



ABE
CONSULTING

Accessibility Design Review Report

Project Title: **Concord Mental Health Unit
109 Hospital Road, Concord**

Job Number: **23367**

Date: **18 October 2023**

Prepared For: **Health Infrastructure NSW & BD Infrastructure
C/- Blackett Maguire + Goldsmith**

Report Version: **23367_ADR_CC_v1.0**

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Report	Revision	Date	Details
Draft	1.0	18 October 2023	For review and comment

ACCESSIBILITY DESIGN REVIEW

PROJECT: Concord Mental Health Unit

ADDRESS: 109 Hospital Road, Concord

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed Concord Mental Health Unit located at 109 Hospital Road, Concord.

1.1 Project Information & Classification

The proposed works consists of the development of a three (3) storey building of dedicated mental health unit located within the Concord Repatriation General Hospital at 109 Hospital Road, Concord. As part of the works new external landscape works as well as external courtyard areas will be provided.

It is understood the following Building Code of Australia 2022 building classification(s) apply to the subject building / building part (to be confirmed by the BCA Consultant / PCA) –

Building / Level / Part	Building Classification	Use
Levels: Ground Floor – Level 2	Class 9a	Healthcare Facility - Hospital

1.2 Purpose of the Report

Health Infrastructure NSW & BD Infrastructure C/- Blackett Maguire + Goldsmith engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements identified in Part 1.3 of this report as part of the Crown Certificate documentation.

1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- Part D4, Clause E3D7, E3D8, F4D5, F4D6, F4D7 & F4D12 'deemed-to-satisfy' (DtS) requirements of Building Code of Australia 2022 (BCA);
- The Disability (Access to Premises - Buildings) Standards 2010.
- Architectural design documentation prepared by NBRS & Partners, Project No. 22071 as follows:

Dwg#	Title	Date – Issue
A-1000	OVERALL - GROUND FLOOR PLAN	21.08.2023 – 6
A-1010	OVERALL – LEVEL 1 PLAN	21.08.2023 – 6
A-1020	OVERALL - LEVEL 2 PLAN	21.08.2023 – 6
A-1301	FFE PLAN - GROUND LEVEL - PART 1	21.08.2023 – 3
A-1302	FFE PLAN - GROUND LEVEL - PART 2	21.08.2023 – 3
A-1303	FFE PLAN - GROUND LEVEL - PART 3	21.08.2023 – 2
A-1304	FFE PLAN - GROUND LEVEL - PART 4	21.08.2023 – 2
A-1311	FFE PLAN - LEVEL 1 - PART 1	21.08.2023 – 3
A-1312	FFE PLAN - LEVEL 1 - PART 2	21.08.2023 – 3
A-1313	FFE PLAN - LEVEL 1 - PART 3	21.08.2023 – 2

A-1314	FFE PLAN - LEVEL 1 - PART 4	21.08.2023 – 2
A-1321	FFE PLAN - LEVEL 2 - PART 1	21.08.2023 – 3
A-1322	FFE PLAN - LEVEL 2 - PART 2	21.08.2023 – 3
A-1323	FFE PLAN - LEVEL 2 - PART 3	21.08.2023 – 2
A-1324	FFE PLAN - LEVEL 2 - PART 4	21.08.2023 – 2

- Australian Standards AS 1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS/NZS 1428.4.1-2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.

1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D4, Clause E3D7, E3D8, F4D5, F4D6, F4D7 & F4D12 of the Building Code of Australia 2011 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advise be sought from an independent specialist slip safety consultant.

1.5 The Disability (Access to Premises – Building) Standards 2010

The Disability (Access to Premises - Buildings) Standards 2010 provides the prescriptive requirements set out regarding the upgrade of an existing building where works are being undertaken.

The Premises Standards apply to:

- a new building
- a new part of an existing building
- the *affected part* of an existing building.

The new parts of a building and any subsequent affected part are outlined as per the below extracts of The Disability (Access to Premises - Buildings) Standards 2010 –

New Part:

A part of a building is a **New Part** of the building if it is an extension to the building or a modified part of the building about which:

- *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; or*
- *All of the following apply:*
 - The building work is carried out for or on behalf of the Crown;*
 - The building work commences on or after 1 May 2011;*
 - No application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the state or Territory where the building is located.*

Affected Part:

- *the principal pedestrian entrance of an existing building that contains a new part and*
- *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.*

Furthermore, Part 4 of the The Disability (Access to Premises - Buildings) Standards 2010 sets out applicable exceptions and concessions. In this instance the following lessee concession is provided –

Lessees:

If the lessee of a *new part* of a building submits an application for approval for the building work, the following people do not have to ensure that the *affected part* of the building complies with these Standards:

- The building Certifier;
- The building developer;
- The building manager.

Proposed development works are considered to be new works.

2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into six (6) main categories, as follows –

Capable of Complying (CoC) – Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied. Accessibility configuration of items such as ramp/stairway handrails has been demonstrated.

Compliance Departure (CD) – A compliance departure with the DtS provisions of the BCA.

Design Detail (DD) – A detail commentary/specification is offered within the report.

Performance Solution (PS) – A Performance Solution Report is being pursued to justify the compliance departures.

Not Applicable (N/A) – Not applicable or not relevant to the project. Commentary provided.

Informational (Info) – Provided for informational purposes.

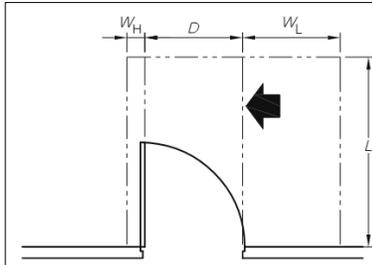
Interpretation Note(s) –

- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report as it is not considered to form part of the building as addressed by the BCA.

