

Job No: IAC-1656

Thursday, 12 December 2024

**BESIX WATPAC
LEVEL 24
44 MARKET STREET
SYDNEY NSW 2000**

Reference: **ST GEORGE HOSPITAL – REFURBISHMENT REF**

Attention: Ms Marie Trarieux

Email:

Phone No: 0422 405 771

Dear Ms Trarieux,

Thank you for inviting iAccess Consultants to undertake this access assessment of the St George Hospital Refurbishment REF documentation.

This access report has been structured in accordance with the provisions of the Disability (Access to Premises) Standard 2010, the applicable National Construction Code 2019 Volume 1 Amendment 1 as well as the provisions of the relevant Australian Standards.

Please do not hesitate to contact us should you wish to discuss any aspect of this Access Report.

Yours sincerely,



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ACCESS REPORT – REFURBISHMENT REF

**ST GEORGE HOSPITAL
KENSINGTON AND BELGRAVE STREETS
KOGARAH NSW 2217**

Prepared by

iAccess Consultants

A division of iAccess Group Pty Ltd

ABN 37 002 648 615

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12 December 2024

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Kensington and Belgrave Streets
Kogarah NSW 2217**

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The following report register documents the development and issue of this and each subsequent report(s) undertaken by iAccess Consultants.

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-	Access report prepared and submitted to client	20 November 2024
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OC 3.04.3. Carpet – On completion of the works certification is to be provided by the carpet contractor that the specified carpet has been installed and that the provisions of NCC Clauses D3.3(g) & (h) have been satisfied.....	24
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OC 3.16 Lighting Levels – On completion of the works certification of lighting levels achieved indicating compliance with these requirements will need to be provided for the issue of the Access Installation Certificate at OC.....	55
OC 3.3.3. Visual Indicators - On completion of the works certification will need to be provided for the issue of the OC Access Installation Certificate, indicating that visual indicators have been applied to full height glazing in accordance with the requirements of Clause 6.6 of AS1428.1:2009. The visual indicators will need to be solid and opaque. The minimum width of the visual indicators is to be 75mm. The bottom of the visual indicator is to be located between 900-1100mm AFFL. In some conditions visual indicators of differing colour will need to be provided to either side of the full height glazing.	21
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Abbreviations

The following abbreviations are employed in this Checklist:

- ACAA Association of Consultants in Access Australia
- AS Australian Standard
- BCA Building Code of Australia
- NCC National Construction Code
- Dts Deemed to satisfy
- CAPT Continuous Accessible Path of Travel
- GPO General Power Outlet
- USAT Unisex Accessible Sanitary Toilet
- AFFL Above Finished Floor Level
- TGSI Tactile Ground Surface Indicator
- PPE Principal Pedestrian Entrance
- DAPB Designated Accessible Parking Bay

Legend

The following list of differing colour toning are indicators of access compliance throughout this report:

	The design as proposed is capable of satisfying the NCC Performance Requirement and or the relevant clauses of AS1428.1:2009, AS1428.4.1:2009, AS2890.6:2009, AS1735.12:1999.
	Not Compliant, Design to be revised and resubmitted
	Information to be provided as part of the detailed documentation to be prepared for this project.
	Information to be provided for the issue of the OC Access Installation Certificate
	To be addressed by way of a Performance Based Design Solution

Examples of these compliance summaries include:

Compliance:	An accessible path of travel is provided from the set-down point to the Principal Pedestrian Entry to the event.
Compliance:	Door circulation zones are not compliant. Ensure door latch-side clearance achieves a minimum of 530mm.
Compliance:	The doorways luminance contrast levels is not able to be assessed. Information is to be provided.

Lines that are written in red and highlighted in yellow (like this line of text) indicate an item that may require action by the project team, impacting on the overall design.

1. EXECUTIVE SUMMARY

This access report has been prepared to provide commentary on the Refurbishment REF documentation prepared for St George Hospital.

The 24 Series of drawings was reviewed for this access report as this series of drawings indicates the FF& E of the levels of the building.

The purpose of this access report is to highlight and review key accessible topics as they relate to design elements of the proposed development. The key accessible areas of assessment noted in the Legislative Frameworks and considered by this access report are: -

- Disability (Access to Premises – Buildings) 2010
- the National Construction Code 2019 Amendment 1 addressing Access & Egress, Lift services, Sanitary facilities.
- The Australian Standards referenced by the National Construction Code

There is generally a high level of compliance throughout the project, however there are several items where additional information will need to be provided as part of the detailed documentation to be prepared for this project.

1.1. Access Declaration

This report confirms that the provisions for compliance with the accessible requirements nominated in the Disability (Access to Premises – Building) Standard 2010 where possible have been incorporated into the proposed design.

1.2. Building Classification

The NCC classification for this Development is:

- *Building Class A6.9 Class 9a - a health-care building*

1.3. Report Exclusions

The assessment discussed in this report is limited to the Scope of Works highlighted in the above Executive Summary.

Our access assessment covered in this report specifically excludes any other aspect of the hospital.

1.4. Performance Solutions

The Codes and Standards nominate prescriptive criteria to achieve accessibility. The project teams have applied those criteria to arrive at a design solution where accessibility is achieved. In some limited instances, the ability to satisfy the accessibility criterion requires a Performance Solution equal or equivalent to the Deemed to Satisfy approach.

This access report relies on Performance Solutions addressing:

- Topic 1. Accessible access to and within focus rooms, Consultation rooms, meeting rooms and offices.
- Topic 2. 1540 x 2070mm turn zones within offices.
- Topic 3. Unisex ambulant WCs
- Topic 4. Fold down grabrails to ambulant WCs
- Topic 5. Force to operate doors where door closers are installed.
- Topic 6. Alternative design for accessible WCs
- Topic 7. Latchside clearances at doorways

1.5. Equitable Egress Strategy

An NCC Deemed to Satisfy solution addressing egress from a building satisfies the provisions of DP4 and DP6.

1.6. NCC Clause D3.4 Concession

The NCC Clause **D3.4** notes a concession for accessibility to particular areas/rooms:

- (a) *An area where access would be inappropriate because of the particular purpose for which the area is used.*
- (b) *An area that would pose a health or safety risk for people with a disability.*
- (c) *Any path of travel providing access only to an area exempted by (a) or (b).*

The building has several rooms of which the NCC **D3.4** concession applies:

- Clean utility and Dirty Utility rooms
- Medical rooms
- Plantrooms
- Storerooms
- Equipment stores
- Cleaners' areas
- Rooms where access is only permitted by specialist technicians.

1.7. Architectural Documentation

This Access Report references the following architectural documentation.

REFB3-AR-DG-22G11(2)
REFB3-AR-DG-24152(5)
REFB3-AR-DG-24206(5)
REFB3-AR-DG-24207(5)
REFB3-AR-DG-24221(5)
REFB3-AR-DG-24222(5)
REFB3-AR-DG-24252(5)
REFB3-AR-DG-24352(5)
REFB3-AR-DG-24441(5)
REFB3-AR-DG-24641(5)
REFB3-AR-DG-24771(5)
REFB3-AR-DG-24772(5)

1.8. Occupation Certificate Checklist

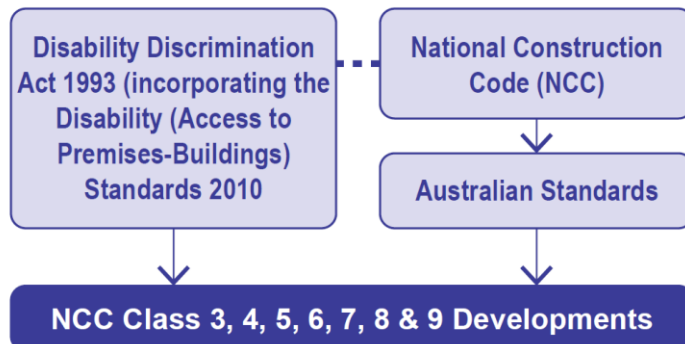
The following requirements are to be provided for the issue of the Occupation Certificate Access Installation Certificate.

- Lift installation certificate for each lift nominating compliance with NCC 2019 Clause E3.6 Accessible features required for passenger lifts and AS1735.12.
- Slip resistance rating for internal floor finishes to corridors and wet areas of rooms required to be accessible.
- Luminous contrast of Visual Indicators installed to full height glazing.
- Luminous contrast at doorways
- Installation of wall strengthening to locations where grabrails are installed.
- Setout of Accessible WCs to the requirements of Clause 15 of AS1428.1:2009

- Setout of Ambulant WCs to the requirements of Clause 16 of AS1428.1:2009
- Certification of hearing augmentation systems installed to the provisions of NCC Clause D3.7 and AS1428.5:2021.
- Certification that the Statutory Braille Tactile signage is designed and installed to NCC Clause D3.6, NCC Specification E3.6 and Section 5 of AS1428.5:2010 where hearing augmentation is installed.
- Detailing of handrails to ramps and stairs to the provisions of Clause 10, 11 & 12 of AS1428.1:2009
- Certification of force to operate doors other than fire or smoke doors fitted with door closers to be not more than 20N force
- Setout of door release buttons
- Location of switches to be not closer than 500mm to an internal corner

2. STATUTORY FRAMEWORK

The legislation addressing accessibility is documented in the following Act, Code and Standards:



2.1. Disability Discrimination Act 1992

Section 23 of the Disability Discrimination Act 1992 states:

It is unlawful for a person to discriminate against another person on the ground of the other person's disability:

- a) *by refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled or allowed to enter or use (whether for payment or not); or*
- b) *in the terms or conditions on which the first-mentioned person is prepared to allow the other person access to, or the use of, any such premises; or*
- c) *in relation to the provision of means of access to such premises; or*
- d) *by refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not); or*
- e) *in the terms or conditions on which the first-mentioned person is prepared to allow the other person the use of any such facilities; or*
- f) *by requiring the other person to leave such premises or cease to use such facilities.*

The Disability Discrimination Act 1992 is complaints-based legislation and the Commissioner once having heard and assessed the level of discrimination may issue orders to rectify.

2.2. Legislative Framework (including Australian Standards referenced by NCC 2019)

- Disability Discrimination Act 1992
- Disability (Access to Premises - Buildings) Standards 2010 (DDA 1992)
- National Construction Code 2019 Amendment 1
- AS1428.1:2009 Design for access and mobility - General requirements for access - New building work
- AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
- AS1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- AS1680.2.1:2008 Interior and workplace lighting - Specific applications - Circulation spaces and other general areas
- AS1735.12:1999 Lifts, escalators and moving walks - Facilities for persons with disabilities.

2.3. Australian Standards not referenced by NCC 2019

The following Australian Standards address accessibility and may be referenced by this access report. The following Australian Standards are not referenced by or National Construction Code 2019.

- AS1428.1:2021 Design for access and mobility - General requirements for access - New building work
- AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
- AS1428.4.2:2018 Means to assist the orientation of people with vision impairment - Wayfinding signs.
- AS1428.5:2021 Design for access and mobility - Communication for people who are deaf or hearing impaired.
- AS1735.12:2020 Lifts, escalators and moving walks - Facilities for persons with disabilities.
- HB198:2014 Guide to the specification and testing of slip resistance of pedestrian surfaces.

3. ACCESS REPORT

3.1. Access Report Preamble

The Access Report following has adopted the headings of the Disability (Access to Premises) Standard 2010. The Standard provides a framework for analysis and when coupled with the technical provisions of the current National Construction Code 2019 and the provisions of Australian Standards AS1428.

Australian Standards provide certainty and direction to address accessibility compliance.

3.2. Continuous Accessible Paths of Travel

3.2.1. Legislative references

NCC 2019	DP1 Access for people with a disability
	DP2 Safe movement to and within a building
	D3.1 General building access requirements
	D3.2 Access to buildings
	D3.3 Parts of buildings to be accessible.

AS Reference: Clause 6 (Continuous Accessible Paths of Travel) of AS1428.1 2009

3.2.2. Preamble

This section discusses Continuous Accessible Paths of Travel (CAPT) throughout the development. The requirements for Continuous Accessible Paths of Travel are noted in the National Construction Code.

A continuous accessible path of travel to accessible facilities will need to be provided to enable people to 'approach the building from the road boundary' so that they can 'access work and public spaces, accommodation and facilities for personal hygiene' in accordance with the requirements of **DP1** of the National Construction Code 2019.

The NCC Clause **D3.2(a)** identifies that

An accessway must be provided to a building required to be accessible—

- (a) from the main points of a pedestrian entry at the allotment boundary; and*
- (b) from another accessible building connected by a pedestrian link; and*
- (c) from any required accessible carparking space on the allotment.*

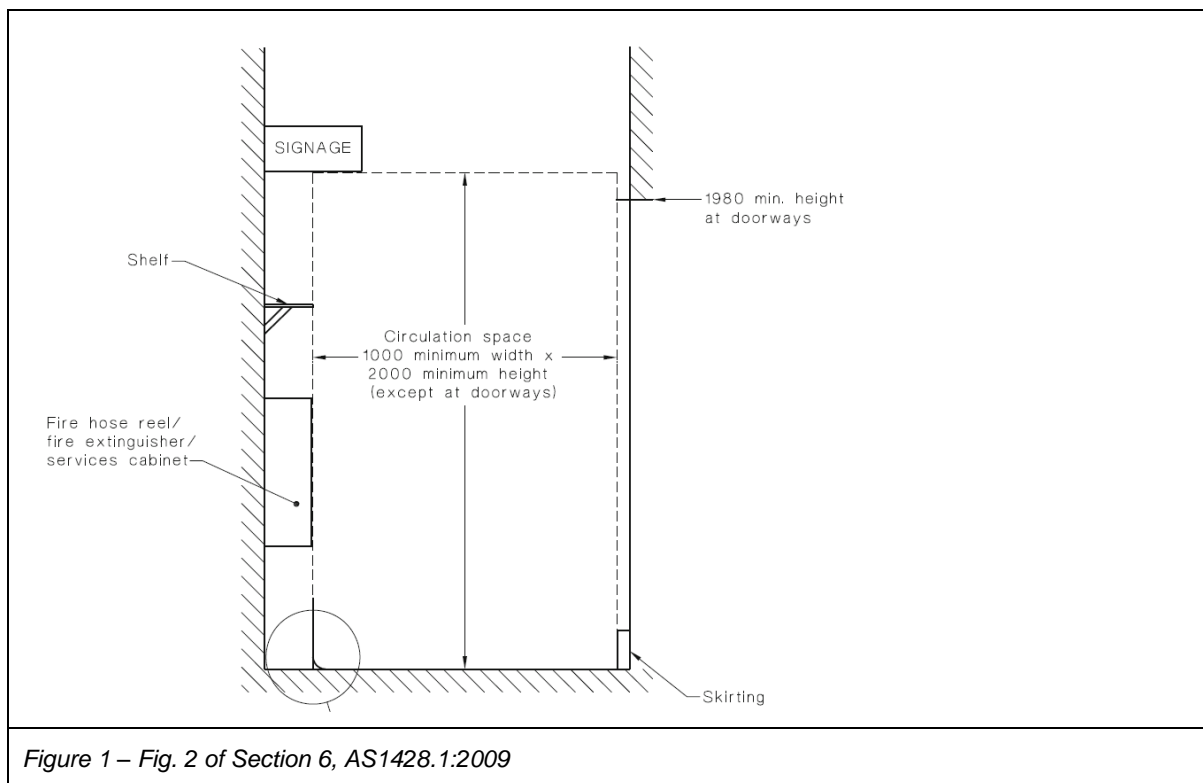
Compliance:	The documentation provided indicates that the requirements of NCC Clause D3.3 are satisfied.
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3.2.3. Height and Width of Continual Accessible Paths of Travel

The minimum unobstructed height of a continuous accessible path of travel shall be 2000mm or 1980mm at doorways.

Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

- (a) Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.*
- (b) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.*
- (c) Door handles less than 900 mm above the finished floor level.*



Compliance: The documentation provided indicates that the requirements of Clause 6.3 of AS1428.1:2009 are capable of being satisfied.

3.2.4. Circulation Zones – Width of path of travel

A minimum pathway of 1m width is required throughout all accessible areas.

Compliance: The documentation provided indicates that the requirements of Clause 6.2 of AS1428.1:2009 are capable of being satisfied.

3.2.5. Circulation Zones – Turn zones

The design also requires locations where a wheelchair user can make a 180deg turn (1540 x 2070mm) at corridor/pathway ends in accordance with the provisions of Fig. 5, Clause 6 of AS1428.1 2009 as well as 1500x1500 circulation zones where the path of travel changes direction.

