii) Where there is a doorway, the landing shall be capable of accommodating the required doorway circulation spaces.
7.6.	Ramps shall be set back from a transverse path of travel, being: (i) Minimum 900mm set back at property boundary; (ii) Minimum 400mm set back other than at property boundary.

7. RAMPS

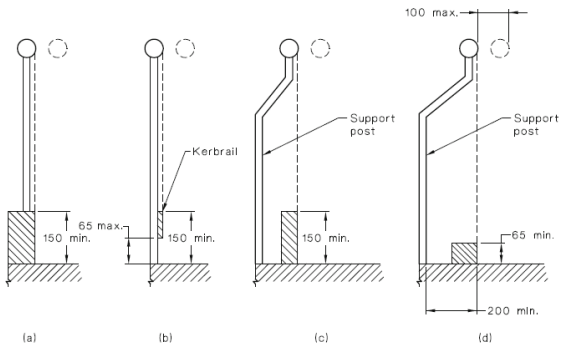


7.7.	Handrails shall be provided on both sides of a ramp.
7.8.	Handrail extensions are required at landings in accordance with the above: (i) At the top and bottom landings: min. 300mm horizontal extension past the nosing; (ii) Where the inner handrail is continuous at landings, the 300mm horizontal handrail extension is not required.
7.9.	Ramps and intermediate landings shall have kerbs or kerb rails on both sides, being: (i) Kerbing to be between 65-75mm height above FFL, or; (ii) At least 150mm height above FFL; (iii) The top of kerbing must not be within 75-150mm range above FFL to minimise risk of wheelchair footplate entrapment. If kerbing extends within 75-150mm range between it must be continuous with no gap greater than 20mm.



Note: where a handrail is wall mounted, the wall serves as a suitable side barrier, subject to the ramp-side face of the handrail being not more than 100mm from the wall (refer to Fig. 19 (d)).

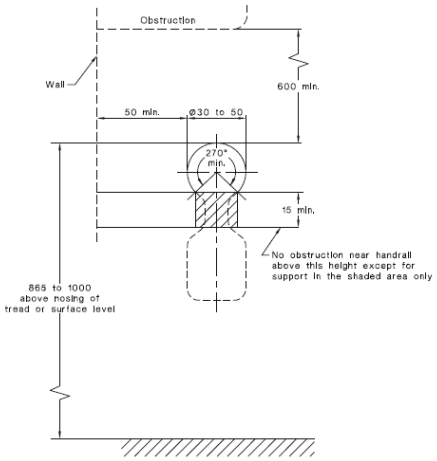
7.10.	The kerb to be suitably located in relation to handrail (and vertical supports if provided) i.e. Internal face of kerb in line with internal face of handrail or up to 100mm max. off-set inside the ramp, compliant with AS1428.1-2009 fig. 19.

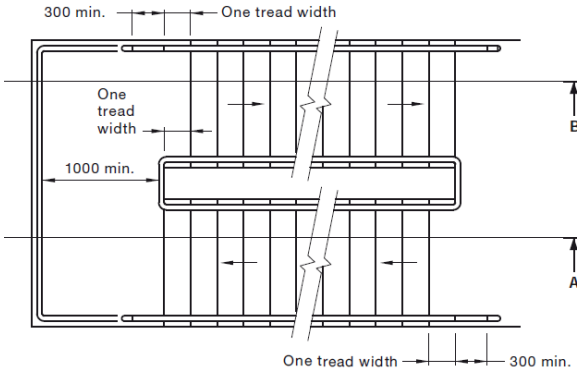
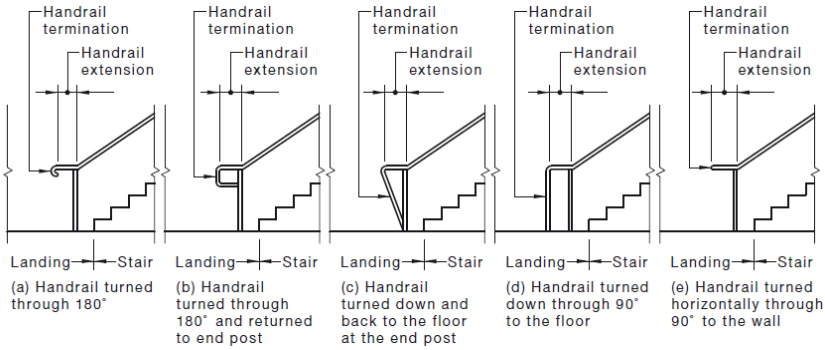


7.	RAMPS
7.11.	Provide warning tactile ground surface indicators (TGSI's) at top and bottom of ramps in accordance with AS/NZS1428.4.1:2009. At intermediate landings, TGSIs are only required where the outer handrail is not continuous.
7.12.	Curved ramps shall have 1500mm min. clear width with appropriate min. inside curve radius compliant with AS1428.1-2009 fig. 20.

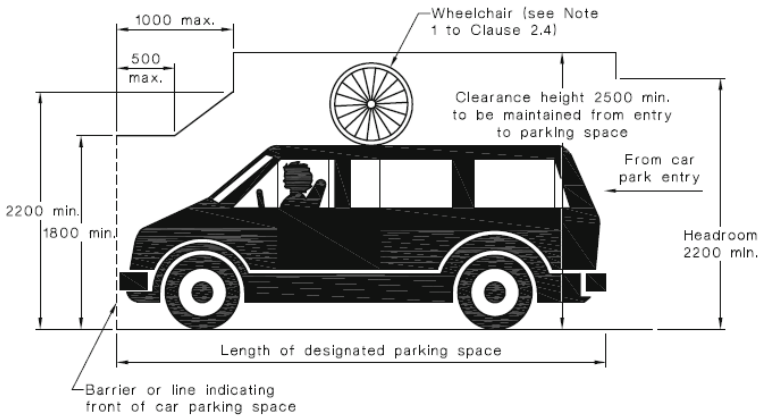
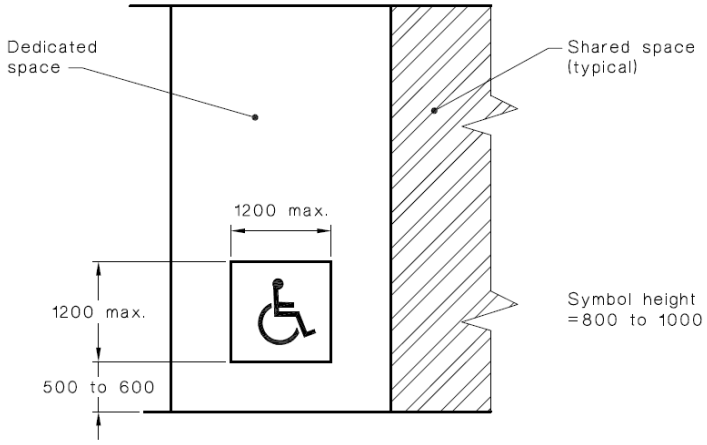
8.	STEP RAMPS
8.1.	Where the height variation between internal and external RL's is greater than 35mm, a step ramp compliant with AS1428.1-2009 is required. *NB. A level landing is also required to enable door circulation space, compliant with AS1428.1-2009 fig. 31.*
8.2.	Ensure step ramps have 1:10 gradient, 190mm max. height and 1900mm max. length.
8.3.	Provide suitable barriers on step ramp sides (450mm min. height wall or balustrade and kerbing), or splayed edge if there is transverse pedestrian traffic.
8.4.	Ensure step ramps have appropriate level landings at top and bottom and at doorways, compliant with AS1428.1-2009.
8.5.	Ensure that consecutive step ramps (i.e. when landings between step ramps/ ramps overlap) are not used, compliant with BCA Clause D3.11b.

