

Disability Access Review

Client:	St Vincent de Paul Society C/- Bhavna Arumugam (barumugam@epmprojects.com.au>
Prepared by:	In Square Building Consulting Pty Ltd
Job Address:	182 Young Street, Waterloo
Development:	Internal alterations to the existing Frederic House residential care building to facilitate an additional sole occupancy unit, balcony alteration works and modifications to the ground floor carpark to facilitate storage functions.
Exclusions:	Limited to Scope defined
Reference:	ITS10119.2-ACCESS
Date:	6/03/2026

Executive Summary

In Square Building Consulting Pty Ltd have been engaged by St Vincent de Paul Society to undertake a review of a proposed building development at 182 Young Street, Waterloo so as to determine its capability of compliance with the relevant Disability Access requirements Building Code of Australia Volume 1- 2022 Amdt 2 and relevant statutory requirements and including the Building code of Australia, the Environmental Planning and Assessment Regulation 2021 ("the Reg 2021"), Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 ("Fire safety reg") and the Disability (Access to Premises – Buildings) Standards 2010 ("DAPS") and provide recommendations as to the works required to achieve the specified outcomes of this legislation.

It is our understanding that this report will be relied upon with the submission of an application for a development application

1.1 Assessment Summary

The following table provides a summary of the legislative requirements that have been considered in preparing this report;

Table 1 – Assessment Summary

Reference	Summary of Requirement	Comment	Assessed
Section 62 ("the Reg 2021")	Change of building use (BCA classification) proposed.	Not applicable	No
Section 64 ("the Reg 2021")	Upgrading of building to be imposed due to proposed works exceeding >50%	Not applicable	No
Section 64 ("the Reg 2021")	Measures in the building inadequate to facilitate egress&/or to prevent the spread of fire from the building to neighbouring buildings are considered inadequate	Applies	Yes
Section 69 ("the Reg 2021")	Condition to require new works comply with the BCA.	Applies	Yes
Section 14 ("Fire safety reg")	Change of building use (BCA classification)	Not applicable	No
Section 14 ("Fire safety reg")	Proposed will not reduce the existing level of fire protection	Not applicable	No
Section 14 ("Fire safety reg")	Proposed works will not reduce the structural capacity of the building.	Not applicable	No
Section 19 ("Fire safety reg")	Proposed works to comply with BCA	Applies	Yes
Section 25 - 29 ("Fire safety reg")	Referral of certain plans and specifications to New South Wales Fire Brigades	Not applicable	No
DAPS	New part to comply with Access Code	Applies	No

1.2 Consolidated Recommendations

The following items must be addressed to demonstrate compliance with the performance requirements as outlined in the BCA.

To be addressed in detailed construction drawings

1. Provide final levels for all internal and external surfaces and details of threshold ramps or other methods to address changes in floor levels (including grated drain detail (<8mm opening), and pedestal paving openings)
2. The following provide minor deviations from the accessway requirements of AS1428.1-2021.

First Floor:

 - a. Door in the path of travel in the Hallway forward of bed 28: Insufficient to facilitate doorway circulation consistent with AS1428.1-2021 in the path of travel to the northern external balcony.
 - b. The door providing access to the northern balcony must be modified to facilitate a minimum 850mm clear opening to at least one operable leaf

Second floor:

 - c. Door in the path of travel in the Hallway forward of bed 53: Insufficient to facilitate doorway circulation consistent with AS1428.1-2021 in the path of travel to the northern external balcony
 - d. The door providing access to the northern balcony must be modified to facilitate a minimum 850mm clear opening to at least one operable leaf
3. The addition of a sixty first (61) sole occupancy unit increases the number of facilities required to four (4). We are of the understanding that the building does not currently contain any accessible sole occupancy units. Based on the use of the building we anticipate that a reduction in accessible features may be facilitated by performance-based assessment.
4. Handrails do not appear to be achievable along both sides of the passageway or corridor used by residents without reducing the width of the hallways outside of bedroom 61 as required by D3D22 (1.5m to hallway and 1.8m at SOU doorway) , and must be—
 - i) fixed not less than 50 mm clear of the wall; and
 - ii) where practicable, continuous for their full length.

It is anticipated that the extent of handrails along the path of travel may be reduced by performance-based assessment

Note: On 23 November 2024 Compilation No. 3 amendments were made to the reference standard AS1428.1 to assign the new version AS1428.1.2021, which was inconsistent with the State requirements and Building Code of Australia referenced with current retain the reference to AS1428.1-2009. On 29 July 2025 the BCA was updated with the issue of amendment 2 of Volume 1 2022 to align with the requirement of the DAPS and reference to AS1428.1.2021.

The following items have been addressed by a performance-based solution to demonstrate compliance with the performance requirements as outlined in the BCA.

Resolved by Performance solution

1. The addition of a sixty first (61) sole occupancy unit increases the number of facilities required to four (4). We are of the understanding that the building does not currently contain any accessible sole occupancy units. Based on the use of the building we anticipate that a reduction in accessible features may be facilitated by performance-based assessment

Resolved by Performance solution

2. Handrails do not appear to be achievable along both sides of the passageway or corridor used by residents without reducing the width of the hallways outside of bedroom 61 as required by D3D22 (1.5m to hallway and 1.8m at SOU doorway) , and must be—
 - i) fixed not less than 50 mm clear of the wall; and
 - ii) where practicable, continuous for their full length.

It is anticipated that the extent of handrails along the path of travel may be reduced by performance-based assessment

1.3 Compliance Statement

As a result of this assessment enclosed, **it is our considered opinion that the building is capable of compliance** with the Disability requirements of Part D4 of the National Construction Code 2022, Volume 1 Amendment 2– Building Code of Australia Class 2 to 9 buildings (“BCA”) & Disability (Access to Premises – Buildings) Standards 2010.

The elements that are mentioned above are of a technical and minor nature that may, without difficulty be addressed or facilitated at the Construction Certificate stage without substantial modification-

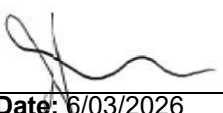
Authorised by:	
Andrew Vukovich Code Disability Access Consultant Master Build Surveying (UWS) Diploma Access Consulting (IATA)	
	
Date: 6/03/2026	
Revision	
ITS10119.2-ACCESS	

TABLE OF CONTENTS

	Page No.
1.1 Assessment Summary.....	2
1.2 Consolidated Recommendations.....	3
1.0 Introduction.....	8
2.1 Basis of Report	8
2.2 Application of the Report	9
2.0 Summary of Legislative Requirements	10
3.1 EP & A Regulation 2021 Requirements.	10
3.2 Disability (Access to Premises – Buildings) Standards 2010	11
3.3 Disability Discrimination Act 1992.....	11
3.0 Assessment	13
BCA Compliance Schedules	15
Part D3 – Construction of Exits.	15
Part D4 – Access for People with A Disability	16
Part E3 – Lift Installations	27
Part F4- Sanitary and Other Facilities.....	27
4.0 Appendices	28
4.1 Annotated drawings.....	29
4.2 Slope / gradient comparison table.....	33
4.3 Access diagrams	34

Table 3 – Document Register

Rev	Description	By	Issue Date
1	Draft report	AV	6/03/2026
2	Final	AV	6/03/2026

1.0 Introduction

On the instructions of St Vincent de Paul Society In Square Building Consulting Pty Ltd has carried out a statutory compliance review of the proposed building located at 182 Young Street, Waterloo.

In accordance with the client's instructions, we have completed this report with the principal objective of establishing the extent to which the building achieves compliance with the relevant Disability Access requirements of the Building Code of Australia Volume 1-2022 amdt 2 and relevant statutory requirements of the Environmental Planning and Assessment Regulation 2021 ("the Reg 2021"), Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 ("Fire safety reg") and the Disability (Access to Premises – Buildings) Standards 2010 ("DAPS") and provide recommendations as to the works required to achieve the specified outcomes of this legislation.

It is our understanding that this report will be relied upon with the submission of an application for a development application (DA)

2.1 Basis of Report

The information relied upon in the preparation of this report are detailed as follows;

- Architectural drawings prepared by Integrated Design Group

Table 4 – Architectural Drawings

Job No.	Dwg No.	Rev	Date	Title
VIN25030	DA-0001	A	02/03/2026	COVER
VIN25030	DA-0100	A	02/03/2026	SITE PLAN
VIN25030	DA-0300	A	02/03/2026	DEMOLITION PLAN - GROUND
VIN25030	DA-0301	A	02/03/2026	DEMOLITION PLAN - LEVEL 1
VIN25030	DA-0302	A	02/03/2026	DEMOLITION PLAN - LEVEL 2
VIN25030	DA-1100	A	02/03/2026	PLAN - GROUND
VIN25030	DA-1101	A	02/03/2026	PLAN - LEVEL 1
VIN25030	DA-1102	A	02/03/2026	PLAN - LEVEL 2
VIN25030	DA-2000	A	02/03/2026	ELEVATIONS 01 - PROPOSED
VIN25030	DA-3000	A	02/03/2026	SECTIONS 01
VIN25030	DA-9200	A	02/03/2026	GFA DIAGRAMS

- The Building Code of Australia Volume 1 2022 amendment 2
- The Guide to Building Code of Australia Volume 1 2019- Amendment 1
- Disability (Access to premises Standard- Building) Standard 2010

- AS1428.1-2021 Design for access and mobility Part 1: General requirements for access—New building work

2.2 Application of the Report

We acknowledge that this report will be submitted to the Certifying Authority in support of a Construction Certificate (CC) for a Internal alterations to the existing Frederic House residential care building to facilitate an additional sole occupancy unit, balcony alteration works and modifications to the ground floor carpark to facilitate storage functions

2.3 Limitations, Scope and Exclusions

The following limitations apply in the interpretation of findings: -

- The report was prepared based on the documentation provided only, for the purpose of BCA Part D3, D4, E3 and F4 as applicable only.
- There has been no sighting of, or review of any development consent conditions, nor was the development consent reviewed for the purpose of our assessment.
- This review has relied on a scaled architectural floor plan review/ assessment and is limited to items that could be physically measured or viewed during the site inspections
- There has been no review of any Construction certificate/s issued for the purpose of our assessment
- This report has been prepared for the exclusive use of the client referred to on the cover sheet of this report. We do not warrant or accept liability for the reliance upon or use of this report by any other party.
- The report does not consider structural adequacy of the building.
- Any service provider requirements are outside the scope of this report (e.g. Sydney Water, Telstra, etc.)

2.0 Summary of Legislative Requirements

In undertaking any BCA Part D4 and Disability (Access to Premises – Buildings) Standards 2010 assessment, the extent to which a building is required to achieve compliance must first be established under the relevant legislative instruments.

