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Chevalier College - Hospitality Precinct (11 College Street, Burradoo, NSW)

Access Design Review report

Chevalier College - Hospitality Precinct (11 College Street, Burradoo, NSW)

Access Design Review report

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Revision History

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ADR	0	24/03/2025	Stakeholder Review	Cooper Hall	Pia Chandoke

Executive Summary

Chevalier College has appointed DDEG to undertake a design review of the project to assess the accessibility provisions during initial development of the design documentation for Chevalier College - Hospitality Precinct (11 College Street, Burradoo, NSW).

We understand the project comprises construction additions and alterations to an existing assembly building.

The body of this report (Section 3) contains the key areas for design adjustments in relation to the documentation reviewed, other mandatory access requirements that affect the design but are considered typical are detailed within Appendix A. This Appendix is intended to be used as a guide to assist with development of documentation. All references include applicable requirements from relevant Disability Access legislation.

Where opportunities exist for variations to the DTS Provisions these are summarised within Table 4 of this report.

This Access Report evaluates the access provisions against the National Construction Code (NCC), Building Code of Australia (BCA) 2022, Disability Discrimination Act (Australian Government, 1992), and the Disability (Access to Premises - Buildings) Standards – the “Premises Standards” (Australian Government, 2010).

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1 Introduction

1.1 Purpose

Chevalier College has appointed DDEG to undertake a design review of the project to assess the accessibility provisions during initial development of the design documentation for Chevalier College - Hospitality Precinct (11 College Street, Burradoo, NSW).

Where opportunities exist for variations to the DTS Provisions these are summarised within Table 4 of this report.

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This Access Report evaluates the access provisions against the National Construction Code (NCC), Building Code of Australia (BCA) 2022, Disability Discrimination Act (Australian Government, 1992), and the Disability (Access to Premises - Buildings) Standards – the “Premises Standards” (Australian Government, 2010).

This report is only to be used for Chevalier College - Hospitality Precinct (11 College Street, Burradoo, NSW), with the design as described in the referenced documentation. The report is not to be used to support any other design scheme as changes to the design may affect the evaluation. DDEG Ltd takes no responsibility for any issues associated with the misuse of this report.

1.2 Relevant Legislation

The primary legislation applicable to the development is the National Construction Code (NCC), Building Code of Australia (BCA) 2022, Disability Discrimination Act (Australian Government, 1992), and the Disability (Access to Premises - Buildings) Standards – the “Premises Standards” (Australian Government, 2010).

The BCA provides a set of Performance Requirements which must be complied with. The prescriptive deemed-to-satisfy (DTS) Provisions are also described in the BCA. A design that complies with the DTS Provisions is deemed to comply with the Performance Requirements. A Performance Solution is a design that does not comply with the DTS Provisions however is shown to comply with the Performance Requirements by way of an evaluation.

The objective of the Premises Standards (Australian Government, 2010) is to provide the building and design industry with detailed information about how they can design and construct their buildings in a way that meets their responsibilities under the Disability Discrimination Act (Australian Government, 1992).

It is acknowledged that there are limitations to these standards and their use exclusively, will not prevent a claim being made under the DDA. It is noted that the DDA is a complaints-based mechanism, whereby a claim of unlawful discrimination may be taken firstly to the Human Rights Commission and if unsuccessful to the Federal Court of Australia. This report offers a merit-based assessment of those designs and plans against the BCA Performance Requirements and referenced standards with respect to access for people with a disability.

1.3 Access to Premises Standard Limitations

People who design, build, own, lease, operate or manage a premise have a responsibility under the Disability Discrimination Act 1992 (DDA) not to discriminate against people with disabilities. While complying with the Premises Standards and BCA does not absolve discrimination or lodgement of a complaint with the Australian Human Right Commission, it is considered as reasonable defence.

Facility managers, lessees and property owners are advised that the Disability Discrimination Act 1992 (DDA) places duties on employers and service providers to consider barriers; both physical and non-physical, that people may encounter when trying to access a service or employment.

It is recommended that management implement a process of continued quality improvements with respect to maintaining safe and equitable access and to monitor the amenities to identify any unforeseen issues created by the proposed works.

1.4 Reference Documentation

The report is based on information contained in the following documents and drawings:

Table 1 Reference Documentation

Document	Prepared by	Issue
<u>Drawing Series</u> Refer to Appendix B	Leaf Architecture	

1.5 Project Stakeholders

The project stakeholders are listed below:

Table 2 Relevant Stakeholders

Contact	Organisation	Role
Melissa McCoy	Chevalier College	Client
-	Leaf Architecture	Architect
-	TBC	Principal Certifying Authority (PCA)
Paul Mulholland	DDEG (Access)	Access Consultant

1.6 Report Limitations

The following limitations are applicable with respect to the access advice presented in this report:

- DDEG has prepared this document for the sole use of the client and for the specific purpose expressly stated in the document. No other party should rely on this document without the prior written consent of DDEG. DDEG undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document.
- The information contained in this document provides advice in relation to access and mobility only. No claims are made and no liability is accepted in respect of design and construction issues falling outside of the specialist field of access and mobility.
- Reports marked 'Draft' may be subject to change and are not released as final reports. DDEG accepts no liability pending release of the final version of the report.
- In preparing this document DDEG may have relied upon information provided by the client and other third parties, some of which may not have been verified. DDEG accepts no responsibility or liability for any errors or omissions which may be incorporated into this document as a result.
- The recommendations, data and methodology documented in this report are based on the listed reference documentation. The recommendations apply specifically to the project under consideration, and must not be utilised for any other purpose. Any modifications or changes to the project from that described in the listed reference documentation may invalidate the advice provided in this document, necessitating a revision.

- Subject to the above conditions, this document may be transmitted, reproduced or disseminated only in its entirety.

2 Principal Building Characteristics

The building characteristics described below are informative only. The information is based on referenced documentation and is current at the time of writing this report. It is not intended to restrict or limit the design and is subject to clarification or change as the design develops.

It is the responsibility of the design team, services engineers and building surveyor to ensure compliance with all parts of the BCA DTS provisions.

