



DESIGN CONFIDENCE

AEA Grand Hotel Pty Ltd  
c/- X.PACE Design Group

Access Design Assessment Report

Robertson Hotel  
1 Fountandale Road  
Robertson NSW 2577

Project: The Robertson Hotel  
Document Type: Access Design Assessment Report  
Our Reference: P218\_204-2 (ACCESS) FMR

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Revision History—

OUR REFERENCE	REMARKS	ISSUE DATE
P218_204-1 (ACCESS) JLS	Draft report issued to client for review and comment	18 December 2019
P218_204-2 (ACCESS) FMR	Report issued as final to accompany DA submission	7 February 2020

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## EXECUTIVE SUMMARY

This Access Design Assessment Report has been prepared by Design Confidence at the request of AEA Grand Hotel Pty Ltd c/- X.PACE Design Group and relates to the proposed redevelopment of the Robertson Hotel located at 1 Fountandale Road, Robertson NSW 2577.

The recommendations in this report are to be developed with the ongoing design development and should be confirmed prior to construction certificate stage. As the design progresses, further review of documentation shall be undertaken to ensure that compliance with the accessibility provisions of the BCA is achieved.

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

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

ITEM	DESCRIPTION	RESPONSIBILITY
1	Reduced accessibility provisions relating to the accessway from the site boundary.	Project Architect / Landscape Architect
2	Nil step-free access within a building.	Project Architect
3	Internal circulation provisions presented with shortfalls relating to door circulation spaces.	Project Architect
4	Internal circulation provisions presented with shortfalls relating to the corridor turning provisions.	Project Architect
5	No accessible SOUs or dwellings proposed on plans.	Project Architect
6	Lack of setback to base of stairways and where stairways turn 90 – 180 degrees.	Project Architect
7	Confirmation required in regards parking spaces provisions.	Traffic Engineer
8	Means of accessible entry to the swimming pool and thermal baths.	Project Architect / PCA
9	Lift car dimensions.	Project Architect / Lift supplier
10	Accessible WC and showers in the Community Leisure & Health Centre building.	Project Architect
11	Sanitary compartments for people with ambulant disabilities throughout.	Project Architect
12	Requirement for an accessible adult change facility.	Project Architect / PCA
13	As design progresses, further details shall be provided to ensure compliance with the requirements of the BCA / AS1428.1-2009 is achieved, such as: a. Ramp and stairway details; b. Handrail and Tactile indicator details; c. Wet area (sanitary facilities) details; d. Hearing augmentation; and e. Signage.	Project Architect

In addition to undertaking a detailed assessment of the design against the perspective requirements of the BCA a preliminary performance-based assessment has also been undertaken.

The implementation of a performance-based approach in lieu of compliance with the deemed-to-satisfy (DtS) provisions of the BCA shall be disclosed to the relevant stakeholders and is subject to the approval of the certifying authority.

The table below lists scenarios where we believe the adoption of a performance design may add value to development in-lieu of complying with the prescriptive (D+S) provisions—

ITEM	PROPOSED PERFORMANCE SOLUTION	BCA D+S CLAUSE	PERFORMANCE REQUIREMENT
1	Negate the requirement for an accessible sanitary facility to be provided on all levels in the Community Leisure & Health Centre.	F2.4	FP2.1
2	Permit the external fire egress stairways to be provided with single handrail and nil tactile indicators.	D3.3	DP2

## 1.0 INTRODUCTION

### 1.1 General

This report has been prepared at the request of AEA Grand Hotel Pty Ltd c/- X.PACE Design Group and relates to the proposed redevelopment of the existing Robertson Hotel, at 1 Fountandale Road, Robertson NSW 2577.

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

CLASSIFICATION	DESCRIPTION
Class 1b	Eco cabins / Villas
Class 3	Hotel (Main building)
Class 4	Managers residence
Class 5	Managers office
Class 6	Restaurant (Main building)
Class 7a	Carpark (Main building)
Class 9b	Function rooms / Museum / Artist in residence / Community Leisure & Health Centre / Gym

RISE IN STOREYS	
Six (6)	Main building
One (1)	Artist in residence
Two (2)	Managers residence

### 1.2 Purpose of Report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the *accessibility provisions* of the National Construction Code – Building Code of Australia Volume 1, Edition 2019 (hereinafter referred to as the BCA), as are principally contained within Parts D3, E3.6, F2.4 and F2.9 and relevant Australian Standards.

### 1.3 Documentation Provided for Assessment

This assessment is based upon the architectural documentation prepared by X.PACE Design Group and listed within **Appendix 1**.

### 1.4 Limitations

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

This assessment does not contain comments regarding detailed design issues such as (but not limited to): luminance contrast, slip resistance, handrail design, door schedule and door hardware specification, hearing augmentation systems, location of fittings within sanitary compartments and lift specification.

## 1.5 Report Exclusions

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

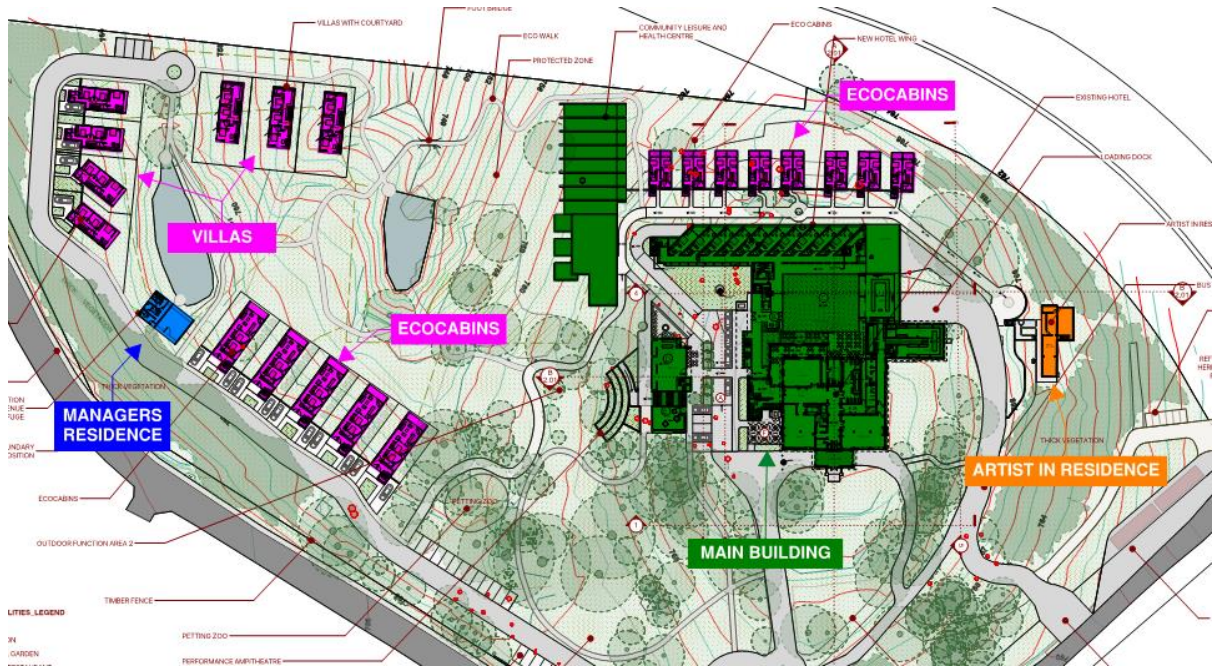
- (i) Work Health & Safety Act and Regulations; and
- (ii) Work Cover Authority requirements; and
- (iii) Structural and Services Design Documentation; and
- (iv) The Disability Discrimination Act (DDA) 1992; and
- (v) Any parts of the BCA or any standards other than those directly referenced in this report;
- (vi) An assessment of the existing building parts

## 1.6 BCA Assessment – Interpretation Notes

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

- (i) The following rooms / areas and associated accessways have been afforded the concession under D3.4 and access for people with disabilities need not be provided to these areas—
  - Plant and equipment rooms;
  - Commercial kitchens and bar areas (behind the counter);
  - Storage rooms;
  - Laundry & Linen rooms on the basis that these rooms will be restricted to staff only and not for guests.
- (ii) This access design assessment has assessed new building works, with the existing building and building parts outside the scope excluded from the design assessment;
- (iii) Movable furniture is the ongoing responsibility of the occupants who should maintain appropriate circulation spaces between and around furnishings;
- (iv) The Refurbished Heritage Rail Platform is understood to be outside the allotment boundary, therefore it does not form part of this assessment;
- (v) The stairways serving the main building are understood to be existing and hence have not been assessed as part of this design assessment;
- (vi) A Goods Lift is proposed, which is understood to serve back of the house areas only. Hence, the Goods Lift will not be required to be provided with accessible features as required under E3.6;
- (vii) The Ecocabins and Villas have been assessed as class 1b buildings;
- (viii) The managers residence is understood to be located above the reception, small venue and fire refuge, hence has been assessed as a class 4 use;
- (ix) The central exit stairway within the carpark on levels 2 and 3, connecting the carpark levels to the class 3 part on level 4 of the main building has been treated as non-fire isolated.
- (x) Each of the buildings assessed within this report are highlighted in the figure below.





**Figure 1** – Site plan highlighting buildings assessed



## 2.0 BCA ACCESS DESIGN ASSESSMENT SUMMARY

### 2.1 Interpretation

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

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

### 2.2 Part D3 – Access for People with a Disability

BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
D3.1 General building access requirements		✓	
D3.2 Access to buildings		✓	
D3.3 Parts of buildings to be accessible			✓
D3.5 Accessible carparking		✓	
D3.6 Signage			✓
D3.7 Hearing augmentation			✓
D3.8 Tactile indicators			✓
D3.9 Wheelchair seating spaces			✓
D3.10 Swimming pools			✓
D3.11 Ramps			✓
D3.12 Glazing on an accessway			✓

### 2.3 Part E3.6 – Passenger Lifts

BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
E3.6 Passenger lifts			✓

### 2.4 Part F2.4 – Accessible Sanitary Facilities

BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
F2.4 Accessible unisex sanitary compartments			✓
F2.4 Sanitary facilities for people with ambulant disabilities			✓

### 2.5 Part F2.9 – Accessible Adult Change Facilities

BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
F2.9 Accessible adult change facilities			✓

## 3.0 BCA DETAILED ASSESSMENT

### 3.1 General

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

In all instances, reference is also made to **Appendix 2**, which contains design guidance and other items which shall be coordinated by the relevant stakeholders as design progresses to ensure compliance with the deemed-to-satisfy (DtS) accessibility provisions of the BCA is achieved.

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

### 3.2 Part D3 – Access for People with a Disability

#### 3.2.1 Clause D3.1 – General building access requirements

BUILDING CLASS	ACCESSIBILITY REQUIREMENTS
Class 1b	<p>Access is required to be provided to and within 2 dwellings on the basis 33 dwellings are proposed.</p> <p>Additionally, access is required to and within 1 bedroom and associated sanitary facilities and not less than 1 of each type of room or space for use in common by the residents or guests including a cooking facility, sauna, gymnasium, swimming pool, laundry, games room, eating area or the like and rooms or spaces for use in common by all the residents on a floor to which access by way of a ramp complying with AS1428.1 or a passenger lift is provided.</p>
Class 3	<p>Access is required to be provided—</p> <ul style="list-style-type: none"> <li>(i) From a pedestrian entrance required to be accessible to at least one (1) floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level; and</li> <li>(ii) To and within not less than one (1) of each type of room/space for use in common by the residents; and</li> <li>(iii) To the entrance doorway of each sole-occupancy unit located on the levels served by the lift/ramp;</li> <li>(iv) To and within rooms/spaces for use in common by the residents located on the levels served by the lift/ramp.</li> </ul> <p>A total of 106 sole-occupancy units are proposed within the main building and eastern extension of the main building, hence access is required to and within 6 accessible sole occupancy units.</p>
Class 5	Access is required to and within all areas normally used by the occupants.
Class 6	Access is required to and within all areas normally used by the occupants.
Class 7a	Access is required to and within any levels containing accessible car parking spaces.

BUILDING CLASS	ACCESSIBILITY REQUIREMENTS
Class 9b	Access is required to be provided to and within all areas normally used by the occupants, including to wheelchair seating spaces provided in accordance with Clause D3.9. Access is not required to be provided to tiers/platforms of seating areas that do not contain wheelchair seating spaces.
All buildings	Access is not required to be provided to the areas afforded the concession under Clause D3.4 and identified in Section 1.6 above.

The following comments are provided in regards the requirements of Clause D3.1 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
Accessible dwellings & SOUs	The provision of accessible dwellings and SOUs has not yet been demonstrated within the design documentation.	<p>Based upon the types of accommodation proposed, being hotel rooms and eco cabins / villas, the following will be required:</p> <ul style="list-style-type: none"> <li>i) Six (6) accessible hotel rooms;</li> <li>ii) Two (2) accessible dwellings for the eco cabins and villas.</li> </ul> <p>Information shall be provided whether different types of hotel rooms are proposed.</p> <p>Not more than 2 required accessible sole-occupancy units may be located adjacent to each other.</p> <p>Where more than 2 accessible sole-occupancy units are required, they must be representative of the range of rooms available.</p>
Artist in Residence	It appears that the vertical connection between storeys is via stairway only.	A means of step-free access between levels will be required to be provided.