The Environmental Planning and Assessment Regulation 2021 (“the Regulation”), Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (“Fire safety reg”) and the Disability (Access to Premises – Buildings) Standards 2010 (“DAPS”) are the principal legislative instruments that detail the extent to which the fire safety, access, egress and structural capacity of the building must be considered when a change in building use &/or additions, alterations or refurbishments are proposed and establishes the criteria as to when upgrading is required and, in some instances, the extent to which that upgrading must occur.

3.1 EP & A Regulation 2021 Requirements.

As part of any development application to a consent authority (e.g. the Local Council or Certifier) the Regulations require particular matters to be considered by the certifier / consent authority prior to the issue of Construction Certificate (CC)

For the purpose of a new building these are established within Section 137 of the EP&A Reg 2021.

Section 137 Compliance with Building Code of Australia

Section 137 of the Reg states that a certifier must not issue a complying development certificate for building work unless the building, not including a temporary building, will comply with the relevant requirements of the Building Code of Australia, as in force at the time the application for the certificate was made.

Comment: Not applicable

Section 69 – Compliance with Building Code of Australia (DA)

Section 69 of the Reg requires the consent authority impose a condition that all work (proposed) is to be carried out in accordance with the BCA.

Comment: Any new building work that has been carried out to the existing building is required to comply with the version of the Building Code Australia as applicable at the date of application for a Construction Certificate (namely, BCA Vol. 1 2022 Amdt 2). General comment will be provided in the report with regard to the level of compliance achieved in relation to the applicable parts of BCA parts D3, D4, E3 & F4 only. General comment will be provided in the report with regard to the level of compliance achieved in relation to the applicable parts of BCA parts D3, D4, E3 & F4 only.

Section 19 – New Building Work (CC)

This Section of EP&A (DC&FS) reg 2021 stipulates that all new building works must comply with the relevant provisions of the Building Code of Australia applicable at the time of application.

Comment: Any new building work that has been carried out to the existing building is required to comply with the version of the Building Code Australia as applicable at the date of application for a

Construction Certificate (namely, BCA Vol. 1 2022 Amdt 2) . General comment will be provided in the report with regard to the level of compliance achieved from new building works

3.2 Disability (Access to Premises – Buildings) Standards 2010

On 1 May 2011, the Disability (Access to Premises – Buildings) Standards 2010 (“DAPS”) commenced and part of these provisions includes the requirements for any proposed building works and the ‘affected part’ (i.e. building entrance and path of travel to the works) to comply with the accessible building standards.

On 23 November 2024 Compilation No. 3 amendments were made to the reference standard AS1428.1 to assign the new version AS1428.1.2021. The Building Code of Australia was updated to reference to AS1428.1-2021 on the 29 July 2025 with the introduction of BCA volume 1 2022 Amendment 2.

New and Affected Part

Clause 2.1 specifies the extent of development that is the subject of the DAPS provisions. It is important to note that DAPS, in brief, relates to:

- 1 New Buildings – being the complete construction of a new building or an extension to or modification an existing building
- 2 ‘Affected Part’ of Modified Buildings

The DAPS defines the ‘affected part’ of the building to be:

- (a) the principal pedestrian entrance of an existing building that contains a new part; and
 - (b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.
- 3 Only applies when an application for building work is proposed.

Comment: DAPS applies to the new building works and upgrading of affected parts. The report will provide detail and information pertaining to the current level of compliance and any modifications required to achieve compliance with the Access to Premises – Buildings Standards

Upgrading of the Affected Part

The DAPS specifies that the ‘affected part’ must be rendered compliant with the provisions of the Access Code of the DAPS when ‘an application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located’ and the application relates to ‘a modified part of a building’

Comment: Refer to discussions above, as the building is alterations to the existing building this part does apply

3.3 Disability Discrimination Act 1992

This report relates specifically to the extent of works required to ensure compliance with provisions of the DAPS, we have not considered any broader obligations under the Disability Discrimination Act 1992 (the

DDA). Any building owners should make themselves aware of any obligations that they have to achieve the requirements of the DDA.

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease-causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is enforced generally on a case-by-case complaint-based system of evaluation. While the BCA 2022 Amdt 2 is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA 2022 Amdt 2 and the referenced standards does not guarantee that a complaint will not be lodged in this regard.

3.0 Assessment

Table 5 – Required Legislative Considerations

Reference	Summary of Requirement	Comment	Assessed
Section 62 ("the Reg 2021")	Change of building use (BCA classification) proposed.	Not applicable	No
Section 64 ("the Reg 2021")	Upgrading of building to be imposed due to proposed works exceeding >50%	Not applicable	No
Section 64 ("the Reg 2021")	Measures in the building inadequate to facilitate egress&/or to prevent the spread of fire from the building to neighbouring buildings are considered inadequate	Not applicable	No
Section 69 ("the Reg 2021")	Condition to require new works comply with the BCA.	Not applicable	No
Section 137 ("the Reg 2021")	Section to require new works comply with the BCA.	Not applicable	No
Section 14 ("Fire safety reg")	Change of building use (BCA classification)	Not applicable	No
Section 14 ("Fire safety reg")	Proposed will not reduce the existing level of fire protection	Not applicable	No
Section 14 ("Fire safety reg")	Proposed works will not reduce the structural capacity of the building.	Not applicable	No
Section 19 ("Fire safety reg")	Proposed works to comply with BCA	Applies	Yes, Disability access only
Section 25 - 29 ("Fire safety reg")	Referral of certain plans and specifications to New South Wales Fire Brigades	Not applicable	No
DAPS	New part to comply with Access Code	Applies	Yes

The following presents our assessment of the proposed development against the relevant requirements of the BCA in the context of the legislative considerations that are required of a Consent Authority (as outlined above) in determining an application involving Internal alterations to the existing Frederic House residential care building to facilitate an additional sole occupancy unit, balcony alteration works and modifications to the ground floor carpark to facilitate storage functions

In this regard we have provide a review of the proposed development and building works against the requirements of the Building Code of Australia Volume 1 2022 Amdt 2 in regard to provisions of Disability Access.

BCA Descriptions

The BCA provides the following descriptions for the proposed development.

Table 6 – BCA Descriptions

Requirement	Comment
Classification:	Class 9c Residential Care Building (existing)
Rise In Storeys:	3

Requirement	Comment
No. of Storeys:	3
Floor Area	~3,150m ²
Largest Compartment	Works do not alter compartmentation
Required Type of Construction:	Type A
Effective Height:	6.61m
Large Isolated Building:	Not applicable

Effective Height

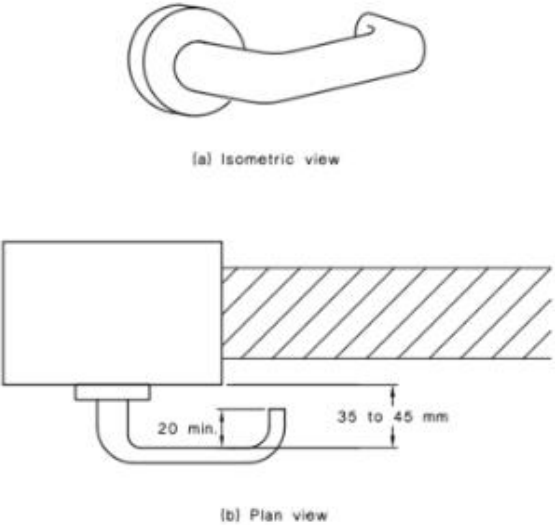
The BCA definition of effective height means “*the vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units)*”.

As the topmost storey has an RL of 35.420 and the lowest storey counted in the RIS has an RL at the lowest point of 28.810, an effective height of 6.61m is presented for the development.

BCA Compliance Schedules

Part D3 – Construction of Exits.

Clause Matter	Compliance	Comment	Recommendations
D3D11 Pedestrian ramps	Not Applicable	Ramps not proposed	
D3D16 Thresholds	Capable	This clause outlines where steps or changes in level are permitted or prohibited at doorways. Generally, steps at the threshold of doorways are prohibited except where opening to an external area that is not within an accessible path of travel. Threshold ramps in accordance with AS1428.1-2021 are permitted only at external doorways where a change in level is required to prevent water ingress in the building (max 35mm rise, 280mm length & 1:8 grade) Note: - The threshold circulation space of a doorway inside the building must have a gradient and crossfall at no steeper than 1:40 - Where an area is not required to be accessible (i.e., doors to mech vent enclosure) the change in level may be up to 190mm from finished surface outside of the door. - Bathrooms are to be provided with a 'set down' in the concrete slab to allow for waterproofing, screed and tiling and retain the same floor level as the area outside of the 'wet area' - Where linear drains are required at external doorways the opening of the linear grate must be <8mm to allow unrestricted access Refer to section 5.3 for threshold ramp diagrams.	Provide all levels with the updated plans to accompany an application for Construction Certificate (CC) & Provide details for the balcony/ courtyard doorways to have a smooth flush transition consistent or threshold ramp with AS1428.1-2021 to remove the steps currently located at the entrance doorway & where provided, show the grated drains with openings no greater than mm
D3D22 Handrails	Does not comply - Material	Handrails do not appear to be achievable along both sides of the passageway or corridor used by residents without reducing the width of the hallways outside of bedroom 61 as required by D2D8 (required 1.5m hallway width and 1.8m width at SOU doorways), handrails are required to be— (i) fixed not less than 50 mm clear of the wall; and (ii) where practicable, continuous for their full length.	It is anticipated that the extent of handrails considerations outside of the units may be resolved at CC stage by performance-based assessment.

Clause Matter	Compliance	Comment	Recommendations
D3D26 Operation of Latch	Capable	All exit doors and doors in the path of travel to an exit are to be openable without a key from the side of a person seeking egress by a single hand downward action on a single device which is located at a height of between 900-1100mm (1500mm heights may be utilised for early learning centres) and provided with 'D' – type lever action handles (including balcony doorways).  (a) Isometric view (b) Plan view Note: All doorways in a continuous accessible path of travel must be provided with accessible door hardware.	Provide updated plans to accompany an application for Construction Certificate (CC)

Part D4 – Access for People with A Disability

Clause Matter	Compliance	Comment	Recommendations
D4D2 General building access requirements	Does not comply - Material	Class 5- Office To and within all areas normally used by the occupants Class 9c Aged care home For a Class 9c building, access requirements are as follows: (a) Common areas: (i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. (ii) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, & games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like. (iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed— (A) to the entrance doorway of each sole-occupancy unit; and (B) to and within rooms or spaces for use in common by the residents. (iv) The requirements of (iii) only apply where the space referred to in (iii)(A) or (iii)(B) is located on the levels served by the lift or ramp. (b) Sole-occupancy units — to and within a number of sole-occupancy units determined in accordance with Table D4D2b. These features generally include. - Doorways with circulation space complying with Figure 31 of AS1428.1-2021 - Doors in the accessible path of travel are generally to be provided with dissimilar colours in accordance with cl 10 of AS1428.1-2021 (luminance contrast to highlight the door location of a minimum 30% from adjacent finishes)	Modify the circulation space to the doorway forward of bed 28 & 53 to achieve 530mm latch side clearance and 510mm hinge side clearance, or confirm the doorways are power operated & Modify The door providing access to the northern balcony on levels 1 and 2 to facilitate a minimum 850mm clear opening to at least one operable leaf Modify the additional sole occupancy unit to provide accessible features Or It is anticipated that the extent of reduced access and accessible facilities may be rationalised by a performance-based solution if required.

