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24 May 2018

Development Application DISABILITY ACCESS REPORT



Anglican Care Seniors Living Development
Clement Street
GLOUCESTER NSW

For:
Anglican Care
c/- APP Corporation Pty Ltd

Our ref:
18017



Executive Summary

Development application documentation for the proposed Seniors Living Development located at Clemet Street Gloucester, has been reviewed against the requirements of the Building Code of Australia 2016 (BCA), Disability (Access to Premises) Standards 2010, The Disability Discrimination Act 1992 (DDA) and SEPP Housing for Seniors and People with Disabilities with regard to access for persons with a disability.

We consider that the drawings presented, for the purposes of a development application, generally comply with The Building Code of Australia 2016 and the intent of the Disability Discrimination Act 1992. The recommendations made in this report should be implemented during the construction process to ensure compliance.

The following table summarises compliance issues.

Item No.	Description	Compliance Status
SEPP Siting Requirements		
3.1	Location & Access to Facilities	Compliant
3.2	Accessibility	Compliant
External Areas Generally – RACF & Community Centre		
4.1	Street Boundary to Entrance	Capable of compliance
4.2	Carparking to Entrance	Capable of compliance
4.3	Link between Buildings	Not applicable
4.4	Pathways	Capable of compliance
4.5	Accessible Carparking	Capable of compliance
Residential Aged Care Facility		
5.1	Entrance	Capable of compliance
5.2	Tactile indicators at entrance	To be addressed during detailed design stages.
5.3	Extent of Access Generally	Compliant
5.4	Circulation Areas	Compliant
5.5	Service Counters	Recommendation only
5.6	Hearing augmentation at Service Counters	To be addressed during detailed design stages.
5.7	Hearing Augmentation	To be addressed during detailed design stages.
5.8	Doorways	Compliant configuration
5.9	Exempt Areas	Complaint
5.10	Floor Finishes	To be addressed during detailed design stages.
5.11	Carpet	To be addressed during detailed design stages.
5.12	Controls	To be addressed during detailed design stages.
5.13	Signage	To be addressed during detailed design stages.
5.14	Thresholds	Compliant
5.15	Sanitary Facilities Generally	Compliant
5.16	Accessible Toilets	Capable of compliance
5.17	Accessible Showers	Capable of compliance
5.18	Ambulant Toilet Cubicles	Capable of compliance



Item No.	Description	Compliance Status
SEPP Schedule 3 – ILU		
6.1	Siting Standards	Compliant
6.2	Security	To be addressed in detailed design.
6.3	Letterboxes	To be addressed in detailed design.
6.4	Private Car Accommodation	Compliant
6.5	Accessible Entry	Compliant
6.6	Interior	Compliant
6.7	Main Bedroom	Compliant
6.8	Bathroom	Compliant
6.9	Toilet	Compliant
6.10	Surface Finishes	To be addressed in detailed design.
6.11	Door Hardware	To be addressed in detailed design.
6.12	Ancillary Items	To be addressed in detailed design.
6.13	Living and Dining Room	Compliant
6.14	Kitchen	Compliant
6.15	Access to kitchen, main bedroom & bathroom	Compliant
6.16	Lifts in multi-storey buildings	Not applicable
6.17	Laundry	Compliant
6.18	Storage	Compliant
6.19	Garbage	Compliant
Community Centre		
7.1	Entrance	Compliant configuration
7.2	Tactile Indicators at Entrance	To be addressed in detailed design.
7.3	Extent of Access Generally	Compliant
7.4	Accessible Counters	Recommendation only
7.5	Hearing Augmentation	To be addressed in detailed design.
7.6	Circulation Areas	Compliant
7.7	Doorways Generally	Compliant configuration
7.8	Exempt Areas	Compliant
7.9	Floor Finishes	To be addressed in detailed design
7.10	Carpet	To be addressed in detailed design
7.11	Controls	To be addressed in detailed design
7.12	Signage	To be addressed in detailed design
7.13	Thresholds	To be addressed in detailed design
7.14	Sanitary Facilities Generally	Compliant
7.15	Unisex Accessible Sanitary Facility	Capable of compliance
7.16	Ambulant Cubicles	Capable of compliance

Construction is to be in accordance with the recommendations made in this access report to ensure compliance. Where construction differs from the drawings, further assessment will be required to ascertain compliance.

This report is limited to items within drawings listed in this report only. Future alterations and additions to the building will render the recommendations in this report null and void as we cannot guarantee continued compliance where changes to the building fabric are made. A high level of maintenance is recommended to ensure continued compliance with access legislation.



All dimensions quoted throughout this report and within Australian Standards are CLEAR dimensions, not structural. This needs to be considered in the preparation of the construction certificate documentation to account for wall linings and the like.

Best practice options, as noted in the report, are not mandatory but will minimise the risk of a complaint made under the DDA.

The recommendations throughout this report reflect the professional opinion and interpretation of Lindsay Perry. This may differ from that of other consultants. We aim to provide practical, performance based advice based on project specifics that will maximize access for persons with a disability to the built environment.

Lindsay Perry is a qualified Access Advisor, being an accredited member of The Association of Consultants in Access, Australia – membership number 136. Lindsay Perry carries public liability insurance, professional indemnity insurance and income protection.

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Revision Summary

Date	Description	Revision
27 April 2018	Draft Disability Access Report - DA	1
16 May 2018	Disability Access Report - DA	2
24 May 2018	Disability Access Report - DA	3



1. Introduction

This Access Report considers the proposed Seniors Living Development located at Clemet Street Gloucester, against the requirements of the Building Code of Australia 2016 (BCA), Disability (Access to Premises) Standards 2010, The Disability Discrimination Act 1992 (DDA) and SEPP Housing for Seniors and People with Disabilities with regard to access for persons with a disability.

The project involves the provision of a Residential Aged Care Facility (RACF) containing forty-four (44) beds with capacity for future expansion; twenty-eight (28) Independent Living Units (ILU) and a Community Centre to be constructed on a greenfield site.