2.1 Building Characteristics

The project comprises construction additions and alterations to an existing assembly building within a school.

Table 3 Building Parameters

BCA Parameter	
Occupancy	School
BCA Classification	Class 9b (School)
Extent of Access	Class 9b To and within all areas normally used by the occupants.

With consideration to the use of particular spaces and understanding that they are off-limits to the public, the following areas have been deemed inappropriate and may be exempt from access under Clause D4D5, therefore these areas have not been included as part of this assessment:

- Storage Rooms
- Plant Rooms
- Furniture Storage

The building is located at Chevalier College - Hospitality Precinct (11 College Street, Burradoo, NSW), shown in the figure below.



Figure 1 Street View of Site (Google Maps)

3 Access Design Review Findings

Chevalier College - Hospitality Precinct (11 College Street, Burradoo, NSW)	
BCA Requirement	Comment
D4D2 General building access requirements Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5. <u>Class 9b</u> To and within all areas normally used by the occupants. To wheelchair seating spaces provided in accordance with D4D10. To and within all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.	▪ Compliance achievable. To be verified as documentation develops. ▪ Ensure clearances are provided at all doorways in accordance with Clause 13 and Figure 31 and Figure 32 of AS 1428.1. ▪ Ensure all internal and external areas are provided with step free and level access.
D4D3 Access to buildings 1. An accessway must be provided to a building required to be accessible— a) From the main points of a pedestrian entry at the allotment boundary; and	▪ Compliance achievable. To be verified as documentation develops. ▪ Where located on the same allotment as other Buildings, ensure a compliant means of access is provided between Buildings. ▪ Ensure gradients of the pedestrian foot path comply with AS 1428.1.

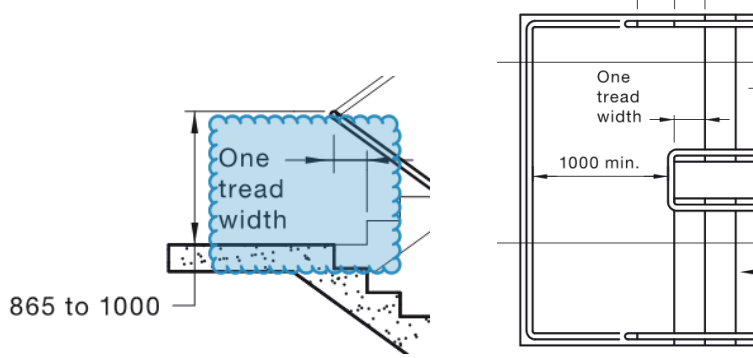
Chevalier College - Hospitality Precinct (11 College Street, Burradoo, NSW)

BCA Requirement	Comment
b) from another accessible building connected by a pedestrian link; and c) from any required accessible carparking space on the allotment.	Provide dedicated accessways between accessible carparking and the building. Further details of gradients of accessways required to determine compliance.
2. In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and— a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and b) in a building with a total floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D4D5.	Compliance achievable. To be verified as documentation develops.
3. Where a pedestrian entrance required to be accessible has multiple doorways—	Compliance achievable. To be verified as documentation develops.

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BCA Requirement	Comment
a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.	
4. Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.	Compliance achievable. To be verified as documentation develops.
D4D4 Parts of buildings to be accessible a) In a building required to be accessible— a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with— - for a ramp, clause 10 of AS 1428.1; and - for a stairway, clause 11 of AS 1428.1; and - for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;	- Compliance achievable. To be verified as documentation develops. - Ensure that handrail extensions are catered for within the design of non-fire isolated stairs and that all stair inner handrails extend one tread depth following the angle of the flight on intermediate landings before changing direction.

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BCA Requirement	Comment
	
b) every passenger lift must comply with E3D7 and E3D8;	General Note. No lift currently provided. Where design changes (i.e a platform lift to stage is provided), compliance to be determined as documentation develops.
c) Accessways must have— a) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and b) turning spaces complying with AS 1428.1— within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and	- Compliance achievable. To be verified as documentation develops. - Also refer to comments within Appendix B Re. Options for door circulation spaces and turning circulation spaces throughout - refer to markups for potential Performance based Solutions.

Chevalier College - Hospitality Precinct (11 College Street, Burradoo, NSW)	
BCA Requirement	Comment
▪ at maximum 20 m intervals along the accessway.	
d) An intersection of accessways satisfies the spatial requirements for a passing and turning space; and	▪ General Note.
e) A passing space may serve as a turning space.	▪ General Note.
f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building— a) containing not more than 3 storeys; and b) with a floor area for each storey, excluding the entrance storey, of not more than 200 m²; and	▪ General Note.
g) Clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and	▪ Compliance achievable. ▪ Please provide a typical section detail of carpet pile height and thickness once documentation develops to verify compliance is achieved.
h) The carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.	▪ Compliance achievable. ▪ Please provide a typical section detail of carpet pile height and thickness once documentation develops to verify compliance is achieved.
D4D5 Exemptions	

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BCA Requirement	Comment
The following areas are not required to be accessible: a) An area where access would be inappropriate because of the particular purpose for which the area is used. b) An area that would pose a health or safety risk for people with a disability. c) Any path of travel providing access only to an area exempted by (a) or (b).	▪ Areas that may meet this exemption include staff restricted rooms, storerooms, plants rooms, furniture storeroom, cool room or the like. Consultation to be undertaken with the Relevant Building Surveyor to determine if they are receptive of a D4D5 exemption of access to these areas.
D4D6 Accessible carparking a) Subject to (b), must be provided in accordance with (2) in— i. a Class 7a building required to be accessible; and ii. a carparking area on the same allotment as a building required to be accessible; and b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and c) subject to (d), must comply with AS/NZS 2890.6; and	▪ Compliance achievable. To be verified as documentation develops. ▪ We note that the accessible carparking spaces provided are existing.

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BCA Requirement	Comment
d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.	
2. Class 9b Assembly building— a) Up to 1000 carparking spaces - 1 space for every 50 carparking spaces or part thereof; and b) For each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces – 1 space.	Compliance achievable. To be verified as documentation develops.
D4D7 Signage In a building required to be accessible— a) Braille and tactile signage complying with Specification 15 must— i. incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— A. sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or sole-occupancy unit in a Class 3 or Class 9c building; and	- Compliance achievable. - Provide a drawing identifying typical accessible signage details for review as documentation develops to verify compliance is achieved.

