



DESIGN CONFIDENCE

CO-OP Studio
Access Design Assessment Report

Development Application

Tamworth Regional Aquatic
and Centre of Sport and Health

Project: Tamworth Regional Aquatic and Centre of Sport and Health
 Document Type: Access Design Assessment Report
 Our Reference: P223_285-2 (ACCESS DA) RE

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Revision History—

OUR REFERENCE	REMARKS	ISSUE DATE
P223_285-1 (ACCESS DA) RE	DRAFT report issued for review and comment	30 April 2024
P223_285-2 (ACCESS DA) RE	Final Report issued to Client	25 June 2024

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EXECUTIVE SUMMARY

This Access Design Assessment Report has been prepared by Design Confidence at the request of CO- OP Studio and relates to the proposed development located at Tamworth Regional Aquatic & Centre of Sport and Health.

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the accessibility provisions of the BCA, either by complying with the prescriptive requirements or via a performance-based approach.

With respect to the assessment undertaken, the following items shall be reviewed further as the project develops—

ITEM	DESCRIPTION	RESPONSIBILITY
1.	As design progresses, one final package shall be provided to ensure compliance with the requirements of the BCA / AS1428.1-2009 is achieved, such as: (i) Final architectural drawings with Specification within Appendix 2 shown and any comments raise in accessibility markups; (ii) Wet area (sanitary facilities) details; include internal elevations, dimensions, Fitout 1:50, fixture schedule (iii) Door details including hardware, opening width, decals; (iv) RLs to determine gradients internally and externally; (v) Braille & Tactile Statutory Signage (vi) Tactile Ground Surface Indicator (TGSi) & Nosing Specifications (vii) Visual indicator (glazing) details.	Project Architect
2.	Copy of Development Approval from the Local Council accompanied by stamped approved drawings.	Project Manager
3.	Copy of Construction Certification staging program and any CC / CD requirements lists from the Certifier that specifies accessibility items to be addressed for our reference.	Project Manager
4.	Internal finishes schedule including a summary of all LRV's required to show luminance contrast for areas including, door openings, TGSi's and horizontal decals specifying compliance with AS1428.1 and AS1428.4.1 where applicable.	Project Architect / Interior Designer
5.	Hearing Augmentation Specification including accompanied electrical / design drawings and design statement specifying compliance with D4D8 of the BCA.	Project Architect / Electrical Design Consultant

1.0 INTRODUCTION

1.1 General

This report has been prepared at the request of CO-OP Studio and relates to the proposed development located at Tamworth Regional Aquatic & Centre of Sport and Health.

In the context of this report and the BCA the building use can be described as follows—

CLASSIFICATION	DESCRIPTION
Class 7a	Car parking
Class 9b	Sporting venue
Class 10b	Swimming pool

STOREYS CONTAINED (INCLUDING BASEMENT LEVELS)	
One (1)	Car Parking and Main Foyer Areas

1.2 Purpose of Report

This report documents an assessment carried out against the provisions of the National Construction Code – Building Code of Australia Volume 1, 2022, as are principally contained within Parts D4, E3D7, E3D8, F4D5, F4D6, F4D7 and F4D12 as applicable to the subject development.

This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding design intention or the like.

1.3 Documentation Provided for Assessment

This assessment is based upon the architectural documentation prepared by CO-OP Studios and listed within **Appendix 1**.

1.4 Limitations

- (a) Accessibility requirements for existing buildings located on the allotment;
- (b) This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding design intention or the like;
- (c) This assessment does not contain comments regarding detailed design issues such as (but not limited to): luminance contrast, slip resistance, handrail design, door schedule and door hardware specification, hearing augmentation systems, location of fittings within sanitary compartments and lift specification;

1.5 Report Exclusions

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken—

- (a) Work Health & Safety Act (2011) and Regulations (2017);

- (b) WorkCover Authority requirements;
- (c) Structural and Services Design Documentation;
- (d) The individual requirements of service authorities (i.e. Telecommunication Carriers, Sydney Water, Endeavour Energy);
- (e) Any conditions imposed by the Consent Authority;
- (f) Any conditions imposed by the Principal Certifying Authority;
- (g) The Disability Discrimination Act (DDA) 1992;
- (h) BCA provisions that does not relate to accessibility e.g. construction of exits, number of sanitary facilities;
- (i) Any parts of the BCA or any standards other than those directly referenced in this report.

1.6 Relevant Legislative Framework

1.6.1 Disability Discrimination Act

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 and subsequent BCA. In particular adherence to the Access to Premises Standard (2010) (APS); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. This means that compliance with the relevant sections of the BCA, ensures compliance with the relevant 'Premises' component of the DDA.

However, compliance with the BCA alone does not necessarily mean compliance with the Disability Discrimination Act if the elements of equality, dignity and functionality remain compromised within an environment. The building owner/occupier should therefore ensure that their policies, practices and procedures promote equality in all employment, education and services provided, within their built environment.

1.6.2 New Building Works

Sub-section 19(1)(c) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulations 2021 requires that all works forming part of the Construction Certification ('new works') comply with the current requirements of the BCA.

All new works proposed in the architectural documentation are required to comply with Parts D4, E3D7, E3D8, F4D5, F4D6, F4D7 and F4D12 of the BCA as applicable, but existing features of an existing building need not comply with the BCA unless specified under different parts of the legislation e.g. affected part upgrades, upgrade conditions imposed by the consent authority.

1.6.3 DA Consent Conditions / Development Control Plans (DCPs)

A Development Approval will be required from the Consent Authority for the development. A copy of the Development Application conditions and approved drawings will be required to complete Construction Documentation milestones for that component of works.

The proposed development must not be inconsistent with the endorsed drawings and all relevant conditions will need to be satisfied and accurately reflect the construction issue drawings.

1.7 BCA Assessment – Interpretation Notes

To provide the reader with additional context the following information regarding assessment methodology used in this assessment is provided below—

- (a) The following rooms / areas and associated accessways have been afforded the concession under D4D5, hence access for people with disabilities need not be provided to these areas—
- (i) Plant and Bin rooms;
 - (ii) Main Switch Room
 - (iii) Pool Office and Store Rooms
 - (iv) First Aid
 - (v) WWP Store
 - (vi) Café
 - (vii) Comms
 - (viii) Cleaners Rooms
 - (ix) The kitchen has been considered a commercial kitchen, therefore it has been afforded the concession under Clause D4D5;

Refer to Appendix 3 - Markups of areas suggested by Design Confidence that may fall under D4D5 exceptions subject to client's acceptance.

- (b) The building is existing, therefore this report applies to new works and the affected part, as defined by the *Disability (Access to Premises – Buildings) Standards 2010*, hereinafter referred to as the Premises Standards;
- (c) Movable furniture is the ongoing responsibility of the occupants who should maintain appropriate circulation spaces between and around furnishings;

2.0 BCA ACCESS DESIGN ASSESSMENT SUMMARY

2.1 Interpretation

The following tables summarise the compliance status of the architectural design in terms of each *applicable* prescriptive provision of the BCA and indicates a **capability for compliance** ('COMPLIES') with the accessibility provisions of the BCA.

A detailed analysis and commentary are provided in **Section 3.0** of this report in the instance that prescriptive non-compliance occurs ('DOES NOT COMPLY') or further 'DESIGN DETAIL' is required. Such instances should not necessarily be considered BCA deficiencies, but rather matters which need to be considered by the design team, the certifying authority and all other relevant stakeholders as design progresses.

2.2 Part D4 – Access for People with a Disability

	BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
D4D2	General building access requirements		✓	✓
D4D3	Access to buildings		✓	✓
D4D4	Parts of buildings to be accessible			✓
D4D6	Accessible carparking		✓	✓
D4D7	Signage			✓
D4D8	Hearing augmentation			✓
D4D9	Tactile indicators		N/A	
D4D10	Wheelchair seating spaces		✓	✓
D4D11	Swimming pools		✓	✓
D4D12	Ramps		N/A	
D4D13	Glazing on an accessway			✓

2.3 Clauses E3D7 & E3D8 – Passenger Lifts

	BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
E3D7	Passenger lift types and their limitations		N/A	
E3D8	Accessible features required for passenger lifts		N/A	

2.4 Clauses F4D5, F4D6 & F4D7 – Accessible Sanitary Facilities

	BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
F4D5 & F4D6	Accessible unisex sanitary compartments	N/A		
F4D5(c)	Sanitary facilities for people with ambulant disabilities	N/A		
F4D7	Accessible unisex showers	N/A		

2.5 Clause F4D12 – Accessible Adult Change Facilities

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
F4D12	Accessible adult change facilities			✓

3.0 BCA ACCESS DETAILED ASSESSMENT

3.1 General

With reference to the BCA Access Design Assessment Summary contained in **Section 2.0** above, the following analysis and commentary is provided.

In all instances, reference is also made to **Appendix 2**, which contains the design and construction Specification applicable to Accessibility BCA requirements. This shall be coordinated by the relevant stakeholders and included on the final set of approved drawings to ensure compliance with the deemed-to-satisfy (DtS) accessibility provisions of the BCA is achieved.

Furthermore, the analysis below contains preliminary advice regarding opportunities for the implementation of a performance-based approach in lieu of complying with the prescriptive (DtS) provisions of the BCA.

3.2 Part D4 – Access for People with a Disability

3.2.1 Clause D4D2 – General building access requirements

Buildings and parts of buildings must be accessible as required by D4D2 of the BCA unless exempted by D4D5. The applicable Class of use and access requirements are summarized below;

BUILDING CLASS	ACCESSIBILITY REQUIREMENTS
Class 7a	Access is required to and within any levels containing accessible car parking spaces.
Class 9b	Access is required to be provided to and within all areas normally used by the occupants, including to wheelchair seating spaces provided in accordance with Clause D4D10. Access is not required to be provided to tiers/platforms of seating areas that do not contain wheelchair seating spaces.
Class 10b	Access is required to and into swimming pools with a total perimeter greater than 40 m, associated with a Class 9b building that is required to be accessible.
All buildings	Access is not required to be provided to the areas afforded the concession under Clause D4D5 and identified in Section 1.6 above.

The following comments are provided in regards the requirements of Clause D4D2 of the BCA—

DESCRIPTION	REQUIREMENT	ASSESSMENT
General	The development containing a Class 7a, 9b and 10b classification of use satisfies the accessibility requirements contained within Table D3.1 of the BCA.	The building complies, subject to compliance with Part D3 requirements contained throughout this report.
Accessible Path of Travel	An accessible path of travel as defined within AS1428.1:2009 should comply with the following;	The building may comply, subject to compliance with Part D4 requirements contained throughout this report.

DESCRIPTION	REQUIREMENT	ASSESSMENT
	(i) A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walk or the like. (ii) Provide 1000mm minimum clear width of path of travel compliant with AS1428.1-2009. Note: the width of the path of travel shall be taken clear of any obstructions, such as handrails, kerb rails, skirting, fire hose reels, fire extinguishers or the like.	
Doorways	Every door and/or gate on the accessible path of travel shall be in accordance with Clause 13 of AS1428.1-2009.	Modifications required to current drawings. Refer to Appendix 3 – Drawing Mark-ups for areas where non-compliances are found.