Documentation prepared by Manns + Troup has been reviewed as follows:

- DA01 01 Overall Site Plan
- DA02 01 Site Plan
- DA03 -01 Site Plan
- DA04 01 Site Plan
- DA05 01 Site Plan
- DA06-01 Site Plan
- DA07 01 Overall Perspective
- DA11 01 RACF Overall
- DA12 01 RACF Plan
- DA13 01 RACF Plan
- DA14 01 RACF Plan
- DA15 01 RACF Roof Plan
- DA21 01 RACF Elevations
- DA22 01 RACF Sections
- DA23 01 RACF Perspective
- DA31 01 Community Centre Floor Plan
- DA32 01 Community Centre Elevations
- DA33 -01 Community Centre Elevations
- DA34 -01 Community Centre Sections
- DA35 -01 Community Centre Perspective
- DA41 01 ILU Type 1
- DA42 -01 ILU Type 2
- DA43 -01 ILU Type 3
- DA44 01 ILU Type 4
- DA45 01 ILU Type 5
- DA51 01 ILU Type 1 Elevation
- DA52 01 ILU Type 2 Elevation
- DA53 01 ILU Type 3 Elevation
- DA54 01 ILU Type 4 Elevation
- DA55 01 ILU Type 5 Elevation
- DA56 01 ILU Elevations
- DA57 01 ILU Elevations
- DA58 01 ILU Elevations
- DA59 01 ILU Sections
- DA60 01 ILU Sections
- DA61 01 ILU Perspective



2. Legislation

The requirements of BCA 2016 have been adopted in the preparation of this access report. Access assessment has been made against Access Legislation including:

- The Commonwealth Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises (Buildings)) Standards 2010
- Access Code for Buildings 2010
- The Building Code of Australia 2016 (BCA) Section D3 – Access for People with Disabilities
- The Building Code of Australia 2016 (BCA) Section D2 (in part) – thresholds and slip resistant
- The Building Code of Australia 2016 (BCA) Section E3.6 – Lifts
- Australian Standards AS1428.1(2009) Amendment 1, AS1428.2(1992), AS1428.4(2009) – Design for Access and Mobility
- Australian Standard AS2890.6 (2009) – Parking Facilities – Off street carparking For People with Disabilities.
- Australian Standard AS4299 – Adaptable Housing
- State Environmental Planning Policy – Housing for Seniors and Persons with a Disability 2004 (SEPP), Current Amendment – 1 January 2013.

The accessibility of the proposed development has been considered in regard to the relevant access legislation. A summary of the requirements of relevant legislation follows.

- The **DDA** requires independent, equitable, dignified access to all parts of the building for all building users regardless of disability. The DDA makes it unlawful to discriminate against a person on the grounds of disability. The DDA is a complaint-based law and is administered by the Human Rights and Equal Opportunities Commission
- The **DDA Premises Standards** include an **Access Code** written in the same style as the Building Code of Australia. That is, the Access Code has a number of Performance Requirements that are expressed in broad terms and references to a number of technical Deemed-to-Satisfy Provisions. The Deemed-to-Satisfy provisions refer in many cases to technical details in Australian Standards such as AS1428.1, the primary Australian Standard relating to building access for people with a disability.
- The **BCA 2016** for Class 9c buildings (RACF) requires that common areas of the building be accessible from at least one floor of sole occupancy units and to the entrance doorway of each sole occupancy located at that level. It also requires access to and within not less than each type of room or space for use in the common areas of the development. For sole occupancy units, access must be provided to 3 sole occupancy units (based on a total of 44).
- The **BCA 2016** for Class 9b (Community Centre) buildings requires access for people with disabilities to and within all areas usually used by the occupants and to wheelchair seating spaces provided in accordance with D3.9. Access need not be provided to every tier / platform within an auditorium.
- **SEPP** Housing for Seniors and People with a Disability encourages the provision of housing for seniors and persons with a disability. It accommodates the requirements of AS1428, AS4299 and AS2890.1.



- **AS1428 – Design for Access and Mobility** requires the inclusion of a continuous accessible path of travel from the street footpaths and carparking areas to the entry and facilities within the building. It also includes requirements for doorways, stairs, toilets, etc.

Part 1 (2009) of this standard contains access requirements that are mandatory for the provision of access for persons with a disability and is referred by the BCA. Amendment 1 of this document was released in 2010.

Part 2 (1992) provides enhanced and best practice requirements. While AS1428.2 is not mandatory, the inclusion of its requirements such as accessible reception counters reduce the risk of a complaint made under the DDA. AS1428.2 is referenced by the Human Rights and Equal Opportunities Commission Advisory Notes for Access to Premises that accompanies the DDA.

Requirements for tactile indicators are included in Part 4.1 (2009) of this standard.

Part 5 (2010) provides requirements for Communication for people who are deaf or hearing impaired but is not referenced by the BCA.

- **AS2890.6** applies to the carparking areas generally.
- **AS4299 – Adaptable Housing** provides housing for different community groups with different needs. It involves a move away from special accommodation for persons with a disability, avoiding social dislocation and is referenced by the SEPP.
- **AS1735.12** contains requirements for passenger lifts for persons with a disability.

3. SEPP – Siting Requirements

The proposed development has been designed to reflect the requirements of the SEPP and the Australian Standards nominated in this document including AS1428 and AS4299. This development contains self-contained dwellings. Therefore, the requirements of SEPP Clause 26: Location and Access to Facilities, Clause 38: Accessibility are relevant.

3.1 SEPP Clause 26 Location & Access to Facilities

A SEPP development must offer access to services such as shops, banks, retail services, commercial services, recreational facilities, community facilities and doctors. These facilities are to be located within 400m of the site via a pathway that provides an accessible path of travel.

For development outside the Sydney Statistical Division, these services can be located at a distance greater than 400m from the site if there is a transport service available. The transport service is required to take residents to a place that is located at a distance of not more than 400m from the relevant facilities or services and is to be available to and from the proposed development during daylight hours at least once each day from Monday to Friday.

Within the SEPP, an accessible path of travel is defined as a sealed pathway that has an average gradient of 1:14. Other allowable gradients include 1:12 for a length of up to 15m, 1:10 for a length of up to 5m and 1:8 for a length of up to 1.5m.