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BCA Requirement	Comment
B. space with a hearing augmentation system; and ii. identify each door required by E4.5 to be provided with an exit sign and state— A. “Exit”; and B. “Level”; and either - the floor level number; or - a floor level descriptor; or - a combination of the two	
b) Signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying— i. the type of hearing augmentation; and ii. the area covered within the room; and iii. if receivers are being used and where the receivers can be obtained.	Compliance achievable. To be verified as documentation develops.
c) Signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use.	Compliance achievable. To be verified as documentation develops.

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BCA Requirement	Comment
d) Signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility.	Compliance achievable. To be verified as documentation develops.
e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and	Compliance achievable. To be verified as documentation develops.
f) Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.	Compliance achievable. To be verified as documentation develops.
g) in a building subject to F4D12, directional signage complying with Specification 15 must be provided at the location of each— i. bank of sanitary facilities; and	Compliance achievable. To be verified as documentation develops.

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BCA Requirement	Comment
ii. (Accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.	
D4D8 Hearing augmentation 1. A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed— i. in a room in a Class 9b building; or ii. in an auditorium, conference room, meeting room or room for judicatory purposes; or iii. at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.	▪ Compliance achievable. To be verified as documentation develops.
2. If a hearing augmentation system required by 1 is— i. an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or	▪ Compliance achievable. To be verified as documentation develops.

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BCA Requirement	Comment
ii. a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than— ▪ if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and ▪ if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and ▪ if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and	

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BCA Requirement	Comment
▪ if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.	
3. The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18.	▪ General Note.
4. Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.	▪ Compliance achievable. To be verified as documentation develops.
D4D9 Tactile indicators 1. For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— a) a stairway, other than a fire-isolated stairway; and b) an escalator; and c) a passenger conveyor or moving walkway; and	▪ Compliance achievable. To be verified as documentation develops.

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BCA Requirement	Comment
d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and e) in the absence of a suitable barrier— i. an overhead obstruction less than 2 m above floor level, other than a doorway; and ii. an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5.	
2. Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.	Compliance achievable. To be verified as documentation develops.
D4D10 Wheelchair seating spaces in Class 9b assembly buildings Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with the following: a) The number and grouping of wheelchair seating spaces must be in accordance with Table D4D10.	- Compliance achievable. To be verified as documentation develops. - We note that the current design does not contain fixed seating within the Main Hall, however, should fixed seating be provided as the design progresses, please refer to table below for wheelchair seating space requirements.

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BCA Requirement

Comment

Table D4D10 Wheelchair seating spaces in Class 9b assembly buildings

Fixed seats in a room or space	Wheelchair spaces Note 1		Grouping and location			Spaces must represent range of seating provided Note 3
	Minimum spaces required	1 additional space required per Note 2	Min. single spaces	Min. groups of 2 spaces	Max. spaces in any other group	
Up to 150	3	N/A Note 4	1	1	2	No
151 to 800	3	50 seats, in excess of 150 seats	1	1	5	No
801 to 10 000	16	100 seats, in excess of 800 seats	2	2	5	Yes
More than 10 000	108	200 seats, in excess of 10 000 seats	5	5	10	Yes

Table Notes

1. The total number of required wheelchair spaces is the sum of the minimum spaces required (left column) and the additional spaces required (right column).
2. The first number referred to includes any part of that number (e.g. 1 additional space required per 50 seats, or part thereof).
3. This means that the location of required wheelchair spaces must be representative of the range of seating provided.
4. N/A means 'Not Applicable'.

D4D12 Ramps

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BCA Requirement		Comment
On an accessway— a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.		Compliance achievable. To be verified as documentation develops.
D4D12 Glazing on an accessway On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.		Compliance achievable. To be verified as documentation develops.
E3D7 Passenger Lift Types and their Limitations In an accessible building, every passenger lift must be one of the following types subject to the limitations (if any) of each lift type;		General Note as no lift currently documented. Compliance achievable. To be verified as documentation develops.
Limitations on use of types of passenger lifts		
Electric passenger lift	No limitation.	General Note.
A passenger lift must not rely on a constant pressure device for its operation if the lift car is fully enclosed.		

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BCA Requirement	Comment
E3D8 Application of features to passenger lifts In an accessible building, every passenger lift must have the following features where applicable: a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except— i. a stairway platform lift; and ii. a low-rise platform lift. b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m. c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12 m, except a stairway platform lift. d) Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift. e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.	▪ General Note. Compliance achievable. To be verified as documentation develops. ▪ Should a platform lift be provided, please ensure that specifications and a compliance certificate are obtained from the lift manufacturer detailing that the design complies with Clause E3D8 of the BCA and AS 1735.12.

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BCA Requirement	Comment
f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors. g) Lift landing doors at the upper landing for all lifts except a stairway platform lift. h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except— i. a stairway platform lift; and ii. a low-rise platform lift. i) Lighting in accordance with AS 1735.12 for all enclosed lift cars. j) For all lifts serving more than 2 levels— i. automatic audible information within the lift car to identify the level each time the car stops; and ii. audible and visual indication at each lift landing to indicate the arrival of the lift car; and iii. audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz.	

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BCA Requirement	Comment
k) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.	
F4D5 Accessible sanitary facilities In a building required to be accessible—	
a) Accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6.	Compliance achievable. To be verified as documentation develops.
b) Accessible unisex showers must be provided in accordance with F4D7.	General Note. No showers currently provided.
c) At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females.	Compliance achievable. To be verified as documentation develops.
d) An accessible sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products.	Compliance achievable. To be verified as documentation develops.

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BCA Requirement	Comment
e) The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1.	Compliance achievable. To be verified as documentation develops.
f) An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only.	Compliance achievable. To be verified as documentation develops.
g) Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right-handed mirror image facilities must be provided as evenly as possible.	- Compliance achievable. To be verified as documentation develops. - Note that a single Accessible Sanitary Facility is currently provided.
h) Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations.	Compliance achievable. To be verified as documentation develops.
i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428. 1.	General Note.
F4D6 Accessible unisex sanitary compartments 1. Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:	Compliance achieved.