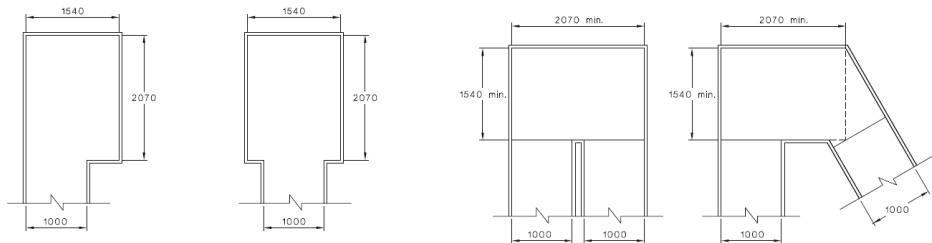
3.2.2 Clause D4D3 – Access to buildings

The following comments are provided in regards the requirements of Clause D4D3 of the BCA—

DESCRIPTION	REQUIREMENT	ASSESSMENT
Allotment Boundary	Provide an accessible path of travel compliant with AS1428.1-2009 from the main points of pedestrian entry at the site boundary to the principal pedestrian entrance/s of the building.	Provide detailed site plan showing allotment boundary and any pedestrian entrances along the boundary.
Carparking Accessway	Provide an accessible path of travel compliant with AS1428.1-2009 from accessible car parking spaces on the site.	Modifications required to current drawings. Refer to Appendix 3 – Drawing Mark-ups for areas where non-compliances are found.
Pedestrian Entrance	Where a building is afforded with multiple pedestrian entries, an accessway shall be provided through: (i) The principal pedestrian entrance (PPE); and (ii) Not less than 50% of pedestrian entrances, including the PPE. Where the building area is greater than 500m², a non-accessible pedestrian entrance shall not be located more than 50m from an accessible pedestrian entrance.	The design complies.

3.2.3 Clause D4D4 – Parts of the building to be Accessible

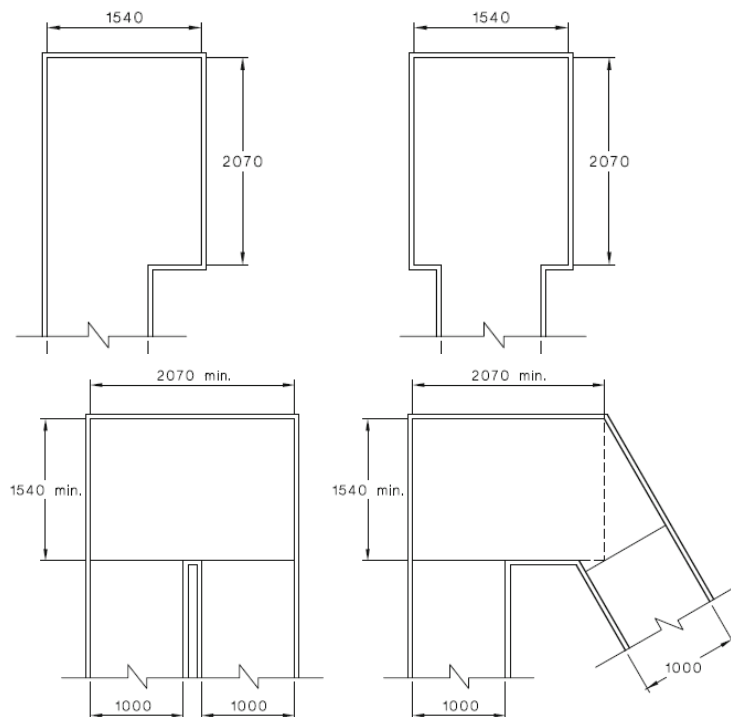
The following comments are provided in regards the requirements of Clause D4D4 of the BCA—

DESCRIPTION	REQUIREMENT	ASSESSMENT
Turning Spaces	A turning space not less than 1540mm W x 2070mm L in accordance with Figure 5 of AS1428.1-2009 shall be provided: (i) To allow for a 180° turn on the accessway; Along pathways at maximum 20m intervals; At corridor ends, within 2m of the corridor end. 	Modifications required to current drawings. Refer to Appendix 3 – Drawing Mark-ups for areas where non-compliances are found.
Soft Floor Finish	Where carpet or similar soft flexible flooring surface is proposed, the pile height shall be no more than 11mm with 4mm max backing surface. In accordance with AS1428.1, Clause 7.4.1 where carpets or any soft flexible materials are used on the ground or floor surface— (i) the pile height or pile thickness shall not exceed 6 mm and the carpet backing thickness shall not exceed 4 mm; (ii) exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge; and (iii) at the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3 mm or a rounded beveled edge no higher than 5 mm or above that height a gradient of 1 in 8 up to a total maximum height of 10 mm.	This design may achieve compliance. Please provide further details.

3.2.4 Walkways in accordance with AS1428.1:2009 (satisfying Clauses D4D2, D4D3 and D4D4)

The following comments are provided in regards the requirements of AS1428.1:2009, satisfying Clauses D4D2, D4D3 and D4D4 of the BCA—

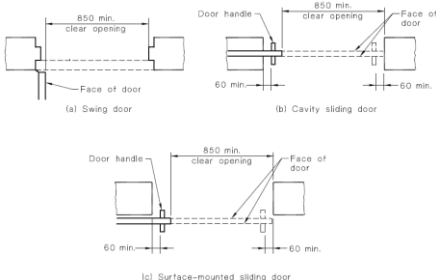
DESCRIPTION	REQUIREMENT	ASSESSMENT
Width of a Continuous Accessible Path of Travel	The minimum unobstructed width of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel (i) Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects. (ii) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards. (iii) Door handles less than 900 mm above the finished floor level.	Modifications required to current drawings. Refer to Appendix 3 – Drawing Mark-ups for areas where non-compliances are found.
Circulation Space >90° to 180 Turn	The space required for a wheelchair to make a >90° to 180° turn shall be not less than 2070 mm in the direction of travel and not less than 1540 mm wide in accordance with Figure 5 of AS1428.1-2009.	Modifications required to current drawings. Refer to Appendix 3 – Drawing Mark-ups for areas where non-compliances are found.

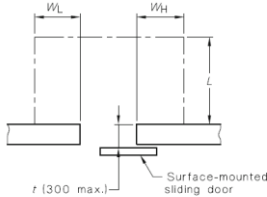
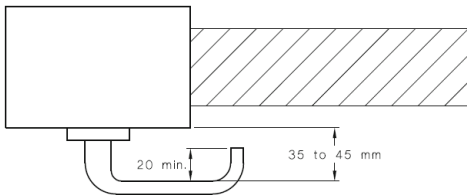


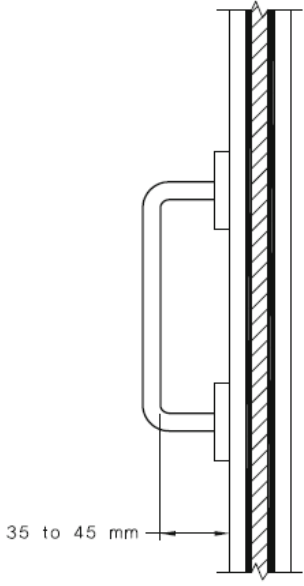
DESCRIPTION	REQUIREMENT	ASSESSMENT
Floor or Ground Surfaces	Abutment of surfaces shall have a smooth transition. Design transition shall be 0 mm. Construction tolerances shall be as follows: (a) 0 +/- 3 mm vertical, as shown in Figure 6(a) of AS1428.1. (b) 0 +/- 5 mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping, as shown in Figure 6(b) of AS1428.1. (c) Tolerances for raked joint pavers shall be as shown in Figure 7 of AS1428.1.	The design achieves compliance.

3.2.5 Doorways in accordance with AS1428.1:2009 (satisfying Clauses D4D2, D4D3 and D4D4)

The following comments are provided in regards the requirements of Clause D4D2, D4D3 and D4D4 of the BCA and AS1428.1:2009—

DESCRIPTION	REQUIREMENT	ASSESSMENT
General	Every door and/or gate on the accessway shall be in accordance with Clause 13 of AS1428.1-2009. Every door and/or gate on the accessway shall be provided with circulation space on both sides to allow for operation of the door.	Modifications required to current drawings. Refer to Appendix 3 – Drawing Mark-ups for areas where non-compliances are found.
Clear Opening Door Width	Minimum 850mm clear opening width (generally required 920mm door leaf), measured from the face of the door to the door stop. Note: where double doors are proposed, at least the active/operable leaf shall achieve the minimum 850mm clear opening width. 	Modifications required to current drawings. Refer to Appendix 3 – Drawing Mark-ups for areas where non-compliances are found.
Circulation Spaces at Doorways	Circulation spaces shall be not steeper than 1:40. Refer to Figure 31 (hinged doors) and Figure 32 (sliding doors) of AS1428.1-2009 for the minimum required depth, latch-side and hinge-side circulation spaces as applicable.	The design achieves compliance.
Luminance Contrast	A minimum 30% luminance contrast shall be provided at doorways for ease of visual identification for people with vision impairment. The contrasting area (e.g. wall, architrave etc.) must have minimum 50mm width. Luminance contrast of 30% to be provided between— () door leaf and door jamb; (a) door leaf and adjacent wall; (b) architrave and wall; (c) door leaf and architrave; or	The design may achieve compliance. Please provide luminance contrast details for further information.

DESCRIPTION	REQUIREMENT	ASSESSMENT						
	(d) door jamb and adjacent wall.							
Surface Mounted Sliding Doors	Where surface-mounted sliding doors are proposed, the circulation spaces shall be increased by a factor of t as shown in Figure 33 of AS1428.1-2009. Note: The factor t is the wall thickness to the face of the door.  <table><tr><th>Door approach</th><th>Increase from Figure 32</th></tr><tr><td>Figure 32(d)</td><td>Add dimensions t to dimensions W_L and W_H</td></tr><tr><td>Figure 32(a), 32(b), 32(c)</td><td>Add dimensions t to dimensions L, W_L and W_H</td></tr></table>	Door approach	Increase from Figure 32	Figure 32(d)	Add dimensions t to dimensions W_L and W_H	Figure 32(a), 32(b), 32(c)	Add dimensions t to dimensions L , W_L and W_H	The design achieves compliance.
Door approach	Increase from Figure 32							
Figure 32(d)	Add dimensions t to dimensions W_L and W_H							
Figure 32(a), 32(b), 32(c)	Add dimensions t to dimensions L , W_L and W_H							
Door Hardware	Door hardware shall: (i) be a type that allows the doors to be operated with one hand; (ii) allow for adequate grip for people with hand impairments; (iii) have a clearance between the handle and the backplate or door face of 35-45mm; (iv) where snibs are installed, have a lever handle with minimum 45mm length from the centre of the spindle. 	The design may achieve compliance. Please provide door hardware specifications for further information.						

DESCRIPTION	REQUIREMENT	ASSESSMENT
		
Door Controls	Door controls shall be located: (i) Door handles: 900-1100mm above FFL; (ii) Panic bars on egress routes: 900-1200mm above FFL; (iii) Intercoms, push buttons and the like: 900-1250mm above FFL and minimum 500mm from an internal corner; (iv) Handles on sliding doors shall be not less than 60mm from the door jamb or doorstop in the open or closed position; (v) Manual controls to power-operated doors (push buttons) shall be 1-2m from the door leaf (hinged or cavity-sliding doors) or clear of a surface-mounted sliding door in the open position. Note 1: this is not applicable in early childhood centres, swimming pools and the like. Note 2: Per BCA 2022 Clause D3D26, push buttons for emergency release power operated doors shall comply with item (iv) above. Braille and tactile signage in accordance with Clause 3 and 6 of Spec 15. D4D7 of the BCA is also required.	The design may achieve compliance. Please provide door hardware specifications for further information.
Power-Operated	Push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the door	The design may achieve compliance.

DESCRIPTION	REQUIREMENT	ASSESSMENT
Door Controls	before the button becomes level with the surrounding surface.	Refer to Appendix 3 – Drawing Mark-ups for areas where non-compliances are found.
Switches and Controls	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.	The design may achieve compliance.
Operational Forces	Door operational forces shall be not more than 20 N. Note: If this cannot be achieved, the subject door shall be automated, or power operated.	The design may achieve compliance. Please provide a letter confirming an operating force of maximum 20N is achieved to all doors on an accessible path of travel.