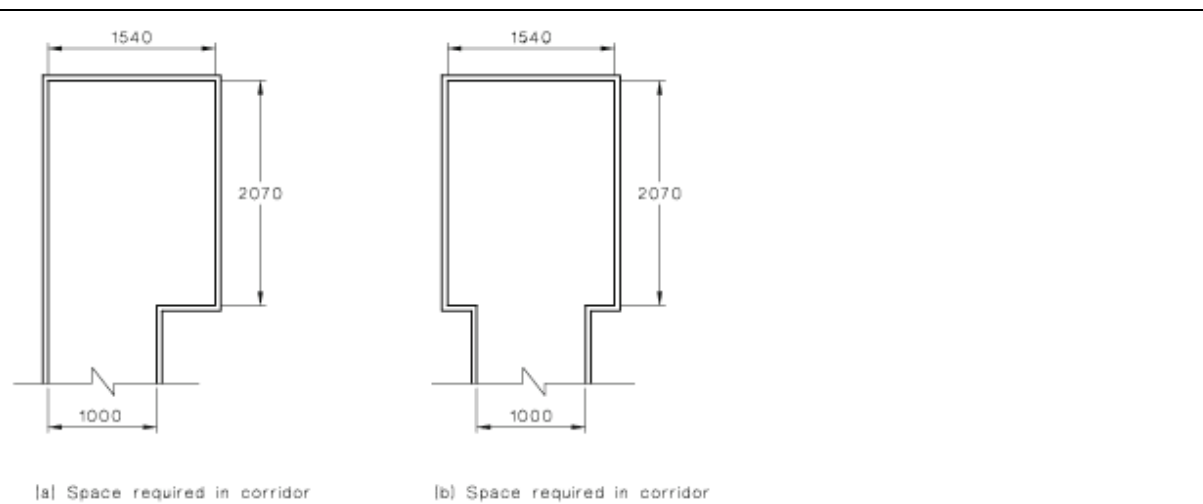


Figure 2 – Fig.3 Section 6 AS1428.1 2009

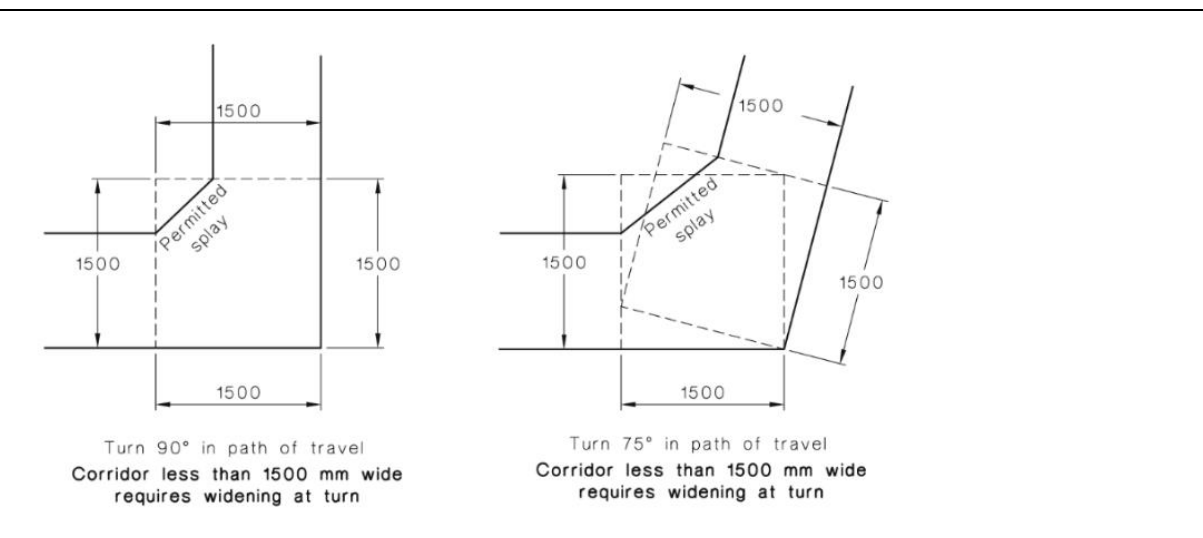


Figure 3 – Fig.4 Section 6 AS1428.1 2009

3.2.5. 180 deg turn zones – The design includes rooms throughout the facility where a 1540 x 2070mm turn zone is not possible to be achieved. It is proposed to address this topic by way of a Performance Based Design Solution.

3.3. Visual Indicators on Glazing

3.3.1. Visual Indicators - Legislative references

NCC 2019 DP1(a)(iii) Access for people with a disability
D3.12 Glazing on an accessway.

AS Reference: Clause 6.6 (Visual Indicators on Glazing) of AS1428.1 2009

3.3.2. Visual Indicators - Assessment

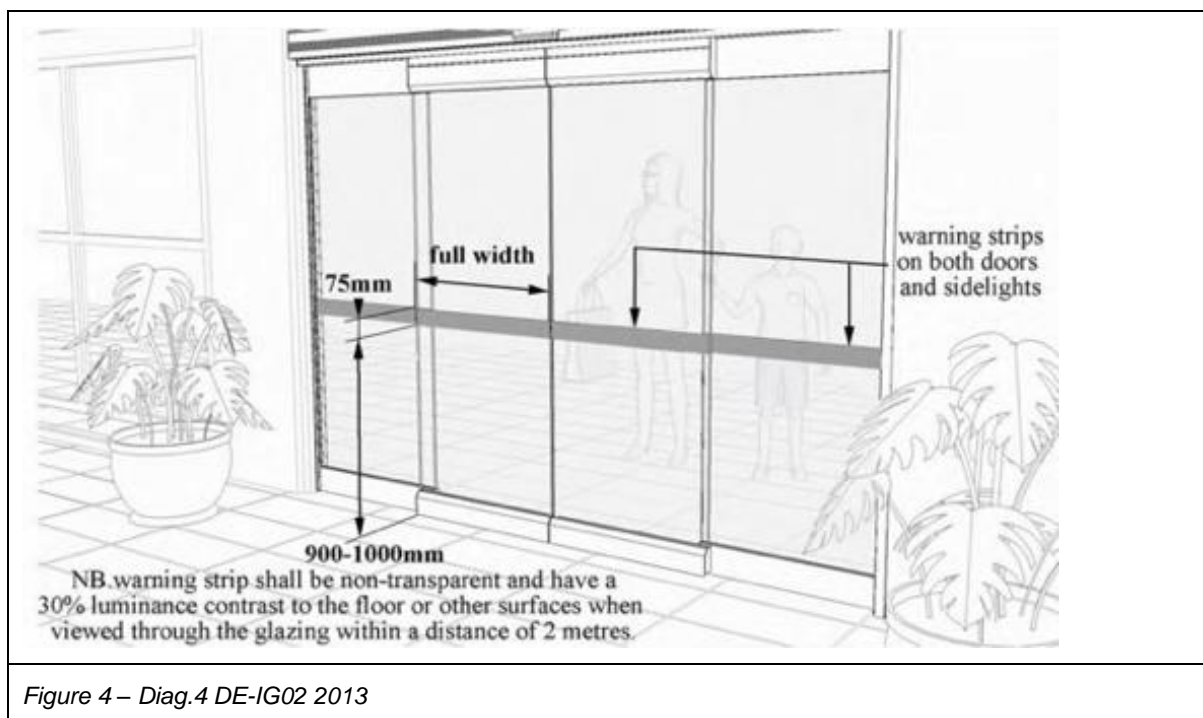
The design as proposed includes locations of full height glazing. Visual indicators will need to be applied in locations where full height glazing is provided in external facades and internal glazed walls.

3.3.3. Visual Indicators - Informational

Where full height glazing is proposed, visual indicators will need to be fixed to the glazing in accordance with Clause 6.6 of AS1428.1:2009:

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, 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.



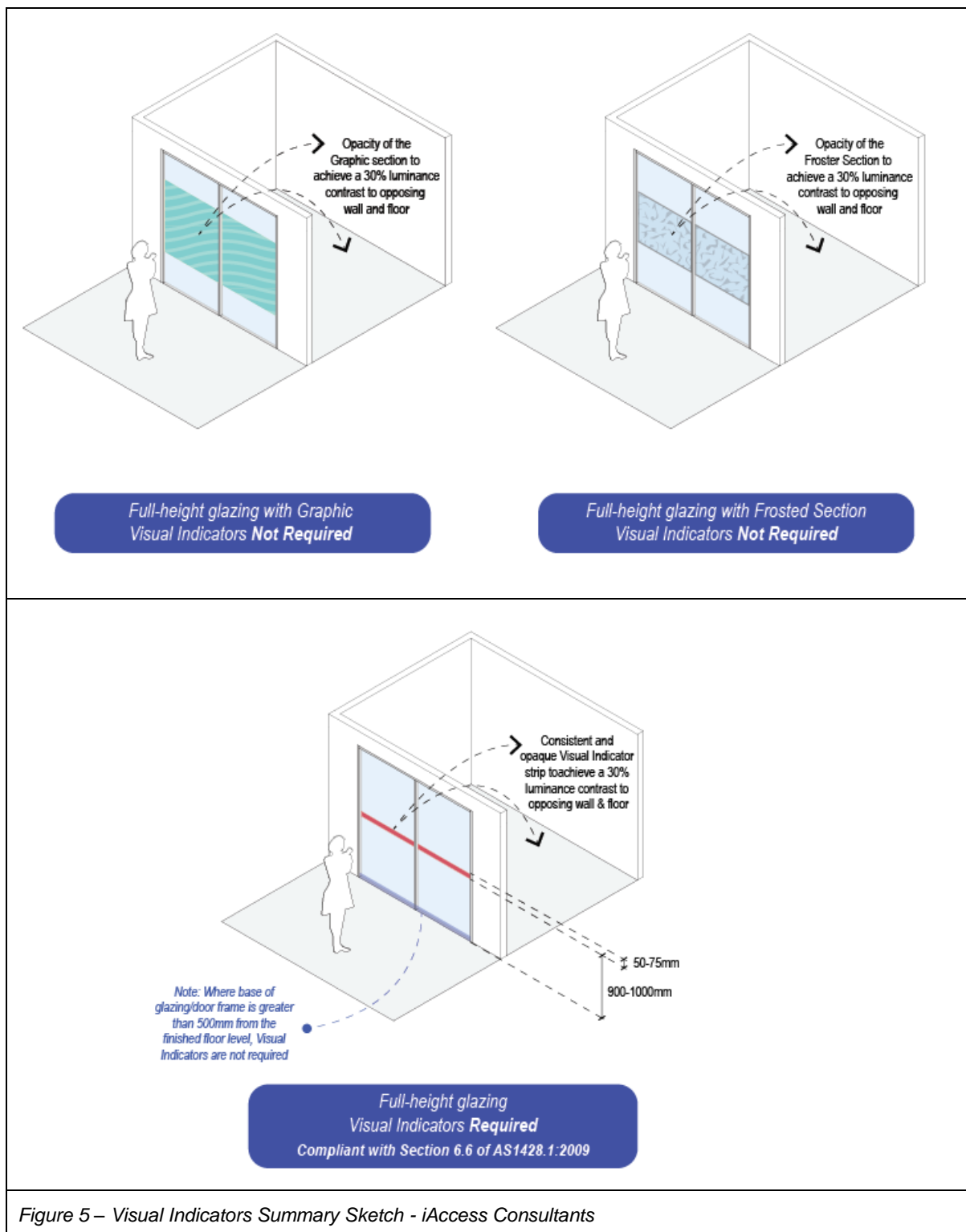


Figure 5 – Visual Indicators Summary Sketch - iAccess Consultants

3.3.3. Visual Indicators - On completion of the works certification will need to be provided for the issue of the OC Access Installation Certificate, indicating that visual indicators have been applied to full height glazing in accordance with the requirements of Clause 6.6 of AS1428.1:2009. The visual indicators will need to be solid and opaque. The minimum width of the visual indicators is to be 75mm. The bottom of the visual indicator is to be located between 900-1100mm AFFL. In some conditions visual indicators of differing colour will need to be provided to either side of the full height glazing.

3.4. Floor or Ground Surfaces

3.4.1. Floor or Ground Surfaces - Legislative references

NCC 2019	DP1(a)(iii) Access for people with a disability DP2 Safe movement to and within a building D2.14(a) Landings Table D2.14: Slip-resistance classification
AS Reference:	Clause 7 of AS1428.1:2009 HB198:2014 (slip resistance)

3.4.2. Slip Resistance - Informational

The slip resistance of the floor finishes will need to satisfy the minimum requirements of NCC Table D2.14 and the slip resistance ratings noted within HB198.

Certification indicating compliance with the slip resistance provisions will need to be provided from the respective flooring suppliers.

The table following summarises the minimum slip resistance levels of flooring materials to be achieved within this development.

Location	NCC Table D2.14	HB198	Criterion Satisfied
Transition Areas		P2/R9	Additional Information to be provided
Wet area / sanitary facilities		P3/R10	Additional Information to be provided

3.4.1. Slip Resistance - floor and ground surfaces – On completion of the works certification is to be provided by the contractors indicating the slip resistance of the flooring materials installed. This information is required for the issue of the access installation certificate required for the issue of the Occupation Certificate.

3.4.3. Carpet

The finishes schedule may propose carpet finishes within this development.

It will be necessary that the specification and application of the carpet satisfy the provisions of NCC Clause D3.3(g) & (h) which states:

- (g) *Clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and*
- (h) *the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.*

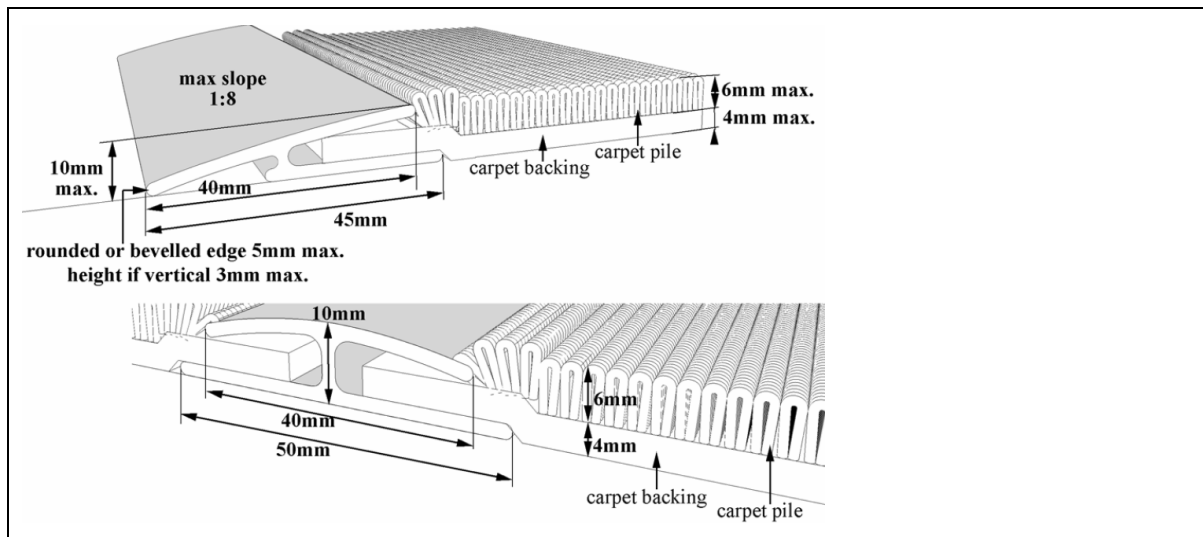
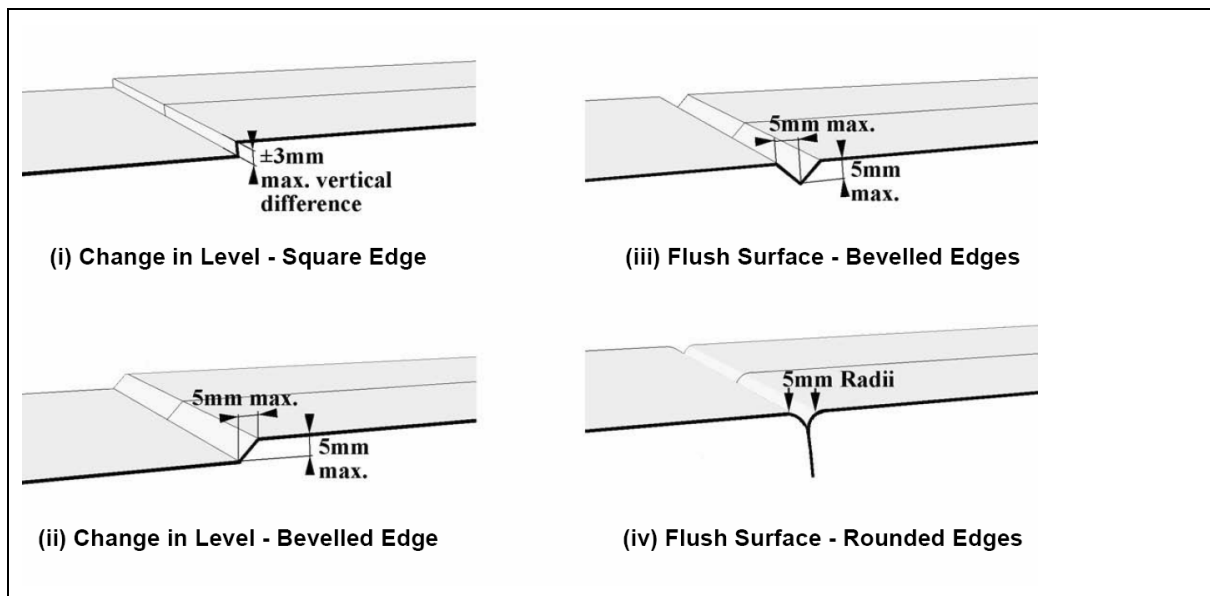


Figure 6 – Examples of carpet joints on an accessible path of travel

3.4.3. Carpet – On completion of the works certification is to be provided by the carpet contractor that the specified carpet has been installed and that the provisions of NCC Clauses D3.3 (g) & (h) have been satisfied.

3.4.4. Floor transitions

Transitions between floor finishes will need to comply with Clause 7.2 of AS1428.1:2009.