BCA Part D4 – ACCESS FOR PEOPLE WITH DISABILITIES

Cl. D4D2: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by D4D2 (Table D3.1 - 2019), unless exempted by D4D5.</p> <p>D4D2 requires that access is provided –</p> <p><u>Class 9a</u></p> <ul style="list-style-type: none"> To and within all other areas normally used by the occupants. <p><u>Info</u></p> <p>In the context of the BCA - Schedule 3 - definitions (& The Disability (Access to Premises – Building) Standards 2010):</p> <p><i>Accessible means having features to enable use by people with a disability.</i></p>	<p>Access is generally proposed throughout the required portions of the building as prescribed by Cl. D4D2 of the BCA.</p> <p><u>Doorways</u></p> <p>All doorways along an accessway are required to have a clear door opening width no less than 850mm clear (to the active leaf) and be provided with door circulation spaces as prescribed by AS1428.1-2009.</p> <p>The below commentary provides an assessment of the doorways along the accessway of the new works.</p> <p><u>Compliance Departure:</u></p> <p>A number of doorways lack the required latch-side clearance required to achieve compliance with AS1428.1-2009. (Refer to the associated mark-up of the drawings).</p> <ul style="list-style-type: none"> - Doorways along corridors - To offices and rooms <p>Drawings are required to be updated to indicate compliant latch-side clearances to doorways in accordance with AS1428.1-2009.</p> <p><u>Compliance Departure:</u></p> <p>2x doorways are provided with a reduced circulation space to the doorway due to the side-on approach to the doorway. The subject doorways are identified below:</p> <ul style="list-style-type: none"> - Level 1: 1.001 Clinical workroom - Level 1: 1.022 library/ Computer <p>The above doorways are required to be provided with a 1670mm clear corridor width in front of the doorway as per Fig. 31 (f) of AS1428.1-2009.</p>	<p>CD</p>

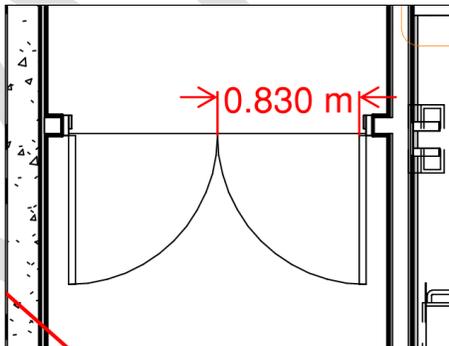


Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
850	1670	110	900
900	1670	110	900
950	1670	110	900
1000	1670	110	900

(f) Latch-side approach,
door opens towards user

Compliance Departure:

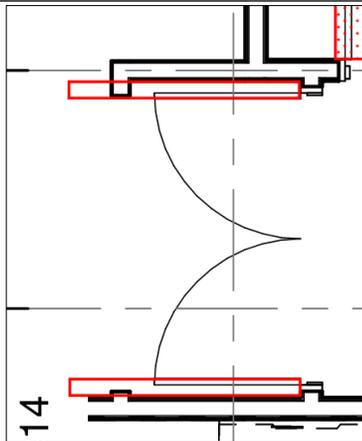
Dual leaf swing doorway along corridors are not afforded with a clear 850mm opening to the active door leaf. (830mm is currently measured)



The door leaf set is to be updated to achieve a min. 850mm clear open to the active door leaf as per AS1428.1-2009. This can be achieved via the use of a cat and kitten door.

Compliance Departure:

Hinge-side clearance to a number of doorways is obstructed due to the location of a wall build-out surrounding the doorway.

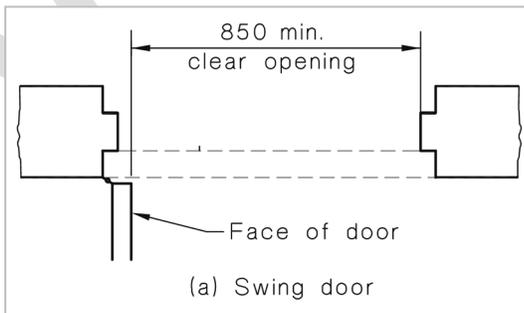


A clear 110mm hinge side clearance is required for a full length of 1450mm as per AS1428.1-2009.

A Performance Solution may be provided where the doorway is either held open or auto operation.

Design Detail

All doorways along an accessway are required to have a clear door opening width no less than 850mm, achieved by the active leaf.



Design Detail:

Ensure control buttons and card readers are located ≥ 500 mm from an internal corner, over a level surface/landing and installed at a height between 900mm - 1250mm.

Design Detail:

Ensure level transitions or a compliant threshold ramp/ramps with landings are provided at doorways.

Design Detail:

Ensure minimum 30% luminance contrast between doorways and surrounding surfaces is provided.

Note: the minimum width for the luminance contrast is to be 50mm when the architrave/frame is used.

This can be estimated by obtaining the luminance reflectance value (LRV) of the paint colour or product from the manufacturer, laboratory testing or on site testing prior to completion.

The actual contrast may vary when applied.

Walls	LRV = TBC
Doors	LRV = TBC
Contrast %	% = TBC

Access between areas

Access is required to and within all areas normally used by the occupants (excluding areas that are unsafe or unsuitable for everyday access, refer D3.4 exemptions).

Typically, an accessway is provided to and within all parts of the building.

Compliance Departure:

Confirm use of area located on Level via airlock 2.005.



	<p><u>Compliance Departure:</u></p> <p>Access between internal and external courtyard and terrace areas are to be provided with a flush and hobless transition.</p> <p><u>Paths of travel</u></p> <p>All pathways require a minimum unobstructed width of 1000mm. Pathways shall not include impediments such as steps or turnstiles without an accessible alternative provided.</p> <p>Circulation spaces prescribed by AS1428.1-2009 are required at changes in direction and other circumstances may require a greater width than 1000mm.</p> <p><u>Compliance Departure:</u></p> <p>Wheelchair 90 degree turning spaces are not provided along an accessway at the following locations:</p> <ul style="list-style-type: none">- Level 1: Kitchenette 1 (1.031)- Level 1: Kitchenette 2 (1.051) <p>A clear 1500mm x 1500mm clear turning space with allowed truncated corner is to be provided in accordance with AS1428.1-2009.</p> <p><u>Design Detail:</u></p> <p>Verification of slip resistant surface finishes on all accessways should be provided prior to OC sign off. It is recommended to refer to HB-198 for area ratings and test in accordance with AS4586-2013.</p> <p><u>Design Detail:</u></p> <p>Tracks/grooves (including for water shedding or sliding doors) and grate slots/holes must not be greater than 13mm wide (depending on orientation) and shall be recessed to maintain flush/level pathways.</p> <p><i>NOTE: Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.</i></p>
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Mental Health Specific Features	<p>Confirmation:</p> <p>A confirmation is required to the extent of the use of “anti-ligature” features throughout the building.</p> <p>Typically anti-ligature features will not meet compliance with accessibility features such as grabrails, door hardware, locks, shower & WC features.</p> <p>In some instances doorway contrast is not provided in some areas.</p>	CD
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Summary of AS1428.1-2009 Requirements for accessways

Continuous accessible path of travel –

All paths of travel shall achieve unobstructed heights of 2m (except at doorways) and widths of 1m in accordance with Cl. 6 of AS 1428.1-2009.

