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DEVELOPMENT APPLICATION ACCESS REVIEW

BCA 2015 / Premises Standards and
Disability Discrimination Act 1992 (*Cth*) (DDA) Assessment

PROPOSED JUNIOR SCHOOL PHASE 1

St Philips Chistian College Gosford Campus
Narara Creek Road
NARARA NSW

Report prepared for:	St Philips Christian College c/- Ian Easton Architect 112 The Lane WICKHAM 2293
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Report No:	AN15-205523 20150904 DAR_LP.doc
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CONTENTS

DOCUMENT ACCEPTANCE

	Name	Signed	Date
Prepared by	Lindsay Perry *ACAA Accreditation No. 136*		4 September 2015

REVISION HISTORY

Revision No.	Prepared by	Description	Date
00	Lindsay Perry	DRAFT for comment	25 August 2015
01	Lindsay Perry	DRAFT for comment	4 September 2015

This report has been prepared based on the available time allocated to conduct the review, and all reasonable attempts have been made to identify key compliance matters pursuant to the BCA and additional issues which have been deemed an impediment to access provision and may increase Client risk of attracting a complaint under the DDA.

The information provided within this report is relevant to this project and the documentation referenced. As such the information provided may not be transferred to other projects. This report must not be issued for public comment or be used for any other purpose without prior permission from Philip Chun Access.

Philip Chun Access accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than providing guidance to alleviate access barriers in the built environment and reduce Client risk of attracting a complaint under the DDA.

1. EXECUTIVE SUMMARY

We have assessed the architectural documentation available to date and have reviewed the proposed building works with respect to the Building Code of Australia 2015 and Premises Standards. The design is at a point where the inherent BCA philosophies have been checked and Development Consent/Construction Certificate can be sought. The finer details with respect to BCA 2015 compliance can be finalised prior to the issue of a Construction Certificate/Tender Documentation.

Item	Description	Page No.	Compliant			Comments
			Yes	No	TBC	
Access and Approach						
4.1	Approach from Allotment Boundary	7			•	Required to meet BCA Part D3.2. Accessways to comply with AS1428.1 (2009).
4.2	Approach from Accessible Carparking	7	•			Required to meet BCA Part D3.2. Accessways to comply with AS1428.1 (2009).
4.3	Approach Between Buildings	7				Required to meet BCA Part D3.2. Accessways to comply with AS1428.1 (2009). Considered capable of compliance.
4.4	Accessible Carparking	7	•			To be provided per AS2890.6.
4.5	Building Entrance	8	•			Required to meet BCA Part D3.2. Considered capable of compliance.
Accessibility Provisions – Internal Areas						
5.1	Internal Paths of Travel	8	•			Required to meet BCA Part D3.3. Accessways to comply with AS1428.1 (2009).
5.2	Floor Finishes	9	•			Required to meet BCA Part D3.3. Floor finishes to comply with tolerances set out in AS1428.1 (2009).
5.3	Internal Doors	9			•	Required to meet BCA Part D3.1. Clear opening and circulation spaces to comply with AS1428.1 (2009). Store rooms may be exempt areas.
5.4	Exemptions	10	•			Refer to BCA Part D3.4.
5.5	Signage	10			•	Required to meet BCA Part D3.6. Signage to comply with AS1428.1 (2009).
5.6	Hearing Augmentation	10			•	Required to meet BCA Part D3.7. Requirements of AS1428.5 (2010) to be considered (not a mandatory requirement).
5.7	Tactile Indicators	10		•		Required to meet BCA Part D3.8. Tactile indicator requirements set out in AS1428.4.1.
5.8	Wheelchair Seating	11			•	Required to meet BCA Part D3.9.
5.10	Glazing on an Accessway	11			•	Required to meet BCA Part D3.12. Visual indication to comply with AS1428.1 (2009).
5.11	Slip Resistance	11			•	Required to meet BCA Part D2.14.
5.12	Thresholds	12			•	Required to meet BCA Part D2.15.
Vertical Circulation						
6.1	Passenger Lifts	12	•			Required to meet BCA Part E3.6. Lifts to comply with AS1735.12.
6.2	Stairs	12	•			Required to meet BCA Part D3.3 Stairs to comply with AS1428.1 (2009).
Sanitary Facilities						
7.1	Unisex Accessible Toilet	13	•			Required to meet BCA Part F2.4 Accessible toilets to comply with AS1428.1 (2009).
7.2	Unisex Accessible Shower	14	•			Required to meet BCA Part F2.4 Shower to comply with AS1428.1 (2009).
7.3	PAD Cubicles	14	•			Required to meet BCA Part F2.4 PAD Cubicles to comply with AS1428.1 (2009).

2. INTRODUCTION

This report documents a comprehensive review of the proposed project documentation with consideration to all aspects of accessibility to the site and throughout the development and with reference to the Building Code of Australia (BCA), Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), relevant Australian Standards as they relate to access to premises and the spirit and intent of the Disability Discrimination Act 1992 (*Cth*) (DDA).

This report has been prepared by Philip Chun Access with the aim of providing reasonable recommendations in regards to access to premises. Philip Chun Access has endeavored to clearly identify each issue of concern with respect to the building element and with reference to relevant legislation and guidelines.

Matters that fall outside the scope of this report include structure or installation methods and assessment against Occupational Health and Safety legislation.

2.1 Site and Contexts

The site is located at Narara Creek Road. It slopes up from the street and existing topography is steep with respect to accessibility requirements.

The project consists of the Junior School Building to be constructed in the north eastern section of the existing St Philips Christian College Campus. The building has teaching spaces over two levels joined by a tiered seating section. An additional stepped seating area is to be provided under the building, accessed externally.

2.2 Reviewed Documentation

This report is based upon the following design documents produced by Ian Easton Architect for Philip Chun Access review.

Document No	Title	Revision
438-S09	Lower Level 2	1-9-15
438-S10	Entry Level	1-9-15
438-S11	Lower Level 1	1-9-15
438-S12	Elevations	1-9-15

2.3 Council Requirements

Gosford City Council DCP 2013 is applicable to this site. We note aware of any site specific requirements with regard to accessibility.

2.4 Methodology

Philip Chun Access aims to provide achievable recommendations related to the provision of access to premises based on current legislation and best practice options, enabling independent, equitable and functional access for all.

This report should be read in conjunction with the attached marked plans, included as Appendix A. which should be read in conjunction with the subsequent sections of this report.

With regards to notations included within Appendix A, please note:

- All items notated in **red** relate to mandatory requirements under the BCA, and Premises Standards;
- All items notated in **blue** relate to additional, enhanced recommendations provided in accordance with the spirit and intent of the DDA. These items are provided for Client consideration.

The following key has been implemented to identify areas requiring attention by the design team and/or further discussion to ensure an independent, equitable and functional access for all:

Identification of accessible areas, including accessible car parking.
- Accessible car parking spaces designed per AS/NZS 2890.6 (2009).

Identifies locations where a change in level appears to exist and/or requires clarification, such as:
- Ramps (proposed gradients); and
- Stairways (other than fire-isolated) used for public/staff communication.
- All ramps must be designed per AS 1428.1 (2009);
- All stairways must be designed per AS 1428.1 (2009).

Denotes accessible sanitary facilities, including:
- Designated accessible sanitary facilities; and
- Locations where sanitary compartments for people with ambulant disabilities must be provided to meet the BCA / Premises Standards.
- Circulation space and fixture placement per AS 1428.1 (2009) must be accommodated.

