

Access Audit Report February 2021

Prepared by Sam Osman

Access Certificate No: 00315

Access Assessment Report

Prepared for Sunna Life Tutoring Academy.

463 Chapel Road, Bankstown NSW 2200, Lot: D, DP: 19584

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Report Register:

The following report register documents the development and issue of this report and project as undertaken by author's office

Our Reference	Issue No:	Remarks	Issue Date
2021/463AR	1		23/02/2021

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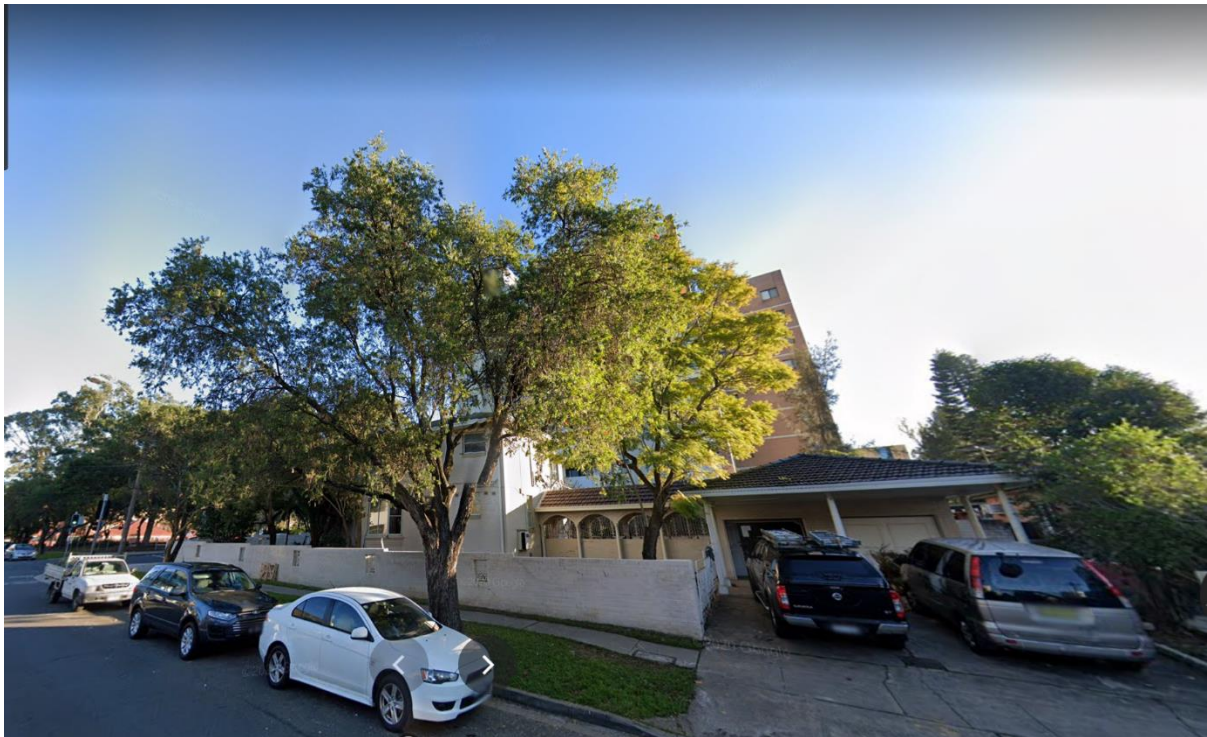
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Façade Photos of the west elevation fronting Chapel Road Bankstown and the East Elevation French Avenue street Views.



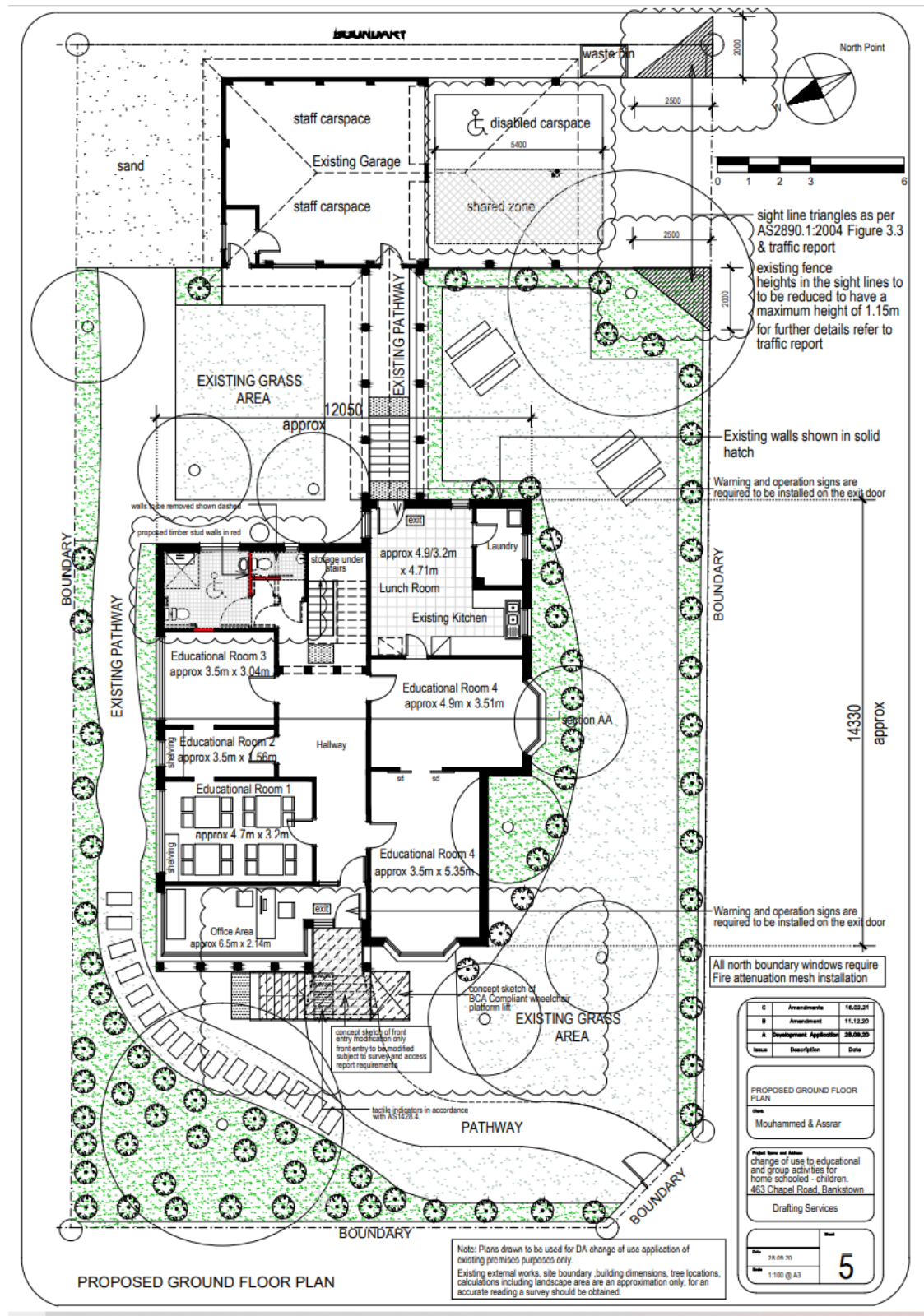
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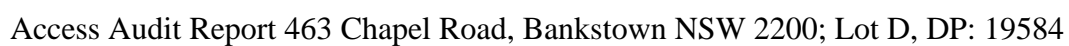
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Ground Floor Plan

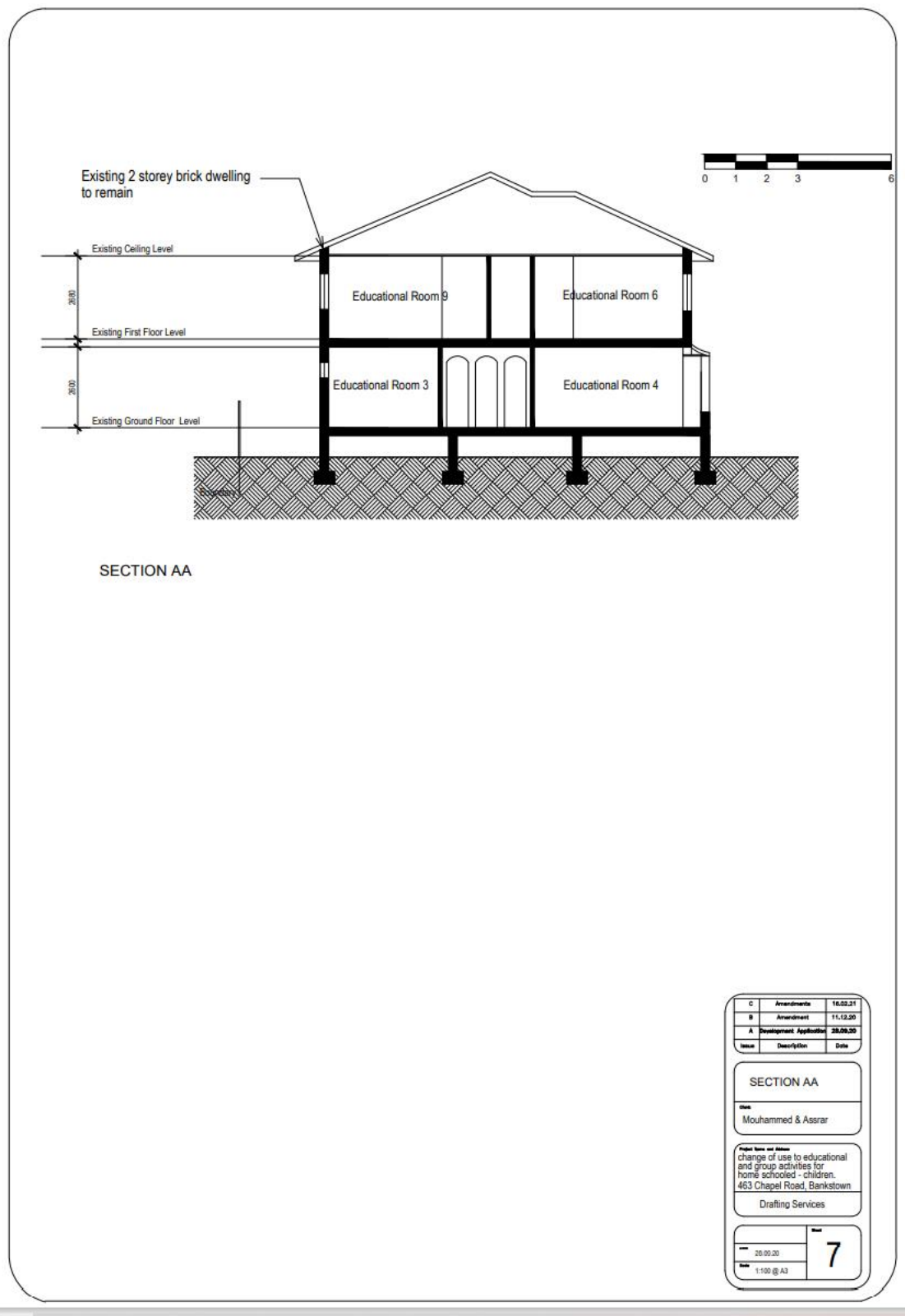
First Floor Plan



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Section Elevation of the building

1.0 Introduction

The following Access Audit report has been prepared at the request of Mr Mohammad Al-Bizry Managing Director for Sunna Life Academy for the purpose of assessing the proposed minor fit out and change of use located at Lot: D, DP: 19584, No: 463 Chapel Road, Bankstown NSW 2200, Land Zoning is B4 Mixed Use, the proposed education academy is permissible use under the Bankstown LEP-2015.

The purpose of this Access Audit report is to assess the change of use FROM a Woman's Refuge to an Education and Tutoring Academy (accommodating no more than 60 students at any given time and no more than 7 staff members at any given time) and to provide recommendations that would bring the current building into compliance with Access Premises Code.

This report is based upon, and limited to, the information depicted in the documentation provided for assessment and the visual inspection carried out on 20/02/2021 and does not make assumptions regarding "Design Intentions" or the like.

Report Basis:

The contents of this report reflect: -

- (a.) The principles & Provisions of BCA 2019 Part D3,
- (b.) The requirements of AS1428.1, Design for Access and Mobility, Part 1: General Requirements for Access,
- (c.) Architectural documentation provided by Mr Mohammad Al-Bizry Managing Director for Sunna Life Academy.

