



## **Disability Access Report**

**Project:** Combined Worship and Community Centre, Offices,  
Cafe  
+ Accommodation

**Address:** 23 Dalcassia Street Hurstville NSW 2220  
**Stage:** Development Application

**Ref:** P000529  
**Date:** 29 September 2020

**For:** The Salvation Army

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# 1. Introduction

## 1.1 Report Background

Cheung Access Pty Ltd has been commissioned by The Salvation Army (TSA) to provide professional Access consulting services for the proposed construction of a combined Class 9b (Assembly) Worship and Community Centre, Class 5 offices, Class 6 Cafe and Class 3 accommodation with separate areas for those in need.

The TSA Hurstville Centre will include demolition of existing buildings and construction of a new building that will include a worship space, community rooms, offices, cafe and sanitary facilities, with separate accommodation facilities as well as on-site parking.

Accessible paths of travel are proposed to be provided from the on-site accessible car parking spaces as well as from the allotment boundary to all pedestrian entrances.

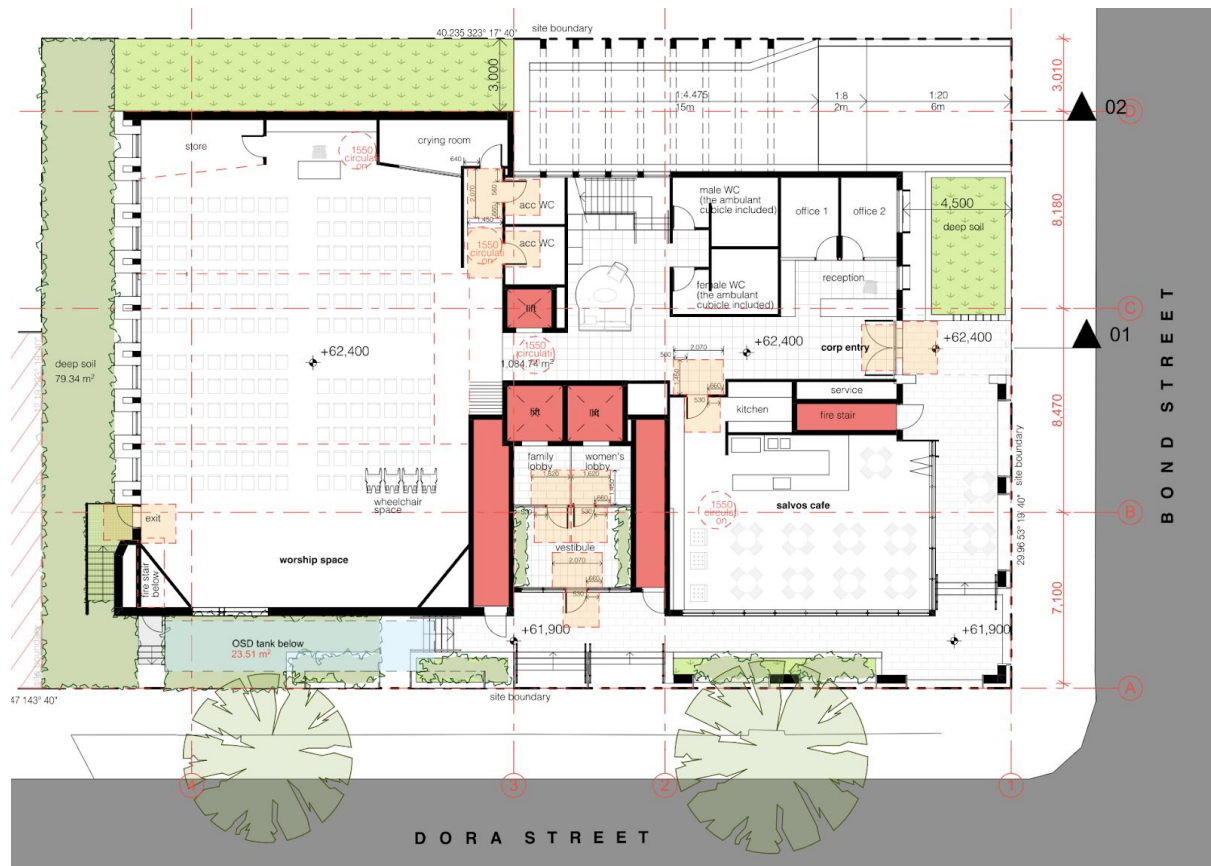


Figure 1 - screen shot of site plan (Integrated Design Group)

Our engagement involved a detailed desktop assessment of the Development Application (DA) architectural design documentation against the provisions of the intent and objects of the Disability (Access to Premises- Buildings) Standards (2010), Parts D3 and F2.4 of the National Construction Code Series (Volume 1) Building Code of Australia 2019 (BCA).

## 1.2 Report Purpose

The key objectives of the report are as follows:

- ❑ Undertake an assessment of the proposed development against:
  - ❑ Parts D3, E3.6 and F2.4 Deemed to satisfy provisions of the National Construction Code Series – Volume 1- Building Code of Australia.
  - ❑ Hurstville Development Control Plan (2012)
- ❑ Identify any compliance departures that require resolution/attention for the proposed development by way of design change or Performance Solutions prior to the submission of the Construction Certificate application.
- ❑ Verify that the referenced documentation has been reviewed by an appropriately qualified Accredited Access Consultant and demonstrate that compliance with the BCA / Access to Premises – Building Standard 2010 is readily achievable.
- ❑ Enable the certifying authority to satisfy its statutory obligations under Clause 145 of the Environmental Planning and Assessment Regulation, 2000 and its statutory obligations under the Building Professionals Regulation 2007.
- ❑ Accompany the submission of the Development Application (DA) to the Consent Authority to enable them to be satisfied that the building design is capable of complying with the NCC/BCA and that subsequent compliance with the access requirements of the BCA, will not give rise to design changes to the proposed units, which may necessitate the submission of additional Section 4.55 applications under the Environmental Planning and Assessment Act, 1979.

Cheung Access has reviewed the Development Application (DA) drawings for the Centre (Classes 3, 5, 6 & 9b) to assess for consistency with the following disability design criteria contained within:

1. The intent and objects of the Disability (Access to Premises- Buildings) Standards (2010).
2. Parts D3, E3.6 and F2.4 of the Building Code of Australia (BCA) 2019
3. Relevant Australian Standards listed in the BCA2019, as follows:
  - a. AS1428.1 Design for Access and Mobility: General requirements for Access – New Building Work (2009)
  - b. AS1428.4.1 Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators (2009)
  - c. AS2890 (Part 6) (2009) – Parking Facilities – Off-street parking for people with disabilities
  - d. AS4586 (2013) Slip resistance classification of new pedestrian surface materials
4. Hurstville DCP 2012 Section 3.3 Access and Mobility

### 1.3 Report Limitations and Exclusions

The limitations and exclusions of this report are as follows:

- ❑ This report is based on a review of the referenced documentation in the Appendix A.
- ❑ This Report does not address issues in relation to the design, maintenance or operation electrical, mechanical, hydraulic or fire protection services, Utility Services Provider Requirements (Water, Gas, Telecommunications and Electricity supply authorities), Local Government Act and Regulations, Occupational Health and Safety Act and Regulations or the like.
- ❑ This assessment does not incorporate the detailed requirements of the BCA Referenced Australian Standards and it's the responsibility of design and installation contractors to demonstrate and achieve compliance for all new works.
- ❑ The commentary within this Access Assessment Report does not relieve the Principal Designer, Principal Building Contractor or the Certifying Authority from their statutory obligations under the EP&A Act, Work Health Safety Act, BPB Act and the like and they are to be satisfied that the proposal meets their requirements prior to approval.
- ❑ It is important to note that without the written permission from Cheung Access Pty Ltd, no part of this report may be reproduced in any form or by any means. This report is based solely on client instructions and therefore should not be relied upon or used by any third party without prior knowledge and instructions from Cheung Access Pty Ltd.
- ❑ 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.
- ❑ Cheung 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.

Exclusions to the access Report:

- ❑ Cheung Access has not reviewed external pathways (outside the site) of the proposed new works. This is the responsibility of the Client to address.

## **1.4 Disability Discrimination Act 1992 (DDA)**

The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability. Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts. Scope of DDA extends beyond the building fabric and also includes furniture and fittings.

From 1 May 2011, the Commonwealth's Disability (Access to Premises - Buildings) Standards made under the Disability Discrimination Act 1992 (DDA) applies to all new building work. The Premises Standards, established requirements for access to buildings, that are incorporated into the BCA 2019.

The Premises Standards contain an Access Code of construction that is mirrored in the disability access provisions of the BCA 2019. New building work must comply with the Access Code in the same manner as complying with the BCA 2019 by meeting deemed-to-satisfy provisions or by adopting a performance solution that achieves the relevant performance requirements.

This means if access is provided in accordance with the Premises Standards then it is not unlawful under the DDA. It also ensures that Object 1.3 (a) of the Premises Standards is met which is to:

'Ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings and facilities and services within buildings is provided for people with a disability.'

## **1.5 Proposed Development**

### **Description of proposed development**



The proposed development involves the construction of a centre containing worship and community facilities, cafe, Corps offices, as well as accommodation for those in need.

The proposed site will have on-site parking across four levels of basement.