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BCA Requirement	Comment
a) Class 5, 6, 7, 8 or 9 — Where F4D4 requires closet pans— i. 1 on every storey containing sanitary compartments; and ii. where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.	
F4D7 Accessible unisex showers 1. Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows: a) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.	General Note.
F4D12 Accessible adult change facilities	
1) One unisex accessible adult change facility must be provided in an accessible part of a —	General Note.

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BCA Requirement	Comment
a) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and b) Class 9b sports venue or the like that— i. has a design occupancy of not less than 35,000 spectators; or ii. (contains a swimming pool that has a perimeter of not less than 70 m and that is required by D4D2 to be accessible; and c) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and d) theatre or the like having a design occupancy of not less than 1,500 patrons.	
2) Accessible adult change facilities required by (1)— a) must be constructed in accordance with Specification 27; and	▪ General Note.

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BCA Requirement	Comment
b) cannot be combined with another sanitary compartment.	
3) For the purposes of (b), design occupancy must be calculated in accordance with D2D18, but excluding any area that— i. can only be accessed by staff, employees, contractors, maintenance personnel and the like; or ii. is subject to an exemption under D4D5.	▪ General Note.

4 Potential Design Variations

With consideration to the proposed use and design, we believe that there are opportunities to consider variations from the Deemed-to-Satisfy (DTS) Provisions through adopting a Performance-Based approach. These variations are itemised within Table 4 below and are at the discretion of the Relevant Building Surveyor (RBS).

Table 4 Proposed Performance Solutions and Reference Criteria

Proposed Performance Solution	Building Code of Australia	
	DTS Provision	Performance Requirement
To provide technical justification for reduced handrail extensions at the top and bottom landing of a stair (in lieu of extending horizontally 300mm past the top riser, and the one tread depth + 300mm past the bottom riser).	D4D3(a)(ii) inter alia AS 1428.1, Clause 11.2	D1P1(a) & D1P2(c)(ii)
To provide technical justification to support reduced turning space required within 2m of the end of an accessway to the food tech benches. Consideration is given the clearances underneath the joinery to facilitate knee and toe clearances (Min 730mm).	D4D4(c) (ii) inter alia AS 1428.1, Clause 6.5.3	D1P1 (a)

Prior to adopting any of the above variations, and proceeding further with design documentation, we strongly recommend seeking acceptance from the Relevant Building Surveyor. Should you wish to proceed with these Performance Solutions, please contact us.

5 References

Australian Government. (1992). *Disability Discrimination Act*. Office of Legislative Drafting and Publishing.

Australian Government. (2010). *Disability (Access to Premises-Buildings) Standards*.

Standards Australia. (1999). *AS 1725.12 - 1999 Lifts escalators and moving walks (Part 12: Facilities for persons with disabilities)*.

Standards Australia. (2009). *AS/NZS 1428.4.1 - 2009 Design for Access and Mobility (Part 4.1: Means to assist the orientation of people with vision impairment - Tactile ground surface indicators)*.

Standards Australia. (2010). *AS1428.1 - 2009 Design for Access and Mobility (Part 1: General requirements for access - New building work)(Incorporating Amendment No. 1)*.

Standards Australia and Standards New Zealand. (2009). *AS/NZS 2890.6:2009 Parking facilities Part 6: Off-street parking for people with disabilities*. Australia and New Zealand: Joint - Standards Australia and Standards New Zealand.

Appendix A Supplementary Design Advice – Mandatory Considerations

This Appendix identifies accessibility elements that relate to the body of this report, they are intended to be used as a guide only to assist with development of documentation. All references include applicable requirements from relevant Disability Access legislation.

Category	Description		Legislative Requirement
Accessible Carparking	1	Each angled type accessible car space is to have a 2400mm width x 5400mm length.	AS/NZS 2890.6 Clause 2.2.1(a)
	2	A shared area of 2400mm width x 5400mm length is to be provided to one side of each accessible car space Two accessible car spaces may share the same shared area.	AS/NZS 2890.6 Clause 2.2.1(b)
	3	An unmarked shared area of 2400mm width x 2400mm length is to be provided at the front or rear of the accessible car space	AS/NZS 2890.6 Clause 2.2.1(c)
	4	Accessible car spaces and shared areas must be at the same level, on a firm plane surface with maximum 1:40 fall in any direction (1:33 for bituminous seal).	AS/NZS 2890.6 Clauses 2.2.1(d) & 2.3.
	5	Vertical clearances must be provided as follows: - Minimum 2200mm AFFL throughout the vehicular path of travel between the carpark entrance and accessible car parking spaces; and - Minimum 2500mm AFFL within accessible car spaces and adjacent shared areas. This may be reduced above bonnet areas to allow for structural bulk-heads, pipe work, etc.	AS/NZS 2890.6 Clause 2.4 AS/NZS 2890.6 Figure 2.7.
	6	Each accessible car space is to be identified with a white symbol of access on a blue square background Include dimensions re: the size and positioning of the symbol.	AS/NZS 2890.6 Clause 3.1
	7	The accessible car space is to be outlined with unbroken lines of 80 – 100 mm width on all sides excepting any side delineated by a kerb, barrier or wall	AS/NZS 2890.6 Clause 3.2(a)
	8	The adjacent shared area is to be outlined with unbroken lines of 80 – 100 mm width on all sides excepting any side delineated by a kerb, barrier or wall, and marked with 45 ± 10° angled stripes of 150 – 200mm width, set 200 – 300mm apart.	AS/NZS 2890.6 Clause 3.2(b)(ii)
	9	Pavement markings are to be yellow and slip-resistant.	AS/NZS 2890.6 Clause 3.2
	10	Direction signs are to be provided at the carpark entrance or at points of change of direction, should the route to parking spaces for people with disabilities not be readily apparent from the vehicular entrance to the car park.	AS/NZS 2890.6 Clause A3(a)
	11	Direction signs to comprise the international symbol of access (facing right) and an arrow.	AS/NZS 2890.6 Clause A3(a)
	12	An accessway is to be provided from any accessible car parking space to the appurtenant building entrance	BCA Clause D4D6