Identifies elements where joinery documentation is required for review, including:
- Servery counters;
- Consider incorporating access for people with disabilities, such as a lower section of counter with appropriate knee and foot clearance.

Identification of doorways which appear to lack appropriate circulation to permit independent access by people with disabilities.
- Further review required to ensure all doors to areas required to be accessible possess sufficient circulation space.

3. LEGISLATION

3.1 Building Code of Australia

The primary classification for the proposed buildings pursuant to the BCA is a Class 9a, being a school building

Level	Proposed Use	Building Classification
Entry Level	Junior School	Class 9b
Lower Level 1	Junior School	Class 9b
Lower Level 2	Junior School	Class 9b

Part D3 of the BCA and Premises Standards prescribes the minimum requirement for access to a building. Access for people with disabilities is required through the principal pedestrian entrance and throughout the building in accordance with Table D3.1.The following table outlines the general building access requirements for this project:

Class of building	Access requirements
Class 9b	
Schools and *early childhood centres*	To and within all areas normally used by the occupants

3.2 Disability Discrimination Act 1992 (Cth) (DDA)

The accessibility assessment process covers all aspects of the infrastructure (premises), to the extent required to meet the objectives of the Disability Discrimination Act 1992 (Cth), including, however not limited to, Section 23 which relates to access to premises and facilities which the public may enter or use.

The Act is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and, in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

3.3 Access to Premises Standards - General

In contrast to building regulations, the DDA is not prescriptive. The implementation of the Premises Standards in 2010, and corresponding changes to the BCA, is a significant step towards achieving equal access to premises and is crucial to justice and social inclusion for people with disabilities.

It is noted that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA. It is acknowledged that the Premises Standards could address a broader range of accessibility issues including considerations to accessibility of parkland, playgrounds, transport vehicles, interior fit-out of buildings, and fixtures and fittings. As such, there are features which fall beyond the scope of the Standards which may be subject to the general complaints provisions of the DDA.

4. ACCESS AND APPROACH - EXTERNAL AREAS

External areas of the development generally comprise the approach to the building from Mann Road and the surrounding buildings. The main approach to the building is from the western side. We assume that an accessible path of travel is provided to this area from other areas on the school campus.

4.1 Approach from the Allotment Boundary (BCA Part D3.2)

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

Insufficient detail is provided at this stage of the design process to ascertain compliance. We assume an accessible path of travel is provided to the school campus generally.

4.2 Approach from the Accessible Carparking (BCA Part D3.2)

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

We have been advised that an accessible carparking space is provided adjacent to the proposed building with an accessible path of travel to the main entrance. Refer to Appendix B for compliance requirements.

4.3 Approach Between Buildings on Site (BCA Part D3.2)

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

The site plan of the campus indicates that a pathway is provided from existing buildings to the new junior school building. Pathways within these areas to offer compliance with AS1428.1 (2009) – refer to Appendix B for compliance requirements

4.4 Accessible Carparking (BCA Part D3.5)

No additional carparking is proposed as a part of this development, however modifications to the existing parking area adjacent to the proposed building will include provision of an accessible carparking space.

Accessible carparking to offer compliance with AS2890.6 (2009) - refer to Appendix B for compliance requirements.

4.5 Building Entrance (BCA Part D3.2)

A continuous, accessible path of travel must be provided through the principal pedestrian entrance and not less than 50% of all pedestrian entrances / exits.

Where the total floor area of the building exceeds 500m2, therefore the distance of travel between accessible and inaccessible entrances must not exceed 50m.

Where a door required to be accessible has more than one door leaf, one of the leaves must have a clear opening of 850mm.

Double swinging doors are provided to the Junior School Building and appear to be capable of compliance with AS1428.1 (2009) - refer to Appendix B for compliance requirements.

5. ACCESSIBILITY PROVISIONS – INTERNALS AREAS

The internal areas of the Junior School Building comprise mainly teaching areas with supplementary administrative areas. The classrooms are of an open plan nature with a central tied seating area that connects the two levels. We note that lift access is available between the two levels.

5.1 Internal Paths of Travel Generally (BCA Part D3.3)

BCA Part D3.3 requires that accessways complying with AS 1428.1 (2009) must be provided to and throughout areas of buildings required to be made accessible, including:

- Minimum corridor widths of not less than 1000mm;
- Passing spaces with a minimum width of 1800mm and minimum length of 2000mm to be provided in corridors at maximum 20m intervals where a direct line of sight is not available; and
- Turning spaces of minimum 1540mm width and minimum 2070mm length to be provided within 2m of the end of corridors and at maximum 20m intervals.

Note: a passing space may serve as a turning space.

Increased landings are required at changes of direction, including 1500mm x 1500mm turning spaces to facilitate a 60-90 degree turn.

Drawings indicate that sufficient areas are provided for circulation purposes.

5.2 Floor Finishes / Surfaces (BCA Part D3.3)

The following applies to interior finished and surface materials:

- Where carpet or any soft flexible materials are used as flooring material, the pile height or pile thickness is to be no greater than 11mm and the carpet backing to be not more than 4mm thick.
- Matting recessed within a continuous accessible path of travel to have a surface level difference to surrounding materials not more than 3mm for vertical and 5mm for rounded or bevelled edges.
- Grates are to have openings no greater than 13mm in diameter and any slotted openings to be no more than 13mm wide and orientated perpendicular to the dominant direction of travel.

We recommend that the abovementioned items be addressed during subsequent design stages.

5.3 Internal Doors

Doors and doorways to be provided with the following circulation clearances as per AS 1428.1 (2009):

Table 5.3(a) – Hinged Door Requirements

Door Approach	Door opening direction	Clearances (mm)		
		Latch side	Hinge side	Depth in front of door
Front	Towards occupant	530	110	1450
	Away from occupant	510	-	1450
Latch Side	Towards occupant	900	110	1670
	Away from occupant	660	240	1240
Hinge Side	Towards occupant	900	660	1670
	Away from occupant	340	560	1220
Either Side	Towards occupant	900	660	1670
	Away from occupant	660	560	1240

Table 5.3(b) – Sliding Door Requirements

Door Approach	Clearances (mm)		
	Latch side	Slide side	Depth in front of door
Front	530	-	1450
Slide Side	395	660	1280
Latch Side	660	185	1230
Either Side	660	660	1280

Note: the above clearances are based upon an unobstructed door opening of 850mm, which is the minimum required clearance. Unobstructed door openings greater than 850mm will have different requirements. This will be reviewed upon provision of a door schedule and detailed architectural drawings.

Where a door required to be accessible has more than one door leaf, one of the leaves must have a clear opening of 850mm.

The distance between successive doors within airlocks, vestibules and the like require a minimum 1450mm depth between swing doors.

Drawings indicate that doorways are provided with adequate circulation areas. For additional doorway compliance requirements, refer to Appendix B.

5.4 Exemptions (BCA Part D3.4)

Where full access is unachievable due to the functions of the space, there may be opportunity to access the area under the permitted exemptions of the BCA D3.4 which states:

The following areas are not required to be accessible:

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

5.5 Signage (BCA Part D3.6)

Braille and tactile signage is required to be provided throughout any building required to be made accessible in accordance with BCA specification D3.6 and AS1428.1 (2009) and must identify:

- Each sanitary facility
- Any space with a hearing augmentation system
- Accessible unisex facilities and indicate whether the facility is suitable for left or right handed use
- Ambulant accessible sanitary facilities on the door of the cubicle
- Where an entrance is not accessible, directional signage to identify nearest accessible entrance
- Where a bank of sanitary facilities is not provided with an accessible sanitary facility, directional signage to identify nearest accessible sanitary facility.
- Each door required by Part E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by either the floor level number, the floor descriptor or combination of these.