The facility will include:

- ☐ External Ground Level
  - ☐ Accessible pathways from streets to the ground level principal entrances
  - ☐ Outdoor dining area for cafe
- ☐ Basement levels
  - ☐ Parking
  - ☐ Motorcycle parking
  - ☐ Bike parking
  - ☐ Storage
  - ☐ Garbage room
  - ☐ Services rooms
- ☐ Ground level - Corps
  - ☐ Worship Centre
    - ☐ Store
    - ☐ Crying room
  - ☐ Sanitary facilities - accessible toilets + male and female toilets
  - ☐ Offices
  - ☐ Cafe
    - ☐ Prep kitchen
    - ☐ Dining area
- ☐ Accommodation
  - ☐ Entry vestibule
    - ☐ Lift to 2 and 3 bedroom SOUs (accommodation)
    - ☐ Lift to studio SOUs (accommodation)
- ☐ Level 1
  - ☐ Corps offices
  - ☐ Community rooms
  - ☐ Sanitary facilities
- ☐ Level 2 to 5
  - ☐ Accommodation
    - ☐ 1 x 3 bedroom unit
    - ☐ 1 x 2 bedroom unit
  - ☐ Accommodation
    - ☐ 4 x studio units
- ☐ Level 6
  - ☐ Accommodation
    - ☐ 1 x 3 bedroom unit
  - ☐ Accommodation
    - ☐ 2 x studio units

- ❑ Outdoor communal area
- ❑ Level 7
  - ❑ Accommodation - Outdoor communal area

**BCA Classification:**

Class	Level	Description
9b	Ground	Worship area Sanitary facilities
6	Ground	Cafe
5	Level 1	Corps offices
9b	Level 1	Community rooms
3	Levels 2 to 7	SOU's x 27 Communal areas
7a	Basement	Car parking Garbage room Storage areas

**Areas Required to be Accessible:**

Level	Area	Description
External Ground	Walkways  Outdoor dining	To and within all areas normally used by the occupants.
Basement levels 1 to 4	Parking Garbage room Storage	To and within all areas normally used by the occupants.
Ground and first floor	Worship Centre Offices Cafe Community Rooms - First floor	To and within all areas normally used by the occupants.
Levels 2 to 7	Sole Occupancy Units	2 accessible units One of each type of common area to be accessible

**New Works Overview:**

Level	Building Features
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Basement	<p>On-site parking including accessible car parking spaces and parking aisles</p> <p>Garbage room (Corps + Accommodation)</p> <p>Lifts connecting to all other levels - accommodation</p> <p>Lift connecting to Corps Levels - Worship and Community Centre and Corps offices</p> <p>Fire stairs</p> <p>Services</p> <ul style="list-style-type: none"> <li>• Fire pump room</li> <li>• Plant room</li> </ul>
External	<p>Pedestrian walkways to separate entrances</p> <ul style="list-style-type: none"> <li>• Corps / community facilities</li> <li>• Accommodation / SOUs</li> </ul> <p>Landscaped areas</p> <p>Stairs to access SOU entrances from Dora St</p>
Ground	<p>Worship Centre</p> <p>Corps Offices</p> <p>Cafe</p> <p>Sanitary facilities - unisex accessible toilet x 2</p> <p>Accommodation entry lobbies</p> <p>Service areas</p> <ul style="list-style-type: none"> <li>• Cafe kitchen area</li> </ul>
Level 1	<p>Corps and Community Facilities</p> <p>Sanitary facilities</p>
Level 2	<p>SOU accommodation</p> <ul style="list-style-type: none"> <li>• 1 x 2 bed and 1 x 3 bed SOU</li> <li>• 4 x studio SOU</li> </ul>
Level 3	<p>SOU accommodation</p> <ul style="list-style-type: none"> <li>• 1 x 2 bed and 1 x 3 bed SOU</li> <li>• 4 x studio SOU</li> </ul>
Level 4	<p>SOU accommodation</p> <ul style="list-style-type: none"> <li>• 1 x 2 bed and 1 x 3 bed SOU</li> <li>• 4 x studio SOU</li> </ul>
Level 5	<p>SOU accommodation</p> <ul style="list-style-type: none"> <li>• 1 x 2 bed and 1 x 3 bed SOU</li> <li>• 4 x studio SOU</li> </ul>

Level 6	SOU accommodation <ul style="list-style-type: none"> <li>• 1 x 3 bed SOU</li> <li>• 2 x studio SOU and Communal area</li> </ul>
Level 7	SOU accommodation <ul style="list-style-type: none"> <li>• Communal area</li> </ul>

## 1.6 Report Structure

Section of Report	Design Criteria
3.1	<b>Overview of Accessible building features</b>
3.2	<b>BCA Part D3 – Access For People with Disabilities</b>
3.3	<b>Accessible Sole Occupancy Units - accommodation</b>

It is also the responsibility of all design consultants to ensure compliance with relevant BCA access requirements, DCP controls, Australian Standards and Manufacturers Specifications.

This report does not in any way relieve design consultants from their obligations in designing to achieve compliance with the BCA. Furthermore, this report does not relieve the PCA from their statutory obligations required to assess the drawings in detail prior to the issue of a Construction Certificate.

## 2. Summary of Key BCA Compliance Parts

The following comprises a summary of the key compliance issues identified under the Disability Access Assessment in Section 3 and is to be read in conjunction with the aforementioned Sections and the Building Code of Australia Volume 1.

The following matters are to be considered & addressed to the satisfaction of the Principal Certifying Authority in the next design and construction phase.

#	BCA Clause	Element	Compliance requirements	Capacity to comply
1	D3.1	External paths	All external accessible paths of travel to comply with	Yes

		of travel	<p>AS1428.1 (2009) for:</p> <ul style="list-style-type: none"> <li>• minimum widths,</li> <li>• gradient,</li> <li>• crossfall,</li> <li>• hand and kerb rails as required on ramps and stairs required to be accessible,</li> <li>• turning spaces; and</li> <li>• slip resistance rating as per Table 3B, HB198:2014 - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip resistance</li> </ul>	
2	D3.1	Internal paths of travel	<p>All internal accessible paths of travel, including to and within all facilities, to comply with AS1428.1 (2009) for:</p> <ul style="list-style-type: none"> <li>• minimum widths,</li> <li>• gradient,</li> <li>• crossfall</li> <li>• turning spaces and</li> <li>• slip resistance rating as per Table 3B, HB198:2014 - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip resistance</li> </ul>	Yes
3	D3.2	Doors	<p>All doors in areas required to be accessible to have compliance with AS1428.1 (2009) with respect to:</p> <ul style="list-style-type: none"> <li>• 850mm minimum clear openings</li> <li>• Door latch side circulation space</li> <li>• 30% luminance contrast on doorways</li> <li>• Door operation and hardware</li> <li>• Door force is 20N including where a door closer is fitted.</li> </ul>	Yes
4	D3.3	All stairs	<p>Stairs to and within areas required to be accessible to comply with AS1428.1 CI 11 Stairs (2009) with regards to</p> <ul style="list-style-type: none"> <li>• Minimum width of 1000mm</li> <li>• Handrail diameter</li> <li>• Handrail heights to be 865mm to 1000mm above step nosing</li> <li>• Handrail extensions at top and base</li> <li>• Contrast strips to edge of stair nosings 50 -</li> </ul>	N/A

			75mm deep (30% contrast) <ul style="list-style-type: none"> <li>• Handrail on one side where fire-isolated</li> <li>• Handrail on both sides where non-fire-isolated</li> <li>• Tactile indicators on top and bottom landing of steps where non-fire-isolated</li> </ul>	
5	D3.6	Accessible signage	Accessible signage to be provided in accordance with BCA2019 and AS1428.1-2009 for: <ul style="list-style-type: none"> <li>• Sanitary facility <ul style="list-style-type: none"> <li>○ Accessible toilet</li> </ul> </li> </ul>	Yes
6	D3.7	Hearing Augmentation	Determine whether hearing augmentation is required where there is a built in Audio-Visual system	Yes
7	D3.12	Glazing	Ensure compliance with AS1428.1-2009 at time of OC	Yes
8	E3.6	Lift		
9	F2.4	Accessible sanitary facility	Ensure compliance with BCA and AS1428.1-2009 at time of OC	Yes

### 3. Disability Access Assessment

#### 3.1 Overview of Accessible building features

##### 3.1.1 Compliance with BCA Parts D3, E3.6 and F2.4 for new buildings

The proposed development will satisfy the prescriptive deemed-to-satisfy provisions of Parts D3, E3.6 and F2.4 of the BCA 2019 Amendment 1, as follows:

1. Accessible pathways from accessible car parking spaces to the principal pedestrian entrances of the different sections of the building.
2. Access to and within all areas normally used by the occupants.
3. Provision of accessible and ambulant toilets on ground and first floor levels.
4. One type of each common area facility is provided in the different accommodation areas

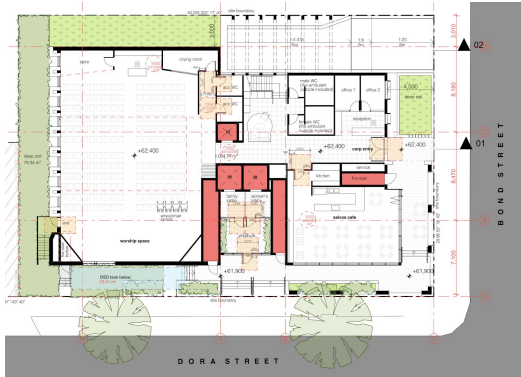
### 3.2 BCA Part D3 – Access For People with Disabilities

The following is a clause-by-clause assessment of the architectural drawings against BCA Parts D3 – Access For People with a Disability as well as Parts E3.6 and F2.4. For more detail on each requirement, please refer to *Appendix B: BCA Part D3 – Access For People with a Disability*.

