



Disability Access Report

**Medowie Mixed-Use  
Development**

795 Medowie Road  
MEDOWIE NSW

For: Mavid Group  
Ref: LP\_18177



## Executive Summary

Development application documentation for the Proposed Mixed-Use Development at 795 Medowie Road Medowie has been reviewed against the requirements of the Building Code of Australia 2019 and The Disability Discrimination Act 1992 with regard to access for persons with a disability. The requirements of the Disability Standards for Access to Premises (Buildings) and the Access Code for Buildings have also been addressed.

We consider that the drawings presented for assessment, for the purposes of a development application, generally comply with the above-mentioned statutory requirements.

The following table summarises compliance status.

Item No.	Description	Compliance Status
<b>Access and Approach</b>		
4.1	Allotment Boundary to Entrance	Compliant
4.2	Accessible Carparking to Entrance	Compliant
4.3	Link between Buildings	Compliant
4.4	Pathways	Capable of compliance
4.5	Accessible Carparking	Capable of compliance
4.6	Accessible Ramps	Capable of compliance
4.7	Stairs	Capable of compliance
4.8	Pedestrian Crossings	Capable of compliance
4.9	Luminance Contrast	Recommendation only
<b>Food and Drink Outlet</b>		
5.0	Food and Drink Outlet	Capable of compliance
<b>Pharmacy</b>		
6.1	Building Entrance	Capable of compliance
6.2	Distribution of Sanitary Facilities	Compliant
<b>Childcare Centre</b>		
7.1	Building Entrance	Capable of compliance
7.2	Extent of Access Generally	Compliant
7.3	Circulation Areas	Compliant
7.4	Doorways	Compliant circulation areas
7.5	Service Counters	Recommendation only
7.6	Distribution of Sanitary Facilities	Compliant
<b>Commercial Building</b>		
8.1	Building Entrance	Capable of compliance
<b>General Accessibility Requirements</b>		
9.1	Doorways	Information only
9.2	Doorways with Vestibules	Information only
9.3	Doorways to Ambulant Cubicles	Information only
9.4	Accessible Service Counters	Information only



Item No.	Description	Compliance Status
9.5	Hearing Augmentation	Information only
9.6	Exempt Areas	Information only
8.7	Floor Finishes	Information only
9.8	Carpet	Information only
9.9	Controls	Information only
9.10	Visual Indication to Glazing	Information only
9.11	Tactile Indicators	Information only
9.12	Signage	Information only
9.13	Thresholds	Information only
9.14	Slip Resistance	Information only
<b>Sanitary Facilities</b>		
10.1	Distribution	Compliant
10.2	Accessible Toilets	Capable of compliance
10.3	Ambulant Toilet Cubicles	Capable of compliance

Construction is to be in accordance with the recommendations made in this access report to ensure compliance. Where construction differs from the drawings, further assessment will be required to ascertain compliance.

This report is limited to items within drawings listed in this report only. Future alterations and additions to the building will render the recommendations in this report null and void as we cannot guarantee continued compliance where changes to the building fabric are made. A high level of maintenance is recommended to ensure continued compliance with access legislation.

**All dimensions quoted throughout this report and within Australian Standards are CLEAR dimensions, not structural. This needs to be considered in the preparation of the construction certificate documentation to account for wall linings and the like.**

Best practice options, as noted in the report, are not mandatory but will minimise the risk of a complaint made under the DDA.

It is estimated that one in five people in Australia have a long-term disability (Australian Bureau of Statistics – 2003). This includes physical disability, intellectual disability, and sensory impairments such as vision and hearing. It does not include those with a short-term (temporary) disability or the continuing aging population.

Lindsay Perry Access have adopted a best practice, performance-based approach to access. Assessment is based on project specifics and takes into account various factors such as site topography, heritage and existing site conditions.

The recommendations throughout this report reflect the professional opinion and interpretation of Lindsay Perry. This may differ from that of other consultants. We aim to provide practical, performance-based advice based on project specifics that will maximize access for persons with a disability to the built environment.



Lindsay Perry is a qualified Access Advisor, being an accredited within Australia (ACAA No. 136) and at the international level (GAATES No. BE-02-106-18). Lindsay Perry Access Pty Ltd carries public liability insurance, professional indemnity insurance and workers compensation insurance.

## LINDSAY PERRY

B.Arch, M.Dis.Stud.