We recommend that the abovementioned items be addressed during subsequent design stages.

5.6 Hearing augmentation (BCA Part D3.7)

A hearing augmentation system must be provided where an inbuilt amplification system is provided, other than one used for emergency purposes only as required by BCA Part D3.7.

Further, for buildings that are required to be accessible, the BCA (Part D3.7) requires hearing augmentation systems at service counters **where the user is screened from the service provider.**

Note: Consideration to the design specifications of AS 1428.5 (2010) is recommended, however is not mandatory to meet the Premises Standards.

If a public address system is provided within the Junior School building, we recommend that the abovementioned items be addressed during subsequent design stages.

5.7 Tactile indicators (BCA Part D3.8)

Where a building is required to be made accessible, BCA Part D3.8 requires that tactile indicators must be provided to –

- A stairway
- A ramp, other than kerb ramp
- Any overhead obstruction less than 2m above the FFL, other than a doorway, where a suitable barrier has not been provided
- Where an accessway meets a vehicular way in the absence of a kerb or kerb ramp

Tactile indicators will be required at the top and bottom of stairs within the building. This should be addressed during subsequent design stages to ensure compliance.

5.8 Wheelchair seating spaces in Class9b assembly buildings (BCA Part D3.9)

Wheelchair seating areas are required to be provided within Class 9b assembly buildings as per BCA Part D3.9.

Number of fixed seats in a room or space	Number of wheelchair seating spaces	Grouping and location
Up to 150	3 spaces	1 single space; and 1 group of 2 spaces
151 to 800	3 spaces plus 1 additional space for each additional 50 Seats or part thereof in excess of 150 seats	not less than 1 single space; and not less than 1 group of 2 spaces; and not more than 5 spaces in any other group

We note that the tiered seating area is capable of providing wheelchair seating at both the top and bottom level. Further considerations to the provision of wheelchair seating should be addressed during subsequent design stages.

5.9 Glazing on an accessway (BCA Part D3.12)

BCA Part D3.12 requires that where full height glazing that can be mistaken for an unobstructed opening is provided along an accessway, the glazing must be provided with visual identification as per AS 1428.1 (2009).

We recommend that the abovementioned items be addressed during subsequent design stages.– refer to Appendix B for compliance requirements.

5.10 Slip Resistance (BCA Part D2.14)

Landings in a stairway must have;

(A) a surface with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586; or

(B) a strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586, where the edge leads to a *flight* below;

Application	Surface Conditions	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

We recommend that the abovementioned items be addressed during subsequent design stages.

5.11 Thresholds (BCA Part D2.15)

The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless—

(a) in patient care areas in a Class 9a health-care building, the door sill is not more than 25 mm above the finished floor level to which the doorway opens; or

(b) in a Class 9c aged care building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold; or

NSW D2.15(d),(e)

(c) in a building required to be accessible by Part D3, the doorway—
(i) opens to a road or open space; and
(ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or

(d) in other cases—
(i) the doorway opens to a road or open space, external stair landing or external balcony; and
(ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.

We recommend that the abovementioned items be addressed during subsequent design stages. – refer to Appendix B for compliance requirements.

6. VERTICAL CIRCULATION

Lifts and stairs provide the means of access between levels of the building.

6.1 Passenger Lifts (BCA Part E3)

Every passenger lift in an accessible building must be suitable for use by people with a disability. Typically, requiring the following to be provided:

Lift dimensions

- Lift floor dimensions of not less than 1100mm X 14000mm for lifts which travel not more than 12m.
- Lift floor dimensions of not less than 1400mm X 1600mm for lifts which travel more than 12m.
- Provision for a stretcher facility within at least one emergency lift required by E3.4, or where an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12m, in at least one of those lifts to serve every floor served by lifts.

Lift Features

- Handrail complying with the provisions for a mandatory handrail in AS1735.12.
- Minimum clear door opening complying with AS1735.12.
- Passenger protection system complying with AS1735.12.
- Lift landing doors at the upper landing.
- Lift car and landing control buttons complying with AS173.5.12.
- Lighting in accordance with AS1735.12.
- Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.

All passenger lifts serving more than 2 levels must possess:

- Automatic audible information within the lift car to identify the level each time the car stops.
- Audible and visual indication at each lift landing to indicate the arrival of the lift car.

- Audible information and audible indication must be provided in a range between 20-80dB(A) at a maximum frequency of 1500Hz.

  We recommend that the abovementioned items be addressed during subsequent design stages – refer to Appendix B for compliance requirements.

  The area proposed for the lift offers a floor area conducive to compliance.

6.2 Stairs (BCA Part D3.3)

All stairways, excluding fire-isolated stairs, must be designed and constructed in accordance with AS 1428.1 (2009) Clause 11.

Further to this is recommended that fire-isolated stairways proposed to be used as a means of general communication between floors should meet these enhanced requirements for the safety of all occupants.

Stairs are provided in three locations for access between the classroom levels. AS1428.1 has access requirements for all public access stairs and is applicable in this instance.

We recommend that the abovementioned items be addressed during subsequent design stages. – refer to Appendix B for compliance requirements.

7. SANITARY AND OTHER FACILITIES

7.1 Unisex Accessible Toilets (BCA Part F2)

Accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a). That is:

Class of building	Minimum accessible unisex sanitary compartments to be provided
Class 5, 6, 7, 8 and 9 — except for within a ward area of a Class 9a *health-care building*	Where Part F2.3 of the *BCA* requires closet pans: (a) 1 on every *storey* containing *sanitary compartments*; and (b) where a *storey* has more than 1 bank of *sanitary compartments* containing male and female *sanitary compartments* at not less than 50% of those banks

Design

- An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels.
- The circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with the requirements of AS1428.1.
- Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.
- The door to a fully enclosed sanitary compartment must:
  (i) Open outwards; or
  (ii) Slide; or
  (iii) Be readily removable from the outside of the sanitary compartment,
  Unless there is a clear space of at least 1.2m, measured in accordance with Figure F2.5, between the closet pan with the sanitary compartment and the doorway.

Location

- An accessible sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only.
- Where male sanitary facilities are provided in a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of these locations.

Four unisex accessible sanitary facilities are provided with the proposed building. Three at the entry level and one at Lower Level 1. The facility within the administrative areas offers a toilet and shower.

General arrangement of fixtures and room sizes appear to be capable of compliance – refer to Appendix B for compliance requirements.

7.2 Unisex Accessible Showers (BCA Part F2)

Accessible unisex showers must be provided in accordance with Table F2.4(b). That is:

Class of building	Minimum accessible unisex showers to be provided
Class 5, 6, 7, 8 and 9 — except for within a ward area of a Class 9a *health-care building*	Where Part F2.3 of the *BCA* requires 1 or more showers, not less than 1 for every 10 showers or part thereof.

A unisex accessible shower is provided within the administrative area. Room size is capable of compliance subject to correct set-out of fixtures – refer to Appendix B for compliance requirements.

7.3 Sanitary compartments for people with an ambulant disability (BCA Part F2)

At each bank of toilets where there are one or more toilets are provided in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for people with an ambulant disability (PAD) must be provided for use by males and females.