9.	KERB RAMPS
9.1.	Ensure kerb ramps have 1:8 gradient, 190mm max. height, 1000mm min. width and 1520mm max. length, compliant with AS1428.1-2009 fig. 23 and 24. *NB. Under AS1428.4.1-2009 kerb ramps with gradients less steep than 1:8.5 are not generally detectable by people with vision impairment.*

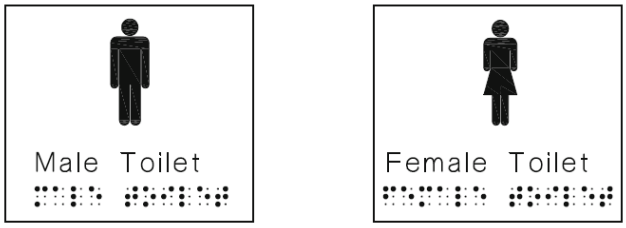
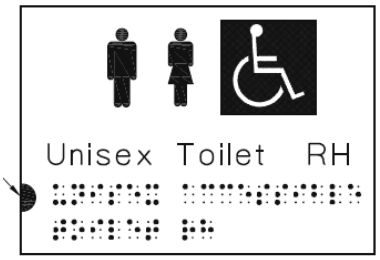
10.	HANDRAILS
10.1.	All stairs and ramps shall be provided in accordance with Clause 12 of AS1428.1-2009, including fire-isolated stairways and ramps. *Note: for stairs/ramps in areas afforded the concession under D3.4, handrails are only required to comply with Clause D2.17 of the BCA.*
10.2.	The cross section of handrail shall be circular/elliptical handrails have 30mm - 50mm diameter, with 270-degree clear arc around top of handrail (extending for 600mm min. height) compliant with Figure 29 of AS1428.1-2009. 
10.3.	Handrails shall be installed at a consistent height between 865mm - 1000mm height above step nosing or FFL ramp surface.

10.	HANDRAILS
	NB. The specified height should allow for construction tolerance as outside of this range will be non-compliant.
10.4.	Where a balustrade for fall protection is required at a height above 1m, both the balustrade and the handrails shall be provided.
10.5.	Handrails shall have no vertical sections.
10.6.	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. 
10.7.	Handrails shall be installed no less than 50mm away from an adjacent side wall/ obstruction (finger clearance).
10.8.	Refer to Stairs and Ramps sections for the requirements relating to handrail extensions.
10.9.	Handrail ends shall be turned through a total of 180° OR to the ground OR returned fully to the end post/wall face. Suitable handrail ends are shown in Figure 26 (C) of AS1428.1-2009.  *Note: fire-isolated stairs and ramps are not required to be provided with handrail extensions at landings, however handrail ends shall be in accordance with Figure 26 (C) of AS1428.1-2009 as shown above.*
10.10.	The inner handrail shall always be continuous at landings.

11.	ACCESSIBLE PARKING
11.1.	Minimum required dimensions: (i) Dedicated parking space shall be 2400mm W x 5400mm L (minimum); (ii) A shared area shall be provided to one side of the dedicated parking space, being 2400mm W x 5400mm L (minimum); (iii) A shared area shall be provided at one end of the parking space, being 2400mm W x 2400mm L.
11.2.	The ground surface shall be firm, plane, slip resistant and traversable by people with disabilities (hence surfaces such as loose gravel and grass are not acceptable).
11.3.	Accessible parking spaces and shared areas shall at the same grade and the ground surface shall be not steeper than 1:40 (1:33 for external bitumen surfaces is acceptable).
11.4.	Vertical clearance leading to the accessible parking spaces shall be not less than 2200mm.