Internationally Certified Access Consultant GAATES ICAC BE-02-106-18  
ACAA Accredited Access Consultant No. 136 |  
Registered Architect NSW 7021  
Livable Housing Assessor 20047 | Changing Places Assessor CP005



### Revision Summary

Date	Description	Revision
11 July 2019	DA Disability Access Report	1
11 July 2019	DA Disability Access Report	2



## 1. Project Background

---

This Access Report considers the Proposed Mixed-Use Development at 795 Medowie Road Medowie, against the requirements of the Building Code of Australia 2019 (BCA), Disability (Access to Premises) Standards 2010 and The Disability Discrimination Act 1992 (DDA), with regard to access for persons with a disability.

The proposed development is a mixed-use development that includes a Food & Drink Outlet; Pharmacy Building with Medical Centre; Childcare Centre (126 children); and a Commercial Building.

The development is over one main level with commercial tenancies (within the Pharmacy Building) at a lower level fronting Peppertree Road. This is due to the existing site topography. The main accessible pedestrian entrance to the site is provided from Muir Street with level access provided to all buildings on the site.

From Peppertree Road, commercial tenancies are entered from the existing street footpath. Stair access to other areas of the site is available from Peppertree Road.

Documentation prepared by CKDS Architecture has been reviewed as follows:

- Cover Page
- DA-0002 08 Legends / Planning Controls
- DA-0003 06 Signage Schedule
- DA-1001 09 Site Analysis Plan
- DA-1002 10 Site Plan
- DA-1003 09 Street Elevations
- DA-1004 08 Site Sections
- DA-1101 09 Pharmacy Lower Floor Plan
- DA-1102 09 Pharmacy Ground Floor Plan
- DA-1103 09 Pharmacy Roof Plan
- DA-1104 09 Pharmacy Elevations
- DA-1105 09 Pharmacy Elevations 2
- DA-1106 09 Pharmacy Sections
- DA-1107 05 Pharmacy Materiality
- DA-1201 09 Childcare Floor Plan
- DA-1202 09 Childcare Roof Plan
- DA-1203 07 Childcare Elevations
- DA-1204 07 Childcare Sections
- DA-1205 05 Materiality
- DA-3001 08 Commercial Ground Floor Plan
- DA-3002 08 Commercial Roof Plan
- DA-3003 08 Commercial Elevations
- DA-3004 06 Commercial Sections
- DA-3005 05 Commercial Materiality



## 2. Council Requirements

---

Port Stephens Council DCP (2018) is applicable to this development. There are no specific requirements with regard to access for people with disabilities.

## 3. Legislation

---

Access assessment has been made against Access Legislation including:

- The Commonwealth Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises (Buildings)) Standards 2010
- Access Code for Buildings 2010
- The Building Code of Australia 2019 (BCA) Section D3 – Access for People with Disabilities
- The Building Code of Australia 2019 (BCA) Section D2 (in part) – thresholds and slip resistant
- Australian Standards AS1428.1(2009) Amendment 1, AS1428.2(1992), AS1428.4(2009) – Design for Access and Mobility
- Australian Standard AS2890.6 (2009) – Parking Facilities – Off street carparking For People with Disabilities.

A summary of the requirements of relevant legislation follows.

- The DDA requires independent, equitable, dignified access to all parts of the building for all building users regardless of disability. The DDA makes it unlawful to discriminate against a person on the grounds of disability.
- The DDA Premises Standards include an Access Code written in the same style as the Building Code of Australia. It has a number of Performance Requirements that are expressed in broad terms and references a number of technical Deemed-to-Satisfy Provisions.
- The BCA 2019 for Class 6 (retail) buildings & Class 9b Childcare buildings requires access for people with disabilities to and within all areas normally used by the occupants.
- AS1428 – Design for Access and Mobility  
Part 1 (2009) of this standard contains access requirements that are mandatory for the provision of access for persons with a disability and is referred by the BCA.  
Part 2 (1992) provides enhanced and best practice requirements.  
Requirements for tactile indicators are included in Part 4.1 (2009) of this standard.
- AS2890.6 applies to the carparking areas generally.

## 4. Access and Approach

The approach to the building needs to be considered when considering access for persons with a disability. The BCA has three requirements for the approach to the building for persons with a disability.

An accessible path of travel is required to the building entrance from the allotment boundary at the main points of pedestrian entry, from accessible carparking areas and from any adjacent and associated accessible building.