3.2.6 Clause D4D5 – Exemptions

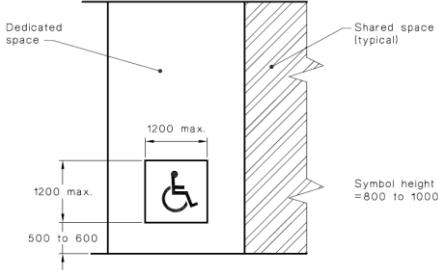
The following comments are provided in regards the requirements of Clause D4D5 of the BCA—

DESCRIPTION	REQUIREMENT	ASSESSMENT
General	Areas and associated accessways may be afforded the concession to not be accessible under D4D5 of the BCA based on the health or safety risk of persons with a disability to use that space.	Refer to Section 1.6 above for areas afforded the concession under D4D5. Refer to Appendix 3 – Drawing markups as example areas that we generally see fall under exempt areas based on the typical function of that space.
Client Statement of Exemption	As highlighted above, there are areas that are deemed to be exempt from satisfying accessibility requirements. A statement from the client/operator/ owner is to be provided confirming these areas would be considered exempt for the purposes of being a health and safety issue for a person with a disability.	Please advise if you require a template of how that letter may be provided.

3.2.7 Clause D4D6 – Accessible carparking

The following comments are provided in regards the requirements of Clause D4D6 of the BCA—

DESCRIPTION	REQUIREMENT	ASSESSMENT
Minimum number of spaces	For up to 1000 total carparking spaces, the minimum number of accessible spaces required is 1 per every 50 carparking spaces or part thereof. Additionally, 1 accessible space per 100 parking spaces in excess of 1000 carparking spaces.	
Parallel Parking Spaces	Parallel accessible car bays must comply with AS2890.6:2009. Minimum required dimensions: (i) Dedicated parking space shall be 3200mm W x 7800mm L (minimum); (ii) A shared area shall be provided to one side of the dedicated parking space, being 2400mm W x 5400mm L (minimum); (iii) A shared area shall be provided on the non-trafficked side of the dedicated space, being 1600mm W x 7800mm L.	Modifications required to current drawings. Refer to Appendix 3 – Drawing Mark-ups for areas where non-compliances are found.
Pavement Slope and Surface	Accessible parking spaces and shared areas shall at the same grade and the ground surface shall be not steeper than 1:40 (1:33 for external bitumen surfaces is acceptable). Parallel parking may have a higher level for the dedicated space which is separated by a compliant AS1428.1 kerb no higher than 190mm high. The ground surface shall be firm, plane, slip resistant and traversable by people with disabilities (hence surfaces such as loose gravel and grass are not acceptable).	Modifications required to current drawings. Refer to Appendix 3 – Drawing Mark-ups for areas where non-compliances are found.
Bollards	A bollard shall be provided within the shared area located in accordance with Figure 2.2 and 2.3 of AS/NZS2890.6:2009.	Modifications required to current drawings. Refer to Appendix 3 – Drawing Mark-ups for areas where non-compliances are found.
Signage	Accessible car bays need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the	Modifications required to current drawings.

DESCRIPTION	REQUIREMENT	ASSESSMENT
	carparking space only for people with a disability.	Refer to Appendix 3 – Drawing Mark-ups for areas where non-compliances are found.
Linemarking	An accessible parking space shall be provided with pavement markings for identification, being the white symbol of access inside a blue rectangle with dimensions in accordance with Figure 3.1 of AS/NZS2890.6:2009.  (i) Line markings shall be yellow, have a slip resistance surface and shall not be raised; The parking spaces and shared areas shall be outlined on all sides with an unbroken line 80-100mm wide, except where delineated by a kerb, barrier or wall; The shared areas shall be marked with diagonal stripes at an angle $45 \pm 10^\circ$ to the side of the space. The diagonal stripes shall be 150-200mm wide and spaced 200-300mm; No shared area markings shall be placed in trafficked areas (this is generally applicable to the 2400x2400mm shared area).	The design is capable of achieving compliance. Specify on drawings, accessible carparking spaces to comply with AS/NZS2890.6:2009. Refer to Architectural Specification within Appendix 2.

3.2.8 Clause D4D7 – Signage

The following comments are provided in regards the requirements of Clause D4D7 of the BCA—

DESCRIPTION	REQUIREMENT	ASSESSMENT
General	Signage required to comply with Clause D4D7 of the BCA shall be in accordance with BCA Spec. 15 and Clause 8 of AS1428.1-2009. Braille and tactile signage will be required to: (i) Identify each sanitary facility, except a sanitary facility	The design is capable of achieving compliance.

DESCRIPTION	REQUIREMENT	ASSESSMENT
	associated with a bedroom in a Class 1b building or SOU unit in Class3 and 9c building; (ii) Identify each space provided with hearing augmentation; (iii) Within each space provided with hearing augmentation; (iv) Identify each door required by BCA Clause E4D5 to be provided with an exit sign; (v) Identify a sanitary compartment suitable for people with ambulant disabilities; (vi) At entry doors to airlocks containing either accessible and/or ambulant WCs, identifying each facility provided within.	
Standard Facilities Signage	At standard sanitary facilities, the signage shall include: (i) Minimum required message: "Male Toilet" or "Female Toilet", as applicable; (ii) Raised & visual versions of the male and female symbols; (iii) Braille that fully describes the information displayed by symbols and text.  Male Toilet ⠠⠇⠠⠊⠞⠊⠞⠊⠠  Female Toilet ⠠⠇⠠⠊⠞⠊⠞⠠	The design is capable of achieving compliance.
Exit Sign	At exits, the signage shall include: (i) The word "Exit"; and (ii) The word "Level" and the floor level number OR a floor level descriptor OR a combination of both the number and the descriptor; (iii) Braille that fully describes the information display by text.	The design is capable of achieving compliance.
Hearing Augmentation Areas	Within the room/spaces provided with hearing augmentation, the signage shall include: (i) The type of hearing augmentation;	The design is capable of achieving compliance.

DESCRIPTION	REQUIREMENT	ASSESSMENT
	(ii) The area covered within the room; (iii) If receivers are being used & where they can be obtained.	
Doors to Areas with Hearing Augmentation	At the door to rooms/spaces provided with hearing augmentation, the signage shall include raised & visual versions of the international symbol of deafness.	The design is capable of achieving compliance.
Directional Signage - Location	Braille and tactile directional signage will be required at: (i) A non-accessible pedestrian entrance to direct a person to the nearest accessible entrance; (ii) A sanitary bank which is not provided with an accessible sanitary facility to direct a person to the nearest accessible sanitary facility.	The design is capable of achieving compliance.
Directional Signage	Directional signage shall include: (i) A wayfinding arrow that indicates the location of the subject accessible facility (being an accessible toilet or accessible entry); (ii) Raised & visual versions of the international symbol of access; (iii) Raised text that describes the subject accessible facility; (iv) If the accessible path of travel to the subject accessible facility is on a different level, include a symbol to denote travel via lift (if applicable). 	The design is capable of achieving compliance.
Accessible Adult Change Facility Signage	External signage must incorporate— (i) the symbol shown in Figure S27C10; and (ii) the words "Accessible Adult Change Facility". (iii) The symbol must have a blue (B21, ultramarine) background	The design is capable of achieving compliance.

DESCRIPTION	REQUIREMENT	ASSESSMENT
	with the hoist and table elements shown in white. (iv) Signage must be braille and tactile signage complying with Specification 15 	
Accessible Adult Change Facility – Operating Instructions Signage	Signage for operating instructions provided within the facility must include the following information for the hoist and change table: (i) Operating instructions. (ii) Safe working load limits.	The design is capable of achieving compliance.
Location of Signage	Signage shall be located as per Clause D4D7 and Specification 15 of the BCA: (i) Braille and tactile components shall be at a height of 1200-1600mm above finished floor level; and (ii) Signs with single lines of characters must have the line of characters between 1250 and 1350mm above finished floor level. (iii) Signs identifying rooms listed in D4D7 must be located: (iv) On the wall on the latch-side of the door, leading edge of the sign 50-300mm from the architrave, except at ambulant sanitary facilities; and (v) Where (i). is not possible, signage shall be on the door itself. (vi) At ambulant sanitary facilities, the signage shall be placed on the door.	The design is capable of achieving compliance.
Luminance Contrast	Minimum 30% luminance contrast between: (i) The background (wall/door) to the backplate of the sign or border with minimum width of 5mm, and	The design is capable of achieving compliance.

DESCRIPTION	REQUIREMENT	ASSESSMENT
	(ii) Between the backplate and the symbols, tactile characters and icons contained in the sign, and (iii) Luminance contrast must be met under the lighting conditions in which the sign is installed.	

3.2.9 Clause D4D8 – Hearing augmentation

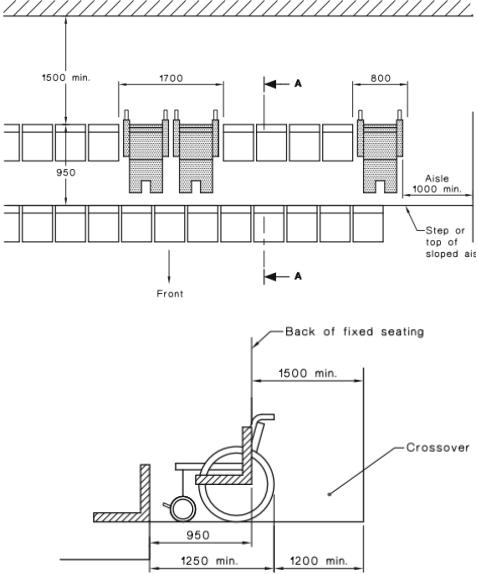
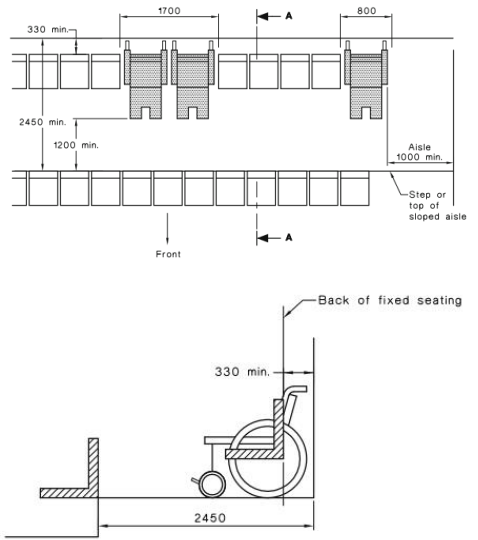
The following comments are provided in regards the requirements of Clause D4D8 of the BCA—

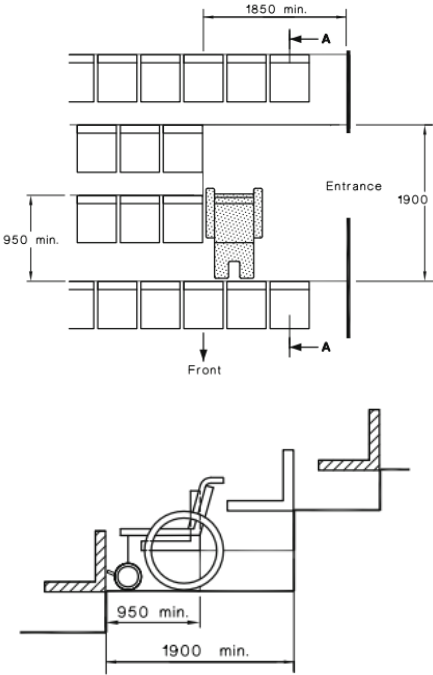
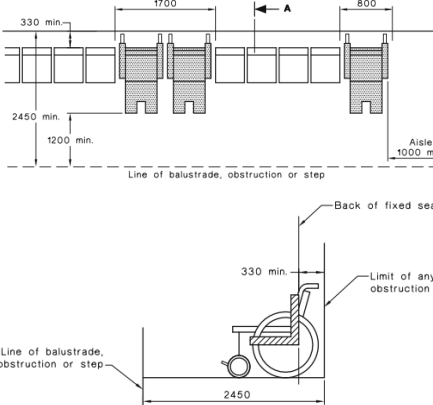
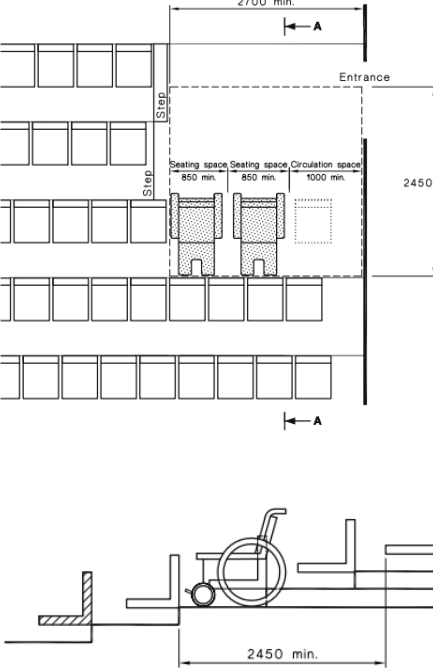
DESCRIPTION	REQUIREMENT	ASSESSMENT
General (Class 9b)	Provide a hearing augmentation system if an in-built amplification system is provided (except one used only for emergency warning). Any screen or scoreboard that can display public announcements, shall be capable of supplementing the public address system (except one used only for emergency warning).	Please provide a statement confirming the installation of Hearing Augmentation system.
System Specification	The specifications of the system shall be in accordance with D4D8.	Provide system specifications and details for comment.
Induction Loop System	System must cover at least 80% of the floor area of the room or space served.	Provide system specifications and details for comment.
System With Receivers	System must cover at least 95% of the floor area of the room or space served.	Provide system specifications and details for comment.
System with Receivers	System must cover at least 95% of the floor area of the room or space served. The number of receivers required is dependent on the proposed population. Refer to Access Specification / Appendix for further details.	Provide proposed population numbers in order to determine the number of receivers are required.