Clause Matter	Compliance	Comment	Recommendations
		- All doorways in a path of travel to a modified area required to be accessible must be provided with a clear opening of no less than 850mm (generally required 920mm door leaf) The following provide minor deviations from the accessway requirements of AS1428.1-2021. Ground Floor: - Nil First Floor: - Door in the path of travel in the Hallway forward of bed 28: Insufficient to facilitate doorway circulation consistent with AS1428.1-2021 in the path of travel to the northern external balcony. - The door providing access to the northern balcony must be modified to facilitate a minimum 850mm clear opening to at least one operable leaf Second floor: - Door in the path of travel in the Hallway forward of bed 53: Insufficient to facilitate doorway circulation consistent with AS1428.1-2021 in the path of travel to the northern external balcony - The door providing access to the northern balcony must be modified to facilitate a minimum 850mm clear opening to at least one operable leaf Note: - The addition of a sixty first sole occupancy unit increases the number of required facilities to four (4). We are of the understanding that the building does not currently contain any accessible sole occupancy units. Based on the use of the building we anticipate that a reduction in accessible features may be facilitated by performance-based assessment.	

Clause Matter	Compliance	Comment	Recommendations
		Refer to D4D5 for additional commentary	
D4D3 Access to buildings			
An access way must be provided to a building required to be accessible from;			
The Main points of a pedestrian entry at the allotment boundary	Not Applicable	No change not applicable	
Another accessible building connected by a pedestrian link	Not Applicable	No other accessible building connected by a pedestrian link	
Any required accessible car parking space on the allotment.	Not Applicable	No new car parking is proposed	
An access way must be provided through the principal pedestrian entrance			
Through not less than 50% of all pedestrian entrances	Not Applicable	The building is existing, due to this DAPS affected part upgrading applied from the front entrance	
Accessible entrance within 50m of non-accessible entrance	Not Applicable		
Multiple doorways in required entrance			
pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible	Not Applicable		
Pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.	Not Applicable	The primary pedestrian entrance comprises of a double leaf sliding door.	
D4D4 Parts of buildings to be accessible			
(a) In a building required to be accessible;	Not Applicable	No ramps are provided within the subject building.	
(i) Ramps, except a fire-isolated ramp, clause 7 of AS 1428.1		Note: external ramps are covered by BCA Part D3	
(ii) stairways, except a fire-isolated stairway, clause 8 of AS 1428.1	Not Applicable	No new stairways proposed as part of the works	

Clause Matter	Compliance	Comment	Recommendations
(iii) fire-isolated stairways, clause 8.1(f) and (g) of AS 1428.1	Not Applicable	No alterations proposed to the existing fire isolated stairs provided within the building.	
(b) Passenger lift must comply with E3D7	Not Applicable	See Part E3 below for commentary on lift compliance issues	
(c) Accessways must have—	Complies	Access ways generally appear to comply with requirements of this clause	
(i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and		Refer to commentary in D4D2	
(ii) turning spaces complying with AS 1428.1—			
A.within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and			
B.at maximum 20 m intervals along the accessway; and			
(d) an intersection of accessways satisfies the spatial requirements for a passing and turning space	Informational		Nil
(e) a passing space may serve as a turning space	Informational		Nil
(f) a ramp complying with AS 1428.1 or a passenger lift	Not Applicable		

Clause Matter	Compliance	Comment	Recommendations
need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building— (i) containing not more than 3 storeys; and (ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m²; ~~and~~			
(g)	Deleted NSW 2022 Volume amendment 2		
(h)	Deleted NSW 2022 Volume amendment 2		
D4D5 Exemptions	Informational	Exemptions from compliance with the requirements for accessible features in accordance with Part D4 and AS1428.1-2021 are generally reserved to areas; a. An area where access would be inappropriate because of the particular purpose for which the area is used. b. An area that would pose a health or safety risk for people with a disability. c. Any path of travel providing access only to an area exempted by (a) or (b). Due to the complex nature of the term ‘disability’ this clause is subjective and subject to an individual’s interpretation and judgement or what areas may be classified as inappropriate or a risk to the health and safety of a person with a disability. General industry consensus of areas that are subject to the application of this clause include (and as mentioned in AHRC documents);	Nil, informational note

Clause	Matter	Compliance	Comment	Recommendations
			• Commercial kitchens • Plant and equipment rooms, substations, electrical cupboards/switch rooms or alike • Heavy production areas for manufacturing • Rigging lofts • Loading docs • Chemical storage areas • Machinery rooms • Or alike • And any path of travel to an area referred to above The major key component of all the above-mentioned areas is generally that the area would pose a significant hazard to any user and shall be restricted to specialised personnel. With consideration of the above, the following areas would be generally suitable to apply an exemption under the provisions of BCA D4D5 without any further specific details of the use; • Switch rooms • Areas directly associated with plant and equipment usage (mechanical plant enclosure). • Storage rooms for items that are of a nature that are unreasonable to expect access for a person with a disability (i.e. cleaners store) • Kitchen areas • Bulky waste store • Waste storage (contextual to this building)	
D4D6	Accessible car parking	Not Applicable	No New parking is proposed	
D4D7	Signage			
	(a) braille and tactile signage complying with Specification 15 must—	Not Applicable	No Change to existing facilities	

Clause	Matter	Compliance	Comment	Recommendations
	(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— i. sanitary facility, ii. (Space with a hearing augmentation system; and			
	(i) identify each door required by E4D5 to be provided with an exit sign and state "Exit"; and "Level"; and the floor level number; or a floor level descriptor; or	Capable	Accessible signage is to be provided to meet the requirements of this clause Signs identifying a door required by E4D5 to be provided with an exit sign must be located— i) on the side that faces a person seeking egress; and ii) on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and iii) where (ii) is not possible, the sign may be placed on the door itself.	Provide signage schedule with the application for Construction Certificate (CC)
	b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—	Capable	Where hearing Augmentation systems are proposed, Accessible signage is to be provided to meet the requirements of this clause We are of the understanding that the type of building does not necessitate or propose a hearing augmentation system	If proposed, provide specifications for hearing augmentation system.



Figure 1- Example of exit signage

Clause	Matter	Compliance	Comment	Recommendations
	(i) the type of hearing augmentation; and			
	(ii) the area covered within the room; and			
	(iii) if receivers are being used and where the receivers can be obtained; and			
c)	signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use; and	Not Applicable	We are of the understanding that there will be no alteration to the existing adult facilities within the building and therefore not part of the applicable part. No changes shall therefore be required.	
d)	signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and	Not Applicable	We are of the understanding that there will be no alteration to the existing adult facilities within the building and therefore not part of the applicable part. No changes shall therefore be required.	
e)	where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and	Not Applicable		

Clause	Matter	Compliance	Comment	Recommendations
	f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.	Not Applicable	We are of the understanding that there will be no alteration to the existing adult facilities within the building and therefore not part of the applicable part. No changes shall therefore be required.	Nil
Spec 15	Braille and Tactile Signs	Capable	Braille and tactile signage must comply with this Specification	Provide specifications with the application for Construction Certificate (CC)
D4D8	Hearing augmentation	Capable	Where any in-built amplification systems are proposed, to be installed within the building a hearing augmentation system is to be installed to meet the requirement of this clause It is noted that Hearing augmentation and in-built amplifications systems are an optional system	
D4D9	Tactile indicators	Not Applicable	The following are items of note. (i) Ground surface indicators must achieve a minimum 30% luminance contrast with the ground surface of which they are attached. (ii) TGSi must be provided to warn people with a vision impairment of any areas <2.0m in height and of ramps and stairways. (iii) TGSi must be provided to the internal stair providing access to the first floor a. 300mm strip at the lower landing of the stairway b. 300mm strip at the mid landing to rising and descending stairs c. 600mm strip at the top landing of the stairway	

Clause Matter	Compliance	Comment	Recommendations
		(iv) The vehicular access way must be delineated by TGSi (unless kerbing is provided to delineate the pathway from the vehicle way.	
		No modifications are proposed to stairways or ramps that would require additional TGSi	
D4D10 Wheelchair seating spaces in Class 9b assembly buildings	Not Applicable		
D4D11 Swimming pools	Not Applicable		
Spec 16 Accessible Water Entry/Exit for Swimming Pools	Not Applicable		
D4D12 Ramps	Not Applicable		
D4D13 Glazing on an access way	Capable	On an access way, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1. All full height glazing that could be mistaken for an opening must be provided with. - Contrasting line not less than 75 mm wide and shall extend across the full width of the glazing panel. - The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level. - Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.	Provide specifications with the application for Construction Certificate (CC)

Part E3 – Lift Installations

Clause	Matter	Compliance	Comment	Recommendations
E3D6	Landings	Not Applicable	Space forward of lift provide sufficient space to perform full 180-degree turn as per AS1428.1-2021 and indicate smooth flush surfaces therefore circulation space and landings comply.	
E3D7	Passenger lift types and their limitations	Not Applicable	No change is proposed; Existing lift provisions comply with the access standard	
E3D8	Passenger Lifts	Not Applicable	No change is proposed; Existing lift provisions comply with the access standard	

Part F4- Sanitary and Other Facilities

Clause	Matter	Compliance	Comment	Recommendations
F4D5	Accessible sanitary facilities	Not Applicable	We are of the understanding that there will be no alteration to the existing adult facilities within the building.	Nil
		Not Applicable	We are of the understanding that there will be no alteration to the existing adult facilities within the building.	Nil

4.0 Appendices

4.1 *Annotated drawings*

[illegible]

 - PROPOSED WORKS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

[illegible]

NOT FOR CONSTRUCTION

LEGEND

 - PROPOSED WORKS



INTEGRATED DESIGN GROUP	PROJECT DETAILS Project Name: St Vincent's De Paul Society Project Address: 100 St Vincent Street, Melbourne Project Description: Access and Circulation Upgrade	DESIGNER Design Firm: Integrated Design Group Design Team: Architectural, Mechanical, Electrical, Plumbing, Fire Engineering	CLIENT Client Name: St Vincent's De Paul Society Client Address: 100 St Vincent Street, Melbourne	DATE Date: 10/10/2023	PROJECT NO. Project No: ITS10119.2-ACCESS	REVISIONS Revision 1: Initial Design Revision 2: Client Feedback Revision 3: Final Design	APPROVALS Design Firm: Integrated Design Group Client: St Vincent's De Paul Society	PROPOSED WORKS PLAN Level: 1 Scale: 1:100	
--------------------------------	--	---	--	---------------------------------	---	---	--	--	---

4.2 Slope / gradient comparison table

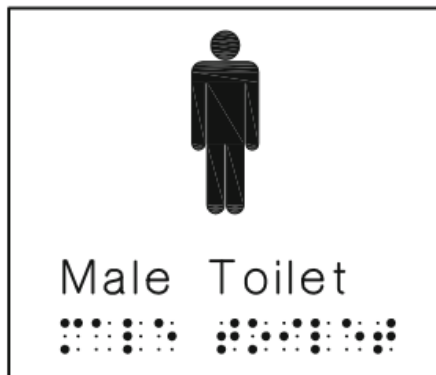
Summarised by BCA critical grades.