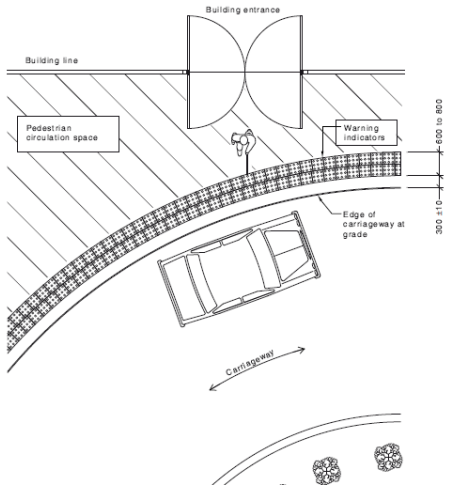
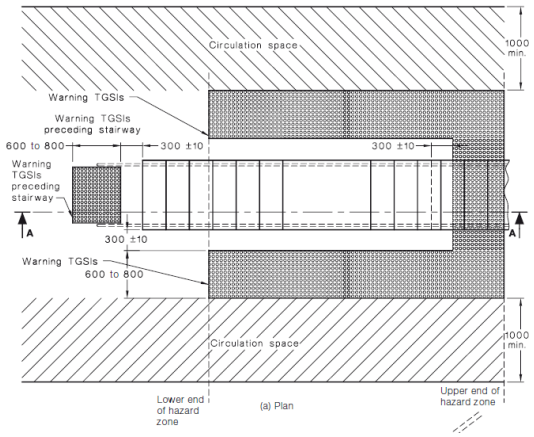
11.	ACCESSIBLE PARKING
11.5.	Vertical clearance at the accessible parking spaces and associated shared areas shall be not less than 2500mm. *Note: reduced headroom may be permitted in accordance with Figure 2.7 of AS/NZS2890.6:2009.* 
	An accessible parking space shall be provided with pavement markings for identification, being the white symbol of access inside a blue rectangle with dimensions in accordance with Figure 3.1 of AS/NZS2890.6:2009.  (i) Line markings shall be yellow, have a slip resistance surface and shall not be raised; (ii) The parking spaces and shared areas shall be outlined on all sides with an unbroken line 80-100mm wide, except where delineated by a kerb, barrier or wall; (iii) The shared areas shall be marked with diagonal stripes at an angle 45±10° to the side of the space. The diagonal stripes shall be 150-200mm wide and spaced 200-300mm; (iv) No shared area markings shall be placed in trafficked areas (this is generally applicable to the 2400x2400mm shared area). *Note: the requirement for space identification is not applicable where:* *a. A total of not more than 5 parking spaces is provided;* *b. An accessible parking space is privately owned parking space for people with disabilities associated with a single residence and intended primarily for use by the occupants of that residence (i.e. adaptable units).*
11.6.	A bollard shall be provided within the shared area located in accordance with Figure 2.3 of AS/NZS2890.6:2009.
11.7.	Residential accessible parking spaces are subject to the requirements of AS4299-1995. *Note: a parking space 3800mm W x 5400mm L is generally suitable for adaptable units.*

12.	SIGNAGE
12.1.	Braille and tactile signage will be required to:

12.	SIGNAGE
	(i) Identify each sanitary facility, including an accessible sanitary facility and a sanitary compartment suitable for people with ambulant disabilities; (ii) Identify each space provided with hearing augmentation; (iii) Within each space provided with hearing augmentation; (iv) Identify each door required by BCA Clause E4.5 to be provided with an exit sign; (v) Identify a sanitary compartment suitable for people with ambulant disabilities; (vi) At entry doors to airlocks containing either accessible and/or ambulant WCs, identifying each facility provided within.
12.2.	Braille and tactile directional signage will be required at: (i) A non-accessible pedestrian entrance to direct a person to the nearest accessible entrance; (ii) A sanitary bank which is not provided with an accessible sanitary facility to direct a person to the nearest accessible sanitary facility.
12.3.	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.
12.4.	Per BCA 2019, signage complying with Clause 3 and 6 of Specification D3.6 shall be provided to identify the latch-operation device (manual controls for power-operated doors).
12.5.	At standard sanitary facilities, the signage shall include: (i) Minimum required message: "Male Toilet" or "Female Toilet", as applicable; (ii) Raised & visual versions of the male and female symbols; (iii) Braille that fully describes the information displayed by symbols and text. 
12.6.	At an accessible sanitary facility, the signage shall include: (i) Minimum required message: "Unisex Toilet RH" or "Unisex Toilet LH" (as applicable) (ii) Information if the toilet pan is suitable for RH or LH transfer; (iii) Raised & visual versions of the international symbol of access; (iv) Raised & visual versions of the male and female symbols; (v) Braille that fully describes the information displayed by symbols and text. 
12.7.	At an ambulant sanitary compartment, the signage shall include: (i) Minimum required message: "Ambulant Male Toilet" or "Ambulant Female Toilet", as applicable; (ii) Raised & visual versions of the male and female ambulant symbols; (iii) Braille that fully describes the information displayed by symbols and text.

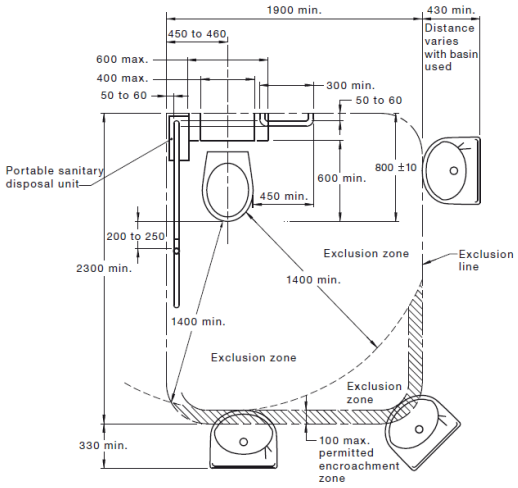
12.	SIGNAGE
	
12.8.	At exits, the signage shall include: (i) The word "Exit"; and (ii) The word "Level" and the floor level number OR a floor level descriptor OR a combination of both the number and the descriptor; (iii) Braille that fully describes the information display by text.
12.9.	At the door to rooms/spaces provided with hearing augmentation, the signage shall include raised & visual versions of the international symbol of deafness.
12.10.	Within the room/spaces provided with hearing augmentation, the signage shall include: (i) The type of hearing augmentation; (ii) The area covered within the room; (iii) If receivers are being used & where they can be obtained.
12.11.	Directional signage shall include: (i) A wayfinding arrow that indicates the location of the subject accessible facility (being an accessible toilet or accessible entry); (ii) Raised & visual versions of the international symbol of access; (iii) Raised text that describes the subject accessible facility; (iv) If the accessible path of travel to the subject accessible facility is on a different level, include a symbol to denote travel via lift (if applicable). 
12.12.	Location of signage: (i) Braille and tactile components shall be at a height of 1200-1600mm above FFL; and (ii) On the wall on the latch-side of the door, leading edge of the sign 50-300mm from the architrave, except at ambulant sanitary facilities; (iii) Where b. is not possible, signage shall be on the door itself; and (iv) At ambulant sanitary facilities, the signage shall be placed on the door.
12.13.	Minimum 30% luminance contrast between the wall/door to the backplate of the sign and between the backplate and the symbols, tactile and braille contained in the sign.

13.	TACTILE GROUND SURFACE INDICATORS (TGSIs)
13.1.	Ensure that TGSI's are slip-resistant and achieve minimum luminance contrast against background surface in accordance with the following: (i) Integrated TGSI's (i.e. tiles) require 30% min. luminance contrast.