Architectural Plan Numbers	Titled	Dated
Sheet 2	Existing Site Plan	28/09/2020
Sheet 5	Existing Ground Floor Plan	28/09/2020
Sheet 6	Existing First Floor Plan	28/09/2020
Sheet 7	Existing Section Elevation	28/09/2020

2.0 Limitations of the Report

This report does not assess the following:

- Compliance with structural provisions of the proposed building design.
- Reporting on hazardous materials, WHS matters or site contamination
- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire-resistant levels of the building.
- Consideration of any fire services operations (including hydraulic, electrical, or other systems)
- Assessment of plumbing and drainage installations, including stormwater
- Assessment of mechanical plant operations, electrical systems, or security systems
- Heritage significance
- Compliance with the conditions of the approved Development Consent;
- Compliance with the energy provisions of Section J and Basix.
- Compliance with Council DCP for adaptable housing and the provisions of AS4299-1995.
- Compliance with Bush Fire Risk and any associated requirements. ☐.
- Compliance with planning legislation and requirements.
- Consideration of energy or water authority requirements
- Consideration of Council's local planning policies
- Environmental or planning issues.
- Requirements of statutory authorities
- Pest inspection or assessment building damage caused by pests (general/visual pest invasion or damage will be reported; however invasive or intrusive inspections have not been carried out)
- Sections B, C, G, H, and J of the BCA are not considered.
- Provision of any construction approvals or certification under Part 4A or Part 5 of the Environmental Planning & Assessment Act 1979.
- Glazing, shading, lighting calculations and the like required by Section J of the BCA not been carried out.
- The individual requirements of service providers (i.e., Telstra, Sydney Water, and Energy Australia,
- The Individual Requirements of Workcover Authority.

2.5 Summary of Non-Compliances:
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- (1.) To provide an access parking space at the front of the existing double garage fronting French Avenue. The middle post possibly supporting the carport in-front of the double garage where the proposed access parking spot will be located, to be inspected & certified by a structural engineer with the view of removing the middle post to comfortably accommodate the access parking space.
- (2.) An access ramp complying with AS1428.1 and NCC-2019 Building Code to be constructed directly next to the garage wall starting from the garage side door in the location shown on pages 29-31 in this report.
- (3.) To remove the turfed Access pathway and to build a complying access way to be built in accordance with AS1428.1 from the main building from the east elevation of the main building till it meets the western elevation existing concrete access pathway.
- (4.) Office landing entry foyer fixed glass panel to be removed and replaced with a swinging door in the direction of egress, the existing door is to be re-hung to also swing in the direction of egress as per NCC-2019 requirements, Refer to page 20-24 photographs.
- (5.) To install complying and adequate signage including direction signage in accordance with NCC-2019 requirements and AS 1428.1 to access parking space, access ramp, principal pedestrian entrance area and the GF unisex able & disabled people's toilet, refer to pages 42-49 and page 57 of this report.
- (6.) Door opening from GF classroom 1b into the existing toilet to be permanently sealed and the handle is to be removed to give privacy to the proposed unisex able & disable unisex access toilet area.
- (7.) To remove the existing GF toilet cubical to toilet No 2 nearest to the left-hand side wall of the GF existing toilet area and to replace with a complying access toilet in accordance with AS1428.1 and NCC-2019, refer to pages 53-57 and the diagrams on pages 59-65 in this report.
- (8.) Access chair lift to be installed to the principal pedestrian entrance in accordance with the photos on pages 42-45 and pages 47-52 of this report.

3.0 Building Description

3.1 General

In the Context of the National Construction Code (NCC) 2019,

Part A6 of the NCC-2019 groups buildings and structures by the purpose for which they are designed, constructed, or adapted to be used, rather than by the function or use they are put to, assigning each type of building or structure with a classification.

Building Classification	Description of the Particular Building Classification
Class 9B Building	The subject building is classified as a 9B building. According to the NCC-2019 a 9b classified building is an assembly building, including a Trade workshop, Laboratory, or the like in a primary or secondary school, but excluding any other parts of the building that are of another class.

3.2 Effective Height of Building Clause C1.2 NCC-2019:

The existing building has an effective height NOT Exceeding 12m.

3.3 Legislative Requirements (Access to Premises Code)

3.3.1 Name of Standards:

These Standards are the Disability (Access to Premises-Buildings) Standards 2010.

3.3.2 Commencement:

These Standards Commenced on 01/05/2011, Note these standards took effect subject to subsection 31 (4) of the Disability Discrimination Act 1992.

3.3.3 Objectives of the Standards:

The objectives of the standards are as follows:

- (a.) To ensure the dignified, equitable, cost-effective, and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with a disability; and
- (b.) To give certainty to building certifiers, building developers, building managers and building owners that if access to building is provided in accordance with this Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the Disability Discrimination Act 1992.

Note on Extent of “New Part”

Compliance with the access code is only required for those new parts of the building that are subject to a building application to the extent that the provisions in Part D, E and F of the Access Code apply. **It should be noted there is no proposed new construction works such as structural alterations and additional construction works proposed with this application it is simply a change of use from a Woman’s Refuge to an Education and Tutoring Academy, no construction works are proposed with this application.**

In any case the Access Code will not apply to the whole building or the whole floor that contains a new part, but simply the new work being undertaken. For example, if a building application is made to upgrade a whole floor of a multi-storey building including toilets and other facilities on that floor the Access Code will apply to all those areas subject to the building application, such as doorways, circulation areas, accessible toilets, and signage (Subject to the relevant affective parts as required by the Premises Standards Code).

However, the change of use development application from a Woman’s Refuge to an Education and Tutoring Academy is required to undertake the conversion of the existing GF abled people’s toilet to an Access Toilet and the construction of access ramps and nomination of an access parking spot warrants a development approval from the local government authority.

Note on upgrades to existing buildings where the nature of the upgrade work does not require approval.

Some renovations and upgrades to existing buildings would not require an application for building construction approval because the work being undertaken does not require approval, or because in some states and territories it is exempt development. For example , a shop owner may redecorate or rearrange their display stands or the owners of an office block may replace damaged roof tiles. In these situations, where state and territory building regulations do not require a building / construction approval for work to be undertaken, the Premises Standards are not triggered.

Similarly, improvements to a building such as painting, re-writing or replacement of a heater are unlikely to require building approval and hence the Premises Standards would not apply in those cases.

Those responsible for the design, construction, certification and management of upgrades or renovations should check with their state or territory governments to determine whether or not an application for a building / construction approval is required and what might bbe considered exempt development.

Note on changes to existing buildings that may require building approval, but where the changes may not be considered “an extension to the building or a modified part of the building”.

There may be a situation where the certifying authority would need to consider whether an upgrade should be viewed as an “extension to the building or a modified part of a building” even though a building approval may be required for fire safety or other reasons not related to access issues.

For example, in some jurisdictions a building approval may be required to replace emergency exit signage, install fire fighting services, construct a new awning to a shop front or replace a carpet if there were fire safety issues involved.

Ordinarily such changes would not be regarded as an extension to or modification of a building sufficient to warrant the application of the Premises Standards (Including the “Affected Part” Provisions and in some cases building certifiers might be called upon to exercise some discretion on this question.

Note on Change of Use

In some States & Territories a change of use of a building may trigger the need for an upgrade of some aspects of the building such as fire safety or amenities so that they are consistent with the new use, even if no new building work was approved. The requirement may result in the need for new building work that in turn requires an application for approval for building / construction. In such a situation the Premises Standards may be triggered in relation to the area that is the subject of the new work and in some cases an “affected Part” upgrade may also be triggered.

Requirements in relation to the “Change of Use” vary throughout Australia and in many state and territories the certifying authority may exercise some discretion over the degree to which requirements are applied. Those responsible for buildings should check with their state & territory government about local conditions.

Note on Full Upgrade of Buildings

Some states and territories have individual additional regulations that would require the upgrade of the whole building if, for example, the proposed new work together with other work undertaken. Those responsible for buildings should check with their state / territories government to determine local conditions.

Premises Standards Code Subsection 2.1 (5) – Affected Part

The Premises Standards introduced a concept referred as the “Affected part” of an existing building. The introduction of this defined area reflects the desire to improve general accessibility of existing buildings over time where full upgrade of a building is not taking place.

The requirements of upgrading of the “Affected part” of buildings recognises that there is little value in improving access in new parts of existing buildings if people with disability cannot get to those parts.

Subsection 2.1 (5.) defines the term “Affected Part” of a building ; affected part means the path of travel between (and including) the principle pedestrian entrance of an existing building to the “new part” or modified part of the building. This path of travel must provide a continuous accessible path of travel.

Note on Extent on “Affected Part”

The definition of “Affected part” of a building is limited to the area between (and including) the principle pedestrian entrance and the new work, “Affected Part” of a building is limited to the area between (and including) the principle pedestrian entrance and the new work, but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area for the new work.

Note on “Affected Part” and internal stairway

Subclause D2.1 (5.) refers to the need to provide a continuous accessible path of travel which by definition cannot contain any step or stairway. When the “Affected Part” is triggered it does not require access upgrades to any step or stairway adjacent to a continuous accessible path of travel. For example, if new work in a 4-storey building triggers the application of the “Affected Part” and a continuous accessibility path is provided via the use of a lift there is no requirement to upgrade the stairway adjacent to the lift.

Note however, that the stairway, as an existing stairway, could be subject to ongoing DDA complaint if it did not include accessible features and as a result someone experienced discrimination.

3.3.4 Lessees

Where an existing building is modified or extended in a way that triggers the requirement for a building approval, the Premises Standards will generally require an upgrade of the ‘affected part’ of the building. This will entail the provision of a continuous accessible path of travel between the principal pedestrian entrance and the new part of the building (see section 2.1). Section 4.3 provides a limited concession from this requirement.

Where a building is occupied by several lessees, i.e., by 2 or more lessees, and an application for approval of building work is made by one of the lessees for work on the area of the building that they lease, there is no requirement on the lessee or any other person to provide a continuous accessible path of travel to the area of new work which the person leases.

For example, if one of several lessees to a building applies for an approval for an extension to, or modification of, an area on the sixth level of an existing multi-storey building, and this approval triggers the application of the Premises Standards, then the lessee would only be required to make the building work that is the subject of the building application comply with the relevant parts of the Premises Standards.

That is, the lessee would not need to provide an accessible path of travel from the entrance to the building to the sixth floor (the affected part). If the application for the extension or modification of the sixth floor included an application to renovate the toilets within the leased area, the lessee would be required to upgrade those toilets to meet the Premises Standards requirements (subject to any other concession which might apply to existing accessible toilets under section 4.5 below). This concession recognises that the lessee generally has no control over those parts of a building that they do not lease, such as the common areas of a building.

4.0 NCC “Access” Assessment Summary of 463 Chapel Road, Bankstown
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4.1 NCC Section D Access & Egress Requirements:

DP1: Access for people with a disability

Access must be provided, to the degree necessary, to enable.

(a) people to

(i) approach the building from the road boundary and from any accessible carparking spaces associated with the building; and

(ii) approach the building from any accessible associated building; and

(iii) access work and public spaces, accommodation, and facilities for personal hygiene; and

(b) identification of accessways at appropriate locations which are easy to find.

DP2: Safe movement to and within a building So that people can move safely to and within a building, it must have:

(a) walking surfaces with safe gradients; and

(b) any doors installed to avoid the risk of occupants

(i) having their egress impeded; or

(ii) being trapped in the building; and

(c) any stairways and ramps with

(i) slip-resistant walking surfaces on

(A) ramps; and

(B) stairway treads or near the edge of the nosing; and

(ii) suitable handrails where necessary to assist and provide stability to people using the stairway or ramp; and

(iii) suitable landings to avoid undue fatigue; and

(iv) landings where a door opens from or onto the stairway or ramp so that the door does not create an obstruction; and

(v) in the case of a stairway, suitable safe passage in relation to the nature, volume and frequency of likely usage.

DP3: Fall prevention barriers.

Where people could fall:

Note the Ground Floor of the subject building does not exceed 1m above the NGL.

DV3: Ramp gradient, crossfall, surface profile and slip resistance for ramps used by wheelchairs:

(a) Compliance with Performance Requirement DP2, relating to gradient, crossfall, surface profile and slip resistance of a ramp for the use of wheelchairs is verified when

(i) the ramp has a gradient that is not steeper than 1:8; and

(ii) the pushing force required to accelerate a wheelchair and user during ascent is in accordance with

(b); and (iii) the required braking force for a wheelchair and user during descent is in accordance with

(c); and (iv) the projected ascent time is in accordance with

(d); and (v) the ramp crossfall, surface profile and slip resistance is in accordance with

(e). The pushing force during ascent must be in accordance with the NCC Mathematical formula as mentioned on pages 125-127 of NCC-2019: Volume 1.

NCC-2019 D1.2: Number of exits required:

The ground floor of the existing building which is the only floor to be accessible for people requiring wheelchair access already has two exits one at the front of the building and the other is at the rear of the building, therefore the ground floor complies with part D1.2 of NCC-2019.

NCC-2019 D1.4 Exit travel distances:

No point on the existing ground floor of the subject building exceeds or even comes close to 20 m from an exit, therefore it complies with D1.4 Exit travel distances.

D1.6 Dimensions of exits and paths of travel to exits:

The existing ground floor exit and path of travel to an exit

(a) are unobstructed the height throughout exceeds 2.5 m, except the unobstructed height of the doorway are reduced to not less than 1980 mm: and

(b) the unobstructed width of each exit or path of travel to an exit, except for doorways, are not less than 1 m in width.