Compliance Summary:

Compliant

A 1:20 pedestrian path is proposed from the RACF to the path on the Council reserve south of the site. Pedestrians will be able to Church Street via Henderson Street from the proposed 1:20 path. Church Street is the main road into Gloucester and provides access to bus and taxi services. Current public transport in Gloucester includes coaches and train services into and out of Gloucester.

There is currently limited public transport within the Gloucester area. Newcombe Coach Lines provides a student transport system in the Gloucester and surrounding areas. Two taxi companies are available in Gloucester. The proposed development has been designed to integrate into the existing public transport system as far as practicable. It would be unreasonable and not feasible for the proposed development to provide a stand alone public transport system to comply with this Clause. The proposed development will provide an essential housing choice within Gloucester by a social housing provider that will allow residents to remain within Gloucester and should be considered as an additional housing choice in Gloucester and not be constrained by existing limitations of the public transport system of a rural area.

3.2 SEPP Clause 38 – Accessibility

A SEPP development should have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities. A development should provide attractive, yet safe, environments for pedestrian and motorists with convenient access and parking for residents and visitors.

Compliance Summary:

Compliant

The proposed development meets the intent of this Clause with links to local facilities as described above.

Carparking is provided for residents attached to the dwellings with visitor carparking provided at the front of the RACF and Community Centre.

4 External Areas Generally – RACF & Community Centre

The approach to the Residential Aged Care Facility and the Community Centre needs to be addressed when considering access for persons with a disability. The BCA has three requirements for the approach to the building for persons with a disability.

An accessible path of travel is required to the building entrance from the allotment boundary at the main points of pedestrian entry, from accessible carparking areas and from any adjacent and associated accessible building.

4.1 Approach from Street Boundary at Pedestrian Entry

The BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.



Compliance Summary:

Compliant

We have been advised that the roadways throughout the site are to be shared zones for pedestrian access. They have been designed to incorporate maximum gradients of 1:20 and maximum crossfalls of 1:40 to facilitate an accessible path of travel throughout the site.

4.2 Approach from Accessible Visitor Carparking

The BCA requires that a continuous accessible path of travel be provided from the accessible carparking areas to the main entrance.

Compliance Summary:

Compliant – refer to comments above.

4.3 Approach between Associated Buildings

The BCA requires that a continuous accessible path of travel be provided between associated accessible buildings.

Compliance Summary:

Compliant – refer to comments above.

4.4 Shared Zones (roadways) Generally

An accessible path of travel is required from the accessible carparking areas to the main entrance of each building / tenancy and from the allotment boundary to the main entrances. The accessible path of travel refers to a pathway which is grade restricted and provides wheelchair access as per the requirements of AS1428.

Compliance Summary:

Capable of compliance.

Recommendations:

For compliance with AS1428.1, the following access requirements apply and should be implemented during preparation of the construction certificate documentation.

- a. The minimum unobstructed width of all pathways is to be 1000mm (AS1428.1, Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2.
- b. All pathways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, or 5mm for bevelling edges).
- c. The maximum allowable crossfall of pathways is to be 1:40.
- d. The ground abutting the sides of the pathways should follow the grade of the pathway and extend horizontally for 600mm. We note that this is not required where there is a kerb or handrail provided to the side of the pathway.



- e. Pathways to have passing bays complying with AS1428.1 at maximum 20m intervals where a direct line of site is not available. They are required within 2m of the end of the pathway where it is not possible to continue travelling along the pathway.

A passing space shall have a minimum width of 1800 for a minimum length of 2000mm. Refer to AS1428.1, Clause 6.4.

4.5 Accessible Carparking

An accessible carparking space is shown at the Community Centre and we assume a space will also be provided within the RACF carparking areas.

Compliance Summary:

Capable of Compliance

Recommendations:

Access requirements for the accessible carparking are as follows and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. Accessible carparking to be a minimum of 2400mm wide with a shared area to one side of the space 2400mm wide. Circulation space can be shared between adjacent accessible carparks. For a single space, a total width of 4800mm is required.
- b. Provide a bollard to the shared circulation space as illustrated in AS2890.6, Figure 2.2.
- c. The maximum allowable crossfall of accessible carparking area to be, 1:33 (for outdoor spaces). This crossfall applies both parallel and perpendicular to the angle of parking.
- d. For covered carparking, the clear height of the accessible carparking space to be 2500mm as illustrated in AS2890.6, Figure 2.7.
- e. Designated accessible carparking is to be identified using the International Symbol for Access (ISA) –ground and vertical signage is required. Signage is to comply with AS1428.1.

5 Residential Aged Care Facility

The Residential Aged Care Facility (RACF) provides forty-four beds with capacity for future expansion. The building is located in close proximity to the site entrance along Clement Street. Provided over a single level, the RACF provides single room accommodation, common use facilities such as lounges and dining areas and administrative areas.

5.1 Entrance

Automatic sliding doors provide entrance to the building. The use of this type of door is encouraged as it maximizes access for persons with a disability.

Compliance Summary:

Capable of compliance

Recommendations:

The following access requirements apply to the entrance and should be addressed during preparation of the construction certificate documentation to ensure compliance.



- a. Entrance to comply with AS1428.1(2009), Clause 13 as part of the accessible path of travel.
- b. Door are to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel.
- c. Door threshold to be level to provide seamless entry as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where beveled edges are provided between surfaces – refer to Figure 6.
- d. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)
- e. For glass doors, provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid. AS1428.1, Clause 6.6.

5.2 Tactile Indicators at Entrance

BCA Clause 3.8 (a) (v) states that for a building that is required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching – in the absence of a suitable barrier – an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building...if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4.

If no kerb is provided between the entrance and the driveway area, tactile indicators are required.

Compliance Summary:

To be addressed during detailed design.

Recommendations:

The following access requirements apply and should be addressed during preparation of the construction certificate documentation to ensure compliance as applicable.

- a. Where no kerb is provided, install tactile indicators for compliance with BCA Clause D3.8 and AS1428.4.

Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour. Tactile indicators to be 600-800mm deep across the width of the path of travel set back 300mm from the edge of the driveway / roadway.