In this instance, the approach to the building has been considered as follows:

- from the allotment boundary at the pedestrian entrance along Peppertree Road to the Commercial entrances that front the street;
- from the allotment boundary at the pedestrian entrance along Muir Road to the building entrances;
- from the accessible carparking area to the building entrances.
- Links between building entrances.

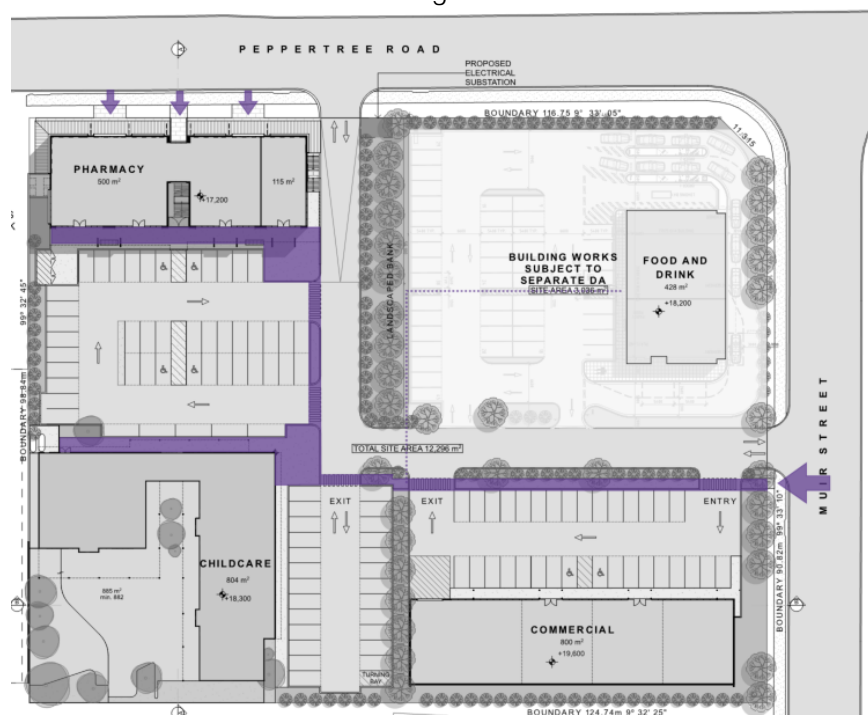


Figure 1 | Accessible Path of Travel

### 4.1 Approach from Street Boundary

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.

#### Compliance Summary:

Compliant

An accessible path of travel is available from the street footpath along Muir Road to all building entrances.

An accessible path of travel is available from the street footpath along Peppertree Road to the commercial tenancies at that level.



#### 4.2 Approach from Accessible Carparking

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

---

**Compliance Summary:**

---

Compliant

An accessible path of travel is available from the accessible carparking areas to all building entrances.

#### 4.3 Approach between Building Associated Buildings

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

---

**Compliance Summary:**

---

Compliant

An accessible path of travel is available between the four buildings on the site.

#### 4.4 Pathways Generally

The accessible path of travel refers to a pathway which is grade restricted and provides wheelchair access as per the requirements of AS1428.

---

**Compliance Summary:**

---

Capable of compliance

The pedestrian areas are conducive to the provision of access for persons with a disability.

**Recommendations:**

For compliance with AS1428.1, the following access requirements apply and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. The minimum unobstructed width of all pathways is to be 1000mm (AS1428.1, Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2.
- b. All pathways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, or 5mm for bevelling edges).
- c. The maximum allowable crossfall of pathways is to be 1:40.
- d. The ground abutting the sides of the pathways should follow the grade of the pathway and extend horizontally for 600mm. We note that this is not required where there is a kerb or handrail provided to the side of the pathway.
- e. Pathways to have passing bays complying with AS1428.1 at maximum 20m intervals where a direct line of site is not available.





#### 4.5 Accessible Carparking

There is a requirement for the provision of accessible carparking within the development.

---

**Compliance Summary:**

---

Capable of compliance

Carparking is provided centrally within the development. Of the one hundred and eight (108) spaces provided on the site, a total of seven (7) spaces are nominated as accessible spaces. These are evenly distributed throughout the site in close proximity to building entrances.

The number of accessible spaces offers BCA compliance.  
Configuration is in keeping with AS2890.6.