D2.20 Swinging doors:

A swinging door in a required exit or forming part of a required exit.

(a) must not encroach

(i) at any part of its swing by more than 500 mm on the required width (including any landings) of a required

(A) stairway; or

(B) ramp; or

(C) passageway, if it is likely to impede the path of travel of the people already using the exit; and

(ii) when fully open, by more than 100 mm on the required width of the required exit, and the measurement of encroachment in each case is to include door handles or other furniture or attachments to the door; and must swing in the direction of egress unless it serves a building or part with a floor area not more than 200 m². The existing ground floor area does not exceed or come close to 200m² therefore complies.

However, doors serving a sanitary compartment or airlock (in which case it may swing in either direction); and must not otherwise impede the path or direction of egress.

D2.21 Operation of latch:

A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by

(i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3

(A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and

(B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or (ii) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor.

D3.1 General building access requirements NCC-2019:

A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by

(i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by

Part D3

(A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and

(B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or

(ii) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor.

Table D3.1 Requirements for access for people with a disability:

Class of Building:	Access Requirements:
Class 9b: Schools and early childhood centres To and within all areas normally used by the occupants. An assembly building not being a school or an early childhood centre	To and within all areas normally used by the occupants. An assembly building not being a school or an early childhood centre To wheelchair seating spaces provided in accordance with D3.9. To and within all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.

NCC-2019 D3.2 Access to buildings:

(a.) An accessway must be provided to a building required to be accessible

(i) from the main points of a pedestrian entry at the allotment boundary; and

(ii) from another accessible building connected by a pedestrian link; and

(iii) from any required accessible carparking space on the allotment.

In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and

(i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance.

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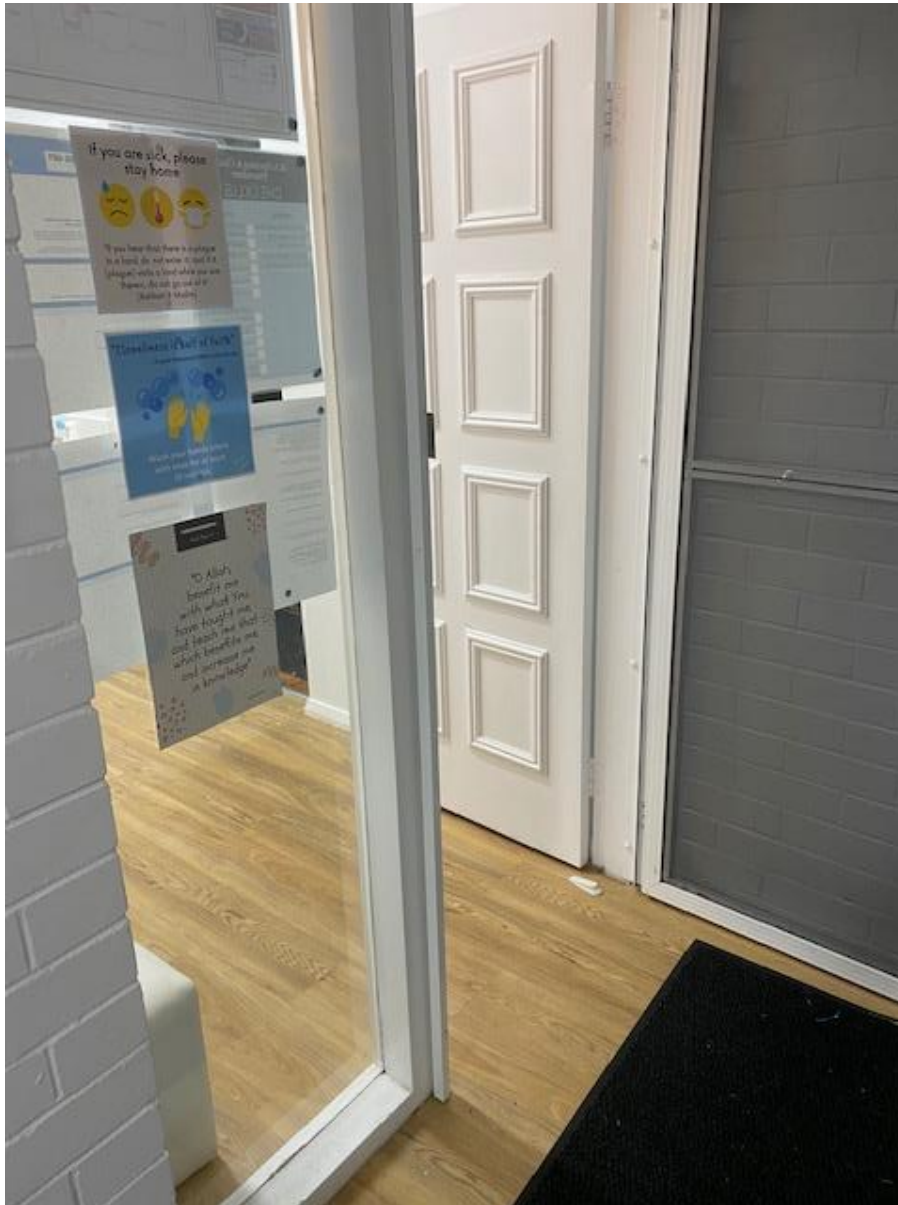
Photos showing the internal view of the main pedestrian entry door.

Note: the fixed glass panel to be removed and replaced with a swinging door in the direction of egress, the existing door is to be re-hung to also swing in the direction of egress as per NCC-2019 requirements.

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Photos showing the internal view of the main pedestrian entry door.

Note: the fixed glass panel to be removed and replaced with a swinging door in the direction of egress, the existing door is to be re-hung to also swing in the direction of egress as per NCC-2019 requirements.

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AS 1428.1 Australian Standard “Design for access and mobility”



Photo showing the internal view of the of the closed main pedestrian entry door. The fixed glass panel to be removed and replaced with a swinging door in the direction of egress, the existing door is to be re-hung to also swing in the direction of egress as per NCC-2019 requirements.

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Another photo showing the internal view of the of the closed main pedestrian entry door. The fixed glass panel to be removed and replaced with a swinging door in the direction of egress, the existing door is to be re-hung to also swing in the direction of egress as per NCC-2019 requirements.

4.1 NCC Requirements:

NCC-2019 Clauses	Compliance Requirements	Comments
CL D3.0	Deemed-to-Satisfy Provisions Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements DP1 to DP6, DP8 and DP9 are satisfied by complying with	<p>Although non-compliances identified within the building it is noted that there are no proposed construction works regarding this application. This application is simply a change of use from a women's refuge to an Education and Tutoring Academy (accommodating no more than 60 students at any given time and no more than 7 staff members at any given time).</p> <p>However, (1.) the ground floor of the building is required to be accessible, therefore an access pathway is required to provide access from the access parking space to the principal pedestrian entrance and also through the principle pedestrian entrance GF area, the principle pedestrian entrance must be made accessible. Photo showing the internal view of the of the closed main pedestrian entry door.</p> <p>The fixed glass panel to be removed and replaced with a swinging door in the direction of egress, the existing door is to be re-hung to also swing in the direction of egress as per NCC-2019 requirements. refer to site photos on pages 19 and 22 of this report.</p> <p>(2.) Where a doorway on an accessway has multiple leaves, (Except an automatic opening door) one of those leaves must have a clear opening width of not less than 850mm in accordance with AS1428.1.</p>
CL D3.3	Parts of buildings to be accessible. In a building required to be accessible— (a) every ramp and stairway.	<p>Except for ramps and stairways in areas exempted by D3.4, must comply with— (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> <p>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</p> <p>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</p> <p>(b) every passenger lift must comply with E3.6; and</p> <p>(c) accessways must have (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available: and</p> <p>(ii) turning spaces complying with AS 1428.1— (A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway: and</p> <p>(B) at maximum 20 m intervals along the accessway; and</p> <p>(C.) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and</p> <p>(d.) a passing space may serve as a turning space;</p>

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CL D3.4	Exemptions	There are no exemptions applicable to the subject building.
CL D3.5	Accessible carparking	<p>Accessible carparking spaces:</p> <p>(a) subject to (b), must be provided in accordance with Table D3.5 and</p> <p>must comply with AS/NZS 2890.6; and needs to be identified with signage so as to restrict the use of the carparking space only for the people with a disability.</p>
CL D3.6	Signage	<p>In a building required to be accessible— (a) braille and tactile signage complying with Specification D3.6 must,</p> <p>(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each,</p> <p>(A) sanitary facility,</p> <p>(B) identify each door required by E4.5 to be provided with an exit sign must also be provided for accessible GF unisex sanitary facility and</p> <p>(C) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p> <p>(d) 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 also, directional signage complying with Specification D3.6 must be provided at the location of the GF sanitary facility.</p>
CL D3.7	Hearing augmentation	Not required in a building of this size only accommodating 60 students and only 7 staff members at any given time. Only required in a room or a space accommodating up to 500 people.
CL D3.8	Tactile indicators	<p>(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching:</p> <p>(i) a stairway, other than a fire-isolated stairway; and</p> <p>(ii) an escalator; and</p> <p>(iii) a passenger conveyor or moving walk; and</p> <p>(iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1. to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p>
Specification D3.6	Location of braille and tactile signs	Signs including symbols, numbering, and lettering must be designed and installed as follows:

		<p>(a) Braille and tactile components of a sign must be located not less than 1200 mm and not higher than 1600 mm above the floor or ground surface.</p> <p>(b) Signs with single lines of characters must have the line of tactile characters not less than 1250 mm and not higher than 1350 mm above the floor or ground surface.</p> <p>(c) Signs identifying rooms containing features or facilities listed in D3.6 must be located,</p> <p>(i) on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and</p> <p>(ii) where (i) is not possible, the sign may be placed on the door itself.</p> <p>(d) Signs identifying a door required by E4.5 to be provided with an exit sign must be located,</p> <p>(i) on the side that faces a person seeking egress; and</p> <p>(ii) on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and</p> <p>(iii) where (ii) is not possible, the sign may be placed on the door itself.</p>
Specification D3.6 continued	Braille and tactile sign specification	<p>(a) Tactile characters must be raised or embossed to a height of not less than 1 mm and not more than 1.5 mm.</p> <p>(b) Title case must be used for all tactile characters, and</p> <p>(i) upper case tactile characters must have a height of not less than 15 mm and not more than 55 mm, except that the upper case tactile characters on a sign identifying a door required by E4.5 to be provided with an exit sign must have a height of not less than 20 mm and not more than 55 mm; and</p> <p>(ii) lower case tactile characters must have a minimum height of 50% of the related upper case characters.</p> <p>(c) Tactile characters, symbols, and the like, must have rounded edges.</p> <p>(d) The entire sign, including any frame, must have all edges rounded.</p> <p>(e) The background, negative space or fill of signs must be of matt or low sheen finish.</p> <p>(f) The characters, symbols, logos and other features on signs must be matt or low sheen finish.</p> <p>(g) The minimum letter spacing of tactile characters on signs must be 2 mm.</p>

		<p>(h) The minimum word spacing of tactile characters on signs must be 10 mm.</p> <p>(i) The thickness of letter strokes must be not less than 2 mm and not more than 7 mm.</p> <p>(j) Tactile text must be left justified, except that single words may be centre justified.</p> <p>(k) Tactile text must be Arial typeface.</p>
Specification D3.6 continued	Luminance contrast	<p>The following applies to luminance contrast apply to the subject building principle accessway stairs and</p> <p>(a) The background, negative space, fill of a sign or border with a minimum width of 5 mm must have a luminance contrast with the surface on which it is mounted of not less than 30%.</p> <p>(b) Tactile characters, icons and symbols must have a minimum luminance contrast of 30% to the surface on which the characters are mounted.</p> <p>(c) Luminance contrasts must be met under the lighting conditions in which the sign is to be located.</p>
Specification D3.6 continued	Lighting	<p>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.</p>
Specification D3.6 continued	Braille	<p>The following applies to braille:</p> <p>(a) Braille must be grade 1 braille (uncontracted) in accordance with the criteria set out by the Australian Braille Authority.</p> <p>(b) Braille must be raised and domed.</p> <p>(c) Braille must be located 8 mm below the bottom line of text (not including descenders).</p> <p>(d) Braille must be left justified.</p> <p>(e) Where an arrow is used in the tactile sign, a solid arrow must be provided for braille readers.</p> <p>(f) On signs with multiple lines of text and characters, a semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text.</p>

Table D3.5 Carparking spaces for people with a disability:

Class of building to which the carpark or carparking area is associated	Number of accessible carparking spaces required
Class 9b (a) School (b) Other assembly building.	1 space for every 50 carparking spaces or part thereof. 1 space.

Australian Standard AS 1428.1:

The objective of this Standard is to provide building designers and users (architects, property owners, regulators, and the like) with the minimum design requirements for new building work, to enable access for people with disabilities.