5.3 Extent of Access Generally – BCA

Accessibility provisions of the BCA have generally been met. Access is provided to and within the common areas of the RACF and to the door of individual sole occupancy units. With regard to the provision of accessible sole occupancy units, this will be addressed through performance solution at the construction certificate stage of the development based on Anglican Cares' operational model and service delivery / nursing procedures.

Compliance Summary:

Compliant



5.4 Circulation Areas

BCA (Clause D3.3) requires the provision of turning spaces and passing areas to corridors to enable wheelchair circulation throughout a building.

Turning spaces 1540mm wide by 2070mm long are required within 2m of the end of corridors to enable a wheelchair to turn through 90° and passing areas 1800mm wide by 2000mm long are required every 20m along a corridor unless there is a clear line of sight.

Compliance Summary:

Compliant

5.5 Accessible Counters (Best-practice recommendation)

A reception counter is provided within the entry / waiting area. The provision of an accessible section of counter will benefit people using wheelchairs.

Access requirements for service counters are contained in AS1428.2. AS1428.2 provides enhanced requirements for accessibility but is not mandatory. Compliance with this clause will offer protection from a complaint made under the DDA but is not required by the BCA.

Access requirements for the accessible reception counter, if provided, are as follows.

- a. Accessible counters to comply with AS1428.2, Clause 24.1. Height of the counter is to be between 750mm(±20) and 850mm (±20) above the finished floor level and have foot and knee clearance under the counter as outlines in Figure 25. The minimum width of the accessible counter and clearance below is 900mm.

5.6 Hearing Augmentation at Service Counters

For buildings that are required to be accessible, the BCA (Clause D3.7) requires hearing augmentation systems at service counters **where the user is screened from the service provider**. We note that this may not be relevant to this project.

Requirements for hearing augmentation are contained in AS1428.5: Communication for People who are deaf or Hearing impaired. This standard is not referenced by BCA however, we recommend that the requirements of AS1428.5 be adopted in the provision of hearing augmentation.

Compliance Summary:

Capable of compliance

Recommendations:

- a. Hearing augmentation at service counters to comply with AS1428.5, Clause 3.4 which recommend that provision of an assisted listening system (ALS). Specifications for the ALS are provided in AS1428.5, Clause 4.3.
- b. The hearing augmentation system is to be identified using the International Symbol for Deafness – refer to AS1428.5, Clause 5.1 – and displayed at the reception counters.



5.7 Hearing Augmentation

For buildings that are required to be accessible, the BCA (Clause D3.7) requires hearing augmentation systems within auditoriums, meeting rooms and the like **where an inbuilt amplification system, other than the one used for emergency warning is installed**. An induction loop to at least 80% of the floor area is required.

Requirements for hearing augmentation are now contained in AS1428.5: Communication for People who are deaf or Hearing impaired. This standard will not be referenced by BCA. However, we recommend that the requirements of AS1428.5 be adopted in the provision of hearing augmentation within the building.

Compliance Summary:

To be addressed during detailed design stages.

5.8 Doorways Generally

AS1428 has requirements for doorways within the accessible path of travel to enable independent access for people using a wheelchair.

Compliance Summary:

Compliant circulation areas provided.

Recommendations:

Access requirements for doorways within the accessible path of travel are as follows and should be implemented during preparation of the construction certificate documentation to ensure compliance.

- a. Doorways within the accessible path of travel to have a minimum clear opening width of 850mm (AS1428.1(2009), Clause 13.2). We recommend the use of a 920 leaf door as a minimum to achieve adequate clear width.

For double doors, the operable leaf must achieve this clear opening width.

- b. All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.
- c. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.
- d. Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5).
- e. Doorways to have operational forces per AS1428.1 (2009), Clause 13.5.2. A maximum allowable force of 20N is required to operate the door.
- f. For residential aged care facilities, BCA Clause D1.7 requires that the unobstructed width of a door must be not less than 1070mm where it opens from a sole occupancy unit onto a public corridor; 870mm in other residential areas; and 800mm in non-residential areas.



5.9 Exempt Areas

BCA Clause D3.4 does not require access for people with disabilities to areas that would be inappropriate due to the particular use of the area or would pose a health and safety risk. This includes the path of travel to these areas.

In this instance, the following areas are considered exempt areas: Plant Rooms; Service Areas; Kitchen and associated areas; Bulk Store Areas; Loading Dock.

5.10 Floor Finishes

All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance is 3mm (5mm for bevelled edges) as part of the accessible path of travel. Refer to AS1428.1(2009), Clause 7.2 for further details. This should be implemented during preparation of the construction certificate documentation to ensure compliance.

Compliance Summary:

To be addressed during detailed design stages.

5.11 Carpet

AS1428.1 has access requirements for carpet. Where **new** carpet is used as the floor surface, pile height should not exceed 4mm. Exposed edges will be fastened to the floor surface. Carpet trims shall have a vertical face not more than 3mm high.

Compliance Summary:

To be addressed during detailed design stages.

5.12 Controls

New controls such as light switches, GPOs, alarm keypads, card swipes, intercoms, etc are to be located within the accessible height range of 900-1100mm above the floor level to comply with AS1428.1(2009), Clause 14. This should be implemented during preparation of the construction certificate documentation to ensure compliance.

Compliance Summary:

To be addressed during detailed design stages.

5.13 Signage

Signage to identify sanitary facilities, hearing augmentation and required exits are to be provided in accordance with BCA Clause D3.6. This includes provision of the International Symbol for Access or International Symbol for Deafness as appropriate. Signage to comply with AS1428.1 (2009), Clause 8.

Compliance Summary:

To be addressed during detailed design stages.

Recommendations:

Signage to include information in Braille and tactile signage formats as outlined within BCA Specification D3.6.



- a. Braille and tactile components of the sign to be located not less than 1200mm and not higher than 1600mm affl.
- b. Signage identifying rooms with accessible features or facilities nominated in Clause D3.6 to be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door. This is to allow use of the Braille without obstructing pedestrian traffic through the doorway.
- c. For signage identifying an exit, "exit" and the level must be stated on the sign. It must be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door.

5.14 Thresholds

The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless in a building required to be accessible by Part D3, the doorway opens to a road or open space; and is provided with a threshold ramp or step ramp in accordance with AS 1428.1.