**Recommendations:**

Access requirements for the accessible carparking are as follows and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. Accessible carparking to be a minimum of 2400mm wide with a shared area to one side of the space 2400mm wide. Circulation space can be shared between adjacent accessible carparks.
- b. Provide a bollard to the shared circulation space as illustrated in AS2890.6, Figure 2.2.
- c. The maximum allowable crossfall of accessible carparking area to be, 1:33 (for outdoor spaces). This crossfall applies both parallel and perpendicular to the angle of parking.
- d. For covered carparking, the clear height of the accessible carparking space to be 2500mm as illustrated in AS2890.6, Figure 2.7.
- e. Designated accessible carparking is to be identified using the International Symbol for Access (ISA) –ground and vertical signage is required. Signage is to comply with AS1428.1.

#### 4.6 Stairs

Stairs are provided as a part of the pedestrian access from Peppertree Road to the development. AS1428.1 has access requirements for all public access stairs and is applicable in this instance.

---

**Compliance Summary:**

---

Capable of compliance

**Recommendations:**

Access requirements for stairs are as follows and should be addressed during preparation of the construction certificate documentation to ensure compliance.



- a. Stairs to comply with AS1428.1(2009), Clause 11.2.
- b. Where the stair intersects the property boundary, the stair shall be set back a minimum of 900mm so that handrail extensions and tactile indicators do not protrude into the traverse path of travel.
- c. Stairs 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 riser.
- d. Provide handrails, with extensions, to both sides of the stair (AS1428.1 (2009), Clause 11.2 & 12). Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis.

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. The use of a double handrail is encouraged so that two users can travel in opposite directions and maintain their grip on the handrail.

- e. 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.
- f. Stair nosings shall not project beyond the face of the riser.
- g. Provide tactile indicators at the top and bottom of the stair to comply with BCA Clause D3.8 and AS1428.4.

Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour. For discrete tactile indicators, 45% luminance contrast is required (60% where two-tone indicators are used).

#### **4.7 Pedestrian Crossings**

There are raised marked pedestrian crossings on the site that form part of the accessible path of travel between building entrances for wheelchair access. the configuration of pedestrian crossings generally reflects accessibility requirements for an inclusive and safe environment.

---

##### **Compliance Summary:**

---

Capable of compliance

##### **Recommendations:**

Where the pedestrian crossing is at the same level as the roadway, provide tactile indicators to both sides of the roadway to alert persons with a vision impairment of the hazard. Tactile indicators to be 600-800mm deep across the width pedestrian crossing. Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

## 5. Food & Drink Outlet

The fit-out of the Food and Drink Outlet is located in the north-eastern corner of the site being entirely independent of other building works on the site. The food and drink outlet relies on the siteworks to gain access internally to their site which will be submitted as part of a separate development application.

As a part of this development application, a prepared and serviced area is to be provided.

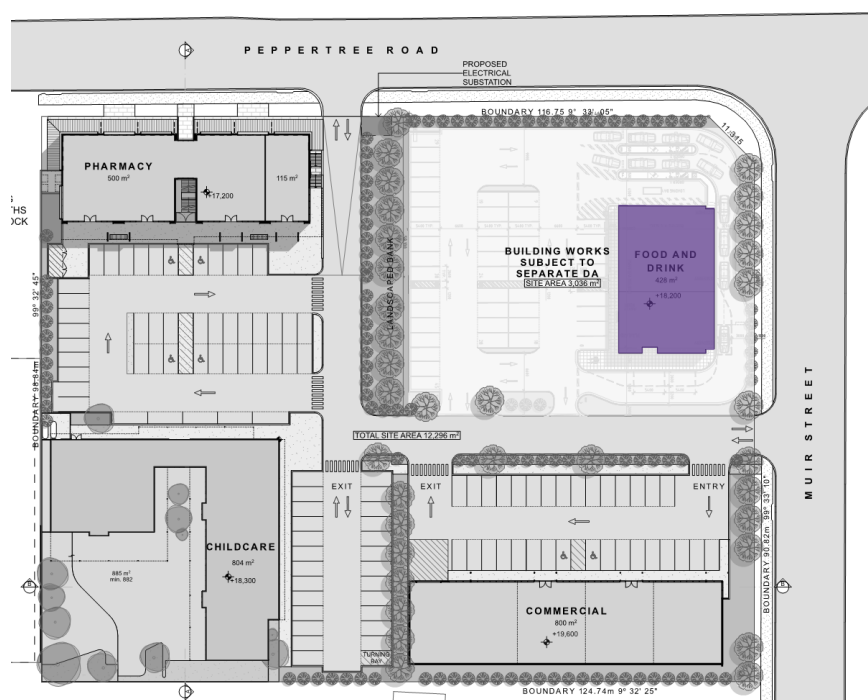


Figure 2 | Location of Food and Drink Outlet

### Compliance Summary:

The proposed site works will provide access to the food and drink outlet. Pedestrian areas extend to the area and accessible carparking is provided.