Slope				BCA 2019 Volume 1 A1 references	BCA 2022 Volume 1 references
Angle (degrees)	Gradient		Grade (%)		
	Y	X			
14	1	4	25		
7.13	1	8	12.5	D1:10/ D2:10- Max grade for an egress path or ramp D3- Max grade of a step ramp	D2D15/ D3D11- Max grade for an egress path or ramp D4- Max grade of a Step Ramp
5.71	1	10	10	D2:15/D3- Max grade of a step ramp	D2D16/D4- Max grade of a threshold ramp
4.76	1	12	8.33	G4.5- Alpine areas- ramps on External trafficable structures	G4D5- Alpine areas- ramps on External trafficable structures
4.09	1	14	7.14	D1:10/ D2:10/ D3- Max grade of an accessible ramp (doorway, turning, passing) including in path of travel. Spec C3.10- Accessible water entry (fixed or moveable ramps & zero depth entry)	D2D15/ D3D11-/D4- Max grade of an accessible ramp (doorway, turning, passing) including in path of travel. Spec 16- Accessible water entry (fixed or moveable ramps & zero depth entry)
2.86	1	20	5	D3- Max grade of an accessible walkway	D4- Max grade of an accessible walkway
1.74	1	33	3.03	D3- Maximum crossfall for an accessible path of travel	D4- Maximum crossfall for an accessible path of travel
1.43	1	40	2.50	D3- Max grade of circulation area D3.5- Maximum grade of accessible parking and circulation areas	D4- Max grade of circulation area & Ramps D4D6- Maximum grade of accessible parking and circulation areas
1.15	1	50	2	D2:15- Max grade at a landing Spec C3.10- Accessible water entry (adjacent to sling style swimming pool lift)	D3D15- Max grade at a landing Spec 16- Accessible water entry (adjacent to sling style swimming pool lift)

4.3 Access diagrams

Description	Requirements
Unisex accessible Sanitary facility identification	 Braille indicator Note: the illustration marked RH is indicative of a Right-hand transfer, where a left-hand transfer is provided the signage must be modified to include LH for left hand transfer)

**Male- Female
Sanitary facility
identification**



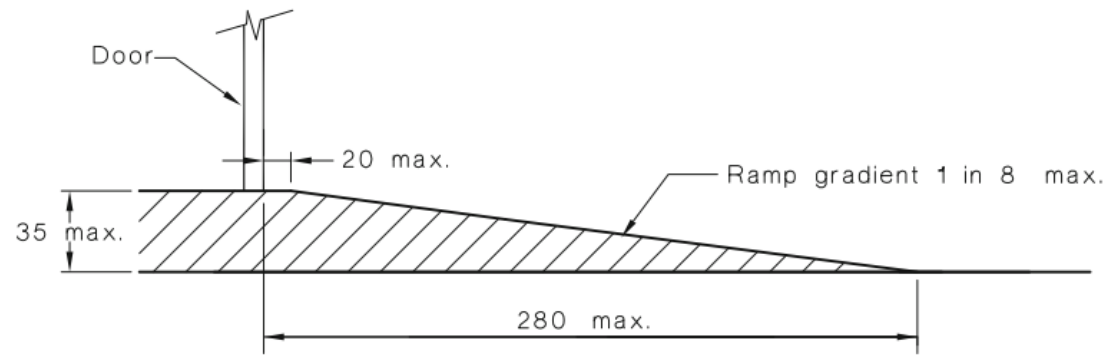
(b) Example of identification signs for male and female toilets

**Male- Female
ambulant
accessible
Sanitary facility
identification**



(c) Example of identification signs for ambulant accessible male and female toilets