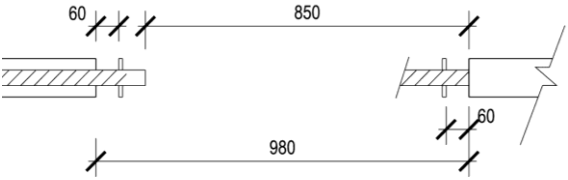
Category	Description		Legislative Requirement
External Pathways	13	An accessible path is to be provided from the pedestrian entry at the street alignment to the principal entrance to the building.	BCA Clause D4D6
	14	The selected ground floor pavement materials will need to be an accessible slip-resistant surface with a texture that allows it to be traversable by a wheelchair and people with an ambulant or sensory disability.	AS 1428.1 Clause 7.1
	15	Cross-fall not to exceed 1:40.	AS 1428.1 Clause 10.1
	16	Any abutments between new paving materials or between new and existing ground surfaces are designed without a step or lip between these abutting surfaces Note that construction tolerances are permitted i.e. 3mm for vertical abutments and 5mm for rounded or bevelled abutments.	AS 1428.1 Clause 7.2
	17	Stormwater grates installed within accessible paths or external courtyards must have slotted openings not exceeding 13mm in width and be orientated so that the long dimension is transverse to (across) the dominant direction of travel. Alternatively, circular openings can be used, provided that openings do not exceed 13mm in diameter.	AS 1428.1 Clause 7.5
Walkways	18	The surface abutting sides of each walkway must comply with one of the following options: - Provide a firm and level surface of a different material to that of the walkway and be at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm; or - Kerbs in accordance with Figure 18 of AS 1428.1; or - Kerb rail and handrails in accordance with Figure 19 of AS 1428.1; or - A wall not less than 450mm in height.	AS 1428.1 Clause 10(a)
Ramps (greater than 1900mm in length)	19	Ramps greater than 1900mm in length are simply referred to as 'ramps'.	AS 1428.1 Clause 10.3.
	20	Ramp camber/cross-falls are to be level.	AS1428.1 Clause 10.1
	21	Compliant ramp landings, including: - Landing camber/cross-falls are to be no more than 1:40 (or 1:33 if bitumen surface). - A compliant door landing (dependant on the door configuration) at the top of the step ramp and before any doorway (AS 1428.1 Figures 31 and 32). - Sharp transitions at the change of grade between the landings and ramp. - Intermediate landings as per AS 1428.1 Table C1, which requires a landing every 9m as a minimum.	AS 1428.1 Clause 10.8.1
	22	A slip-resistant surface is required on all ramps and landings.	BCA Table D3D15
		Application	Surface Condition

Category	Description			Legislative Requirement		
			Dry Rating	Wet Rating		
		Ramp steeper than 1:20, but not steeper than 1:14	P3 or R10	P4 or R11		
		Landing surface	P3 or R10	P4 or R11		
		TGSIs installed on landings	P4 or R11	P5 or R12		
	23	A ramp that intersects at a property boundary to be set back a minimum of 900mm.			AS 1428.1 Clause 10.3(f)	
	24	A ramp that intersects at a corner to be set back a minimum of 400mm.			AS 1428.1 Clause 10.3(g)	
	25	The unobstructed width of accessible path of travel to be a minimum 1000mm width between handrails			AS 1428.1 Clause 6.3	
	26	Compliant handrails are required on both sides of ramp and landing, with compliant handrail 300mm long horizontal extensions over each landing.			AS 1428.1 Clause 10.3	
	27	Kerbs or kerb rails are required on both sides of each ramps and associated landings. A wall at least 450mm high may serve as a kerb rail.			AS 1428.1 Clause 10.3(i)	
	28	TGSIs are required at the lower landing and top landing of each ramp.			AS/NZS 1428.4.1 Clause 2.4	
	Step Ramps (Less than 1900mm in Length)	29	Ramps less than 1900mm in length are considered to be 'step ramps'.			AS 1428.1 Clause 10.6
		30	Step ramps may be used where a ramp is not greater than 1900mm long, but the profile of a step ramp must have a: - Maximum rise of 190mm; - Length not greater than 1900mm; - Gradient not steeper than 1 in 10; - Sharp transitions at the change of grade between the landings and ramp; and - Edges of a step ramp must be protected to remove the chance of slips, trips and falls by a: 450mm high wall or other suitable barrier, retaining garden bed walls, raised planter boxes or the like can achieve this requirement; - handrail and kerbrail; or 45° splay on each edges (though this is not recommended in high traffic areas or smaller spaces)			AS 1428.1 Clause 10.6
		31	Step ramp camber/cross-falls are to be level.			AS 1428.1 Clause 10.1
32		Compliant ramp landings including: - Landing camber/cross-falls are to be no more than 1:40 (or 1:33 if bitumen surface). - A compliant door landing (dependant on the door configuration) at the top of the step ramp and before any doorway (AS 1428.1 Figures 31 and 32).			AS 1428.1 Clause 10.8.2	