4.0 AS 1428.1 DEFINITIONS:

For the purpose of this Standard, the definitions below apply.

4.1 Angle of approach The angle between the centre-line of one path of travel and the centre-line of an adjoining path of travel. AS 1428.1—2001 © Standards Australia
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4.2 Braille A system of touch reading for the blind, which employs raised dots, evenly arranged in quadrangular letter spaces or cells.

4.3 Circulation space Contains the net unobstructed area for a minimum height of 2000 mm above the finished floor or ground surface (unless otherwise specified in this Standard), which is that space surrounding built elements, landscape elements, and fixtures and fittings required for movement into and within buildings.

4.4 Continuous accessible path of travel (accessway) An uninterrupted path of travel to or within a building, providing access to all required facilities. NOTE: For non-ambulatory people, this accessible path does not incorporate any step, stairway, turnstile, revolving door, escalator or other impediment which would prevent it from being safely negotiated by people with disabilities.

4.5 Grabrail A rail used to give a steadying or stabilizing assistance to a person engaged in a particular function.

4.6 Handrail A rail used in circulation areas such as corridors, passageways, ramps and stairways to assist in continuous movement.

4.7 Kerb A side barrier to a trafficable surface, including walkways and ramps.

4.8 Kerb ramp An inclined accessway with a length not greater than 1520 mm and a gradient not steeper than 1 in 8, located within a kerb.

4.9 Landing A flat or crowned surface with a gradient not steeper than 1 in 40, e.g. a rest area on a ramp, stairway or walkway.

4.10 Luminance contrast the amount of light reflected from one surface or component, compared to the amount of light reflected from the background or surrounding surfaces.

4.11 Ramp An inclined accessway with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

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4.12 Step ramp An inclined accessway with a length not greater than 1520 mm and a gradient not steeper than 1 in 8, located in, or instead of, a step other than a kerb.

4.13 Tactile ground surface indicators (TGSIs) Areas of raised ground surface texture treatment designed to provide vision impaired pedestrians with warning and/or directional orientation information.

4.14 Tactile signs Signage incorporating raised text and/or symbols to enable touch reading by the blind and touch enhancement of visual perception for vision impaired readers.

5.3 Ramps AS1428.4

It should be noted that a ramp is required from the access parking space to the proposed ramp next to the existing garage as shown in the following photos:



The timber seating area is to be removed to make way for the access way ramp serving the access parking spot.

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Another view of the timber seating area is to be removed to make way for the access way ramp serving the access parking spot.

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Photo showing the proposed location of the access ramp located next to the garage area as seen from the rear yard play area.



Wheelchair Ramp sign should be fixed near access ramp leading from access parking space.



Photo showing the 870mm wide exit door from the garage behind the proposed access parking spot & Accessible entrance sign should be fixed in appropriate locations on the garage wall and main building wall facing person entering onto the ramp.



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Proposed location of access parking space, middle post to be removed subject to structural engineers inspection and a certificate.

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The proposed access parking spot middle support post as seen in this photo is to be removed subject to structural engineer's investigation and certification in order to widen the access parking spot.



Access parking to be clearly provided with complying signage to prevent able body people parking in the access parking space.



Access parking signage to also be installed on the concrete access parking spot area.

The requirements for the design and construction of ramps are as follows: NOTE: Refer to AS 1428.4 for application of tactile ground surface indicators at ramps.

- (a) The maximum gradient of a ramp exceeding 1520 mm in length shall be 1 in 14.
- (b) Ramps shall be provided with landings as specified in Clause 5.7 at the bottom and at the top of the ramp and at intervals not exceeding the following:
 - (i) For ramp gradients of 1 in 14 9 m. (ii) For ramp gradients of 1 in 20 15 m. (iii) For ramp gradients between 1 in 20 and 1 in 14, at intervals that shall be obtained by linear interpolation.
- (c) Where ramps are constructed with changes of direction— (i) the angle of approach shall comply with Clause 5.4; and
 - (ii) in addition to the requirements of Item (b), landings shall be provided at changes of direction.
- (d) The gradient of ramps between landings shall be constant.
- (e) Ramps shall be provided with handrails as specified in Clause 6.1 on both sides of the ramp, as shown in Figure 1.
- (f) Ramps and landings at intermediate levels shall have kerbs or kerb rails on both sides, which comply with the following (see Figure 2 and Appendix A):
 - (i) The minimum height above the finished floor shall be 65 mm.
 - (ii) The height of the top of the kerb or kerb rail shall not be within the range 75 mm to 150 mm above the finished floor.
 - (iii) There shall be no longitudinal gap or slot greater than 20 mm in the kerb or kerb rail within the range 75 mm to 150 mm above the finished floor. NOTE: The top of the kerb or a gap or slot greater than 20 mm is not permitted in the range 75 mm to 150 mm, to preclude the possibility of the footplate riding over the kerb or becoming trapped.
- (g) Kerbs or kerb rails shall be located so that the ramp-side face is either flush with the ramp-side face of the handrail or no greater than 100 mm away from the ramp-side face of the handrail (see Figure 3).

5.4 Angles of approach for walkways, ramps, and landings

The angle of approach from one surface to another of a different gradient shall be zero degrees. Where this is not possible, gradients and approach angles shall comply with Appendix B.

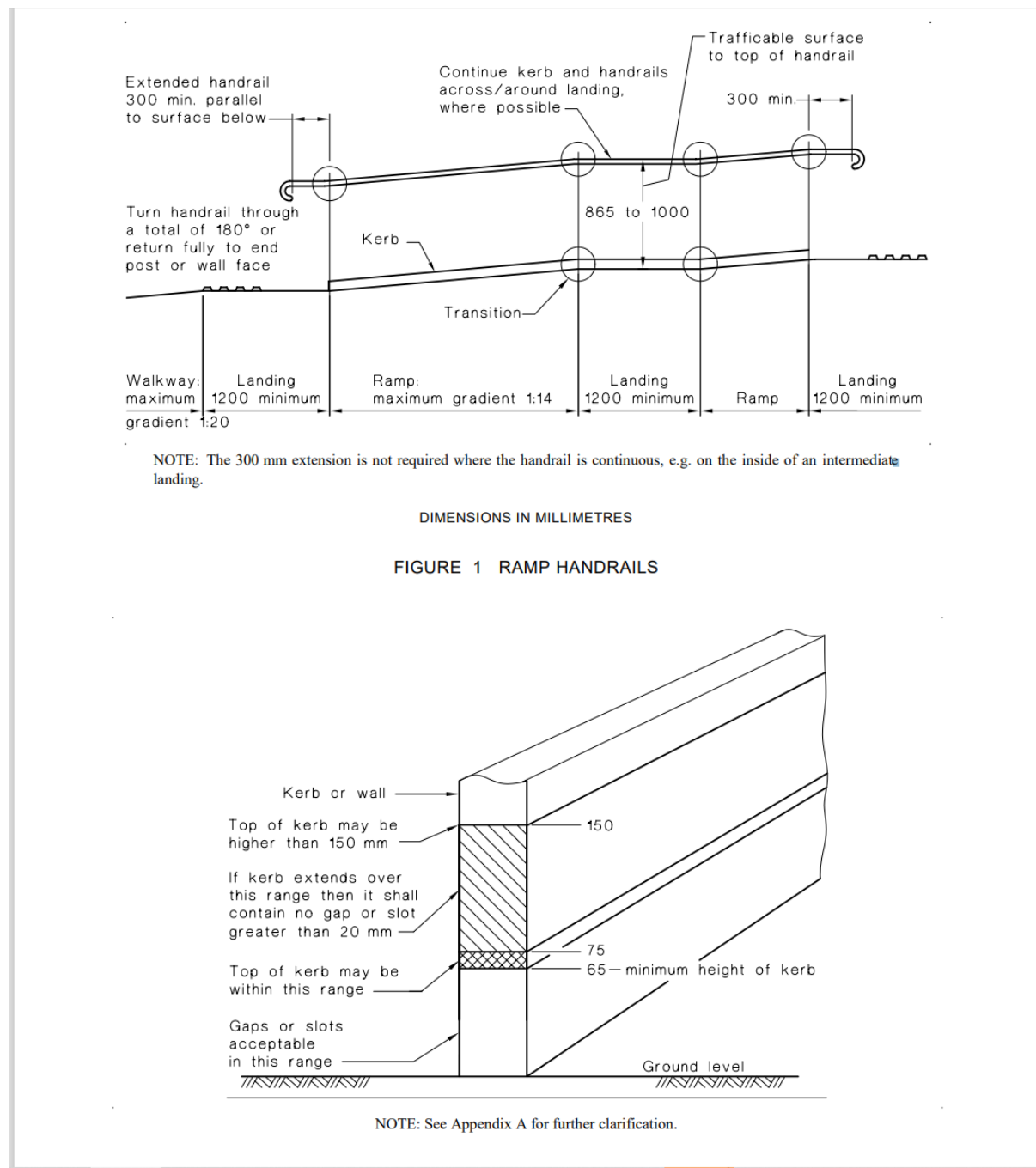


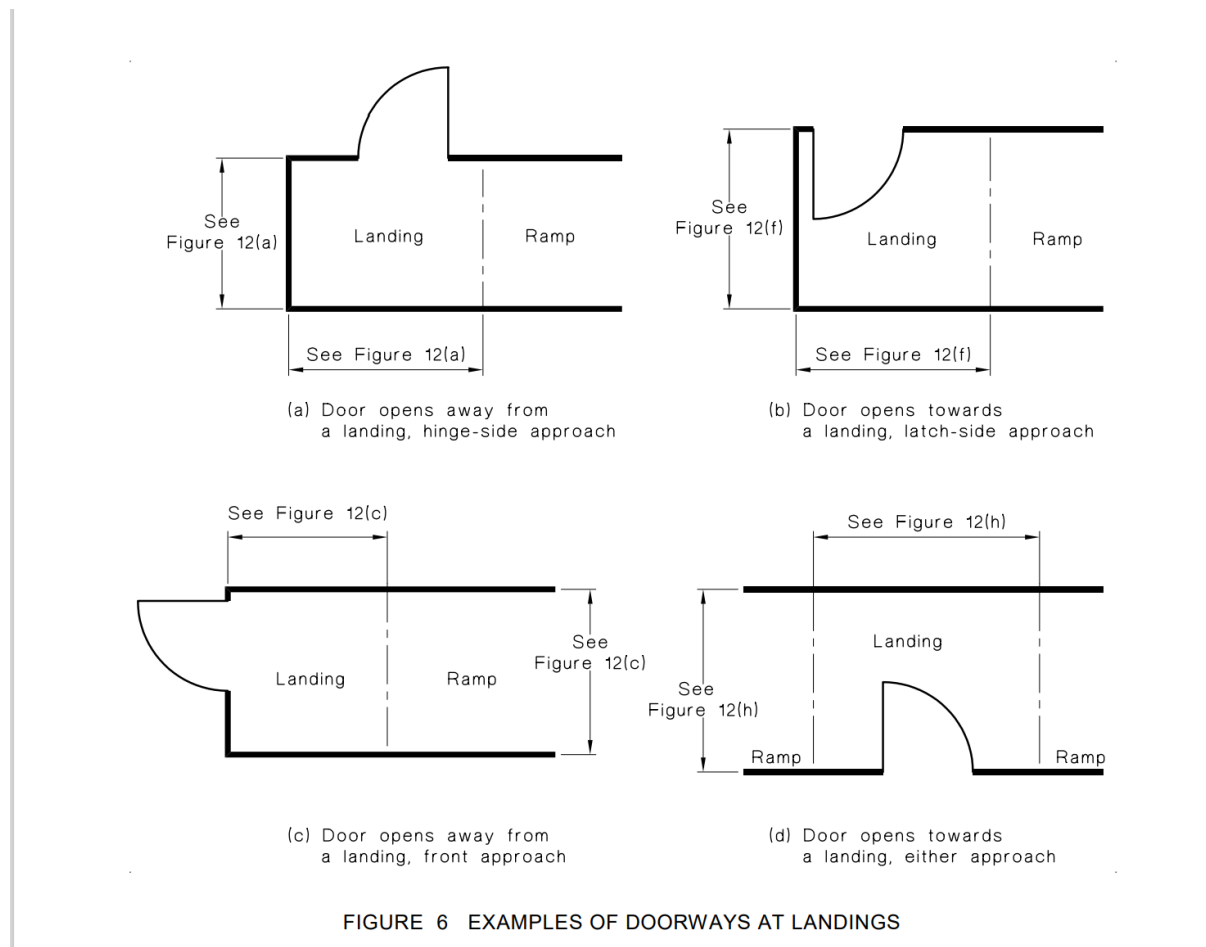
Diagram showing ramp and hand rail dimensions in mm.

Clause 5.7 Landings AS1428.1:

The requirements for landings are as follows:

(a) The length of landings at walkways and ramps shall be not less than 1200 mm and at kerb ramps and step ramps, not less than 1330 mm.