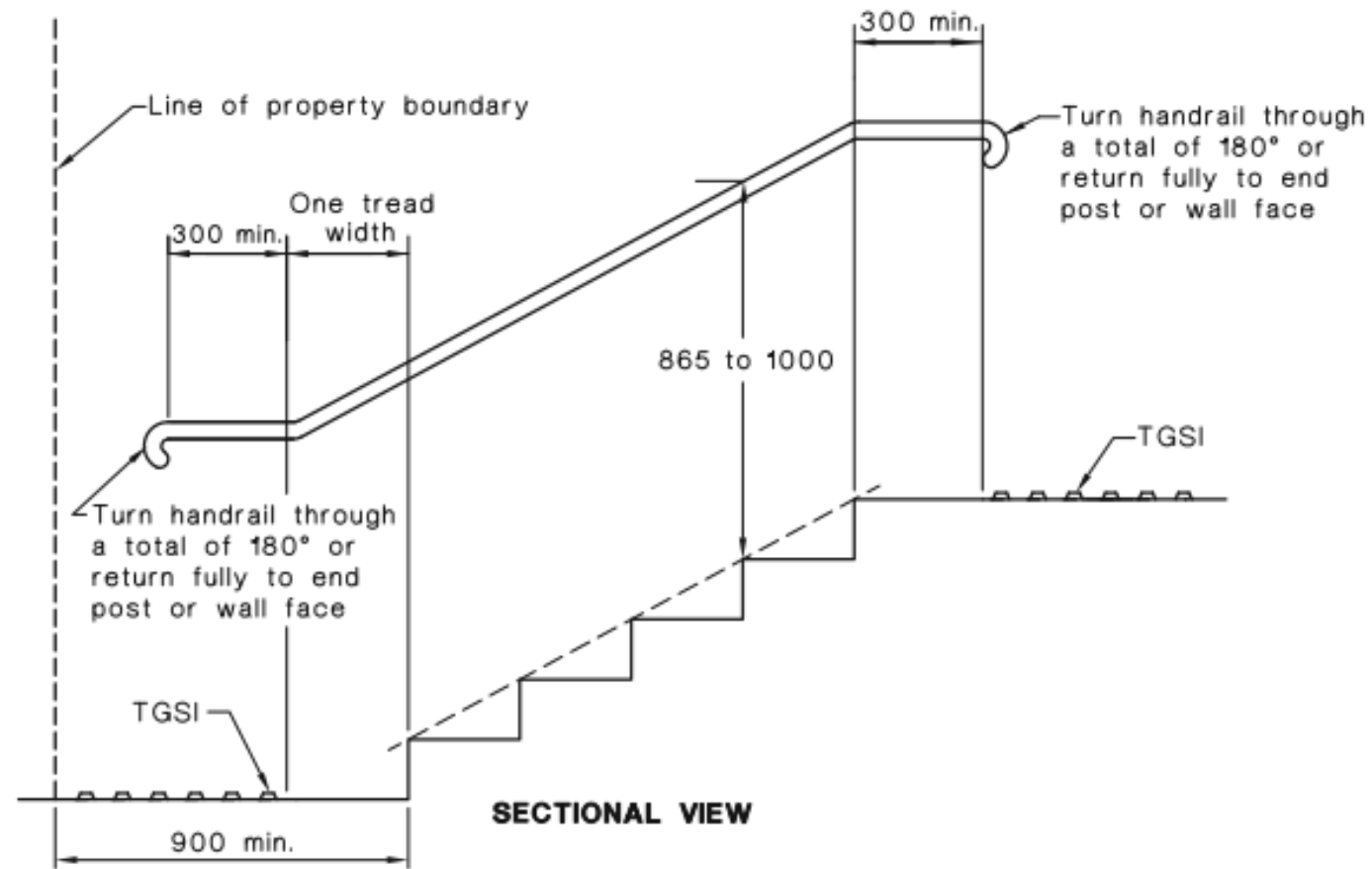
**Threshold
ramp
dimensions**

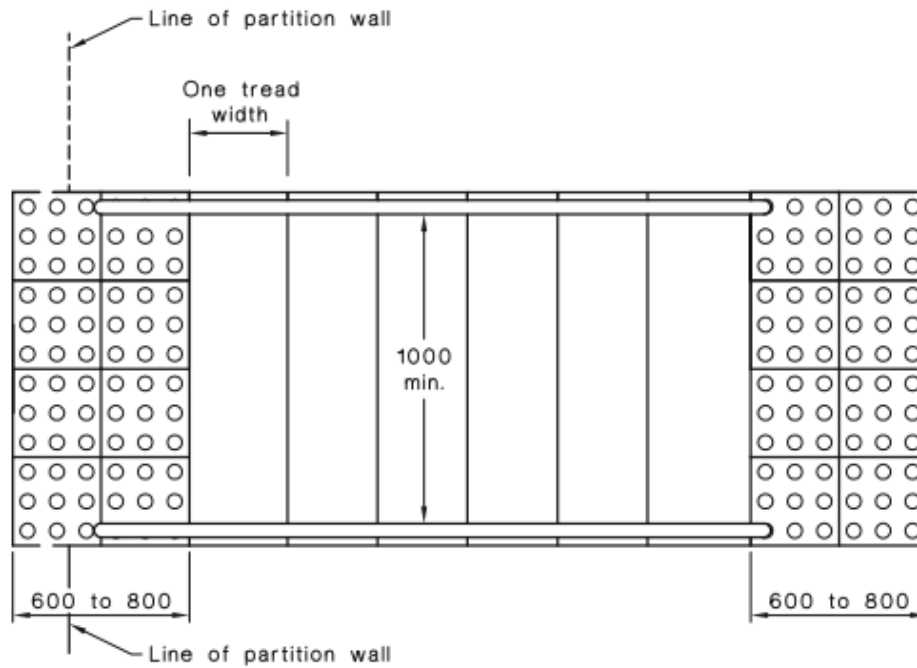


DIMENSIONS IN MILLIMETRES



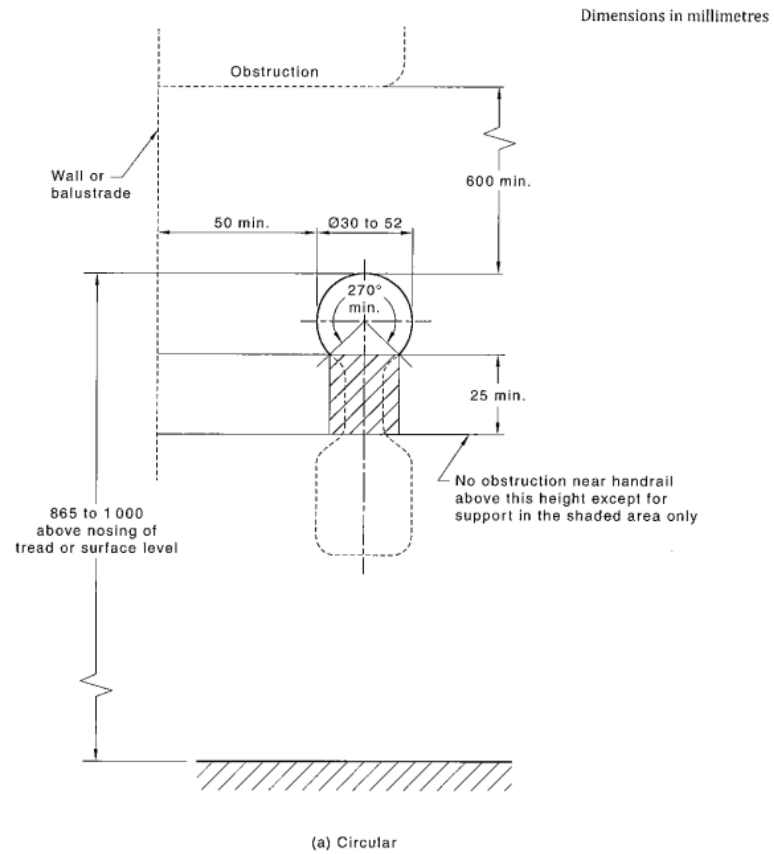
Stair handrail
and tactile
illustration



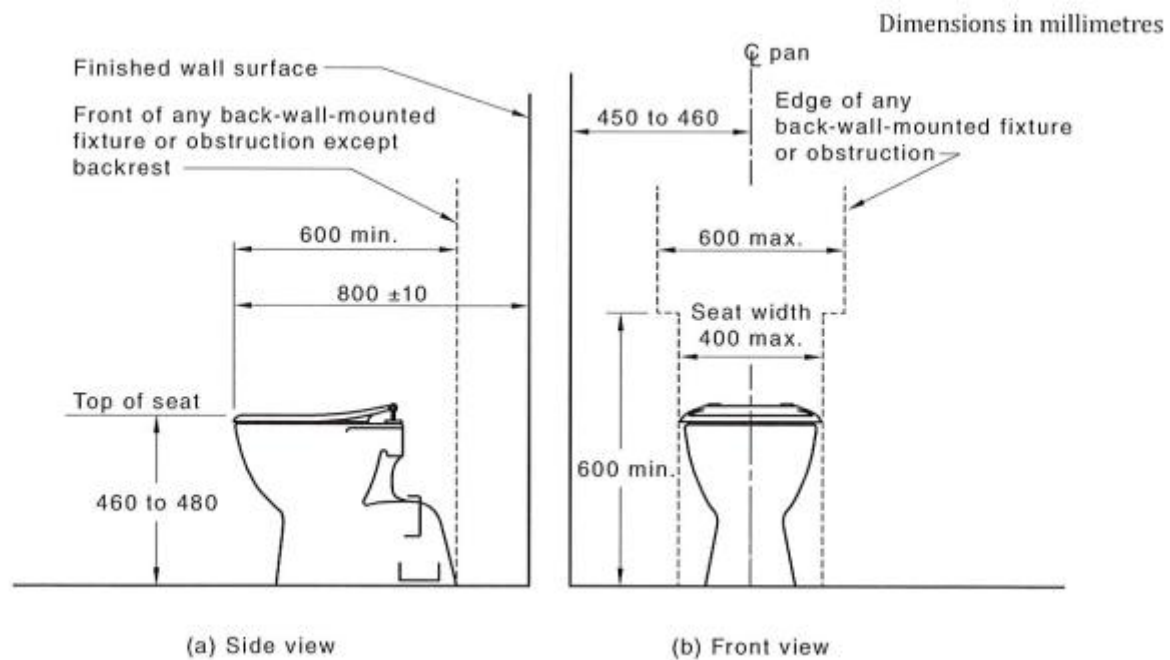


PLAN

**Handrail
illustration**



**Accessible
toilet**



Location of toilet
roll

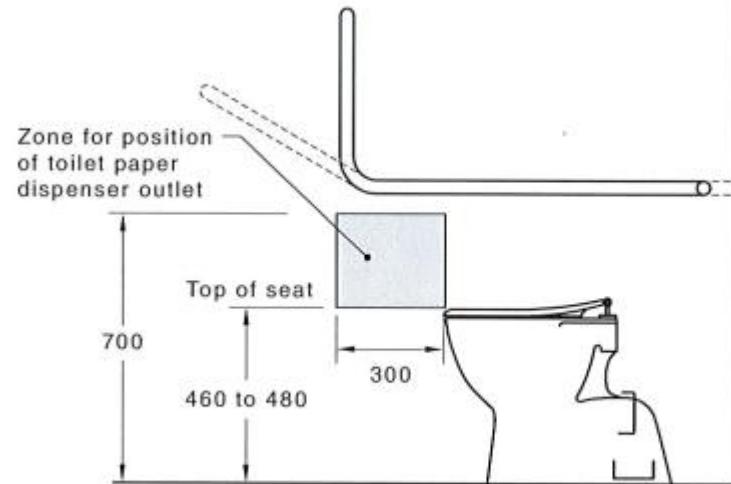
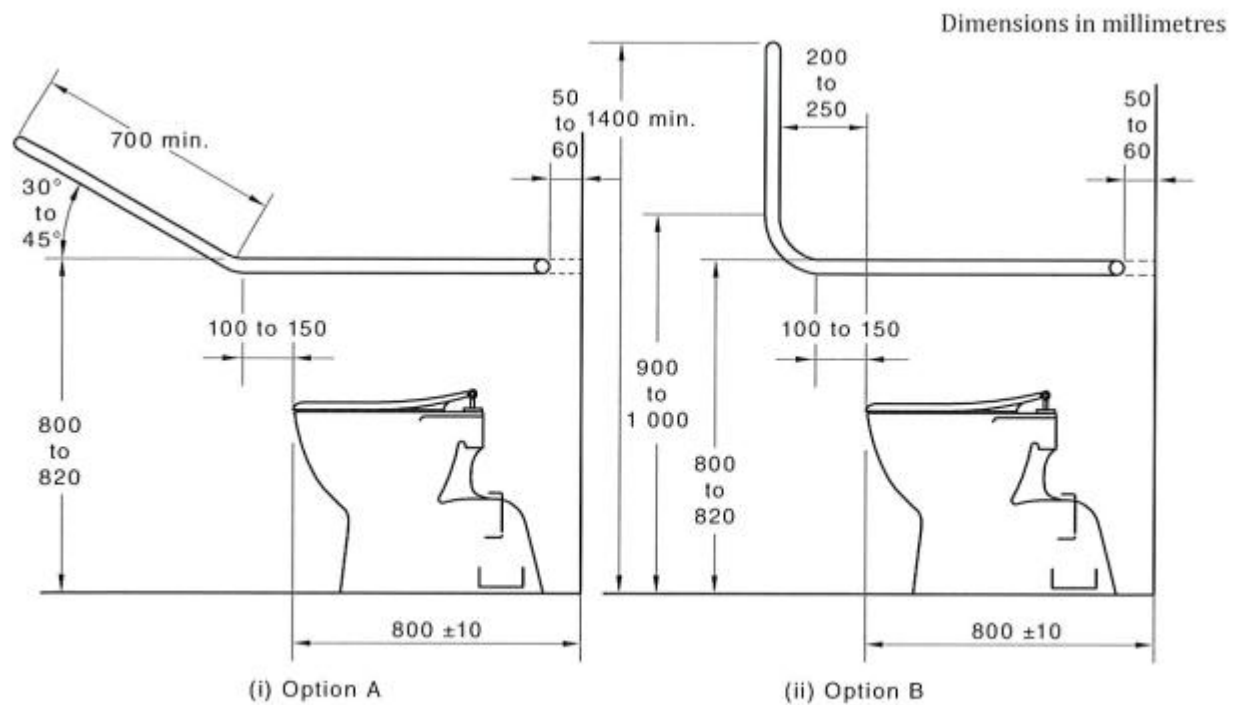