Compliance Summary:

Compliant

5.15 Sanitary Facilities Generally

The BCA / Access Code for Buildings (Clause F2.4) require the provision of sanitary facilities catering for persons with a disability as follows:

- A unisex accessible toilet at each level. Where more than one bank of toilets is provided at any level, at least 50% of those banks will have an accessible toilet facility.
- A unisex accessible shower is required where showers are required by F2.3. In this regard, BCA only requires showers within hospitals, early childhood centres, theatres and sporting venues. Showers are not *required* within commercial or retail premises. *If required by Clause F2.3*, where one or more showers are provided, 1 accessible shower for every 10 or part thereof must be provided.

To minimize the risk of a complaint made under the DDA, we recommend that where showers are provided for general use, an accessible shower should be provided.

- At each bank of toilets where there is one or more toilets in addition to an unisex accessible sanitary compartment at the bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1 must be provided for use by males and females

Compliance Summary:

Capable of compliance



5.16 Unisex Accessible Toilets

Two unisex accessible toilets are provided within the development – one for public use, the other a staff facility.

Compliance Summary:

Capable of compliance, based on overall room dimensions.

Recommendations:

Access requirements for the accessible toilet facilities are as follows and should be implemented during preparation of the construction certificate documentation to ensure compliance. For compliance with AS1428.1(2009), the minimum room dimensions of the accessible toilet are to be 1900x2300mm plus additional area for the handbasin. These are **CLEAR** dimensions. Provision for wall linings needs to be considered.

Where more than one accessible toilet is provided, a mirrored arrangement should be adopted to allow for the option of left and right handed use.

- a. Accessible toilet facilities to be unisex facilities for compliance with the BCA.
- b. Unisex accessible facilities to comply with AS1428.1(2009), Clause 15 including set-out of fittings and fixtures, circulation areas and doorways.

Crucial dimensions for the toilet are 450mm from centreline of pan to side wall, 800mm from front of pan to rear wall and a seat height of 470mm.

A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see figure 43).

For the basin, a minimum dimension of 425mm is required from the centreline of the basin to the side wall and height of basin to be between 800 and 830mm.

Grabrails to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800mm.

- c. Taps to have lever handles, sensor plates or similar controls. For lever taps, a minimum 50mm clearance to be provided to adjacent surfaces.
- d. Toilet seat shall be of the full round type, be securely fixed in position when in use and have fixings that create lateral stability. They should be load rated to 150kg, have a minimum 30% luminance contrast to the background colour (eg pan, wall or floor) and remain in the upright position when fully raised.
- e. Provide a backrest to accessible toilets to comply with AS1428.1, Clause 15.2.4.
- f. Accessible toilet to be identified using the International Symbol for Access. Pictograms / lettering to have a minimum 30% luminance contrast to the background colour. Signage is to comply with AS1428.1, Clause 8 and include information in tactile and Braille formats (as required by the BCA).
- g. Doorways to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel. Adequate circulation area at the latch



side of the doorway is required to allow independent access to the facility – for details refer to AS1428.1, Figure 31.

- h. Door hardware to be located within the accessible height range of 900-1100mm above the finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.
- i. Controls such as light switches within the accessible toilet facilities to be in the accessible height range of 900-1100mm above the finished floor level to comply with AS1428.1(2009), Clause 14. Controls should be located not less than 500mm to a corner.
- j. Where more than one unisex accessible toilet is provided within the building, they should be in a mirrored configuration to allow for both left and right handed use.

5.17 Unisex Accessible Shower Facility

An accessible shower is provided within the staff amenities area.

Compliance Summary:

Capable of compliance, based on overall room dimensions.

Recommendations:

Showers are to comply with AS 1428.1, Clause 15.5 and include accessible features such as grabrails, adjustable height shower rose and fixtures within an accessible height range.

The minimum dimension of an accessible shower to be 1160 x 1000mm. A folding seat, at a height of 470mm is to be provided. All taps to be located within the height range of 900-1100mm above the finished floor level.

Circulation space in front of the shower is to be provided as illustrated in AS1428.1, Figure 47.

5.18 Cubicles for People with an Ambulant Disability

It appears that ambulant cubicles are provided within the staff amenities area.

Compliance Summary:

Capable of compliance, based on overall room dimensions.

Recommendations:

Options for the configuration of the ambulant cubicles are illustrated in AS1428.1, Figure 53.

The following should be implemented during preparation of the construction certificate documentation to ensure compliance.

- a. Provide an ambulant cubicle within each bank of male and female toilets in compliance with AS1428.1, Clause 16.
- b. Minimum width of ambulant cubicles to be 900-920mm.
- c. Provide grabrails to ambulant cubicles to comply with AS1428.1, Clause 17 and Figure 53A.



- d. Doors to have a minimum opening width of 700mm and comply with AS1428.1, Figure 53B.
- e. Provide signage to the ambulant cubicles to comply with AS1428.1, Clause 16.4.

6 SEPP – Schedule 3 Standards Concerning Accessibility & Usability for Self-Contained Dwellings

The Independent Living Units (ILU) within the proposed development have been considered against SEPP-Housing for Seniors and People with Disabilities (SEPP) and the Australian Standards nominated in this document including AS1428 and AS4299.

Part 1: Self-contained dwellings - standards concerning access and usability (Clauses 1 – 21) is applicable in this instance. A “self-contained dwelling” is defined as a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.

There are twenty-eight (28) ILU provided on the site. They are provided as two-bedroom arrangements. All are provided with an attached garage.

6.1 SEPP Schedule 3, Clause 2 – Siting Standards

This Clause contains 3 parts regarding siting standards as follows.

- (1) wheelchair access
- (2) applies to sites where the whole site does not have a gradient of less than 1:10.
- (3) common areas

Of these parts, Clauses (1) and (3) are applicable to this development. Siting standards for this development are as follows:

(1) Wheelchair Access

Where the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous path of travel within the meaning of AS1428 to an adjoining public road.

(3) Common Areas

Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.