Doorways / Doors –

- All doorways shall have a minimum luminance contrast of 30% between –
 - door leaf and door jamb;
 - door leaf and adjacent wall;
 - architrave and wall;
 - door leaf and architrave;
 - door jamb and adjacent wall.
- The minimum width of the area of luminance contrast shall be 50mm,
- Door hardware should be generally located between 900-1100mm from the floor and be of lever type with a clearance between the handle and the door face at the centre of the handle being not less than 35mm and not more than 45mm in accordance with AS1428.1-2009,
- Doors shall have a clear opening width of 850mm.
- Door handles and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.
- ‘D’ type handles shall be provided on sliding doors.
- Any snibs shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.
- For doors (other than fire doors and smoke doors) where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the 20N,
- Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door,
- The location of controls for doors and gates above a level surface shall be provided as per Clause 13.5.3.
- Manual controls for power-operated doors shall be located no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.
- Push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the door before the button becomes level with the surrounding surface.

Floor or ground surfaces on continuous accessible paths of travel and circulation spaces –

- A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability.
- Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows –
 - 0 ±3mm vertical change in level

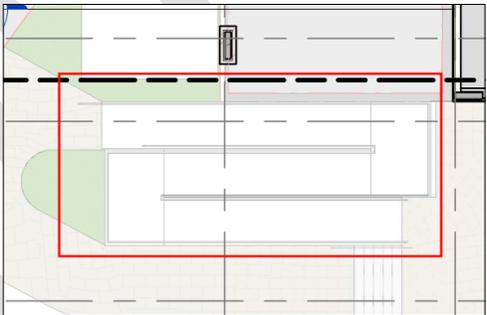
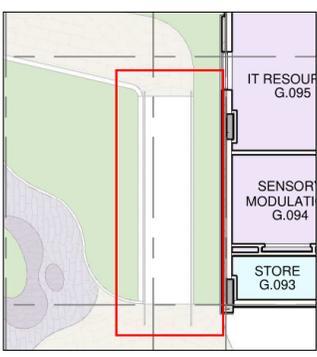
- 0 ±5mm change in level provided the edges have a beveled or rounded edge to reduce the likelihood of tripping.
 - Various tolerances for raked joint pavers – see Figure/s 3a - level surfaces, 3b - irregular surfaces & 3c - domed surfaces.
 - Where carpets or any soft flexible materials are used on the ground or floor surface –
 - The pile height or pile thickness, shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm,
 - Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge,
 - At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded beveled edge no higher than 5mm or above that height a gradient of 1:8 up to a total maximum height of 10mm.
 - Matting recessed within an accessible path of travel –
 - Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or beveled, above or below the surrounding surface; and
 - Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or beveled.
 - Grates –
 - Circular openings shall be not greater than 13 mm in diameter.
 - Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.
- Switches and Controls –
- All new switches and controls, other than power points, shall be located not less than 900mm nor more than 1100mm above the finished floor and not less than 500mm from internal corners.
 - Rocker action and toggle switches shall be provided in accordance with Clause 14.2 in accessible sole-occupancy units.

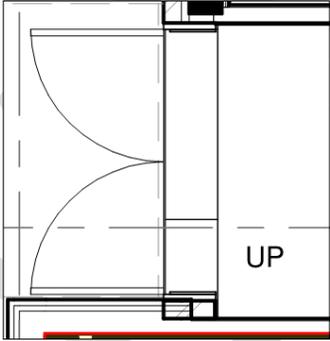
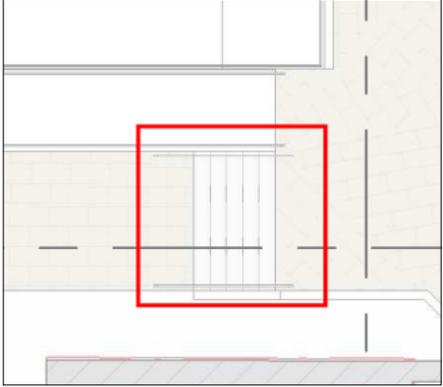
Cl. D4D3: Access to Buildings

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>An accessway must be provided to a building required to be accessible –</p> <ul style="list-style-type: none"> ● from the main points of pedestrian entry at the allotment boundary; and ● from another accessible building connected by a pedestrian link; and ● from any required accessible carparking space on the allotment. <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> ● through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and ● in a building with a floor area more than 500m², a pedestrian entrance which is not 	<p>1. Access from the Allotment Boundary:</p> <p>In order to determine compliance with Cl. D4D3, confirmation of the location of the allotment boundary associated to the MHU will be required.</p> <p>i.e. Is the allotment boundary considered from the main street OR the internal private road?</p> <p>When determined, an accessway complying with AS1428.1-2009 between the allotment boundary to the building entry.</p>	<p>CD</p>

<p>accessible must not be located more than 50m from an accessible pedestrian entrance.</p> <p>except for pedestrian entrances serving only areas exempted by D4D5.</p>	<p>2. Entry Doorways to Buildings:</p> <p>Entry doorways to buildings are capable of complying with AS1428.1-2009.</p> <p>Pedestrian entry to the building is proposed with a dual automatic sliding door system.</p> <p><u>Detail Design:</u></p> <p>Confirmation of the use of the secure entry area to the building as the use of a roller door system is indicated.</p> <p><u>Detail Design:</u></p> <p>More information is required regarding access to the internal and external floor levels at the building entry.</p> <p><u>Detail Design:</u></p> <p>Intercom & door control systems at entry doorways are to be installed as per AS1428.1-2009.</p> <p>i. <u>Fixtures at entry doorways including:</u></p> <ul style="list-style-type: none"> - Intercom systems, - Swipe card devices and the like <p>Are to be installed in accordance with AS1428.1-2009:</p> <ul style="list-style-type: none"> - Located at a height between 900mm – 1200mm from the FFL, - Not within 500mm of an internal corner or obstruction. 	<p>DD</p>
	<p>3. Access from accessible Parking Spaces:</p> <p>No works to carparking is proposed as part of the works.</p>	<p>N/A</p>

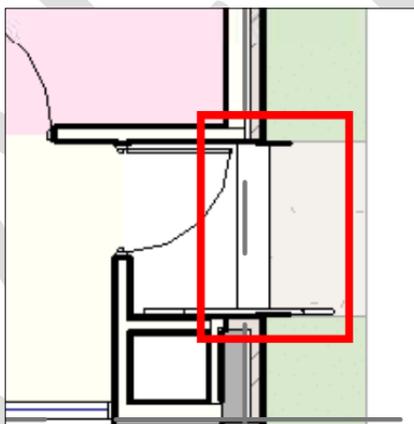
Cl. D4D4: Parts of buildings to be accessible