## 6. Pharmacy Building

The pharmacy building is located in the north western corner of the site and accommodates a Pharmacy, Medical Centre and a Commercial Tenancy at the ground / main floor level with six (6) commercial tenancies at the lower street level along Peppertree Road. The building requires access to and within all areas for people with disabilities.

The fit-out of this building is not shown as part of the development application. The following commentary on accessibility requirements within the building should be read in conjunction with Section 9 & 10 of this report that cover General Accessibility Items and Sanitary Facilities respectively.



Figure 3 | Location Pharmacy Building

### 6.1 Pharmacy Building Entrances

In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and not less than 50% of all pedestrian entrances including the principal pedestrian entrance.

In a building with a total floor area more than 500 sqm a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

#### Compliance Summary:

Capable of compliance

There are multiple entrances provided to the building. Double swinging doorways are provided in each location.

**Recommendations:**

The following access requirements apply to the entrance and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. Entrances to comply with AS1428.1(2009), Clause 13 as part of the accessible path of travel.
- b. 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.
- c. Door thresholds 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 beveled edges are provided between surfaces – refer to Figure 6.
- d. Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)
- e. 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. AS1428.1, Clause 6.6.
- f. Where double door sets are provided, one door leaf is to be capable of being held in the closed position to provide door opening widths and circulation to comply with AS 1428.1.
- g. For a best practice approach to access, and to assist people with a vision impairment locate the entrance, consider providing features with a minimum 30% luminance contrast to the background surface such as an entry mat or awning.

**6.2 Distribution of Accessible Sanitary Facilities**

A unisex accessible sanitary compartment is provided within each of the commercial tenancies at the lower floor / street level. The overall room dimensions are conducive to compliance with AS1428.1 (2009).

---

**Compliance Summary:**

---

Compliant

We note that accessible sanitary facilities will also be required at the ground floor level. With the Pharmacy, Medical Centre and Commercial Tenancies.





- a. Entrance to comply with AS1428.1(2009), Clause 13 as part of the accessible path of travel.
- b. Door 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.
- c. Door threshold 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 beveled edges are provided between surfaces – refer to Figure 6.
- d. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)
- e. 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. AS1428.1, Clause 6.6.
- f. Consider providing features with a minimum 30% luminance contrast to the doorway such as an entry mat or awning.

## 7.2 Extent of Access Generally – BCA

Access for people with disabilities is required to and within all areas normally used by the occupants.

Within a childcare centre, staff are required to have a degree of mobility due to the nature of the duties performed as a part of their position descriptions. Given the typical position description for a childcare worker and the physical activities expected, it would be highly unlikely for a staff member to have a non-ambulant disability. Therefore, we consider that access for people with disabilities is not required to the following rooms: store rooms; cot rooms; nappy change rooms; laundry; kitchen; bin store; staff resource rooms; arts and craft room.

---

### Compliance Summary:

---

Compliant

## 7.3 Circulation Areas

BCA (Clause D3.3) requires the provision of turning spaces and passing areas to corridors to enable wheelchair circulation throughout a building.

Turning spaces 1540mm wide by 2070mm long are required within 2m of the end of corridors to enable a wheelchair to turn through 90° and passing areas 1800mm wide by 2000mm long are required every 20m along a corridor unless there is a clear line of sight.

---

### Compliance Summary:

---

Compliant



#### 7.4 Doorways Generally

AS1428 has requirements for doorways within the accessible path of travel to enable independent access for people using a wheelchair.

---

##### Compliance Summary:

---

Compliant circulation areas generally provided as appropriate for a childcare centre.

#### 7.5 Accessible Service Counters (Best-practice recommendation)

Access requirements for service counters are contained in AS1428.2. AS1428.2 provides enhanced requirements for accessibility but is not mandatory. Compliance with this clause will offer protection from a complaint made under the DDA but is not required by the BCA.

If provided, access requirements for reception counters are as follows.