3.5. Statutory Braille Tactile Signage

3.5.1. Legislative references

NCC 2019	DP1(a)(iii) Access for people with a disability Clause D2.21(a)(iii)(B) Operation of latch Clause D3.6 Signage Specification D3.6
AS Reference:	Clause 8 – Signage, AS1428.4.1 2009 Design for access and mobility - Means to assist the orientation of people with vision impairment. Clause 16 – Symbols, AS1428.4.2 1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities Clause 17 – Signs, AS1428.2 1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities AS1428.4.2:2018 Design for access and mobility – Wayfinding

3.5.2. Braille Tactile Signage - Preamble

The NCC nominates the statutory requirements for Braille Tactile signage. Braille Tactile signs are to be provided in the following locations:

- WC locations
- Exits
- Locations where hearing augmentation is provided.
- Directional information to accessible entrances.
- Push/Swipe to Exit/Open locations.

Drawing STG3-0061[3] indicates the internal statutory signage types. The signage documentation does not include for the full arrangement of statutory braille tactile signage.

There is insufficient information to ascertain compliance with the provisions of Clause D3.6 or Specification D3.6.

3.5.2. Statutory Braille Tactile Signage – *The signage package will need to be prepared so that the full suite of statutory braille tactile signage is documented. The detailed signage documentation to be prepared for this project will need to ensure that the signage complies with the provisions of NCC Clauses D2.21(a)(iii)(B) Operation of latch, D3.6 & Specification D3.6. The font for the statutory braille tactile signs is to be Arial. The field colour of the sign is to achieve a min 30% luminous contrast with the surface the sign is installed on. The sign is to have rounded corners.*

3.5.3. Statutory Signage Requirements to be satisfied

NCC Section **D3.6 Signage** states:

In a building required to be accessible—

- (a) *braille and tactile signage complying with **Specification 15** must—*
- (i) *incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—*
- (A) *sanitary facility, except a sanitary facility within a sole-occupancy unit in a Class 1b or Class 3 building; and*

- (B) space with a hearing augmentation system; and
- (ii) identify each door required by E4D5 to be provided with an exit sign and state—
 - (A) **"Exit"**; and
 - (B) **"Level"**; and either
 - (aa) the floor level number; or
 - (bb) a floor level descriptor; or
 - (cc) a combination of (aa) and (bb); and
- (b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—
 - (i) the type of hearing augmentation; and
 - (ii) the area covered within the room; and
 - (iii) if receivers are being used and where the receivers can be obtained; and
- (c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use; and
- (d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and
- (e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and
- (f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.

3.5.4. Braille Tactile Exit Signage

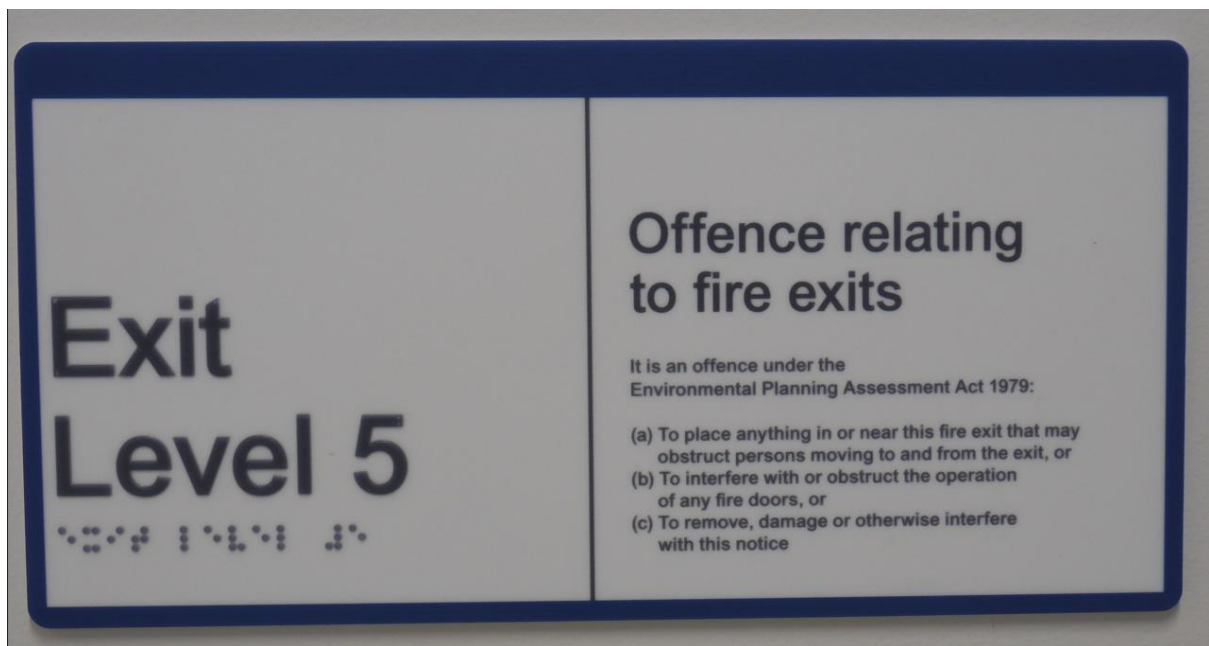
Braille tactile Exit signage will need to be provided at each level of the building associated with the fire egress door and at horizontal exits between fire compartments.

Examples of Braille Tactile Signage include:



(Figure 7 – Examples of Braille Tactile Signage from www.brailletactilesigns.com.au)

It is acceptable for the statutory Exit sign to be aggregated on the Offences to Fire stairs sign as follows.



3.5.4. Statutory Braille Tactile Exit Signage – The detailed construction documentation will need to document the braille tactile exit signage to be installed.

3.5.5. WC Signage

Braille tactile WC signage will need to be provided at each sanitary facility entrance.

Examples of Braille Tactile Signage to be provided in this project include:

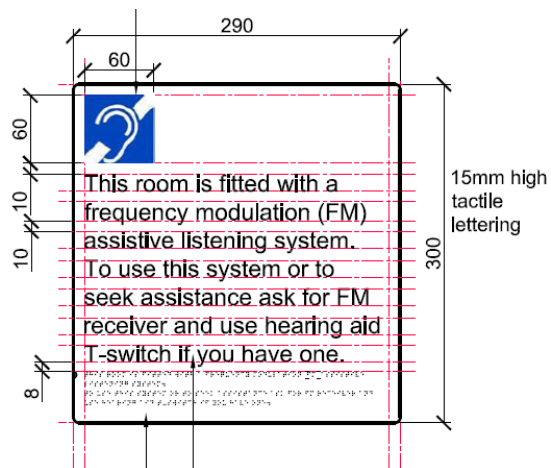
			
			

NB: Text “Unisex Toilet RH” to be used where the toilet is configured adjacent to a wall on the right, and similarly text “Unisex Toilet LH” is to be used where the toilet is adjacent to a wall on the left of the toilet pan.

3.5.5. Statutory Braille Tactile WC Signage – The detailed construction documentation will need to document the braille tactile WC signage to be installed.

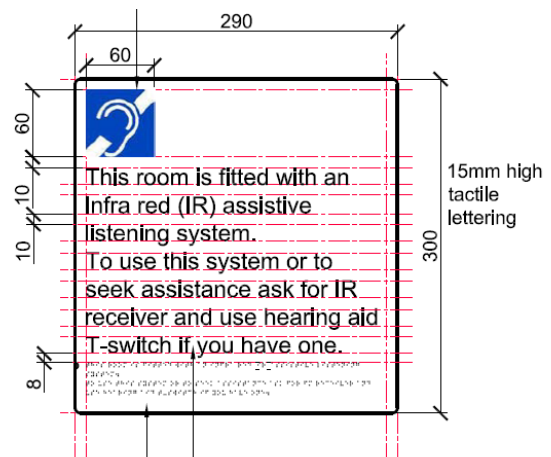
3.5.6. Hearing Augmentation Signage

Braille tactile hearing augmentation signage will need to be provided in a room or area in which an inbuilt communication system is installed. The text on the hearing augmentation signage will need to satisfy the requirements of Section 5 of AS1428.5:2010(Superseded).



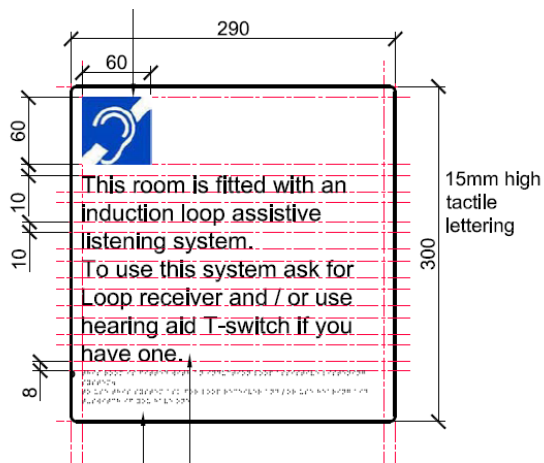
FONT IS ARIAL
 FONT HEIGHT IS 15mm

BACKGROUND TO SIGN TO HAVE
 30% LUMINOUS CONTRAST TO
 WALL COLOUR OR PROVIDE 5mm
 BLACK FRAME TO SIGN



FONT IS ARIAL
 FONT HEIGHT IS 15mm

BACKGROUND TO SIGN TO HAVE
 30% LUMINOUS CONTRAST TO
 WALL COLOUR OR PROVIDE 5mm
 BLACK FRAME TO SIGN



FONT IS ARIAL
 FONT HEIGHT IS 15mm

BACKGROUND TO SIGN TO HAVE
 30% LUMINOUS CONTRAST TO
 WALL COLOUR OR PROVIDE 5mm
 BLACK FRAME TO SIGN

3.5.6. Hearing Augmentation Signage - Details of the braille tactile hearing augmentation signage is to be provided for review as part of the detailed construction documentation to be prepared for this project.

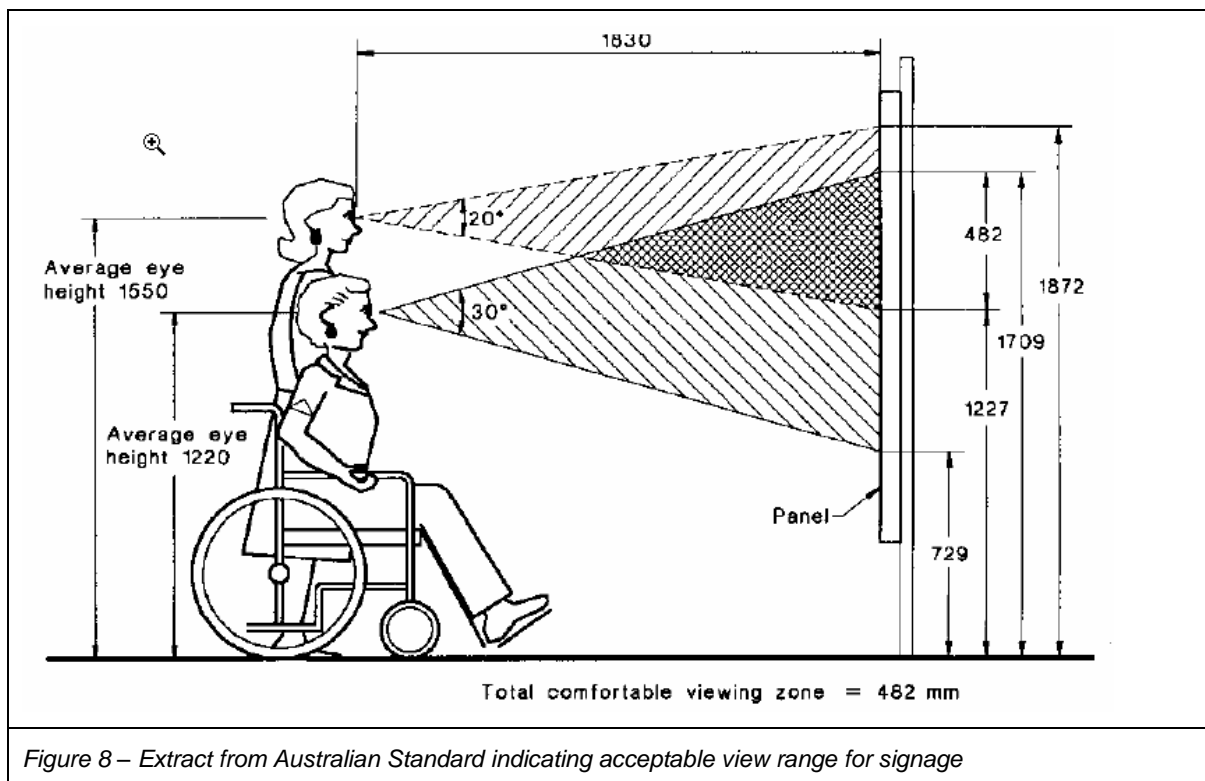
3.5.7. Lift Signage (Not referenced by the NCC)

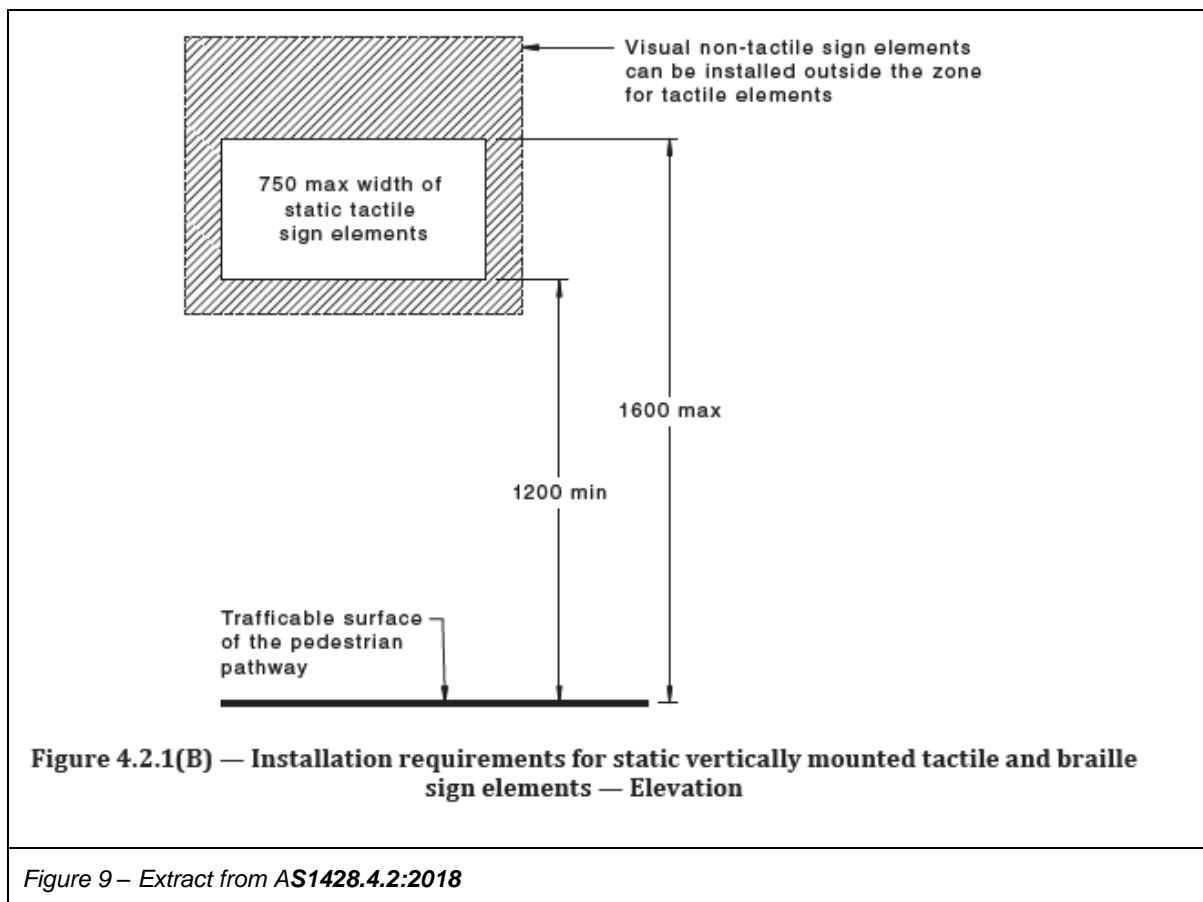
Clause ZA5.2 of AS1735.12:2020 requires the provision of Braille, tactile level identification signs to be installed on the lift door jambs.



3.5.8. Mounting Heights – General signs

The mounting heights of signage will need to incorporate the viewing zones as identified in AS1428.2:1992.





3.5.9. Luminance & Colour Contrast

Signs should be matt in colour, instead of a gloss finish to avoid any glare.

The minimum recommended luminance contrast for lettering on signage to the sign background is 30%.

The minimum recommended luminance contrast of a sign to its context is 30%.

This can be achieved by the sign field colour achieving a 30% luminous contrast with the wall surface the sign is mounted on **or** by providing a 5mm black border to the sign as per the following examples.



3.5.9 Luminance & Colour Contrast - Details of the braille tactile WC signage is to be provided for review as part of the detailed Construction documentation to be prepared for this project. *Please note that aluminium signs on a white wall will not achieve compliance.*

3.5.10. Push to release door locations.

The design may include door release by way of push buttons.

NCC Clause D2.21(a)(iii)(B)) states:

Where the latch operation device) is not located on the door leaf itself braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device.

The following are examples of sign types for this instance.