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with –</p> <ul style="list-style-type: none"> for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 	<p>Ramps</p> <p>All non-fire-isolated ramps are required to comply with AS1428.1-2009. Ramps are required to be installed with handrails along both sides as well as kickrails where required.</p> <p>The following AS1428.1 design details and summary are provided to form part of a design specification for construction.</p> <p>The following ramps are identified as requiring to achieve compliance with AS1428.1-2009 :</p> <ul style="list-style-type: none"> Ground Floor External (1):  <ul style="list-style-type: none"> Ground Floor External (2):  <p>Compliance Departure:</p> <p>Detail drawings are required to be provided for assessment of the external ramps including RL's.</p>	<p>CD / DD</p>

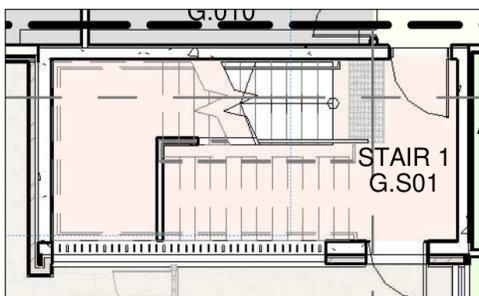
	<p><u>Doorway Threshold Ramps</u></p> <p>Where doorway threshold ramps are provided along an accessway, compliance with AS1428.1-2009 is required to be achieved.</p> <p>Doorway leading from Circulation corridor G.C09 is indicated with a doorway threshold ramp.</p> <p>More information in relation to levels, gradient and design of doorway threshold ramp is required.</p> 	CD
<ul style="list-style-type: none"> for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and 	<p>All non-fire-isolated stairways are required to comply with AS1428.1-2009.</p> <p>Detailed drawings of all new communal stairways are to be provided for assessment against the requirements of AS1428.1-2009.</p> <p>The following stairways are required to achieve compliance with AS1428.1-2009:</p> <ul style="list-style-type: none"> - Ground Floor: External (1)  <ul style="list-style-type: none"> - Ground Floor: External (2) 	



- Ground Floor: External (3)



- Ground Floor – Level 2: Stair 1

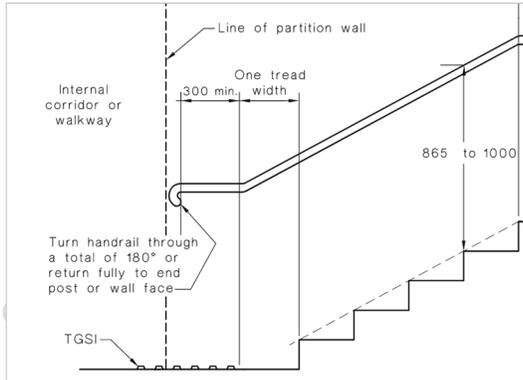


Compliance Departure:

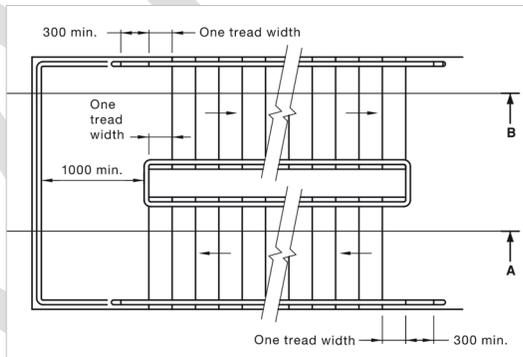
Detail drawings are required for the assessment of the stairways required to be compliant under AS1428.1-2009.

Design Detail:

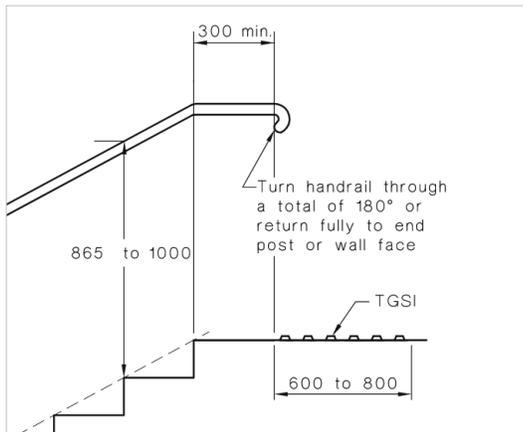
Ensure handrail extensions are provided at top and bottom landings of non-fire isolated stairways and setback/protected by a wall or similar in accordance with AS1428.1-2009 (examples below).



Lower landing 1x tread depth + 300mm horizontal



Mid-landing 1x tread depth



Upper landing 300mm horizontal

Design Detail:

Ensure nosing strips are set back no further than 15mm from the nosing edge (inclusive

	<p>of the chamfer). Ensure luminance contrast of nosing strips does not extend down the riser more than 10mm.</p> <p><u>Design Detail:</u></p> <p>No opening to risers and overhangs to risers are permitted.</p>	
<ul style="list-style-type: none"> for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and 	<p>Stairway 02 & 03 are considered to be fire isolated stairways.</p> <p>Nosing strips are required to be installed to the fire isolated stairways.</p> <p>Nosing strips are capable of complying with AS1428.1-2009.</p> <p>Note – Yellow nosing strips will not achieve a 30% luminance contrast to a background concrete surface.</p>	CoC
<p>A Cl. 10 & Cl. 11 summary of AS1428.1-2009 is provided below to assist the project team during specification / construction stages.</p>		Info
<p>Accessways must have—</p> <ul style="list-style-type: none"> passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway. 	<p>Spatial/configuration compliance is generally demonstrated.</p> <p>Corridor clearances are generally documented as being 1540mm or greater.</p> <p>An assessment of the location of fixed furniture will need to be assessed in order to assess circulation spaces within rooms.</p> <p><u>Compliance Departure:</u></p> <p>Within a number of rooms a wheelchair turning space is not proposed to be provided within 2m of the end of the accessway.</p> <p>Wheelchair turning spaces will be required at these locations in order to achieve compliance with AS1428.1-2009.</p> <p>The following AS1428.1 design details and summary are provided to form part of a design specification for construction.</p>	CD/ DD
<p><u>Summary of AS1428.1-2009; Clause 10 & 11 Requirements (Ramps & Stairs)</u></p> <p><u>Clause 10.2 – Walkways –</u></p> <ul style="list-style-type: none"> The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided: 		

- Kerb in accordance with Figure 18.
- Kerb rail and handrail in accordance with Figure 19.
- A wall not less than 450 mm in height.
- Landings at top and bottom and at:
 - 25m intervals or less for 1:33,
 - 15m intervals or less for 1:20,
- For walkways shallower than 1 in 33, no landings are required.