PAD cubicles are provided adjacent to the accessible toilet facility with the Covered Outdoor 1 area. The width of these cubicles scales at 892mm which will not achieve compliance.
Please confirm width of the PAD cubicles is 900-920mm.

8. ADDITIONAL ACCESSIBILITY CONSIDERATIONS

As detailed above, it is acknowledged that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA only.

Philip Chun Access provides the following as a summary of additional accessibility issues that can be addressed in order to reduce Client risk of attracting a discrimination complaint. Refer to Appendix C for specific requirements

- Accessible Reception Counters
- Seating
- Signage
- Luminance Contrast

9. CONCLUSION

We have assessed the architectural documentation available to date and have reviewed the proposed building works with respect to the Building Code of Australia 2015 and Premises Standards. The design is at a point where the inherent BCA philosophies have been checked and development consent can be sought. The finer details with respect to BCA 2015 compliance can be finalised prior to the issue of a Construction Certificate.

The proposed development is capable of achieving a high level of access for people with disabilities and meeting all the relevant standards.

APPENDIX A

MARKED PLANS

Provide seamless transition between indoor and outdoor areas.

Where there is a change in level, a maximum rise of 35mm is permitted with the installation of a threshold ramp per Clause 10.5 of AS 1428.1(2009).

Frameless or fully glazed doorways and sidelights shall be clearly marked for their full width. Provide details of proposed visual indication for review, noting the following per Clause 6.6 of AS 1428.1(2009):
- Visual indication to be a solid, non-transparent, contrasting line;
- Minimum 75mm thick;
- Lower edge to be located between 900mm and 1000mm AFFL; and
- Provide 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.

The internal dimensions of this unisex accessible sanitary compartment appear to be appropriate to meet AS 1428.1(2009) requirements.

Stairs to comply with Clause 11 of AS1428.1 (2009), including:
- Minimum 1000mm unobstructed width;
- Handrails to both sides;
- Appropriate handrail extensions top and bottom of the stairway;
- TGSIs to the top and bottom of the stairway (to AS 1428.4.1:2009);
- Opaque risers;
- No overhanging treads; and
- Luminance contrasting strips at the stair nosings, with a minimum slip resistance rating of X;R10 when dry, and W;R11 when wet.

Passenger lifts to comply with BCA Part E3.6:
- Minimum internal lift car dimensions to be 1100mm(W) x 1400mm(D) if the lift travels no more than 12m;
- Minimum internal lift car dimensions to be 1400mm(W) x 1600mm(D) if the lift travels more than 12m;
- Enhanced features are required to meet BCA / Premises Standard Clause E3.6 and AS1735.12 (1999).

All doors to have a minimum clear opening width of 850mm (i.e. 920mm door leaf). Where double doors are used, 850mm clear opening shall apply to the active leaf.

Consider providing an accessible lower section of counter between a height of 830mm and 870mm, with a minimum width of 900mm.

We consider BCA Part H1.4 applicable to the tiered seating areas. Including intermediate steps between seating levels.

BCA requires the provision of wheelchair seating spaces. We note that this can be accommodated at the top or bottom of the tiered seating,

Configuration of wheelchair seating spaces must offer compliance with AS1428.1.

Consider providing a luminance contrast of not less than 30% between columns and the ground surface.

The internal dimensions and proposed layout of this sanitary compartment suitable for persons with ambulant disabilities appear to be appropriate to meet AS 1428.1(2009) requirements.

The internal dimensions and proposed layout of this unisex accessible sanitary compartment appear to be appropriate to meet AS 1428.1(2009) requirements.

PLAYING

STAGE 1 AT ENTRY & LOWER LEVEL

STAGE 2 A & LOWER

STAGE 3 AT ENTRY & LOWER LEVEL

COVERED OUTDOOR 2
211 m²
RL 44.00

PLANT
PLAY AREA

CUBBY

KINDER
184 m²
RL 44.100

QUIET 1
24 m²

QUIET 2
24 m²

QUIET 3
24 m²

QUIET 4
24 m²

YEAR 1
181 m²

YEAR 2
182 m²

ART
4 m²

ST
4 m²

ST
2 m²

ST
2 m²

ST
1 m²

ST
3 m²

WC 1
5 m²

WC 2
5 m²

ACCESS WC
8 m²

EDB & COM
6 m²

LIFT
8 m²

STAIR 1
19 m²

CL.
2 m²

GALLERY
270 m²
RL 44.100

TIERED SEATING
130 m²

STAIR 2
19 m²

ACCESS WC
10 m²

CL.
3 m²

BOYS
28 m²

GIRLS
30 m²

STAIR 3
20 m²

TOP OF EXISTING BANK

DN

ERL 43.90

COVERED ENTRY
61 m²

Building Entrance

ENTRY/FOYER

CIRCULATION

COVERED OUTDOOR 1
188 m²

ENTRY COURTYARD

INTERVIEW
19 m²

RECEPTION
19 m²

CLINIC
12 m²

CLINIC
12 m²

ST 3
5 m²

STORE 2
28 m²

ACCESS WC/SHR
10 m²

WORK ROOM
20 m²

STORE 1
9 m²

OFFICE 2
12 m²

OFFICE 1
15 m²

PASSAGE
47 m²

ADMINISTRATION STAGE 4
RL 44.100

STAFF STUDY
64 m²

WC 1
8 m²

WC 2
8 m²

ST 4
3 m²

DEMOLISH EXISTING DEMOUNTABLE

PLAYSCAPE OUTDOOR AREA

22 CAR PARKING SPACES

EXISTING HALL

FUTURE ADDITIONS TO HALL

1 ENTRY LEVEL
1 : 100

LEGEND

Mandatory requirements under the BCA 2015 and Premises Standards.

Additional enhanced recommendations in accordance with the spirit and intent of the DDA. These items are considered industry best practice and are provided for Client consideration.

- Identification of accessible areas, including accessible car parking and accessible lift(s).
- Identifies locations where a change in level appears to exist and/or requires clarification, such as ramps and stairways.
- Denotes accessible sanitary facilities, including unisex accessible sanitary facilities, and sanitary compartments for people with ambulant disabilities.
- Identifies elements where joinery documentation is required for review, including reception / service counters, kitchenettes, work stations etc.
- Identification of doorways which appear to lack appropriate circulation space to permit independent access by people with disabilities.
- HALS — Identifies rooms / spaces which require confirmation regarding extent of inbuilt amplification systems (other than for emergency purposes), which would require a hearing augmentation listening system to be installed.

PHILIP CHUN
ACCESS CONSULTING
Ref: AN15-205523_St Philips Gosford
Reviewed by: Lindsay Perry
Date: 04/09/15

PRELIMINARY 01/09/15

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No.	DESCRIPTION	DATE

No.	DESCRIPTION	DATE

ST PHILIPS CHRISTIAN COLLEGE
GOSFORD CAMPUS
NARARA CREEK ROAD, NARARA

PROPOSED
JUNIOR SCHOOL
BUILDING

ENTRY LEVEL
438-S10
SCALE 1 : 100

PROJECT NUMBER	438
DATE	AUGUST
DRAWN BY	IE
CHECKED BY	Checker

PLAYING
FIELD BELOW

Provide seamless transition between indoor and outdoor areas.

Where there is a change in level, a maximum rise of 35mm is permitted with the installation of a threshold ramp per Clause 10.5 of AS 1428.1(2009).