Compliance Summary:

Compliant

We have been advised that the roadways throughout the site are to be shared zones for pedestrian access. They have been designed to incorporate maximum gradients of 1:20 and maximum crossfalls of 1:40 to facilitate an accessible path of travel throughout the site.



6.2 SEPP Clause 3 – Security

Pathway lighting is to be designed and located to avoid glare for pedestrians and adjacent dwellings. Lighting to be minimum 20 lux at ground level.

Compliance Summary:

To be addressed in detailed design stages.

6.3 SEPP Clause 4 – Letterboxes

Letterboxes are required to be lockable, in a central location and be accessible to persons using a wheelchair via an accessible path of travel.

Compliance Summary:

To be addressed in detailed design stages.

Recommendations:

An accessible path of travel is to be provided from the letterboxes to the entrance of the ILU.

Letterboxes should be provided within the accessible height range of 900-1100mm above ground level to assist persons using a wheelchair / scooter.

6.4 SEPP Clause 5 – Private Car Accommodation

If car parking (not being for employees) is provided,

Carparking spaces must comply with the requirements for parking for persons with a disability set out in AS2890 and,

5% of the total number of car parking spaces must be designed to enable the width of the spaces to be increased to 3.8m and,

Any garage must have a power operated door.

Note:

SEPP was released when AS2890.1 (2004) was applicable. Within AS2890.1 (2004), it is stated that for carparking for people with disabilities, AS2890.1(1993) Clause 2.4.5 should be adopted (AS2890.6 Carparking or People with Disabilities was pending publication). Further, SEPP Clause 3: Interpretation specifically states AS 2890 Part 1 as the applicable standard.

This, and the requirement for the capability of 5% of carparking to be increased to 3800mm wide, suggests that carparking for residents should have a minimum width of 3200mm (per AS2890.1(1993) Clause 2.4.5, rather than the 4800mm required by AS2890.6.

For enclosed spaces such as garages, we recommend a minimum width of 3800mm be provided to enable wheelchair access (per AS4299).

Compliance Summary:

Compliant.

The minimum width of garages is 3200mm (ILU Type 2).

ILU Type 1 provides a 3800mm clear width.



6.5 SEPP Clause 6 – Accessible Entry

Every entrance to each residence, whether it be the front entry or not, must comply with Clauses 4.3.1 and 4.3.2 of AS4299. Clauses 4.3.1 and 4.3.2 of AS4299 require the entry door to comply with AS1428.2 – the minimum clear opening width of the doorway is to be 850mm and allow for wheelchair maneuverability (provide minimum 1550mm long area in front of the doorway).

Door hardware is to comply with AS1428. In this regard, entry door hardware is to be in the accessible height range of 900-1100mm above finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

Compliance Summary:

Compliant

Door leaf sizes of 920mm should be used which will achieve clear width of 850mm.

Recommendations:

The requirement for door hardware should be implemented during preparation of the construction certificate documentation to ensure compliance.

6.6 SEPP Clause 7 – Interior

Widths of internal corridors and circulation at internal doorways must comply with AS1428.1.

Compliance Summary:

Compliant

6.7 SEPP Clause 8 – Main Bedroom

At least one bedroom is required to have adequate space for a wardrobe and a queen size bed with minimum 1200mm wide circulation at the foot of the bed, 1000mm between the bed and wall / wardrobe or any other obstruction. There are also requirements for locations of GPOs and telephone outlets and illumination levels.

Compliance Summary:

Compliant – the main bedroom within each ILU Type offers adequate circulation area.

Recommendations:

Additional requirements listed above to be implemented during preparation of the construction certificate documentation to ensure compliance.

6.8 SEPP Clause 9 – Bathroom

At least one bathroom must be located on the entry level and have an area that complies with AS1428, slip resistant floor, shower minimum 1100x1160mm with future provision for accessible features, washbasin capable of adaption to comply with AS4299 and a wall cabinet with illumination levels as described.

Compliance Summary:

Compliant



Bathrooms within each ILU Type are conducive to the requirements of an accessible bathroom, meeting the requirements of the SEPP.

We note that the SEPP allows for future adaption of bathroom areas that reflect the individual needs of the residents.

6.9 SEPP Clause 10 – Toilet

A self-contained residence is required to have a toilet on the ground (or main) floor that complies with the requirements for sanitary facilities of AS4299. That is, a visitable toilet.

Compliance Summary:

Compliant

The toilet within the bathroom of each ILU Type meets the requirements of AS4299.

6.10 SEPP Clause 11 – Surface Finishes

Balconies and external paved areas must have slip resistant surfaces

Compliance Summary:

To be addressed during detailed design stages.

6.11 SEPP Clause 12 – Door Hardware

Door handles and hardware for all doors must be provided in accordance with AS4299.

Door hardware is to be operable with one hand and in the height range of 900-1100mm above the floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

Compliance Summary:

To be addressed during detailed design stages.

6.12 SEPP Clause 13 – Ancillary Items

Switches such as light switches must be located within the accessible height range of 900-1100mm above the floor level as required by AS4299.

Compliance Summary:

To be addressed during detailed design stages.

6.13 SEPP Clause 15 – Living and Dining Room

Living areas within each residence are required to have circulation areas in accordance with AS4299, Clause 4.7. In this regard, an area with 2250mm diameter is required, clear of furniture.

A telephone outlet adjacent to a general power outlet and illumination level of 300 lux is also a requirement for living areas.

Compliance Summary:

Compliant v- open plan arrangement.



Recommendations:

The requirement for telephone outlet, general purpose outlet and lux levels should be implemented during preparation of the construction certificate documentation to ensure compliance.

6.14 SEPP Clause 16 – Kitchen

A kitchen in a self contained dwelling must have:

Circulation space in accordance with AS4299, Clause 4.5.2

A width at door approaches complying with Clause 7 of this schedule

Fittings and fittings in accordance with the relevant sub clauses of AS4299, Clause 4.5.

Compliance Summary:

Compliant – kitchens within each ILU Type have adequate width to accommodate 1550 mm clear between surfaces.

Recommendations:

Additional requirements for kitchens as listed above, should be implemented during preparation of the construction certificate documentation to ensure compliance.