- Accessible counters to comply with AS1428.2, Clause 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.

#### 7.6 Hearing Augmentation at Service Counters

For buildings that are required to be accessible, the BCA (Clause D3.7) requires hearing augmentation systems at service counters **where the user is screened from the service provider**. We note that this may not be relevant to this project.

Requirements for hearing augmentation are contained in AS1428.5: Communication for People who are deaf or Hearing impaired. This standard is not referenced by BCA however, we recommend that the requirements of AS1428.5 be adopted in the provision of hearing augmentation.

---

##### Compliance Summary:

---

To be addressed during detailed design.

#### 7.7 Distribution of Accessible Sanitary Facilities

A unisex accessible sanitary compartment and an ambulant toilet are provided within the childcare centre. The overall room dimensions and layout are conducive to compliance with AS1428.1 (2009).

---

##### Compliance Summary:

---

Compliant

A unisex access sanitary compartment and ambulant toilet are provided within the building.



## 8. Commercial Building

The fit-out of the Commercial Building does not form a part of this development application. As such, base building works have been considered only. This includes the entrance doorway and general items discussed within Section 9 of this report. We note that the building is accessible to people with disabilities. No sanitary facilities are shown within this building.

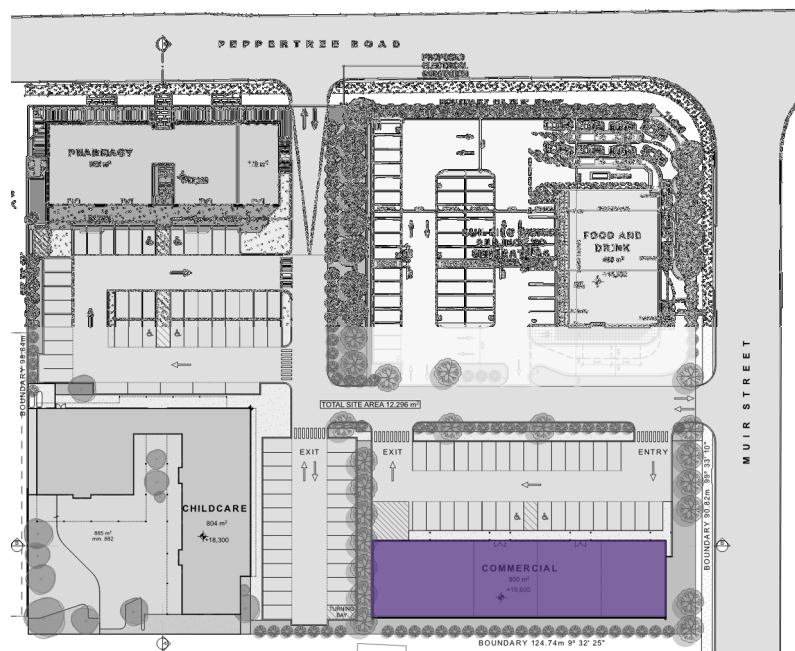


Figure 5 | Location of Commercial Building

### 8.1 Commercial Building Entrance

In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and not less than 50% of all pedestrian entrances including the principal pedestrian entrance.

In a building with a total floor area more than 500 sqm a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

---

#### Compliance Summary:

---

Capable of compliance

Double swinging doorways provide entry to the Commercial Building.

#### Recommendations:

The following access requirements apply to the entrance and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. Entrance to comply with AS1428.1(2009), Clause 13 as part of the accessible path of travel.



- b. Door 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.
- c. Door threshold 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 beveled edges are provided between surfaces – refer to Figure 6.
- d. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)
- e. 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. AS1428.1, Clause 6.6.
- f. For a best practice approach to access, and to assist people with a vision impairment locate the entrance, consider providing features with a minimum 30% luminance contrast to the background surface such as an entry mat or awning.

## 9. General Accessibility Requirements

---

The following accessibility requirements are applicable to all buildings on the site and should be addressed during subsequent design stages to ensure an inclusive environment.

### 9.1 Doorways Generally

AS1428 has requirements for doorways within the accessible path of travel to enable independent access for people using a wheelchair.

#### **Recommendations:**

Access requirements for doorways within the accessible path of travel are as follows and should be addressed during preparation of the construction certificate documentation to ensure compliance

- a. Doorways within the accessible path of travel 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.

For double doors, the operable leaf must achieve this clear opening width.

- b. All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.
- c. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.