### 3.2.2 Clause D3.2 – Access to buildings

The following comments are provided in regards the requirements of Clause D3.2 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
Accessways	The suitability of the proposed accessways could not be confirmed.	Further detail relating to the proposed external paths is required.

DESCRIPTION	COMMENT	RESOLUTION
Pedestrian access from the allotment boundary	Concern is raised in regards the provision of an accessway from the site boundary, whereby a pedestrian gate is shown at the entry from the road.	An accessway will be required from the main points of pedestrian entry.  Hence, where a pedestrian entry is proposed, there shall be a path of travel to the building in accordance with AS1428.1-2009.  Furthermore, the path of travel from the bus drop-off shall be in accordance with AS1428.1-2009.
Pedestrian links between buildings	Concern is raised in regards the provision of a pedestrian link between building, due to the topography of the site.	Where a pedestrian link is provided between buildings required to be accessible, the pedestrian link shall be in accordance with AS1428.1-2009.
Artist in Residence Building	The pedestrian access to the Artist in Residence building appears to be via stairways only.	An accessway will be required to be provided, being either a platform lift or ramp.

### 3.2.3 Clause D3.3 – Parts of the building to be accessible

The following comments are provided in regards the requirements of Clause D3.3 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
General - ramps	The provision of ramps is unclear in design documentation.	Clarification is required in regards proposed ramps and step ramps, if any.  Compliance readily achievable at the CC documentation phase.
Doors – circulations space	Several doors throughout are provided with reduced circulation spaces.	Circulation space at door on the accessible path of travel shall be in accordance with Clause 13.3 of AS1428.1-2009, relevant to the type of approach to each door.
End-of-corridor turns	Reduced turning space for a 180° turn is provided at corridor ends.	At corridor ends, a turning space in 1540mm W x 2070mm L shall be provided a maximum 2m from the corridor end.
Stairways – Set back	It is noted that a nil set back is proposed at stair landings, where the stairways are at intersections with a transverse path of travel.	Amend design – stairways shall be set back such that the required handrail extensions do not protrude into the transverse path of travel.  Generally, 600-700mm set back is required at the bottom of a flight and 400mm is required at the top of the flight.

### 3.2.4 Clause D3.4 – Exemptions

Refer to **Section 1.6** above for areas afforded the concession under D3.4.

### 3.2.5 Clause D3.5 – Accessible carparking

A total of 158 car parking spaces have been proposed, being one (1) proposed as an accessible car parking space. The location of the car parking spaces are as follows:

- a. Sixty-two (62) on level 2;
- b. Forty-two (42) on level 3;
- c. Nine (9) at the Plaza;
- d. Eighteen (18) adjacent to the Eco cabins and Villas;
- e. Twenty-seven (27) on ground overflow parking.

The following comments are provided in regards the requirements of Clause D3.5 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
Allocation of parking spaces	Confirmation is required regarding the number of parking spaces associated with each building class.	<p>The required number of accessible parking spaces will be determined upon confirmation of the allocation of the parking spaces.</p> <p>It is anticipated that the single accessible parking space proposed will <u>not</u> be sufficient to achieve compliance with the requirements of this clause.</p>
Parking service	Confirmation is required whether a parking service is proposed to be provided.	<p>Where a parking service is provided and the public is not permitted to access the car parking area, accessible parking spaces are not required to be provided.</p> <p>An accessible space and shared areas shall be provided at the drop-off area to allow for a person to enter/exit the vehicle.</p>

### 3.2.6 Clause D3.6 – Signage

The following comment is provided in regards the requirements of Clause D3.6 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
General	Signage details have not yet been detailed within the design documentation.	Level of detail provided is satisfactory for DA stage. As design progresses to CC, provide detailed drawings illustrating the provision of signage throughout.

### 3.2.7 Clause D3.7 – Hearing augmentation

The following comment is provided in regards the requirements of Clause D3.7 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
General	Inbuilt amplification systems details have not yet been provided for assessment.	<p>A hearing augmentation system will be required where an inbuilt amplification system (not being for emergency purposes only) is proposed.</p> <p>As design progresses to CC, provide detailed information regarding proposed amplification systems, if any.</p>

### 3.2.8 Clause D3.8 – Tactile indicators

The following comment is provided in regards the requirements of Clause D3.8 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
General	Tactile indicators at stairways and ramps have not yet been detailed within the design documentation.	<p>Tactile indicators will be required at stairways and ramps, not being a fire-isolated stairway or ramp.</p> <p>Level of detail provided is satisfactory for DA stage. As design progresses to CC, further detail will be required.</p>

### 3.2.9 Clause D3.9 – Wheelchair seating spaces in Class 9b assembly buildings

The following comments are provided in regards the requirements of Clause D3.9 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
Swimming pool	Clarification is required whether fixed seating is proposed at the swimming pool area within the Community Leisure and Health Centre.	<p>Wheelchair seating spaces will be required where fixed seating is proposed.</p> <p>Number and grouping of wheelchair seating spaces will be determined upon confirmation of the proposed numbers of seats.</p>
Performance Amphitheatre	An external performance Amphitheatre is proposed adjacent to the main building.	<p>Confirmation from the PCA is required whether wheelchair seating spaces will be required.</p> <p>It is recommended that spatial provisions for wheelchair seating is provided at the top row of the tiered seating.</p>

### 3.2.10 Clause D3.10 – Swimming pools

A swimming pool and three (3) thermal baths are proposed in the Communal Leisure and Health Centre building.

The following comments are provided in regards the requirements of Clause D3.10 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
Swimming pool	The swimming pool is proposed with ~70m perimeter.	An accessible entry is required into the swimming pool, in accordance with BCA Clause D3.10 and Specification D3.10.

### 3.2.11 Clause D3.11 – Ramps

The following comment is provided in regards the requirements of Clause D3.11 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
General	The provision of ramps is unclear in design documentation.	Clarification is required in regards proposed ramps and step ramps, if any.  Compliance readily achievable at the CC documentation phase.

### 3.2.12 Clause D3.12 – Glazing on an accessway

The following comment is provided in regards the requirements of Clause D3.12 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
General	Visual indicators have not yet been detailed within the design documentation.	Visual indicators will be required where full height glazing doors or fixed panels are provided.  Level of detail provided is satisfactory for DA stage. As design progresses to CC, further detail will be required.

## 3.3 Part E3.6 – Passenger Lifts

A total of four (4) passenger lifts are proposed within the subject development.

Every passenger lift proposed must comply BCA Clause E3.6 and AS1735.12-1999 as applicable to the subject lift type.

The following comments are provided in regards the requirements of Clause E3.6 of the BCA—



DESCRIPTION	COMMENT	RESOLUTION
Doors	Lift doors are provided with reduced clear opening width.	Amend design – lift car doors are required to achieve a minimum 900mm clear opening width.
Lift car size	Lift car dimensions have not been provided in accordance with BCA E3.6.	<p>Lifts traveling not more than 12m - minimum required lift dimensions 1100mm width x 1400mm depth</p> <p>Lifts traveling more than 12m - minimum required lift dimensions 1400mm wide x 1600mm depth</p>

### 3.4 Part F2.4 – Accessible Sanitary Facilities

#### 3.4.1 Accessible unisex sanitary facilities

The following comments are provided in regards the requirements of Clause F2.4 of the BCA relating to accessible sanitary facilities—

DESCRIPTION	COMMENT	RESOLUTION
Accessible SOUs	Per comment in Section 3.2.1 above, the provision of accessible SOUs has not yet been indicated on plan.	<p>An accessible WC + shower will be required to be provided per accessible SOU.</p> <p>Ensure a balance of right- and left-hand transfer WCs are provided to the accessible WCs associated with the accessible SOUs.</p>
Accessible WC – Communal area	An accessible WC is not proposed at the upper level of the Communal Leisure and Health Centre building.	An accessible WC shall be provided on every storey containing sanitary facilities.
Transfer side	Five (5) accessible WCs have been identified in communal areas, with three (3) provided as left-hand transfer, one (1) as right-hand transfer and one (1) not identified.	The number of accessible sanitary facilities are to be evenly distributed, appropriate to the transfer configuration.
Accessible showers	The provision of accessible showers has not been demonstrated at the Communal Leisure and Health Centre building.	<p>Confirmation from the BCA consultant will be required in regards the number of showers required in accordance with Clause F2.3.</p> <p>Accessible showers will be required where F2.3 requires showers to be provided. Accessible showers shall be provided at a rate of not less than 1 accessible shower per 10 showers.</p>

DESCRIPTION	COMMENT	RESOLUTION
Detailed drawings	-	<p>As design progresses to CC stage, provide detailed drawings including wall elevations.</p> <p>All fixtures and fittings within the accessible WCs shall be in accordance with Clause 15 of AS1428.1-2009.</p>

### 3.4.2 Sanitary compartment for people with ambulant disabilities

The following comments are provided in regards the requirements of Clause F2.4 of the BCA relating to sanitary facilities for people with ambulant disabilities—

DESCRIPTION	COMMENT	RESOLUTION
General	The provision of sanitary compartments suitable for people with ambulant disabilities has not yet been detailed within the design documentation.	<p>Sanitary compartments for people with ambulant disabilities shall be provided at each bank of toilets where there is one or more toilets (in addition to an accessible toilet).</p> <p>Ambulant sanitary compartments shall be design in accordance with Clause 16 of AS1428.1-2009.</p> <p>It is anticipated that re-design of the proposed WCs will be necessary to demonstrate that there are sufficient provisions to achieve the required circulation spaces for a compliant ambulant compartment.</p>
Unisex WC	<p>A single sanitary compartment in addition to the accessible WC is provided in the Reception/Small venue/Fire refuge building.</p> <p>Per the comment "General" above, ambulant compartments for male and females are required at this location.</p>	Confirmation will be required from the BCA consultant whether unisex WCs are permitted in this building in accordance with BCA F2.3.
Detailed drawings	-	<p>As design progresses to CC stage, provide detailed drawings including wall elevations.</p> <p>All fixtures and fittings within the ambulant WCs shall be in accordance with Clause 16 of AS1428.1-2009.</p>

### 3.5 Part F2.9 – Accessible Adult Change Facilities

The following comment is provided in regards the requirements of Clause F2.9 of the BCA—

DESCRIPTION	COMMENT	RESOLUTION
General	A swimming pool is proposed in the Communal Leisure and Health Centre building. The perimeter of the pool is ~70m.	Confirmation required from the certifying authority at the CC documentation phase as to whether an Accessible Adult Change Facility compliant with Clause F2.9 of the BCA will be required.

## 4.0 CONCLUSION

### 4.1 General

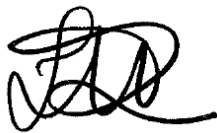
Our strategy for ensuring compliance has been refined and documented during the design process in conjunction with the continual development of the architectural documentation, as required.

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the relevant accessibility provisions of the National Construction Code – Building Code of Australia Volume 1, Edition 2019, subject to the comments provided in **Section 3.0** and the design detail contained in **Appendix 2**.

Compliance can be achieved either by meeting the deemed-to-satisfy requirements of the BCA, as are principally contained within Parts D3, E3.6, F2.4 and F2.9, or via a performance-based approach.

We trust that the above information is sufficient for the consent authority in assessing the merit of the architectural design from a planning perspective.

Report By



Fatima Mendes Raposo  
**Consultant | Accessibility**  
For Design Confidence (Sydney) Pty Ltd

Verified By



Nicolas Hurtado  
**Senior Associate**  
For Design Confidence (Sydney) Pty Ltd

## APPENDIX 1 – Documentation Provided for Assessment

This accessibility assessment was based upon the architectural documentation prepared by X.PACE Design Group, namely—

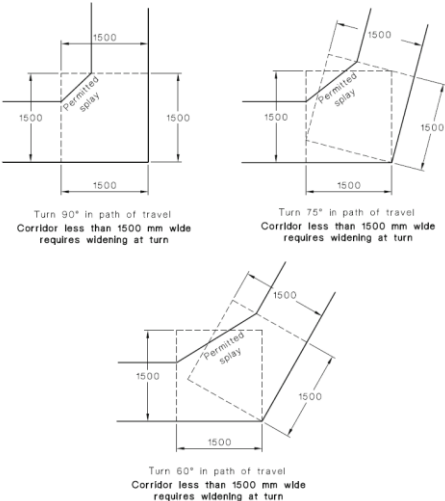
DRAWING	REV	TITLE	DATE
1.01	-	MASTER PLAN EXISTING	-
01	-	MASTERPLAN	-
02	-	Southern Section _ Level 1	-
03	-	Southern Section _ Level 2	-
04	-	Southern Section _ Level 3	-
05	-	Southern Section _ Level 4	-
06	-	Southern Section _ Level 5	-
07	-	Southern Section _ Level 6	-
08	-	Southern Section _ Level 7	-
1.10	-	NORTHERN SECTION LEVEL 1	-
1.11	-	NORTHERN SECTION LEVEL 2	-
1.12	-	HOTEL _ LEVEL 1 EXISTING + PROPOSED	-
1.13	-	HOTEL _ LEVEL 2 EXISTING + PROPOSED	-
1.14	-	HOTEL _ LEVEL 3 EXISTING + PROPOSED	-
1.15	-	HOTEL _ LEVEL 4 EXISTING + PROPOSED	-
1.16	-	HOTEL _ LEVEL 5 EXISTING + PROPOSED	-
2.01	-	SITE SECTIONS PROPOSED	-
2.02	-	SITE ELEVATIONS PROPOSED	-
2.03	-	SITE ELEVATIONS PROPOSED	-
2.04	-	SITE ELEVATIONS PROPOSED	-
2.05	-	SITE ELEVATIONS PROPOSED	-

## APPENDIX 2 – Design Checklist – Prescriptive Requirements

The following design guidance checklist is provided for implementation and coordination during construction in order to achieve compliance with the prescriptive requirements of the BCA, AS1428.1-2009, AS/NZS1428.4.1:2009, AS1735.12-1999 and AS/NZS2890.6:2009.