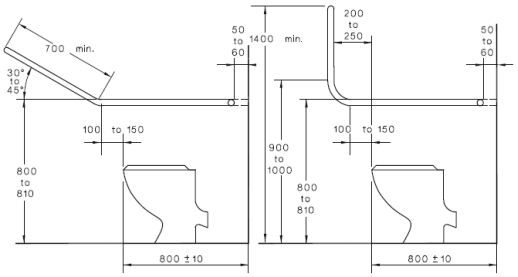
13.	TACTILE GROUND SURFACE INDICATORS (TGSIs)
	(ii) Discrete TGSI's (i.e. buttons) require 45% min. luminance contrast. (iii) Composite TGSI's with 2 materials/colours requires 60% min. luminance contrast.
13.2.	Ensure that warning TGSI's extend across the full width of the path of travel and commence 300mm from the edge of stairs, ramps etc. *Note 1: tactile indicators are **not** required where the gradient is not steeper than 1:20 (walkways) or at step ramps and kerb ramps.* *Note 2: tactile indicators are **not** required at fire-isolated stairs and ramps.* *Note 3: tactile indicators **are** required at external (non-fire-isolated) egress stairs and ramps.*
13.3.	Ensure that warning TGSI's have between 600mm - 800mm depth at open areas, or at landings >3m length and/or when handrail is discontinuous.
13.4.	Ensure that warning TGSI's have between 300mm - 400mm depth at enclosed landings (<3m) when external handrail is discontinuous.
13.5.	Where a pedestrian pathway and vehicular way are at the same level (i.e. no kerb provided), warning tactile indicators shall be provided. 
13.6.	TGSI's may be provided in lieu of a barrier to the underside of stairs where the headroom is less than 2 meters. 

14.	PASSENGER LIFTS
14.1.	All passenger lifts are required to be of a type in accordance with BCA Table E3.6a, have accessible features in accordance with BCA Table E3.6b and shall not rely on a constant pressure device for operation if the lift car is fully enclosed.
14.2.	Passenger lifts travelling more than 12m require 1400mm W x 1600mm L min. dimensions. *Note: a concession is available for existing lifts in existing building, subject to the requirements of the Disability (Access to Premises – Buildings) Standards 2010.*

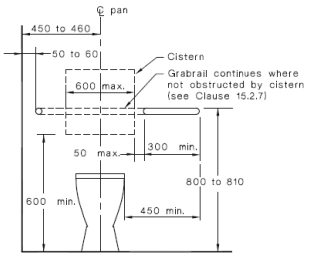
14.	PASSENGER LIFTS
14.3.	Passenger lifts travelling less than 12m (except stair platform lifts) require 1100mm W x 1400mm L min. dimensions.
14.4.	Stairway platform lifts (previous AS1735.7) require 810mm W x 1200mm L min. dimensions, compliant with BCA Part E3.6. Note: the use of stairway platform lifts is subject to a case-by-case assessment.
14.5.	Low-rise platform lifts (previous AS1735.14), require 1100mm W x 1400mm L min. dimensions compliant with BCA Part E3.6 and must not travel more than 1000mm height variation.
14.6.	Low rise, low speed constant pressure lifts, unenclosed type (previous AS1735.15), require 1100mm W x 1400mm L min. dimensions compliant with BCA Part E3.6 and must not travel more than 2m. They cannot be used high traffic public areas.
14.7.	Low rise, low speed constant pressure lifts, enclosed type (previous AS1735.15), require 1100mm x 1400mm min. dimensions compliant with BCA Part E3.6 and must not travel more than 4m. They cannot be used high traffic public areas.
14.8.	Any low-rise lifts (previous part AS1735.14 or 15) that require constant pressure to be applied to the lift control buttons to either call and/or operate the lift (i.e. Press and Hold) are to include signage to explain operations of use.
14.9.	Small size low-speed automatic lifts (previous AS1735.16), require 1100mm W x 1400mm L min. dimensions and must not travel more than 12m.
14.10.	Ensure all passenger lifts (except stair platform lifts) have 900mm min. clear door opening, compliant with AS1735.12.
14.11.	Ensure all Low-rise platform and Low rise, low speed constant pressure lifts with manual door opening (previous AS1735.14, 15 and 16) have suitable door circulation areas compliant with AS1428.1.
14.12.	Ensure the centre line of standard lift call buttons in all lift lobbies are located at height of 900-1200mm and at least 500mm distance from an internal corner to be accessible to people using wheelchairs, compliant with AS1735.12.
14.13.	Ensure all passenger lifts (except stair platform and low-rise platform lifts) include an internal lift control panel with centre line of control buttons located at a height no less than 700mm and no greater than 1250mm above FFL. The components of the floor level buttons shall possess Braille, raised tactile symbols and numbers, visual and auditory indicators, compliant with AS1735.12. *Advisory note: horizontal lift control panels are preferred over vertical panels for ease of reach as they generally can be positioned with control buttons within 900-1100mm FFL which is the preferred range for most wheelchair users.*
14.14.	Ensure all passenger lifts (except stair platform and low-rise platform lifts) include 2 x lift control panels when the width/length dimension is less than 1400mm.
14.15.	Ensure all passenger lifts (except stair platform and low-rise platform lifts) include an internal handrail installed at a height 850-950mm. The handrail ends shall be no more than 500mm away from any operating device or button.
14.16.	Ensure all passenger lifts (except stair platform lifts) include emergency hands free communication, including a button to alert call centre of a problem and a signal light to confirm that call has been received.
14.17.	Ensure all lifts serving more than 2 levels provides automatic audible information within the lift car to identify each level the lift stops.
14.18.	Ensure all lifts serving more than 2 levels provides appropriate visual and audible arrival signals of the lift car in all lift lobbies.
14.19.	Ensure all lifts serving more than 2 levels provides appropriate audible range and frequency, (between 20-80dbA at maximum frequency of 1500 Hz).
14.20.	The lighting in all enclosed lift cars must be at least 100 lux.
14.21.	All visible information to provide 30% min. luminance contrast to background surface.