Deemed to Satisfy Provision	Complies	Comments
D3.1 General building access requirements Class 9b	✓	<p>The drawings demonstrate access will be provided to the maximum extent possible for this part of the development.</p> <p>Compliant access pathways are proposed to all areas that will be normally used by the occupants, such as:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Sanitary facilities</li> <li><input type="checkbox"/> Worship areas</li> </ul> <p>Corridor widths within the Worship and Community Centre areas of the building are shown on the drawings to have a minimum 1000mm wide, or wider. This means that access is provided to all areas required to be accessible. Circulation spaces and turning areas at the end of corridors, as well as at doorways are shown on the plans to comply with AS1428.1 (2009).</p> <p><u>Recommended Action</u></p> <p>During ongoing design and construction:</p> <ul style="list-style-type: none"> <li>• Ensure external and internal pathways comply with AS1428.1 (2009).</li> <li>• Provide doors which have compliance with AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways, door force is 20N including where a door closer is fitted.</li> <li>• Provide slip resistance certification for common stairs, walkways and ramp, to show testing under wet surface conditions in accordance with AS4586 – 2013.</li> </ul>
D3.1 General building access requirements Class 3 -	✓	The drawings demonstrate access will be provided to the maximum extent possible for this part of the

accommodation		<p>development.</p> <p><u>Recommended Action</u></p> <p>During ongoing design and construction:</p> <ul style="list-style-type: none"> <li>• Ensure external and internal pathways comply with AS1428.1 (2009).</li> <li>• Provide doors which have compliance with AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways, door force is 20N including where a door closer is fitted.</li> <li>• Provide slip resistance certification for common stairs, walkways and ramp, to show testing under wet surface conditions in accordance with AS4586 – 2013.</li> </ul>
D3.1 General building access requirements Class 5 - Corps Offices	✓	<p>The drawings demonstrate access will be provided to the maximum extent possible for this part of the development.</p> <p><u>Recommended Action</u></p> <p>During ongoing design and construction:</p> <ul style="list-style-type: none"> <li>• Ensure external and internal pathways comply with AS1428.1 (2009).</li> <li>• Provide doors which have compliance with AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways, door force is 20N including where a door closer is fitted.</li> <li>• Provide slip resistance certification for common stairs, walkways and ramp, to show testing under wet surface conditions in accordance with AS4586 – 2013.</li> </ul>
D3.1 General building access requirements Class 6 - cafe	✓	<p>The drawings demonstrate access will be provided to the maximum extent possible for this part of the development.</p> <p><u>Recommended Action</u></p> <p>During ongoing design and construction:</p> <ul style="list-style-type: none"> <li>• Ensure external and internal pathways comply with AS1428.1 (2009).</li> <li>• Provide doors which have compliance with AS1428.1 (2009) with respect to clear openings,</li> </ul>



		<p>circulation space and luminance contrast on doorways, door force is 20N including where a door closer is fitted.</p> <ul style="list-style-type: none"> <li>Provide slip resistance certification for common stairs, walkways and ramp, to show testing under wet surface conditions in accordance with AS4586 – 2013.</li> </ul>
D3.2 Access to buildings	✓	<p>The gradient of the accessible pathways between the onsite accessible car parking space and the main entries into the different parts of building complies with AS1428.1 (2009).</p> <p><u>Corps entry (Worship Centre and Community facilities)</u></p> <p>There is a single graded pedestrian entry pathway that links the allotment boundary with the principal pedestrian entry for the Corps entry (Worship Centre and Community facilities). The pathway is proposed to have landings with gradients of no greater than 1:40 at both ends as well as at doors and landings where there are turns in the path. All external graded walkways are proposed to have maximum gradients of no greater than 1:20.</p>  <p>A double inward swinging door is provided as the principal pedestrian entry.</p> <p>Lift access is provided from the basement levels to the two (2) Worship and Community Centre levels of the building.</p> <p><u>Accommodation entry</u></p> <p>A common vestibule is proposed to provide access to the separate lift lobbies for the lifts to the levels</p>

		<p>containing the different types of accommodation and their respective communal areas</p> <p>Lift access is provided from the basement levels to the all accommodation levels of the building.</p> <p><u>Recommended Action</u></p> <ol style="list-style-type: none"> <li>1. Ensure construction of external walkways is in accordance with AS1428.1 <ol style="list-style-type: none"> <li>a. Gradient</li> <li>b. Width</li> <li>c. Crossfall</li> <li>d. Level abutment or suitable barrier beside walkways</li> <li>e. Dimensions where the path changes direction</li> </ol> </li> <li>2. During ongoing design and construction, ensure doors (and gates) have compliance with AS1428.1 (2009) with respect to clear openings, level circulation space and luminance contrast on doorways.</li> <li>3. Ensure door thresholds are level</li> <li>4. Ensure external stairs at accommodation entrance are in accordance with the requirements of AS1428.1-2009</li> <li>5. Provide a sign at base of stairs for the stepped entry into the accommodation entry vestibule in accordance with the requirements of BCA Part D3.6 with directional information to the accessible entry pathway</li> <li>6. Provide slip resistance certification for external and internal areas at time of CC. To show testing under wet surface conditions as a pendulum classification (AS4586 – 2013)</li> </ol>
D3.3 Parts of building to be accessible	✓	<p><b>External Accessible walkways</b></p> <p>Site plan shows that the external paths on the site will generally have graded walkways that are level or no steeper than 1:20 with level access for at least one door into each of the areas, Corps and Community as well as accommodation.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction</p>