1. ACCESS TO BUILDINGS	
1.1.	Provide an accessible path of travel compliant with AS1428.1-2009 from all main pedestrian entry points at the site boundary to the principal pedestrian entrance/s of the building.
1.2.	Where a building is afforded with multiple pedestrian entries, an accessway shall be provided through and through: <ul style="list-style-type: none"> <li>(i) The principal pedestrian entrance (PPE); and</li> <li>(ii) Not less than 50% of pedestrian entrances, including the PPE.</li> </ul> <p>Where the building area is greater than 500m<sup>2</sup>:</p> <ul style="list-style-type: none"> <li>(i) A non-accessible pedestrian entrance shall not be located more than 50m from an accessible pedestrian entrance.</li> </ul>
1.3.	Provide an accessible path of travel compliant with AS1428.1-2009 from another building connected by a pedestrian link (not being the public footpath) within the allotment.
1.4.	Provide an accessible path of travel compliant with AS1428.1-2009 from accessible car parking spaces on the site.
1.5.	An accessible path of travel/accessway shall be in accordance with AS1428.1-2009 as applicable. <i>Note: this includes requirements relating to floor finishes, stairway, ramps, doorways etc. Refer to the relevant section below for further detail.</i>

2. PATHS OF TRAVEL	
2.1.	A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walk or the like.
2.2.	Provide 1000mm minimum clear width of path of travel compliant with AS1428.1-2009. <i>Note: the width of the path of travel shall be taken clear of any obstructions, such as handrails, kerb rails, skirting, fire hose reels, fire extinguishers or the like.</i>
2.3.	The minimum unobstructed height of a continuous path of travel shall be 2000mm or 1980mm at doorways.
2.4.	An accessway shall be provided with turning spaces in accordance with the BCA and AS1428.1-2009 where required.
2.5.	A turning space not less than 1500 x 1500mm is required to allow for a 60-90° turn on the accessway. A splay across the internal corner is permitted in accordance with Figure 4 of AS1428.1-2009.



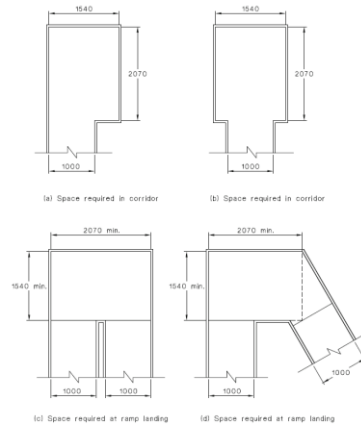
Turn 90° in path of travel  
Corridor less than 1500 mm wide  
requires widening at turn

Turn 75° in path of travel  
Corridor less than 1500 mm wide  
requires widening at turn

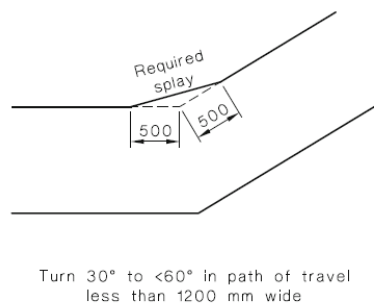
Turn 60° in path of travel  
Corridor less than 1500 mm wide  
requires widening at turn

## 2. PATHS OF TRAVEL

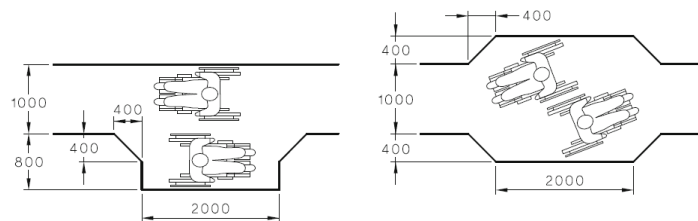
- 2.6. A turning space not less than 1540mm W x 2070mm L in accordance with Figure 5 of AS1428.1-2009 shall be provided:
- (i) to allow for a 180° turn on the accessway;
  - (ii) along pathways at maximum 20m intervals;
  - (iii) at corridor ends, within 2m of the corridor end.



- 2.7. Where the width of the path of travel is less than 1200mm, a minimum 500x500mm splay is required to allow for a 30 to <60° turn on the accessway in accordance with Figure 4 of AS1428.1-2009.



- 2.8. A passing space not less than 1800mm W x 2000mm L is required along pathways at maximum 20m intervals where a direct line of sight is not available.



- 2.9. Floor finishes and abutment of surfaces shall be in accordance with Clause 7 of AS1428.1-2009.  
*Note: Reference is made to BCA Clause D2.14 in regards slip resistance requirements.*

- 2.10. Where carpet or similar soft flexible flooring surface is proposed, the pile height shall be no more than 11mm with 4mm max backing surface.

- 2.11. Ensure drainage grates on accessible path of travel have openings no more than 13mm wide (or 13mm diameter).  
Slotted openings shall be oriented such that the long dimension is transverse to the direction of travel.

- 2.12. Where recessed matting is proposed, it shall be in accordance with Clause 7.4.2 of AS1428.1-2009.

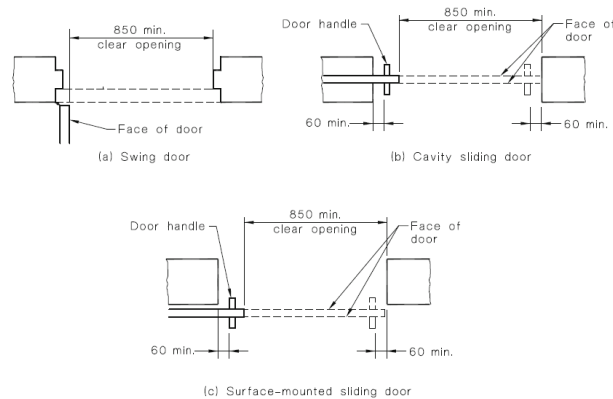


### 3. DOORS

3.1. Every door and/or gate on the accessway shall be in accordance with Clause 13 of AS1428.1-2009.

3.2. Minimum 850mm clear opening width (generally required 920mm door leaf), measured from the face of the door to the door stop.

*Note: where double doors are proposed, at least the active/operable leaf shall achieve the minimum 850mm clear opening width.*



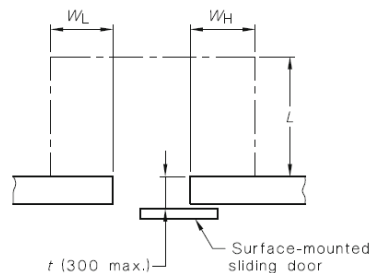
3.3. A minimum 30% luminance contrast shall be provided at doorways for ease of visual identification for people with vision impairment. The contrasting area (e.g. wall, architrave etc.) must have minimum 50mm width.

3.4. Every door and/or gate on the accessway shall be provided with circulation space on both sides to allow for operation of the door.

3.5. Circulation spaces shall be not steeper than 1:40. Refer to Figure 31 (hinged doors) and Figure 32 (sliding doors) of AS1428.1-2009 for the minimum required depth, latch-side and hinge-side circulation spaces as applicable.

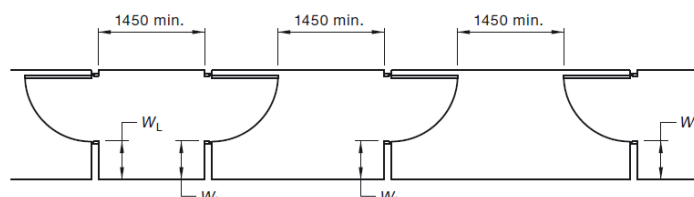
3.6. Where surface-mounted sliding doors are proposed, the circulation spaces shall be increased by a factor of  $t$  as shown in Figure 33 of AS1428.1-2009.

*Note: The factor  $t$  is the wall thickness to the face of the door.*



Door approach	Increase from Figure 32
Figure 32(d)	Add dimensions $t$ to dimensions $W_L$ and $W_H$
Figure 32(a), 32(b), 32(c)	Add dimensions $t$ to dimensions $L$ , $W_L$ and $W_H$

3.7. Provide minimum 1450mm length between successive door swings in airlocks/vestibules or other similarly enclosed spaces on accessible path of travel.

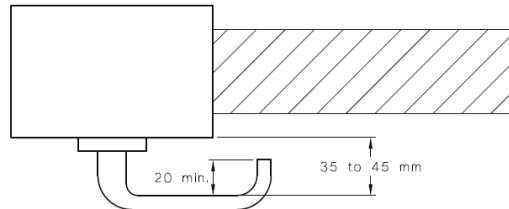


3.8. All fully glazed doors and surrounding glazing (including glazed walls with no transom or similar) shall be clearly marked with 75mm min. wide, solid, non-transparent, contrasting line across their full width. The lower edge of line must be between 900-1000mm FFL and have 30% luminance contrast when viewed against floor or background surface within 2m of glazing.

3.9. Door hardware shall:

### 3. DOORS

- (i) be a type that allows the doors to be operated with one hand;
- (ii) allow for adequate grip for people with hand impairments;
- (iii) have a clearance between the handle and the backplate or door face of 35-45mm;
- (iv) where snibs are installed, have a lever handle with minimum 45mm length from the centre of the spindle.



#### 3.10. Door controls shall be located:

- (i) Door handles: 900-1100mm above FFL;
- (ii) Panic bars on egress routes: 900-1200mm above FFL;
- (iii) Intercoms, push buttons and the like: 900-1250mm above FFL and minimum 500mm from an internal corner;
- (iv) Handles on sliding doors shall be not less than 60mm from the door jamb or doorstop in the open or closed position;
- (v) Manual controls to power-operated doors (push buttons) shall be 1-2m from the door leaf (hinged or cavity-sliding doors) or clear of a surface-mounted sliding door in the open position.

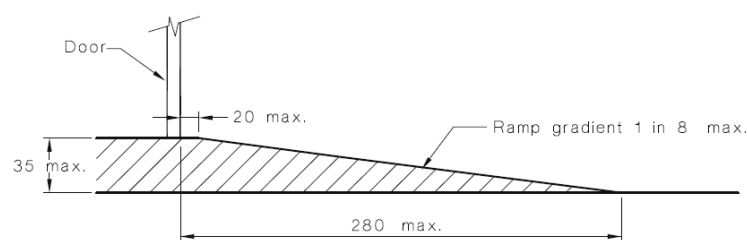
*Note 1: this is not applicable in early childhood centres, swimming pools and the like.*

*Note 2: Per BCA 2019 Clause D2.21, push buttons for emergency release power operated doors shall comply with item (iv) above. Braille and tactile signage in accordance with Clause 3 and 6 of Spec. D3.6 of the BCA is also required.*

#### 3.11. Door operational forces shall be not more than 20 N.

*Note: If this cannot be achieved, the subject door shall be automated, or power operated.*

#### 3.12. A threshold ramp may be employed to address a maximum 35mm rise / FFL difference. Threshold ramp shall be in accordance with Clause 10.5 of AS1428.1-2009.