15.	ACCESSIBLE SANITARY FACILITIES
15.1.	Provide 1 unisex accessible toilet at each bank of male/female toilets on each storey compliant with BCA Table F2.4a. *NB. Where more than 1 toilet bank on each storey provide an accessible facility at 50% of banks.*
15.2.	Ensure a balance of left- and right-handed WC pans within the building.
15.3.	Circulation space associated with the toilet pan min. 1900mm W x 2300mm L. The washbasin is permitted to encroach a max. 100mm within the WC circulation space in accordance with Figure 43 of AS1428.1-2009. 
15.4.	The required circulation spaces associated with toilet pan, washbasin, shower and door are allowed to overlap.
15.5.	The washbasin is permitted to encroach into the doorway circulation space, however a min. 300mm is required between the door swing (for a hinged door) and the washbasin. Other fixtures such as toilet pan and shower seat are not allowed within the door circulation.
15.6.	The centreline of the accessible toilet pan shall be 450-460mm from side wall.
15.7.	Toilet projection from the back wall to the front of the toilet seat shall be 800mm ±10mm. *Note: This is a critical dimension.*
15.8.	The height to top of the toilet seat shall be 460-480mm above FFL.
15.9.	The toilet seat shall achieve 30% luminance contrast against background (e.g. pan, wall or floor surface).
15.10.	Provide grabrails on wall of toilet at a height of between 800-810mm (to top of grabrail) above FFL.

15. ACCESSIBLE SANITARY FACILITIES



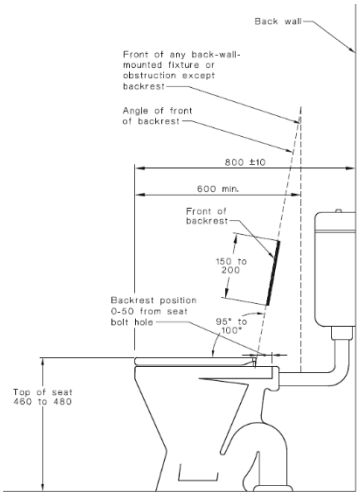
(a) Side view showing optional systems for grabrail at sides of pan



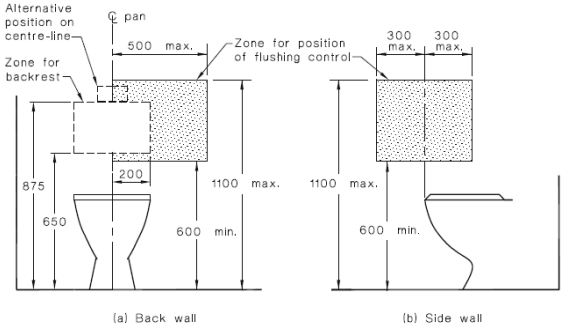
Note: If concealed cistern used, WC grab-rails are to be continuous across side and rear walls. If exposed cistern used, rear grabrail to commence 50mm max. from cistern edge.

15.11. Provide angled toilet backrest (350-400mm W x 150-200mm H) installed between 120-150mm height from top of pan seat and 50mm max. distance from seat bolt hole.

NB. No toilet lid to be provided as this impedes use of back rest.

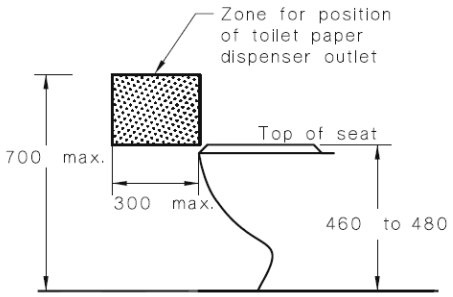


15.12. Flushing controls shall be located in accordance with Figure 40 of AS1428.1-2009.



15.13. Toilet roll holder to be installed on adjacent wall to toilet at 600mm centre-line height from FFL within 300mm max. length from front of pan and no closer than 50mm to grabrail.

15. ACCESSIBLE SANITARY FACILITIES

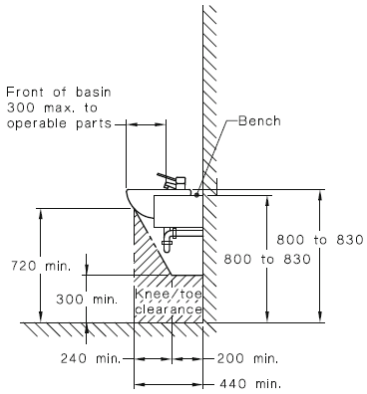


15.14. The centreline of the basin shall be min. 425mm from side wall.

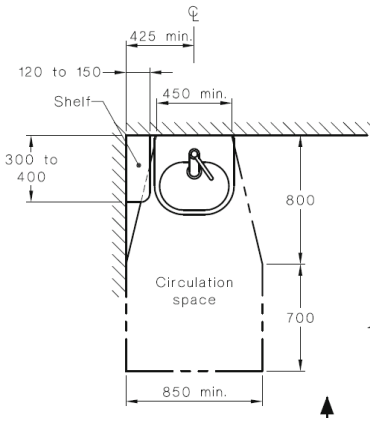
15.15. The height of the basin shall be 800-830mm from FFL with lever action taps and insulation of water pipes.

15.16. Provide basin with a 430mm min. depth projection (from back wall to front of the basin) and suitable wheelchair knee/toe height clearance, compliant with Figure 44 of AS1428.1-2009.

Knee/toe clearance shall be clear of water supply and/or sewage pipes.



15.17. Washbasin shall have min. 450mm width and circulation space in accordance with Figure 44 of AS1428.1-2009.



15.18. 300mm max. distance from the front of the basin to the operable part of taps.

Note: operable parts of taps shall be understood as the tap handle (for its full arc of operation) OR the position where a sensor is reliably activated AND the water spout.

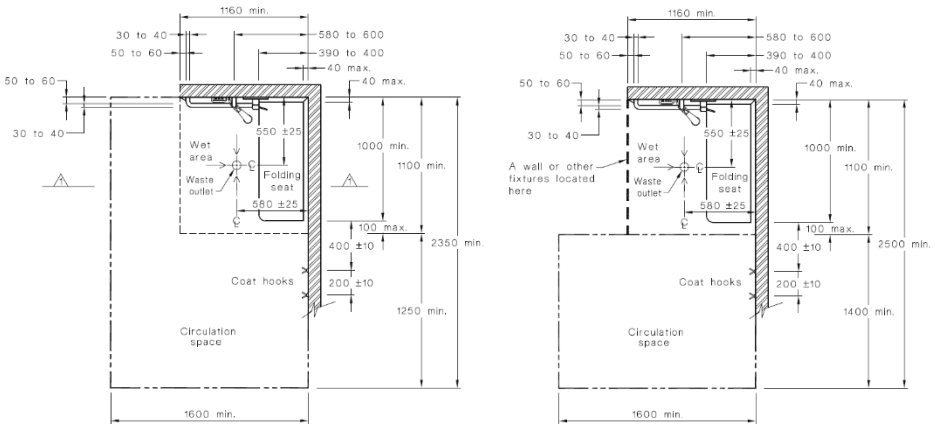
15.19. Provide separate fixed shelf (120mm - 150mm W x 300mm - 400mm L) next to wash basin, installed at 900mm - 1100mm above FFL.