6.15 SEPP Clause 17 – Access to kitchen, main bedroom, bathroom and toilet

In multi-storey residences, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.

Compliance Summary:

Not applicable

6.16 SEPP Clause 18 – Lifts in multi-storey developments

In a multi storey building containing self-contained dwellings, lift access must be provided to dwellings above the ground level by way of a lift complying with Clause E3.6 of the BCA.

Compliance Summary:

Not applicable

6.17 SEPP Clause 19 – Laundry

A self contained dwelling must have a laundry that has:

A width at door approaches that complies with Clause 7 of this schedule.

Provision for the installation of an automatic washing machine and a clothes dryer.

A clear space in front of appliances of at least 1300m

Slip resistant floor

An accessible path of travel to any clothes line.

Compliance Summary:

Compliant



Recommendations:

Requirements such as floor finish and access to clothes lines to be implemented during preparation of the construction certificate documentation to ensure compliance.

6.18 SEPP Clause 20 – Storage

A self contained dwelling must be provided with a linen cupboard in accordance with AS4299, Clause 4,1,1,5. It should be at least 600mm wide that have adjustable shelving.

Compliance Summary:

Compliant

Recommendations:

The requirement for adjustable shelving is to be implemented during preparation of the construction certificate documentation to ensure compliance.

6.19 SEPP Clause 21 – Garbage

A garbage storage area must be provided in an accessible location.

Compliance Summary:

Compliant

We have been advised that central bin storage areas will be provided across the. As there is an accessible path of travel provided throughout the site, the garbage storage areas will be in an accessible location.

7 Community Centre

The community centre is provided centrally within the development site. An accessible path of travel is available from individual units to the building. Carparking is provided in association with the community centre.

The building is over a single level and includes a balcony, kitchen and sanitary facilities.

7.1 Entrance

Double swinging doors are provided for entrance to the community centre.

Compliance Summary:

Capable of compliance

Recommendations:

The following access requirements apply to the entrance and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. Entrance to comply with AS1428.1(2009), Clause 13 as part of the accessible path of travel.
- b. Door are to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel.



- c. Door threshold to be level to provide seamless entry as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where beveled edges are provided between surfaces – refer to Figure 6.
- d. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)
- e. For glass doors, provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid. AS1428.1, Clause 6.6.
- f. Where double door sets are provided, one door leaf is to be capable of being held in the closed position to provide door opening widths and circulation to comply with AS 1428.1.
- g. For a best practice approach to access, and to assist people with a vision impairment locate the entrance, consider providing features with a minimum 30% luminance contrast to the background surface such as an entry mat or awning.

7.2 Tactile Indicators at Entrance

BCA Clause 3.8 (a) (v) states that for a building that is required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching – in the absence of a suitable barrier – an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building...if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4.

If no kerb is provided between the entrance and the driveway area, tactile indicators are required.

Compliance Summary:

To be addressed during detailed design.

Recommendations:

The following access requirements apply and should be addressed and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. Where no kerb is provided, install tactile indicators for compliance with BCA Clause D3.8 and AS1428.4.

Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

Tactile indicators to be 600-800mm deep across the width of the path of travel set back 300mm from the edge of the driveway / roadway.

7.3 Extent of Access Generally – BCA

Accessibility provisions of the BCA have generally been met. Access is provided to and within the community centre and to the balcony area.

Compliance Summary:

Compliant



7.4 Accessible Counters (Best-practice recommendation)

A servery area is indicated in conjunction with the kitchenette. The provision of an accessible section of counter will benefit people using wheelchairs.

Access requirements for service counters are contained in AS1428.2. AS1428.2 provides enhanced requirements for accessibility but is not mandatory. Compliance with this clause will offer protection from a complaint made under the DDA but is not required by the BCA.

Access requirements for the accessible counter, if provided, are as follows.

- a. Accessible counters to comply with AS1428.2, Clause 24.1. Height of the counter is to be between 750mm(±20) and 850mm (±20) above the finished floor level and have foot and knee clearance under the counter as outlines in Figure 25. The minimum width of the accessible counter and clearance below is 900mm.

7.5 Hearing Augmentation

For buildings that are required to be accessible, the BCA (Clause D3.7) requires hearing augmentation systems within auditoriums, meeting rooms and the like **where an inbuilt amplification system, other than the one used for emergency warning is installed**. An induction loop to at least 80% of the floor area is required.

Requirements for hearing augmentation are now contained in AS1428.5: Communication for People who are deaf or Hearing impaired. This standard will not be referenced by BCA. However, we recommend that the requirements of AS1428.5 be adopted in the provision of hearing augmentation within the building.

Compliance Summary:

To be addressed during detailed design.

7.6 Circulation Areas

BCA (Clause D3.3) requires the provision of turning spaces and passing areas to corridors to enable wheelchair circulation throughout a building.

Turning spaces 1540mm wide by 2070mm long are required within 2m of the end of corridors to enable a wheelchair to turn through 90° and passing areas 1800mm wide by 2000mm long are required every 20m along a corridor unless there is a clear line of sight.

Compliance Summary:

Compliant

7.7 Doorways Generally

AS1428 has requirements for doorways within the accessible path of travel to enable independent access for people using a wheelchair.

Compliance Summary:

Compliant configuration



Recommendations:

Access requirements for doorways within the accessible path of travel are as follows and should be implemented during preparation of the construction certificate documentation to ensure compliance.

- a. Doorways within the accessible path of travel to have a minimum clear opening width of 850mm (AS1428.1(2009), Clause 13.2). We recommend the use of a 920 leaf door as a minimum to achieve adequate clear width.

For double doors, the operable leaf must achieve this clear opening width.

- b. All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.
- c. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.
- d. Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5).
- e. Doorways to have operational forces per AS1428.1 (2009), Clause 13.5.2. A maximum allowable force of 20N is required to operate the door.

7.8 Exempt Areas

BCA Clause D3.4 does not require access for people with disabilities to areas that would be inappropriate due to the particular use of the area or would pose a health and safety risk. This includes the path of travel to these areas.

7.9 Floor Finishes

All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance is 3mm (5mm for bevelled edges) as part of the accessible path of travel. Refer to AS1428.1(2009), Clause 7.2 for further details. This should be implemented during preparation of the construction certificate documentation to ensure compliance.