(b) Where doorways are at landings, the dimensions of the landings shall be in accordance with the requirements for circulation spaces at doorways in Clause 7.3 (see Figure 6).



Clause 5.8 Kerb ramps and step ramps AS4128.1:

Clause 5.8.1 AS1428.1:

Location Kerb ramps and step ramps shall be graded in the direction of travel as shown in Figure 7. 5.8.2 Profile The requirements for the profile of ramps are as follows:

- (a) The design and construction of kerb ramps and step ramps shall be as shown in Figure 8.
- (b) Where transverse pedestrian traffic is anticipated, the sides of kerb ramps and step ramps shall be graded plane surfaces unless a suitable barrier with a minimum height of 900 mm is provided.

Clause 5.8.3 AS1428.1:

Finishes Kerb ramps and step ramps shall have a slip-resistant surface. NOTES: 1 See Clause 12 for satisfactory finishes. 2 For guidance on slip resistant surfaces, see AS 4586 and HB 197. 3 For guidance on installation of warning TGSIs, see AS 1428.4.

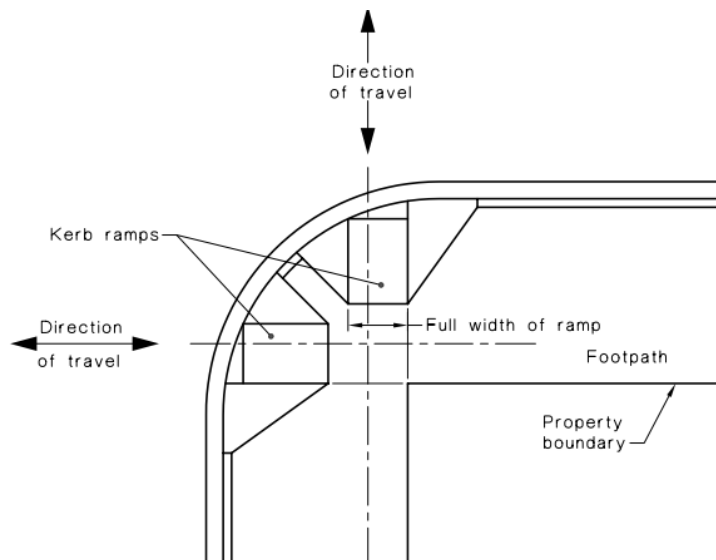


FIGURE 7 LOCATION OF KERB RAMPS

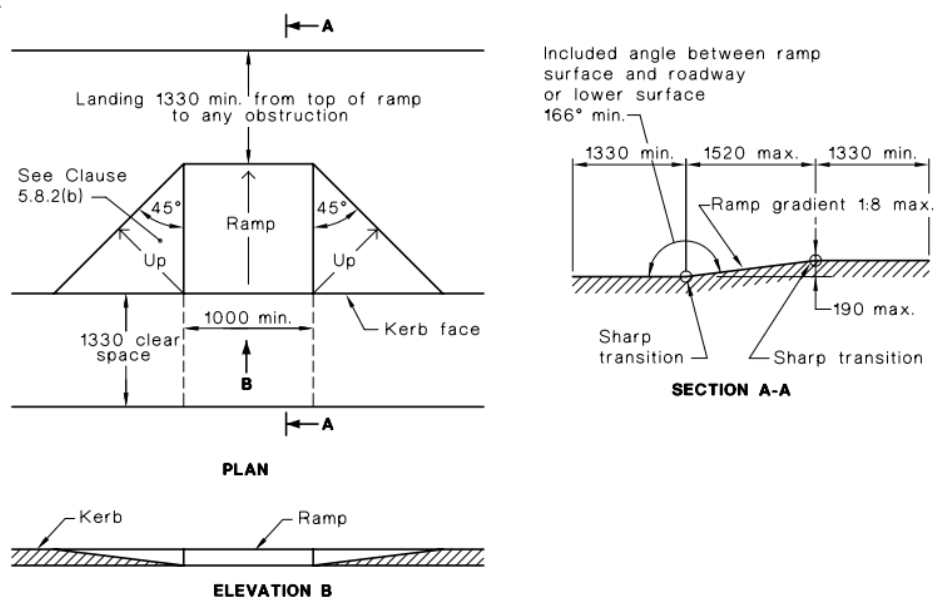


FIGURE 8 KERB RAMPS AND STEP RAMPS

Clause 6 HANDRAILS AND GRABRAILS AS1428.1

Clause 6.1 Handrails AS 1428.1

The requirements for the design and construction of handrails are as follows (see Figure 9):

- (a) The cross-section of handrails shall be circular, not less than 30 mm nor more than 50 mm diameter for not less than 270° around the uppermost surface. NOTE: The cross-section of the lowest 90° is optional; however, fully circular cross-sectioned handrails are preferred.
- (b) Exposed edges and corners of handrails shall have a radius of not less than 5 mm.
- (c) The top of handrails shall be not less than 865 mm nor more than 1000 mm above the nosing of the tread or the plane of the finished floor of the walkway or ramp.
- (d) The height of the top of the handrail, measured in accordance with Item (c), shall be consistent through the ramp (or stairs) and any landings.
- (e) Where a balustrade is required at a height greater than the handrail, a handrail shall be provided.
- (f) Handrails and balustrades shall not encroach into required circulation spaces. NOTE: In certain instances, a minimum clearance of more than 1000 mm may be required by the BCA.
- (g) Handrails shall be securely fixed and rigid, and their ends shall be returned away to a side wall or turned downwards through an angle of 180° .
- (h) The clearance between a handrail and an adjacent wall surface or other obstruction shall be not less than 50 mm. This clearance shall extend above the top of the handrail by not less than 600 mm.
- (i) Handrails shall be constructed and fixed so that there is no obstruction to the passage of a hand along the rail.
- (j) The fastenings and the materials and construction of handrails shall be able to withstand forces, in accordance with AS 1170.1.

Clause 6.2 Grabrails AS1428.1:

The requirements for the design and construction of grabrails are as follows:

- (a) Grabrails shall be not less than 30 mm and not more than 40 mm outside diameter, or they shall have sectional shape within the limits of 30 mm to 40 mm diameter.
- (b) Exposed edges and corners of grabrails shall have a radius of not less than 5 mm.
- (c) The fastenings and the materials and construction of grabrails shall be able to withstand a force of 1100 N applied at any position and in any direction, without showing any visible signs of deformation or loosening of the fastenings.
- (d) Unless otherwise specified, 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. This clearance shall extend above the top of the grabrail by not less than 600 mm.

(e) Grabrails shall be fixed so that there is no obstruction to the passage of the hand along the top 270° of the rail.

(f) Grabrails shall not rotate in their fittings.

Clause 7, DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS AS1428.1

Clause 7.1 Provision of entrances:

The requirements for entrances to buildings are as follows:

(a) Accessible entrances shall be incorporated in an accessible path of travel.

(b) Where an entrance is not required to be accessible, a sign directing people with disabilities to accessible entrances shall be installed. NOTE: Because entrances also serve as exits, some of them being particularly important in an emergency, it is important that all or most entrances (exits) should be accessible to, and useable by, people with disabilities.

(c) Where revolving doors or turnstiles are installed, an alternative hinged or sliding door shall be provided. NOTE: To prevent damage to doors and doorjambs from wheelchairs and other mobility devices, a protective surface may be applied to a height of 300 mm above the plane of the finished floor.

(d) Where a threshold is required at a door that would normally be closed, a ramp with a length of not more than 450 mm shall be provided (see Figure 10). NOTE: Where a door closer is required, it should have a delayed action.

(e) The edges of the threshold ramp shall be tapered or splayed with a maximum gradient of 1:8 where it does not abut a wall or kerb.

(f) Doors or doorframes shall have a minimum luminance contrast of 30% to their adjacent surfaces.

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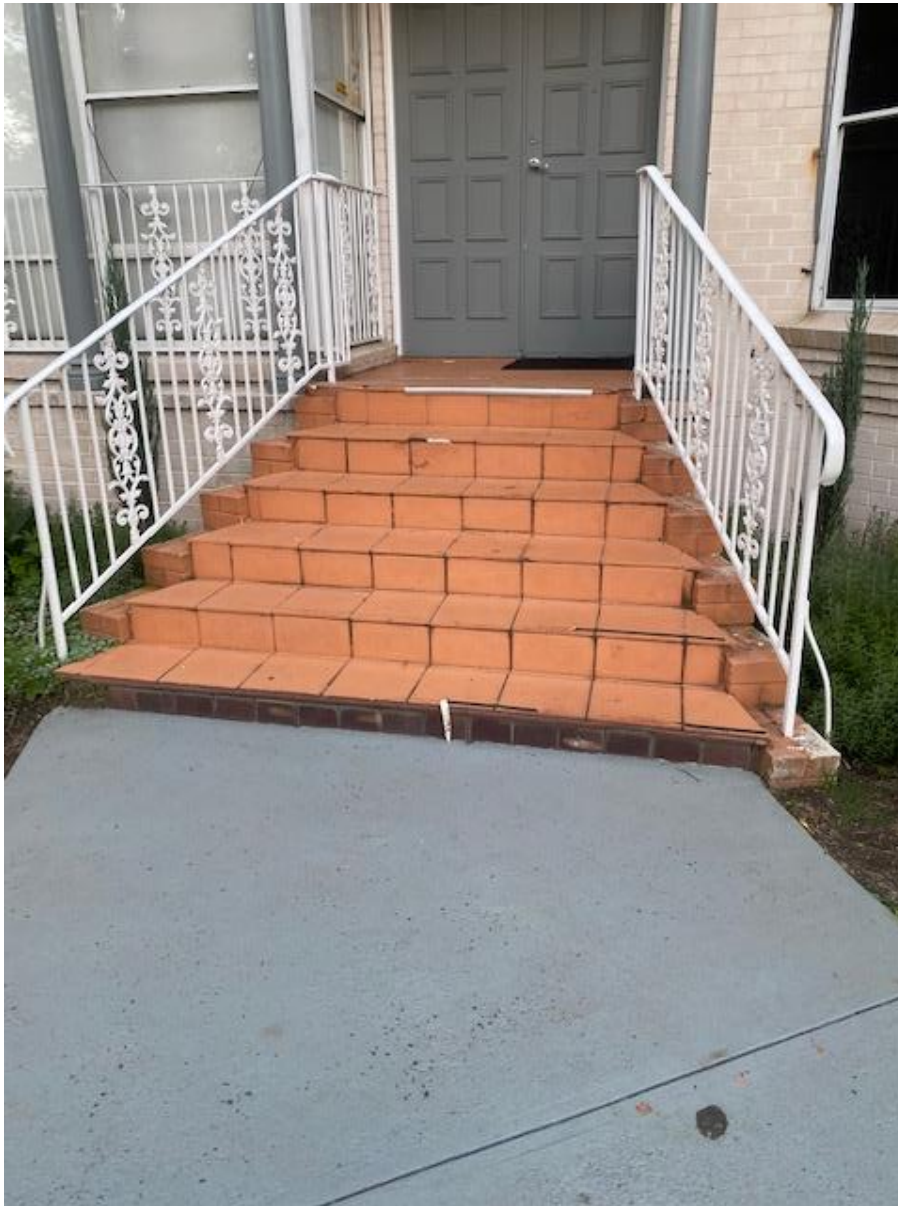


Photo showing principal pedestrian entrance requiring a chair lift.



Another photo showing the principal pedestrian entrance requiring a chair lift. Accessible Entrance signage will also be required for this area.





Photo showing none complying grassed access pathway to be made compliant with AS1428.1.



Access ramp sign should be strategically located in a conspicuous location to inform ramp users where the ramp transitions and where it starts and finishes.

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Another photo showing none complying grassed access pathway to be made compliant with AS1428.1.



Access ramp sign should be strategically located in a conspicuous location to inform ramp users where the ramp transitions and where it starts and finishes.

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A small ramp will be required over the minor step shown in this photo, this access way leads from the main building and the courtyard to the principal pedestrian entrance.

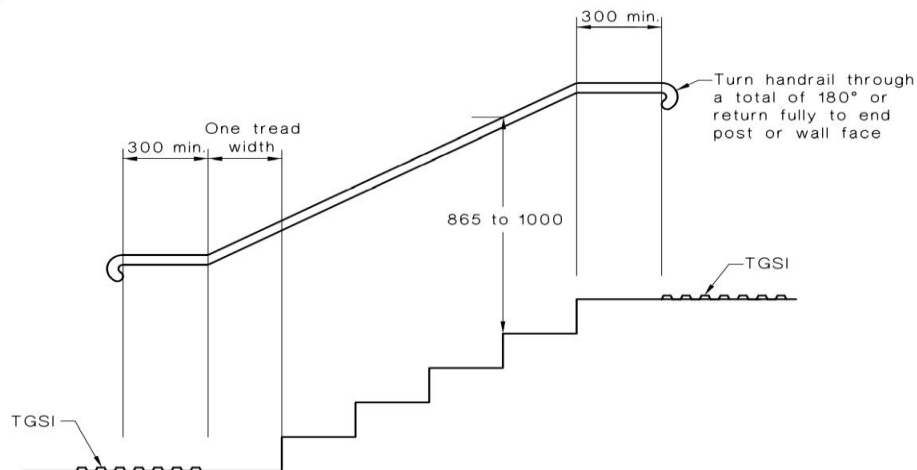
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Another photo showing the principal pedestrian entrance requiring a TGI and 30% non-slip Luminous Contrast strips to the edging of all steps and requiring the replacement & rectification of loose tiles. Also TGI are required at the bottom just before the stairs and at the top also just before the stairs.