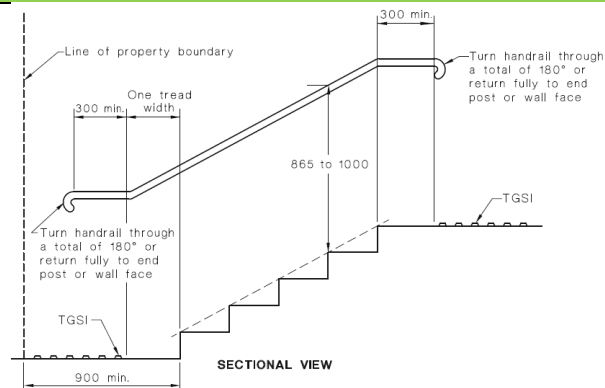


*Note: Where ramp edges are not enclosed by walls/other side barrier, ensure ramp edges are splayed at 45 degrees.*

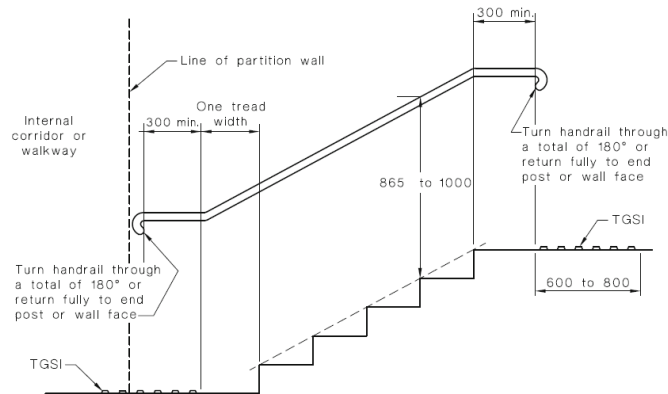
### 4. STAIRWAYS

- 4.1. The requirements of this section shall apply to all stairways for general circulation and to external (non-fire isolated) egress stairways.
- 4.2. Stairs located at site boundary shall be recessed (900mm min. from boundary) to allow required handrail extensions and TGSIs to not protrude into transverse path of travel.

## 4. STAIRWAYS

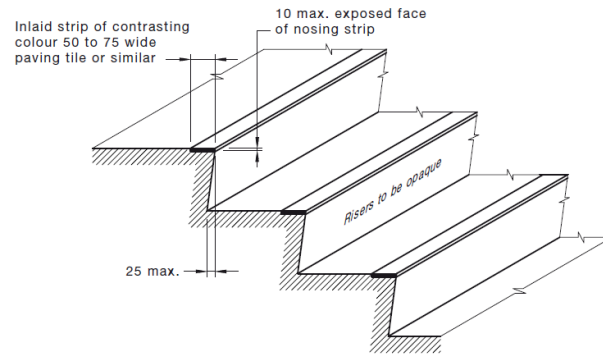


- 4.3. Stairs adjacent to internal corridors shall be recessed to allow required handrail extensions & termination to not protrude into transverse path of travel. The set-back shall be:
- 1 tread width plus handrail extension/turn down (approx. 650mm) at the bottom of a flight of stairs;
  - Handrail extension/turn down (approx. 400mm) at the top of a flight of stairs.



- 4.4. Minimum 1m clearance required between handrails.
- 4.5. Stairways shall have closed risers.
- 4.6. Stair nosings shall not project beyond the face of the riser. Risers shall be vertical or splay backwards a max. 25mm.
- 4.7. In order to achieve consistent height of the handrail along stairways, an offset tread is required at the bottom of the flight, as shown in Figure 28 of AS1428.1-2009.
- 4.8. Handrails compliant with Clause 12 of AS1428.1-2009 shall be provided to both sides of stairs. Refer to handrail section below for handrail requirements.
- 4.9. Handrail extensions are required at landings in accordance with the above:
- At the top of a flight of stairs: min. 300mm horizontal extension past the nosing;
  - At the bottom of a flight of stairs: one tread depth parallel to the line of nosings + min. 300mm horizontal extension;
  - Where the inner handrail is continuous at landings, the 300mm horizontal handrail extension is not required.
- 4.10. Provide warning tactile ground surface indicators (TGSi's) stairs landings in accordance with AS/NZS1428.4.1:2009. Refer to TGSi's section below for TGSi's requirements.
- 4.11. Provide contrasting step nosing strips on all stair treads compliant with AS1428.1 as follows:
- Step nosing strips to be across full width of stair, between 50-75mm wide, in a continuous colour solid strip with 30% luminance contrast to background surface.
  - Step nosing strips to be located on edge of tread (15mm max. setback if applied) and not extend onto risers more than 10mm. (if exposed).

#### 4. STAIRWAYS



#### 5. FIRE-ISOLATED STAIRWAYS

- 5.1. Provide contrasting step nosing strips on all stair treads compliant with AS1428.1 as follows:
  - (i) Step nosing strips to be across full width of stair, between 50-75mm wide, in a continuous colour solid strip with 30% luminance contrast to background surface.
  - (ii) Step nosing strips to be located on edge of tread (15mm max. setback if applied) and not extend onto risers more than 10mm. (if exposed).
- 5.2. Handrails compliant with Clause 12 of AS1428.1-2009 shall be provided to at least one side of stairs. Refer to handrail section below for handrail requirements.
- 5.3. In order to achieve consistent height of the handrail along stairways, an offset tread is required at the bottom of the flight, as shown in Figure 28 of AS1428.1-2009.
- 5.4. Minimum 1m clearance required between handrail and opposite wall.  
*Note: subject to BCA D1.6 relating to minimum requirements for exits.*

#### 6. WALKWAYS

- 6.1. 1:20 walkways shall have suitable landings at 15m maximum intervals.  
*Note: for gradients other than 1:20, the maximum interval between landings shall be confirmed with Design Confidence.*
- 6.2. Walkways shallower than 1:33 are not required to be provided with landings.
- 6.3. Landings shall be:
  - (i) Minimum 1200mm length where there is no change in direction;
  - (ii) Where there is a change in direction, refer to Section 2 – Paths of Travel above;
  - (iii) Where there is a doorway, the landing shall be capable of accommodating the required doorway circulation spaces.
- 6.4. A suitable barrier (edge protection) shall be provided to both sides of the walkway. Suitable barriers include:
  - (i) Floor/ ground surface to extend 600mm min. width at same grade in firm and level of the walkway surface, being of a different material;
  - (ii) Kerb in accordance with Figure 18 of AS1428.1-2009;
  - (iii) Kerb rail + handrail in accordance with Figure 19 of AS1428.1-2009;
  - (iv) Low wall min. 450mm height.*Note: The top of kerbing must not be within 75-150mm range above FFL to minimise risk of wheelchair footplate entrapment.*
- 6.5. Curved walkways have 1500mm min. clear width. The minimum inside radius shall be in with Figure 20 of AS1428.1-2009.

#### 7. RAMPS

- 7.1. Ensure a series of connected ramps does not exceed 3.6m vertical rise, in accordance with BCA Clause D3.11.
- 7.2. A ramp shall be not steeper than 1:14 and shall be constant throughout.

## 7. RAMPS

7.3. 1:14 walkways shall have suitable landings at 9m maximum intervals.  
*Note: for gradients other than 1:14, the maximum interval between landings shall be confirmed with Design Confidence.*

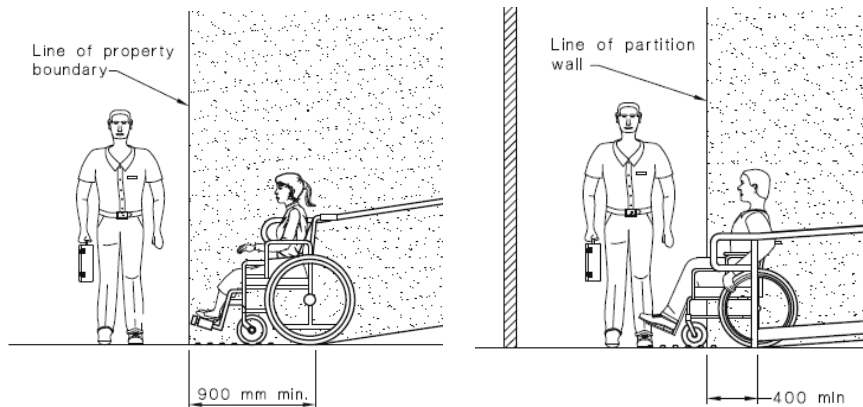
7.4. Ramp landings shall be not steeper than 1:40.

7.5. Landings shall be:

- (i) Minimum 1200mm length where there is no change in direction;
- (ii) Where there is a change in direction, refer to Section 2 – Paths of Travel above;
- (iii) Where there is a doorway, the landing shall be capable of accommodating the required doorway circulation spaces.

7.6. Ramps shall be set back from a transverse path of travel, being:

- (i) Minimum 900mm set back at property boundary;
- (ii) Minimum 400mm set back other than at property boundary.



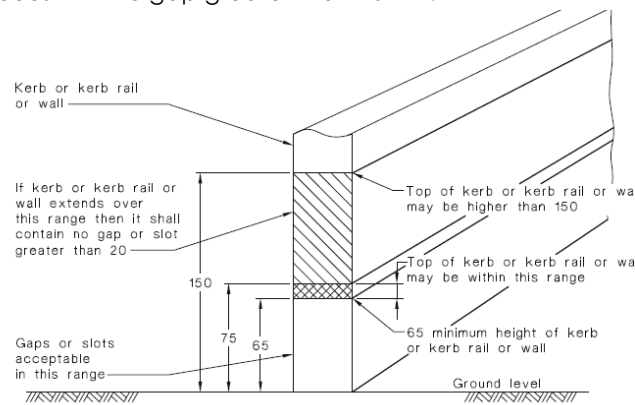
7.7. Handrails shall be provided on both sides of a ramp.

7.8. Handrail extensions are required at landings in accordance with the above:

- (i) At the top and bottom landings: min. 300mm horizontal extension past the nosing;
- (ii) Where the inner handrail is continuous at landings, the 300mm horizontal handrail extension is not required.

7.9. Ramps and intermediate landings shall have kerbs or kerb rails on both sides, being:

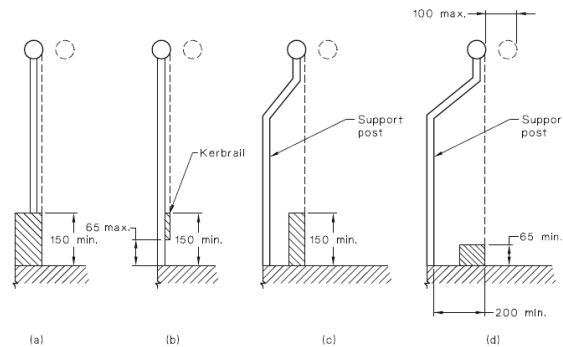
- (i) Kerbing to be between 65-75mm height above FFL, or;
- (ii) At least 150mm height above FFL;
- (iii) The top of kerbing must not be within 75-150mm range above FFL to minimise risk of wheelchair footplate entrapment. If kerbing extends within 75-150mm range between it must be continuous with no gap greater than 20mm.



*Note: where a handrail is wall mounted, the wall serves as a suitable side barrier, subject to the ramp-side face of the handrail being not more than 100mm from the wall (refer to Fig. 19 (d)).*

## 7. RAMPS

- 7.10. The kerb to be suitably located in relation to handrail (and vertical supports if provided) i.e. Internal face of kerb in line with internal face of handrail or up to 100mm max. off-set inside the ramp, compliant with AS1428.1-2009 fig. 19.



- 7.11. Provide warning tactile ground surface indicators (TGSIs) at top and bottom of ramps in accordance with AS/NZS1428.4.1:2009.  
At intermediate landings, TGSIs are only required where the outer handrail is not continuous.
- 7.12. Curved ramps shall have 1500mm min. clear width with appropriate min. inside curve radius compliant with AS1428.1-2009 fig. 20.

## 8. STEP RAMPS

- 8.1. Where the height variation between internal and external RL's is greater than 35mm, a step ramp compliant with AS1428.1-2009 is required.  
*NB. A level landing is also required to enable door circulation space, compliant with AS1428.1-2009 fig. 31.*
- 8.2. Ensure step ramps have 1:10 gradient, 190mm max. height and 1900mm max. length.
- 8.3. Provide suitable barriers on step ramp sides (450mm min. height wall or balustrade and kerbing), or splayed edge if there is transverse pedestrian traffic.
- 8.4. Ensure step ramps have appropriate level landings at top and bottom and at doorways, compliant with AS1428.1-2009.
- 8.5. Ensure that consecutive step ramps (i.e. when landings between step ramps/ ramps overlap) are not used, compliant with BCA Clause D3.11b.

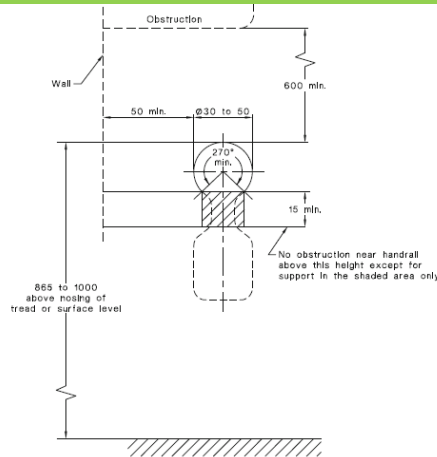
## 9. KERB RAMPS

- 9.1. Ensure kerb ramps have 1:8 gradient, 190mm max. height, 1000mm min. width and 1520mm max. length, compliant with AS1428.1-2009 fig. 23 and 24.  
*NB. Under AS1428.4.1-2009 kerb ramps with gradients less steep than 1:8.5 are not generally detectable by people with vision impairment.*

## 10. HANDRAILS

- 10.1. All stairs and ramps shall be provided in accordance with Clause 12 of AS1428.1-2009, including fire-isolated stairways and ramps.  
*Note: for stairs/ramps in areas afforded the concession under D3.4, handrails are only required to comply with Clause D2.17 of the BCA.*
- 10.2. The cross section of handrail shall be circular/elliptical handrails have 30mm - 50mm diameter, with 270-degree clear arc around top of handrail (extending for 600mm min. height) compliant with Figure 29 of AS1428.1-2009.