Clause 10.3 – Ramps

Ramps shall comply with the following:

- Max 1:14 gradient for ramps exceeding 1.9m,
- Gradient constant throughout with max. 3% tolerance and max 1:14 gradient,
- Landings at top and bottom and at:
 - 9m intervals or less for 1:14,
 - 15m intervals or less for 1:20,
- Change in direction to have 90° angle of approach as per Figure 13,
- Handrails on each side as per Clause 12,
- Set back min. 900mm from boundary,
- Intersections at internal corridors to be set back min. 0.4m,
- Handrails to extend min. 300mm horizontally past transition point at top and bottom, except where inner handrail is continuous at intermediate landings,
- Kerbs and kerb rails on both sides at min. height of 65mm, not be between 75mm and 150mm high and have no gaps or slots greater than 20mm within the range of 75mm to 150mm,
- Kerbs and kerb rails to be located so that ramp-side face is either flush or no greater than 100mm away from handrail (Figure 19), min. 150mm high if handrails has vertical posts (Figure 19 a, b, c), and be min. 200mm between 65mm-75mm kerb to support posts (Figure 19 d).

Clause 10.5 - Threshold ramps

- Threshold ramps at doorways to have a max. rise of 35mm, max length of 280mm, max gradient of 1:8 and be located within 20mm of the door leaf.
- Edges of the threshold ramp shall be tapered or splayed at max 45° if not abutting a wall.

Clause 10.6 - Step ramps

- Step ramps shall have max. rise of 190mm, max. length of 1.9m, max. gradient of 1:10.
- Edges of the step ramp to have 45° splay where there is pedestrian traffic or otherwise be protected by suitable barrier such as a min. 450mm wall or kerb / kerb rail with open balustrade.
- Step ramps to have slip-resistant surfaces.

Clause 10.8 – Landings –

Landings for walkways (up to 1:33) and ramps shall comply with one of the following:

- min. 1.2m if no change in direction as per Figure 25(A),
- min. 1.5m where change in direction not exceeding 90° internal corner to be truncated for min. 500mm in both directions as per Figure 25(B),
- 180° turn, landing as per Figure 25(C).
- Landings for step ramps shall be min. 1.2m in length as per Figure 22(A) and (B). Where a change in direction, the length of the step ramp landing to be min. 1.5m as per Figure 22(A). At doorways, landings as per Clause 13.3 for circulation spaces at doorways shown in Figure 25(D).
- Landings at kerb ramps shall be min. 1.2m in length, or 1.5m X 2.0m at 'T' junctions. Where a single change in direction is required, landings to be min. 1.5m X 1.5m.

Clause 11.1 - Stair construction –

Stairs to be constructed as follows:

- Set back min. 0.9m from boundary,
- Where intersection is at an internal corridor, the stair to be set back as per Figure 26(A),
- Have opaque risers,
- Nosing's shall not project beyond the face of the riser and the riser may be vertical of 25mm backwards splay,
- Nosing profiles to have a sharp intersection, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm,
- 50mm – 75mm strip to full length of nosing, set back a max. 15mm from the front of the nosing, with a 30% min. luminance contrast. If not set back, luminance contrast to extend down the riser by max 10mm.
- TGSIs installed as per AS1428.4.1.

Clause 11.2 - Stairway handrails –

Handrails to be continuous throughout the stair flight and around landings and have no obstructions 0.6m above, and as follows:

- Design & construction as per Clause 12,
- Installed both sides,
- No vertical sections and shall follow angle of the stairway nosings,
- Extend at bottom of stairs one stair tread depth and min. 300mm horizontally, (300mm extension not required if handrail is continuous,
- Dimensions of heights of handrails taken vertically from the nosing or landing to the top of the handrail.

Clause 12 - Handrails

Design and construction to comply with:

- Handrails and balustrades shall not encroach into required circulation,
- Circular or elliptical cross-section, not less than 30mm or more than 50mm for more than 270o. Elliptical handrails to have greater horizontal dimensions,
- Exposed edges or corners have min. radius of 5mm,
- Top of handrail to be between 865mm and 1.0m above nosing or landing,
- Height to be constant throughout,
- If balustrade is required at a height greater than the handrail, both shall be provided,
- Handrails to be securely fixed and rigid with ends turned through a total of 180°, or to the ground, or returned fully to end post or wall face (Figures 26 C and D),
- Min. 50mm clearance to adjacent wall or other obstruction, for a height of 600mm,
- Handrails to have no obstructions to the passage of a hand along the rail,
- Inside handrail at landings to always be continuous as per Figure 28(a).

Cl. D4D5: Exemptions

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>The following areas are not required to be accessible –</p> <ul style="list-style-type: none"> • An area where access would be inappropriate because of the particular purpose for which the area is used. • An area that would pose a health or safety risk for people with a disability. • Any path of travel providing access only to an area exempted by (a) or (b). 	<p>Exemptions are to be reviewed on a case by case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) –</p> <ul style="list-style-type: none"> - Plant & equipment room(s) - Storage rooms - Commercial kitchens - Caretaker/Cleaner only areas. - Waste areas - Clean/ dirty utility - Medication storeroom 	<p>Info</p>

	Stakeholders to provide areas they believe are eligible for assessment.	
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Cl. D4D6: Accessible carparking

N/A – No carpark works are proposed as part of MHU Development works.

Cl. D4D7: Signage

DtS Provision		Status
<p>In a building required to be accessible signage complying with Spec. 15, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows —</p> <ul style="list-style-type: none"> • braille and tactile signage must identify each sanitary facility and space with hearing augmentation; • braille and tactile signage must identify each door required by E4D5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor level number; • signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained; • signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; • signage to identify an ambulant accessible sanitary facility must be located on the door of the facility; • directional signage where a pedestrian entrance is not accessible. • directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. • Signage shall be installed in accordance with and a design/install certificate is to be provided to confirm compliance with the relevant provisions of the BCA and Australian Standards. 	<p>The following braille signage is required to be installed as part of the proposed works –</p> <ul style="list-style-type: none"> - All Toilets – Inclusive of the following: <ul style="list-style-type: none"> i. Male & female toilet airlock doors; ii. Male & female ambulant cubicle doors; iii. Accessible sanitary facilities; - Doorways leading to fire isolated stairways. - Fire doorways between horizontal exits. - Doorways leading to an area installed with hearing augmentation. 	DD
<u>Summary of Specification 15; Braille and tactile signs</u>		

Part 2 – Location of braille and tactile signs –

Signage must be designed and installed as follows:

- Braille and tactile components located not less than 1.2m or greater than 1.6m;
- Single line signs to have tactile characters not less than 1.25m or greater than 1.35m;
- Signs identifying room features or facilities located on wall on the latch side of the door with edge of sign 50mm to 300mm from the architrave (or on the door itself if not possible to have adjacent).
- Signs identifying a door required by E4D5 to be provided with an exit sign, must be located on the side that faces a person seeking egress, and on the wall on the latch side of the door with the leading edge of the sign located between 50mm and 300mm from the architrave (or on the door itself if not possible adjacent).