3.5.10 Braille Tactile Press to Exit Signage - Details of the braille tactile 'Press/Swipe to Exit/Open' signage to be installed will need to be provided for review as part of the detailed construction documentation to be prepared for this project. Specific attention is directed to the font type, size of lettering and the selection of a field colour of the sign which will achieve a 30% luminance contrast with the wall or door the sign is installed on.

3.5.11. Locations of Braille Tactile door signs

The following sketches have been prepared to indicate the preferred installation locations for the placement of Braille Tactile signs.

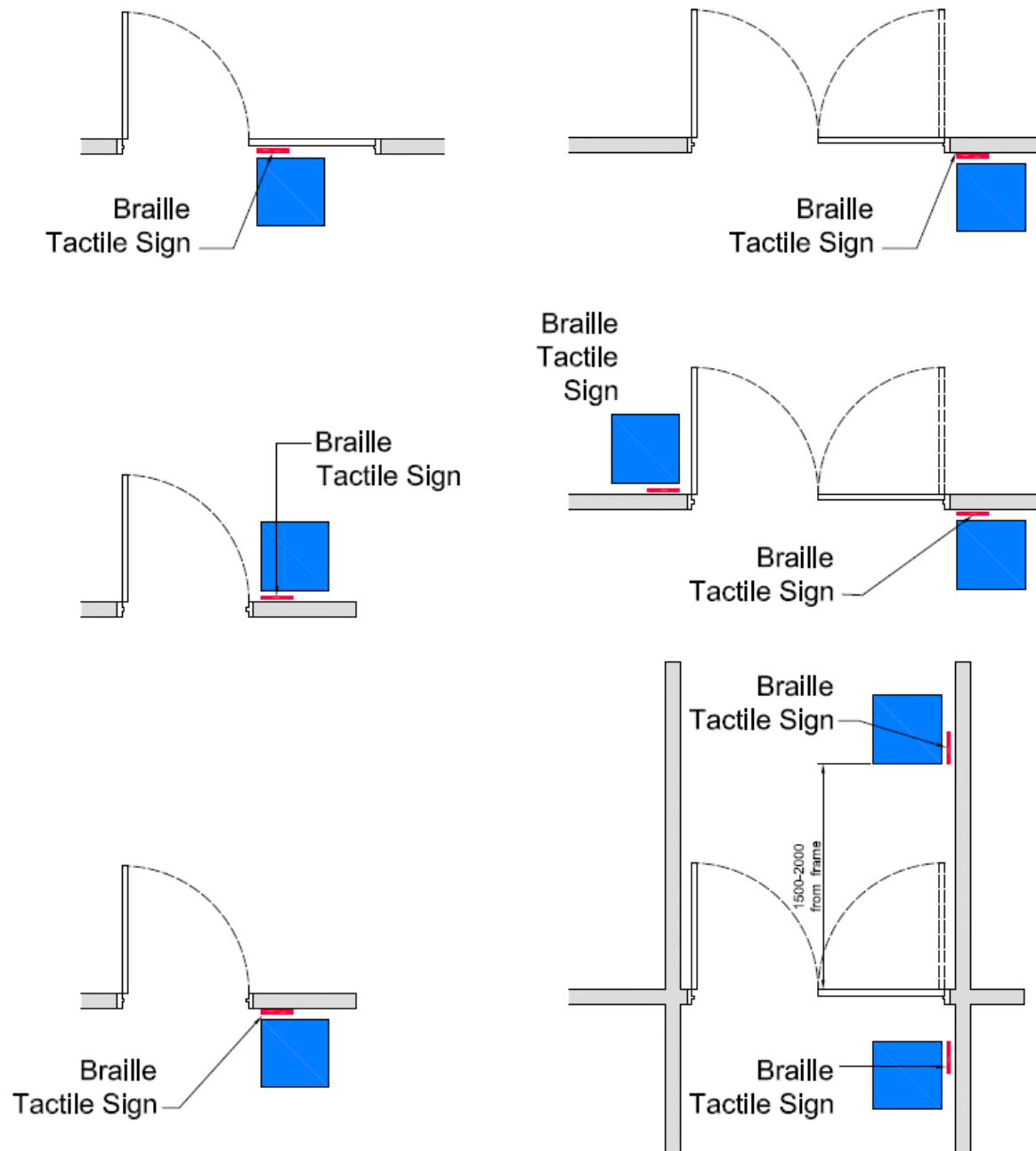


Figure 10 – Possible locations of Braille tactile signage in relation to door setouts

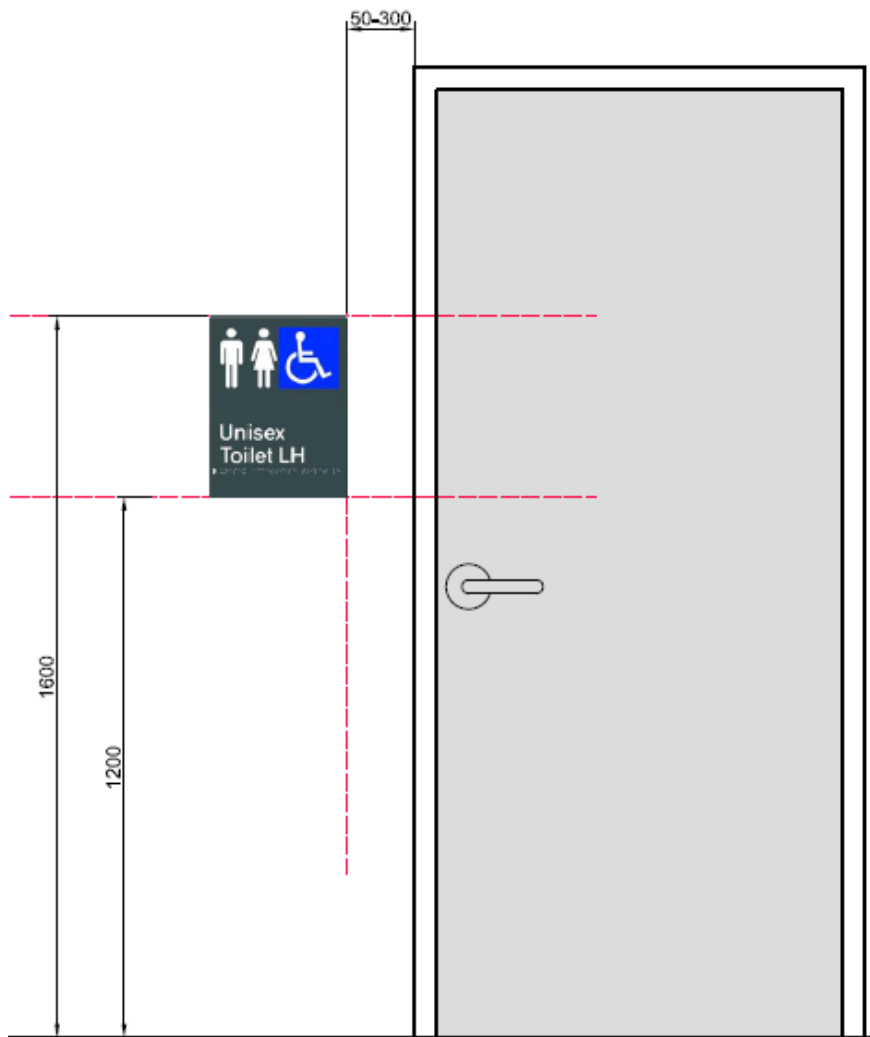


Figure 11 – Elevation setout of Braille Tactile signs adjacent to doors

3.6. Doorways

NCC Reference: DP1(a)(iii) Access for people with a disability
Table D3.1 General building access requirements

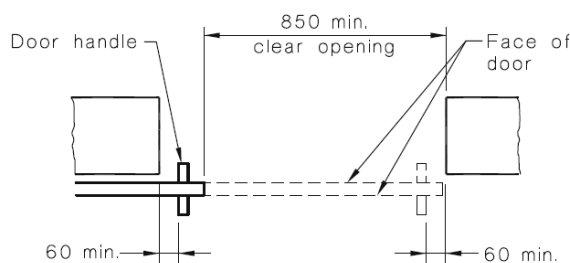
Australian Standard Reference: Clause 13 (Doorways, Doors and Circulation Spaces at Doorways) of AS1428.1 2009

3.6.1. Clear Door Width

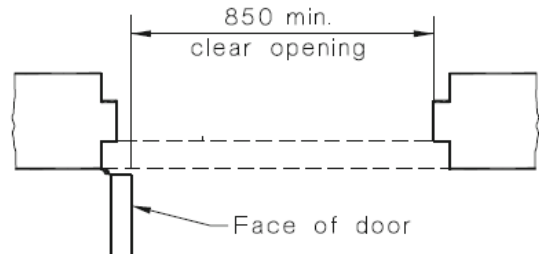
The minimum clear width of all doorways (including swing and sliding doorways) to rooms required to be accessible is to be not less than 850mm clear.

Where double doors are proposed, the active leaf is to have a minimum clear width of 850mm.

Provide confirmation of all door clear open widths.



(c) Surface-mounted sliding door



(a) Swing door

3.6.1. Clear Door Width - The detailed documentation to be prepared for this project will need to demonstrate compliance with these provisions.

3.6.2. Luminance Contrast

Rooms that are not required to be accessible do not need to satisfy the requirements for doorway luminance contrast.

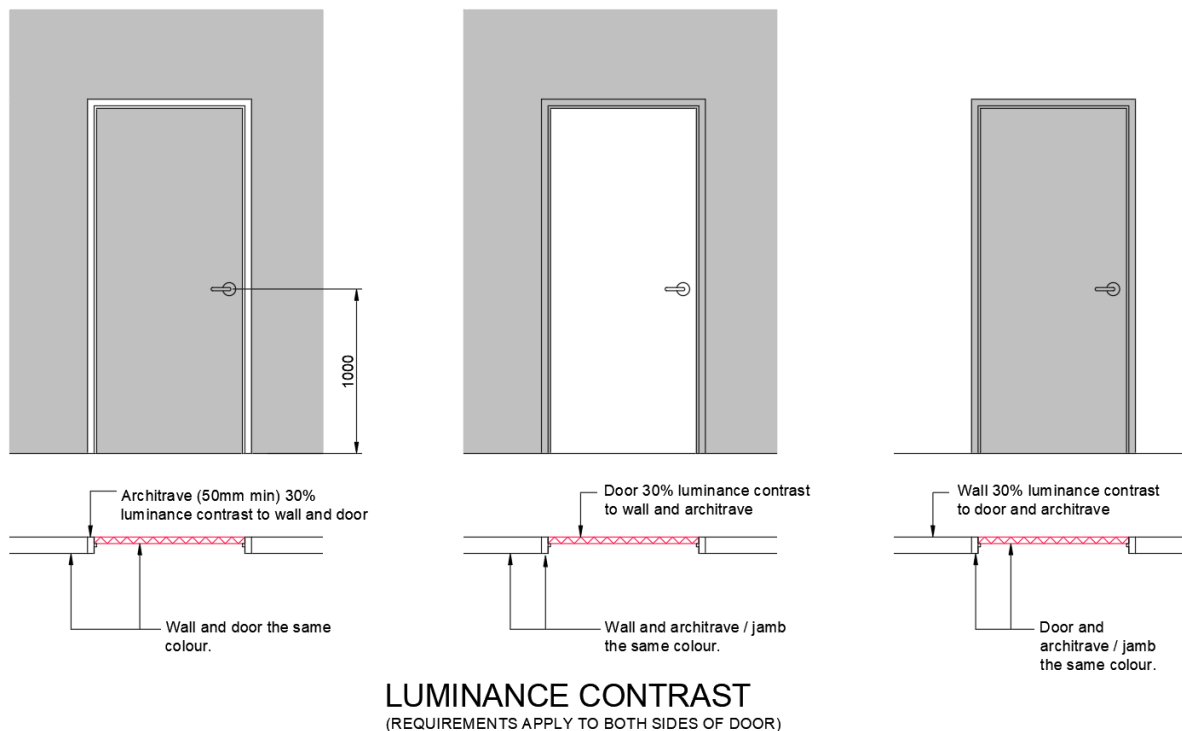
All other rooms required to be accessible require compliance with doorway luminance contrast requirements noted at Clause 13.1 of AS1428.1:2009:

All doorways shall have a minimum luminance contrast of 30% provided between—

- (a) door leaf and door jamb;*
- (b) door leaf and adjacent wall;*
- (c) architrave and wall;*
- (d) door leaf and architrave; or*
- (e) door jamb and adjacent wall.*

The minimum width of the area of luminance contrast shall be 50 mm

The prevailing view is that option (b) – indicating luminance contrast between the *door leaf and adjacent wall* is the preferred option.



3.6.3. Luminance Contrast - Facade

A detailed study of the colour combinations of the façade elements will need to be undertaken to ensure that luminous contrast between the aluminium framing at doorways and the adjacent wall surfaces achieve a minimum 30% luminous contrast.







3.6.3 ***Luminance Contrast** - A table indicating wall colour and door colour with the associated luminance contrast level achieved will need to be prepared and provided to demonstrate compliance with the requirements of Clause 13.1 of AS1428.1:2009.*

3.6.4. Door Controls

The Australian Standard requires that door hardware be located within 900-1100mm AFFL.

If lever hardware is proposed to be utilised it will be necessary for the design of the lever to comply with the provisions of Clause 13.5 of AS1428.1:2009.



 <p><i>Lockwood Lever 80</i></p>	 <p><i>Lockwood Lever 70</i></p>
 <p><i>Lockwood Lever 96</i></p>	 <p><i>Lockwood Lever 77</i></p>
 <p><i>The above image indicates a privacy latch set provided to accessible WC facilities as viewed from within the facility</i></p>	 <p><i>The above image indicates a privacy latch set provided to accessible WC facilities as viewed from the outside</i></p>
<p><i>Figure 13 – The above images are examples of compliant hardware</i></p>	

3.6.4. Door Controls – The selection of door hardware will need to be provided as part of the detailed Construction Certificate and construction documentation to be prepared for this project.

3.6.5. Hardware to sliding doors

The hardware to sliding doors will need to be a “D” handle style fixed to both sides of the door assembly as required by Clause 13.5.2(c) of AS1428.1:2009.

3.6.5. Sliding Door Controls – The selection of sliding door hardware will need to be provided as part of the detailed construction documentation to be prepared for this project.

3.6.6. Circulation at Doorways

Compliance: The markup of the 24000 series FF&E drawings generally indicate compliant circulation at doorways with the exception of the rooms identified to be addressed by way of a Performance based Design Solution.

3.6.6 Access to Focus Rooms – *It is proposed that accessible access is not provided to small focus rooms as there are a range of meeting rooms provided across the development. It is proposed that a Performance Based Design Solution be prepared to address this alternative approach to the deemed to satisfy approach.*

3.6.7. Door Closers (20N Force)

Where door closers are fitted to doors, other than fire doors associated with the fire stairs, the maximum force required to be applied to the door to open the door is not to be greater than 20N force. (Clause 13.5.2(e) AS1428.1:2009).

3.6.7. Door Closers – *The force to operate doors (other than fire rated doors) where a door closer is installed is to be addressed by way of a Performance Based Design solution.*

3.6.8. Doorway Thresholds

Doors to all accessible rooms require a level threshold whereby the maximum lip shall be 3mm high for a straight edge or 5mm high for a bevelled edge. Specific attention is drawn to the doorways leading to outdoor areas.

3.6.8. Doorway Thresholds *Level and smooth transitions are required between internal and external doorways. The detailed construction documentation will need to detail this junction.*

3.7. Switches

3.7.1. Legislative references

NCC 2019 Reference	DP1 Access for people with a disability Table D3.1 General building access requirements
AS Reference:	Clause 13.5.3(e) Manual controls to power-operated doors Clause 14 (Switches and General Purpose Outlets) of AS1428.1 2009

3.7.2. General

The operation of many of the doors within this building will be connected to the building access control system.

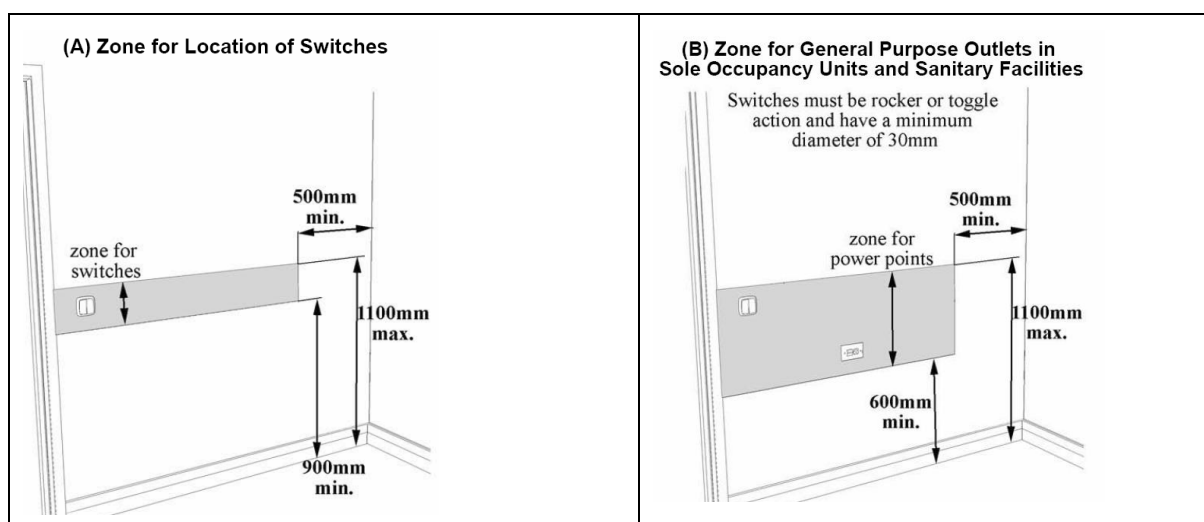
All switches and controls on an accessible path of travel, other than general purpose outlets, shall be located not less than 900 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners.