## 10. HANDRAILS

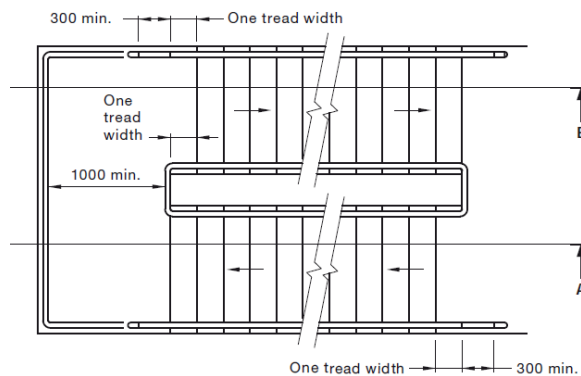


10.3. Handrails shall be installed at a consistent height between 865mm - 1000mm height above step nosing or FFL ramp surface.  
*NB. The specified height should allow for construction tolerance as outside of this range will be non-compliant.*

10.4. Where a balustrade for fall protection is required at a height above 1m, both the balustrade and the handrails shall be provided.

10.5. Handrails shall have no vertical sections.

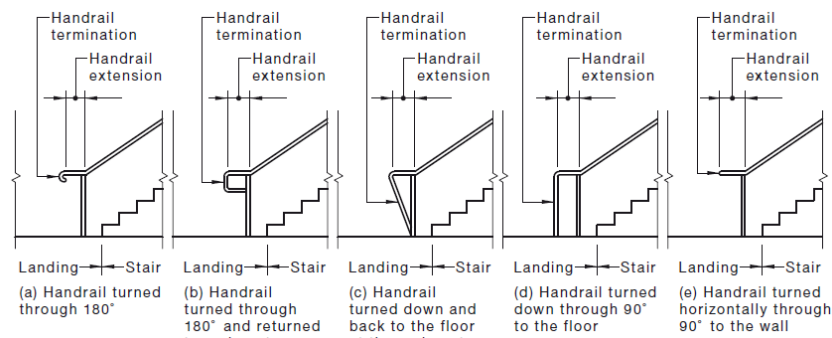
10.6. In order to achieve consistent height of the handrail along stairways, an offset tread is required at the bottom of the flight, as shown in Figure 28 of AS1428.1-2009.



10.7. Handrails shall be installed no less than 50mm away from an adjacent side wall/ obstruction (finger clearance).

10.8. Refer to Stairs and Ramps sections for the requirements relating to handrail extensions.

10.9. Handrail ends shall be turned through a total of 180° OR to the ground OR returned fully to the end post/wall face. Suitable handrail ends are shown in Figure 26 (C) of AS1428.1-2009.



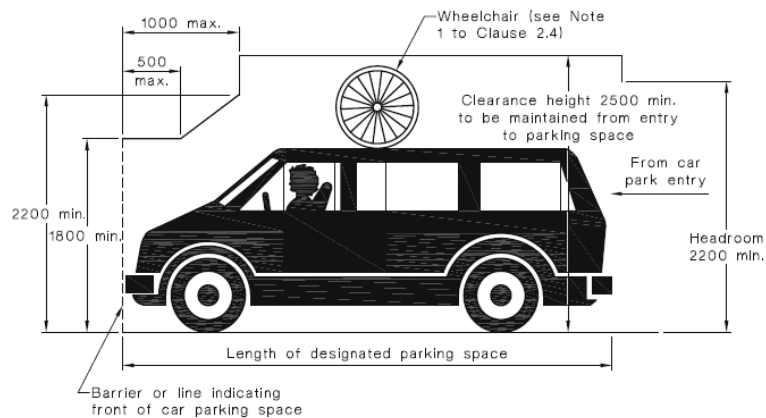
*Note: fire-isolated stairs and ramps are not required to be provided with handrail extensions at landings, however handrail ends shall be in accordance with Figure 26 (C) of AS1428.1-2009 as shown above.*

10.10. The inner handrail shall always be continuous at landings.

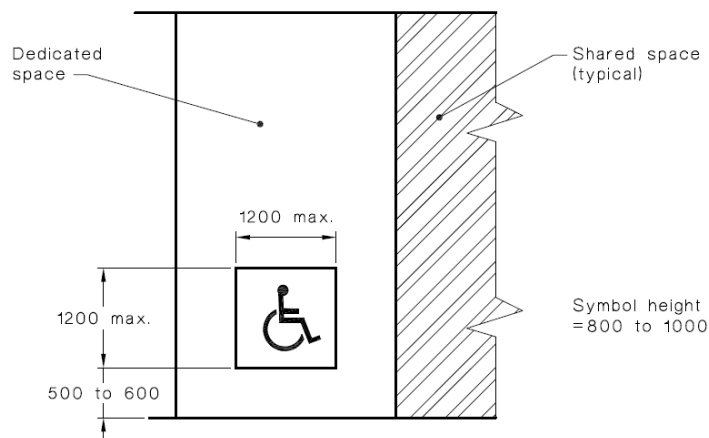


## 11. ACCESSIBLE PARKING

- 11.1. Minimum required dimensions:
- (i) Dedicated parking space shall be 2400mm W x 5400mm L (minimum);
  - (ii) A shared area shall be provided to one side of the dedicated parking space, being 2400mm W x 5400mm L (minimum);
  - (iii) A shared area shall be provided at one end of the parking space, being 2400mm W x 2400mm L.
- 11.2. The ground surface shall be firm, plane, slip resistant and traversable by people with disabilities (hence surfaces such as loose gravel and grass are not acceptable).
- 11.3. Accessible parking spaces and shared areas shall at the same grade and the ground surface shall be not steeper than 1:40 (1:33 for external bitumen surfaces is acceptable).
- 11.4. Vertical clearance leading to the accessible parking spaces shall be not less than 2200mm.
- 11.5. Vertical clearance at the accessible parking spaces and associated shared areas shall be not less than 2500mm.
- Note: reduced headroom may be permitted in accordance with Figure 2.7 of AS/NZS2890.6:2009.*



- 11.6. An accessible parking space shall be provided with pavement markings for identification, being the white symbol of access inside a blue rectangle with dimensions in accordance with Figure 3.1 of AS/NZS2890.6:2009.

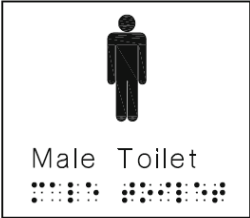



- (i) Line markings shall be yellow, have a slip resistance surface and shall not be raised;
- (ii) The parking spaces and shared areas shall be outlined on all sides with an unbroken line 80-100mm wide, except where delineated by a kerb, barrier or wall;
- (iii) The shared areas shall be marked with diagonal stripes at an angle  $45 \pm 10^\circ$  to the side of the space. The diagonal stripes shall be 150-200mm wide and spaced 200-300mm;
- (iv) No shared area markings shall be placed in trafficked areas (this is generally applicable to the 2400x2400mm shared area).

*Note: the requirement for space identification is not applicable where:*

- a. A total of not more than 5 parking spaces is provided;

11. ACCESSIBLE PARKING	
	<i>b. An accessible parking space is privately owned parking space for people with disabilities associated with a single residence and intended primarily for use by the occupants of that residence (i.e. adaptable units).</i>
11.7.	A bollard shall be provided within the shared area located in accordance with Figure 2.3 of AS/NZS2890.6:2009.
11.8.	Residential accessible parking spaces are subject to the requirements of AS4299-1995. <i>Note: a parking space 3800mm W x 5400mm L is generally suitable for adaptable units.</i>

12. SIGNAGE	
12.1.	Braille and tactile signage will be required to: <ul style="list-style-type: none"> <li>(i) Identify each sanitary facility, including an accessible sanitary facility and a sanitary compartment suitable for people with ambulant disabilities;</li> <li>(ii) Identify each space provided with hearing augmentation;</li> <li>(iii) Within each space provided with hearing augmentation;</li> <li>(iv) Identify each door required by BCA Clause E4.5 to be provided with an exit sign;</li> <li>(v) Identify a sanitary compartment suitable for people with ambulant disabilities;</li> <li>(vi) At entry doors to airlocks containing either accessible and/or ambulant WCs, identifying each facility provided within.</li> </ul>
12.2.	Braille and tactile directional signage will be required at: <ul style="list-style-type: none"> <li>(i) A non-accessible pedestrian entrance to direct a person to the nearest accessible entrance;</li> <li>(ii) A sanitary bank which is not provided with an accessible sanitary facility to direct a person to the nearest accessible sanitary facility.</li> </ul>
12.3.	Signage required to comply with Clause D3.6 of the BCA shall be in accordance with BCA Spec. D3.6 and Clause 8 of AS1428.1-2009.
12.4.	Per BCA 2019, signage complying with Clause 3 and 6 of Specification D3.6 shall be provided to identify the latch-operation device (manual controls for power-operated doors).
12.5.	At standard sanitary facilities, the signage shall include: <ul style="list-style-type: none"> <li>(i) Minimum required message: "Male Toilet" or "Female Toilet", as applicable;</li> <li>(ii) Raised &amp; visual versions of the male and female symbols;</li> <li>(iii) Braille that fully describes the information displayed by symbols and text.</li> </ul> <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 20px;"> <div style="border: 1px solid black; padding: 10px; text-align: center;">  </div> <div style="border: 1px solid black; padding: 10px; text-align: center;">  </div> </div>
12.6.	At an accessible sanitary facility, the signage shall include: <ul style="list-style-type: none"> <li>(i) Minimum required message: "Unisex Toilet RH" or "Unisex Toilet LH" (as applicable)</li> <li>(ii) Information if the toilet pan is suitable for RH or LH transfer;</li> <li>(iii) Raised &amp; visual versions of the international symbol of access;</li> <li>(iv) Raised &amp; visual versions of the male and female symbols;</li> <li>(v) Braille that fully describes the information displayed by symbols and text.</li> </ul>

## 12. SIGNAGE



- 12.7. At an ambulant sanitary compartment, the signage shall include:
- (i) Minimum required message: "Ambulant Male Toilet" or "Ambulant Female Toilet", as applicable;
  - (ii) Raised & visual versions of the male and female ambulant symbols;
  - (iii) Braille that fully describes the information displayed by symbols and text.



- 12.8. At exits, the signage shall include:
- (i) The word "Exit"; and
  - (ii) The word "Level" and the floor level number OR a floor level descriptor OR a combination of both the number and the descriptor;
  - (iii) Braille that fully describes the information display by text.

- 12.9. At the door to rooms/spaces provided with hearing augmentation, the signage shall include raised & visual versions of the international symbol of deafness.

- 12.10. Within the room/spaces provided with hearing augmentation, the signage shall include:
- (i) The type of hearing augmentation;
  - (ii) The area covered within the room;
  - (iii) If receivers are being used & where they can be obtained.

- 12.11. Directional signage shall include:
- (i) A wayfinding arrow that indicates the location of the subject accessible facility (being an accessible toilet or accessible entry);
  - (ii) Raised & visual versions of the international symbol of access;
  - (iii) Raised text that describes the subject accessible facility;
  - (iv) If the accessible path of travel to the subject accessible facility is on a different level, include a symbol to denote travel via lift (if applicable).



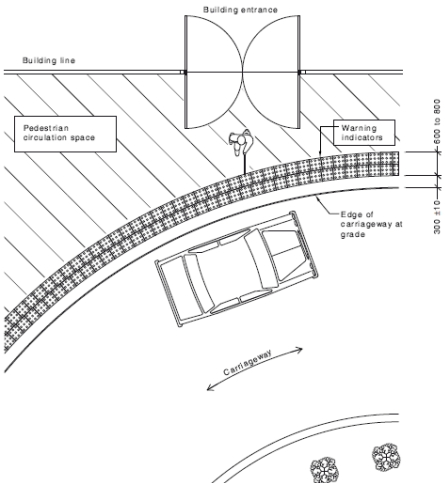
- 12.12. Location of signage:

12. SIGNAGE	
	<ul style="list-style-type: none"> <li>(i) Braille and tactile components shall be at a height of 1200-1600mm above FFL; and</li> <li>(ii) On the wall on the latch-side of the door, leading edge of the sign 50-300mm from the architrave, except at ambulant sanitary facilities;</li> <li>(iii) Where b. is not possible, signage shall be on the door itself; and</li> <li>(iv) At ambulant sanitary facilities, the signage shall be placed on the door.</li> </ul>
12.13.	Minimum 30% luminance contrast between the wall/door to the backplate of the sign and between the backplate and the symbols, tactile and braille contained in the sign.