3.2.10 Clause D4D10 – Wheelchair seating spaces in Class 9b assembly buildings

The following comments are provided in regards the requirements of Clause D4D10 of the BCA—

DESCRIPTION	REQUIREMENT	ASSESSMENT
General Design	Location with respect to the aisle, spatial requirements and dimensions of wheel seating spaces shall be in accordance with Clause 18 of AS 1428.1-2009.	Modifications required to current drawings. Refer to mark-ups.

DESCRIPTION	REQUIREMENT	ASSESSMENT
	Ensure all wheelchair seating spaces are: • Adjacent to and on same level as other seating in the row; • Connected on accessible path of travel to main entry, accessible toilet and common facilities, and; • Equitably located with comparable sight lines and not obstructed by handrails/balustrades.	
Aisles & Crossovers - Rear Approach		Please provide details on accessible seating spaces.
Aisles & Crossovers - Front Approach		Please provide details on accessible seating spaces.

DESCRIPTION	REQUIREMENT	ASSESSMENT
Continental Seating		Please provide details on accessible seating spaces.
Front Row - Front Approach		Please provide details on accessible seating spaces.
Continental Seating - Paired Space		Please provide details on accessible seating spaces.

DESCRIPTION	REQUIREMENT	ASSESSMENT
Numbers and Grouping	Ensure the number, grouping and location is in accordance with BCA D4D10. For up to 150 seats: P3 wheelchair seating spaces (for up to 150 seats) and 1 additional space for each additional 50 seats or part thereof (from 150-800 seats). The required grouping is 1 x single space and 1 x group of 2 spaces.	Please provide details on accessible seating spaces.

3.2.11 Clause D4D11 – Swimming pools

The following comments are provided in regards the requirements of Clause D4D11 and Spec. 16 of the BCA—

DESCRIPTION	REQUIREMENT	ASSESSMENT
General	Accessible pool entry/exit is required, options are - (i) fixed or movable ramp with aquatic wheelchair; or (ii) zero depth entry at maximum gradient of 1:14 with aquatic wheelchair; or (iii) platform swimming pool lift and aquatic wheelchair	Two (2) pools are proposed, achieving 150m and 75m in perimeter, thus being required to be accessible. Please provide further details on access to and into the swimming pools.
A Fixed or Moveable Ramp	A fixed or moveable ramp shall have: (i) Slip-resistant surface; (ii) Handrails, gradients, landings, kerbs etc. as per AS 1428.1-2009 (outlined in Section 3.2.6 above); (iii) Bottom (final) landing at a depth between 900 – 1100 mm below the stationary water level.	Please provide further details on access to and into the swimming pools.
Zero Depth Entry	Zero depth entry shall have: (i) Slip-resistant surface (ii) Maximum gradient of 1:14 (iii) Single handrail complying with AS 1428.1 (iv) Min. 1500 mm long landing at entry point (v) Bottom landing at a depth between 900 – 1100 mm below the stationary water level.	Please provide further details on access to and into the swimming pools.
Platform Swimming Pool Lift	Platform pool lift shall have: (i) Be operable from the pool surround, within the pool, and on the platform	Please provide further details on access to and into the swimming pools.

DESCRIPTION	REQUIREMENT	ASSESSMENT
	(ii) Located where the water depth does not exceed 1300 mm (iii) Able to Withstand a weight capacity of at least 160 kg (iv) Sustain a static load of at least 1.5 times the rated load.	
Aquatic Wheelchair	An aquatic wheelchair must comply with the following; (i) top surface of the seat must be not less than 430 mm in height The seat width must not be not less than 480 mm. A footrest must be provided. Armrests must be located on both sides of the seat and must be capable of being moved away from the side of the chair to allow a person to transfer on and off the seat.	Please provide further details on the provision of aquatic wheelchairs.
Latching Devices	Latching devices on gates and doors forming part of a swimming pool safety barrier shall comply with AS 1926.1-2012 (need not comply with AS 1428.1-2009).	Please provide further information on the provision of latching devices.

3.2.12 Clause D4D13 – Glazing on an accessway

The following comments are provided in regards the requirements of Clause D4D13 of the BCA—

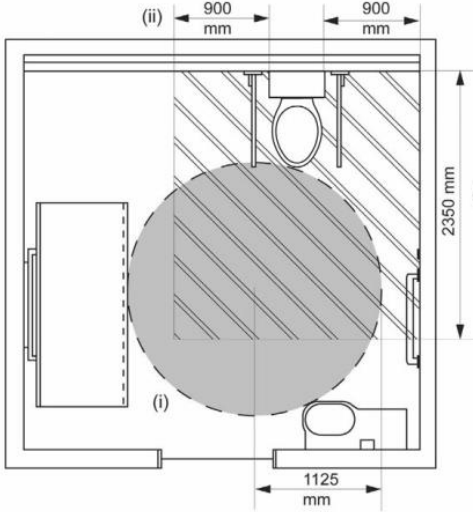
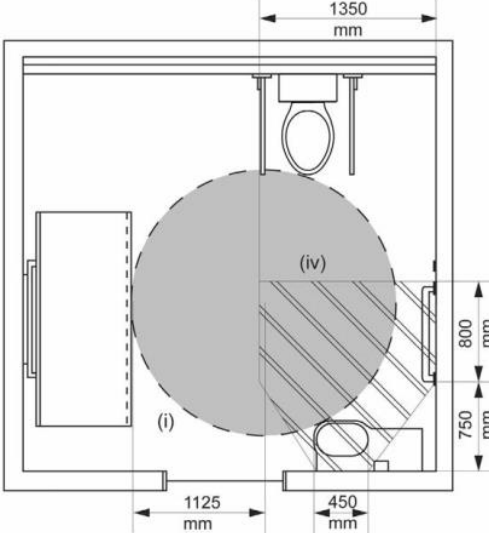
DESCRIPTION	REQUIREMENT	ASSESSMENT
Applicable Glazing	Visual indicators must be provided to frameless or fully glazed doors, sidelights, and any glazing that could be mistaken for a doorway. Not applicable – (i) where chair rails, handrails, or transoms are provided; (ii) glazing less than 500 mm in width and / or less than 1000 mm in height; (iii) opaque, patterned, or leadlight glazing.	The design may achieve compliance. Please provide a statement noting glazing have been provided to those areas required.
Visual Indicators	Visual indicators shall be a solid and non-transparent contrasting line that extends along the full width of the glazing, the lower edge of the line be 900 -1000mm above FFL.	The design may achieve compliance. Please provide a statement noting visual indicators have been provided to those areas required.

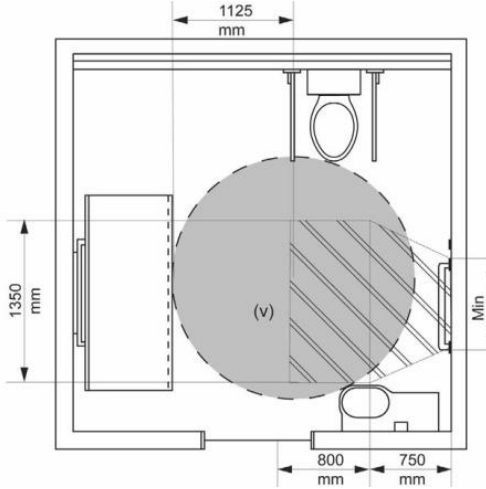
DESCRIPTION	REQUIREMENT	ASSESSMENT
	The contrasting line shall be not less than 75 mm wide and shall achieve minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.	

3.3 Clause F4D12 – Accessible Adult Change Facilities

The following comments are provided in regards the requirements of Clause F4D12 of the BCA—

DESCRIPTION	REQUIREMENT	ASSESSMENT
Minimum Number & Location	Class 9b Sports venue with: - occupancy not less than 35,000 spectators; or - Containing a swimming pool with perimeter not less than 70m required by D4D2 to be accessible.	The design may achieve compliance. Please provide sectional views for further assessment.
General Design	The adult change facility is constructed in accordance with Specification 27 of the BCA.	The design may achieve compliance. Please provide sectional views for further assessment.
General Design	The adult change facility is not combined with another sanitary compartment.	This design achieves compliance.
Calculations	Design occupancy is calculated in accordance with D2D18 of the BCA and excludes areas: (i) For staff, employees, contractors, maintenance personnel and the like; or (ii) Is exempt under D4D5.	The design achieves compliance.
Equipment	An accessible adult change facility has all equipment and fixtures contained within the same room.	The design may achieve compliance. Please provide sectional views for further assessment.
Gender / Location	An accessible adult change facility is a unisex facility and is located so it can be entered without crossing an area reserved for one sex only.	The design achieves compliance.
Turning Space	A full circle of 1125mm radius is provided clear of any fixture and fittings in the accessible adult change facility.	The design may achieve compliance. Please provide sectional views for further assessment.
Circulation Area – Toilet Pan	Circulation spaces in front of and to the side of the toilet pan is in accordance with the BCA Specification 27 Figure S27C2a, below and extend 2000mm above finished floor level.	The design may achieve compliance. Please provide sectional views for further assessment.

DESCRIPTION	REQUIREMENT	ASSESSMENT
	 Notes: 900 mm (measured from each edge of the pan); and 50 mm (measured from the wall behind the pan, and therefore includes the pan itself).	
Circulation Area – Wash Basin	Circulation space and turning circle space for washbasin is in accordance with the BCA Specification 27 Figure S27C2b, below and extend 2000mm above finished floor level.  Note: The width of the basin (450 mm) increasing to a width of 1350 mm measured at a distance of 750 mm out from the wall against which the washbasin is mounted then continuing at that width for a further 800 mm (to a total of 1550 mm out from the wall).	The design may achieve compliance. Please provide sectional views for further assessment.
Circulation Area –	Circulation space and turning space for changing rails to be in accordance with BCA Specification	The design may achieve compliance. Please provide

DESCRIPTION	REQUIREMENT	ASSESSMENT
Changing Rails	27 Figure S27C2c below and extend 2000mm above finished floor level.  Note: The width of the rails increasing to a width of 1350 mm at a distance of 750 mm out from the wall to which the rails are fixed then continuing at that width for a further 800 mm (to a total of 1550 mm out from the wall).	sectional views for further assessment.
Hoist	The hoist must: (i) provide a constant charge in-line room coverage hoist system (also known as an "XY" system or gantry) including 2 parallel fixed rails and a moving traverse rail; and provide coverage over the entire room; and have a maximum safe working load of not less than 180 kg; and be capable of sustaining a static load of not less than 1.5 times the rated load; and have a minimum lifting height of 2100 mm.	The design may achieve compliance. Please provide sectional views for further assessment.
Toilet Pan - Location	The toilet pan must be of the centrally located ("peninsula-type") design and the front edge of the pan is 800 mm (± 10 mm) from the rear wall.	The design may achieve compliance. Please provide sectional views for further assessment.
Side Circulation Area	A minimum clearance of 900 mm, measured horizontally, between each side of the pan and any adjacent wall or privacy screen.	The design may achieve compliance. Please provide sectional views for further assessment.
Seat - Height	The top of the seat is between 460 mm and 480 mm above finished floor level.	The design may achieve compliance. Please provide sectional views for further assessment.