Frameless or fully glazed doorways and sidelights shall be clearly marked for their full width. Provide details of proposed visual indication for review, noting the following per Clause 6.6 of AS 1428.1(2009):
- Visual indication to be a solid, non-transparent, contrasting line;
- Minimum 75mm thick;
- Lower edge to be located between 900mm and 1000mm AFFL; and
- Provide 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.

5
438-S12

STAGE 1 AT ENTRY
& LOWER LEVEL

STAGE 2 AT
& LOWER LEVEL

STAGE 3 AT ENTRY
& LOWER LEVEL

COVERED
OUTDOOR 3
226 m²

PLANT
PLAY AREA

CUBBY

YEAR 3
184 m²
RL 40.600

QUIET 5
24 m²

QUIET 6
24 m²

YEAR 4
182 m²

ST
6 m²

ART ROOM
98 m²

MUSIC
138 m²

PRACTICE 1
31 m²

PRACTICE 2
20 m²

STORE 2
11 m²

STORE 1
12 m²

STORE 3
14 m²

ST
4 m²

ST
2 m²

ST
2 m²

ST
2 m²

ST
3 m²

ART
4 m²

ART
4 m²

STORE 4
13 m²

WC 2
5 m²

CL 2

LIFT
8 m²

ACCESS
WC
8 m²

EDB
& COM
6 m²

BREAKOUT
144 m²

RL 40.600

ERL 43.90

UP

6300 6300 6300 6300 6300 6300 600

35500

80200

38.00 39.00 40.00 42.00 43.00

38.00 39.00 40.00 41.00 42.00 43.00 43.88

Stairs to comply with Clause 11 of AS1428.1 (2009), including:
- Minimum 1000mm unobstructed width;
- Handrails to both sides;
- Appropriate handrail extensions top and bottom of the stairway;
- TGSIs to the top and bottom of the stairway (to AS 1428.4.1:2009);
- Opaque risers;
- No overhanging treads; and
- Luminance contrasting strips at the stair nosings, with a minimum slip resistance rating of X;R10 when dry, and W;R11 when wet.

Passenger lifts to comply with BCA Part E3.6:
- Minimum internal lift car dimensions to be 1100mm(W) x 1400mm(D) if the lift travels no more than 12m;
- Minimum internal lift car dimensions to be 1400mm(W) x 1600mm(D) if the lift travels more than 12m;
- Enhanced features are required to meet BCA / Premises Standard Clause E3.6 and AS1735.12 (1999).

The internal dimensions of this unisex accessible sanitary compartment appear to be appropriate to meet AS 1428.1(2009) requirements.

We consider BCA Part H1.4 applicable to the tiered seating areas. Including intermediate steps between seating levels.

BCA requires the provision of wheelchair seating spaces. We note that this can be accommodated at the top or bottom of the tiered seating,

Configuration of wheelchair seating spaces must offer compliance with AS1428.1.

LOWER LEVEL 1

1 1 : 100

PRELIMINARY 01/09/15

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No.	DESCRIPTION	DATE

No.	DESCRIPTION	DATE

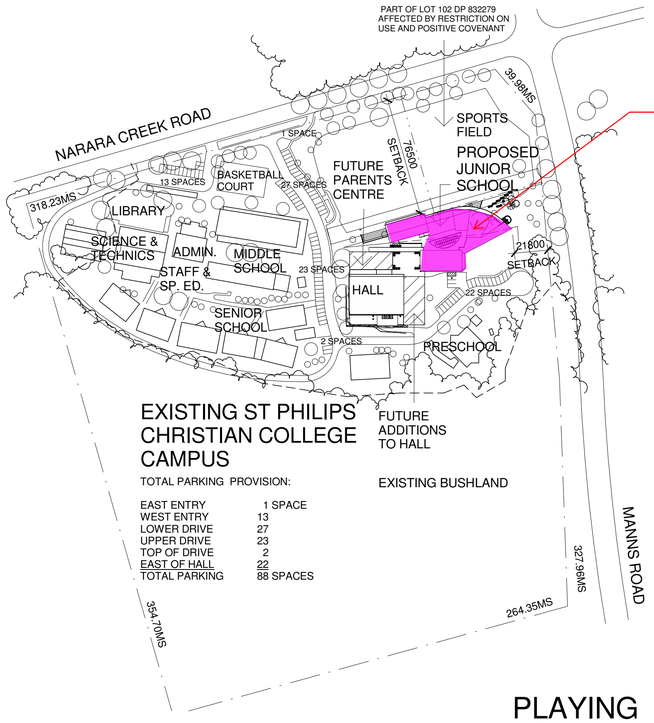
ST PHILIPS CHRISTIAN COLLEGE
GOSFORD CAMPUS
NARARA CREEK ROAD, NARARA

PROPOSED
JUNIOR SCHOOL
BUILDING

LOWER LEVEL 1
438-S11
SCALE 1 : 100

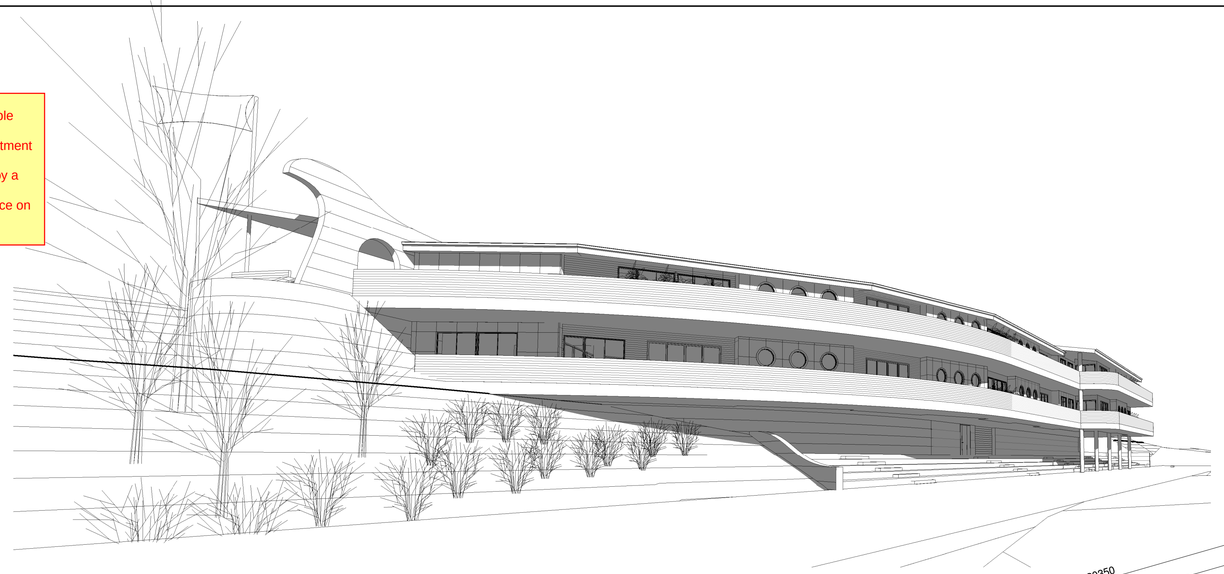
PROJECT NUMBER	438
DATE	AUGUST
DRAWN BY	IE
CHECKED BY	Checker