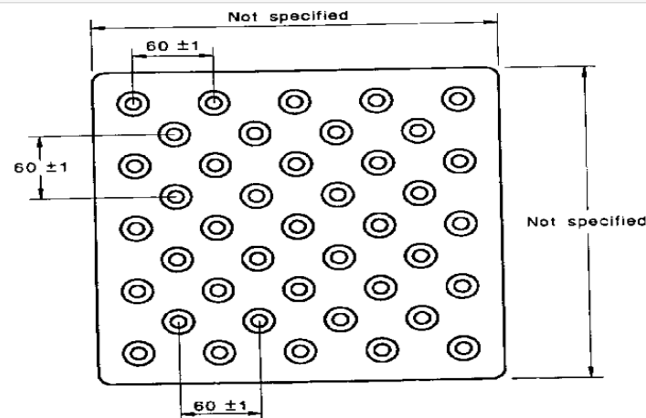


NOTES:

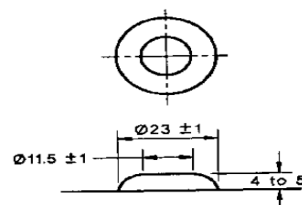
- 1 The dimensions indicating the heights of handrails are taken vertically from the nosing of the tread to the top of the handrail.
- 2 The 300 mm extension is not required where the handrail is continuous, e.g. on the inside of an intermediate landing.
- 3 Where TGSIs are not required, domed buttons should be used at a distance of 150 ± 10 mm from the end of the handrail.
- 4 See AS 1428.4 for guidance on installation of TGSIs.

DIMENSION IN MILLIMETRES

FIGURE 17 STAIRWAY HANDRAIL LOCATION AND EXTENSIONS AT END OF STAIRWAY



(a) Top view



(b) Dot detail

DIMENSIONS IN MILLIMETRES

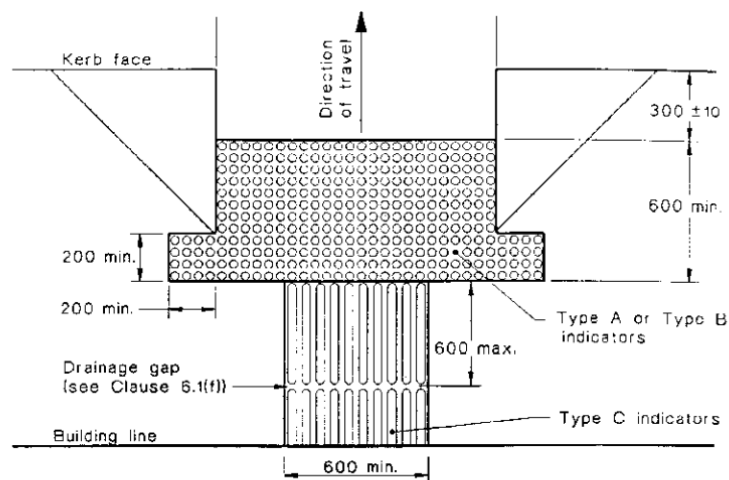
FIGURE 1 TYPE A INDICATORS

The TGSIs are to be located at the top & bottom of the stairs as shown above and must comply with this diagram and dimensions.

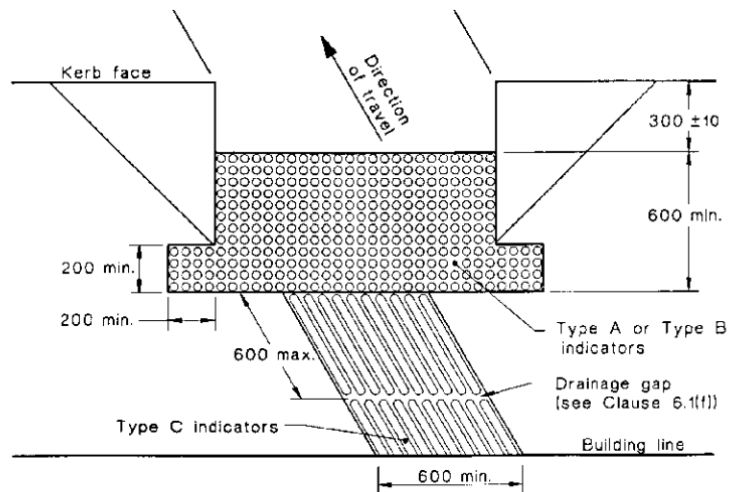
6.3 Tactile indicators at kerb ramps and step ramps:

Tactile indicators shall be provided at kerb ramps and step ramps as shown in Figure 5. Type A or Type B indicators shall have a width of not less than the width of the ramp and shall extend for not less than 200 mm in each direction from the sharp transition at the top of the ramp. (For kerb ramps and step ramps, see AS 1428.1.)

Type C indicators shall have a minimum width of 600 mm and shall extend, in the direction of travel, from the building line to the Type A or Type B indicators.



(a) Where the direction of travel across a roadway is at 90° to the kerb face



(b) Where the direction of the pedestrian travel across a roadway is angled from the kerb face

DIMENSIONS IN MILLIMETRES

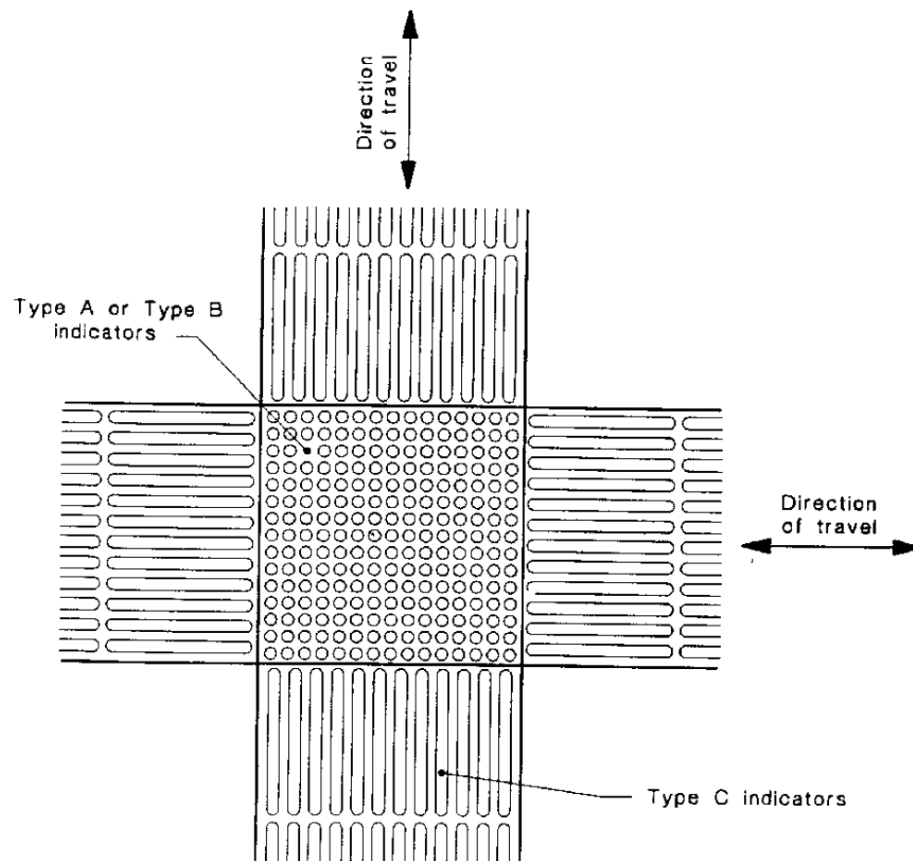


FIGURE 11 INSTALLATION OF TACTILE INDICATORS DENOTING A CHANGE OF DIRECTION



The principal pedestrian entrance will require a chair lift to be installed. In accordance with **Australian Standard 1735.7**.

The **Australian Standard 1735.7** specifies the requirements for power-operated accessibility products intended for **use** by persons with limited mobility such as **stairlifts** and vertical platform **lifts** to safeguard against the risk of accidents.



The principal pedestrian entrance will require a chair lift to be installed. In accordance with **Australian Standard 1735.7**.

The **Australian Standard 1735.7** specifies the requirements for power-operated accessibility products intended for **use** by persons with limited mobility such as **stairlifts** and vertical platform **lifts** to safeguard against the risk of accidents.

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Photo showing the existing GF toilet to be converted to an Access Toilet by removing the toilet cubical next to the rear side wall and installing a complying access toilet in accordance with AS1428.1. to be used in conjunction with the other existing able people toilet cubical.

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Door inside existing GF toilet area opening from classroom 1b to be permanently fixed shut and door handle to be removed in order to give privacy to the proposed access toilet area.



Photo of toilet cubical to be removed to make way for the proposed access toilet.

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Another photo showing the view from inside wall area of the existing GF toilet area, to converted to an access toilet in accordance with AS1428.1.



Photo showing view from front principal pedestrian entrance point to the passageway leading to the existing GF toilet area which will be converted to a unsex able & disable access toilet.

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Close up photo showing the passageway leading to the existing GF toilet area doorway on the left-hand side at the end of passage hallway.



Photo showing internal doorway to the existing GF toilet area from the GF passage hallway.



Photo showing typical complying signage for the proposed unisex abled and access toilet area.

Clause 10.2 Accessible unisex sanitary facilities AS 1428.1:

Clause 10.2.1 AS 1428.1 General:

The general requirements for accessible unisex sanitary facilities are as follows:

- (a) An accessible unisex sanitary facility is one that is available for use by both sexes and located so that access does not necessitate traversing an area reserved for one sex only. It shall be designed for general use and include adequate circulation space for wheelchair users.
- (b) Hand-washing facility may be provided inside or outside the toilet cubicle. They shall form part of the accessible unisex facility.
- (c) If two or more accessible unisex facilities are provided, at least one shall be of the opposite hand. NOTE: A clothes-hanging device should be provided in accordance with

Clause 10.4.4. 10.2.2 WC pan:

WC pans shall be in accordance with AS 1172.1 and shall be selected to allow the approach of a wheelchair with minimum obstruction at front and side.

10.2.3 WC pan clearances:

WC pan clearances and set-out, seat height and seat width shall be as shown in Figure 18.

10.2.4 Cistern:

The cistern may be either recessed or surface mounted. Surface-mounted cisterns shall comply with Clause 10.2.9.

10.2.5 Seat:

The toilet seat shall be of the full-round type, i.e., not open fronted. It shall be securely hinged to the pan of the WC. Seat fixings shall provide lateral stability for the seat. NOTE: If a lid is fitted, it should be fitted and be designed so that it remains in the raised position when so placed.

10.2.6 Flushing control:

The flushing control shall be hand operated and shall be located within the zone shown in Figure 19 or centred on the centre-line of the toilet, wholly within the vertical limits of that zone. The position of the flushing control within this zone shall not be within the area required for any grabrails.

10.2.7 Toilet paper dispenser:

The outlet for the toilet paper dispenser shall be located within the zone shown in Figure 20.

10.2.8 Grabrails:

Where a concealed or high-level cistern is used, a continuous grabrail, as specified in Clause 6.2, shall be provided across the rear wall and side wall nearest the WC pan (see Figure 21). If a low-level cistern is used, the grabrail shall be terminated at each side of the cistern as

shown in Figure 21. NOTE: As the grabrail provides both support and assistance, it is recommended that a system be selected whereby a continuous grabrail can be utilized.