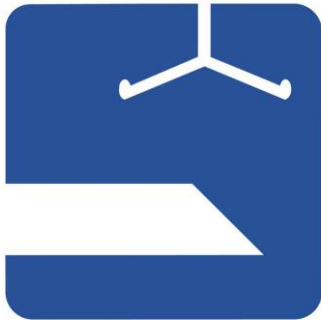
DESCRIPTION	REQUIREMENT	ASSESSMENT
Seat Design	The toilet seat shall be: (i) The seat is full-round type (not open-fronted) with minimal contours to the top surface. be securely fixed in position when in use; and have seat fixings that provide lateral stability to the seat when the seat is in use; and be load-rated to 150 kg; and have a minimum luminance contrast of 30% against the pan, wall or floor; and remain in the fully upright position when raised.	The design may achieve compliance. Please provide sectional views for further assessment.
Flushing Controls - Location	Hand-operated flushing controls are located on the centreline of the toilet, at a height of not less than 600 mm and not more than 1100 mm above finished floor level (except automatic flushing system). Hand-operated flushing controls are not located within the area required for any grabrails or backrest (except automatic flushing system) and have the button mounted so that it is proud of the wall surface, and activates the flushing operation before the button becomes level with the surrounding surface.	The design may achieve compliance. Please provide sectional views for further assessment.
Backrest - Dimensions	The backrest has: (i) a minimum height, between the lower edge of the backrest and the top of the seat, of between 120 mm and 150 mm; and (ii) have a vertical height, between the upper and lower edges of the backrest, of between 150 mm and 200 mm; and (iii) have a width of between 350 mm and 400 mm; and (iv) be capable of withstanding a force, in any direction, of not less than 1100 N.	The design may achieve compliance. Please provide sectional views for further assessment.
Toilet Grabrail - Type	Grabrails are: (i) the drop-down type; and (ii) are at least 850 mm long; and	The design may achieve compliance. Please provide sectional views for further assessment.

DESCRIPTION	REQUIREMENT	ASSESSMENT
	(iii) provided with a toilet paper dispenser on one side; and (iv) with a diameter of between 30 mm and 40 mm; (v) securely fixed to withstand a force, in any direction, of not less than 1100 N; (vi) capable of being lifted up or swung away when not in use, so as to allow unimpeded access to the toilet pan.	
Toilet Grabrail - Location	Grabrails are located: (i) the top of each rail is between 800 mm and 810 mm above finished floor level; and (ii) the rails are between 750 mm and 770 mm apart, measured centre-to-centre, and equidistant to the centreline of the pan.	The design may achieve compliance. Please provide sectional views for further assessment.
Washbasin - Location	The washbasin must be installed so that the rim of the basin is between 800 mm and 830 mm above finished floor level. Exposed heated water supply pipes must be insulated or located so as not to pose a hazard. Water supply or sanitary drainage pipes must not encroach on the space under the basin.	The design may achieve compliance. Please provide sectional views for further assessment.
Integrated Shelf	The washbasin has an integrated shelf not less than 300 mm long.	The design may achieve compliance. Please provide sectional views for further assessment.
Tap	Water taps have a single lever flick-mixer handle or a sensor plate or the like. Heated water must be provided and temperature controlled in accordance with Part B2 of NCC Volume Three.	The design may achieve compliance. Please provide sectional views for further assessment.
Tap - Location	Where lever handles are provided, they are installed with a clear space of not less than 50 mm between the tap and any adjacent surface.	The design may achieve compliance. Please provide sectional views for further assessment.

DESCRIPTION	REQUIREMENT	ASSESSMENT
Mirror - Type	A vertical mirror is provided at the washbasin, with a reflective surface that: (i) is not less than 600 mm wide; and (ii) has its bottom edge not more than 900 mm above finished floor level; and (iii) has its top edge not less than 1850 mm above finished floor level. If a second vertical mirror is provided in the facility, it must have a reflective surface that— - is not less than 600 mm wide; and - has its bottom edge not less than 600 mm above finished floor level; and - has its top edge not less than 1850 mm above finished floor level.	The design may achieve compliance. Please provide sectional views for further assessment.
Soap Dispenser	A soap dispenser is installed above the integrated shelf.	The design may achieve compliance. Please provide sectional views for further assessment.
Towel Dispenser, Hand Dryers, Etc.	Towel dispensers, hand dryers, soap dispensers and the like are operable using one hand, and are installed with their output or operative components: (i) between 900 mm and 1100 mm above finished floor level; and (ii) not less than 500 mm from any internal corner.	The design may achieve compliance. Please provide sectional views for further assessment.
Clothing Hook - Location	Clothing hook is located: (i) at a height of between 1200 mm and 1350 mm above finished floor level; and (ii) adjacent to the washbasin; and (iii) not less than 500 mm from any internal corner.	The design may achieve compliance. Please provide sectional views for further assessment.
Sling Hook	A sling hook with a minimum projection of 50 mm from the wall must be installed beside the change table at a height of 1500 mm above finished floor level. Note:	The design may achieve compliance. Please provide sectional views for further assessment.

DESCRIPTION	REQUIREMENT	ASSESSMENT
	The purpose of the sling hook is to store the sling when it is not in use.	
Disposable Bin	A sanitary disposal bin is provided in the corner adjacent to the toilet pan.	The design may achieve compliance. Please provide sectional views for further assessment.
Pad Disposal	An incontinence pad disposal bin must be provided in the corner adjacent to the change table.	The design may achieve compliance. Please provide sectional views for further assessment.
Change Table - General	Change table is permanently installed, with one of the long edges up against a wall and with a retractable safety rail on the opposite side.	The design may achieve compliance. Please provide sectional views for further assessment.
Change Table – Dimensions & Loading	Change table is not less than 700 mm wide and not less than 1800 mm long. The change table must have a maximum safe working load of not less than 180 kg, including when raising or lowering the table. The table to be motorised for the purposes of height adjustment.	The design may achieve compliance. Please provide sectional views for further assessment.
Change Table – Shelf & Wipes	A shelf not less than 400 mm long and 150 mm wide is provided. A dispenser for sanitary wipes must be provided	The design may achieve compliance. Please provide sectional views for further assessment.
Changing Rails - Type	Changing rails are installed as two horizontal and parallel rails fixed to a wall, not less than 800 mm long, each with a diameter between 30 and 40 mm.	The design may achieve compliance. Please provide sectional views for further assessment.
Change Rail - Location	Changing rails are located: (i) the lower rail is installed between 800 mm and 810 mm above finished floor level; and (ii) the upper rail is installed between 1000 mm and 1010 mm above finished floor level. The rails must be able to withstand a force of not less than 1100 N in any direction.	The design may achieve compliance. Please provide sectional views for further assessment.
Door Type	The entrance door and associated door controls are automated.	The design may achieve compliance. Please provide

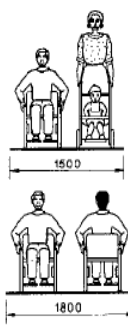
DESCRIPTION	REQUIREMENT	ASSESSMENT
	The operation of the door must be calibrated such that: (i) it has a gentle opening and closing movement; and there is sufficient dwell time for a user to safely travel through the doorway. The door must be fitted with a fail-safe opening mechanism that opens the door if an obstruction is detected during its closing movement.	sectional views for further assessment.
Door Threshold	The threshold incorporates a smooth transition without a step or lip.	The design may achieve compliance. Please provide sectional views for further assessment.
Door Opening	The minimum clear opening width is: (i) 1100 mm in locations where beach wheelchairs are likely to be used; or (ii) 950 mm in all other locations.	The design may achieve compliance. Please provide sectional views for further assessment.
Door – Luminance Contrast	The doorway achieves a luminance contrast of at least 30% between: (i) Door leaf and door jamb; or (ii) Door leaf and adjacent wall; or (iii) Architraves (where used) and adjacent wall; or (iv) Door leaf and architrave (where used); or (v) Door jamb and adjacent wall.	The design may achieve compliance. Please provide sectional views for further assessment.
Door Control - Location	Door controls are located internally and externally: (i) between 900 mm and 1200 mm above finished floor level; and (ii) not less than 500 mm from any internal corner.	The design may achieve compliance. Please provide sectional views for further assessment.
Door Control - Type	Door control buttons are: (i) have a minimum diameter of 25 mm; and be proud of the surrounding surface; and activate the door operation before the button becomes level with the surrounding surface; and be of a contrasting colour to the surrounding plate.	The design may achieve compliance. Please provide sectional views for further assessment.

DESCRIPTION	REQUIREMENT	ASSESSMENT
Door Control Signage	(i) The surrounding plates of both internal and external door controls must include the words "Push to Open". The following indicator lights must be provided: "Occupied" and "Vacant" on the external plate. "Locked" and "Unlocked" on the internal plate. Braille and tactile signage complying with Specification 16 identify the door controls.	The design may achieve compliance. Please provide sectional views for further assessment.
Sign - Type	(i) External sign incorporates the symbol below and words "Accessible Adult Change Facility". The symbol must have a blue (B21, ultramarine) background with the hoist and table elements shown in white. Signage must be braille and tactile signage complying with Specification 16. 	The design may achieve compliance. Please provide sectional views for further assessment.
Operating Instructions	Signage provided within the facility must include the following information for the hoist and change table: () Operating instructions. (a) Safe working load limits.	The design may achieve compliance. Please provide sectional views for further assessment.

4.0 UNIVERSAL DESIGN (ADVISORY)

A number of recommendations for design enhancement are provided for areas in which potential compliance risks have been identified with respect to meeting the spirit and intent of the Disability Discrimination Act (DDA) 1992 and / or where improved outcomes with respect to accessibility, functionality and safety have been identified.

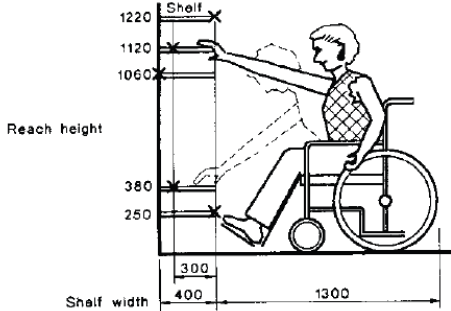
The following described items are considered best practice from a Universal Design aspect and it is recommended that they are considered by the Project team to alleviate the potential risk of complaint against the client / building owner and to ensure general inclusivity and equality is achieved within the subject development.