- d. Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5). Note that this is not applicable to childcare centres.

Door handles and related hardware shall be able to be unlocked and opened with one hand per AS1428.1 (2009), Clause 13.5.1. The handles shall enable a person who cannot grip to operate the door without their hand slipping from the handle. We recommend the use of lever handles.

- e. Doorways to have operational forces per AS1428.1 (2009), Clause 13.5.2. A maximum allowable force of 20N is required to operate the door.

## 9.2 Doorways within Vestibules and Air-locks

AS1428 has requirements for circulation areas between doorways within vestibules / airlocks to enable independent access for people using a wheelchair. Clause 13.4 requires a minimum dimension of 1450mm between doors. Where a doorway encroaches into the space, 1450mm plus the door leaf width is required.

## 9.3 Doorways within Vestibules and Air-locks to Ambulant Toilet Cubicles

AS1428 has requirements for circulation areas between doorways within vestibules / airlocks as part of the path of travel to ambulant toilet cubicles to enable independent access for people using a mobility aid. Figure 34(b) requires a minimum dimension of 900mm between doors. Where a doorway encroaches into the space, 900mm plus the door leaf width is required.

## 9.4 Accessible Counters (Best-practice recommendation)

Access requirements for service counters are contained in AS1428.2. AS1428.2 provides enhanced requirements for accessibility but is not mandatory. Compliance with this clause will offer protection from a complaint made under the DDA but is not required by the BCA.

Access requirements for accessible counters, if provided, are as follows.

- a. Accessible counters to comply with AS1428.2, Clause 24.1. Height of the counter is to be between 750mm( $\pm 20$ ) and 850mm ( $\pm 20$ ) with foot and knee clearance under the counter as outlined in Figure 25. The minimum width of the accessible counter and clearance below is 900mm.

## 9.5 Hearing Augmentation

For buildings that are required to be accessible, the BCA (Clause D3.7) requires hearing augmentation systems within auditoriums, meeting rooms and the like **where an inbuilt amplification system, other than the one used for emergency warning is installed.** An induction loop to at least 80% of the floor area is required.

### Recommendations:

- Provide hearing augmentation as required by BCA.
- The hearing augmentation system is to be identified using the International Symbol for Deafness.



## 9.6 Exempt Areas

BCA Clause D3.4 does not require access for people with disabilities to areas that would be inappropriate due to the particular use of the area or would pose a health and safety risk. This includes the path of travel to these areas.

## 9.7 Floor Finishes

All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance is 3mm (5mm for bevelled edges) as part of the accessible path of travel. Refer to AS1428.1(2009), Clause 7.2 for further details. This should be implemented during construction to ensure compliance.

## 9.8 Carpet

AS1428.1 has access requirements for carpet. Where **new** carpet is used as the floor surface, pile height should not exceed 4mm. Exposed edges will be fastened to the floor surface. Carpet trims shall have a vertical face not more than 3mm high.

## 9.9 Controls

New controls such as light switches, GPOs, alarm keypads, card swipes, intercoms, etc are to be located within the accessible height range of 900-1100mm above the floor level and not within 500mm of an internal corner to comply with AS1428.1(2009), Clause 14. This should be implemented during construction to ensure compliance.

## 9.10 Visual Indication to Glazing

Provide decals to all full height glazing that can be mistaken for a doorway 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. AS1428.1, Clause 6.6.

## 9.11 Tactile Indicators

For a building that is required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching a stairway (other than a fire isolated stair); an escalator; a moving walkway; a ramp (other than a fire isolated ramp, step ramp, kerb ramp or swimming pool ramp); and in the absence of a suitable barrier, an overhead obstruction less than 2m above the floor level or an accessway meeting a vehicular way if there is no kerb or kerb ramp (BCA D3.8).

The use of tactile indicators should be minimized through good design.

Tactile indicators are generally required to be 600-800mm deep across the width of the hazard and set back 300mm from the edge of the hazard (refer AS1428.4.1, Figure A1). Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background color (45% for discrete tactile indicators and 60% for discrete two-tone tactile indicators).



### 9.12 Signage

Signage to identify sanitary facilities, hearing augmentation and required exits are to be provided in accordance with BCA Clause D3.6. This includes provision of the International Symbol for Access or International Symbol for Deafness as appropriate. Signage to comply with AS1428.1 (2009), Clause 8.