200mm ON ORIGINAL A1
100mm
25mm
0

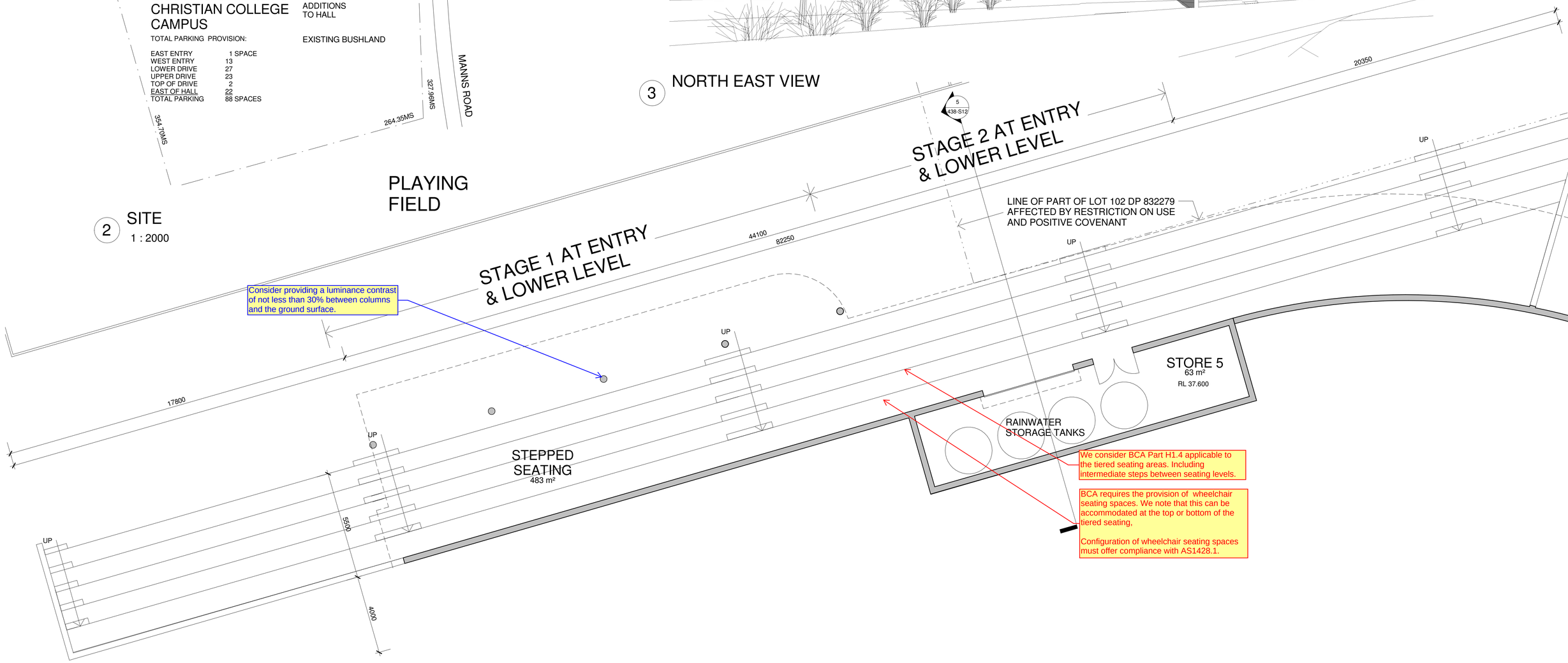


2 SITE
1 : 2000

A continuous accessible path of travel is to be provided to any building required to be accessible from:
- The main points of pedestrian entry at the allotment boundary; and
- From another accessible building connected by a pedestrian link; and
- From any required accessible car parking space on the allotment.
(BCA Clause D3.1)



3 NORTH EAST VIEW



1 LOWER LEVEL 2
1 : 100

PRELIMINARY 01/09/15

200mm ON ORIGINAL A1
100mm
25mm
0

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No.	DESCRIPTION	DATE
R1	SWAP STAGE 2 & 3 STAGING	15/01/15
R2	MINOR CHANGES TO PLANS	19/02/15

No.	DESCRIPTION	DATE

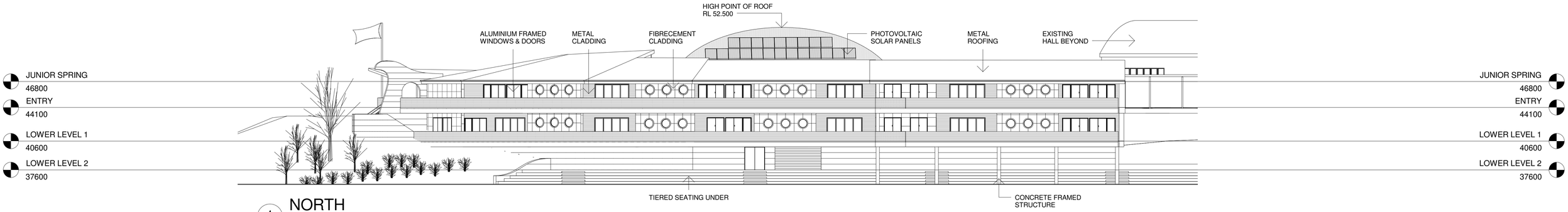
ST PHILIPS CHRISTIAN COLLEGE
GOSFORD CAMPUS
NARARA CREEK ROAD, NARARA

PROPOSED
JUNIOR SCHOOL
BUILDING

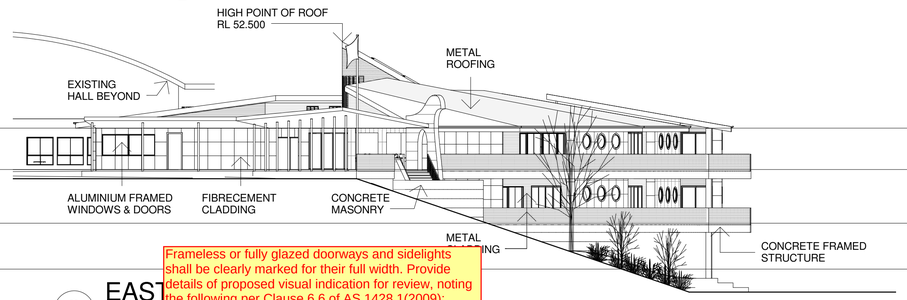
LOWER LEVEL 2, SITE
& NORTH EAST VIEW
438-S09