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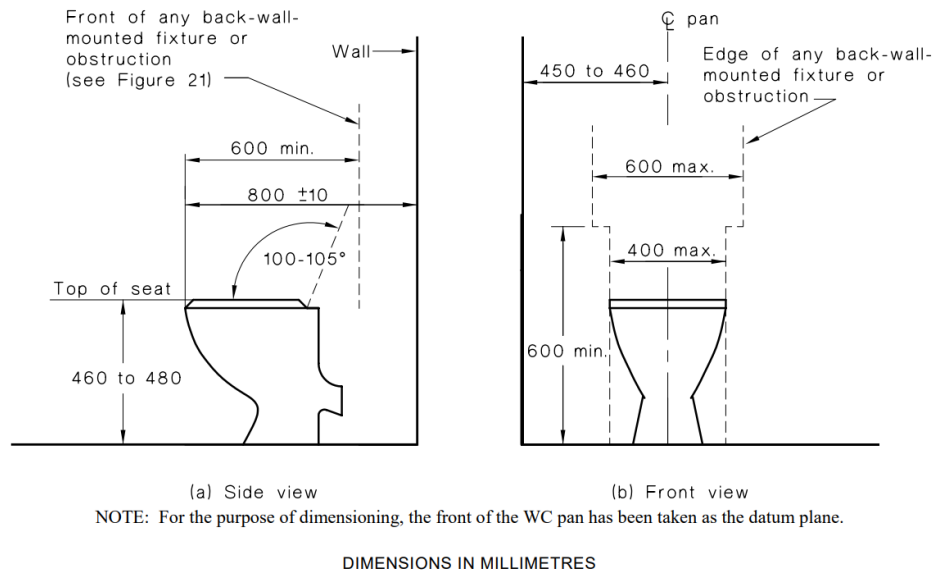


FIGURE 18 WATER CLOSET PAN CLEARANCES, SEAT HEIGHT AND SEAT WIDTH

10.2.9 Circulation space in WCs:

For each WC, the unobstructed circulation space from the finished floor to a height of not less than 900 mm shall be as shown in Figure 22.

The toilet paper dispenser (see Clause 10.2.7), grabrails (see Clause 10.2.8) and the WC pan are the only fixtures permitted in this space.

A surface-mounted cistern may be located in this space, provided the installation is within the dimensional requirements of Figures 18 and 22. 10.2.10 WC doors.

The requirements for WC doors of sanitary facilities are as follows:

- (a) Doors shall be either hinged or sliding.
- (b) Outward-opening doors shall have a hinge mechanism that holds the door in a closed position without the use of a latch.
- (c) Inward opening or sliding doors shall be capable of either being opened outwards or removed from the outside.
- (d) Doors shall be provided with an in-use indicator and a bolt or catch, and shall be openable from the outside in an emergency.
- (e) The force required to operate the door shall be in accordance with Clause 11.1.1(c).
- (f) Door handles and hardware shall be in accordance with Clause 11.1.

(g) Each doorway shall have unobstructed circulation space, in accordance with Clauses 7.3 and 7.4, for access and egress.

AS 1428.1—2001 www.standards.com.au © Standards Australia 29 10.3 Washbasins The requirements for the installation of washbasins are as follows:

(a) The projection of the washbasin from the wall and the position of taps, bowl and drain outlet shall be determined in accordance with the requirements shown in Figure 23.

(b) Water supply pipes and waste outlet pipes shall not encroach on the required clear space under the washbasin (see Figure 23).

(c) Water taps shall comply with Clause 11.3.

(d) Exposed hot water supply pipes shall be insulated or located so as not to present a hazard.
NOTE: Plugs (stoppers) should be connected by chain or otherwise attached to the washbasin.

(e) For each washbasin fixture, the unobstructed circulation space shall be as shown in Figure 24. The washbasin fixture and its fittings are the only fixtures permitted in this space.

AS 1428.1—2001

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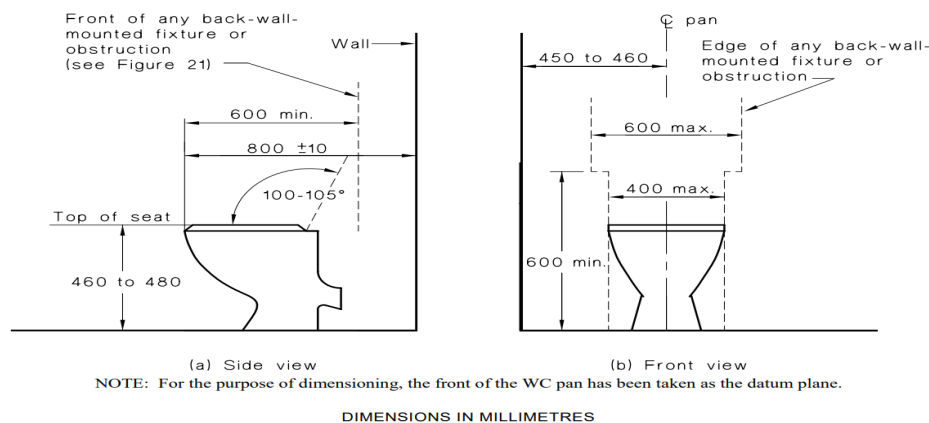


FIGURE 18 WATER CLOSET PAN CLEARANCES, SEAT HEIGHT AND SEAT WIDTH

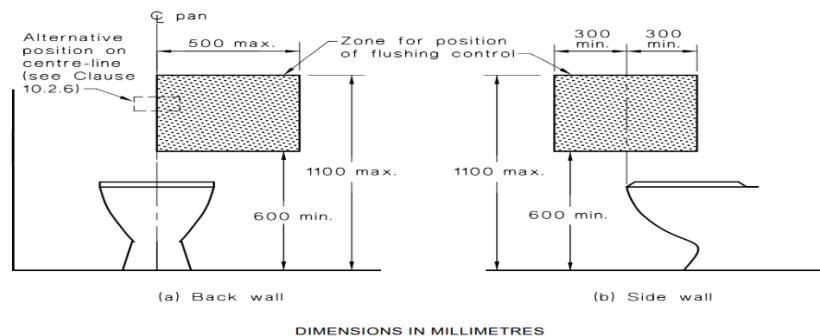
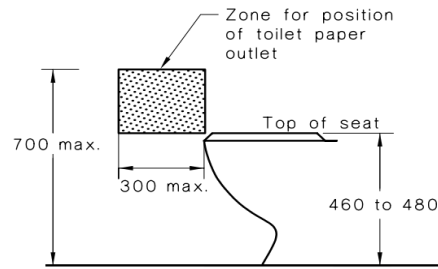
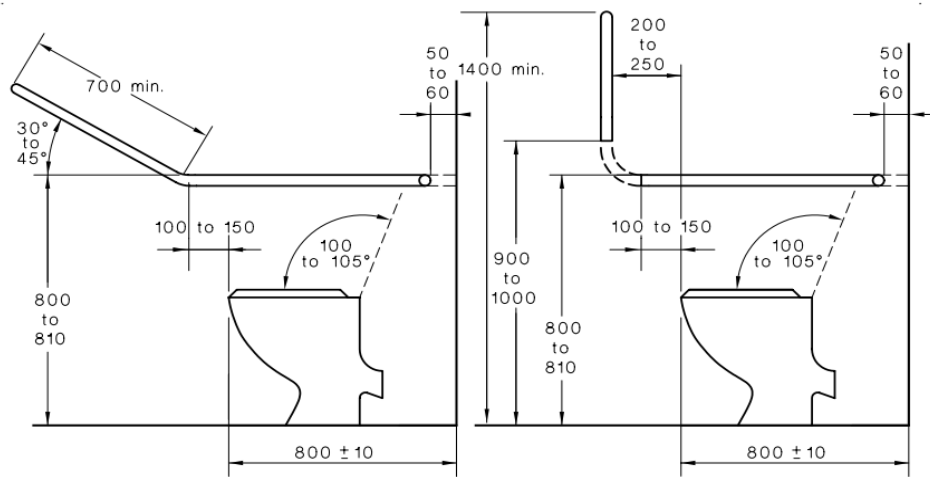


FIGURE 19 ZONE FOR POSITION OF FLUSHING CONTROL



DIMENSIONS IN MILLIMETRES

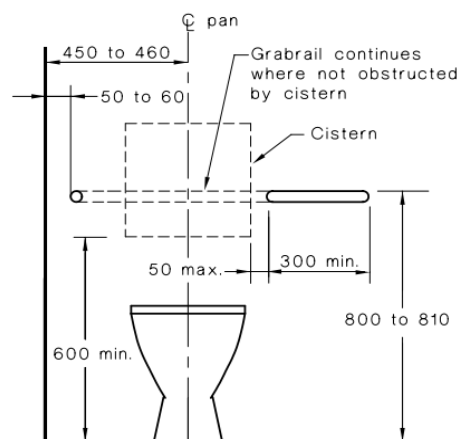
FIGURE 20 ZONE FOR POSITION OF TOILET PAPER OUTLET



(i) Option A

(ii) Option B

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

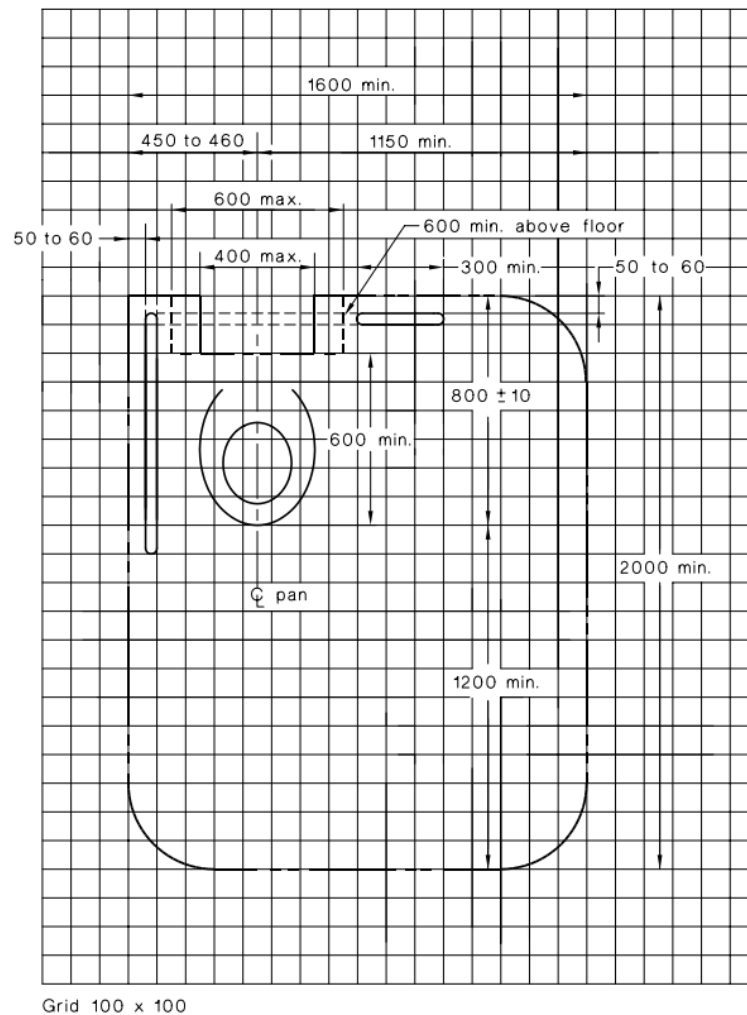


(b) Grabrail at back of pan and sectional view of grabrail at side of pan

NOTE: The design and construction of grabrails shall comply with Clause 6.2.

DIMENSIONS IN MILLIMETRES

FIGURE 21 POSITIONS OF GRABRAILS IN WATER CLOSETS (WCs)



LEGEND:

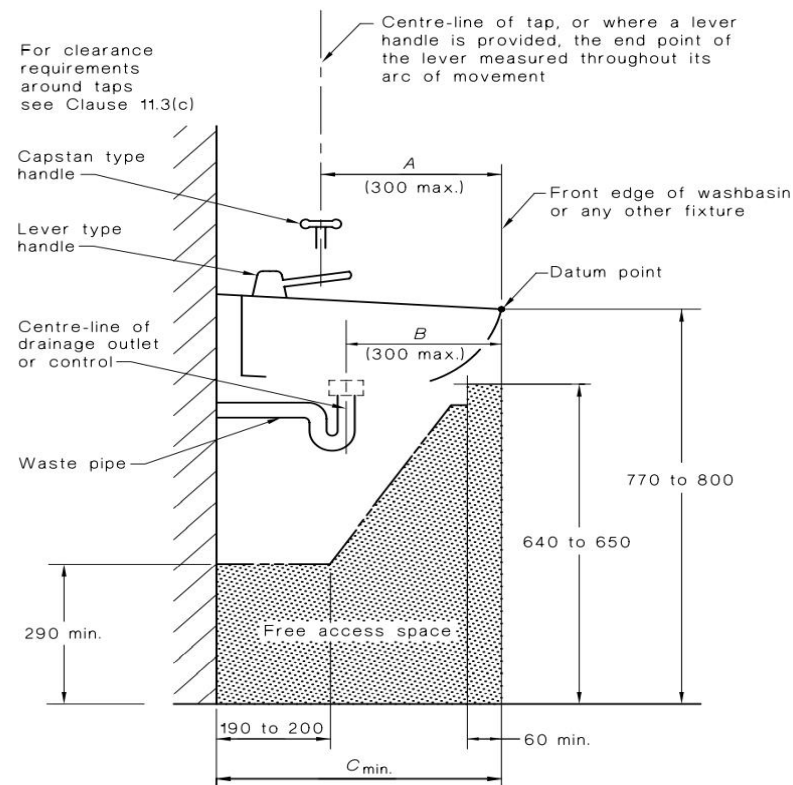
----- Circulation space

NOTES:

- 1 This circulation space may overlap any other circulation spaces specified in this Standard.
- 2 These dimensions shall apply also in mirror image configurations.