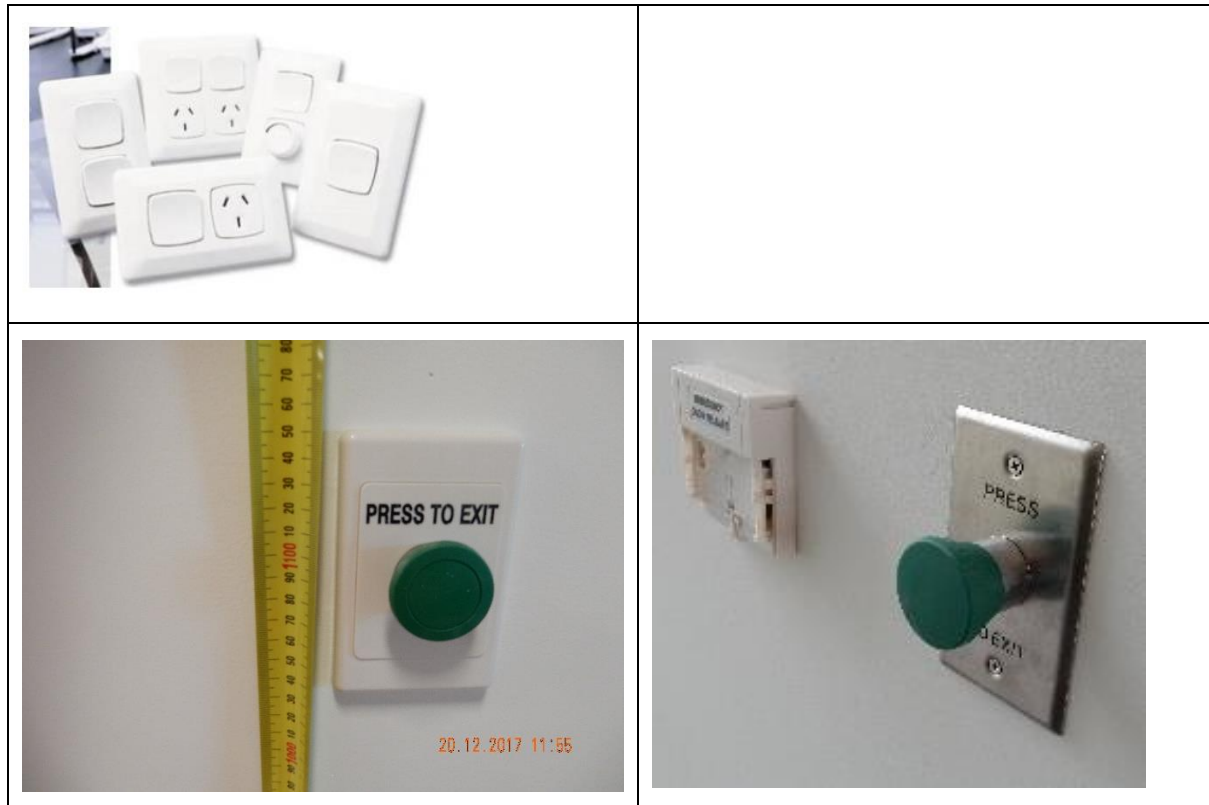
Manual controls to power-operated doors shall be located on the continuous accessible path of travel no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.

3.7.3. Access Control

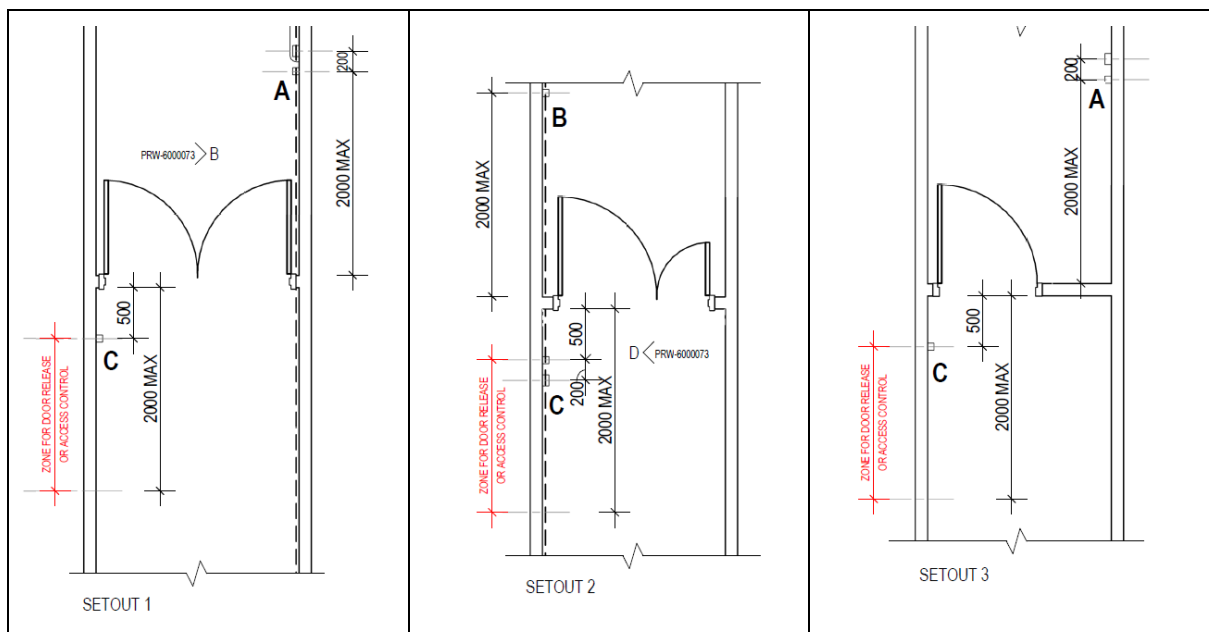
Access control swipe or fob readers will need to be installed between 900-1100mm AFFL and not closer than 500mm to an internal corner.

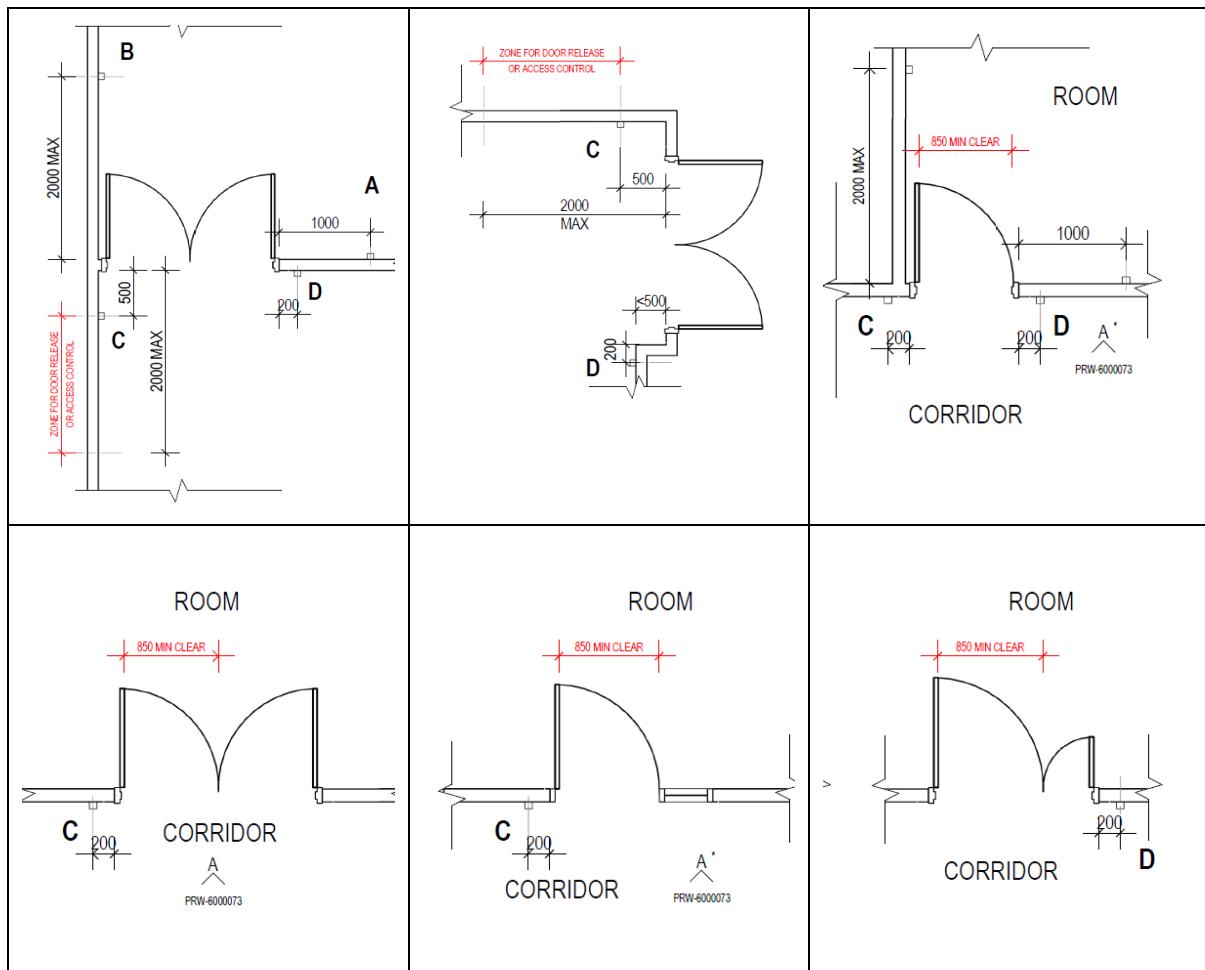
Door release buttons will need to be located between 900-1100mm AFFL and not closer than 500mm to an internal corner. The door release button will need to be the large format switches (35 x 35mm rocker switch) or the "mushroom" push button type.





The following diagrams have been prepared to indicate the location of Light switches card readers, push to exit buttons and the like in relation to doorways.





3.7 Switches – Details of the setout of switches will need to be provided as part of the detailed construction documentation to be prepared for this project.

3.8. Accessible Sanitary Facilities

3.8.1. Legislative references

NCC Reference: DP1(a)(iii) Access for people with a disability

FP2.1 Personal hygiene facilities

F2.4 Accessible sanitary facilities

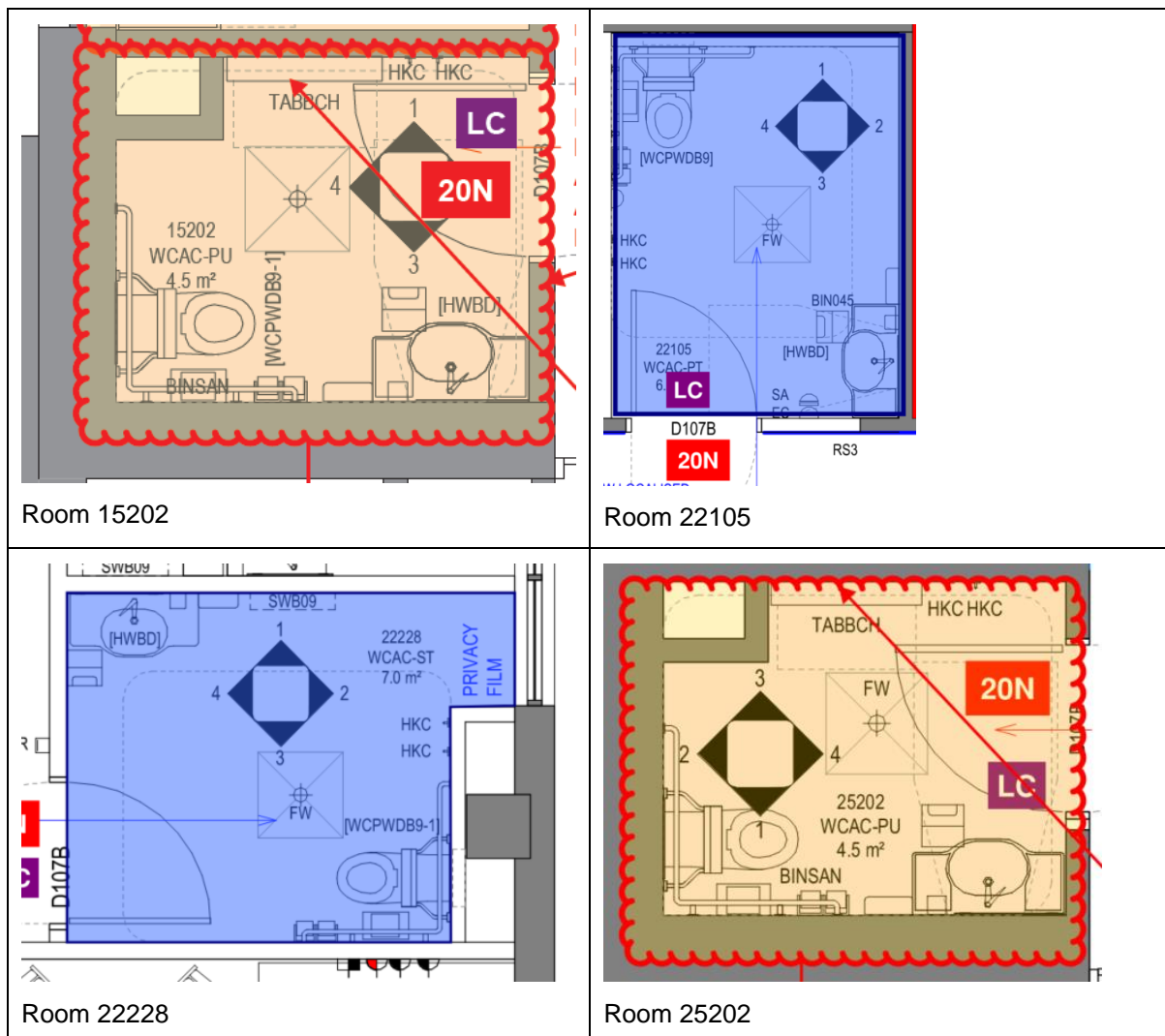
D3.6 Signage

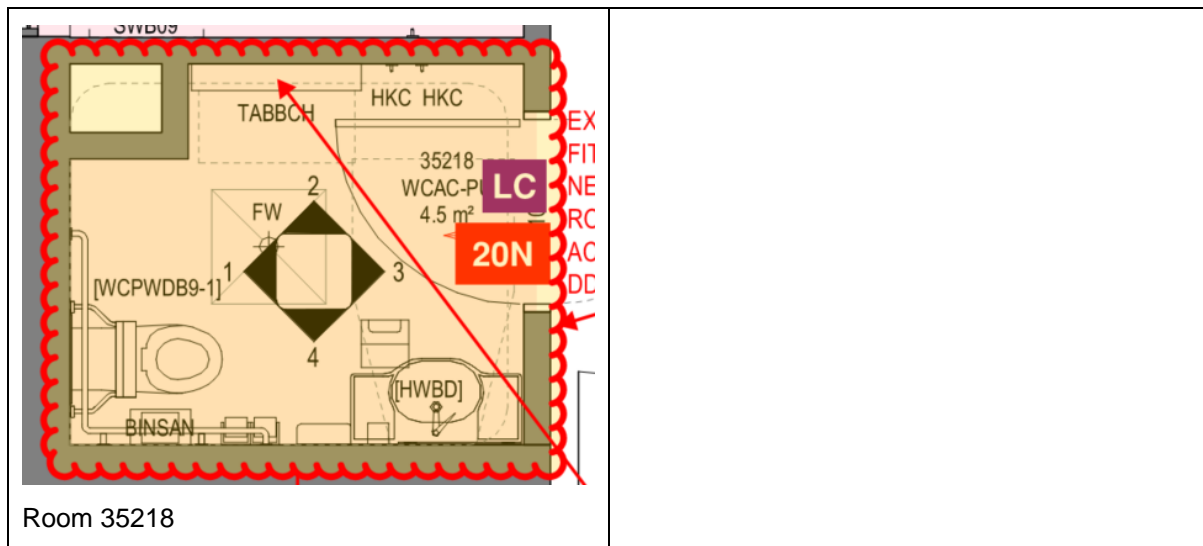
Specification D3.6 Braille and tactile signs

AS Reference: Clause 15 of AS1428.1:2009

3.8.2. Introduction

The design proposes multiple accessible WCs across this development.





3.8.2. Accessible WCs – A performance solution is to be prepared to address the detailing of accessible WCs located in rooms 15202, 25202 and 35218.

The table following summarises the NCC requirements to be satisfied.