13. HEARING AUGMENTATION	
13.1.	Provide hearing augmentation in the following areas if an inbuilt amplification system is installed (except one used for emergency warning systems only): <ul style="list-style-type: none"> <li>(i) Rooms in Class 9 buildings;</li> <li>(ii) Auditoriums, conference and meeting rooms, judicatory, and;</li> <li>(iii) Service counters screened to the public (e.g. reception, ticket/teller booths).</li> </ul>
13.2.	Hearing loops are required to at least 80% of floor area with inbuilt amplification system.
13.3.	For Class 9b buildings, any screen or scoreboard that can display public announcements, to be capable of supplementing the public address system (excluding emergency warning only).

14. TACTILE GROUND SURFACE INDICATORS (TGSIs)	
14.1.	Ensure that TGSIs are slip-resistant and achieve minimum luminance contrast against background surface in accordance with the following: <ul style="list-style-type: none"> <li>(i) Integrated TGSIs (i.e. tiles) require 30% min. luminance contrast.</li> <li>(ii) Discrete TGSIs (i.e. buttons) require 45% min. luminance contrast.</li> <li>(iii) Composite TGSIs with 2 materials/colours requires 60% min. luminance contrast.</li> </ul>
14.2.	Ensure that warning TGSIs extend across the full width of the path of travel and commence 300mm from the edge of stairs, ramps etc. <i>Note 1: tactile indicators are <b>not</b> required where the gradient is not steeper than 1:20 (walkways) or at step ramps and kerb ramps.</i> <i>Note 2: tactile indicators are <b>not</b> required at fire-isolated stairs and ramps.</i> <i>Note 3: tactile indicators <b>are</b> required at external (non-fire-isolated) egress stairs and ramps.</i>
14.3.	Ensure that warning TGSIs have between 600mm - 800mm depth at open areas, or at landings >3m length and/or when handrail is discontinuous.
14.4.	Ensure that warning TGSIs have between 300mm - 400mm depth at enclosed landings (<3m) when external handrail is discontinuous.
14.5.	Where a pedestrian pathway and vehicular way are at the same level (i.e. no kerb provided), warning tactile indicators shall be provided. 

15. WHEELCHAIR SEATING SPACES	
15.1.	Ensure the grouping and location of all wheelchair seating spaces is in accordance with BCA Table D3.9.
15.2.	For up to 150 seats: Provide 3 wheelchair seating spaces (for up to 150 seats) and 1 additional space for each additional 50 seats or part thereof (from 150-800 seats). The required grouping is 1 x single space and 1 x group of 2 spaces.
15.3.	For 151-800 seats: Provide 3 wheelchair seating spaces + 1 additional space for each additional 50 seats or part thereof over 150 seats. Required grouping: not less than 1 x single space AND not less than 1 x group of 2 spaces AND not more than 5 spaces in any other group.
15.4.	For 801 to 10,000 seats: Provide 16 wheelchair seating spaces + 1 additional space for each additional 100 seats or part thereof over 800 seats. Required grouping: not less than 2 x single spaces AND not less than 2 x groups of 2 spaces AND not more than 5 spaces in any other group. The location of spaces is to be representative of the range of seats offered.
15.5.	For more than 10,000 seats: Provide 108 wheelchair seating spaces + 1 additional space for each additional 200 seats or part thereof over 10,000 seats. Required grouping: not less than 5 x single spaces AND not less than 5 x groups of 2 spaces AND not more than 10 spaces in any other group. The location of spaces is to be representative of the range of seats offered.
15.6.	Ensure all wheelchair seating spaces are: <ul style="list-style-type: none"> <li>(i) Designed in accordance with AS1428.1 fig. 54;</li> <li>(ii) Adjacent to and on same level as other seating in the row;</li> <li>(iii) Connected on accessible path of travel to main entry, accessible toilet and common facilities, and;</li> <li>(iv) Equitably located with comparable sight lines and not obstructed by handrails/balustrades.</li> </ul>
15.7.	Wheelchair seating spaces may be achieved by providing removable seating. <i>Note: this will require the implementation of a suitable management plan to ensure wheelchair seating spaces are readily available.</i>

16. SWIMMING POOLS	
16.1.	Access is required to and into swimming pools with a total perimeter greater than 40m, associated with a Class 1b, 2, 3, 5, 6, 7, 8, or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of 1b building or a sole-occupancy unit in a Class 2 or Class 3 building. Accessible entry/exit in accordance with Part D5 of the BCA is required.
16.2.	An accessible entry/exit must be by means of: <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>
16.3.	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 above (16.2) (a), (b) or (c).
16.4.	Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1-2009.

17. PASSENGER LIFTS	
17.1.	All passenger lifts are required to be of a type in accordance with BCA Table E3.6a, have accessible features in accordance with BCA Table E3.6b and shall not rely on a constant pressure device for operation if the lift car is fully enclosed.
17.2.	Passenger lifts travelling more than 12m require 1400mm W x 1600mm L min. dimensions. <i>Note: a concession is available for existing lifts in existing building, subject to the requirements of the Disability (Access to Premises – Buildings) Standards 2010.</i>

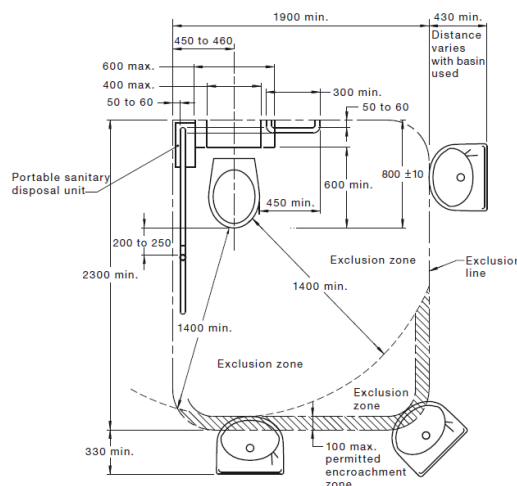
17. PASSENGER LIFTS	
17.3.	Passenger lifts travelling less than 12m (except stair platform lifts) require 1100mm W x 1400mm L min. dimensions.
17.4.	Stairway platform lifts (previous AS1735.7) require 810mm W x 1200mm L min. dimensions, compliant with BCA Part E3.6. Note: the use of stairway platform lifts is subject to a case-by-case assessment.
17.5.	Low-rise platform lifts (previous AS1735.14), require 1100mm W x 1400mm L min. dimensions compliant with BCA Part E3.6 and must not travel more than 1000mm height variation.
17.6.	Low rise, low speed constant pressure lifts, unenclosed type (previous AS1735.15), require 1100mm W x 1400mm L min. dimensions compliant with BCA Part E3.6 and must not travel more than 2m. They cannot be used high traffic public areas.
17.7.	Low rise, low speed constant pressure lifts, enclosed type (previous AS1735.15), require 1100mm x 1400mm min. dimensions compliant with BCA Part E3.6 and must not travel more than 4m. They cannot be used high traffic public areas.
17.8.	Any low-rise lifts (previous part AS1735.14 or 15) that require constant pressure to be applied to the lift control buttons to either call and/or operate the lift (i.e. Press and Hold) are to include signage to explain operations of use.
17.9.	Small size low-speed automatic lifts (previous AS1735.16), require 1100mm W x 1400mm L min. dimensions and must not travel more than 12m.
17.10.	Ensure all passenger lifts (except stair platform lifts) have 900mm min. clear door opening, compliant with AS1735.12.
17.11.	Ensure all Low-rise platform and Low rise, low speed constant pressure lifts with manual door opening (previous AS1735.14, 15 and 16) have suitable door circulation areas compliant with AS1428.1.
17.12.	Ensure the centre line of standard lift call buttons in all lift lobbies are located at height of 900-1200mm and at least 500mm distance from an internal corner to be accessible to people using wheelchairs, compliant with AS1735.12.
17.13.	Ensure all passenger lifts (except stair platform and low-rise platform lifts) include an internal lift control panel with centre line of control buttons located at a height no less than 700mm and no greater than 1250mm above FFL. The components of the floor level buttons shall possess Braille, raised tactile symbols and numbers, visual and auditory indicators, compliant with AS1735.12. <i>Advisory note: horizontal lift control panels are preferred over vertical panels for ease of reach as they generally can be positioned with control buttons within 900-1100mm FFL which is the preferred range for most wheelchair users.</i>
17.14.	Ensure all passenger lifts (except stair platform and low-rise platform lifts) include 2 x lift control panels when the width/length dimension is less than 1400mm.
17.15.	Ensure all passenger lifts (except stair platform and low-rise platform lifts) include an internal handrail installed at a height 850-950mm. The handrail ends shall be no more than 500mm away from any operating device or button.
17.16.	Ensure all passenger lifts (except stair platform lifts) include emergency hands free communication, including a button to alert call centre of a problem and a signal light to confirm that call has been received.
17.17.	Ensure all lifts serving more than 2 levels provides automatic audible information within the lift car to identify each level the lift stops.
17.18.	Ensure all lifts serving more than 2 levels provides appropriate visual and audible arrival signals of the lift car in all lift lobbies.
17.19.	Ensure all lifts serving more than 2 levels provides appropriate audible range and frequency, (between 20-80dbA at maximum frequency of 1500 Hz).
17.20.	The lighting in all enclosed lift cars must be at least 100 lux.
17.21.	All visible information to provide 30% min. luminance contrast to background surface.
18. ACCESSIBLE SANITARY FACILITIES	
18.1.	Provide 1 unisex accessible toilet at each bank of male/female toilets on each storey compliant with BCA Table F2.4a.

## 18. ACCESSIBLE SANITARY FACILITIES

NB. Where more than 1 toilet bank on each storey provide an accessible facility at 50% of banks.

18.2. Ensure a balance of left- and right-handed WC pans within the building.

18.3. Circulation space associated with the toilet pan min. 1900mm W x 2300mm L. The washbasin is permitted to encroach a max. 100mm within the WC circulation space in accordance with Figure 43 of AS1428.1-2009.



18.4. The required circulation spaces associated with toilet pan, washbasin, shower and door are allowed to overlap.

18.5. The washbasin is permitted to encroach into the doorway circulation space, however a min. 300mm is required between the door swing (for a hinged door) and the washbasin. Other fixtures such as toilet pan and shower seat are not allowed within the door circulation.

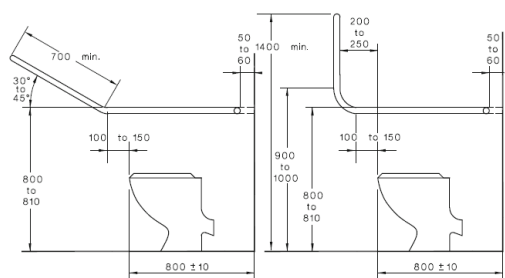
18.6. The centreline of the accessible toilet pan shall be 450-460mm from side wall.

18.7. Toilet projection from the back wall to the front of the toilet seat shall be 800mm ±10mm.  
*Note: This is a critical dimension.*

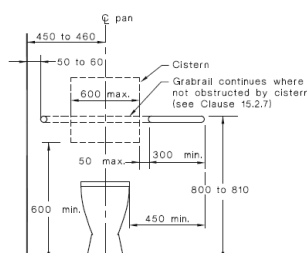
18.8. The height to top of the toilet seat shall be 460-480mm above FFL.

18.9. The toilet seat shall achieve 30% luminance contrast against background (e.g. pan, wall or floor surface).

18.10. Provide grabrails on wall of toilet at a height of between 800-810mm (to top of grabrail) above FFL.



(i) Option A (ii) Option B  
(a) Side view showing optional systems for grabrail at sides of pan

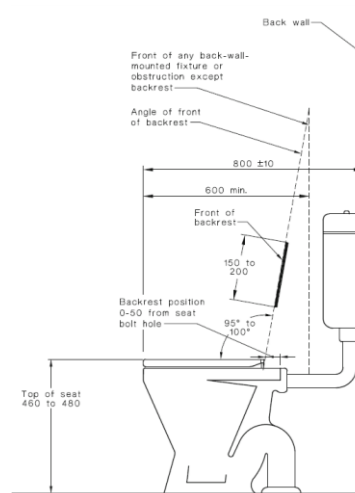


*Note: If concealed cistern used, WC grab-rails are to be continuous across side and rear walls. If exposed cistern used, rear grabrail to commence 50mm max. from cistern edge.*

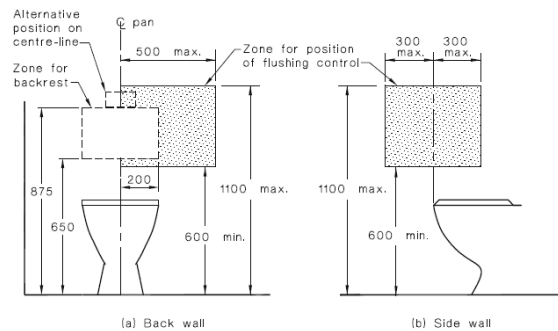


## 18. ACCESSIBLE SANITARY FACILITIES

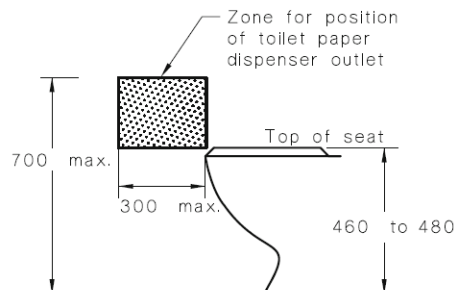
- 18.11. Provide angled toilet backrest (350-400mm W x 150-200mm H) installed between 120-150mm height from top of pan seat and 50mm max. distance from seat bolt hole.  
*NB. No toilet lid to be provided as this impedes use of back rest.*



- 18.12. Flushing controls shall be located in accordance with Figure 40 of AS1428.1-2009.