SCALE As indicated

PROJECT NUMBER	438
DATE	AUGUST
DRAWN BY	IE
CHECKED BY	Checker

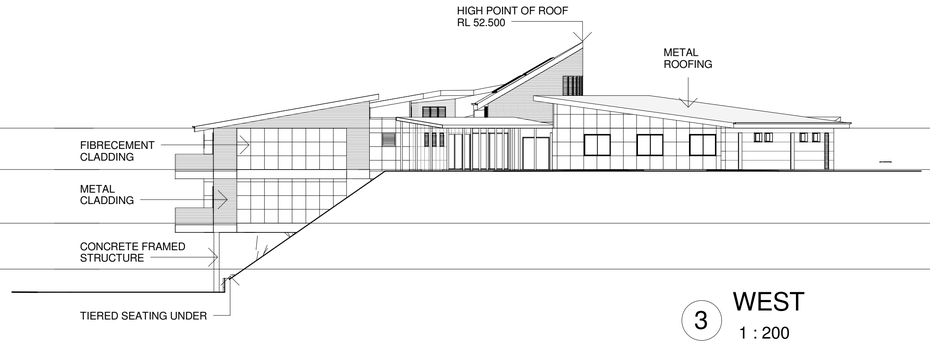


1 NORTH
1 : 200

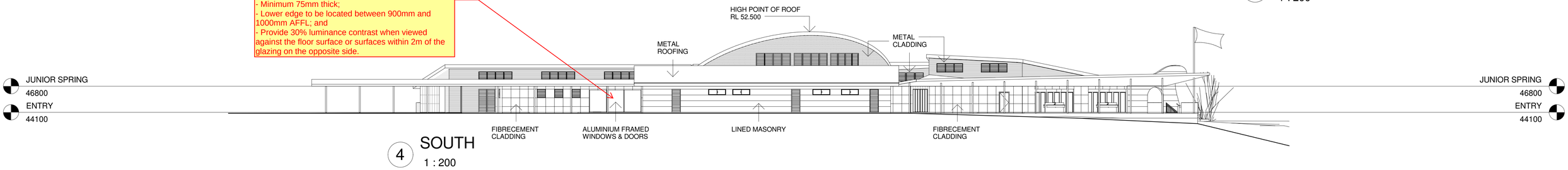


2 EAST
1 : 200

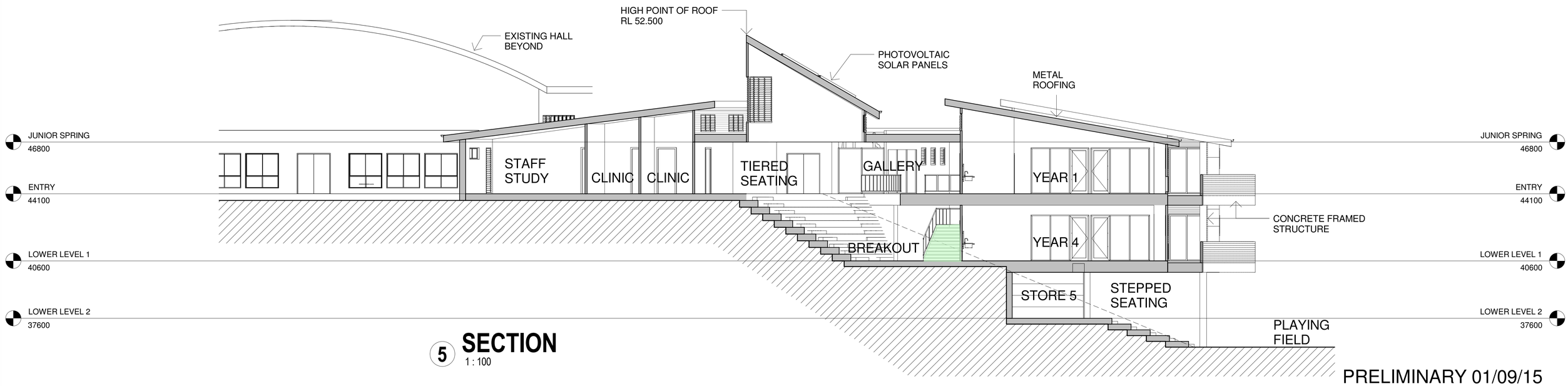
Frameless or fully glazed doorways and sidelights shall be clearly marked for their full width. Provide details of proposed visual indication for review, noting the following per Clause 6.6 of AS 1428.1(2009):
- Visual indication to be a solid, non-transparent, contrasting line;
- Minimum 75mm thick;
- Lower edge to be located between 900mm and 1000mm AFFL; and
- Provide 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.



3 WEST
1 : 200



4 SOUTH
1 : 200



5 SECTION
1 : 100

PRELIMINARY 01/09/15

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NOTES
WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK ALL DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS & CONSTRUCTION.

No.	DESCRIPTION	DATE

No.	DESCRIPTION	DATE

ST PHILIPS CHRISTIAN COLLEGE
GOSFORD CAMPUS
NARARA CREEK ROAD, NARARA

PROPOSED
JUNIOR SCHOOL
BUILDING

ELEVATIONS
438-S12
SCALE As indicated

PROJECT NUMBER	438
DATE	AUGUST
DRAWN BY	IE
CHECKED BY	Checker

200mm ON ORIGINAL A1
100mm
25mm
0

APPENDIX B

ACCESS COMPLIANCE REQUIREMENTS

B1 EXTERNAL WALKWAYS

The minimum unobstructed width of all pathways and walkways is to be 1000mm (AS1428.1 (2009), Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2 (1992).

All pathways and walkways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, 5mm for bevelled edges -refer to Figure 6 of AS1428.1(2009)).

The maximum allowable crossfall of pathways and walkways is to be 1:40. The surfaces of an accessible path of travel are be slip-resistant.

The ground abutting the sides of the pathways and walkways should follow the grade of the pathway and extend horizontally for 600mm. This is not required where there is a kerb or handrail provided to the side of the pathway (refer to AS1428.1 (2009) Clause 10.2).

Maximum allowable gradient of the walkway is 1:20 and maximum length between landings to be 15m (for 1:20 gradient). Landings to be a minimum 1200mm in length (where there is no change in direction). For changes in direction of 180º, landings to be 1540mm in length – refer to AS1428.1 (2009), Clause 10.8.

B2 THRESHOLD RAMPS

Threshold ramps are to comply with AS1428.1 (2009), Clause 10.5.

Threshold ramps are to have a maximum rise of 35mm, maximum length of 280mm and maximum gradient of 1:8.

Threshold ramps to be located within 20mm of the door leaf that it services.

B3 BUILDING ENTRANCES

Entrances are to comply with AS1428.1 (2009), Clause 13 as part of the accessible path of travel.

Doors are to have a minimum clear opening width of 850mm to comply AS1428.1 (2009), Clause 13.2 as part of the accessible path of travel.

Door threshold are to be level to provide seamless entry as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1 (2009), 5mm where bevelled edges are provided between surfaces – refer to Figure 6.

Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1 (2009), Clause 13.5)

For glass doors, provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid pattern to AS1428.1 (2009) Clause 6.6.

B4 DOORWAYS

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

All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1 (2009), Figure 31. Circulation areas are to have a maximum crossfall of 1:40.

Doorways to have minimum 30% luminance contrast as described in AS1428.1 (2009), Clause 13.1.

Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1 (2009), Clause 13.5)

B5 TACTILE INDICATORS

Installations of tactile indicators are to be in accordance with AS1428.4.1 (2009).

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

Tactile indicators are to be 600-800mm deep across the width of the path of travel.

B6 VISUAL INDICATION TO GLAZING

Provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid pattern to AS1428.1 Clause 6.6.

B7 SIGNAGE

The BCA has requirements for Braille and tactile signage within Specification D3.6. This provides information for the provision of statutory signage. In addition, AS1428.2 (1992) contains additional information as to the form of signage.

Signage should be easily comprehended by all building users. In this regard, the use of pictograms is highly recommended. The message that the sign conveys should be unambiguous.

Placement of signage should be considered at the following locations:

- Where it is clearly visible to people in bot a standing and seated position.
- At changes in direction.
- At locations where directional decisions are made.
- As required to amenities and exits

B8 HEARING AUGMENTATION

While it is not referenced by the BCA, AS1428.5 (2010): Communication for people who are deaf or hearing impaired contains information regarding assisted listening systems and can be used to ensure equitable facilities are provided for this user group.