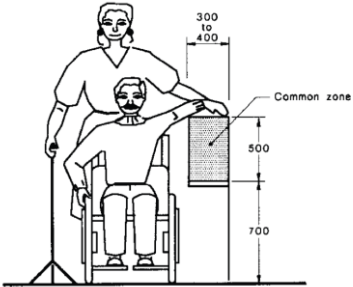
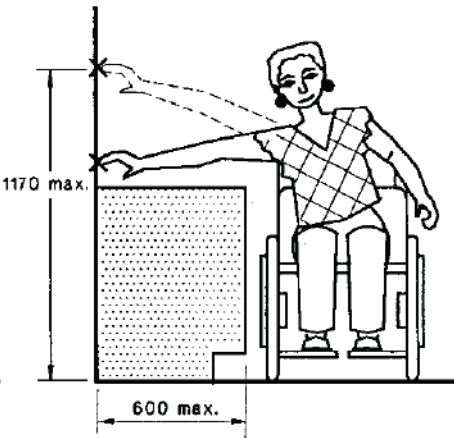
DESCRIPTION	REQUIREMENT	ASSESSMENT & SOLUTION
Emergency Evacuation	Australian building legislation does not currently mandate an inclusive approach to the safe evacuation of buildings. This poses a significant risk for the portion of the population with a form of impairment that would limit their means of travel, as the current option for emergency evacuation of a multi-level building is via stairs. The emergency evacuation strategy for the development should address the operational solution of evacuating occupants that cannot use fire stairs. The current best practice is detailed in the 'AS 3745 - 2010 Planning for emergencies in facilities' and should be used as a guideline. Further guidance on emergency warning systems including both audible and visual alarms is contained within AS1428.2 Clauses 18.2.2 and 18.2.3 respectively.	Consider implementation of an emergency evacuation plan for people with disabilities. It is the operators/employer's responsibility to ensure that all occupants/employees are aware of the evacuation procedures in the building/workplace and are appropriately trained where required to assist with evacuation in an emergency situation.
Circulation Clear Width	As per AS1428.2, a clear width of 1800mm allows two wheelchairs to safely pass. In open plan areas where large numbers of people are present consideration should be given to defining walkways with different floor finishes to promote natural people flow through the space.	Main circulation routes within areas of high traffic should be 1800mm in width as a minimum. Secondary circulation spaces should be a minimum of 1500mm.  (c) A clear width of 1500 mm allows a wheelchair and a pram to pass (d) To allow two wheelchairs to pass comfortably, a clear width of 1800 mm is required Consider the provision of a clear width of 1800mm to allow two

DESCRIPTION	REQUIREMENT	ASSESSMENT & SOLUTION
		wheelchairs to pass in larger conference / training rooms. Use of colour/textural finishes define the main path of travel. The open plan office generally shows acceptable passing and turning spaces and above minimum walkway widths
Acoustic Design	Good acoustics creates a good environment for all users. Acoustic design to seek to minimise reverberation noise.	Review spaces / rooms that can be upgraded to provide good acoustic barriers if not already provided within the building. An acoustic engineer specialising in office environments should be appointed to provide further guidance.
Lighting Design	Minimum levels of maintenance illumination to be provided as prescribed in AS 1428.2-1992, Clause 19; (i) Entrances, walkways 150 lx (ii) Stairs and ramps 150 lx (iii) Toilet and locker rooms 200 lx (iv) Counter tops 250 lx (v) General displays 200-300 lx Note: For people with impaired hearing, a level of illumination of not less than 150 lx, without glare, is needed to allow for lip reading.	Consider an electrical test to be undertaken to note any shortfalls within the office fitout.
Rest Seating/Rest Points	Seating should be provided along paths, located a minimum of every 60m, to provide a resting point for users. A range of seating to accommodate all users should be provided i.e. some with backrest, some with armrests and at various seat heights etc. Seating should be designed in accordance with AS1428.2 and set back 500mm from the walkway.	It was noted various seats and table heights are provided throughout the office levels. An Occupation Therapist can provide further criteria for an individual persons needs in the event an employee requires. Within the building, booths as shown as provided below which allows a person within some mobility devices to use the table whilst being able to utilise the clear knee space provided under the table.

DESCRIPTION	REQUIREMENT	ASSESSMENT & SOLUTION
Obstacles / Obstructions	Ensure bollards/columns, rest seating and bins possess a 30% luminance contrast to the surroundings. Ensure fixtures and furniture is recessed a minimum of 500mm from required minimum width of path.	Ensure obstacles abutting an accessible path of travel are readily identifiable and do not obstruct a user on the path unless clearly identified. The use of contrasting finishes between columns and the floor surface as below assists a person with a vision impairment of the obstruction. Staff induction and training should be carried out routinely to ensure the individual needs of new and existing staff and visitors are maintained. Awareness of the building elements and potential limitations should be documented and where changes required to the current layout due to an individual person ability, these should be assessed from an Occupation Therapy assessment and required alterations undertaken as specified.
Luminance Contrast / Surface Finishes	Floor, wall, door, ceiling and furniture/fixture finishes can assist people with sensory impairments by providing visual clues and ensuring that sounds can be easily distinguished in an environment that minimises acoustic reverberation. Good colour and luminance contrast between elements can assist with distinguishing the boundaries of floor, walls, ceilings and furniture and fixtures and assists in orientation and spatial awareness. Floor finishes shall be such that they do not restrict movement of wheelchairs or people with ambulant disabilities. Slip resistance surfaces are necessary to prevent a person slipping, or their mobility aid losing traction.	On this basis, it is recommended the provision of a minimum 30% luminance contrast is achieved between the following elements: Walls and doors Wall and floor finishes i.e. skirting boards as a minimum Counters and benches and the background to which it is viewed Handrails and grabrails to the surrounding surface/background Signage to the background to which it is viewed. Overall the office fitout revealed a good level of contrast between the above elements.
Internal Seating	Provide a range of seating within waiting, café and kitchen areas to accommodate all users i.e. some with backrest, some with armrests and at various seat heights etc.	A variety of seats are available within the break out spaces, kitchen areas, communal office areas etc. A person with a disability may require an individual assessment to further enhance seating requirements, where required.
Platform Seating	Platform seating arrangements may be desirable in external landscape environments or low trafficable areas. However the platform seating	To ensure people do not transverse up and down the non-compliant stairs, a barrier (handrail/balustrade/heavy pot

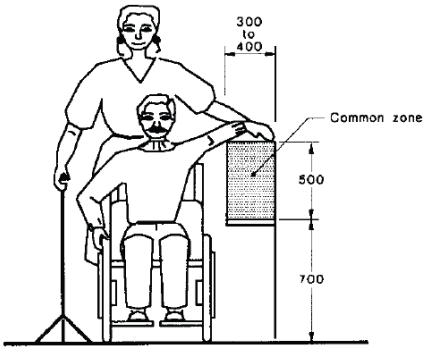
DESCRIPTION	REQUIREMENT	ASSESSMENT & SOLUTION
	as shown adjacent to the Level 4 open stairs, is a high safety concern. Since a person can travel from one level to another, technically these are not seats but a non-complying stairway with oversized risers and goings. A person with a vision impairment may consider the top of the TGSIs as leading to a stair or ramp and worst case fall down these seats/ stairs.	planst or screening) should be provided at the top of the flight/landing.
Reception Desk	Counters should be at a universally accessible height of 900mm or if higher provide an 850mm wide section of 850mm height with under bench clearance. No individual table, counter or worktop height and clearance beneath will suit all users with disabilities. A bench with easily adjustable height within the range of 700 mm to 850 mm from the finished floor is suggested tolerances within AS1428.2.	Any reception/service desk/counter or the like should be at an accessible height to cater for all users in front and behind the desk/counter. The reception desk on Ground Floor was measured 870mm high on the lower section and 1100mm on the higher part providing a universal design of various heights for various people. The clearance under the desk was 800mm and meets the recommended knee and foot clearance within Figure 25 of AS1428.2. An Operational Management Plan should be in place outlining the induction/training and operation strategy for serving visitors and the alike given the highest part of the service counter is above universal height recommendations.
Office Desks & Monitors	Desks: Provide a proportion of height adjustable desks as no single height will be appropriate for all users. Height of desks or benches is acceptable at heights between 700mm min and 870mm max. For desks heights a range between 720-800mm is recommended. Seating space widths to be not less than 850mm. Clearance beneath desks to be 680mm minimum. Desk depth to be between 600-650mm minimum with key operational components (keyboard,	Best practice is to provide adjustable desks which is predominantly used within the open plan office spaces. In large meeting rooms where heavy desks are provided, it is harder to provide individual adjustable desks and therefore tables/desk that are provided at the universal height of 900mm from FFL is acceptable, with a clear knee space of min 820mm clear to cater for most disabilities.

DESCRIPTION	REQUIREMENT	ASSESSMENT & SOLUTION
	mouse) to be located within 500mm of the front edge. Monitors: (i) Provide monitors with tilt adjustable screens. (ii) Mount computer screens with the centre of screen at a lowest height of 1100-1200mm.	
Service Kiosks	Acceptable reach ranges where the clear floor space allows only forward approach to an object by a person in a wheelchair, such as the self service kiosks located on Ground Floor shall be within a reach range as shown within Figure 20a of AS1428.2. 	The self service kiosks have touch screen buttons that are simple to use with the Host Badge button located 860mm from FFL however the Enter Name location being 1280mm from FFL. Reach ranges contained within AS1428.2 suggest the highest reach range for a front approach is 1220mm. An Operational Management Plan should be in place that provides assistance from Reception staff / security to assist a person in a wheelchair where they may have difficulties to utilise the current kiosk desks.
Other Furniture & Fixtures	Future fitout/design of fixtures, furniture and fittings should consider accessible requirements in accordance with AS1428.2. Items shall be a minimum of 500mm away from the path of travel. The zone of common reach permits ease of reach for both people who are standing and people who are sitting. The zone is obtained by using the maximum reach sideways to a shelf for people sitting in a wheelchair and the lowest reach for people who are standing, and may have stiff hips and knees or balance problems. The intention is that all critical controls, areas of operation and storage of equipment commonly used by the building occupants will be placed within this zone of common reach.	Shelves that protrude in the accessible path of travel are not ideal for a person using a wheelchair, or a cane for example. Straight lines with minimal obstructions make good design choices.

DESCRIPTION	REQUIREMENT	ASSESSMENT & SOLUTION
	 DIMENSIONS IN MILLIMETRES FIGURE 23 ZONE OF COMMON REACH FOR AMBULANT PEOPLE WITH DISABILITIES AND WHEELCHAIR USERS	
Water Fountains	All water fountains should be within the accessible reach ranges that allows a person to use the facility themselves from a side approach given the bench in most cases within kitchens and tea points is an obstruction. If the clear floor space allows parallel approach to an object the water facility, taps should be in the reach range of not more than 1170mm from FFL where a maximum 600mm bench depth occurs and the taps are positioned greater than 300mm from the front of the bench.  Where a drinking fountain is recessed, a clear width of space underneath the unit shall be provided.	In some parts of the fitout, a clear space underneath the water fountain/dispenser area is provided as shown in the example below. However for a front reach approach as the clear space underneath would suggest, actually reduces the reach zone acceptable height to just 1120mm for a 300mm tap set back. Therefore these taps are best approached from a side reach as they are measuring as high as 1350mm to the water tap. Although sensor taps can cost significantly more than other types of taps, their use is recommended where possible.
Sensory Rooms	Incorporating sensory breaks into a persons day can provide a wide range of benefits. Studies have shown that even a short period of time in a sensory room can leave people feeling more focused and relaxed, less stressed, and better able to communicate with others.	XXXXX exceed in providing multiple rooms throughout the building providing various sensory settings to suit individual desires. Examples of spaces that were shown to provide an environment that may

DESCRIPTION	REQUIREMENT	ASSESSMENT & SOLUTION
	Staff may find themselves able to problem solve more effectively at work, be better equipped to accomplish tasks, and just be more sociable overall. Creating a sensory space in the work environment can be very beneficial.	soothe and calm the mind and body are shown below. As a recommendation, consider a staff satisfaction survey to be completed by staff that allows the users to provide any feedback or wish items they would like to experience within such areas.
Accessible Sanitary Facilities	There may arise situations where the BCA or other applicable legislation does not require an accessible sanitary facilities (toilet or showers) to be provided. Where possible we recommend an accessible sanitary / shower or ambulant facility is provided.	
Non-Gender Sanitary Facilities	The BCA does not currently stipulate requirements for non gender facilities however from a DDA complaints perspective, in addition to where Male and Female facilities are provided, non gender amenities may be provided. As this is not compliant with the BCA technically it would require a Performance Solution where it does not satisfy the DtS provisions.	The unisex accessible sanitary facilities meet the BCA DtS provisions however from the signage provided, in addition to be provided for males and females and persons with a disability, the signs also refers to multiple types of people and figures and for a non-gender person, they may feel comfortable using this facility. Statutory signs must meet the minimum requirements initially with any additional signage following the same guidance. Consistency throughout the building is best practice.
Locker Facilities	Ensure lockers are positioned at an accessible height for staff. Provide clear circulation in front of the fixtures of 800mm x 1300mm. Position lockers at an height of between 700-1200 above FFL. Latches/handles should be easy to use with one hand.	Lockers are provided throughout the building at various heights within the recommendation reach range. Upgraded facilities to be provided in event these are required to an individual staff needs.
Kitchens/ Tea Points / Serveries	Future fitout/design of any micro kitchens / tea points /café serveries should comply with accessible requirements in accordance with AS1428.2. The design should consider the following: (i) 1450mm circulation space in front of the bench, (ii) Bench to be a max height of 900mm FFL.	Kitchens used by staff throughout the building have not been provided with compliant sink and taps. Reach range to the taps for example on from the front of the bench. Benches vary throughout the levels from a satisfactory maximum 900mm height to up to 1040mm.