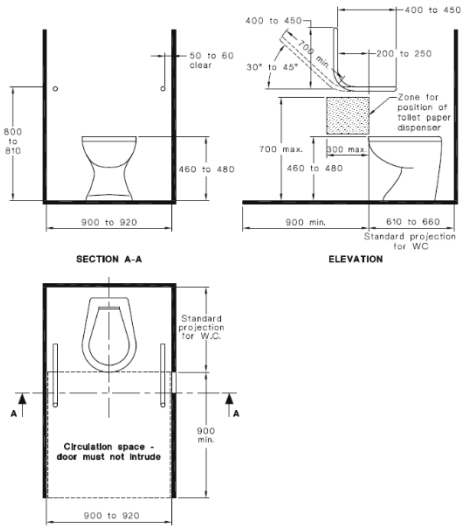
Shelf space may also be provided as a vanity top, min. 120mm W x 300mm L.

15.20. Provision of soap dispenser, hand drier or paper towel dispenser shall be installed at a height of 900-1100mm to the operative component.

Note: it is recommended that soap dispenser and hand dryer/paper towel dispenser are within reach from the washbasin (for example, that would allow for a wheelchair user not to need to move away from washbasin to dry hands).

15.	ACCESSIBLE SANITARY FACILITIES
15.21.	Provide mirror above washbasin, with base installed at 900mm max. above FFL and extending to a height not less than 1850mm. The width of the mirror shall be min. 350mm.
15.22.	1 x clothes hanging device to be installed between 1200-1350mm from FFL and at least 500mm from an internal corner.
15.23.	Door shall include an in-use indicator and a bolt/catch that can be opened from outside in an emergency. If snib turn is used, the handle shall be 45mm min from centre.
15.24.	A baby change table (if provided) cannot impede into required circulation spaces (when folded up). The top of table to be installed at 820mm height with 720mm min. under bench clearance above FFL.
15.25.	Light switches to be installed 900-1100mm above FFL and 500mm min. from internal corner.
15.26.	GPO's to be installed 600-1100mm above FFL and 500mm min. from internal corner.
15.27.	Rocker action/toggle type switches at least 30mm x 30mm dimensions are required to assist people with dexterity impairment.
15.28.	Accessible shower shall be hobless/step-free.
15.29.	Minimum dimensions of the shower recess 1100mm (side wall) x 1160mm (back wall).
15.30.	The circulation space associated with the shower shall be in accordance with Figure 47 of AS1428.1-2009.
15.31.	All accessible showers have shower rail/curtain installed. *Note: if shower screens are proposed, it shall be clear of the minimum circulation space (min. 1600 x 2350mm). Moreover, the shower door shall be in accordance with Clause 13 of AS1428.1-2009.*
15.32.	The height to the top of shower seat shall be 470-480mm above FFL.
15.33.	Provide a horizontal grab rail (660mm min), to be placed beneath the vertical shower support rail, between 390-400mm from side wall (leading edge of grabrail aligned with end of shower seat), installed 800-810mm height from FFL.
15.34.	Provide vertical shower support rail to start between 1000-1100mm from FFL. The top of the shower support rail to finish between 1880-1900mm FFL. The rail to be placed between 580-600mm from the side wall.
15.35.	Ensure the shower taps and soap holders to be placed between 900mm - 1100mm from FFL. The shower taps and soap holders shall be 300-800mm from side wall and there shall be 50mm clear from the vertical support grabrail.
15.36.	Hand-held shower head required, with flexible hose min. 1500mm in length.
15.37.	The height of the hose wall outlet to be 700±5mm height above FFL to ensure suitable hose length when showering. A suitable back-flow prevention device shall be provided.
15.38.	Provide 2 x clothes hanging devices required outside the shower recess. First hook shall be 400mm from the edge of the toilet seat and the second hook shall be 600mm from the edge of the seat, installed between 1200-1350mm from FFL.



16.	AMBULANT SANITARY FACILITIES
16.1.	Ambulant facilities for males and females shall be provided at each bank of toilets where there are one or more toilets in addition to an accessible WC.
16.2.	Minimum 900mm x 900mm circulation area shall be provided between successive door swings in airlocks/vestibules on path of travel leading to ambulant toilets.
16.3.	Minimum 900mm x 900mm circulation area shall be provided outside the ambulant cubicles.
16.4.	The cubicle shall be between 900mm - 920mm clear width with WC pan centred (i.e. 450-460mm set out).
16.5.	The cubicle door shall have a min. 700mm clear opening width.
16.6.	900mm x 900mm clear area shall be provided in front of WC pan and clear of door swing.
16.7.	Projection of WC (distance from back wall to the front of the seat) shall be 610-660mm.
16.8.	Height to top of pan seat shall be 460-480mm above FFL.
16.9.	Ambulant cubicle door shall be provided with in-use indicator and bolt/catch that is able to be opened from outside (in emergency). If snib catch used, the handle shall be 45mm min. length from centre.
16.10.	Grabrails provided on both sides of cubicle at 800mm - 810mm height (to top of grabrail) from FFL. Refer to Figure 53 (A) of AS1428.1-2009 for further guidance. 
16.11.	Toilet roll holder to be placed at 700mm max. height from FFL and 300mm max. distance from front of pan on adjacent wall, no closer than 50mm to grabrails.
16.12.	Clothes hook to be installed between 1350mm - 1500mm from FFL.

17.	GRABRAILS
17.1.	Grabrails shall have 30-40mm outside diameter.
17.2.	Grabrails shall be installed 800-810mm height to the top of grabrail.
17.3.	Grabrails shall be able to withstand a force of 1100N applied at any position and in any direction.
17.4.	The clearance between the face of the grabrail and the wall shall be 50-60mm (finger/knuckle clearance).
17.5.	270-degree clear arc around top of handrail required (extending for 600mm min. height above the grabrails).

APPENDIX 3 – Drawing Mark-ups

DC Comment

Ramps requirements

Orange Interval: mid-landings of ramps which turn 180 degrees require a minimum 1540 mm width (clear of handrails) to enable a wheelchair to make a 90 to 180 degree turn.