Figure 41 — Zone for position of toilet paper dispenser

Accessible
facility grab
rails



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

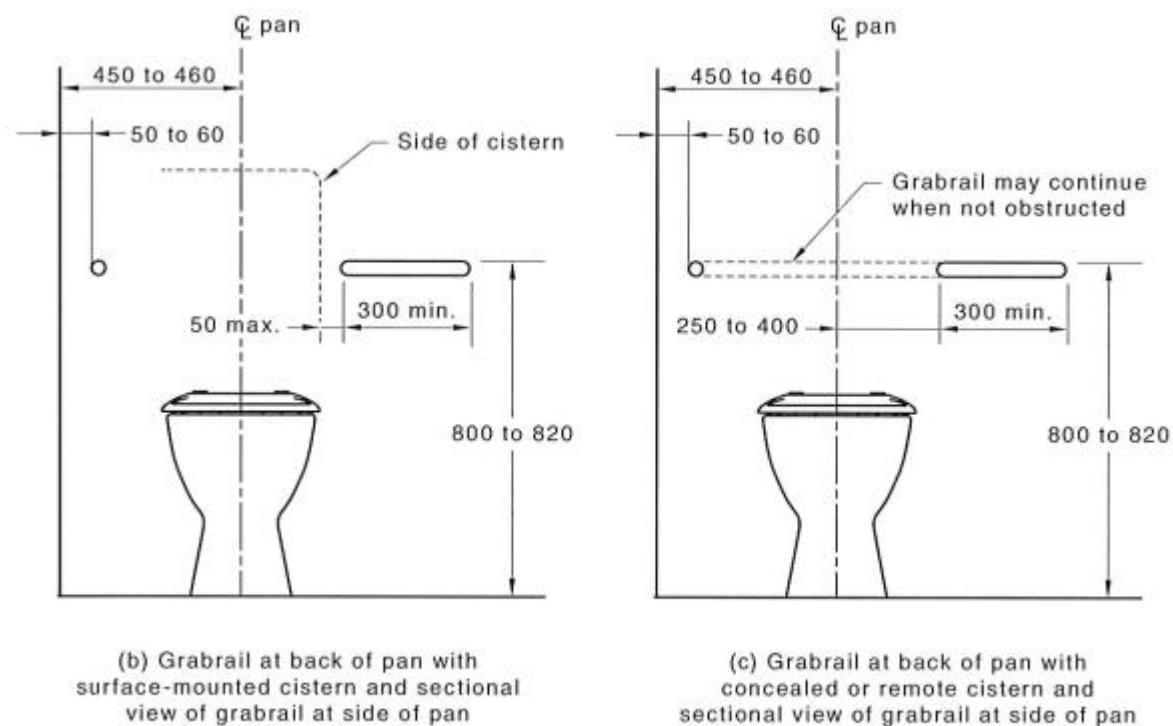
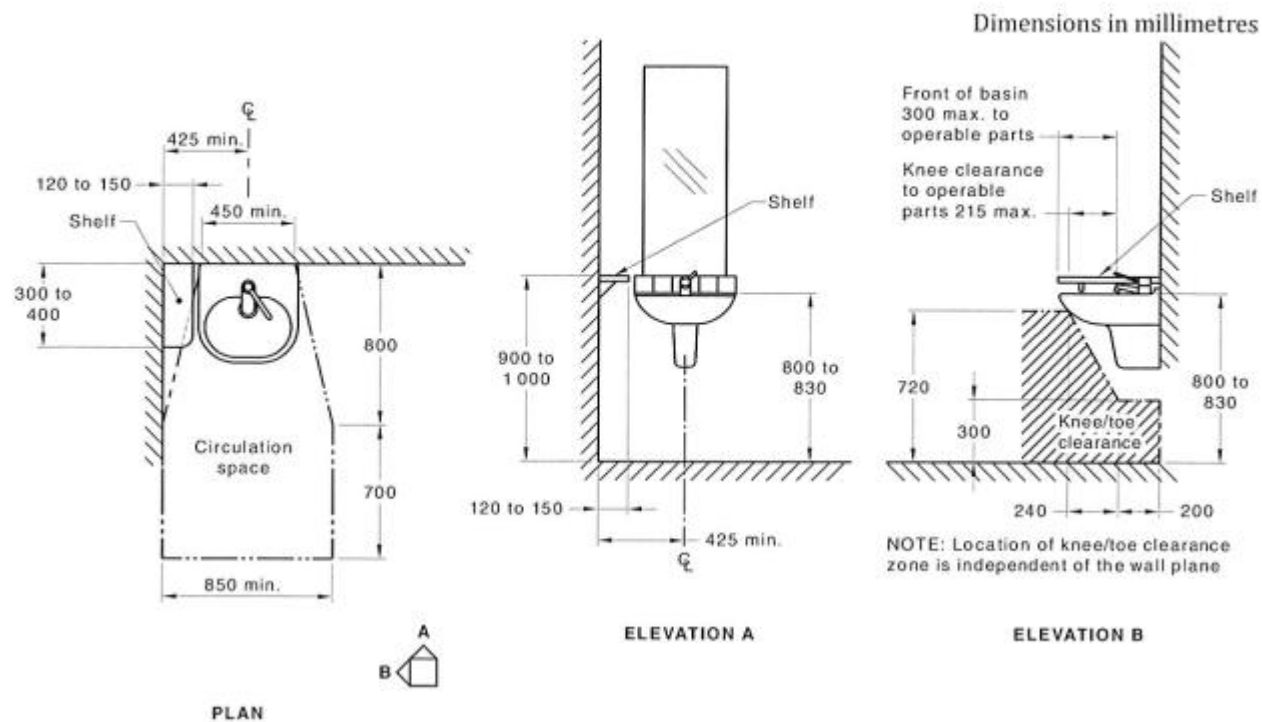


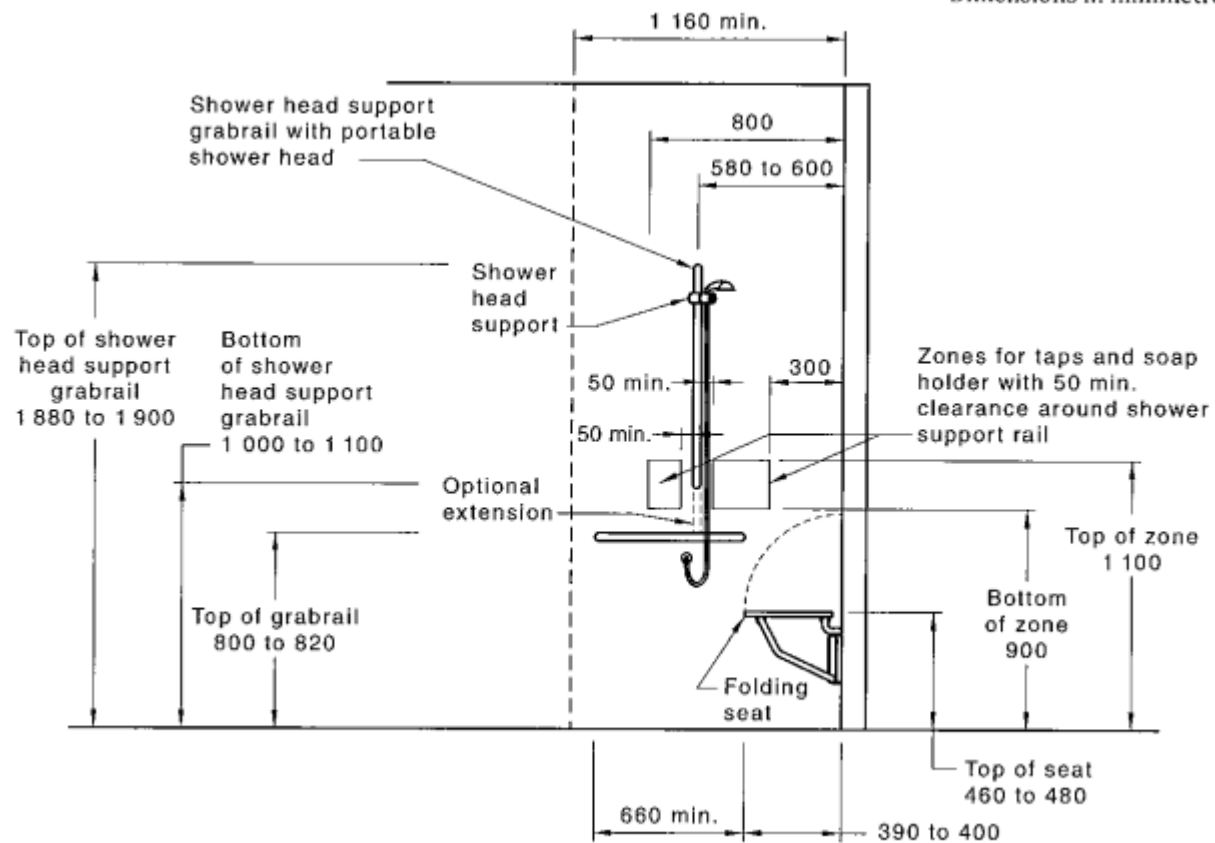
Figure 42 — Positions of grabrails in water closets