Accessible WC requirements as nominated at NCC Clause F2.4	Additional criteria to be satisfied	Criteria satisfied by the proposed design
(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D5(a) and	Accessible WC facilities are to be provided (a) 1 on every storey containing sanitary compartments; and (b) 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.	Satisfied
(b) accessible unisex showers must be provided in accordance with F4D5(b);	Where 1 or more showers are provided, not less than 1 for every 10 showers or part thereof.	Not Applicable
(c) at each bank of toilets where there are 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; and		Information to be provided
(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and		Information to be provided

Accessible WC requirements as nominated at NCC Clause F2.4	Additional criteria to be satisfied	Criteria satisfied by the proposed design
(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D5(e) must comply with the requirements of AS 1428.1; and		Information to be provided
(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and		Satisfied
(g) 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; and		The markup of the plans indicates locations where LH & RH accessible sanitary compartments are to be provided.
(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and		Not Applicable
(i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.		Not applicable

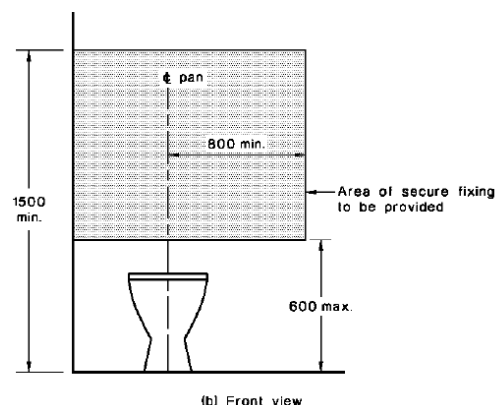
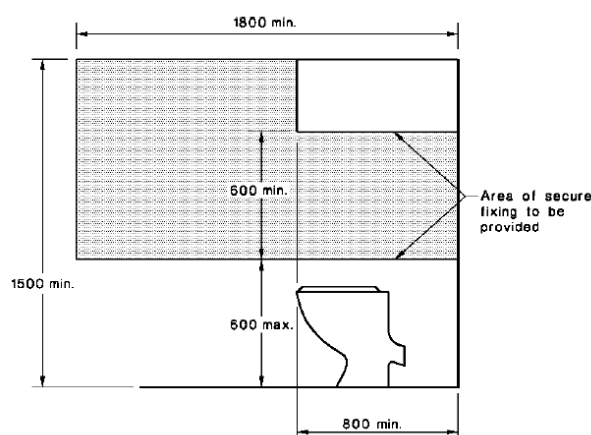
Details of the non-slip floor finish to the bathrooms will need to be provided.

Locations of TMV(s) are to be provided as part of the construction documentation to be provided.

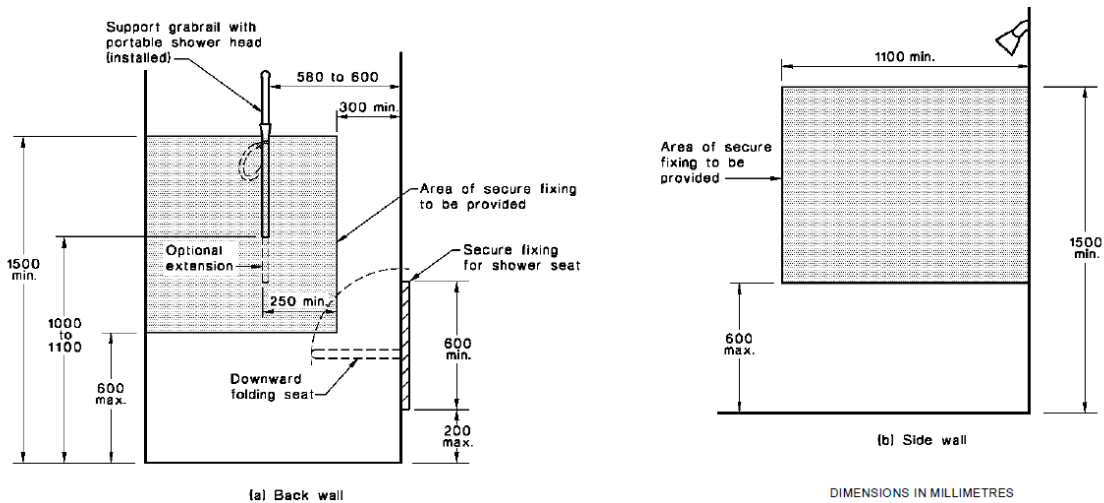
Tap sets will need to be specified with lever or capstan handles.

3.8.3. Wall Reinforcement

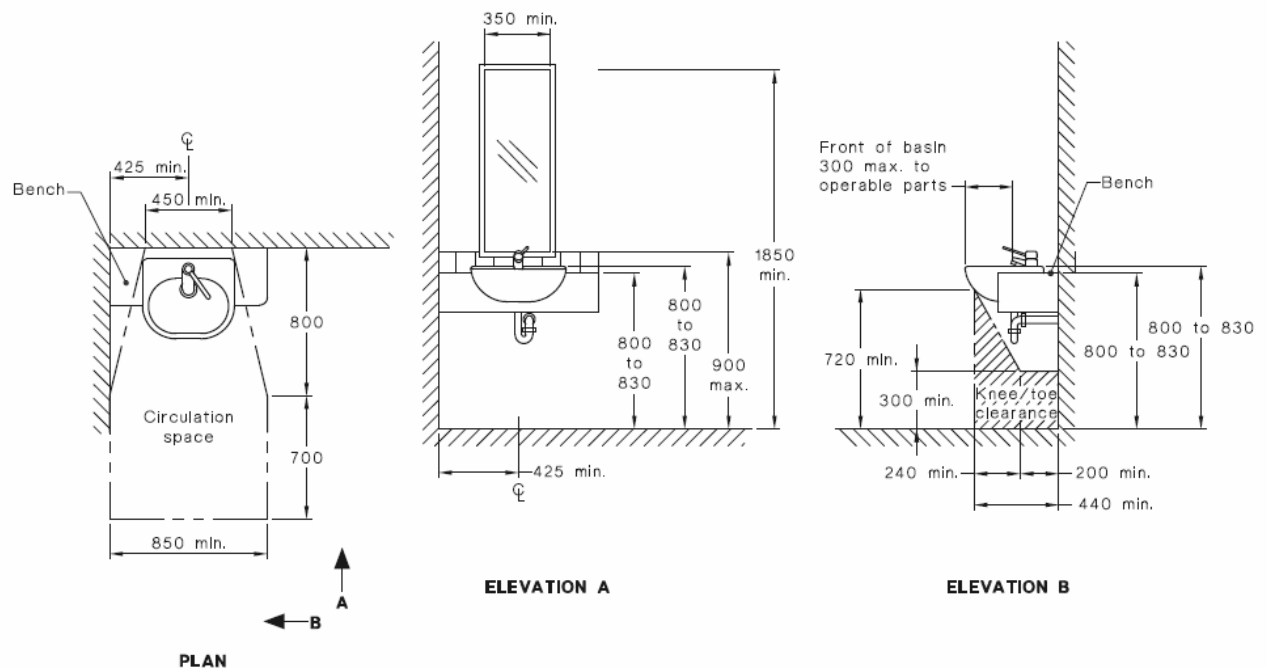
Provision of wall strengthening for grabrails will need to be provided adjacent to the WC and shower of all accessible sanitary facilities.



DIMENSIONS IN MILLIMETRES



3.8.4. Hand-basins



NOTE: 'Operable parts' means the centre-line of the tap, or where a level handle is provided, the end point of the level measure throughout its arc of movement, or where a sensor is provided where the sensor is reliably activated.

FIGURE 44(A) SEMI-RECESSED WASHBASIN INSTALLATION —OTHER THAN FOR SOLE-OCCUPANCY UNIT

A wash basin with compliant circulation to AS1428.1 will need to be provided.

3.8.5. Toilet Roll Dispensers

The location of toilet roll dispensers shall be fixed within the zone specified in Figure 41 of AS1428.1:2009.

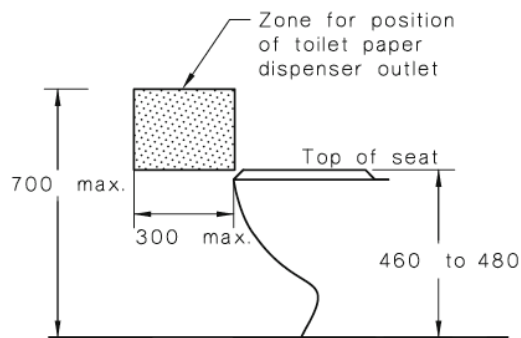


Figure 14 – Fig.41 AS1428.1 2009

3.8.6. Grabrails

Clause 17-Handrails of AS1428.1:2009 specifies the clearance requirement for grabrails.

The clearance between a grabrail and the adjacent wall surface or other obstruction shall be not less than 50 mm and not more than 60 mm. The clearance above a horizontal grabrail shall extend above the top of the grabrail by not less than 600 mm. The clearance below a horizontal or angled rail shall be a minimum of 50 mm except at fixing points.

Grabrails shall be fixed so that there is no obstruction to the passage of the hand along the top 270° arc of horizontal and angled grabrails. There shall be no obstruction to the passage of the hand for the full length of vertical grabrails.

The toilet roll dispenser shall therefore not be installed less than 50mm from underneath the grabrail.

3.8.7. Summary

The following is a summary of requirements to satisfy the WC provisions of AS1428.1:2009:

- | | |
|----------------------------------|---|
| • Entry Door | The detailing of the circulation at doorways shall comply with the provisions of Clause 13 of AS1428.1:2009 |
| • Entry door | The luminance contrast provisions at the doorway shall comply with the provisions of Clause 13.1 of AS1428.1:2009 |
| • Force required to operate door | The force required to operate the door if fitted with a door closer is a maximum of 20N. It is assumed that autodoors will not be installed |
| • Door hardware | The position of door hardware is to be located between 900-1100mm AFFL. |
| • WC pan circulation | 1900x2300mm |
| • hand basin circulation | 850x1500mm, the basin may encroach a maximum of 100 mm into the circulation space of the adjacent WC pan circulation |
| • WC pan offset from side wall | 450/460 mm |
| • WC pan offset from rear wall | 800±10 mm |
| • WC pan backrest | to code requirements |
| • WC pan toilet seat | The toilet seat will need to be the full round type, securely fixed in position, be rated 250 KG and have a minimum limits contrast of 30% with the background pan, wall or floor against which it is viewed. |

- WC pan grab rails
Grab rail to be mounted 800 mm above finish floor level, length of grab rail to be 1050 mm from rear wall, install 300 mm grab rail to left-hand side of the WC pan. It is assumed that the walls to which the grab rails are fixed will have the required 1100N force rating wall reinforcement required by the standard
- Hand basin mounting height
Top of hand basin to be 800/830 mm above finish floor level
- Hand basin clearances
The clearances around and under the hand basin need to comply with the provisions of clause 15.3 of AES 1428.1:2009. Specific attention is drawn to the plumbing installation where the required clearances under the hand basin necessitate special consideration of the bottle trap associated with the hand basin
- Hand basin selection
The detailing of the hand basin requires the installation of a shelf unit. It may be possible to specify a hand basin that incorporates a shelf section thereby eliminating an additional component to be installed in the USAT
- Hand basin mirror
The mirror is to be flush mounted on the wall above the sink the bottom of the mirror is to be no more than 900 mm above the finish floor level and the top of the mirror is to be a minimum of 1850 mm above the finish floor level
- Hand basin tap
It is recommended that a lever hand basin tap be installed in lieu of the capstan type
- Toilet roll holder
The position of the toilet roll holder is to be in accordance with code requirements
- Coat hooks
Coat hooks can be installed 1200 to 1350 mm above finish floor level and not closer than 500 mm from an internal corner. The coat hook can be installed on the wall or on the back of the door
- Soap dispensers/hand towel
These items are to be able to be operated by one hand and shall be installed so that the tap or dispenser is not less than 900 and not more than 1100 mm above the finish floor level.
- Braille Tactile Signage
The detailing of the Braille Tactile Signage will need to comply with the provision of NCC Clause D3.6 and NCC Specification D3.6. The location of the Braille Tactile sign is to be mounted on the latchside wall. The sign is to indicate the handing of the grabrails to the WC Pan. The following is an example of the type of information to be provided in the Braille Tactile Sign.

Details of Braille tactile signage are highlighted in the above Signage section of this report.

3.9. Ambulant Sanitary Facilities

3.9.1. Legislative references

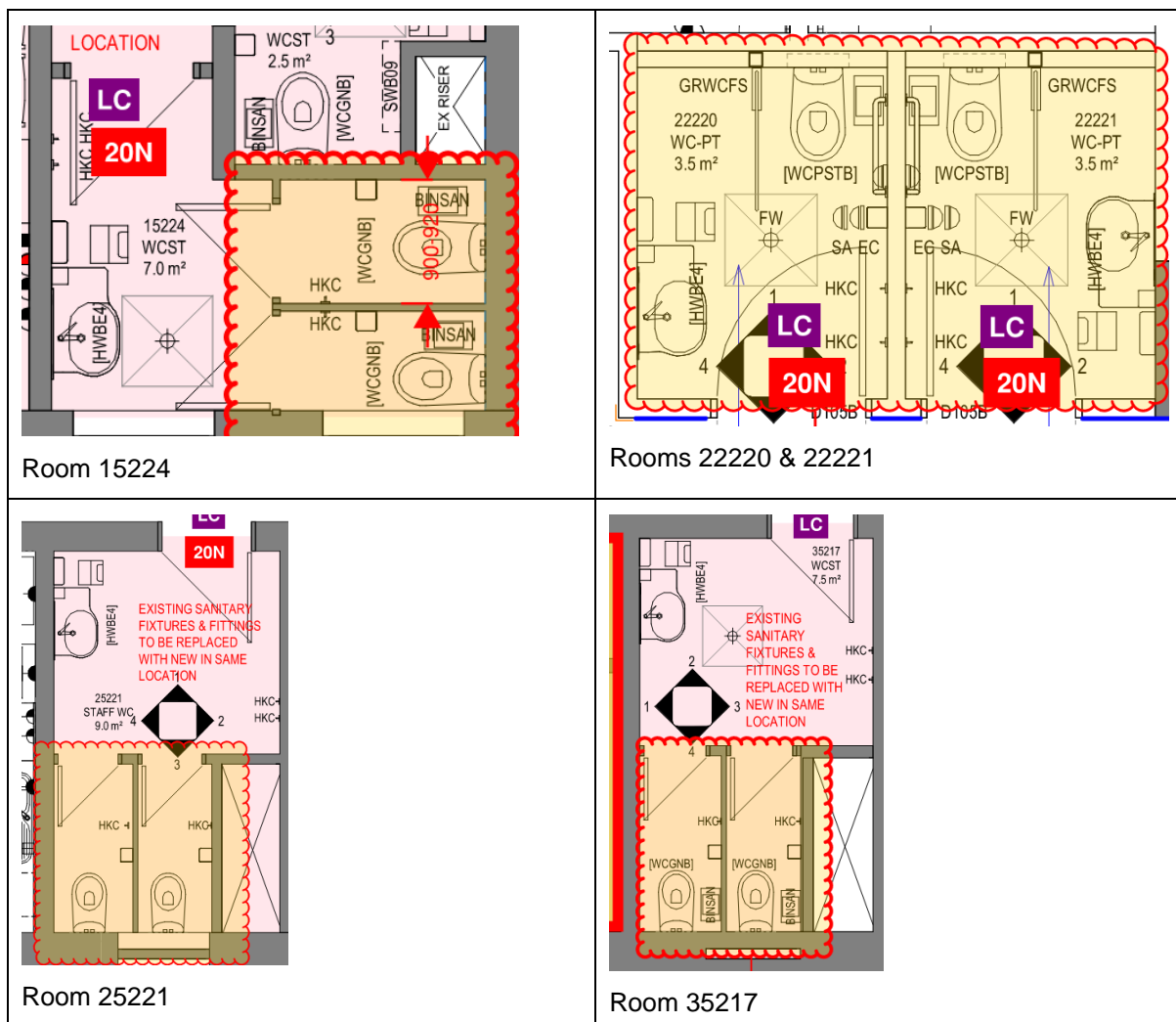
NCC Reference: DP1(a)(iii) Access for people with a disability
 FP2.1 Personal hygiene facilities
 F2.4(c) Accessible sanitary facilities
 D3.6 Signage
 Specification D3.6 Braille and tactile signs

AS Reference: Clause 16 of AS1428.1:2009

3.9.2. Requirements to be satisfied

The NCC Clause F2.4(c) nominates *at each bank of toilets where there are 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.*