		<p>external walkways are in accordance with AS1428.1</p> <ul style="list-style-type: none"> <li>• Maximum 1:20 gradient where graded walkways</li> <li>• Maximum 1:40 for all other walkways, particularly at doors and gates</li> <li>• Maximum 1:10 gradient where step ramps are provided</li> <li>• Width</li> <li>• Crossfall</li> <li>• Level abutment, kerb, handrail and kerbrail or barrier aligned with walkway edge on both sides of graded walkways and step ramps</li> <li>• Level abutment besides all other pathways</li> </ul> <p><b>Turning spaces</b></p> <p>At the end of internal corridors or within 2m of the end of an accessway, there are turning spaces marked on the plans showing that there are areas of at least 1540mm x 2070mm at the end of corridors and within rooms required to be accessible to comply with AS1428.1 (2009).</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction, all internal accessible paths of travel, including to and within all facilities required to be accessible will comply with AS1428.1 (2009) for:</p> <ul style="list-style-type: none"> <li>• minimum widths</li> <li>• turning spaces</li> </ul> <p><b>Flooring</b></p> <p>Flooring has not been and is not required to be specified at this stage of design.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction:</p> <ol style="list-style-type: none"> <li>1. Carpeted flooring meets the Access to Premises Standard and the BCA Part D3.3 (g) and (h) for pile height and backing thickness.</li> <li>2. Provide slip resistance certification for external and internal areas. To show testing under wet surface conditions as a pendulum</li> </ol>
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		<p>classification (AS4586 – 2013)</p> <ol style="list-style-type: none"> <li>Threshold levels - flooring joints or abutments to have vertical rise no longer greater than 3mm or 5mm if rounded</li> <li>Cover strips where surfaces join are compliant with the requirements of AS1428.1 - 2009 Clause 7</li> </ol> <p><b>Doors</b></p> <p>All doors required to be accessible are shown on the drawings to have door leaf widths to achieve a minimum clear opening width of 850mm or greater, including double doors.</p> <p>Doors in areas required to be accessible have capacity for complying door circulation for both approach directions.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction doors have compliance with AS1428.1 (2009) with respect to</p> <ul style="list-style-type: none"> <li>• clear openings</li> <li>• circulation space</li> <li>• luminance contrast of doors</li> <li>• level thresholds, or threshold ramps as required</li> <li>• door force is 20N including where a door closer is fitted</li> </ul> <p><b>Stairs</b></p> <p>Non-fire-isolated stairs are shown on the plans providing</p> <ul style="list-style-type: none"> <li>• external vertical circulation between the ground and entry vestibule for the accommodation entry.</li> <li>• basement levels providing access where the basement level has split heights.</li> <li>• Internal vertical circulation within the Corps area between ground and level 1</li> </ul>
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		<p>The non-fire-isolated stairs are proposed to have continuous handrails on both sides, with handrail extensions at the top and base. TGSIs are proposed.</p> <p>Level landings are provided at the top and base of the non-fire-isolated stairs, in accordance with the requirements of AS1428.1-2009.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction non-fire-isolated stairs comply with AS1428.1 Cl 11 Stairs (2009) with regards to</p> <ul style="list-style-type: none"> <li>• Minimum width between handrails of 1000mm</li> <li>• Handrails on both sides for non-egress stairs</li> <li>• Handrail on one side for egress stairs</li> <li>• Handrail heights to be 865mm to 1000mm above step nosing</li> <li>• Handrail extensions at top and base</li> <li>• Single solid contrast strips to edge of stair nosings 50 - 75mm deep (30% contrast)</li> </ul> <p><b>Fire-isolated Stairways</b></p> <p>Fire-isolated stairways are shown on the plans connecting basement levels to the ground level as well as to all above ground levels.</p> <p>An external stair is shown on the plans for the ground level for emergency egress from the Worship Centre.</p> <p><u>Recommended Action</u></p> <p>Fire isolated and egress stairs to have</p> <ul style="list-style-type: none"> <li>• Minimum width between wall and handrail of 1000mm</li> <li>• Single solid contrast strip to edge on stair nosings 50-75mm deep (30% contrast) to comply with AS1428.1</li> <li>• handrail at 865mm to 1000mm above step nosing on at least one side of the stairs to comply with AS1428.1 (2009)</li> <li>• Handrail extensions at landings where the handrail is not continuous</li> <li>• Handrails to have no vertical sections</li> </ul>
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		<p><b>Lifts</b></p> <p>Lifts are proposed to provide vertical circulation between all accommodation levels.</p> <p>A separate lift is proposed to provide access between all basement levels and all Worship and Community Centre levels (ground and level 1)</p> <p><u>Recommended Action</u></p> <p>Ensure all lifts have:</p> <ol style="list-style-type: none"> <li>1. Appropriate load capacity</li> <li>2. Complying accessible path of travel at all levels, including wheelchair turning areas in accordance with AS1428.-2009 Clause 6</li> <li>3. Design and fittings in accordance with AS1735 suite appropriate for the style of lift chosen.</li> </ol> <p><b>Internal walkways and Turning spaces</b></p> <p>Plans include turning areas at the end of corridors of at least 1540mm x 2070mm to comply with AS1428.1 (2009).</p> <p>Walkways connecting the levels containing SOUs as well as to the level 6 Single and Level 7 Group common areas are shown on the plans to comply with AS1428.1-2009.</p> <p>Accessible paths of travel from the basement accessible parking bays and the lifts are shown on the plans.</p> <p><u>Recommended Action</u></p> <p>All internal accessible paths of travel, including to and within common area facilities, to comply with AS1428.1 (2009) for width, gradient, crossfall and turning spaces</p> <p><b>Common areas - residential</b></p> <p><u>Garbage room</u></p> <p>A single garbage room is shown on basement level 1 plans. The path of travel to the garbage room is</p>
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		<p>shown to be accessible from both the Corps areas and accommodation levels of the building.</p> <p>The Garbage room is shown to have internal dimensions that will provide access to bins for a person with disabilities. There is sufficient area within the garbage room for a person using a wheelchair to make a 180 degree turn so that they can exit the room in a forward direction.</p> <p>The door into the garbage room is shown to have a double door leaf which achieves the door circulation on both the internal and external approaches to the door, in accordance with the requirements of AS1428.1-2009 Clause 13.</p> <p><u>Common areas</u></p> <p>Communal areas for each accommodation section are shown on the plans. Each is located on an accessible path of travel and is shown to have dimensions such that a person using a wheelchair will be able to enter and use the area.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction that common area facilities are designed so that they are accessible for a person using a wheelchair as well as people with other types of disabilities, including:</p> <ul style="list-style-type: none"> <li>• Garbage area</li> <li>• Common areas on levels 6 and 7</li> </ul> <p><b>Corps and community facilities</b></p> <p>All sections of the Worship, Community and Corps office areas on the plans for the ground and first level of the proposed development have the capacity to comply with the requirements of AS1428.1-2009 including:</p> <ul style="list-style-type: none"> <li>• Two (2) offices on the ground level,.</li> <li>• To and within the Cafe - ground level</li> <li>• Community Centre and Corps Offices on Level 1</li> </ul> <p><u>Recommended Action</u></p>
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		Ensure during ongoing design and construction that the Corps facilities are designed so that it is accessible for a person using a wheelchair as well as people with other types of disabilities.
D3.4 Exemptions	✓	<p>The following is a list of areas within the building which are not required to be accessible:</p> <p>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <p>(b) An area that would pose a health or safety risk for people with a disability.</p> <p>(c) Any path of travel providing access only to an area exempted by (a) or (b).</p> <p>Exempt areas from access:</p> <ol style="list-style-type: none"> <li>1. Prep kitchen area in cafe</li> <li>2. Plant and services areas in basement and level 7 (rooftop)</li> </ol>
D3.5 Car parking spaces for people with a disability	✓	<p>Parking for the Centre is provided on site across all of the basement levels.</p> <p>A total of 48 car parking bays are shown on the basement level plans including eight (8) accessible spaces with shared zones.</p> <p>This is in accordance with the requirements of BCA 2019 Table D3.5 that requires</p> <ul style="list-style-type: none"> <li>• one (1) accessible carparking space for each 100 carparking spaces for Classes 5 and 9b buildings.</li> <li>• one (1) accessible carparking space for each 50 carparking spaces for Class 6 buildings.</li> <li>• Two (2) accessible carparking spaces for each of the two (2) Class 3 SOUs</li> </ul> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction that:</p> <ol style="list-style-type: none"> <li>1. Parking is provided at required rates</li> <li>2. Parking bay design complies with AS2890.6 including:</li> </ol>



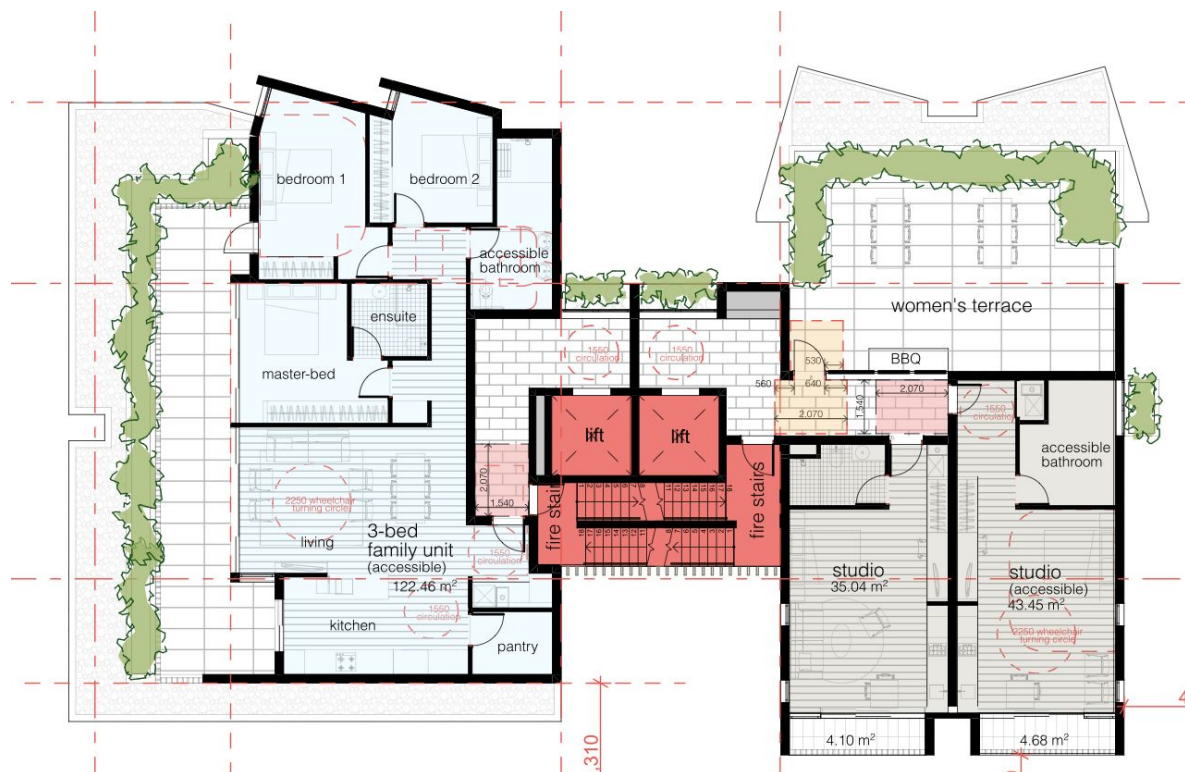
		<ul style="list-style-type: none"> <li>a. Parking bay dimensions</li> <li>b. Height clearances on path to accessible parking bay to be a minimum 2200mm (including trees)</li> <li>c. Height clearances at accessible parking bays to be a minimum 2500mm (including trees)</li> <li>d. Gradients and crossfalls to be no greater than 1:40</li> <li>e. Line markings of bays and shared zone</li> <li>f. Provision of bollard in shared zone</li> <li>g. Signage</li> </ul> <p>(AS2890.6 - 2009 Parking facilities for people with disabilities)</p>
D3.6 Signage	✓	<p>Signage schedules were not required for review at this stage of design.</p> <p><u>Recommended Action</u></p> <p>During ongoing design and construction: ensure Braille and tactile signage is provided for</p> <ul style="list-style-type: none"> <li>• Accessible toilet</li> <li>• Areas with hearing augmentation</li> <li>• Directional information where entry is not accessible</li> <li>• Exit level signs</li> </ul>
D3.7 Hearing augmentation	✓	<p>Hearing augmentation details were not required for review.</p> <p><u>Recommended Action</u></p> <p>Ensure prior to finalisation of construction that hearing augmentation and required signage is provided as required by:</p> <ul style="list-style-type: none"> <li>• BCA Part D3.7</li> <li>• AS1428.5</li> </ul>
D3.8 Tactile indicators	✓	<p>Tactile indicators (TGSIs) are proposed on all non-fire-isolated stairs.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction Tactile indicators to comply with AS1428.4.1, as</p>