Part 3 – Braille and tactile sign specification –

- Tactile characters to be raised or embossed to a height between 1mm and 1.5mm;
- Sentence case must be used, with 15mm to 50mm high characters for capitals and 50% high for the lower case;
- Tactile characters, symbols and the entire sign / frame to have rounded edges;
- The entire sign including characters, background, negative space or fill of signs to be matt or low gloss finish;
- Min. letter spacing to be 2mm;
- Min. word spacing to be 10mm;
- Thickness of letter strokes between 2mm and 7mm and of Arial typeface;
- Tactile text to be left justified (excluding single words).

Part 4 – Luminance contrast –

- Background, negative space and fill to be min. 30% luminance contrast to the mounted surface,
- Tactile characters icons & symbols to be min 30% luminance contrast to the background or mount surface,
- Luminance contrasts must be met under the lighting conditions of its surrounds.

Part 5 – Lighting –

- Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read.

Part 6 – Braille –

- Grade 1 braille (uncontracted) as per Australian Braille Authority,
- Raised and domed, and left justified,
- Located 8mm below bottom line of text,
- Solid arrow, if arrow provided,

On signs with multiple lines, semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text.

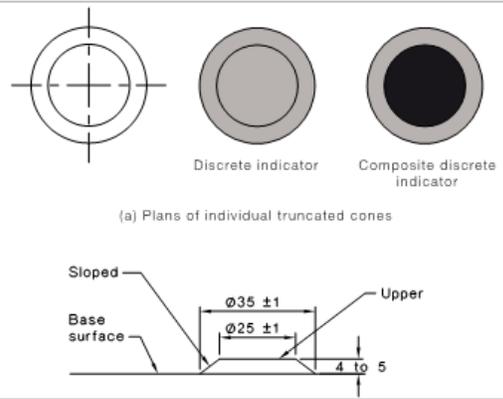
Cl. D4D8: Hearing augmentation

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed –</p> <ul style="list-style-type: none">• in a room in a Class 9b building;• in an auditorium, conference room, meeting room or room for judicatory purposes;	<p>If an inbuilt amplification system (other than one used solely for emergency warning) is provided within the building. Suitable hearing augmentation systems are to be provided in these areas and a design and installation certificate are to be obtained from the relevant consultant to Cl. D4D8.</p>	DD

<ul style="list-style-type: none"> at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. <p>Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.</p>	<p>Design team/stakeholders to confirm where in-built amplification is provided (i.e. meeting rooms).</p>	
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Cl. D4D9: Tactile indicators

Dts Provision	Comment(s)/Recommendation(s)	Status
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS/NZS 1428.4.1:2009 must be provided to warn people who are blind or have a vision impairment that they are approaching –</p> <ul style="list-style-type: none"> a stairway, other than a fire-isolated stairway; an escalator/moving walk; a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. <p><u>Info</u></p> <p>TGSIs shall be specified and installed to comply with AS1428.4.1-2009 including size, spacing, width, depth and luminance contrasting as follows –</p> <ul style="list-style-type: none"> 30% - Integrated TGSIs (Tile/Mat) 45% - Discrete TGSIs 60% - Composite Discrete TGSIs 	<p><u>TGSI's</u></p> <p>A number of common use stairways and ramps are proposed as part of the works.</p> <p>Where stairways and ramps are located with external parts building TGSI's will be required at landings.</p> <p>Where stairways and ramps are located within a Class 9a portion of the building a domed button located on the handrail can substitute the requirement of TGSI's.</p> <p><u>Compliance Departure:</u></p> <p>Detailed drawings are to be provided for all stairways and ramps to determine compliance.</p> <p>TGSI's are to be shown at landings in accordance with AS1248.4.1-2009.</p> <p><u>Design Detail:</u></p> <p>TGSIs need only be a depth of 300mm - 400mm in locations where the next hazard/building element is $\leq 3000\text{mm}$ away. TGSIs shall be 600mm - 800mm deep when the hazard is $\geq 3000\text{mm}$ away.</p> <p><u>Design Detail:</u></p> <p>TGSI's are to achieve luminance contrasting requirements as per AS1428.4.1-2009 – Refer to adjacent column for contrasting requirements based on TGSI's used.</p>	<p>CD</p>

 <p>(a) Plans of individual truncated cones</p> <p>Discrete indicator Composite discrete indicator</p> <p>Sloped Upper</p> <p>Base surface $\varnothing 35 \pm 1$ $\varnothing 25 \pm 1$ 4 to 5</p>	<p><u>Suitable Barrier</u></p> <p>Where a head height clear of 2m or less is proposed along an accessway a suitable barrier is to be installed to restrict access to the hazard.</p> <p><u>Compliance Departure:</u></p> <p>Under Stair 01 on the Ground floor where a head height clearance of less than 2m is present a suitable barrier is required to be installed.</p>	
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Cl. D4D10: Wheelchair seating spaces in Class 9b assembly buildings

N/A – Building is not classified as a 9b, though some fixed seating is proposed as previously identified.

Cl. D4D11: Swimming pools

N/A – Plans do not indicate a swimming pool.

Cl. D4D12: Ramps

DtS Provision	Comment(s)/Recommendation(s)	Status
On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Ramps along the affected part and as part of the new building works do not create a height difference exceeding 3.6m.	CoC

Cl. D4D13: Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>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.</p> <p>Glazing indicators shall be installed in accordance with and a design/install certificate is to be provided to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p> <p>Frosted type glazing decals <u>will not</u> achieve compliance with AS1428.1-2009.</p> <p>Glazed doors/ walls installed with full height blinds which are capable of being opened & closed are required to be installed with glazing decals.</p>		DD
<p><u>Summary of AS1428.1-2009 Requirements for Visual Indicators on Glazing –</u></p> <ul style="list-style-type: none"> • Shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be 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.