Compliance Summary:

To be addressed during detailed design stages.

7.10 Carpet

AS1428.1 has access requirements for carpet. Where **new** carpet is used as the floor surface, pile height should not exceed 4mm. Exposed edges will be fastened to the floor surface. Carpet trims shall have a vertical face not more than 3mm high.

Compliance Summary:

To be addressed during detailed design stages.



7.11 Controls

New controls such as light switches, GPOs, alarm keypads, card swipes, intercoms, etc are to be located within the accessible height range of 900-1100mm above the floor level to comply with AS1428.1(2009), Clause 14. This should be implemented during preparation of the construction certificate documentation to ensure compliance.

Compliance Summary:

To be addressed during detailed design stages.

7.12 Signage

Signage to identify sanitary facilities, hearing augmentation and required exits are to be provided in accordance with BCA Clause D3.6. This includes provision of the International Symbol for Access or International Symbol for Deafness as appropriate. Signage to comply with AS1428.1 (2009), Clause 8.

Compliance Summary:

To be addressed during detailed design stages.

Recommendations:

Signage to include information in Braille and tactile signage formats as outlined within BCA Specification D3.6.

- a. Braille and tactile components of the sign to be located not less than 1200mm and not higher than 1600mm affl.
- b. Signage identifying rooms with accessible features or facilities nominated in Clause D3.6 to be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door. This is to allow use of the Braille without obstructing pedestrian traffic through the doorway.
- c. For signage identifying an exit, "exit" and the level must be stated on the sign. It must be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door.

7.13 Thresholds

The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless in a building required to be accessible by Part D3, the doorway opens to a road or open space; and is provided with a threshold ramp or step ramp in accordance with AS 1428.1.

Compliance Summary:

Compliant

7.14 Sanitary Facilities Generally

The BCA / Access Code for Buildings (Clause F2.4) require the provision of sanitary facilities catering for persons with a disability as follows:



- A unisex accessible toilet at each level. Where more than one bank of toilets is provided at any level, at least 50% of those banks will have an accessible toilet facility.
- A unisex accessible shower is required where showers are required by F2.3. In this regard, BCA only requires showers within hospitals, early childhood centres, theatres and sporting venues. Showers are not *required* within commercial or retail premises. If *required by Clause F2.3*, where one or more showers are provided, 1 accessible shower for every 10 or part thereof must be provided.

To minimize the risk of a complaint made under the DDA, we recommend that where showers are provided for general use, an accessible shower should be provided.

- At each bank of toilets where there is one or more toilets in addition to an unisex accessible sanitary compartment at the bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1 must be provided for use by males and females

Compliance Summary:

Compliant

Ambulant cubicles for male and female use are provided in association with a unisex accessible sanitary facility.

7.15 Unisex Accessible Toilet

A unisex accessible toilet is provided within the building and we note that an accessible path of travel to the facility is provided. Overall dimensions offer compliance.

Compliance Summary:

Capable of compliance

Recommendations:

Access requirements for the accessible toilet facilities are as follows and should be implemented during preparation of the construction certificate documentation to ensure compliance. For compliance with AS1428.1(2009), the minimum room dimensions of the accessible toilet are to be 1900x2300mm plus additional area for the handbasin. These are **CLEAR** dimensions. Provision for wall linings needs to be considered.

Where more than one accessible toilet is provided, a mirrored arrangement should be adopted to allow for the option of left and right handed use.

- a. Accessible toilet facilities to be unisex facilities for compliance with the BCA.
- b. Unisex accessible facilities to comply with AS1428.1(2009), Clause 15 including set-out of fittings and fixtures, circulation areas and doorways.

Crucial dimensions for the toilet are 450mm from centreline of pan to side wall, 800mm from front of pan to rear wall and a seat height of 470mm.

A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see figure 43).



For the basin, a minimum dimension of 425mm is required from the centreline of the basin to the side wall and height of basin to be between 800 and 830mm.

Grabrails to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800mm.

- c. Taps to have lever handles, sensor plates or similar controls. For lever taps, a minimum 50mm clearance to be provided to adjacent surfaces.
- d. Toilet seat shall be of the full round type, be securely fixed in position when in use and have fixings that create lateral stability. They should be load rated to 150kg, have a minimum 30% luminance contrast to the background colour (eg pan, wall or floor) and remain in the upright position when fully raised.
- e. Provide a backrest to accessible toilets to comply with AS1428.1, Clause 15.2.4.
- f. Accessible toilet to be identified using the International Symbol for Access. Pictograms / lettering to have a minimum 30% luminance contrast to the background colour. Signage is to comply with AS1428.1, Clause 8 and include information in tactile and Braille formats (as required by the BCA).
- g. Doorways to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel. Adequate circulation area at the latch side of the doorway is required to allow independent access to the facility – for details refer to AS1428.1, Figure 31.
- h. Door hardware to be located within the accessible height range of 900-1100mm above the finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.
- i. Controls such as light switches within the accessible toilet facilities to be in the accessible height range of 900-1100mm above the finished floor level to comply with AS1428.1(2009), Clause 14. Controls should be located not less than 500mm to a corner.
- j. Where more than one unisex accessible toilet is provided within the building, they should be in a mirrored configuration to allow for both left and right handed use.

7.16 Cubicles for People with an Ambulant Disability

Ambulant cubicles are indicated in male and female toilet areas offering BCA compliance.

Compliance Summary:

Capable of compliance

Recommendations:

Options for the configuration of the ambulant cubicles are illustrated in AS1428.1, Figure 53.

The following should be implemented during preparation of the construction certificate documentation to ensure compliance.



- a. Provide an ambulant cubicle within each bank of male and female toilets in compliance with AS1428.1, Clause 16.
- b. Minimum width of ambulant cubicles to be 900-920mm.
- c. Provide grabrails to ambulant cubicles to comply with AS1428.1, Clause 17 and Figure 53A.
- d. Doors to have a minimum opening width of 700mm and comply with AS1428.1, Figure 53B.
- e. Provide signage to the ambulant cubicles to comply with AS1428.1, Clause 16.4.