#### Recommendations:

- a. Signage to include information in Braille and tactile signage formats as outlined within BCA Specification D3.6.
- b. Braille and tactile components of the sign to be located not less than 1200mm and not higher than 1600mm affl.
- c. Signage identifying rooms with accessible features or facilities nominated in Clause D3.6 to be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door. This is to allow use of the Braille without obstructing pedestrian traffic through the doorway.
- d. For signage identifying an exit, "exit" and the level must be stated on the sign. It must be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door.

### 9.13 Thresholds

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

### 9.14 Slip Resistance

The BCA defines the following slip resistance requirements for stairs and ramps:

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



## 10. Sanitary Facilities

---

The BCA / Access Code for Buildings (Clause F2.4) require the provision of sanitary facilities catering for persons with a disability.

### 10.1 Distribution of Accessible Sanitary Facilities

The following is required to satisfy BCA requirements:

- A unisex accessible toilet at each level. Where more than one bank of toilets is provided at any level, at least 50% of those banks will have an accessible toilet facility.
- A unisex accessible shower is required where showers are required by F2.3. In this regard, BCA only requires accessible showers within hospitals, early childhood centres, theatres and sporting venues. Showers are not *required* within commercial, retail or industrial premises. If ***required by Clause F2.3***, where one or more showers are provided, 1 accessible shower for every 10 or part thereof must be provided.
- To minimize the risk of a complaint made under the DDA, we recommend that where showers are provided for general use, an accessible shower should be provided.
- At each bank of toilets where there is one or more toilets in addition to an unisex accessible sanitary compartment at the bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1 must be provided for use by males and females
- One unisex accessible adult change facility must be provided:
  - in an accessible part of a shopping centre having a design occupancy of not less than 3,500 people (calculated in the basis of floor area);
  - a sporting venue that has a design occupancy of not less than 35,000 spectators or contains a swimming pool that has a perimeter greater than 70m;
  - a museum or art gallery having a design occupancy of not less than 1,500 patrons;
  - a theatre or the like having a design occupancy of not less than 1,500 patrons;
  - a passenger use area of an airport terminal building providing public transport services.

### 10.2 Unisex Accessible Toilets

Access requirements for the accessible toilet facilities are as follows and should be addressed during preparation of the construction certificate documentation to ensure compliance. For compliance with AS1428.1(2009), the minimum room dimensions of the accessible toilet are to be 1900x2300mm plus additional area for the handbasin. These are **CLEAR** dimensions. Provision for wall linings needs to be considered.



Where more than one accessible toilet is provided, a mirrored arrangement should be adopted to allow for the option of left and right handed use.

- Accessible toilet facilities to be unisex facilities for compliance with the BCA.
- Unisex accessible facilities to comply with AS1428.1(2009), Clause 15 including set-out of fittings and fixtures, circulation areas and doorways.

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 to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800mm.

- Taps to have lever handles, sensor plates or similar controls. For lever taps, a minimum 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 (eg 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 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 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 such as light switches within the accessible toilet facilities 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.

- Where more than one unisex accessible toilet is provided within the building, they should be in a mirrored configuration to allow for both left and right handed use.

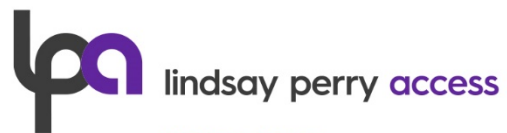
### **10.3 Cubicles for People with an Ambulant Disability**

Options for the configuration of the ambulant cubicles are illustrated in AS1428.1, Figure 53.

The following should be addressed during preparation of the construction certificate documentation to ensure compliance.

- Provide an ambulant cubicle within each bank of male and female toilets in compliance with AS1428.1, Clause 16.
- Minimum width of ambulant cubicles to be 900-920mm.
- Provide grabrails to ambulant cubicles to comply with AS1428.1, Clause 17 and Figure 53A.
- Doors to have a minimum opening width of 700mm and comply with AS1428.1, Figure 53B.
- Provide signage to the ambulant cubicles to comply with AS1428.1, Clause 16.4.





**Lindsay Perry**

B.Arch., M. Dis. Stud.  
Accredited Access Consultant  
Registered Architect NSW 7021

☎ 0418 909 180  
✉ [lindsay@lpaccess.com.au](mailto:lindsay@lpaccess.com.au)  
📍 PO Box 453,  
New Lambton NSW 2305  
🌐 [www.lpaccess.com.au](http://www.lpaccess.com.au)