BCA Part E3 – LIFT INSTALLATIONS

Cl. E3D7: Passenger lift types and their limitations

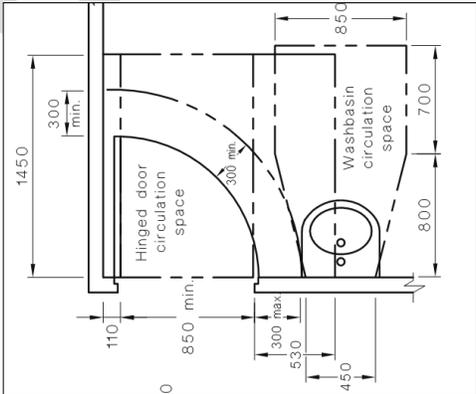
DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Every passenger lift must –</p> <ul style="list-style-type: none"> • be one of the types identified in Cl. E3D7, subject to the limitations on use specified in the Table; and • have accessible features in accordance with Cl.E3D7; and • not rely on a constant pressure device for its operation if the lift car is fully enclosed. 	<p>2x new passenger lift is proposed as part of the new works.</p> <p>It is assumed that the proposed passenger lift is electric or electrohydraulic with no limitations.</p> <p>Confirmation of type and determination of limitations to be assessed once information is provided by the design team.</p>	CoC

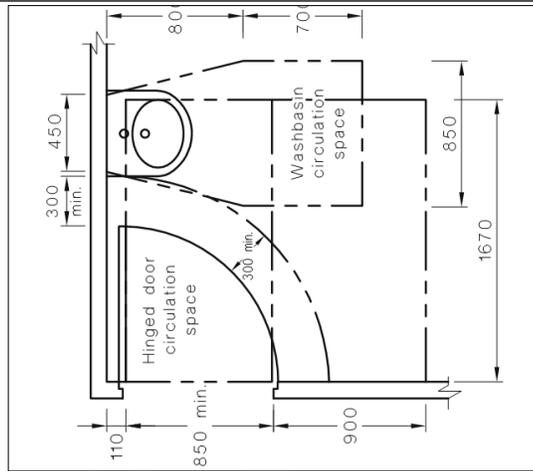
Cl. E3D8: Accessible features required for passenger lifts

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Passenger lifts shall have the following features –</p> <ul style="list-style-type: none"> • Handrail complying with the mandatory handrail provisions of AS1735.12, • Lift floor dimensions not less than 1,100mm x 1,400mm where the lift vertical travel is less than 12m, • Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is more than 12m, • Minimum clear door opening complying with AS1735.12, • Passenger protection system complying with AS1735.12, • Lift landing doors at the upper landing, • Lift car and landing control buttons complying with AS1735.12, • Lighting in accordance with AS1735.12, • Automatic audible/visual information within the lift car and at the landings as prescribed, • Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. 	<p>A design compliance certificate is to be obtained from the lift contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards at detail design stage.</p> <p>It is noted that architectural drawings indicate a 2000mm (l) X 1800mm (w) lift cart size.</p> <p><u>Design Detail</u></p> <p>Ensure lift landing controls are provided no less than 500mm from an internal corner.</p>	CoC & DD

BCA Part F4 – SANITARY AND OTHER FACILITIES

Cl. F4D5: Accessible sanitary facilities

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible:</p> <ul style="list-style-type: none"> • Accessible unisex sanitary compartments must be provided as in accordance with F4D6 (Table F2.4a – 2019), • Accessible unisex showers must be provided in accordance with Table F4D7 (Table F2.4b - 2019), • At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females. • An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels. • Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1. • An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and • Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible. 	<p><u>Accessible sanitary compartments</u></p> <p>Plans indicate several new accessible unisex sanitary compartments throughout MHU Building.</p> <p>Accessible bathrooms are indicated at the following location:</p> <ul style="list-style-type: none"> - Ground Floor: G.008 (1970mm X 3300mm). - Level 2: 2.009 (2100mm X 2770mm). <p>The internal compartment size of the accessible bathrooms are capable of complying with AS1428.1-2009.</p> <p><u>Compliance Departure:</u></p> <p>Detailed drawings are to be provided to enable assessment of these facilities in accordance with AS1428.1-2009.</p> <p>Note – A minimum 300mm clearance is required between the door leaf and any part of the HWB:</p>  <p>The diagram shows a plan view of a sanitary compartment. It features a hinged door on the left side. Key dimensions include: a total width of 1450mm, a door height of 3000mm with a 300mm minimum clearance from the top, a door swing radius of 300mm, a minimum door opening width of 850mm, a door thickness of 110mm, a maximum door swing clearance of 300mm, a door height of 530mm, a door width of 450mm, a circulation space width of 800mm, a washbasin width of 700mm, and a total circulation space width of 850mm.</p>	<p>CD & DD</p>



Design Detail

Ensure FF&E is installed as per clause 15 of AS1428.1-2009.

Ambulant sanitary compartments

Plans indicate several new banks of sanitary compartments throughout the buildings, many of which have associated compliance issues.

Compliance Departure:

Where toilets are provided in addition to an accessible toilet, the toilet is not indicated as being ambulant.

Where toilets are provided in addition to an accessible bathroom, they are to be provided with ambulant features in accordance with AS1428.1-2009.

Where ambulant toilets are required, there is to be a separate facility for male and female use.

Drawings are to be updated to indicate ambulant cubicles.

Design Detail

Ensure FF&E is installed as per clause 16 of AS1428.1-2009.

Summary of AS1428.1-2009 requirements for Accessible & Ambulant Sanitary Facilities

Water Taps –

- Taps shall have lever handles, sensor plates or other similar control,

- Lever handles to be min. 50mm clear from adjacent surface,
- Where hot water is provided, the water to be delivered through the mixing spout.

WC pan clearances

- WC pan clearance including set-out, seat height and seat width as per Figure 38 of AS1428.1.

Seat –

- full round type with minimal contours,
- be securely fixed when in use,
- seat fixings that create lateral stability,
- load rated to 150kgs,
- min. luminance contrast of 30%.

Backrest – As follows:

- be capable of withstanding 1100 N,
- height to the lower edge of backrest to the top of the WC pan of 120mm to 150mm,
- vertical height of 150mm-200mm and a width of 350mm and 400mm,
- front edge of the centre of the backrest to be at an angle of 95° to 100°.

Flushing control

- Flushing controls shall be user activated, either hand operated or automatic. Hand-operated controls to comply with Figure 40, or on the centre-line of the toilet within the vertical limit zone. Controls within this zone shall not be within the area required for grabrails.
- Controls shall be proud of the surface and activate the flush before being level with the surrounding surface.

Toilet paper dispenser

- Toilet paper dispenser to be located within zone specified in Figure 41. Dispenser shall not encroach on required grabrail clearances.

Grabrails

- Concealed, high level cisterns or flush valves require a continuous grabrail across the rear wall and the side wall closest to the pan as per Figure 42.
- Low-level non-concealed cistern or flush valves require the grabrail to terminate each side of the cistern as per Figure 42.

Circulation space – Shall be as per Figure 43 of AS1428.1-2009, except for the following intrusions:

- Toilet paper dispenser,
- Grabrails,
- Washbasins with 100mm intrusion,
- Hand dryers and towel dispensers,
- Soap dispensers,
- Shelves,
- Wall cabinets with 150mm intrusion, mounted between 0.9m and 1.25m,
- Clothes hanging devices,
- Portable sanitary disposal units (Figure 43),
- Other wall mounted fixtures with 150mm intrusion, mounted between 0.9m and 1.25m.
- The overlapping of circulation space shall be in accordance with Clause 15.6.