**Accessible
hand basin**



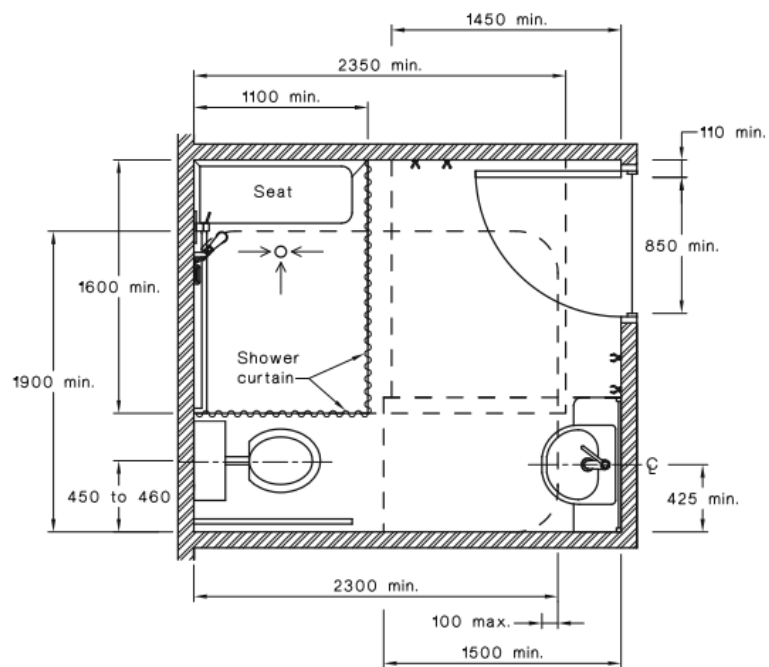
Accessible
Shower

Dimensions in millimetres



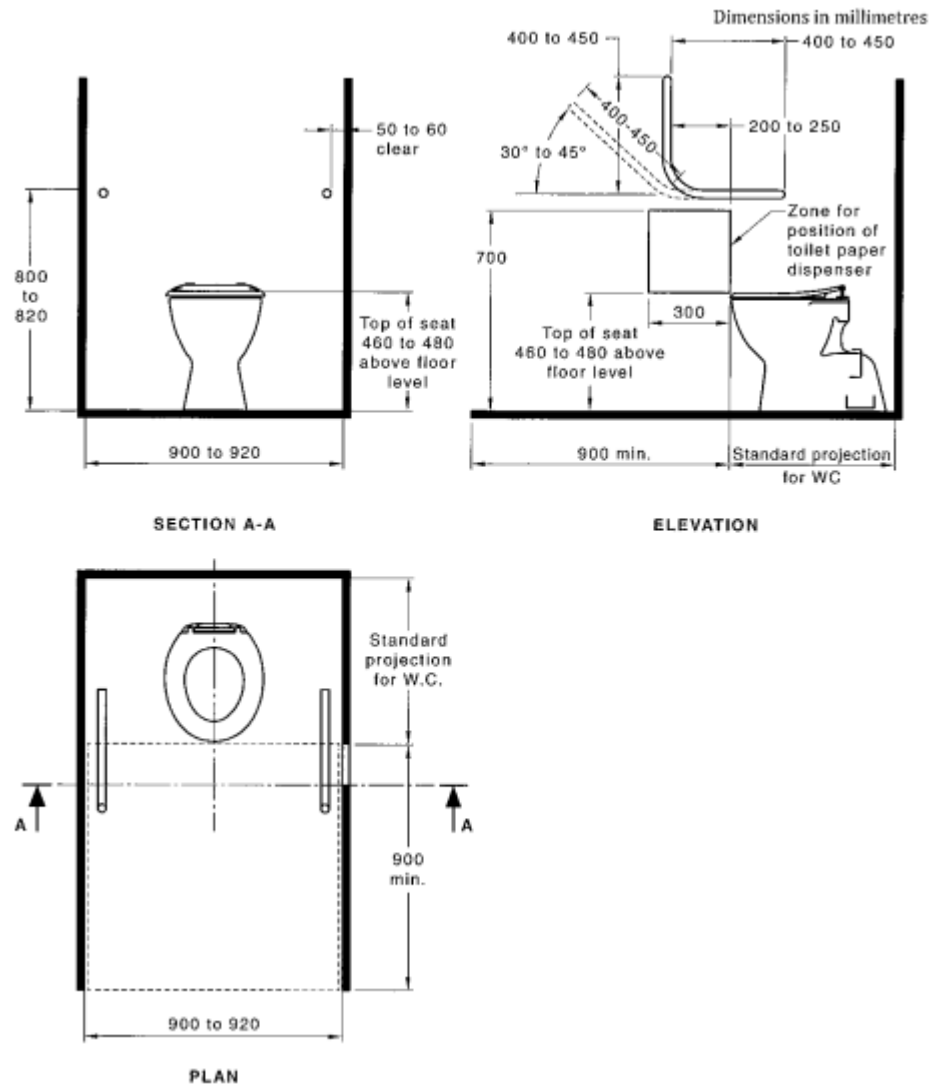
(a) Shower recess fittings

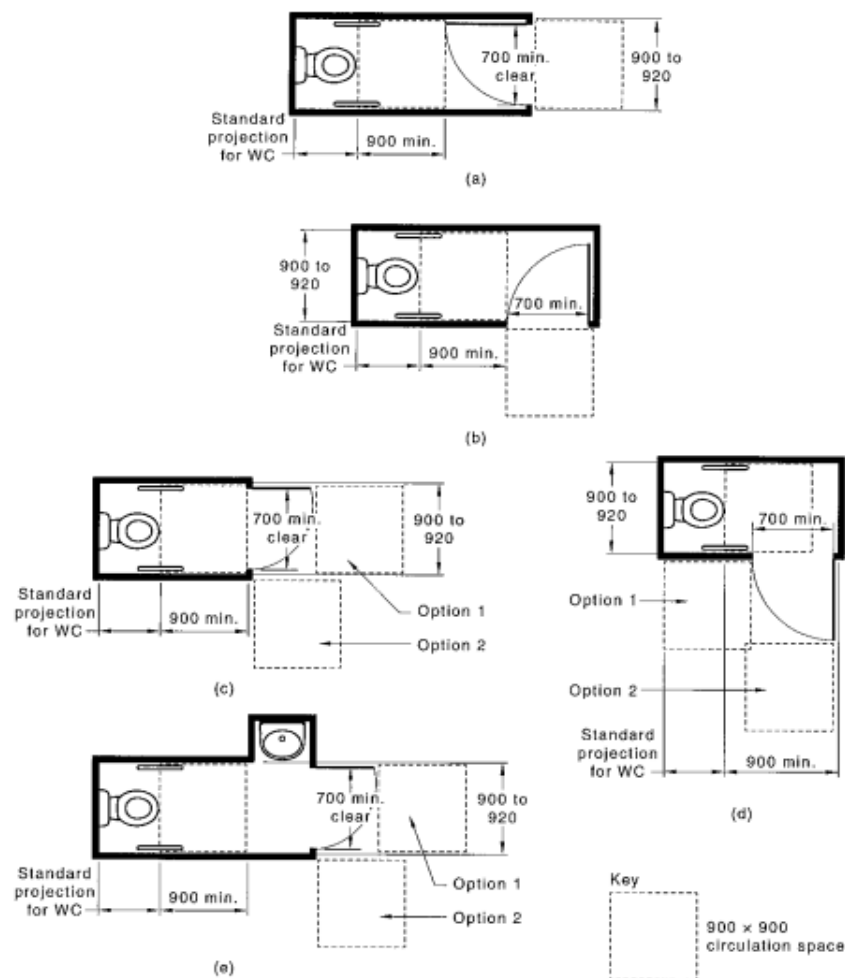
**Circulation
area in
accessible
shower/WC**



DIMENSIONS IN MILLIMETRES

**Ambulant
accessible
grab rails**





Door clearances	

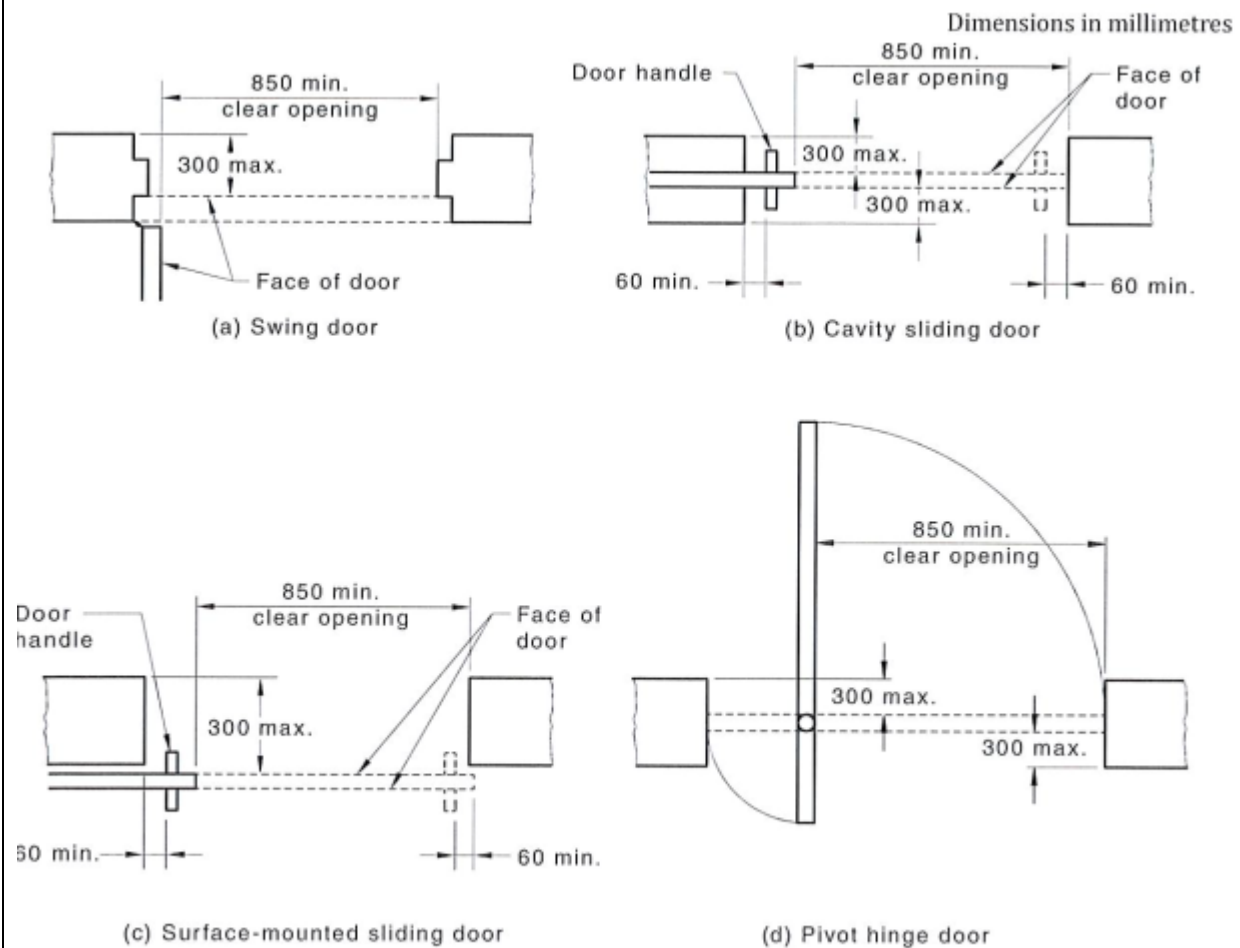
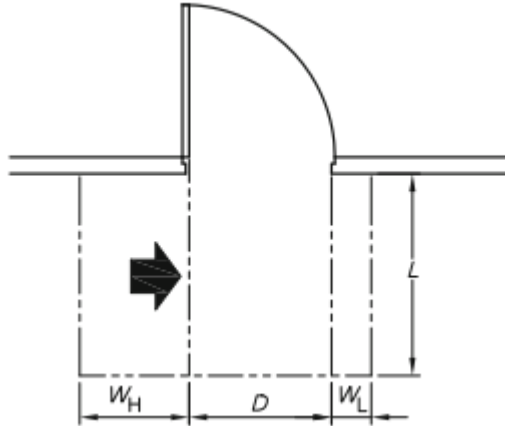
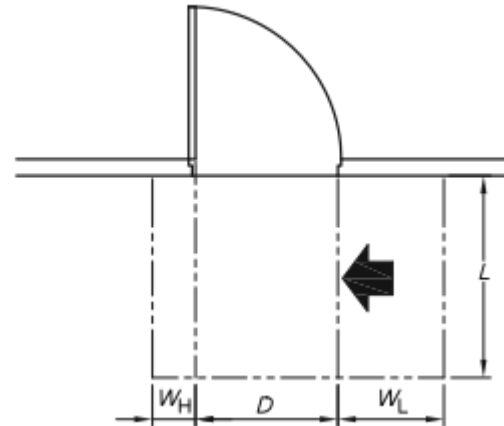


Figure 30 — Examples of clear opening of doorways

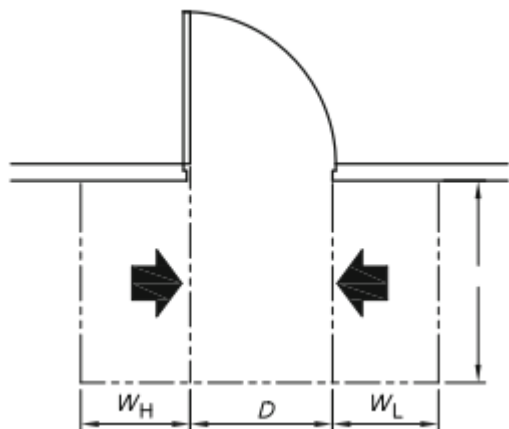
**Side hung Door
Circulation
areas**



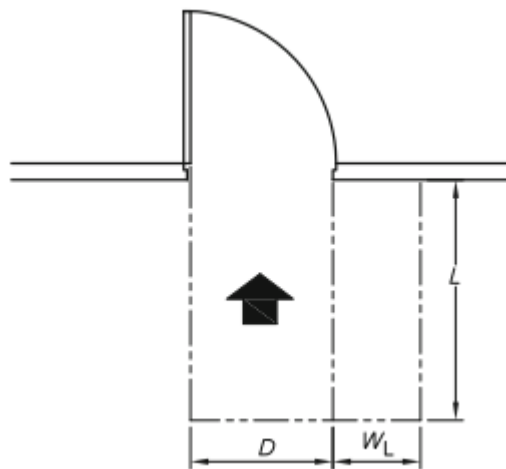
Dimension D	Dimension L	Dimension W _H	Dimension W _L
850	1220	560	340
900	1185	510	340
950	1160	460	340
1000	1140	410	340