DIMENSIONS IN MILLIMETRES

FIGURE 22 CIRCULATION SPACE IN WATER CLOSETS (WCs)



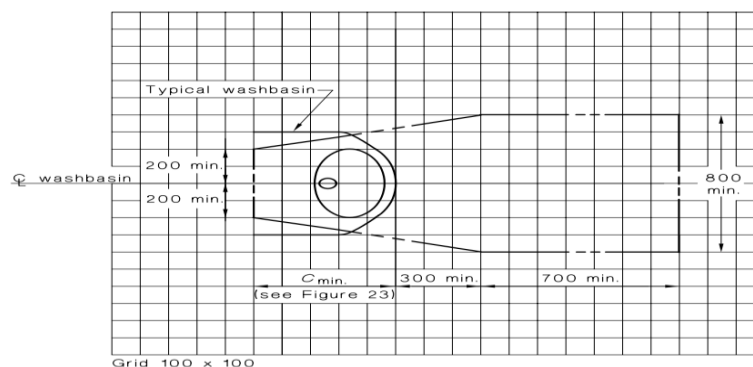
LEGEND:

$C_{min.} = (\text{the greater of } A \text{ or } B) + 190 \text{ mm}$

Outer limits of obstructions beneath the washbasin

NOTE: The dimensions of the unobstructed space beneath the washbasin are critical dimensions.

DIMENSIONS IN MILLIMETRES



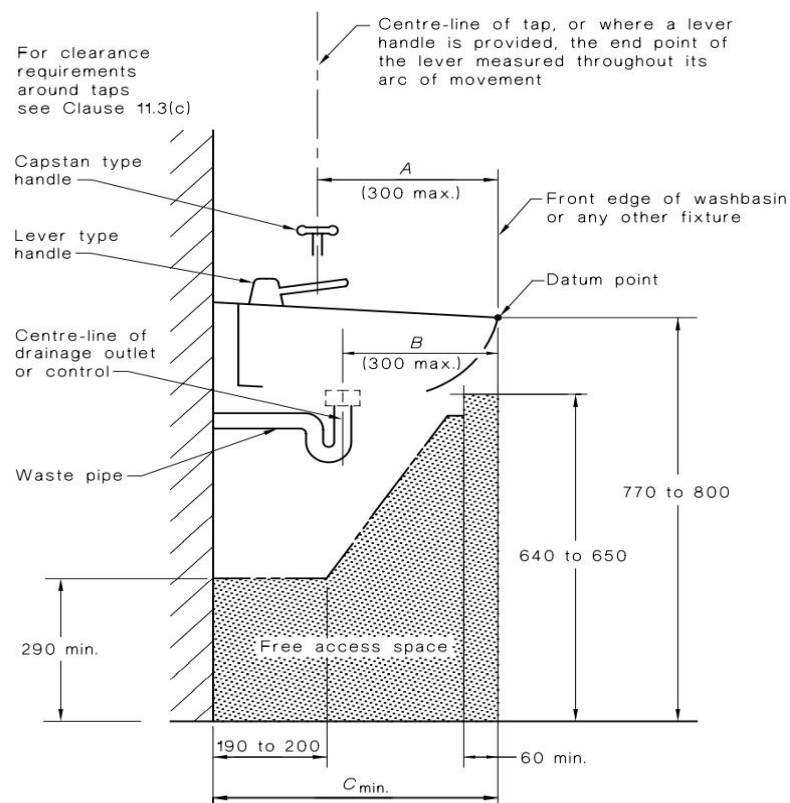
LEGEND:

Circulation space

NOTE: This circulation space may overlap any other circulation spaces specified in this Standard.

DIMENSIONS IN MILLIMETRES

FIGURE 24 CIRCULATION SPACE FOR WASHBASINS



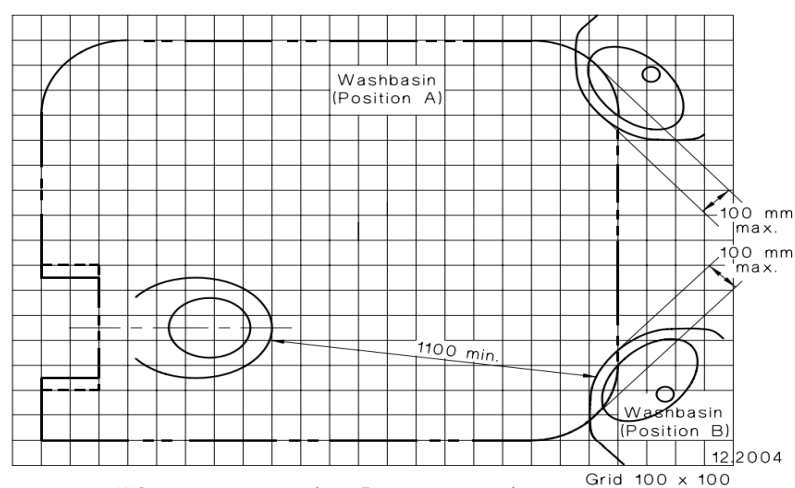
LEGEND:

$C_{min.} = (\text{the greater of } A \text{ or } B) + 190 \text{ mm}$

Outer limits of obstructions beneath the washbasin

NOTE: The dimensions of the unobstructed space beneath the washbasin are critical dimensions.

DIMENSIONS IN MILLIMETRES



LEGEND:

WC circulation space (see Figure 22 and 24)

NOTE: To preserve the circulation space for the WC pan, the washbasin shall not encroach into this space for greater than 100 mm, and shall maintain a minimum clearance of 1100 mm from the WC pan (see Clause 10.6).

DIMENSIONS IN MILLIMETRES

FIGURE 28 COMBINED SANITARY FACILITY SHOWING OVERLAP OF WASHBASIN FIXTURE INTO CIRCULATION SPACE FOR WATER CLOSET (WC)

11.2 Switches and general purpose outlets (power points):

All switches, other than general purpose outlets, shall be horizontally aligned with door handles and other controls not less than 900 mm, not more than 1100 mm above the plane of the finished floor, and not less than 500 mm from internal corners.

NOTES: 1 The preferred height of all switches and GPOs is 1000 mm. 2 Rocker action, toggle or push pad switches with a recommended width of 35 mm are preferred. For people with severe finger or hand disabilities, these allow convenient operation by arm or elbow.

11.3 Water taps:

The requirements for water taps are as follows:

- (a) Taps shall have levers, capstan handles or sensor plate controls or the like. Where hot water is provided, the water shall be delivered through a mixing spout.
- (b) Where separate taps are provided for hot and cold water, the hot water tap shall be placed to the left of, or above, the cold water tap.
- (c) Taps with capstan handles shall be not less than 50 mm from an adjacent surface that could restrict hand movement. NOTE: For water temperature, see AS/NZS 3500.4.2.

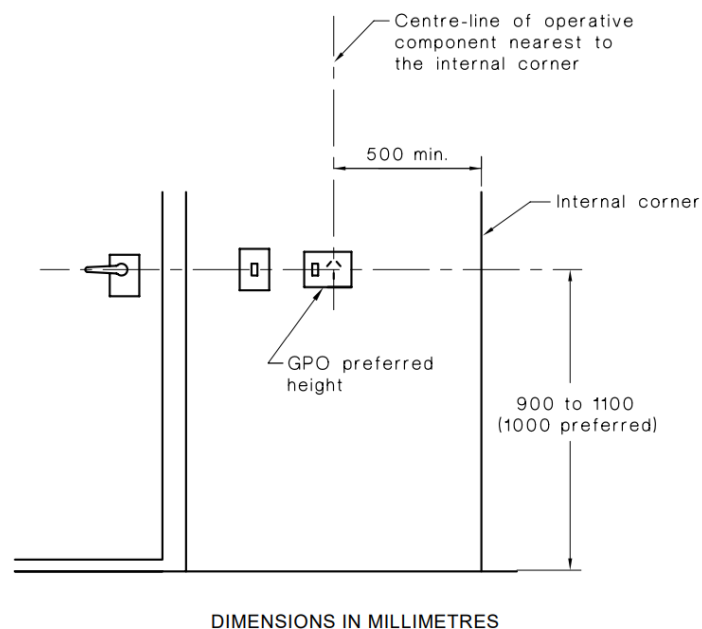


FIGURE 31 HEIGHTS FOR SWITCHES, GENERAL PURPOSE OUTLETS AND DOOR HANDLES

Clause 12 SURFACE ON A CONTINUOUS ACCESSIBLE PATH OF TRAVEL AS1428.1:

All continuous accessible paths of travel shall have a slip-resistant surface. A continuous accessible path of travel shall have a texture that is traversable by a wheelchair. Grates on an accessible path of travel shall have spaces not more than 13 mm wide and not more than 150 mm long. If gratings have elongated openings, they shall be placed so that the long dimension is transverse to the dominant direction of travel.

NOTES: 1 Most floor surfaces are slip-resistant when dry, provided they are not polished. All surfaces, except textiles, tend to become more slippery when they are on a slope, when they are wet or when they are covered with grit, mud or talcum powder. Particular attention should be given to floors in entrance lobbies, where water can be walked in on wet days.

2 The following finishes are considered satisfactory, subject to the surface texture being traversable by wheelchair: (a) Wet locations:

- (i) Concrete with abrasive or textured finish.
- (ii) Concrete with exposed aggregate finish.
- (iii) Bituminous concrete.
- (iv) Natural stone with rough finish.
- (v) Paving bricks with special abrasive finish.
- (vi) Slip-resistant tiles.

13 CAR PARKING FACILITIES:

Car parking facilities shall comply with the requirements for parking for persons with disabilities set out in AS 2890.1.

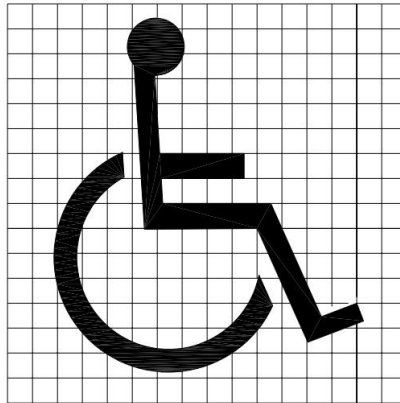
14 SIGNS INDICATING ACCESS FOR PEOPLE WITH DISABILITIES 14.1:

Use of international symbol Where the international symbol of access is used, it shall comply with the requirements of this Clause (14).

14.2 International symbol:

The requirements for the international symbol of access are as follows:

- (a) The symbol of access shall consist of two elements, a stylized figure in a wheelchair and a plain square background.
- (b) The proportional layout of the symbol of access shall be in accordance with Figure 32.
- (c) The colour of the figure shall be white on a blue background, in accordance with Figure 33. The blue shall be B21, Ultramarine of AS 2700, or similar.
- (d) For signs identifying a facility, the figure shall face to the right.
- (e) For signs indicating the direction to a facility, the figure shall face the direction of the facility. NOTE: The sign may be used either with or without the directional arrow s



NOTE: The grid is for positioning purposes only.

FIGURE 32 PROPORTIONAL LAYOUT FOR INTERNATIONAL SYMBOL OF ACCESS



FIGURE 33 COLOUR CONTRAST FOR SYMBOL OF ACCESS

14.4 Form of signs:

The requirements for signs indicating access for people with disabilities are as follows:

NOTE: Signs should provide information in tactile and braille formats, to be accessible to people who are blind or vision impaired.

(a) Signs shall be set out in a modular form indicating the continuous accessible path of travel as shown in Figure 35.

(b) Where a standard symbol exists in accordance with AS 2899.1, facilities shall be identified using that symbol (see Figure 35(a)).

(c) Where a standard symbol does not exist, facilities shall be identified by the use of words (see Figure 35(b)).

(d) The size, type, and layout of lettering on signs shall be clear and legible. (e) Raised tactile information shall be provided on signs located below 1600 mm from the finished ground or floor surface.

14.5 Signs:

The size, type and layout of lettering on signs shall be clearly legible and easily comprehensible. NOTE: Helvetica Medium typeface is preferred.

Access Audit Report February 2021

Prepared by Sam Osman

Access Certificate No: 00315

Recommendations:

Although non compliances have been identified on page 10 throughout this report within and outside the building it is noted that there are no proposed structural construction works regarding this change of use from a Woman's Refuge to an Education and Tutoring Academy (accommodating no more than 60 students at any given time and no more than 7 staff members at any given time).

In this regard and in reference to the Access to Premises Standard there is no trigger to fully upgrade the two floors of this building as the GF will be adequate to cater for access requirements in accordance with the Access to Premises Standard, NCC-2019 and AS1428.1, if this access audit report is complied with the building will be complying access building.

Compliance with this access audit report will bring the building to an adequate level fit for purpose for the subject building and for the proposed changed of use from a Woman's Refuge to an Education and Tutoring Academy, accommodating no more than 60 students at any given time and no more than 7 staff members at any given time.