Baby change tables

- Where installed, baby change tables shall not encroach into the required circulation space when in the folded position and have a max height of 820mm with clearance underneath of min. 720mm when open.

WC doors

- To be either hinged or sliding,
- Outward-opening doors shall have a mechanism to hold in the closed position without the use of a latch,
- Doors provided with an in-use indicator and a bolt or catch. If fitted with a snib, the snib handle is to be min. length of 45mm from the centre of the spindle.
- Latch mechanism are to be openable from the outside in the case of an emergency.
- Force required as per Clause 13.5.2(e),
- Door handles and hardware as per Clause 13.5.

Washbasins for unisex accessible sanitary facilities

- A hand-washing facility shall be provided inside the toilet cubicle

Washbasins – As follows:

- Shall be located inside the cubicle,
- Washbasin outside pan circulation,
- Water taps as per Clause 15.2.1,
- Exposed hot water supply pipes to be insulated or located so as not a hazard,
- Projection of washbasins from wall and taps, bowl and drain outlet as per Figures 44 (A) and (B),
- Water supply pipes and waste outlets not to encroach on required clear space under basin.
- Each washbasin fixture to have unobstructed circulation space as per Figure 46, or Figure 45 for SOU's.

Mirrors

- Mirror to be located above or adjacent to washbasin.
- Where provided, a vertical mirror with a reflective surface not less than 350mm wide to extend from a height not less than 0.6m to not more than 1.85m.
- In an accessible residential unit, the mirror to be centred over the washbasin.

Shelves – To be provided adjacent to washbasin, as follows:

- A vanity top at a height of 800mm-830mm and min. width of 120mm and depth of 300mm-400mm without encroaching circulation space,
- A separate fixture, within any circulation spaces at a height of 0.9m-1.0m, and external to all circulation space 0.79m-1.0m.

Soap dispensers, towel dispenser and similar fittings

- Soap and towel dispensers and hand dryers shall be operable by one hand and installed so the operative component or outlet between 0.9m and 1.1m and no closer than 0.5m from an internal corner.

Clothes-hanging devices

- A clothes-hanging device shall be installed 1.2m to 1.35m high and not less than 0.5m from an internal corner.

Sanitary disposal unit

- Where provided, sanitary disposal units to be as per Figure 43 for portable units or 0.5m from the pan for recessed units.

Switches and general purpose outlets

- Where provided near the washbasin, switches and GPOs to be located as per Clause 14 and as close to the shelf as possible.

Showers

- Shower recesses and circulation space to a height not less than 0.9m as per Figure 47. Grabrails, shower hose fittings, taps, soap holder, shelf and seat are the only fixtures permitted in these spaces.

Circulation spaces in accessible sanitary facilities

- Circulation spaces in accessible sanitary facilities shall be in accordance with Clause 15.2.8 and Figures 43-47 and 50.
- Circulation spaces, including door circulation space, may be overlapped.
- Fixtures shall not encroach circulation space except:
- Washbasin in WC circulation as per Figure 43,
- Washbasin in shower circulation as per Figure 50,
- Washbasin in door circulation as per Figure 51(A) and 51(B).
- Clearances beneath washbasin as per Clause 15.3.

Summary of AS1428.1-2009 requirements for Ambulant Sanitary Facilities

General

- Ambulant sanitary facilities shall be in accordance with Figures 53(A) and 53(B).

Grabrails

- Grabrails shall be installed in accordance with Clause 17 and Figure 53(A).

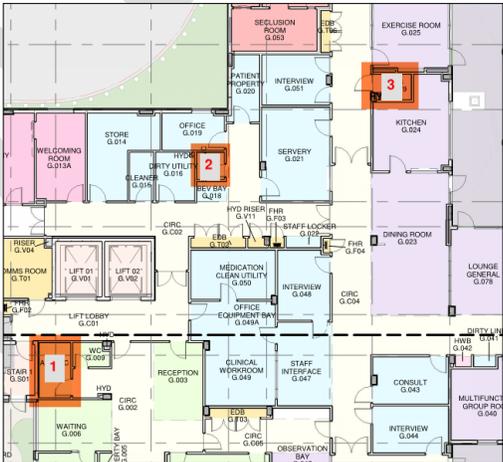
Doors

- Doors to sanitary compartments for people with ambulant disabilities shall have openings with a minimum clear width of 700 mm, and shall comply with Figure 53(B).
- Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside.

Coat hook

- A coat hook shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the floor.

Cl. F4D6: Accessible unisex sanitary compartments

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <p>Class 5 & 9a</p> <p>For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans:</p> <ul style="list-style-type: none"> 1 on every storey containing sanitary compartments; and where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. <p>These requirements do not apply within a ward area of a Class 9a health-care building.</p> <p>Ward area: That part of a patient care area for resident patients and may contain areas for accommodation, sleeping, associated living and nursing facilities.</p>	<p>Several toilets grouped together/near each other will be considered a “bank”.</p> <p>A Class 9a building requires an accessible WC with 50% of those banks, except within ward areas.</p> <p>Compliance Departure:</p> <p>The ground floor is provided with 3x toilet banks.</p> <p>Only one of the toilet banks is provided with an accessible bathroom in lieu of 2 of the 3 banks being provided with an accessible bathroom.</p> <p>Drawings are to be updated to indicate 3 accessible bathrooms on the Ground Floor.</p> 	CD

Cl. F4D6: Accessible unisex showers

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:</p> <p>Class 5 & 9a</p> <p>For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.</p> <p>F4D4</p> <p>(8) A Class 9a health-care building must be provided with—</p>	<p>Showers are required for patient use within a Class 9a building, however, as showers are provided within ward areas the BCA provides an exemption for showers within this part of the building.</p> <p>Required showers are only provided within ward areas of the building, therefore, an accessible shower is not required.</p>	N/A

<i>(c) one shower for each 8 patients or part thereof; and</i>		
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Cl. F4D12: Accessible adult change facilities

N/A - Accessible adult change rooms are not specified for a Class 9a building by the BCA.

DRAFT

3.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the relevant project design documentation to determine the compliance status of the proposed development against Part D4, Clause E3D7, E3D8, F4D5, F4D6, F4D7 & F4D12 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2022 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and the pertinent Australian Standards.

Following this review and with the adoption of the recommendations/Performance Solutions proposed, ABE Consulting are able to confirm that at the Crown Certificate stage of design, the development can readily achieve compliance with the aforementioned BCA provisions.

4.0 REVIEW PROVIDED BY

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