Category	Description			Legislative Requirement	
		Step ramp landings must not overlap each other (BCA D4D12.		BCA Table D3D15	
	33	A slip-resistant surface is required on all step ramp and landings.			
		Application	Surface Condition		
			Dry Rating		Wet Rating
		Ramp steeper than 1:14	P4 or R11		P5 or R12
		Step ramp steeper than 1:20, but not steeper than 1:14	P3 or R10		P4 or R11
Landing surface	P3 or R10	P4 or R11			
Kerb Ramps	34	Ramps that are provided in pavements to negotiate raised kerbs are known as ‘kerb ramps’.		AS 1428.1 Clause 10.7	
	35	Kerb ramps must have a: - Maximum rise of 190mm; - Length not greater than 1520mm; - Gradient not steeper than 1 in 8; - Located within or attached to a kerb; - Edges of a kerb ramp must be protected to remove the chance of slips, trips and falls by a 45° splay on each edges; - Sharp transitions at the change of grade between the pavement/footpath and ramp; and - When looking in cross-section view, the angle between the ramp surface and that of the lower surface/drain must be at least 166°.		AS1428.1 Clause 10.7.2	
	36	Kerb ramp camber/cross-falls are to be level.		AS 1428.1 Clause 10.1	
	37	Footpath/lower level landing area camber/cross-falls are to be no more than 1:40 (or 1:33 if bitumen surface).		AS 1428.1 Clause 10.7	
	38	A slip-resistant surface is required on all kerb ramp and landings.		BCA Table D3D15	
		Application	Surface Condition		
Dry Rating			Wet Rating		
Ramp steeper than 1:14		P4 or R11	P5 or R12		
Landing surface	P3 or R10	P4 or R11			
TGSIs installed on ramp	P4 or R11	P5 or R12			
Threshold Ramps (for Doorways)	39	The profile of a threshold ramp must have a: - Maximum rise of 35mm; - Length not greater than 280mm; - Gradient not steeper than 1 in 8; - Be located within 20mm of the door leaf which it serves’ - Edges of a threshold ramp must be protected to remove the chance of slips, trips and falls by:		AS 1428.1 Clause 10.5	

Category	Description			Legislative Requirement	
		○ A wall or other suitable barrier; or ○ A 45° splay on each edges			
	40	Landing camber/cross-falls are to be no more than 1:40 (or 1:33 if bitumen surface).		AS 1428.1 Clause 10.5	
	41	A slip-resistant surface is required on all threshold ramps and landings.		BCA Table D3D15	
		Application	Surface Condition		
			Dry Rating		Wet Rating
		Ramp steeper than 1:14	P3 or R10		P5 or R12
Landing surface	P3 or R10	P4 or R11			
Floor Surfaces	42	The selected ground and floor finishes within accessible portions of the building need to be slip resistant and glare free.		AS 1428.1 Clause 7.1	
	43	Any selected carpet within accessible areas need to have a short pile that is less than 6mm, as wheelchairs cannot traverse long-pile carpet.		AS 1428.1 Clause 7.4.1	
	44	Any recessed matting needs to comply with AS 1428.1 Clause 7.4.2.		AS 1428.1 Clause 7.4.2	
	45	All abutting surfaces between floor surfaces, door thresholds and the like must have no vertical edge exceeding 3mm or 5mm if they have rounded or bevelled edges.		AS 1428.1 Clause 7.2(a)&(b)	
	46	The floor gradient in the shower recess is to be in the range of 1:60 - 1:80.		AS 1428.1 Clause 15.5.2(c)	
	47	The grade for the remainder of the floor in the sanitary facility is to be in the range of 1:80 - 1:100.		AS 1428.1 Clause 15.5.2(d)	
	Gates (Pedestrian)	48	Pedestrian gates in accessible areas must provide a clear opening (including the active leaf for any double leaf gates) of at least 850mm.		AS 1428.1 Clause 13.2
49		Compliant circulation spaces on each side of each gate, including: ▪ Latch-side clearance; ▪ Hinge-side clearance; and ▪ Approach clearance / landing space.		AS 1428.1 Clause 13.3.1	
50		The gate circulation space must have no gradient and/or cross-fall steeper than 1:40.		AS 1428.1 Clause 13.3.1	
51		Due other safety-based legislation there are situations where a gate controller must be located higher than the accessible range of 900-1100mm, such as gates in swimming pool areas and child-care facilities (this is permitted within AS 1428.1, Clause 13.5.3). Where this is the case we recommend an Accessible Childproof Latch locking system be provided to each gate. Provision of this latch device will allow a person using a wheelchair to unlock the gate using an MLAK wheelchair access key.		AS 1428.1 Clause 13.5.3	

Category	Description		Legislative Requirement
		See the Accessible Childproof Latch for further details on the AC Latch. The MLAK must be accessible from both sides of any gates using this system.	
Doors	52	The clear openable width of all doorways in accessible parts of the building shall contain a minimum clear width of 850mm.	AS 1428.1 Clause 13.2
	53	The clear opening of ambulant toilet doorways must provide a minimum clear opening of 700mm.	AS 1428.1 Clause 16.3
	54	The threshold at all entry doors must incorporate a smooth transition without a step or lip (BCA Table D4D2 & D4D3). But, AS 1428.1 Clause 7.2 allows for some construction tolerance – 3mm for vertical abutments and 5mm for rounded or bevelled abutments.	BCA Clause D4D2 & D4D3 AS 1428.1 Clause 7.2
	55	All door controls are to be located between 900–1100mm above the level of the finished floor.	AS 1428.1 Clause 13.5.3
	56	Snib locking/privacy devices throughout the project (not just to toilets) must have a minimum length of 45mm from the centre of the spindle.	AS 1428.1 Clause 15.2.9(b)
	57	All accessible doors require door handles and controls to be in accordance with AS 1428.1 Clause 13.5. 'D' type lever door handles are preferred with a clearance behind the handle of 35 – 45mm.	AS 1428.1 Clause 13.5
	58	The force to open, close or hold open accessible doors must not exceed 20N – please note that hinged doors with closers should be provided adjustable closers that are compatible with the selected door to ensure that the force to open the door does not exceed 20N.	AS 1428.1 Clause 13.5.2(e)
	59	Manual door controls (i.e. staff security swipe card readers) are to be mounted in appropriate locations in accordance with Clause 13.5.3 of AS 1428.1. Specifically, they are to be located between 900mm and 1250mm (if only required to be touched) or 900mm to 1200mm (if required to be pushed) above the finished floor level and no closer than 500mm from any internal corner and 1000mm to 2000mm from the hinged door leaf (in any position).	AS 1428.1 Clause 13.5.3
	60	All accessible doorways require a minimum luminance contrast of 30% provided between at least one of the following: ▪ Door leaf and door jamb; ▪ Door leaf and adjacent wall; ▪ Architrave and wall; ▪ Door leaf and architrave; or ▪ Door jamb and adjacent wall.	AS 1428.1 Clause 13.1