Pink Interval: The ramp has a length of greater than 20m which requires a passing bay as per Clause D3 of the BCA. It is recommended that the passing bay be provided at the landing as indicated in pink. A minimum width of 1800 mm for a minimum length of 2000 mm (clear of handrails) to enable a passing space.

Note all landings are required to have be on a gradient of not steeper than 1:40, compliant with AS1428.1-2009.

DC Comment

Entry Gate requirements

Entry gate shall be setback from the site boundary to allow compliant circulation space.

A minimum 510mm latch side clearance is required to be provided, in line with AS1428.1-2009.

Note: Alternatively, Design Confidence can provide a performance-based solution

DC Comment

Parking requirements

Bollard to the shared area is installed 800mm from the front of the shared area.

The international symbol of access shall be 800-1000mm high, placed on a blue rectangle with the sides no more than 1200mm.

The blue rectangle shall be located 500-600mm from the entry point to the accessible parking space

Provided as per requirements with AS2890.6 -2009

DC Comment

RLs between internal and external areas indicate a 30mm rise in floor level.
Ensure a compliant threshold ramp is provided at the entry door if required, compliant with AS1428.1-2009.

DC Comment

Sliding doors to achieve a minimum 530mm latch side clearance to both sides of the door, compliant with AS1428.1-2009.

If these sliding doors are automated via the use of a push button, compliance is achieved.

DC Comment

Note the passenger lift requires 900mm clear door opening

DC Comment

Passing bay with a minimum width 1800 mm length 2000 mm is required as there is no direct line of sight and corridor length exceeds 20m, as per Clause D3.3 of the BCA

1 DA200 LOWER GROUND FLOOR PLAN
1 : 200

SCOPE OF WORKS LEGEND

- AREA OF NEW WORKS
- HARDSTAND/ CARPARKING
- LANDSCAPING ZONE
- EXISTING BUILDINGS

SITE INFORMATION

SITE AREA		6387m²
BUILDING GFA (total building area not excluding LEP definition)		
LOWER GROUND FLOOR		1508m²
GROUND FLOOR		2880m²
LEVEL 1		377m²
	total	4765m²
PROPOSED FSR:		1:0.75
REQUIRED CAR PARKING (0.75 spaces per 100m² site area plus workbay requirements)		138 spaces
TOTAL PARKING PROVIDED		137 spaces

GRAY PUKSAND

WEST END MAZDA

mazda

REV	DESCRIPTION	DATE
P1	PRELIMINARY ISSUE	12/02/2020
P2	PRELIMINARY ISSUE	06/04/2020
P3	PRELIMINARY SERVICES ISSUE	24/08/2020
P4	PRELIMINARY ISSUE FOR INFORMATION	16/09/2020
P5	PRELIMINARY ISSUE	25/09/2020
P6	PRELIMINARY ISSUE FOR INFORMATION	28/09/2020
P7	PRELIMINARY ISSUE	13/10/2020
P8	PRELIMINARY ISSUE	16/10/2020
P9	PRELIMINARY ISSUE	23/10/2020
P10	PRELIMINARY ISSUE	27/10/2020
P11	PRELIMINARY ISSUE	03/11/2020

PROJECT NO **218024**
DRAWN **Author**
CHECKED **Checker**
APPROVED **Approver**

West End Mazda Dealership

574 - 584 Church Street, Parramatta NSW

DA APPROVAL ISSUE

LOWER GROUND FLOOR PLAN

DWG # **DA100** REV **P11**

SCALE @ A1 As indicated

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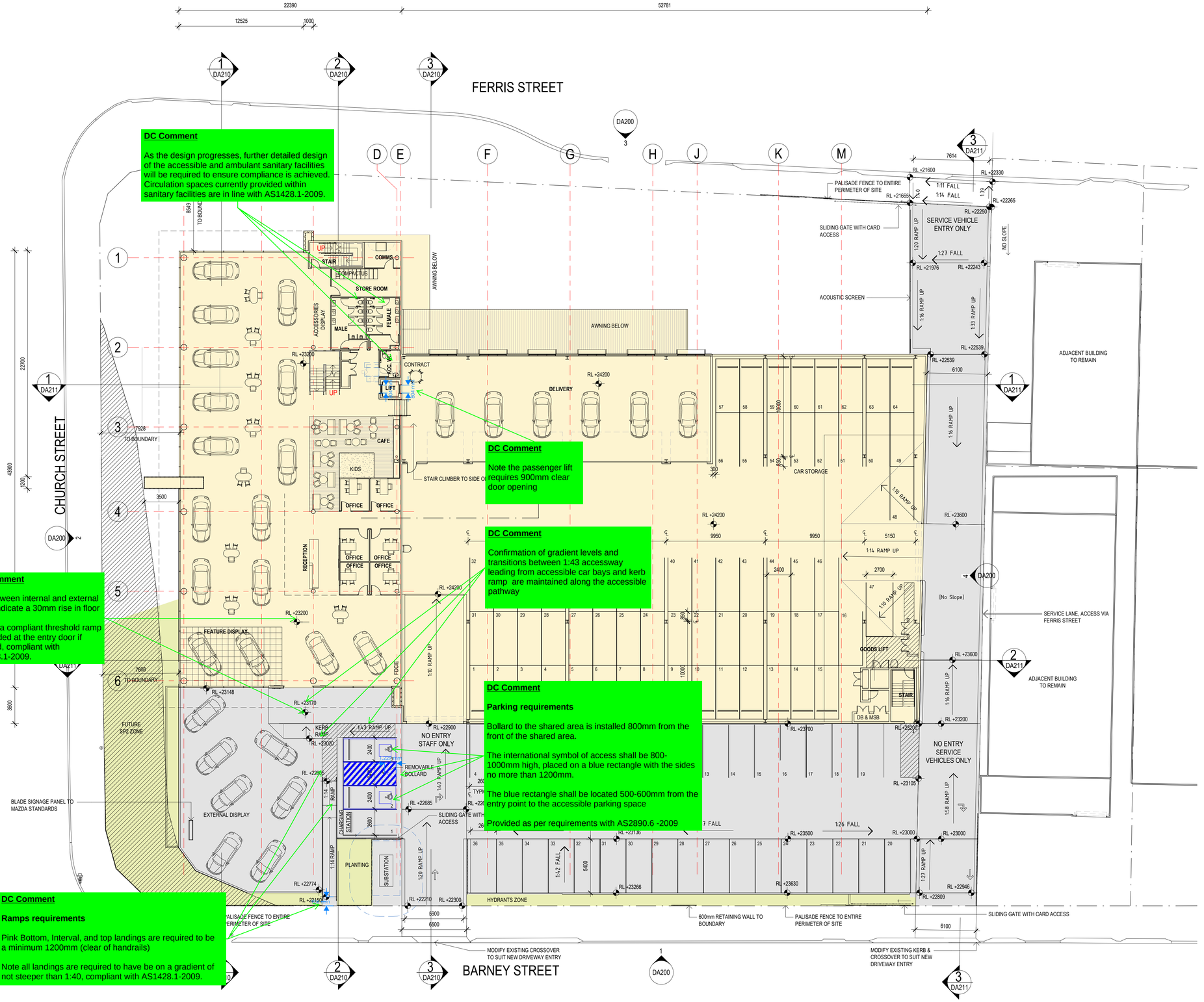