		required, are installed on the stairs.
D3.9 Wheelchair seating spaces in Class 9b assembly buildings	✓	<p>Plans show wheelchair seating spaces are included for the Worship Centre.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction that wheelchair seating areas are provided in accordance with the requirements of BCA Part D3.9 and AS1428.1-2009.</p>
D3.10 Swimming Pools	N/A	No pool is proposed
D3.12 Glazing on an accessway	✓	<p>Visual barriers details are not required to be detailed at this stage of design.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction all glazed door and glazed panels that do not have frames include a solid contrast line 75mm width at 900 - 1000mm and 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side</p>
E3.6 Passenger lifts		<p>Three (3) lifts are shown on the plans providing vertical circulation to different parts of the building</p> <ul style="list-style-type: none"> <li>• Corps and community</li> <li>• 2-bed and 3 bed accommodation areas</li> <li>• Studio accommodation</li> </ul> <p><u>Recommended Action</u></p> <p>The lifts require accessible features to be in accordance with E3.6b BCA 2019.</p> <p>To be assessed at Construction Certificate.</p>
F2.4 Accessible sanitary facilities	✓	<p><b>Accessible Toilets and ambulant cubicles</b></p> <p>Two (2) unisex accessible toilet are provided on the ground level within the Worship and Corps area as well an addition accessible toilet on level 1.</p> <p>Ambulant Cubicles are noted to be included in the male and female toilets on the ground level. Plans show that the level 1 sanitary facilities have the capacity to comply.</p> <p><b>Fittings</b></p>

		<p>Details of the fittings for accessible and ambulant toilet cubicles are not required for review at this stage of design.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction circulation areas, fixtures and fittings within the accessible toilet complies with AS1428.1 (2009) (See Appendix C)</p>
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### 3.3 Accessible Sole Occupancy Units - separate accommodation wings

The following is an assessment of the architectural drawings against design requirements as specified in AS 1428.1 (2009) which can be applied to the accessible rooms within this development. There are 2 accessible rooms shown on drawings (Three (3) bedroom SOU on level 6 and a studio unit in the separate accommodation area also on Level 6).



Drawings show that a person with disabilities will be able to:

- enter from the corridor which has widths in accordance with the requirements of AS1428.1-2009
- move around within each of the proposed accessible sole occupancy units.

The Accessible bathrooms are shown to have the capacity to comply with AS1428.1-2009.

Each accessible SOU is shown to have sufficient circulation space in the proposed bedroom area for a person using a wheelchair to access one side of the bed.

## 4. Conclusion

On the basis of our assessment, we confirm that the Development Application drawings for the combined Worship, services, community facilities and accommodation centre at 23 Dalcassia Street Hurstville have the capacity to meet:

1. Performance Requirements of the Disability (Access to Premises-Buildings) Standards 2010 and Parts D3, E3.6 and F2.4 of the Building Code of Australia (BCA) (2019) through the deemed-to-satisfy provisions.
2. Hurstville Development Control Plan (2012)

We note some further assessment prior to the issuing of the final Construction Certificate stage drawings is required to ensure ongoing compliance with Part D3 BCA (2019 Amendment 1), as highlighted in the table below.

Item	Recommended Action
1	<p>Accessible pathways (External and Internal) to all areas required to be accessible comply with AS1428.1 (2009)</p> <ul style="list-style-type: none"> <li>• Clause 6 - pathway width and turning areas</li> <li>• Clause 7 - construction tolerance and abutment</li> <li>• Clause 10 - gradient, crossfall and provision of suitable barriers</li> <li>• Clause 10 - threshold ramps</li> <li>• Clause 13 - door and gate circulation areas including provision of level landings</li> </ul>
2	<p><b>Provide Slip resistance certificates for external non-bituminous paved surfaces and internal floor surfaces which are part of an accessible path of travel</b> - As per Table 3B, HB198:2014 - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip resistance, as detailed below:</p> <p style="padding-left: 40px;"><b>a. External footpaths and walkways under 1:14</b> Wet Pendulum P4 or Oil-wet platform test R11</p> <p style="padding-left: 40px;"><b>b. Entries and Transitional areas</b> Wet Pendulum P2 or Oil-wet platform test R9</p>

	<p><b>c. Entries and access areas for dry areas:</b> Wet Pendulum P1 or Oil-wet platform test R9</p> <p><b>d. Toilet facilities</b> Wet Pendulum P3 or Oil-wet platform test R10</p> <p><b>e. Kitchen areas</b> Wet Pendulum P3 or Oil-wet platform test R10</p> <p><b>f. TGSIs</b> In situ testing of slip resistance rating of TGSIs as per BCA Table D2.14 Slip Resistance Classification Wet Pendulum P4 or Oil-wet platform test R11.</p>
3	<p>Doors (and gates) to areas required to be accessible to have compliance with AS1428.1 (2009) with respect to</p> <ul style="list-style-type: none"> <li>• clear openings</li> <li>• circulation space</li> <li>• luminance contrast on doors</li> <li>• level thresholds</li> <li>• door force is 20N including where a door closer is fitted</li> <li>• Level landings for the full door circulation space</li> </ul>
4	<p>Carpeted flooring meets the Access to Premises Standard and the BCA Part D3.3 (g) and (h) for pile height.</p>
5	<p>Threshold levels for varying flooring joints or abutments to have vertical rise no longer greater than 3mm or 5mm if rounded</p>
6	<p>Stairs in areas required to be accessible to comply with AS1428.1 Cl 11 Stairs (2009) with regards to</p> <ul style="list-style-type: none"> <li>• Minimum width of 1000mm</li> <li>• Handrails on both sides for non-fire-isolated stairs</li> <li>• Handrail on one side for egress stairs</li> <li>• Handrail heights to be 865mm to 1000mm above step nosing</li> <li>• Handrail extensions at top and base</li> </ul>
7	<p>Parking to be in accordance with AS2890.6 including</p> <ul style="list-style-type: none"> <li>• Bay dimensions</li> <li>• Shared zones (accessible parking bays only)</li> <li>• Overhead clearance (note these clearance requirements includes ceiling or overhead services such as electrical cabling, plumbing and fire services/sprinklers)</li> </ul>



	<ul style="list-style-type: none"> <li>○ At bay - 2500mm</li> <li>○ On path to bay - 2200mm</li> <li>● Markings as required</li> <li>● Shared zones to have no other elements than the bollards in accordance with AS2890.6</li> <li>● Located on an accessible path of travel</li> </ul>
8	<p>Accessible signage to be provided in accordance with BCA2019 and AS1428.1-2009 for</p> <ul style="list-style-type: none"> <li>● Sanitary facilities</li> <li>● Areas and rooms with hearing augmentation</li> <li>● Exit levels</li> </ul>
9	<p>Hearing augmentation to be in accordance with BCA Part D3.7 and AS1428.5. Signage to be in accordance with BCA Part D3.6 and Specification D3.6</p>
10	<p>Tactile indicators installation, where used in areas required to be accessible, to comply with AS1428.4.1</p>
11	<p>Luminance contrast between TGSIs and the background surface on which they are installed to be in accordance with AS1428.4.1-2009 and be confirmed by on-site testing prior to issuing of OC, as required</p>
12	<p>Wheelchair seating spaces are provided in accordance with the requirements of BCA Part D3.9 and AS1428.1-2009.</p>
13	<p>Visual indicators or barriers on glazing to comply with AS1428.1-2009 including</p> <ul style="list-style-type: none"> <li>● be 75mm wide on all glazed windows and doors</li> <li>● solid</li> <li>● luminance contrast of minimum 30% with the floor surface within 2 metres of the glazed door or panel</li> <li>● at a height 900-1000mm</li> </ul>
14	<p>Fixtures, fittings and layout of accessible toilets and ambulant cubicles to comply with AS1428.1 (2009)</p>
15	<p>Letterboxes to be located on hard stand with maximum gradient and crossfall no greater than 1:40</p>
16	<p>Slip resistant floor surface in accessible SOUs kitchen, bathroom and laundry and balconies as per AS/NZS4586</p>
17	<p>Luminance contrast testing prior to issuing of Occupation Certificate</p> <ol style="list-style-type: none"> <li>a. In situ measurement of luminance contrast between the TGSIs and the substrate or pavement on which they are installed</li> </ol>