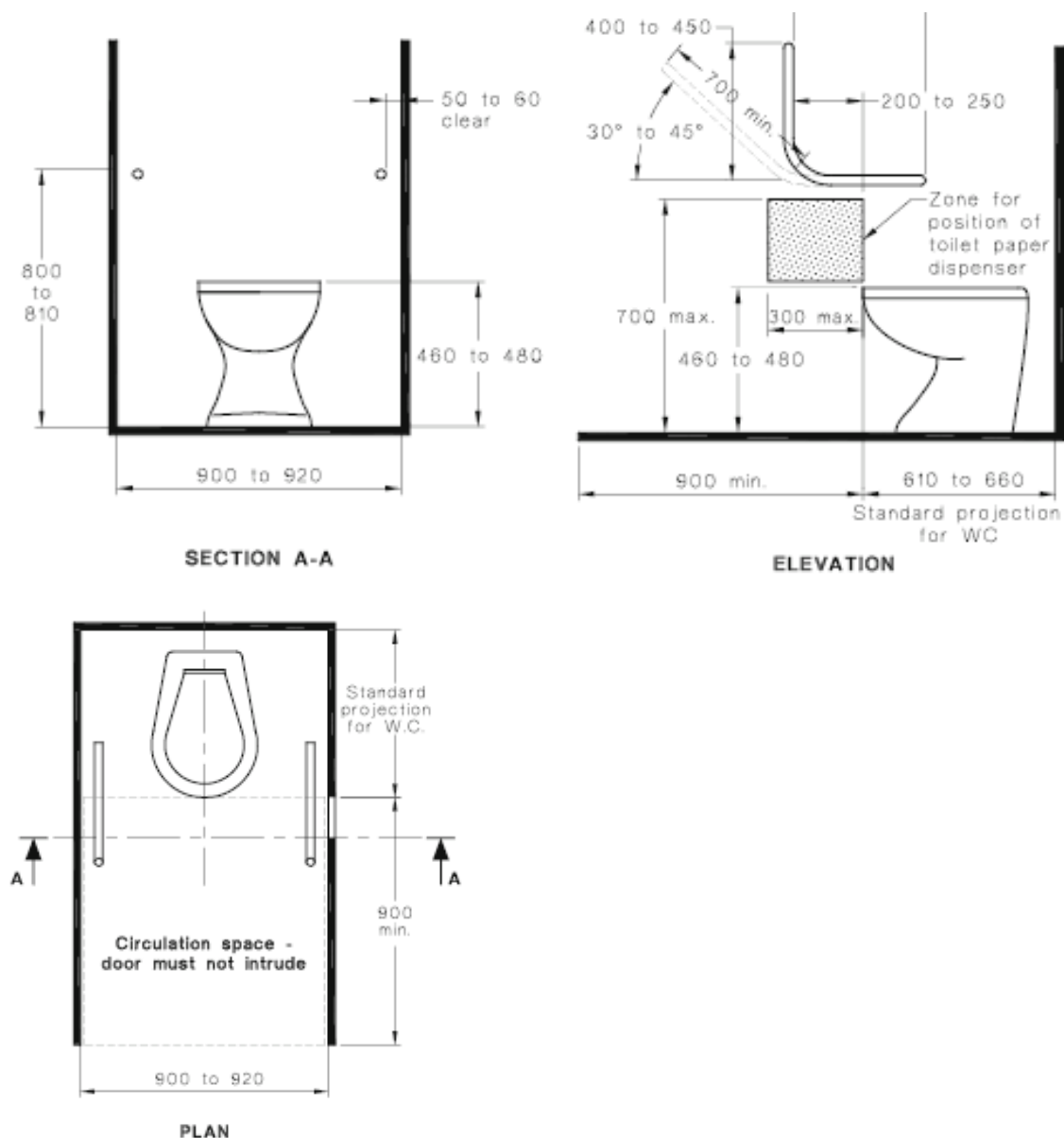
Ambulant facilities are to be provided in the following locations:



3.9.2. Unisex ambulant WCs – The NCC requires the provisions of male and female ambulant sanitary compartments. Presently unisex ambulant facilities are proposed for the staff. This alternative approach to the deemed to satisfy approach is to be addressed by way of a Performance Based Design Solution. In addition, the detailing of the ambulant WCs to rooms 22220 & 22221 which include fold down grabrails are to be addressed by way of a performance solution.

3.9.3. Features of ambulant WC Cubicles

The following extracts from the Australian Standard nominate the requirements for the fitout of the ambulant WC Cubicles.



3.9.3. Ambulant WC Features – The room layout sheets are not dimensioned. The documentation to be prepared will need to indicate compliance with these requirements.

3.9.4. Ambulant WC Cubicles - Circulation

The following extracts from the Australian Standard nominate the circulation requirements for ambulant WC Cubicles.

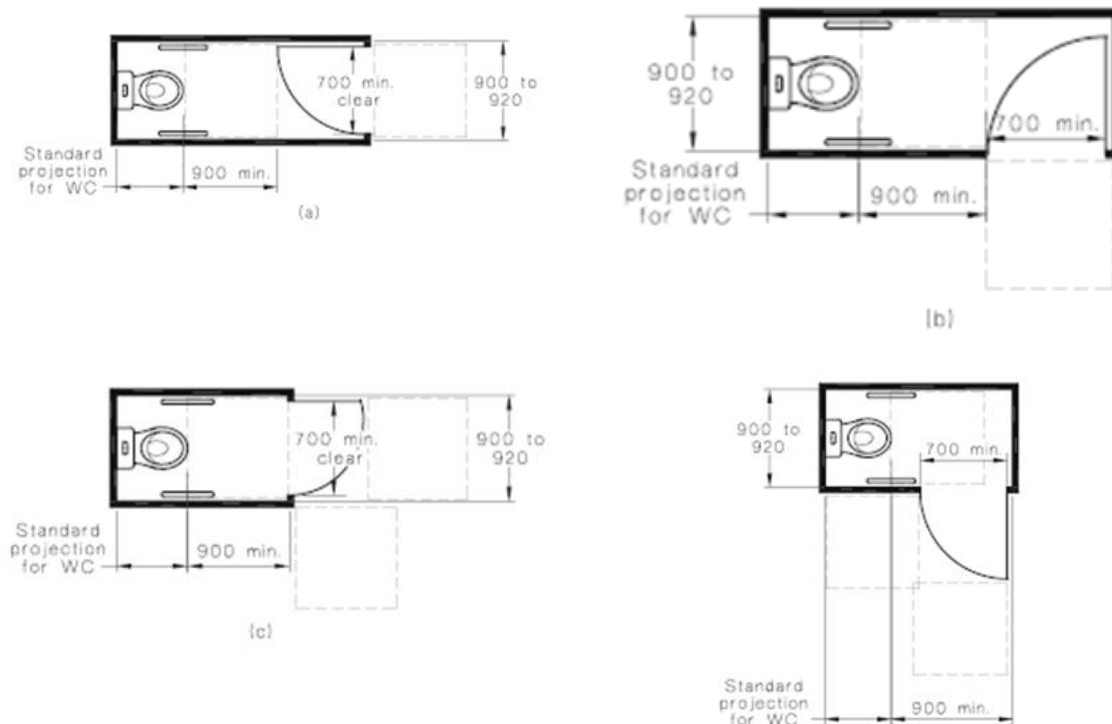


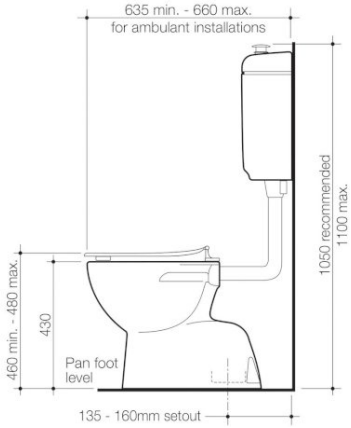
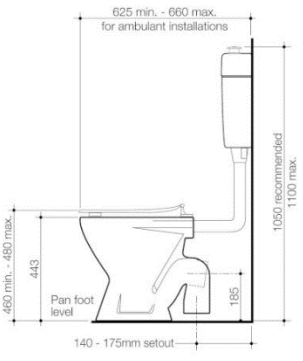
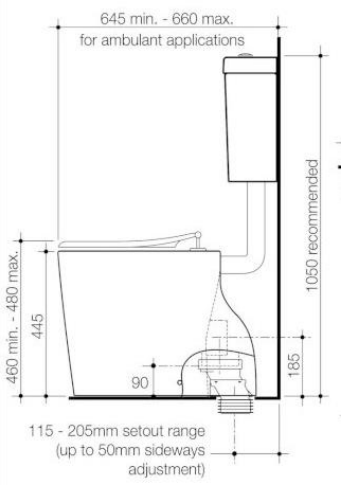
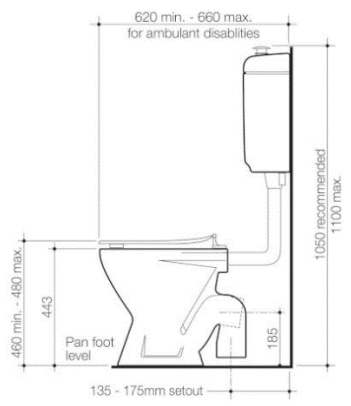

Figure 15 – Fig.53 AS1428.1 2009

3.9.3. Ambulant WC Circulation – The documentation to be prepared will need to indicate compliance with these requirements.

3.9.5. Ambulant WC Pans (Examples)

The following selection from CAROMA are examples of compliant Ambulant WC Pans.

Please note that CAROMA has revised its designs to comply with AS1428.1:2021. WC pans compliant to AS1428.1:2021 do not meet the requirements of NCC 2019 as AS1428.1:2009 is referenced.

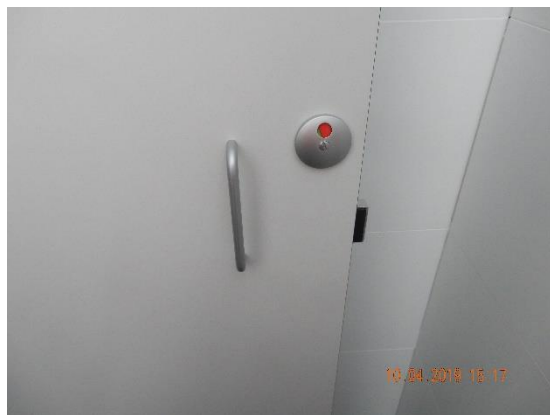
 <p>CARE 400 CONNECTOR SUITE</p>	 <p>CARE 100 V2 CONNECTOR SUITE</p>	 <p>CARE 610 CLEANFLUSH CONNECTOR SUITE and CARE 200 V2 CONNECTOR SUITE</p>
 <p>CARE 300 CONNECTOR SUITE</p>	 <p>URBANE WALL FACED TOILET SUITE</p>	

3.9.4. Ambulant WC Pans – The documentation to be prepared will need to indicate compliance with these requirements.

3.9.6. Ambulant WC Hardware (Examples)

The fit off of the ambulant WC Cubicles will need to include for the following hardware.

	 <p><i>A sliding lock can be specified</i></p>
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Robe Hook to be located between 1350-1500mm AFFL



The above image indicates a privacy latch set provided to accessible WC facilities as viewed from within the facility



The above image indicates a privacy latch set provided to accessible WC facilities as viewed from the outside

3.13.6. Ambulant WC Hardware– The documentation to be prepared will need to indicate compliance with these requirements.

3.10. Vertical Transport

3.10.1. Legislative references

NCC 2019 DP1(a)(iii) Access for people with a disability
 EP3.4 Lift access for people with a disability
 D3.3 Parts of buildings to be accessible
 E3.6 Passenger lift

AS Reference: AS1735.12:1999 Lifts, Escalators and Moving Walks

3.10.2. Lifts - Overview

Passenger lifts will be provided as part of this development.

The detailing of the lift cars will need to satisfy the requirements of NCC 2019 Clause E3.6 and the provisions of AS1735.12.

The provision of a lift service designed to the provisions of AS1735.12:2020 will address the Categories of Disability considered at Annex A of AS1735.12.

This service is not intended to be a Destination Control System.

3.10.2 Vertical transport - A lift installation certificate referencing the NCC performance requirement of EP3.4, NCC Clause E3.6 and AS1735.12:1999 will need to be provided for the issue of the OC Access Installation Certificate.

3.11. Furniture and Fitments

3.11.1. Legislative references

NCC 2019	DP1(a)(iii) Access for people with a disability
	D3.1(a) General building access requirements
AS Reference:	Clause 24 (Furniture and Fitments) of AS1428.2 1992

3.11.2. Counters

All reception counters associated with the building entrance are to include a portion of the counter that is accessible.

3.11.3. Tables

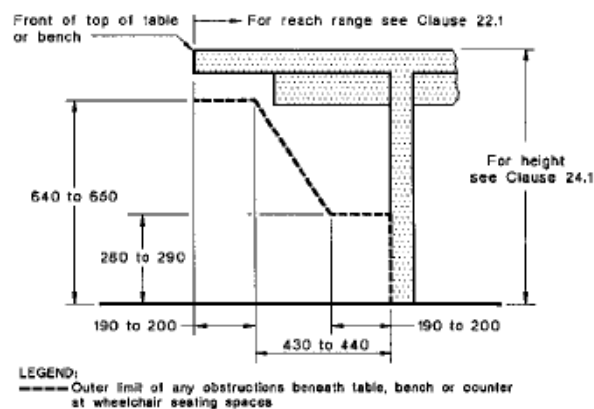
The tables located in each meeting room will need to include accessible desks.

The accessible desks will need to be adjustable to meet the needs of the occupant. The preferred range of adjustability is 750-850mm AFFL.

The height of clearance beneath the unit from the finished floor should be 820 ± 20 mm.

Where there are two tables/counters provided, the following dimensions apply:

- (a) *Height from the finished floor to the top of the unit:*
 - (i) 1st unit: 750 ± 20 mm.
 - (ii) 2nd unit: 850 ± 20 mm.
- (b) *Height of clearance beneath unit, from the finished floor:*
 - (i) 1st unit: 730 ± 20 mm.
 - (ii) 2nd unit: 820 ± 20 mm.



NOTE: For width of seating spaces see Clause 24.1.3.

DIMENSIONS IN MILLIMETRES

FIGURE 25 KNEE AND FOOT CLEARANCE BENEATH A TABLE, BENCH OR COUNTER

Figure 16 – Fig.25 AS1428.2:1992

3.11.4. Seating

If a staff member has mobility requirements, a policy of modifying the work environment will be implemented.

3.11.5. Waiting Areas

All waiting areas require a location for a wheelchair of minimum 1300 x 800mm.

3.12. Lighting

3.12.1. Legislative references

NCC 2019 Reference: DP1(a)(iii) Access for people with a disability

AS Reference: Clause 19 of AS1428.2:1992

Appendix D of AS1680.2.1:2008

The plans presently do not indicate the minimum lighting levels to be achieved. It will be necessary that the Construction Certificate documentation confirm that the minimum lighting levels nominated by the Australian Standards are achieved.

In additional to the minimum lighting levels identified at Clause 19 of AS1428.2:1992 the provisions of Table D1 of AS168.2.1:2008 which nominates interior light levels to be achieved must be considered.

The following table schedules the lighting levels nominated within the Australian Standards for accessibility:

LOCATION	CLAUSE 19 AS1428.2:1992	APPENDIX D AS1680.2.1:2008
Entrances, passages & walkways	150lx	160lx
Waiting rooms	-	160lx
Corridors Passageways	-	40lx
Ramps	150lx	40lx
Toilets and locker Rooms	200lx	80lx
Counter tops	250lx	320lx

The electrical documentation will need to indicate compliance with these minimum lighting levels.

3.16. Lighting Levels – On completion of the works certification of lighting levels achieved indicating compliance with these requirements will need to be provided for the issue of the Access Installation Certificate at OC.

3.13. Hearing augmentation

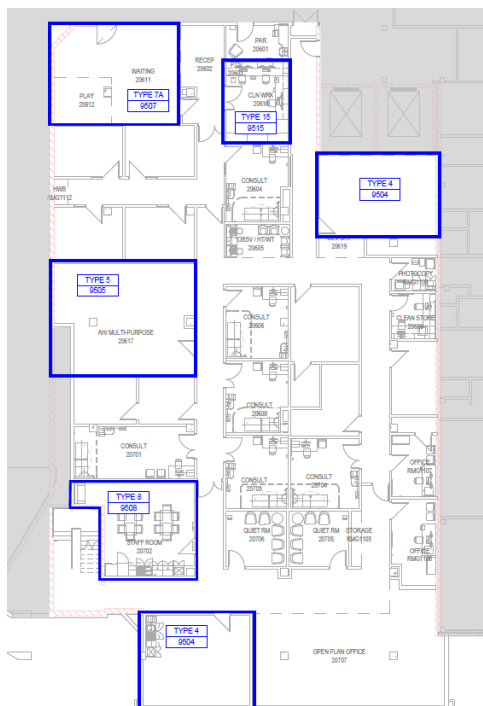
3.13.1. Legislative references

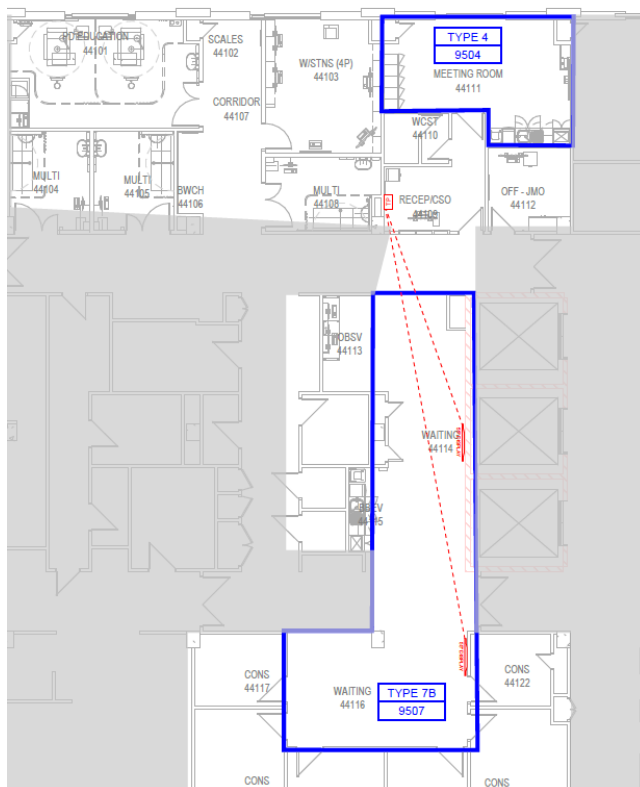
NCC 2019 Reference:	<p>DP1(a)(iii) Access for people with a disability</p> <p>DP9 Communication systems for people with hearing impairment</p> <p>D3.7 Hearing augmentation.</p> <p>D3.6 Signage</p> <p>Specification 3.6 Braille and tactile signs</p>
AS Reference:	AS1428.5:2010 Design for access and mobility - Communication for people who are deaf or hearing impaired
Requirement to be Satisfied:	<p>NCC D3.7 Hearing Augmentation</p> <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"> ii. in an auditorium, conference room, meeting room or room for judicatory purposes; or iii. at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.