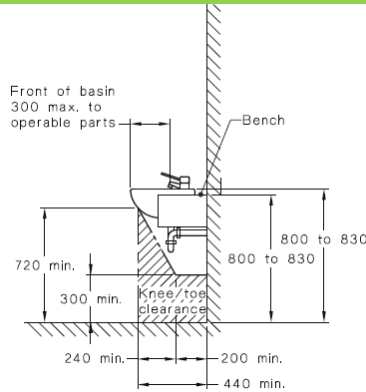


- 18.13. Toilet roll holder to be installed on adjacent wall to toilet at 600mm centre-line height from FFL within 300mm max. length from front of pan and no closer than 50mm to grabrail.

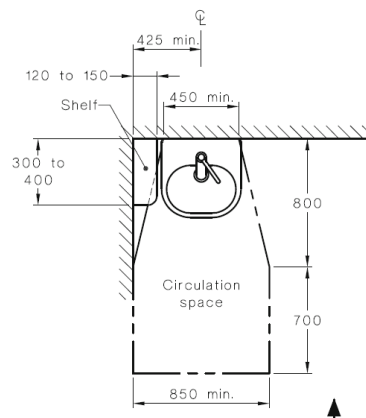


- 18.14. The centreline of the basin shall be min. 425mm from side wall.
- 18.15. The height of the basin shall be 800-830mm from FFL with lever action taps and insulation of water pipes.
- 18.16. Provide basin with a 430mm min. depth projection (from back wall to front of the basin) and suitable wheelchair knee/toe height clearance, compliant with Figure 44 of AS1428.1-2009. Knee/toe clearance shall be clear of water supply and/or sewage pipes.

## 18. ACCESSIBLE SANITARY FACILITIES

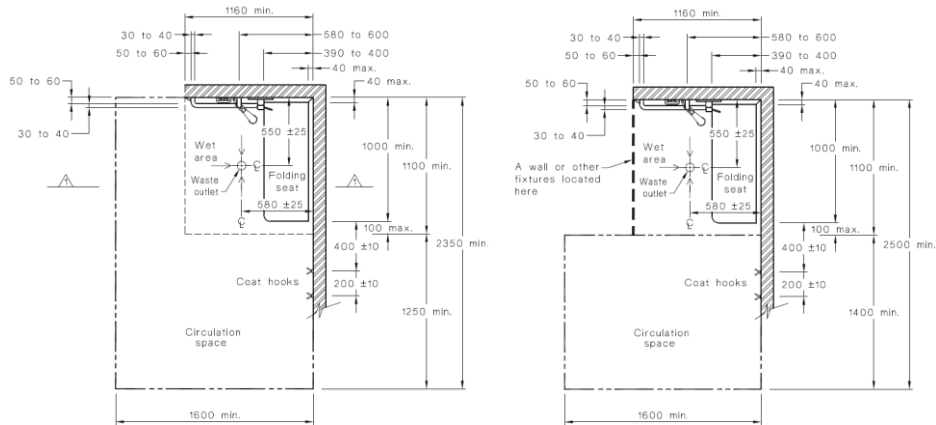


- 18.17. Washbasin shall have min. 450mm width and circulation space in accordance with Figure 44 of AS1428.1-2009.



- 18.18. 300mm max. distance from the front of the basin to the operable part of taps.  
*Note: operable parts of taps shall be understood as the tap handle (for its full arc of operation) OR the position where a sensor is reliably activated AND the water spout.*
- 18.19. Provide separate fixed shelf (120mm - 150mm W x 300mm - 400mm L) next to wash basin, installed at 900mm - 1100mm above FFL.  
Shelf space may also be provided as a vanity top, min. 120mm W x 300mm L.
- 18.20. Provision of soap dispenser, hand drier or paper towel dispenser shall be installed at a height of 900-1100mm to the operative component.  
*Note: it is recommended that soap dispenser and hand dryer/paper towel dispenser are within reach from the washbasin (for example, that would allow for a wheelchair user not to need to move away from washbasin to dry hands).*
- 18.21. Provide mirror above washbasin, with base installed at 900mm max. above FFL and extending to a height not less than 1850mm. The width of the mirror shall be min. 350mm.
- 18.22. 1 x clothes hanging device to be installed between 1200-1350mm from FFL and at least 500mm from an internal corner.
- 18.23. Door shall include an in-use indicator and a bolt/catch that can be opened from outside in an emergency. If snib turn is used, the handle shall be 45mm min from centre.
- 18.24. A baby change table (if provided) cannot impede into required circulation spaces (when folded up). The top of table to be installed at 820mm height with 720mm min. under bench clearance above FFL.
- 18.25. Light switches to be installed 900-1100mm above FFL and 500mm min. from internal corner.
- 18.26. GPO's to be installed 600-1100mm above FFL and 500mm min. from internal corner.
- 18.27. Rocker action/toggle type switches at least 30mm x 30mm dimensions are required to assist people with dexterity impairment.
- 18.28. Accessible shower shall be hobless/step-free.
- 18.29. Minimum dimensions of the shower recess 1100mm (side wall) x 1160mm (back wall).
- 18.30. The circulation space associated with the shower shall be in accordance with Figure 47 of AS1428.1-2009.

## 18. ACCESSIBLE SANITARY FACILITIES

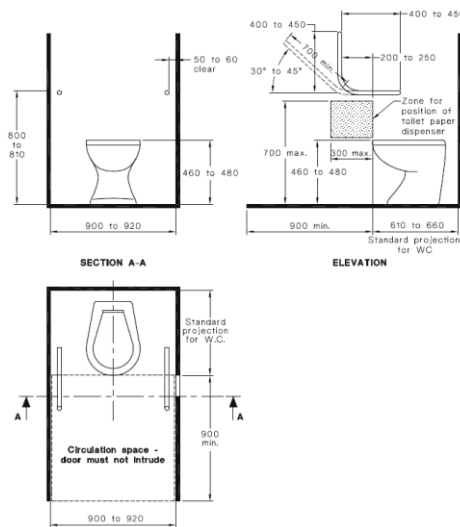


- 18.31. All accessible showers have shower rail/curtain installed.  
*Note: if shower screens are proposed, it shall be clear of the minimum circulation space (min. 1600 x 2350mm). Moreover, the shower door shall be in accordance with Clause 13 of AS1428.1-2009.*
- 18.32. The height to the top of shower seat shall be 470-480mm above FFL.
- 18.33. Provide a horizontal grab rail (660mm min), to be placed beneath the vertical shower support rail, between 390-400mm from side wall (leading edge of grabrail aligned with end of shower seat), installed 800-810mm height from FFL.
- 18.34. Provide vertical shower support rail to start between 1000-1100mm from FFL. The top of the shower support rail to finish between 1880-1900mm FFL. The rail to be placed between 580-600mm from the side wall.
- 18.35. Ensure the shower taps and soap holders to be placed between 900mm - 1100mm from FFL. The shower taps and soap holders shall be 300-800mm from side wall and there shall be 50mm clear from the vertical support grabrail.
- 18.36. Hand-held shower head required, with flexible hose min. 1500mm in length.
- 18.37. The height of the hose wall outlet to be 700±5mm height above FFL to ensure suitable hose length when showering. A suitable back-flow prevention device shall be provided.
- 18.38. Provide 2 x clothes hanging devices required outside the shower recess. First hook shall be 400mm from the edge of the toilet seat and the second hook shall be 600mm from the edge of the seat, installed between 1200-1350mm from FFL.

## 19. AMBULANT SANITARY FACILITIES

- 19.1. Ambulant facilities for males and females shall be provided at each bank of toilets where there are one or more toilets in addition to an accessible WC.
- 19.2. Minimum 900mm x 900mm circulation area shall be provided between successive door swings in airlocks/vestibules on path of travel leading to ambulant toilets.
- 19.3. Minimum 900mm x 900mm circulation area shall be provided outside the ambulant cubicles.
- 19.4. The cubicle shall be between 900mm - 920mm clear width with WC pan centred (i.e. 450-460mm set out).
- 19.5. The cubicle door shall have a min. 700mm clear opening width.
- 19.6. 900mm x 900mm clear area shall be provided in front of WC pan and clear of door swing.
- 19.7. Projection of WC (distance from back wall to the front of the seat) shall be 610-660mm.
- 19.8. Height to top of pan seat shall be 460-480mm above FFL.
- 19.9. Ambulant cubicle door shall be provided with in-use indicator and bolt/catch that is able to be opened from outside (in emergency). If snib catch used, the handle shall be 45mm min. length from centre.
- 19.10. Grabrails provided on both sides of cubicle at 800mm - 810mm height (to top of grabrail) from FFL.  
 Refer to Figure 53 (A) of AS1428.1-2009 for further guidance.

## 19. AMBULANT SANITARY FACILITIES



19.11. Toilet roll holder to be placed at 700mm max. height from FFL and 300mm max. distance from front of pan on adjacent wall, no closer than 50mm to grabrails.

19.12. Clothes hook to be installed between 1350mm - 1500mm from FFL.

## 20. GRABRAILS

20.1. Grabrails shall have 30-40mm outside diameter.

20.2. Grabrails shall be installed 800-810mm height to the top of grabrail.

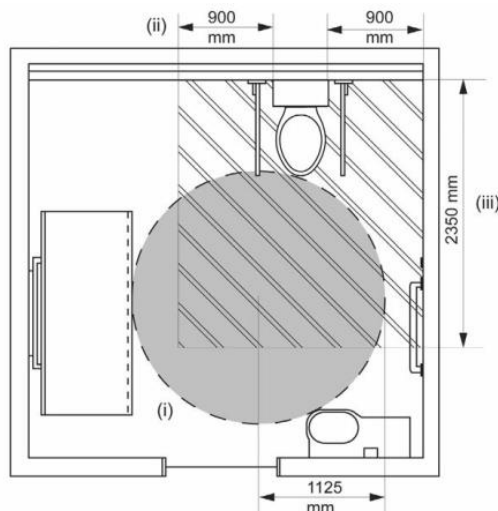
20.3. Grabrails shall be able to withstand a force of 1100N applied at any position and in any direction.

20.4. The clearance between the face of the grabrail and the wall shall be 50-60mm (finger/knuckle clearance).

20.5. 270-degree clear arc around top of handrail required (extending for 600mm min. height above the grabrails).

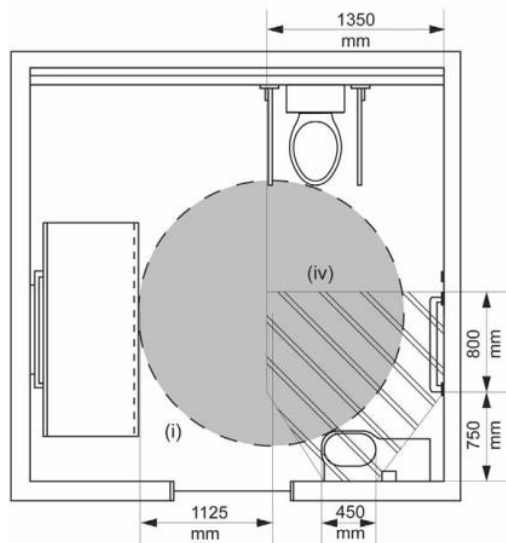
## 21. ACCESSIBLE ADULT CHANGE FACILITIES

21.1. Circulation spaces in front of and to the side of the toilet pan to be in accordance with BCA Specification F2.9 Figure 2, Diagram a.

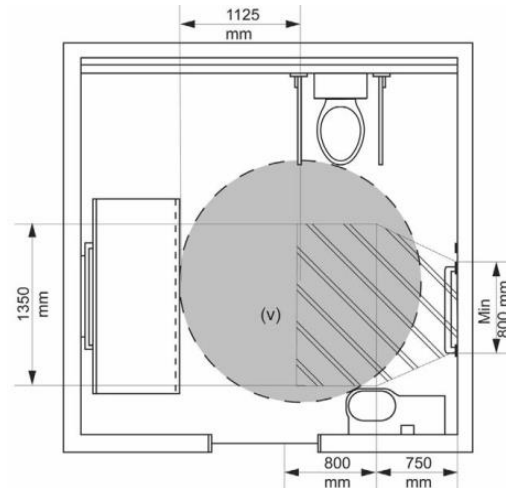


21.2. Circulation space and turning circle space for washbasin to be in accordance with BCA Specification F2.9 Figure 2, Diagram b.