	<ul style="list-style-type: none"> <li>b. In situ measurement of at least 30% luminance contrast between the Stair nosing and the surrounding pavement</li> <li>c. In situ measurement of at least 30% luminance contrast between the visual barriers and the pavement &amp; flooring within 2 metres of the glazed panel or door</li> <li>d. In situ measurement of at least 30% luminance contrast between Door elements (AS1428.1 - 2009 Clause 13)</li> </ul>
18	<p>Common area and accessible SOU carpeted flooring:</p> <ul style="list-style-type: none"> <li>• Meets the Access to Premises Standard and the BCA Part D3.3 (g) and (h) for pile height.</li> <li>• Edge cover strips to comply with AS1428.1-2009 Clause 7</li> </ul>
19	Pedestrian building access controls and internal security controls for area on accessible paths of travel to be located in accordance with AS1428.1-2009
20	Ensure signage is installed at entrances that are not accessible with directional information to the location of the nearest accessible entrance in accordance with BCA 2019 Part D3.6 (e)
21	Garbage rooms/areas to have turning areas or be accessible in accordance with the requirements of AS1428.1-2009
22	<p>Accessible SOUs</p> <ul style="list-style-type: none"> <li>• provided at rate within BCA</li> <li>• internal layouts to be accessible</li> </ul>

### Statement of Qualifications

I certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work assessing disability access compliance and hold appropriately current insurance policies. (My qualifications and accreditations are listed below)

<b>Full Name</b>	Jane Bryce
<b>Company</b>	Cheung Access Pty Ltd
<b>Address</b>	GPO Box 1380, Sydney NSW 2001
<b>Qualifications and Accreditations</b>	<ol style="list-style-type: none"> <li>1. Diploma of Arts (Habilitation Studies – Orientation &amp; Mobility)</li> <li>2. Grad Dip Rehabilitation Counselling</li> <li>3. Cert IV Workplace Assessment and Training</li> <li>4. Cert IV Access Consulting</li> </ol>

	<p>5. Accredited with the Association of Consultants in Access, Australia Member No. 200</p> 
<b>Signature</b>	
<b>Date</b>	29 September 2020



## Appendix A: Report Documentation Relied Upon

The following documentation has been reviewed, referenced and/or relied upon in the preparation of this report:

- ❑ National Construction Code Series – Volume 1 of the Building Code of Australia 2019 (BCA)
- ❑ National Construction Code Series – Guide to the Building Code of Australia 2019
- ❑ Access to Premises - Building Standards 2010
- ❑ Hurstville Development Control Plan 2012
- ❑ Architectural drawings and documentation, provided by Integrated Design Group on September 28 2020 as detailed in the table below:

Dwg No	Title
0002	location plan
0003	site analysis
1001	upper basement
1002	lower basement
1003	basement 3
1004	basement 4
1100	ground floor plan
1101	level 1 floor plan
1102	typical residential floor plan
1103	level 6 floor plan
1104	roof terrace
2000	west elevation
2001	south elevation
2002	east elevation
2003	north elevation
3000	Sections 01
3001	sections 02

## Appendix B: BCA Part D3 - Access for People with a Disability

Below is a list of Building Code of Australia (BCA) Part D3 requirements relating to access requirements for people with a disability in Class 9b Buildings.

Clause	Requirements
D3.1 General building access requirements Class 9b	To and within all areas normally used by the occupants.
D3.2 Access to buildings	<ul style="list-style-type: none"> <li>(a) An accessway must be provided to a building required to be accessible— <ul style="list-style-type: none"> <li>(i) from the main points of a pedestrian entry at the allotment boundary; and</li> <li>(ii) from another accessible building connected by a pedestrian link; and</li> <li>(iii) from any required accessible carparking space on the allotment.</li> </ul> </li> <li>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and— <ul style="list-style-type: none"> <li>(i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</li> <li>(ii) in a building with a total floor area more than 500 m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D3.4.</li> </ul> </li> <li>(c) Where a pedestrian entrance required to be accessible has multiple doorways— <ul style="list-style-type: none"> <li>(i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and</li> <li>(ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</li> </ul> </li> <li>(d) For the purposes of (c)— <ul style="list-style-type: none"> <li>(i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— <ul style="list-style-type: none"> <li>(A) all doorways serve the same part or parts of the building; and</li> <li>(B) the distance between each doorway is not more</li> </ul> </li> </ul> </li> </ul>

	<p>than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and</p> <p>(ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2).</p> <p>(e) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p>
D3.3 Parts of building to be accessible	<p>In a building required to be accessible—</p> <p>(a) every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with—</p> <p>(i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> <p>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</p> <p>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</p> <p>(b) every passenger lift must comply with E3.6; and</p> <p>(c) accessways must have—</p> <p>(i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and</p> <p>(ii) turning spaces complying with AS 1428.1—</p> <p>(A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>(B) at maximum 20 m intervals along the accessway; and</p> <p>(d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and</p> <p>(e) a passing space may serve as a turning space; and</p> <p>(f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—</p> <p>(i) containing not more than 3 storeys; and</p> <p>(ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m<sup>2</sup>; and</p> <p>(g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not</p>

	<p>exceed 4 mm'; and</p> <p>(h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.</p>
D3.4 Exemptions	<p>The following areas are not required to be accessible:</p> <p>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <p>(b) An area that would pose a health or safety risk for people with a disability.</p> <p>(c) Any path of travel providing access only to an area exempted by (a) or (b).</p>
D3.5 Car parking spaces for people with a disability	<p>Accessible carparking spaces—</p> <p>(a) subject to (b), must be provided in accordance with Table D3.5 in—</p> <p>(i) a Class 7a building required to be accessible; and</p> <p>(ii) a carparking area on the same allotment as a building required to be accessible; and</p> <p>(b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and</p> <p>(c) subject to (d), must comply with AS/NZS 2890.6; and</p> <p>(d) need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.</p>
D3.6 Signage	<p>In a building required to be accessible—</p> <p>(a) braille and tactile signage complying with Specification D3.6 must—</p> <p>(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—</p> <p>(A) sanitary facility, except a sanitary facility within a sole-occupancy unit in a Class 1b or Class 3 building; and</p> <p>(B) space with a hearing augmentation system; and</p> <p>(ii) identify each door required by E4.5 to be provided with an exit sign and state—</p>

	<ul style="list-style-type: none"> <li>(A) "Exit"; and</li> <li>(B) "Level" ; and either <ul style="list-style-type: none"> <li>(aa) the floor level number; or</li> <li>(bb) a floor level descriptor; or</li> <li>(cc) a combination of (aa) and (bb); and</li> </ul> </li> <li>(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying— <ul style="list-style-type: none"> <li>(i) the type of hearing augmentation; and</li> <li>(ii) the area covered within the room; and</li> <li>(iii) if receivers are being used and where the receivers can be obtained; and</li> </ul> </li> <li>(c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and</li> <li>(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</li> <li>(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and</li> <li>(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</li> </ul>
D3.7 Hearing augmentation	<ul style="list-style-type: none"> <li>(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed— <ul style="list-style-type: none"> <li>(i) in a room in a Class 9b building; or</li> <li>(ii) in an auditorium, conference room, meeting room or room for judicatory purposes; or</li> <li>(iii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</li> </ul> </li> <li>(b) If a hearing augmentation system required by (a) is— <ul style="list-style-type: none"> <li>(i) an induction loop, it must be provided to not less</li> </ul> </li> </ul>

	<p>than 80% of the floor area of the room or space served by the inbuilt amplification system; or</p> <p>(ii) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than—</p> <p>(A) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and</p> <p>(B) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and</p> <p>(C) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and</p> <p>(D) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.</p> <p>(c) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D1.13.</p> <p>(d) Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.</p>
D3.8 Tactile indicators	<p>(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <p>(i) a stairway, other than a fire-isolated stairway; and</p> <p>(ii) an escalator; and</p> <p>(iii) a passenger conveyor or moving walk; and</p> <p>(iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>(v) in the absence of a suitable barrier—</p> <p>(A) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p>

	<p>(B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4.</p> <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>(c) A hostel for the aged, nursing home for the aged, a residential aged care building Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c building need not comply with (a)(i) and (iv) if handrails incorporating a raised dome button in accordance with the requirements for stairway handrails in AS 1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p>
D3.10 Swimming Pools	<p>(a) Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible.</p> <p>(b) An accessible entry/exit must be by means of—</p> <ul style="list-style-type: none"> <li>(i) a fixed or movable ramp and an aquatic wheelchair; or</li> <li>(ii) a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or</li> <li>(iii) a platform swimming pool lift and an aquatic wheelchair; or</li> <li>(iv) a sling-style swimming pool lift.</li> </ul> <p>(c) Where a swimming pool has a perimeter of more than 70 m in length, at least one accessible water entry/exit must be provided by a means specified in (b)(i), (ii) or (iii).</p> <p>(d) Latching devices on gates and doors forming part of a <i>swimming pool</i> safety barrier need not comply with AS 1428.1</p>
D3.12 Glazing on an accessway	<p>On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with AS1428.1.</p>
E3.6 Passenger lifts	<p>In an accessible building, every passenger lift must—</p> <ul style="list-style-type: none"> <li>(a) be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and</li> </ul>

	<ul style="list-style-type: none"> <li>(b) have accessible features in accordance with Table E3.6b; and</li> <li>(c) not rely on a constant pressure device for its operation if the lift car is fully enclosed.</li> </ul>
F2.4 Accessible sanitary facilities	<p>In a building required to be accessible—</p> <p><i>SA F2.4(a)</i></p> <ul style="list-style-type: none"> <li>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and</li> </ul> <p><i>SA F2.4(b)</i></p> <ul style="list-style-type: none"> <li>(b) accessible unisex showers must be provided in accordance with Table F2.4(b); and</li> <li>(c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and</li> <li>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and</li> <li>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and</li> <li>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</li> <li>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</li> <li>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</li> <li>(i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</li> </ul>