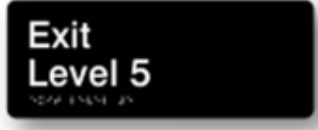
Category	Description	Legislative Requirement
	61 Sliding door furniture to comply with the diagram below (and all other door provisions of Appendix A): 	AS 1428.1 Clause 13.2
Electrical – General	62 All light switches and other door controls (e.g. BGA's, card readers, security swipe card readers, push-to-exit buttons, automatic door controls, etc.) along accessible paths of travel need to be located in accordance with AS 1428.1 Clauses 14.1 and 13.5.3.	AS 1428.1 Clause 13.5.3, Clause 14.1
	63 Push-button door controls to have a minimum diameter of 25mm.	AS 1428.1 Clause 13.5.4
	64 All electrical switches and controls to be located between 900mm and 1100mm AFFL and no closer than 500mm from an internal corner. This includes heating and cooling thermostats, alarm panels, intercom systems and ceiling fan controls (or the like).	AS 1428.1 Clause 14.1
Accessible Change Rooms	65 Any spaces that have change rooms must provide an accessible change room with the minimum dimensions of 1540mm x 2070mm clear turning space within the room/cubicle.	AS 1428.1 Clause 6.5.3
	66 The doorway into the facility must also comply with all door access provisions discussed in this Appendix.	AS 1428.1 Clause 13
Accessible WC & Showers	67 All unisex accessible WCs and showers need to satisfy the minimum dimensions of AS 1428.1 Clause 15. Please note that all required fixtures and fittings associated with the accessible WC & shower will also need to satisfy AS 1428.1 Clause 15 (i.e. WC pan & seat, WC backrest, flushing controls, toilet roll holder, grabrails, washbasin, taps, mirror, shelf, dispensers, clothes hanging hooks, sanitary disposal units, switches, GPOs, shower recess, floor wastes, shower seat, shower head, shower grabrails, etc.).	AS 1428.1 Clause 15
Ambulant Toilets	68 Ambulant toilets need to satisfy the minimum dimensions of AS 1428.1 Clause 16. Please note that all required fixtures and fittings associated with the ambulant toilets will also need to satisfy AS 1428.1 Clause 16 (i.e. door controls, WC pan & seat, toilet roll holder, grabrails, clothes hanging hooks, etc.).	AS 1428.1 Clause 16
Electrical - Accessible Sanitary Facilities and Accessible	69 Push-button controls or push pad switches to have a minimum diameter of 25mm.	AS 1428.1 Clause 14.2
	70 Rocker action and toggle switches in accessible sanitary facilities or any accessible accommodation rooms are to have a minimum dimension of 30mm x 30mm.	AS 1428.1 Clause 14.2

Category	Description		Legislative Requirement
Rooms within Class 1b, 3 or 9c	71	Power-points (GPOs) in accessible sanitary facilities are to be located between 600mm and 1100mm AFFL and no closer than 500mm from an internal corner (AS 1428.1 Clause 14.2).	AS 1428.1 Clause 14.2
Hearing Augmentation Systems	72	Any public address system or inbuilt amplification system must be provided a hearing augmentation system in accordance with the BCA D4D8. If this is the case, we recommend that you engage an experienced hearing augmentation system consultant and/or an acoustics consultant to ensure that a suitable and effective system is specified and installed. Quite often, systems may prove ineffective due to being the wrong type for the operational needs, or overlapping of systems from adjoining areas. Hearing augmentation system options include: - Audio frequency induction loop systems (hearing aid T switches can be used, or receivers provided to those without a T switch on their hearing aids). - Frequency modulation (individual receivers worn by users to receive radio waves (i.e. FM)). - Infra-red (individual receivers worn by users to receive infra-red beam by a direct line of sight).	BCA Clause D4D8
	73	If an FM or Infra-Red transmitter / receiver system is proposed, the system must cover at least 95% of the floor area of the room or space served by the inbuilt system, and a minimum number of Receivers must be provided in a ratio depending on the number of people who may be accommodated in the room (AS 1428.5 recommends these to be either headphones, stetoclips, earbuds/ear pieces and approximately 20% as neck loops). Ultimately, the building surveyor must determine the number of people to be accommodated within each space, which will determine the required number of receivers within each space.	BCA Clause D4D8
	74	Any screen or scoreboard capable of displaying public announcements must be capable of supplementing any public address system (other than a public address system used for emergency warning purposes) (BCA Clause D4D8).	BCA Clause D4D8
Hearing Augmentation Systems & Sound Field Amplification Systems	75	A Sound Field Amplification System (SFAS) itself is not a hearing augmentation system, rather it should be considered as an enhancement to a hearing augmentation system.	AS 1428.5 Clause 4.7.2
	76	There are clear benefits of a Sound Field Amplification System (SFAS) for people with a mild hearing loss. But there are some recognised limitations with the use of a SFAS for people with moderate hearing loss, where a hearing augmentation system (an Assisted Listening System) such as a modulated FM system, loop system or infra-red system	AS1428.5 Clause 4.1, Clause 4.7.2

Category	Description		Legislative Requirement
		may be a better solution. This is recommended in AS 1428.5 (AS 1428.5 also says that a SFAS is not a replacement for an Assisted Listening System (ALS)).	
Preferred Hearing Augmentation System for Commercial Meeting Rooms and Training Spaces	77	Where Hearing Augmentation is required under BCA D4D8(a)(i)&(ii) for commercial meeting rooms and training spaces up to 900sqm we recommend Phonak Roger Touchscreen Microphone. The Roger Touchscreen can be used as a desk microphone for persons with hearing aids to hear the presenter, or used as a transmitter for amplified devices. It connects directly to children's hearing aid receivers supplied to them by Australian Hearing. The Touchscreen can be used as a portable system or provided as a room solution.	BCA Clause D4D8
	78	For more information regarding this system contact: Hearing Loop Australia ph: 1300 669 721 or visit: www.hearingloop.com.au	
Luminance Contrast & Architectural Finishes	79	Luminance contrast is defined as 'the light reflected from one surface or component, compared to the light reflected from another surface or component'. It is not the difference in the colour or the colour contrast, but the difference in the light reflective values (LRVs) of each colour.	AS 1428.1 Clause 4.11
	80	Ensure minimum luminance contrast requirements (%) can be achieved, as required to the following elements: ▪ Doorways – 30%; ▪ Contrast nosing strips against stairway treads – 30%; ▪ Warning TGSIs against background surface: ○ 30% for integrated type (i.e. TGSIs tiles in one colour) ○ 45% for discrete type (i.e. those cones that are individually installed and a different colour to the floor surface, but are in one colour throughout each cone) ○ 60% for composite-discrete type (i.e. cones that are individually installed and a different colour to the floor surface, but the uppermost surface of each cone is a differing colour to the sides); ▪ Visual indicators to glazing against background surface within 2m of glazing on the opposite side – 30%; ▪ Accessible WC pan seat against background surface (e.g. pan, wall or floor) – 30%; and ▪ Signage against background surface on which the signage is mounted, and tactile characters and symbols against background surface on which the characters are mounted – 30%.	AS 1428.1 Clause 6.6, Clause 11.1(f)(h), Clause 13.1, Clause 15.2.3(e) AS/NZS 1428.4.1 Clause 2.2(b) BCA Spec 15