## 21. ACCESSIBLE ADULT CHANGE FACILITIES



21.3. Circulation space and turning space for changing rails to be in accordance with BCA Specification F2.9 Figure 2, Diagram c.



21.4. Notes in relation to Figure 2.

- The Roman numerals shown in Figure 2 indicate the following required circulation spaces:
  - Turning space: a full circle of 1125 mm radius.
  - Each side of the pan: 900 mm (measured from each edge of the pan).
  - In front of the pan: 2350 mm (measured from the wall behind the pan, and therefore includes the pan itself).
  - For a washbasin: the width of the basin (450 mm) increasing to a width of 1350 mm measured at a distance of 750 mm out from the wall against which the washbasin is mounted then continuing at that width for a further 800 mm (to a total of 1550 mm out from the wall).
  - For changing rails: the width of the rails increasing to a width of 1350 mm at a distance of 750 mm out from the wall to which the rails are fixed then continuing at that width for a further 800 mm (to a total of 1550 mm out from the wall).
- All required circulation spaces must extend for a minimum height of 2000 mm above finished floor level.
- Required circulation spaces may be overlapped.
- The floor surface must have a slip resistance classification of not less than R10 or P3 when tested in accordance with AS 4586.

21.5. The hoist must—

- provide a constant charge in-line room coverage hoist system (also known as an “XY” system or gantry) including 2 parallel fixed rails and a moving traverse rail; and
- provide coverage over the entire room; and
- have a maximum safe working load of not less than 180 kg; and

21.	ACCESSIBLE ADULT CHANGE FACILITIES
	<ul style="list-style-type: none"> <li>d) be capable of sustaining a static load of not less than 1.5 times the rated load; and</li> <li>e) have a minimum lifting height of 2100 mm.</li> </ul>
21.6.	<p>Toilet pan, seat, backrest and grabrails</p> <ul style="list-style-type: none"> <li>a) The toilet pan must be of the centrally located ("peninsula-type") design.</li> <li>b) The toilet pan must be installed so that—               <ul style="list-style-type: none"> <li>(i) the front edge of the pan is 800 mm (<math>\pm 10</math> mm) from the rear wall; and</li> <li>(ii) the top of the seat is between 460 mm and 480 mm above finished floor level; and</li> <li>(iii) there is a minimum clearance of 900 mm, measured horizontally, between each side of the pan and any adjacent wall or privacy screen.</li> </ul> </li> <li>c) The toilet seat must—               <ul style="list-style-type: none"> <li>(i) be of the full-round type (not open-fronted) with minimal contours to the top surface; and</li> <li>(ii) be securely fixed in position when in use; and</li> <li>(iii) have seat fixings that provide lateral stability to the seat when the seat is in use; and</li> <li>(iv) be load-rated to 150 kg; and</li> <li>(v) have a minimum luminance contrast of 30% against the pan, wall and floor; and</li> <li>(vi) remain in the fully upright position when raised.</li> </ul> </li> <li>d) Hand-operated flushing controls must—               <ul style="list-style-type: none"> <li>(i) be located on the centreline of the toilet, at a height of—                   <ul style="list-style-type: none"> <li>A. not less than 600 mm; and</li> <li>B. not more than 1100 mm above finished floor level; and</li> </ul> </li> <li>(ii) not be located within the area required for any grabrails or backrest; and</li> <li>(iii) have the button mounted so that it is proud of the wall surface and activates the flushing operation before the button becomes level with the surrounding surface.</li> </ul> </li> <li>e) An automatically activated flushing system need not comply with the requirements of (d).</li> <li>f) The backrest must—               <ul style="list-style-type: none"> <li>(i) be capable of withstanding a force, in any direction, of not less than 1100 N; and</li> <li>(ii) have a minimum height, between the lower edge of the backrest and the top of the seat, of between 120 mm and 150 mm; and</li> <li>(iii) have a vertical height, between the upper and lower edges of the backrest, of between 150 mm and 200 mm; and</li> <li>(iv) have a width of between 350 mm and 400 mm; and</li> <li>(v) be positioned such that the face of the backrest achieves an angle of between 95° and 100° back from the seat, when the seat is in use.</li> </ul> </li> <li>g) Grabrails must be installed adjacent to each side of the pan and must be—               <ul style="list-style-type: none"> <li>(i) of the drop-down type; and</li> <li>(ii) located such that—                   <ul style="list-style-type: none"> <li>A. the top of each rail is between 800 mm and 810 mm above finished floor level; and</li> <li>B. the rails are between 750 mm and 770 mm apart, measured centre-to-centre, and equidistant to the centreline of the pan; and</li> </ul> </li> <li>(iii) at least 850 mm long; and</li> <li>(iv) with a diameter of between 30 mm and 40 mm; and</li> <li>(v) securely fixed to withstand a force, in any direction, of not less than 1100 N; and</li> <li>(vi) provided with a toilet paper dispenser on one side; and</li> <li>(vii) capable of being lifted up or swung away when not in use, so as to allow unimpeded access to the toilet pan.</li> </ul> </li> </ul>
21.7.	<p>Washbasin and tap</p> <ul style="list-style-type: none"> <li>a) The washbasin must be installed so that the rim of the basin is between 800 mm and 830 mm above finished floor level.</li> <li>b) Exposed heated water supply pipes must be insulated or located so as not to pose a hazard.</li> <li>c) Water supply or sanitary drainage pipes must not encroach on the space under the basin.</li> <li>d) The washbasin must have an integrated shelf not less than 300 mm long.</li> <li>e) Water taps must have a single lever flick-mixer handle or a sensor plate or the like.</li> </ul>

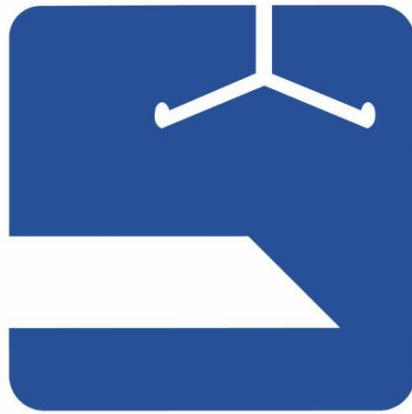
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	<p>f) Where lever handles are provided, they must be installed with a clear space of not less than 50 mm between the tap and any adjacent surface.</p> <p>g) Heated water must be provided and temperature controlled in accordance with Part B2 of NCC Volume Three.</p>
21.8.	<p>Fixtures and fittings</p> <p>a) Mirror:</p> <ul style="list-style-type: none"> <li>(i) A vertical mirror must be provided at the washbasin, with a reflective surface that—             <ul style="list-style-type: none"> <li>A. is not less than 600 mm wide; and</li> <li>B. has its bottom edge not more than 900 mm above finished floor level; and</li> <li>C. has its top edge not less than 1850 mm above finished floor level.</li> </ul> </li> <li>(ii) If a second vertical mirror is provided in the facility, it must have a reflective surface that—             <ul style="list-style-type: none"> <li>A. is not less than 600 mm wide; and</li> <li>B. has its bottom edge not less than 600 mm above finished floor level; and</li> <li>C. has its top edge not less than 1850 mm above finished floor level.</li> </ul> </li> </ul> <p>b) Towel dispensers, hand dryers and the like: Towel dispensers, hand dryers, soap dispensers and the like must be operable using one hand, and must be installed with their output or operative components—</p> <ul style="list-style-type: none"> <li>(i) between 900 mm and 1100 mm above finished floor level; and</li> <li>(ii) not less than 500 mm from any internal corner.</li> </ul> <p>c) Soap dispenser: A soap dispenser must be installed above the integrated shelf required by Clause 5(d).</p> <p>d) Clothing hook: A clothing hook must be installed so that it is located—</p> <ul style="list-style-type: none"> <li>(i) at a height of between 1200 mm and 1350 mm above finished floor level; and</li> <li>(ii) adjacent to the washbasin; and</li> <li>(iii) not less than 500 mm from any internal corner.</li> </ul> <p>e) Sling hook: A sling hook with a minimum projection of 50 mm from the wall must be installed beside the change table at a height of 1500 mm above finished floor level.</p> <p><i>Explanatory information:</i> <i>The purpose of the sling hook is to store the sling when it is not in use.</i></p> <p>f) Disposal bins:</p> <ul style="list-style-type: none"> <li>(i) A sanitary disposal bin must be provided in the corner adjacent to the toilet pan.</li> <li>(ii) An incontinence pad disposal bin must be provided in the corner adjacent to the change table.</li> </ul>
21.9.	<p>Change Table</p> <p>a) The change table must be—</p> <ul style="list-style-type: none"> <li>(i) permanently installed, with one of the long edges up against a wall and with a retractable safety rail on the opposite side; and</li> <li>(ii) motorised for the purposes of height adjustment; and</li> <li>(iii) height adjustable between 450 mm and 900 mm above finished floor level; and</li> <li>(iv) not less than 700 mm wide; and</li> <li>(v) not less than 1800 mm long.</li> </ul> <p>b) The change table must have a maximum safe working load of not less than 180 kg, including when raising or lowering the table.</p> <p>c) The change table must not encroach on any required circulation space.</p> <p>d) A dispenser for sanitary wipes must be provided.</p> <p>e) A shelf not less than 400 mm long and 150 mm wide must be provided.</p>
21.10.	<p>Changing Rails</p> <p>Changing rails must be installed as two horizontal and parallel rails fixed to a wall, not less than 800 mm long, each with a diameter between 30 and 40 mm, and—</p> <p>a) the lower rail must be installed between 800 mm and 810 mm above finished floor level; and</p>

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	<ul style="list-style-type: none"> <li>b) the upper rail must be installed between 1000 mm and 1010 mm above finished floor level; and</li> <li>c) the rails must be able to withstand a force of not less than 1 100 N in any direction.</li> </ul>
21.11.	<p>Door and door controls</p> <p>The entrance door and associated door controls must be automated and must comply with the following:</p> <ul style="list-style-type: none"> <li>a) The threshold must incorporate a smooth transition without a step or lip.</li> <li>b) The minimum clear opening width must be—               <ul style="list-style-type: none"> <li>(i) 100 mm in locations where beach wheelchairs are likely to be used; or</li> <li>(ii) 950 mm in all other locations.</li> </ul> </li> <li>c) The doorway must achieve a luminance contrast of at least 30% between—               <ul style="list-style-type: none"> <li>(i) Door leaf and door jamb; or</li> <li>(ii) Door leaf and adjacent wall; or</li> <li>(iii) Architraves (where used) and adjacent wall; or</li> <li>(iv) Door leaf and architrave (where used); or</li> <li>(v) Door jamb and adjacent wall.</li> </ul> </li> <li>d) The operation of the door must be calibrated such that—               <ul style="list-style-type: none"> <li>(i) it has a gentle opening and closing movement; and</li> <li>(ii) there is sufficient dwell time for a user to safely travel through the doorway.</li> </ul> </li> <li>e) The door must be fitted with a fail-safe opening mechanism that opens the door if an obstruction is detected during its closing movement.</li> <li>f) Door controls must be located internally and externally—               <ul style="list-style-type: none"> <li>(i) between 900 mm and 1200 mm above finished floor level; and</li> <li>(ii) not less than 500 mm from any internal corner.</li> </ul> </li> <li>g) Door control buttons must—               <ul style="list-style-type: none"> <li>(i) have a minimum diameter of 25 mm; and</li> <li>(ii) be proud of the surrounding surface; and</li> <li>(iii) activate the door operation before the button becomes level with the surrounding surface; and</li> <li>(iv) be of a contrasting colour to the surrounding plate.</li> </ul> </li> <li>h) The surrounding plates of both internal and external door controls must include the words "Push to Open".</li> <li>i) The following indicator lights must be provided:               <ul style="list-style-type: none"> <li>(i) "Occupied" and "Vacant" on the external plate.</li> <li>(ii) "Locked" and "Unlocked" on the internal plate.</li> </ul> </li> <li>j) Braille and tactile signage complying with Specification D3.6 must identify the door controls.</li> </ul>
21.12.	<p>Signage</p> <ul style="list-style-type: none"> <li>a) External signage must incorporate—               <ul style="list-style-type: none"> <li>(i) the symbol shown in Figure 10; and</li> <li>(ii) the words "Accessible Adult Change Facility".</li> </ul> </li> <li>b) The symbol required by (a)(i) must have a blue (B21, ultramarine) background with the hoist and table elements shown in white.</li> <li>c) Signage must be braille and tactile signage complying with Specification D3.6.</li> </ul>



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Figure 10 Symbol



### 21.13. Operating Instructions

Signage provided within the facility must include the following information for the hoist and change table:

- a) Operating instructions.
- b) Safe working load limits.

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