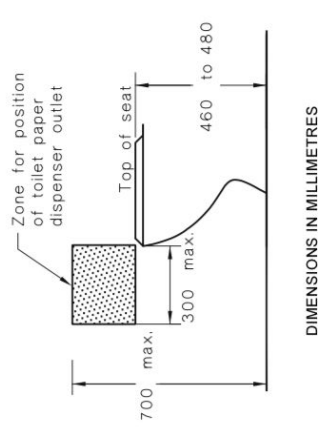
## Appendix C: Accessible sanitary facility compliance checklist

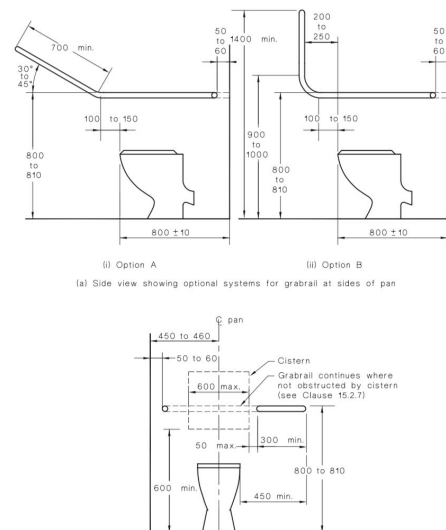
### Accessible Sanitary Facilities Fittings guidelines

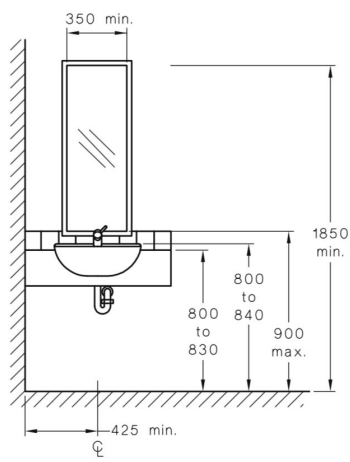
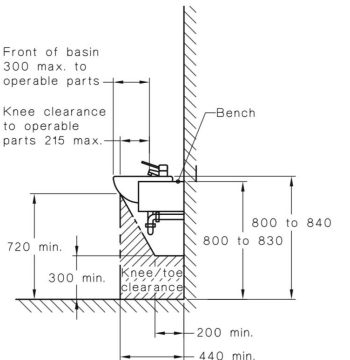
Elements	Compliance details	Comments	Diagram
Water taps (AS1428.1-2009 Clause 15.2.1)			
	Lever handle		
	Lever handle clearance not less than 50mm between adjacent surfaces		
	Taps controls and water outlet to be 300mm maximum from front of basin		
Toilet pan – accessible (AS1428.1-2009 Clause 15.2.2)	Top of seat to be 460mm to 480mm AFFL		<p>(a) Front view DIMENSIONS IN MILLIMETRES FIGURE 39 (in part) WATER CLOSET INSTALLATION</p>
	Centre line of pan to adjacent wall to be 450mm to 460mm		
	Front of pan to be 800mm +/- 10mm from finished wall behind toilet		

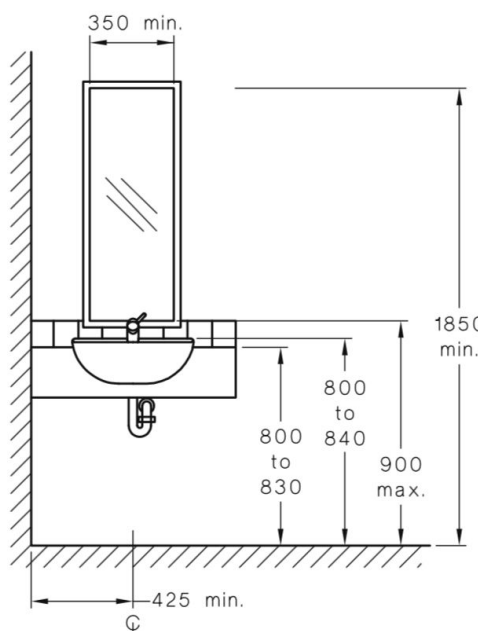
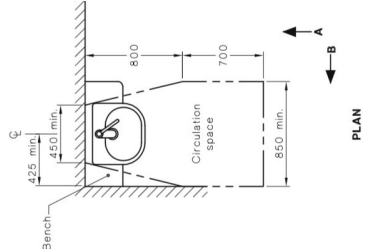
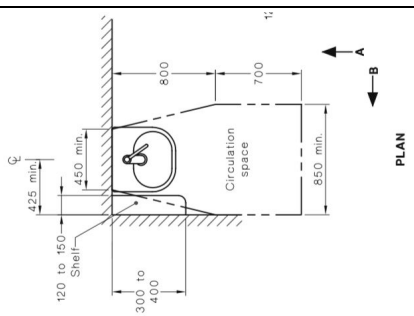
Toilet seat (AS1428.1-2009; Clause 15.2.3)	Provide minimum 30 % luminance contrast with its setting		
Toilet backrest (AS1428.1-2009; Clause 15.2.4)			

Toilet flush controls (AS1428.1-2009; Clause 15.2.5)	Hand operated or automatic	
	Flushing controls to be clear of grabrails	
	Flushing control to be proud of surface	
	Flushing control to activate before button becomes level with surrounding surface	
	Push buttons to be located <ul style="list-style-type: none"> <li>Centred on centre line of toilet</li> </ul> OR On wall behind pan <ul style="list-style-type: none"> <li>Within 500mm of centre line of pan</li> <li>Minimum 600mm above FFL</li> </ul>	

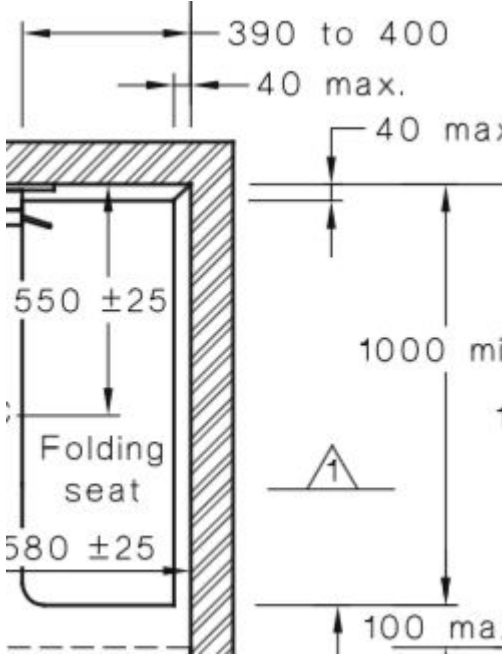
	<ul style="list-style-type: none"> <li>Maximum 1100mm above FFL</li> </ul> OR On wall beside pan <ul style="list-style-type: none"> <li>300mm in front of front edge of pan</li> <li>300mm behind of front edge of pan</li> <li>Minimum 600mm above FFL</li> <li>Maximum 1100mm above FFL</li> </ul>		
Toilet paper dispenser (AS1428.1-2009; Clause 15.2.6)	Outlet (AS1428.1:2009 Figure 41)	<ul style="list-style-type: none"> <li>Dispenser not to intrude into required toilet pan circulation</li> <li>To be installed so that it does not block access to grabrail or create an impingement risk (50mm minimum clearance to wall and/or other fittings)</li> </ul>	 <p style="text-align: center;">DIMENSIONS IN MILLIMETRES</p> <p style="text-align: center;">FIGURE 41 ZONE FOR POSITION OF TOILET PAPER DISPENSER</p>
	<ul style="list-style-type: none"> <li>300mm maximum from front of pan</li> </ul>		
	<ul style="list-style-type: none"> <li>no higher than 700mm above finished floor level</li> </ul>		

<p>Toilet Grabrails (AS1428.1-2009; Clause 15.2.7 and figure 42)</p>	<p>Ensure toilet grabrails are installed in accordance with Clause 15.2.7 and Figure 42</p>		 <p>(i) Option A (ii) Option B</p> <p>(a) Side view showing optional systems for grabrail at sides of pan</p> <p>(b) Grabrail at back of pan and sectional view of grabrail at side of pan</p> <p>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 42 POSITIONS OF GRABRAILS IN WATER CLOSETS</p>
<p>Baby change tables AS1428.1-2009, Clause 15.2.8.2)</p>	<p>Ensure baby change table when in the folded position does not protrude into any other bathroom fitting circulation space</p>		
	<p>Maximum operable height of top of table is 820mm</p>		
	<p>Minimum under table clearance is 720mm</p>		
	<p>Does not block installation of other bathroom fittings such as coat hooks</p>		