DESCRIPTION	REQUIREMENT	ASSESSMENT & SOLUTION
	(iii) Sink to be 150mm maximum depth and taps/spout to be 300mm from front edge (can be via side location or extended handles). (iv) Ensure 'D' shaped handles on all joinery doors/drawers. Further design guidance is contained with AS4299 Adaptable Housing requirements for additional accessible features within kitchens as follows; Clear space underneath benches, adjustable shelves and position of fridges to benches for example. Locate microwave adjacent to free bench space. Locate microwave controls between 750mm - 1200mm.	Microwaves were measured as low as 500mm to the controls however suggested reach ranges within Clause 22.1 for a forward reach, the range to reach an object could be lower than recommended within AS4299. For a side approach with a maximum reach range of 200mm to the bins and 500mm to the dish drop on Level 5, these facilities positioned 830mm from FFL are capable of being used by a person in a wheelchair.
Tables / Eating Areas	Counters/benches should be at a universally accessible height of 900mm or if higher provide an 850mm wide section of 850mm height with under bench clearance. No individual table, counter or worktop height and clearance beneath will suit all users with disabilities. A bench with easily adjustable height within the range of 700 mm to 850 mm from the finished floor is suggested tolerances within AS1428.2.	Within kitchen tea points locations ensure low and high tables provided to cater for all needs. Ensure an Operational Management Plan is in place that has a coordinated procedure to replace/relocate/upgrade tables in the event a person in a wheelchair is employed within the subject areas.
First Aid Stations	First aid stations are placed throughout the building in various positions. Access for all staff users to these facilities is unclear. In an event a person with a disability has direct access to these, reach ranges to these amenities should comply with AS1428.2 depending on their circulation space and approach. An acceptable zone of common reach for both ambulant people with disabilities and wheelchair users is shown in Figure 23 of As1428.2 as follows;	Operation of First Aid utilities to be investigated internally and where appropriate, reposition First Aid facilities within a common zone of reach range as shown in Fig 23 of AS1428.2

DESCRIPTION	REQUIREMENT	ASSESSMENT & SOLUTION
		
Sanitiser Stations	Where a clear space is provided parallel to the sanitizer stations within the building such as the Level 06 catering level, a side reach approach to the sanitizer button should not exceed 1350mm in height. For a front approach as available on Ground Floor near the sign in kiosk, the maximum reach zone is 1220mm.	Any sanitizer stations to be provided within the office fitout are to satisfy the side and front approach reach ranges.
TV/Display Screens / White Boards	The recommended viewing range for a TV is between 1227-1709mm above FFL for a person in a wheelchair.	Televisions/displays should be installed within an accessible viewing range to satisfy AS1428.2 enhanced provisions.
Braille Signage	In addition to the statutory signage required by BCA Clause D4D7, braille that fully describes the information displayed by symbols and text is recommended in areas that would be beneficial for the operation of facilities within the building including meeting rooms, training and conference rooms and the alike. First Aid signs, various bin options, and other commonly used facilities could benefit from braille signage. Signs including symbols, numbering and lettering should be designed and installed in accordance with Specification 15 of BCA 2022.	Non statutory signs were apparent throughout the building to identify rooms in braille. Consider Lighting Control signs to be provided in braille. Braille on some bins provided showing best practices for above minimum signage requirements.
Wayfinding Signage	Accessible way finding should highlight the pathway from entrance to reception to lifts/stairs, amenities and to key components of the buildings facilities. The wayfinding strategy should consider the following:	A successful wayfinding system in a building should provide information for users to navigate the built environment. Some wayfinding signage was apparent however as the International Symbol of Access was not used within the design this may not be suitable for persons who are

DESCRIPTION	REQUIREMENT	ASSESSMENT & SOLUTION
	(i) Provide a minimum of 30% luminance contrast between the wall / signs and the text itself. (ii) Adequate lighting to be provided at signage locations, noting that AS 1428.2 1992 seeks for minimum level of illumination to be 150 lx (iii) Generally, AS 1428.2 seeks for signage to be located within 1400mm - 1600mm, with the exception that in spaces where pedestrian crowding is likely to be experienced a minimum height of 2000mm is proposed. (iv) Consideration should be had as to suitability of text size. Wayfinding is a key element of accessibility for everyone. Making signs and systems universally designed for everyone requires additional thought and planning. Further wayfinding design guidance can be found at; The Cooperative Research Centre for Construction Innovation; and AS 1428.4.2 Wayfinding Standard, published in 2018 by Standards however not a BCA referenced document.	familiar with the standard design symbol. Upon Staff Induction and training procedures, wayfinding and any obstacles raised by individuals and their unique needs and experiences should be taken into consideration.
Landscaping	The following are some design considerations for providing equitable access to the public realm; (i) Provision of rest seating opportunities along walkways, stair landings etc. (ii) Lighting designs that minimise glare. (iii) Luminance contrast of features such as; steps, seats, bollards, bins etc. (iv) Landscape planting can offer tactile and olfactory clues to the environment to enhance different areas.	The public realm offers significant opportunities to enhance the existing scheme. There will be minimum BCA requirements in terms of access paths, gradient, stairs etc., however, many aspects of good design in external spaces, fall outside these minimum requirements.

DESCRIPTION	REQUIREMENT	ASSESSMENT & SOLUTION
SOU Doors	Provide a clear opening width of 850mm (920mm leaf doors) to all sole-occupancy unit (SOU) doors.	To enable visitability to all residential and serviced apartments, it is recommended that all doors achieve the minimum clear width.
Rest Seating/Rest Point	Seating should be provided along external paths, located a minimum of every 60m, to provide a resting point for users A range of seating to accommodate all users should be provided i.e. some with backrest, some with armrests and at various seat heights etc. Seating should be designed in accordance with AS1428.2 and set back 500mm from the walkway.	Rest seating should be provided adjacent entrances, at taxi drop off points and along external pedestrian paths of travel. Detail seating at 60m intervals along external.
Obstacles	Ensure bollards, bike racks, rest seating and bins possess a 30% luminance contrast to the surroundings. Ensure fixtures and furniture is recessed a minimum of 500mm from required minimum width of path.	Ensure obstacles abutting a path are readily identifiable and do not obstruct a user on the path.

5.0 CONCLUSION

Our strategy for ensuring compliance has been refined and documented during the design process in conjunction with the continual development of the architectural documentation, as required.

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the relevant accessibility provisions of the National Construction Code – Building Code of Australia Volume 1, 2022, subject to the comments provided in **Section 3.0** and the design detail contained within the **Appendix 2** of this report.

Compliance can be achieved either by meeting the deemed-to-satisfy requirements of the BCA, as are principally contained within Parts D4, E3D7, E3D8, F4D5, F4D6, F4D7 and F4D12 as applicable to the subject development, or via a performance-based approach.

Report by

Verified By

Rohan Easwaran
Access Consultant
For Design Confidence (Sydney) Pty Ltd

Luke Sheehy
Principal
For Design Confidence (Sydney) Pty Ltd

6.0 APPENDIX 1 – Documentation Provided for Assessment

This accessibility assessment was based upon the architectural documentation prepared by CO-OP Studio namely—

DRAWING NUMBER	REV	TITLE	DATE (Received)
DA 101	-	Site Plan	14/06/2024
DA 201	-	GA Plan – Ground Floor	14/06/2024

7.0 APPENDIX 2 – Accessibility Specification

The following Accessibility Specification is provided for implementation and coordination during the development of the design documentation / construction in order to achieve compliance with the prescriptive requirements of the BCA 2022, AS1428.1-2009, AS/NZS1428.4.1:2009 and AS/NZS2890.6:2009.

To ensure BCA compliance is contained within the approved documentation listed within Appendix 1, please feel free to copy this list on to the architectural documentation. Alternatively, confirm where each of these items are specified within submitted package.

1. ACCESS TO BUILDINGS	
1.1.	Provide an accessible path of travel compliant with AS1428.1-2009 from all main pedestrian entry points at the site boundary to the principal pedestrian entrance/s of the building.
1.2.	Provide an accessible path of travel compliant with AS1428.1-2009 from another building connected by a pedestrian link (not being the public footpath) within the allotment.
1.3.	Provide an accessible path of travel compliant with AS1428.1-2009 from accessible car parking spaces on the site.

2. ACCESSWAYS – CONTINUOUS PATH OF TRAVEL	
2.1.	The minimum unobstructed height of a continuous path of travel shall be 2000mm or 1980mm at doorways.
2.2.	The minimum unobstructed width of a continuous path of travel should be 1000mm, excluding doors, curved ramps etc. The clear width should not contain fixtures and fittings such as lights, windows that open on to path, skirtings, door handles less than 900mm above FFL.
2.3.	A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface.
2.4.	Abutment of surfaces shall have a smooth transition. Construction tolerances shall be as follows: (i) 0 +/- 3 mm vertical, as shown in Figure 6(a) of AS1428.1. (ii) 0 +/- 5 mm, provided the edges have a beveled or rounded edge to reduce the likelihood of tripping, as shown in Figure 6(b) of AS1428.1. (iii) Tolerances for raked joint pavers shall be as shown in Figure 7 of AS1428.1
2.5.	Ensure drainage grates on accessible path of travel have openings no more than 13mm wide (or 13mm diameter). Slotted openings shall be oriented such that the long dimension is transverse to the direction of travel.
2.6.	All fully glazed doors and surrounding glazing (including glazed walls with no transom or similar) shall be clearly marked with 75mm min. wide, solid, non-transparent, contrasting line across their full width. The lower edge of line must be between 900-1000mm FFL and have 30% luminance contrast when viewed against floor or background surface within 2m of glazing.

3. ACCESSIBLE CARPARKING	
3.1.	An accessible parking space shall be provided with pavement markings for identification, being the white symbol of access inside a blue rectangle with dimensions in accordance with Figure 3.1 of AS/NZS2890.6:2009.
3.2.	Line markings shall be yellow, have a slip resistance surface and shall not be raised;
3.3.	The parking spaces and shared areas shall be outlined on all sides with an unbroken line 80-100mm wide, except where delineated by a kerb, barrier or wall;
3.4.	The shared areas shall be marked with diagonal stripes at an angle 45±10° to the side of the space. The diagonal stripes shall be 150-200mm wide and spaced 200-300mm;
3.5.	No shared area markings shall be placed in trafficked areas (this is generally applicable to the 2400x2400mm shared area).

4. FLOOR FINISHES	
4.1.	Floor finishes and abutment of surfaces shall be in accordance with Clause 7 of AS1428.1-2009
4.2.	Note: Reference is made to BCA Clause D3D15 in regards slip resistance requirements.
4.3.	Where carpet or similar soft flexible flooring surface is proposed, the pile height shall be no more than 11mm with 4mm max backing surface.
4.4.	Where recessed matting is proposed, it shall be in accordance with Clause 7.4.2 of AS1428.1-2009.