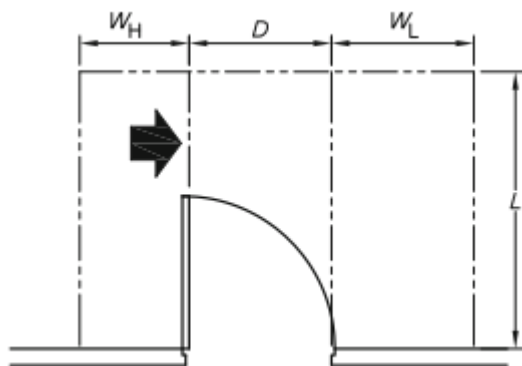
Dimension D	Dimension L	Dimension W _H	Dimension W _L
850	1240	240	660
900	1210	190	660
950	1175	140	660
1000	1155	90	660



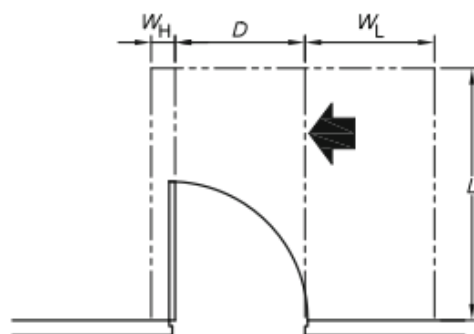
Dimension D	Dimension L	Dimension W _H	Dimension W _L
850	1240	560	660
900	1210	510	660
950	1175	460	660
1000	1155	410	660



Dimension D	Dimension L	Dimension W _H	Dimension W _L
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

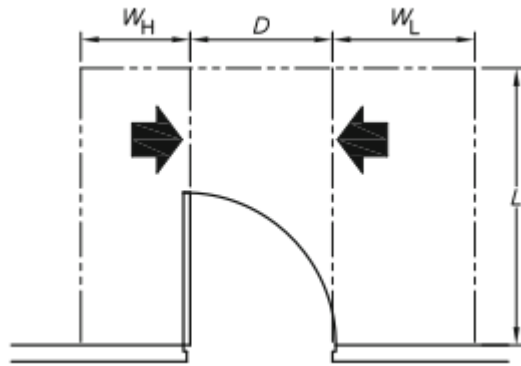


Dimension D	Dimension L	Dimension W _H	Dimension W _L
850	1670	110	900

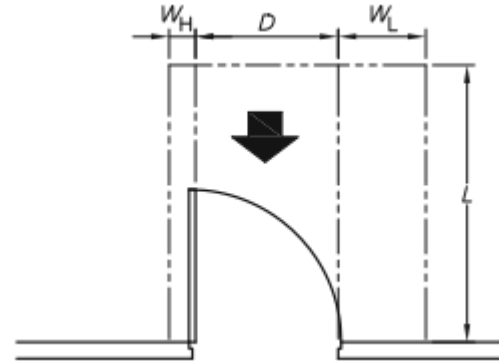


Dimension D	Dimension L	Dimension W _H	Dimension W _L
850	1670	110	900

850	1670	660	900	900	1670	110	900
900	1670	610	900	950	1670	110	900
950	1670	560	900	1000	1670	110	900
1000	1670	510	900				

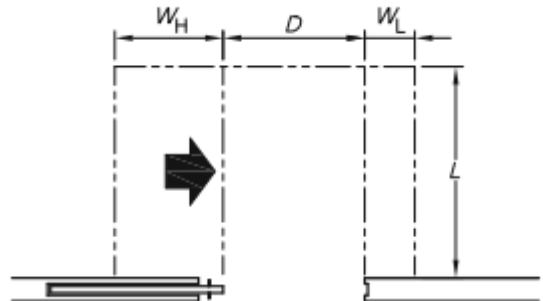


Dimension D	Dimension L	Dimension W _H	Dimension W _L
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

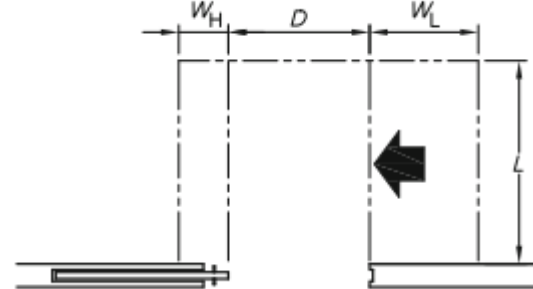


Dimension D	Dimension L	Dimension W _H	Dimension W _L
850	1670	110	530
900	1670	110	530
950	1670	110	530
1000	1670	110	530

**Sliding Door
circulation
areas**

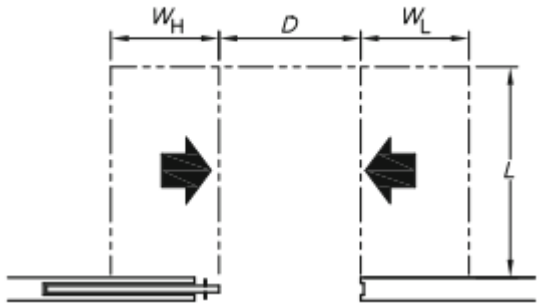


Dimension D	Dimension L	Dimension W _H	Dimension W _L
850	1280	660	395

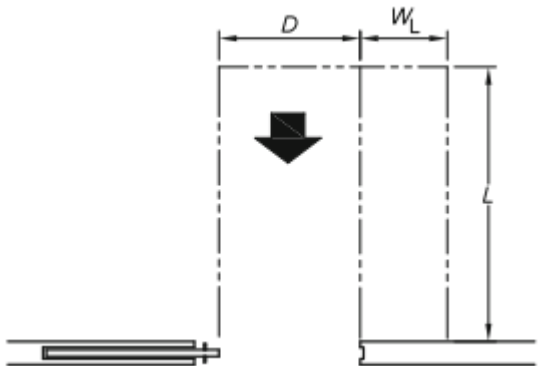


Dimension D	Dimension L	Dimension W _H	Dimension W _L
-------------	-------------	--------------------------	--------------------------

900	1280	610	395	850	1230	185	660
950	1280	560	395	900	1230	180	660
1000	1280	510	395	950	1230	180	660
				1000	1230	180	660

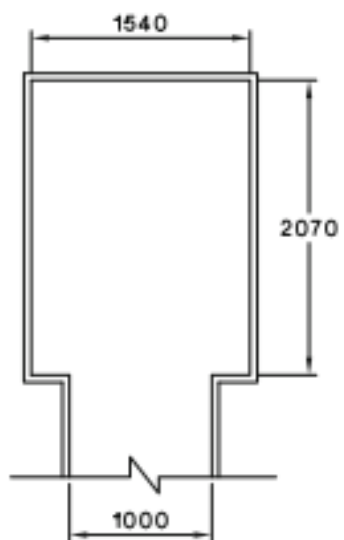
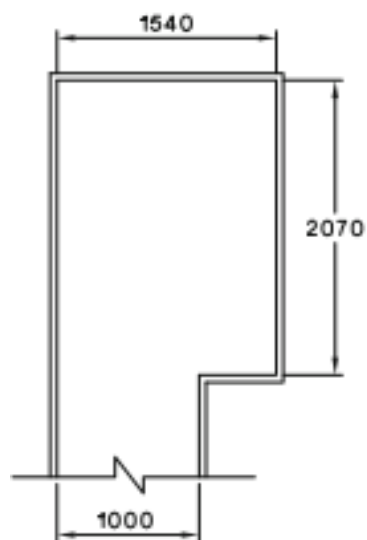


Dimension D	Dimension L	Dimension W _H	Dimension W _L
850	1280	660	660
900	1280	610	660
950	1280	560	660
1000	1280	510	660

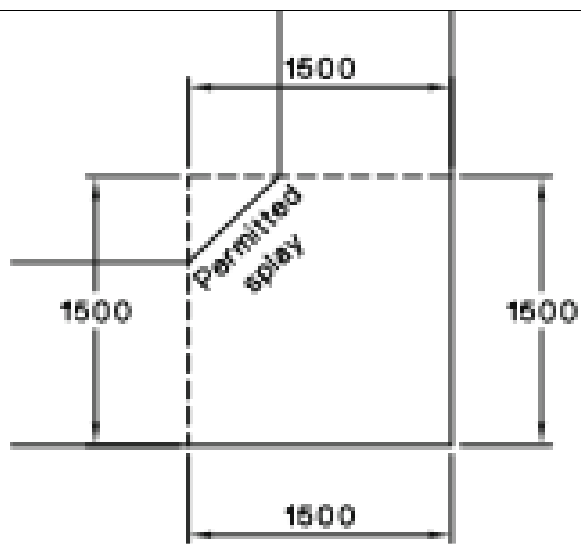


Dimension D	Dimension L	Dimension W _H	Dimension W _L
850	1450	0	530
900	1450	0	530
950	1450	0	530
1000	1450	0	530

180 degree
Turning spaces



90 degree
turning space



Turn 90° in path of travel
Corridor less than 1500 mm wide
requires widening at turn

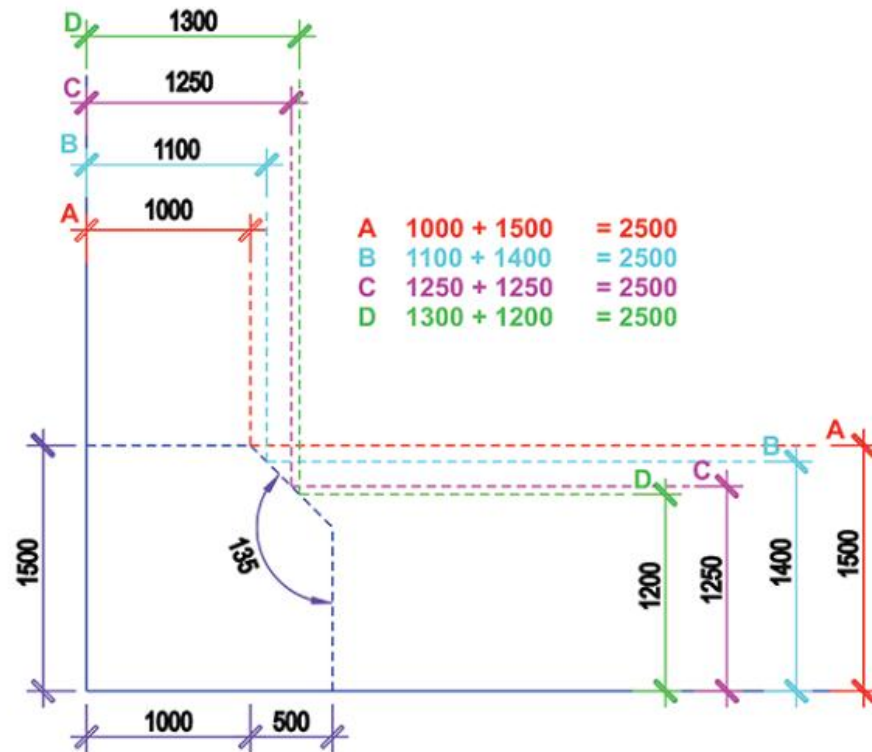


FIGURE 2.1 DIMENSIONS OF ANGLE PARKING SPACES

FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES

DIMENSIONS IN MILLIMETRES