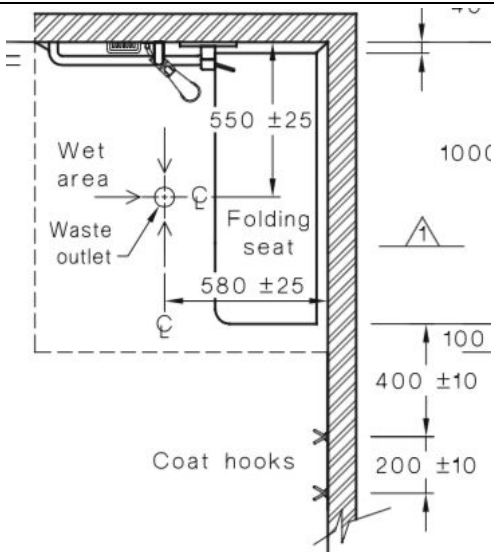
Washbasin (AS1428.1-2009, Clause 15.3)	425mm from centre line from adjacent wall	Clearance from wall to centre line of bottle trap - minimum 425mm	 <p><b>ELEVATION A</b></p>
<b>Note</b> variations for sole occupancy units	Width of basin at wall 450mm minimum  Top of vanity or basin 800mm to 830mm AFFL	Ensure correct height of installation	
	Under basin clearance at basin forward edge 720mm	Ensure correct height of installation	 <p><b>ELEVATION B</b></p>
	Above floor minimum clearances 300mm vertical x 440mm from rear wall x 850mm width		
	300mm maximum to operable parts from front of basin		

Mirror (AS1428.1-2009, Clause 15.4.2)	Vertical mirror to be installed above basin measuring:		 <p><b>ELEVATION A</b></p>
	350mm wide		
	Base of mirror to be located no more than 900mm AFFL		
	Upper edge of mirror to be no less than 1850mm AFFL		
Washbasin shelf (AS1428.1-2009, Clause 15.4.2)	As a part of a vanity top Minimum width 120mm x depth 300mm to 400mm		 <p><b>PLAN</b></p>
	Separate fixture 120mm to 150mm wide x 300mm to 400mm when installed within basin circulation area		 <p><b>PLAN</b></p>
Soap dispenser, paper towel dispenser and hand dryer for washbasin (AS1428.1-2009;	to be operable by one hand,		
	outlet to be 900 to 1100mm AFFL;		
	to be located 500mm minimum		

Clause 15.4.3)	from any internal corner		
Shower head (AS1428.1-2009; Clause 15.5.6)	Adjustable height shower head on vertical rail;		<p>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 48 SHOWER RECESS FITTINGS—ELEVATION</p>
	top of vertical shower head support grabrail to be 1880 to 1900mm AFFL;		
	bottom of vertical shower head grab rail to be 800 to 810mm AFFL		
	useable in a seated position		<p>LEGEND: --- Circulation space</p> <p>(a) Shower recess with two walls</p> <p>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 47 (in part) SHOWER RECESS AND CIRCULATION SPACE—PLAN</p>
	capable of withstanding 1100N (AS1428.1-2009 Clause 17)	Check fasteners required at time of fitting	
	wall outlet for shower to be installed 700mm +/- 5mm AFFL;		
Shower Tap		Ensure tap controls have 50mm clearance, particularly to shower grabrail	
Soap holder for shower (AS1428.1-2009; Clause 15.5.7)		Ensure 50mm clearance, particularly to shower grabrail, taps and other shower fittings	

<p>Shower seat (AS1428.1-2009; Clause 15.5.9)</p>	<p>to be self-draining; Width - 390 to 400mm Length - minimum 1000mm</p>		
	<p>slip resistant;</p>		
	<p>withstand 1100 N force in any position and any direction</p>	<p>Consider using a shower seat that has a front leg for weight distribution through floor and not solely on wall</p> <p>Check wall strengthening required at time of construction Add extra noggins OR use 17mm sheeting behind shower walls</p> <p>Check fasteners required at time of fitting</p>	



Clothes hanging devices (AS1428.1-2009; Clause 15.5.10)	two to be provided for shower;		
	installed 1200 to 1350 mm AFFL;		
	hook 1 - 400 +/- 10mm from edge of shower seat short edge; Hook 2 - 200mm +/- 10mm from hook 1		
Shower curtain			

### Recommendations

- Ensure during ongoing design and construction that
  - Combined accessible shower and WC sanitary facilities meet the circulation spaces of AS1428.1-2009
- Provision of required fittings for accessible sanitary facilities in accordance with requirements of AS1428.1-2009 including:
  - i) *Door hardware (AS1428.1-2009; Clause 13.5)*
    - (1) Door privacy snib with 45mm “handle” measured from centre of spindle
    - (2) Door handles to be
      - (a) preferred D-type if lever style handle provided on hinged doors
      - (b) 35 to 45 mm clearance between handle and door surface
      - (c) 20mm return on handle to enable operation by one hand
      - (d) installed at 1000mm +/- 10mm above finished floor level (AFFL)
    - (3) Door operating forces not to exceed 20 N
  - ii) *Toilet pan (AS1428.1-2009 Clause 15.2.2)*
    - (1) Top of seat to be 460mm to 480mm AFFL
    - (2) Centre line of pan to adjacent wall to be 450mm to 460mm
    - (3) Front of pan to be 800mm +/- 10mm from finished wall behind toilet
  - iii) *Toilet seat (AS1428.1-2009; Clause 15.2.3)*
    - (1) Provide minimum 30 % luminance contrast with its setting

- iv) *Toilet backrest (AS1428.1-2009; Clause 15.2.4)*
- v) *Toilet paper dispenser (AS1428.1-2009; Clause 15.2.6)*
  - (1) To be installed so that it does not block access to grabrail or create an impingement risk
  - (2) Outlet to be 300mm maximum from front of pan and no higher than 700mm above finished floor level (AS1428.1:2009 Figure 41)
  - (3) Dispenser not to intrude into required toilet pan circulation
- vi) *Grabrails (AS1428.1-2009; Clause 15.2.7 and figure 42)*
  - (1) Ensure toilet grabrails are installed in accordance with Clause 15.2.7 and Figure 42
  - (2) Ensure grabrails for shower are installed in accordance with AS1428.1:2009 Clause 15.5.4 and figures 47 and 48 including vertical shower head support grabrail
- vii) *Baby change tables AS1428.1-2009, Clause 15.2.8.2)*
  - (1) Ensure baby change table when in the folded position does not protrude into any other bathroom fitting circulation space
  - (2) Maximum operable height of top of table is 820mm
  - (3) Minimum under table clearance is 720mm
  - (4) Does not block installation of other bathroom fittings such as coat hooks
- viii) *Mirror (AS1428.1-2009, Clause 15.4.2)*
  - (1) Vertical mirror to be installed above basin measuring
    - (a) 350mm wide
    - (b) Base of mirror to be located no more than 900mm AFFL
    - (c) Upper edge of mirror to be no less than 1850mm AFFL
- ix) *Washbasin shelf (AS1428.1-2009, Clause 15.4.2)*
  - (1) As a part of a vanity unit – 120mm wide by 300mm minimum in depth without intruding into required circulation area for basin
  - (2) As a separate shelf
    - (a) Not to intrude into required washbasin circulation
    - (b) Height to be 900mm to 100mm
    - (c) Width 120mm minimum
    - (d) Length 300 to 400mm
    - (e) Recommend shelf be installed on wall beside existing basin
- x) *Soap dispenser, paper towel dispenser and hand dryer for washbasin (AS1428.1-2009; Clause 15.4.3)*
  - (1) to be operable by one hand,
  - (2) outlet to be 900 to 1100mm AFFL;
  - (3) to be located 500mm minimum from any internal corner
  - (4) Note handrail is where provided
- xi) *Shower head (AS1428.1-2009; Clause 15.5.6)*
  - (1) Adjustable height shower head on vertical rail;
  - (2) wall outlet for shower to be installed 700mm +/- 5mm AFFL;
  - (3) top of vertical shower head support grabrail to be 1880 to 1900mm AFFL;
  - (4) bottom of vertical shower head grab rail to be 800 to 810mm AFFL
  - (5) useable in a seated position
  - (6) capable of withstanding 1100N (AS1428.1-2009 Clause 17)
- xii) *Soap holder for shower (AS1428.1-2009; Clause 15.5.7)*
- xiii) *Shower seat (AS1428.1-2009; Clause 15.5.9)*
  - (1) to be self-draining;
  - (2) slip resistant;
  - (3) withstand 1100 N force in any position and any direction

xiv) *Clothes hanging devices (AS1428.1-2009; Clause 15.5.10)*

- (1) two to be provided for shower;
- (2) installed 1200 to 1350 mm AFFL;
- (3) hook 1 - 400 +/- 10mm from edge of shower seat short edge;
- (4) hook 2 - 600 +/- 10 from edge of shower seat short edge;
- Sanitary facility walls may need to be strengthened for installation of grab rails so as to meet the required force ratings of 1100 N

### **Ambulant Sanitary Facilities Fittings guidelines**

Ensure during ongoing design and construction that ambulant toilet cubicles comply with AS1428.1 requirements including

1. Pathway to ambulant cubicle (900mm between successive door leafs)
2. Doors on pathway to ambulant cubicle and ambulant cubicle door to have minimum clear opening width of 700mm
3. Toilet pan provides a seat height 460 to 480mm above finished floor level
4. Appropriate grab rails are installed on both sides of all ambulant toilet cubicles
5. Cubicle partitions
  - a. Distance apart 900mm to 920mm
  - b. can meet 1100 N force requirements of AS1428.1-2009 Clause 17
6. Cubicle door to be self-closing – AS1428.1:2009 Clause 15.2.9
7. Coat hook installed between 1350mm and 1500mm AFFL
8. Toilet paper dispenser is in required zone
9. Cubicle has required accessible (Braille and raised tactile) signage