1 DA200 GROUND FLOOR PLAN
1 : 200

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GRAY PUKSAND

Contractors to use Architectural drawings for set out.
Contractors to check & verify all Dimensions on Site prior to Construction/Fabrication.
Figured Dimensions take precedence over Scaled Dimensions.
Any Discrepancies should be immediatley referred to the Architect.
All work to comply with N.C.C. Statutory Authorities & Relevant Australian Standards.

NSW Nominated Architects Scott Moylan 7147 Craig Saltmarsh 6569

WEST END MAZDA

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PROJECT NO	**218024**
DRAWN	**Author**
CHECKED	**Checker**
APPROVED	**Approver**

West End Mazda Dealership

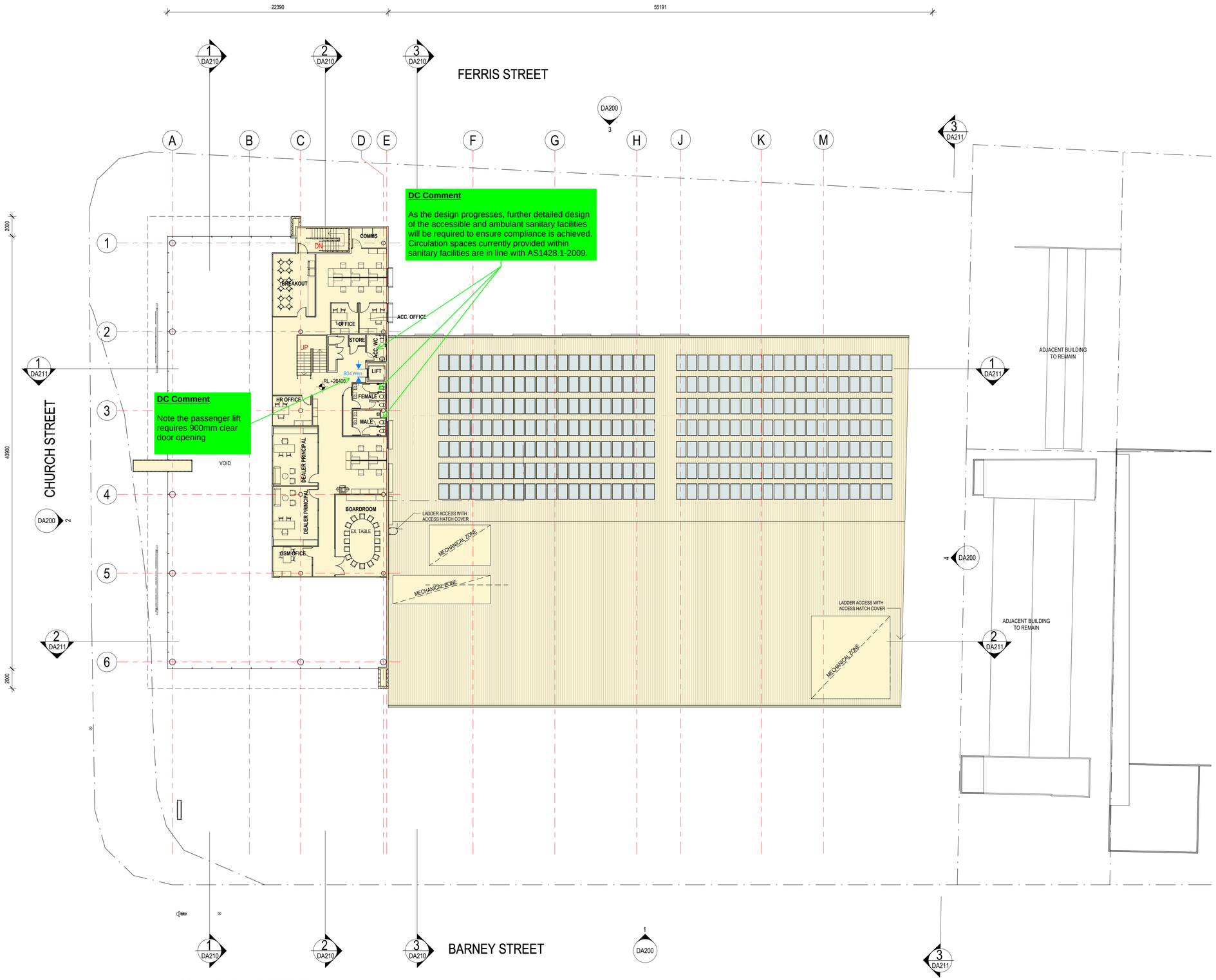
574 - 584 Church Street, Parramatta NSW

DA APPROVAL ISSUE

GROUND FLOOR PLAN

DWG # **DA101** REV **P11**

SCALE @ A1 As indicated



1 LEVEL 1 FLOOR PLAN
DA200 1 : 200

SCOPE OF WORKS LEGEND

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- LANDSCAPING ZONE
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WEST END MAZDA

MAZDA

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P9	PRELIMINARY ISSUE	27/10/2020
P10	PRELIMINARY ISSUE	03/11/2020

PROJECT NO	**218024**
DRAWN	**Author**
CHECKED	**Checker**
APPROVED	**Approver**

West End Mazda Dealership

574 - 584 Church Street,
Parramatta NSW

DA APPROVAL ISSUE

LEVEL 1 FLOOR PLAN

DWG # **DA102** REV **P10**

SCALE @ A1 As indicated

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