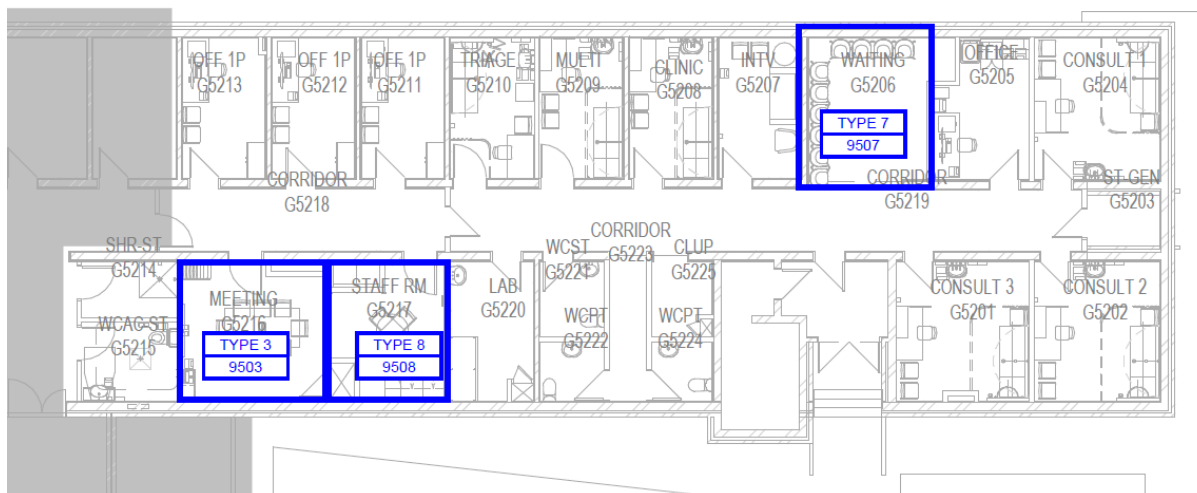
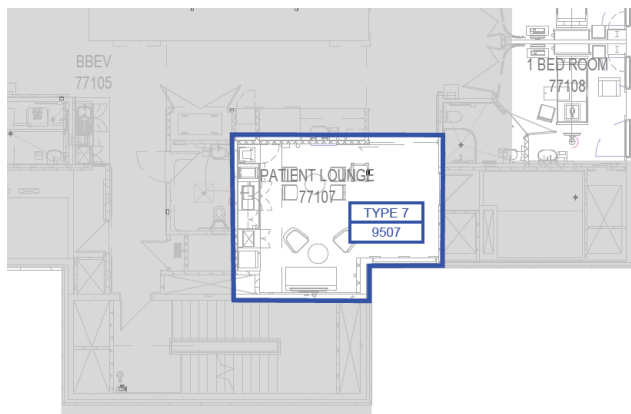
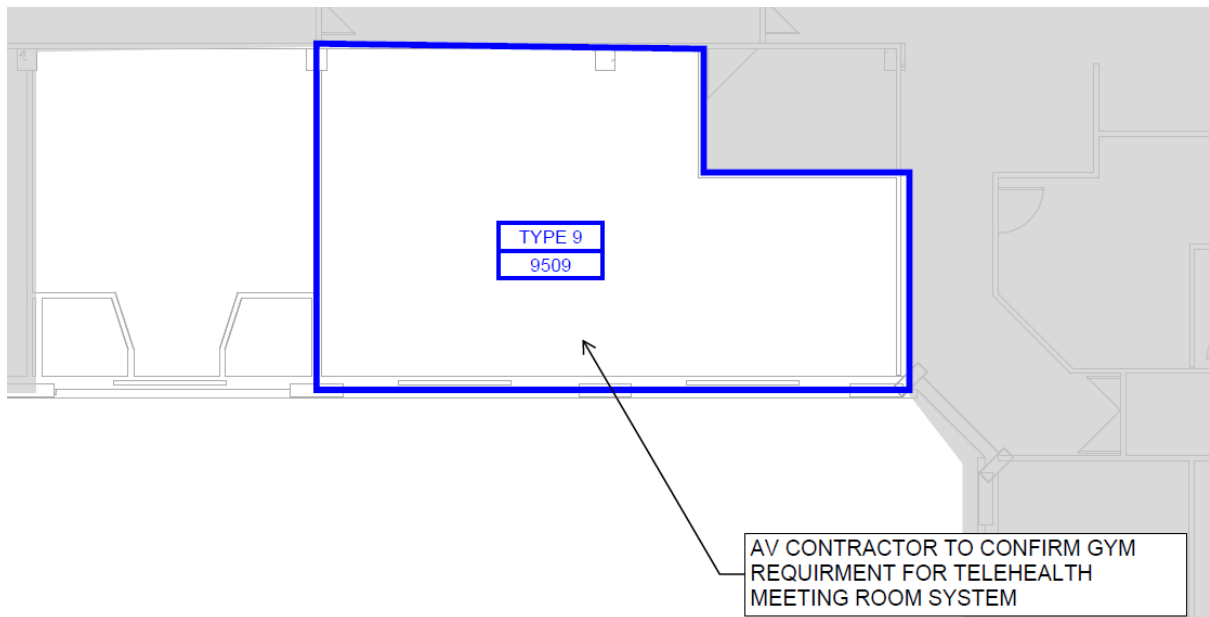
3.13.2. Hearing augmentation - Preamble

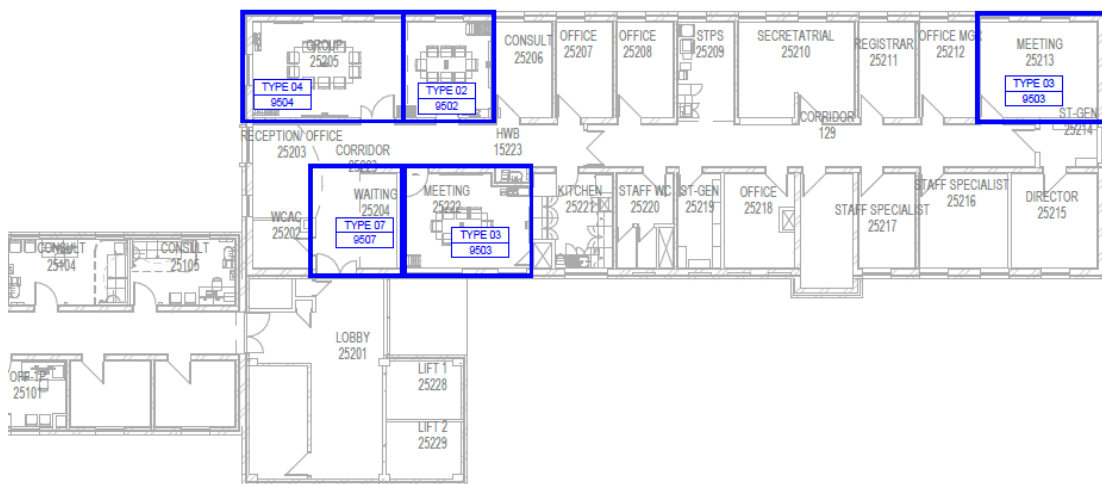
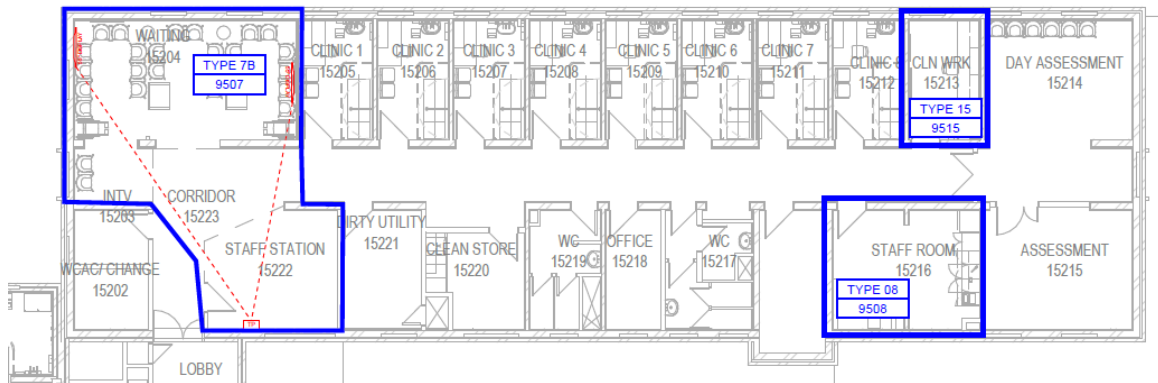
The design proposes multiple meeting rooms. Details of the AV installation was not provided. Where a built-in amplification system is provided then hearing augmentation systems will need to be provided.

The following locations have been identified as having AV services.









3.13.3. Hearing augmentation - requirements

A hearing augmentation system is to be provided in locations where a built-in amplification system is provided and to rooms provided for judicatory purposes.

A built-in amplification system is a system where either speakers are installed within a room or the wall mounted monitor has built-in speakers. Such installations are typically found in meeting rooms, training rooms and waiting areas.

Where the wall mounted screen is not capable of broadcasting sound and any audio is provided by way of the speakers attached to a laptop or that are portable, the hearing augmentation provisions will not need to be applied.

Rooms with inbuilt communication systems will need to provide a hearing augmentation system.

Section 2.3 of AS1428.1:2010 highlights the types of hearing augmentation system:

Persons with a hearing loss may or may not have a personal hearing aid or a cochlear implant fitted. When choosing an ALS the outcome should enable communication by all people with hearing impairment whether they wear hearing aids, or have hearing aids or cochlear implants without a telecoil (T-switch), or have hearing aids or cochlear implants with a telecoil (T-switch).

ALS types include—

- (a) *audio frequency induction loop systems (AFILSs);*
- (b) *modulated radio systems (commonly referred to as FM systems); and*
- (c) *infra-red (IR) systems.*

Details of the proposed method of hearing augmentation to be installed will need to be provided as part of the detailed documentation provided for this project.

3.13.4. Hearing augmentation – Braille Tactile signs

Where hearing Augmentation systems are installed, a Braille Tactile Sign incorporating the international symbol of deafness will need to be provided.

NCC D3.6 identifies the requirement for Braille Tactile Signage to be implemented where a hearing augmentation system is installed.

- (b) *signage including the international symbol for deafness in accordance with AS1428.1 must be provided within a room containing a hearing augmentation system identifying –*
 - (i) *the type of hearing augmentation; and*
 - (ii) *the area covered within the room; and*
 - (iii) *if receivers are being used and where the receivers can be obtained*

Refer to the 'Signage' section of this report for details of Braille Tactile Signage requirements.

3.13 **Hearing augmentation** - Detailed documentation will need to be provided as part of the further documentation to be prepared for this project.

3.13 **Hearing augmentation** – On completion of the works certification of the hearing augmentation systems installed will need to be provided for the issue of the OC Access Installation Certificate. The installation will need to be certified to the provisions of NCC Clause D3.7 and AS1428.5.

4. Disability (Access to Premises - Building) Standard 2010 – Compliance Summary

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
A4.1	Classifications NCC Building Class 9a — Health care building	Note	
DP1	Performance requirement Access must be provided, to the degree necessary, to enable: a) people to: i. approach the building from the road boundary and from any <i>accessible</i> carparking spaces associated with the building; and	Not Applicable	
	ii. approach the building from any accessible associated building; and	Not Applicable	
	iii. access work and public spaces, accommodation and facilities for personal hygiene; and	Not Applicable	
	b) Identification of accessways at appropriate locations which are easy to find.	Satisfied	
DP4	Performance requirement <i>Exits</i> must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to: a) the travel distance; and b) the number, mobility and other characteristics of occupants; and c) the function or use of the building; and d) the height of the building; and e) Whether the <i>exit</i> is from above or below ground level.	Satisfied	
DP6	Performance requirement So that occupants can safely evacuate the building, <i>accessways</i> to <i>exits</i> must have dimensions appropriate to: a) the number, mobility and other characteristics of occupants; and b) the function or use of the building.	Satisfied	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
DP8	Performance requirement Carparking spaces for use by people with a disability must be: <ol style="list-style-type: none"> provided, to the degree necessary, to give equitable access for carparking; and designated and easy to find. 	Not Applicable	
DP9	Performance requirement An inbuilt communication system for entry, information, entertainment, or for the provision of a service, must be suitable for occupants who are deaf or hearing impaired.	Additional Information to be provided	
D3.1	General Building Access Requirements NCC Building Class 9a — Health care		
	To and within all areas normally used by the occupants.	Satisfied	
D3.2	Access to Buildings		
	(1) An <i>accessway</i> must be provided:	Satisfied	
	(a) to a building <i>required</i> to be <i>accessible</i> ;		
	(b) from the main points of a pedestrian entry at the allotment boundary; and	Not Applicable	
	I. from another <i>accessible</i> building connected by a pedestrian link; and	Not Applicable	
	II. from any required accessible carparking space on the allotment.	Not Applicable	
	(2) In a building <i>required</i> to be <i>accessible</i> , an <i>accessway</i> must be provided through the principal pedestrian entrance, and: <ol 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 total <i>floor area</i> more than 500sqm, a pedestrian entrance which is not <i>accessible</i> must not be located more than 50 m from an <i>accessible</i> pedestrian entrance; Except for pedestrian entrances serving only areas exempted by clause D3.4.	Not Applicable	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
D3.3	Parts of buildings to be accessible		
	In a building <i>required</i> to be <i>accessible</i> :		
	a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:		
	i. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and	Not Applicable	
	ii. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;	Not Applicable	
	iii. for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;	Additional Information to be provided	
	b) every passenger lift must comply with clause E3.6;	Additional Information to be provided	
	c) <i>accessways</i> must have:	Satisfied	
	i. passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an <i>accessway</i> where a direct line of sight is not available; and		
	ii. turning spaces complying with AS 1428.1:		
	A. within 2m of the end of <i>accessways</i> <i>where</i> it is not possible to continue travelling along the <i>accessway</i> ; and		
	B. at maximum 20 m intervals along the <i>accessway</i> ;		
	d) an intersection of <i>accessways</i> satisfies the spatial requirements for a passing and turning space;	Satisfied	
	e) a passing space may serve as a turning space;	Satisfied	
	f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a <i>storey</i> or level other than the entrance <i>storey</i> in a Class 5, 6, 7b or 8 building-	Not Applicable	
	(i) containing not more than 3 <i>storeys</i> ; and		
	(ii) with a <i>floor area</i> for each <i>storey</i> , excluding the entrance <i>storey</i> , of not more than 200sqm.		
D3.5	Carparking	Not Applicable	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
D3.6	Signage	Additional Information to be provided	
D3.7	Hearing Augmentation	Additional Information to be provided	
D3.8	Tactile Indicators	Not Applicable	
D3.9	Wheelchair seating	Not Applicable	
D3.10	Swimming pool	Not Applicable	
D3.11	Ramps (Connecting Ramps)	Not Applicable	
D3.12	Glazing on an accessway On an accessway, 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 Clause 6.6 of AS 1428.1.	Additional Information to be provided	If full-height glazing is provided, visual indicators are required.
Part D4	Braille & Tactile Signs	Satisfied	The signage detailing will need to comply with the nominated signage provisions of NCC 2019 Clauses 16.3 and 17 of AS1428.2 which addresses the size of the pictogram as well as the height of lettering.
Part E3	Lift Installation	Additional Information to be provided	
Part F2	Sanitary and other facilities	Additional Information to be provided	The detailing of the WCs are subject to Performance solutions.

5. STATEMENT OF EXPERTISE



Name	Richard Seidman
Qualifications	<ul style="list-style-type: none"> • 2019 Diploma in Access (Access Institute) • 2018 Accredited Access Consultant • 2014 Accredited assessor Livable Housing Australia • 2011 Certificate IV Access Consulting (IATA) • 2008 Accredited Green Star Professional (GBCA) • 2007 Graduate Diploma in Building Surveying (Fire Engineering) University of Western Sydney • 2005 Masters in Property Development University of Technology (Graduating 1st in year) • 1999 Graduate Diploma in Architectural Design Science (Facilities Management) University of Sydney • 1983 Bachelor of Architecture (Hons) University of NSW
Memberships	<ul style="list-style-type: none"> • Royal Australian Institute of Architects (No. 4700) • NSW Architects Registration Board (No. 4829) • Association of Consultants in Access Australia (Accredited Access Consultant No 330) • Livable Housing Australia (10041)
Experience	<p>Richard Seidman has practised for more than 35 years in the built environment and has developed extensive skills and expertise in the residential, commercial, industrial, health, retail, education and transport industries.</p> <p>Richard has extensive expertise in all aspects of AS1428, AS4299 and AS2890.6 which has been honed as part of the plan check role undertaken as part of the NBESP Social Housing Initiative undertaken for the Department of Human Services – Housing NSW and 10 years' experience with Westfield Design and Construction in the capacity of Project Design Manager.</p> <p>In 2010 Richard established iAccess Consultants a division of iAccess Group Pty Ltd.</p> <p>Since 2010 Richard has undertaken a wide range of consultancies</p>