The standard provides information relating to design solutions and equipment for the following:

- Assisted listening systems.
- Early warning systems
- Visual display systems for intercommunication, public announcements and the like
- Telephone services and telecommunications available to the public.

B9 WHEELCHAIR SEATING

Where fixed seating is provided in an assembly building, the required wheelchair seating spaces (number per BCA) are required to be:

- Accessed via an accessible path of travel.
- Located adjacent to, and at the same level as, other seating in a row.
- Located to allow lines of sight comparable to those for general viewing areas.

The special requirement for the footprint of a single wheelchair seating space is 800x1250mm.

B10 PASSENGER LIFTS

Every passenger lift in an accessible building must be suitable for use by people with a disability. Typically, requiring the following to be provided:

Lift dimensions

- Lift floor dimensions of not less than 1100mm X 1400mm for lifts which travel not more than 12m.
- Lift floor dimensions of not less than 1400mm X 1600mm for lifts which travel more than 12m.
- Provision for a stretcher facility within at least one emergency lift required by E3.4, or where an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12m, in at least one of those lifts to serve every floor served by lifts.

Lift Features

- Handrail complying with the provisions for a mandatory handrail in AS1735.12.
- Minimum clear door opening complying with AS1735.12.
- Passenger protection system complying with AS1735.12.
- Lift landing doors at the upper landing.
- Lift car and landing control buttons complying with AS173.5.12.
- Lighting in accordance with AS1735.12.
- Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.

All passenger lifts serving more than 2 levels must possess:

- Automatic audible information within the lift car to identify the level each time the car stops.
- Audible and visual indications at each lift landing to indicate the arrival of the lift car.
- Audible information and audible indication must be provided in a range between 20-80dB(A) at a maximum frequency of 1500Hz.

B11 STAIRS

Stair construction is to comply with AS1428.1 (2009) Clause 11.1.

Stairs are to have closed or opaque risers. Open risers cause confusion for persons with a vision impairment and may trigger conditions such as epilepsy due to light penetrating through the open risers.

Where the stair intersects with an internal corridor, the stair shall be set back in accordance with AS1429.1 (2009) Figure 26C/D to allow adequate space for handrail extensions and tactile indicators.

Provide handrails, with extensions, to both sides of the stair (AS1428.1 (2009), Clause 11.2). Handrails are to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails should be continuous around the landings where possible. Handrails are required on both sides of the stair to cater for left and right handed disabilities. A central handrail is also an acceptable solution where adequate width is available.

Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser.

Stair nosings shall not project beyond the face of the riser.

Provide tactile indicators at the top and bottom of the stair to comply with BCA Part D3.8 and AS1428.4.1 (2009).

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

Tactile indicators at the top and bottom of the stair to be 600-800mm deep across the width of the stair set back 300mm from the edge of the stair.

B12 UNISEX ACCESSIBLE SANITARY FACILITIES

Set-out of fixtures and fittings within the accessible sanitary facilities to offer compliance with AS 1428.1 (209) Clause 15 as follows.

Crucial dimensions for the toilet are 450mm from centreline of pan to side wall, 800mm from front of pan to rear wall and a seat height of 470mm.
A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see figure 43).
For the basin, a minimum dimension of 425mm is required from the centreline of the basin to the side wall and height of basin to be between 800 and 830mm.
Grabrails are to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800mm.

Taps are to have lever handles, sensor plates or similar controls. For lever taps a minimum of 50mm clearance to be provided to adjacent surfaces.

Toilet seat shall be of the full round type, be securely fixed in position when in use and have fixings that create lateral stability. They should be load rated to 150kg, have a minimum 30% luminance contrast to the background colour (e.g. pan, wall or floor) and remain in the upright position when fully raised.

Provide a backrest to accessible toilets to comply with AS1428.1, Clause 15.2.4.

Accessible toilet to be identified using the International Symbol for Access. Pictograms / lettering to have a minimum 30% luminance contrast to the background colour. Signage is to comply with AS1428.1, Clause 8 and include information in tactile and Braille formats (as required by the BCA).

Doorways are to have a minimum clear opening width of 850mm to comply AS1428.1 (2009), Clause 13.2 as part of the accessible path of travel. Adequate circulation area at the latch side of the doorway is required to allow independent access to the facility – for details refer to AS1428.1, Figure 31.
Door hardware are to be located within the accessible height range of 900-1100mm above the finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

Controls within the accessible toilet facilities, such as light switches, are to be in the accessible height range of 900-1100mm above the finished floor level to comply with AS1428.1 (2009), Clause 14. Controls should be located not less than 500mm to a corner.

B13 UNISEX ACCESSIBLE SHOWERS

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

The minimum dimensions of an accessible shower are to be 1160 x 1000mm. A folding seat, at a height of 470mm is to be provided. All taps to be located within the height range of 900-1100mm above the finished floor level.
Circulation space in front of the shower is to be provided as illustrated in AS1428.1, Figure 47.

B14 PEOPLE WITH AMBULANT DISABILITIES CUBICLES (PAD)

PAD cubicles within male and female toilets to be in compliance with AS1428.1, Clause 16.

Width of PAD cubicles is to be 900-920mm.

Provide grabrails to PAD cubicles to comply with AS1428.1, Clause 17 and Figure 53A.

Doors are to have a minimum opening width of 700mm and comply with AS1428.1 Figure 53B.

Provide signage to the PAD cubicles to comply with AS1428.1, Clause 16.4.

Provide 900x900 circulation space in front of pan and each side of doors on path to the toilet. Door are not to swing into circulation spaces.

APPENDIX C

BEST PRACTICE RECOMMENDATIONS

C1 RECEPTION COUNTERS

We recommend the provision of accessible reception counters designed in accordance with AS1428.2 (1992), Part 24.1. Height of the counter is to be between 750mm (±20) and 850mm (±20) above the finished floor level and have foot and knee clearance under the counter as outlines in Figure 25. The minimum width of the accessible counter and clearance below is 900mm.

The level of access to be provided may be dependent upon the level of interaction intended, such as high level interaction, minimal and verbal and visual interaction only.

C2 SEATING

Where seating is located within public areas, a proportion of accessible seating should be provided offering compliance with AS1428.2:1992 Clause 27.

C3 SIGNAGE

Signs and symbols should be provided to inform all users. Provide a signage system which informs all users (HREOC Advisory notes on access to premises, Item 5.15).

C4 LUMINANCE CONTRAST

Luminance contrast is the light reflected from one surface or component, compared to the light reflected from another surface or component. A luminance contrast of 30% between two surfaces is generally accepted as a minimum when considering it as a navigational / way-finding tool for people with Vision impairment.

In this regard, we recommend that the provision of a minimum 30% luminance contrast between surfaces be adopted in the following instances to assist people with Vision impairment negotiate the built environment:

- Provide luminance contrast between walls and doors.
- Generally, contrasting wall and floor surfaces should be provided. At a minimum, skirting boards which provide suitable contrast to the floor surface assist people with low vision in identifying perimeters of corridors and accessible spaces.
- For joinery, Counters or benches to achieve a minimum 30% luminance contrast with the counter / bench face to which it is viewed. Additionally, Counter / bench surfaces to have a matte or low sheen finish;
- For handrails and grabrails, provide a luminance contrast between the rail and the wall colour;
- For signage, provide luminance contrast so that message can be conveyed – luminance contrast required between the information in the sign and base sign colour.

  Note: Statutory requirements for luminance contrast include tactile indicators, stair nosing strips, toilet seats and door / wall identification.