5. DOORWAYS	
5.1.	The minimum unobstructed height of a continuous path of travel shall be 2000mm or 1980mm at doorways.
5.2.	Note: Latching devices on gates and doors forming part of a swimming pool safety barrier shall comply with AS 1926.1-2012 (need not comply with AS 1428.1-2009).

6. SIGNAGE	
6.1.	Braille and tactile signage will be required to: – Identify each sanitary facility except a sanitary facility associated with a bedroom in a Class 1b building or SOU unit in Class3 and 9c building; – Identify each space provided with hearing augmentation; – Within each space provided with hearing augmentation; – Identify each door required by BCA Clause E4D5 to be provided with an exit sign; – Identify a sanitary compartment suitable for people with ambulant disabilities; – At entry doors to airlocks containing either accessible and/or ambulant WCs, identifying each facility provided within.
6.2.	At standard sanitary facilities, the signage shall include: – Minimum required message: "Male Toilet" or "Female Toilet", as applicable; – Raised & visual versions of the male and female symbols; – Braille that fully describes the information displayed by symbols and text.
6.3.	At an accessible sanitary facility, the signage shall include: – Minimum required message: "Unisex Toilet RH" or "Unisex Toilet LH" (as applicable) – Information if the toilet pan is suitable for RH or LH transfer; – Raised & visual versions of the international symbol of access; – Raised & visual versions of the male and female symbols; – Braille that fully describes the information displayed by symbols and text.
6.4.	At an ambulant sanitary compartment, the signage shall include: – Minimum required message: "Ambulant Male Toilet" or "Ambulant Female Toilet", as applicable; – Raised & visual versions of the male and female ambulant symbols; – Braille that fully describes the information displayed by symbols and text.
6.5.	At exits, the signage shall include: – The word "Exit"; and – The word "Level" and the floor level number OR a floor level descriptor OR a combination of both the number and the descriptor; – Braille that fully describes the information display by text.
6.6.	Within the room/spaces provided with hearing augmentation, The type of hearing augmentation; – The area covered within the room; – If receivers are being used & where they can be obtained. – At the door to rooms/spaces provided with hearing augmentation, the signage shall include raised & visual versions of the international symbol of deafness.

6. SIGNAGE	
6.7.	Braille and tactile directional signage will be required at: – A non-accessible pedestrian entrance to direct a person to the nearest accessible entrance; – A sanitary bank which is not provided with an accessible sanitary facility to direct a person to the nearest accessible sanitary facility. – Directional signage shall include: – A wayfinding arrow that indicates the location of the subject accessible facility (being an accessible toilet or accessible entry); – Raised & visual versions of the international symbol of access; – Raised text that describes the subject accessible facility; – If the accessible path of travel to the subject accessible facility is on a different level, include a symbol to denote travel via lift (if applicable). – In a building subject to F4D12 Accessible adult change facility which must be accessible directional signage for must be provided at: – Bank of sanitary facilities; and – Accessible sanitary facility other than the one incorporating accessible adult change facility.
6.8.	At an accessible adult change facility, the signage shall include: – The symbol shown in Figure S27C10; and – the words "Accessible Adult Change Facility". – The symbol must have a blue (B21, ultramarine) background with the hoist and table elements shown in white. – Separate / additional signage to specify the operating instructions and safe working load limits and of the hoist and change table.
6.9.	Location of signage: – Braille and tactile components shall be at a height of 1200-1600mm above FFL; and – On the wall on the latch-side of the door, leading edge of the sign 50-300mm from the architrave, except at ambulant sanitary facilities; or on the door itself; and – At ambulant sanitary facilities, the signage shall be placed on the door.
6.10.	Location of Braille and tactile at exit doors: – On the side that faces a person seeking egress; and – On the wall on the latch side of the door with the leading edge of the sign located between 50 mm an 300 mm from the architrave; or – be on the door itself.
6.11.	Braille and tactile sign specification: – Tactile characters must be raised or embossed to a height of not less than 1mm and not more than 1.5mm, and – Title case must be used for all tactile characters, and – – Upper case tactile characters must have a height of not less than 15mm and not more than 55mm, and – Tactile indicator identifying door required under E4D5 must have upper case tactile indicator of not less than 20mm and not more than 55mm; and – Lower case tactile characters must have a minimum height of 50% of the related upper case. – Tactile characters, symbols and the like must have round edges; and – The entire sign, including any frame must have round edges; and – The background, negative space or fill of signs must be of matt or low sheen finish; and – The tactile characters, symbols, logos and other features on signs must be of matt or low sheen finish; and – The minimum letter spacing of tactile characters must be 2mm; and – The minimum word spacing of tactile characters on signs must be 10mm; and – The thickness of letter strokes must be not less than 2mm and not more than 7mm; and – Tactile text must be left justified, except

6. SIGNAGE	
6.12.	A minimum 30% luminance contrast between: – The background (wall/door) to the backplate of the sign or border with minimum width of 5mm, and – Between the backplate and the symbols, tactile characters and icons contained in the sign. – Luminance contrast must be met under the lighting conditions in which the sign is installed. – Braille and tactile signs must be illuminated to ensure luminance contrast requirements are achieved at all times during which the sign is required to be read.
6.13.	Braille must be specified as: – Grade 1 braille (uncontracted) in accordance with the criteria set out by the Australian Braille Authority; and – Raised and domed; and – Located 8mm below the bottom line of text (not including descenders); and – Left justified; and – Where an arrow is used in the tactile sign, a solid arrow must be provided for braille readers; and – 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.
7. HEARING AUGMENTATION	
7.1.	Induction loop system; system must cover at least 80% of the floor area of the room or space served
7.2.	System with receivers; – System must cover at least 95% of the floor area of the room or space served – XXX receivers are required – Number of receivers shall be based on XX
7.3.	For Class 9b buildings, any screen or scoreboard that can display public announcements, to be capable of supplementing the public address system (excluding emergency warning only).
8. TACTILE GROUND SURFACE INDICATORS (TGSIs)	
8.1.	Ensure that TGSIs are slip-resistant and achieve minimum luminance contrast against background surface in accordance with the following: – Integrated TGSIs (i.e. tiles) require 30% min. luminance contrast. – Discrete TGSIs (i.e. buttons) require 45% min. luminance contrast. – Composite TGSIs with 2 materials/colours requires 60% min. luminance contrast.
9. WHEELCHAIR SEATING SPACES	
9.1.	Designed and installed in accordance with Figure 54 of AS1428.1-2009.
10. SWIMMING POOLS	
10.1.	An accessible entry/exit must be by means of: – a fixed or movable ramp and an aquatic wheelchair; or – a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or – a platform swimming pool lift and an aquatic wheelchair; or – a sling-style swimming pool lift; that is accordance with Specification 16 of the BCA.
10.2.	Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1-2009.

11. ACCESSIBLE ADULT CHANGE FACILITIES

11.1. The floor surface must have a slip resistance classification of not less than R10 or P3 when tested in accordance with AS 4586.

The hoist provides a constant charge in-line room coverage hoist system (also known as an "XY" system or gantry) including 2 parallel fixed rails and a moving traverse rail.

The hoist has a maximum safe working load of not less than 180 kg.

The hoist has a maximum safe working load of not less than 180 kg and has a minimum lifting height of 2100mm.

The hoist is capable of sustaining a static load of not less than 1.5 times the rated load.

The toilet seat must be:

- (i) securely fixed in position when in use
- (ii) is full-round type (not open-fronted) with minimal contours to the top surface.
- (iii) have seat fixings that provide lateral stability to the seat when the seat is in use; and
- (iv) be load-rated to 150 kg; and
- (v) have a minimum luminance contrast of 30% against the pan, wall and floor; and
- (vi) remain in the fully upright position when raised.

Hand-operated flushing controls must have the button mounted so that it is proud of the wall surface and activates the flushing operation before the button becomes level with the surrounding surface (except automatic flushing system).

Hand-operated flushing controls must not be located within the area required for any grabrails or backrest (except automatic flushing system).

The backrest must—

- (i) be capable of withstanding a force, in any direction, of not less than 1100 N; and
- (ii) have a minimum height, between the lower edge of the backrest and the top of the seat, of between 120 mm and 150 mm; and
- (iii) have a vertical height, between the upper and lower edges of the backrest, of between 150 mm and 200 mm; and
- (iv) have a width of between 350 mm and 400 mm; and
- (v) be positioned such that the face of the backrest achieves an angle of between 95° and 100° back from the seat, when the seat is in use.

Grabrails must be installed adjacent to each side of the pan and must be—

- (i) of the drop-down type; and
- (ii) at least 850 mm long; and
- (iii) with a diameter of between 30 mm and 40 mm; and
- (iv) securely fixed to withstand a force, in any direction, of not less than 1100 N; and
- (v) provided with a toilet paper dispenser on one side; and
- (vi) capable of being lifted up or swung away when not in use, so as to allow unimpeded access to the toilet pan.

Washbasin and tap

- Exposed heated water supply pipes must be insulated or located so as not to pose a hazard.
- Water supply or sanitary drainage pipes must not encroach on the space under the basin.
- Water taps must have a single lever flick-mixer handle or a sensor plate or the like.
- Where lever handles are provided, they must be installed with a clear space of not less than 50 mm between the tap and any adjacent surface.

11. ACCESSIBLE ADULT CHANGE FACILITIES

- Heated water must be provided, and temperature controlled in accordance with Part B2 of NCC Volume Three.

If a second vertical mirror is provided in the facility, it must have a reflective surface that—

- A. is not less than 600 mm wide; and
- B. has its bottom edge not less than 600 mm above finished floor level; and
- C. has its top edge not less than 1850 mm above finished floor level

Towel dispensers, hand dryers, soap dispensers and the like must be operable using one hand.

Disposal bins:

- (i) A sanitary disposal bin must be provided in the corner adjacent to the toilet pan.
- (ii) An incontinence pad disposal bin must be provided in the corner adjacent to the change table.

Change Table

- a) The change table must be—
 - (i) permanently installed, with one of the long edges up against a wall and with a retractable safety rail on the opposite side; and
 - (ii) motorised for the purposes of height adjustment; and
 - (iii) height adjustable between 450 mm and 900 mm above finished floor level; and
 - (iv) not less than 700 mm wide; and
 - (v) not less than 1800 mm long.
- b) The change table must have a maximum safe working load of not less than 180 kg, including when raising or lowering the table.
- c) The change table must not encroach on any required circulation space.
- d) A dispenser for sanitary wipes must be provided.

A shelf not less than 400 mm long and 150 mm wide must be provided.

The changing rails must be able to withstand a force of not less than 1 100 N in any direction.

The doorway must achieve a luminance contrast of at least 30% between—

- (i) Door leaf and door jamb; or
- (ii) Door leaf and adjacent wall; or
- (iii) Architraves (where used) and adjacent wall; or
- (iv) Door leaf and architrave (where used); or
- (v) Door jamb and adjacent wall.

The operation of the door must be calibrated such that—

- (i) it has a gentle opening and closing movement; and
- (ii) there is sufficient dwell time for a user to safely travel through the doorway.

The door must be fitted with a fail-safe opening mechanism that opens the door if an obstruction is detected during its closing movement.

Door controls must be located internally and externally—

- (i) between 900 mm and 1200 mm above finished floor level; and
- (ii) not less than 500 mm from any internal corner.

Door control buttons must—

- (i) have a minimum diameter of 25 mm; and
- (ii) be proud of the surrounding surface; and
- (iii) activate the door operation before the button becomes level with the surrounding surface; and
- (iv) be of a contrasting colour to the surrounding plate.
- a) The surrounding plates of both internal and external door controls must include the words "Push to Open".
- b) The following indicator lights must be provided:
 - (i) "Occupied" and "Vacant" on the external plate.
 - (ii) "Locked" and "Unlocked" on the internal plate.

8.0 APPENDIX 3 – Drawing Mark-ups



Figure 1 Site Plan, showing Markups



Figure 2 GA - Ground Floor Plan, showing Markups

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