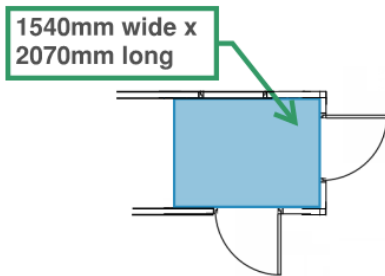
Category	Description		Legislative Requirement
Passenger Lifts	81	The lift is to comply with BCA Clause E3D7 and include all of the relevant access provisions outlined within BCA Clause E3D8, which includes the following provisions: ▪ All lifts which travel more than 12m require a lift car floor dimension of not less than 1400mm x 1600mm ▪ All lifts which travel less than 12m require a lift car floor dimension of not less than 1100mm x 1400mm ▪ At least one 600mm long handrail complying AS 1735.12 ▪ Automatic clear door opening of 900mm minimum complying with AS 1735.12 ▪ Passenger protection system complying with AS 1735.12 Clause 4.2 ▪ Lift car and landing control buttons complying with AS 1735.12 Clause 7 ▪ Lift car buttons are required on the left and right side of the lift car where it has a width or depth less than 1400mm; ▪ Lighting in accordance with AS 1735.12 Clause 10 ▪ Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received ▪ For lifts serving more than 2 levels add the following ○ Automatic audible information within the lift car to identify the level each time the car stops, which needs to be in a range between 20–80 dbA at a maximum frequency of 1500Hz. ○ Audible and visual indication at each lift landing to indicate the arrival of the lift car, which needs to be in a range between 20–80 dbA at a maximum frequency of 1500Hz. ○ (note the building surveyor may advise you that one lift car is required to be a minimum of 2000mm long to accommodate a stretcher facility)	AS 1735.12 Clause 2, Clause 4.2, Clause 7, Clause 5.3.1, Clause 10 BCA Clause E3D7 BCA Clause E3D8
Platform Lifts	82	The lift is to comply with BCA E3D7 and include all of the relevant access provisions outlined within BCA Table E3.6b, which includes the following provisions: ▪ All lifts which travel more than 12m. - Lift floor dimension of not less than 1400mm x 1600mm (note the building surveyor may advise you that one lift car is required to be a minimum of 2000mm long to accommodate a stretcher facility) ▪ All lifts which travel less than 12m. - Lift floor dimension of not less than 1100mm x 1400mm ▪ Handrail complying with the provisions for a mandatory handrail in AS 1735.12	AS 1735.12 Clause 2, Clause 4.2, Clause 7, Clause 5.3.1, Clause 10 BCA Clause E3D7 BCA Clause E3D8

Category	Description	Legislative Requirement
	- Automatic clear door opening of 900mm minimum complying with AS 1735.12 - Passenger protection system complying with AS 1735.12 Clause 4.2 - Lift car and landing control buttons complying with AS 1735.12 Clause 7 - Lift car buttons are required on the left and right side of the lift car where it has a width or depth less than 1400mm (BCA Table E3.6 (b) & AS 1735.12 Clause 7.2.1) - Lighting in accordance with AS 1735.12 Clause 10 - Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received	
Signage	83 All statutory accessible signage needs to be designed and installed in accordance with BCA Specification D4D7/Premises Standards and AS 1428.1 Clause 8.	AS1428.1 Clause 8 BCA Spec 15
	84 Typical statutory accessible signage is as follows: - On the cubicle door of each ambulant toilet; - On the wall adjacent to the latch-side of the outer air-lock door to the male toilets; - On the wall adjacent to the latch-side of the outer air-lock door to the female toilets; - On the wall adjacent to the latch-side of the door of the unisex accessible toilet door (showing 'LH' or 'RH' indicating the transfer direction); - To identify a room with a hearing augmentation system, identifying the type of system, the area covered and if any receivers are being used, where the receivers can be obtained; - Directional signage at a non-accessible entrance to direct a person to the location of the nearest accessible entrance; and - Directional signage at a bank of toilets without an accessible facility to direct a person to the location of the nearest accessible facility.	AS 1428.1 Figure 9 BCA Clause D4D7
	85 Accessible signage is required adjacent to each required exit door (provided with an exit sign above). Each sign must indicate the word "Exit" and description of the level, for example "Level G". An example from 'Braille Sign Supplies' is provided below:	BCA Clause D4D7 BCA Spec 15

Category	Description	Legislative Requirement
	 	
	86 There must also be further confirmation on the provision for Signage for each area covered by Hearing Augmentation and where the equipment is available. Signage should be: - At the entrance to an area covered by a Hearing Augmentation system (including the external recreation area); - If areas do not have full coverage a map must be provided on the sign showing the location of the Hearing Augmentation coverage; - At any reception counter or location where Hearing Augmentation Receivers can be collected for use and that the 'T' switch on a hearing aid can be used; - Signage must comply with AS 1428.1, AS 1428.5 and D34D8 of the BCA, and include the International Symbol of Hearing; and - Signage must state the type of Hearing Augmentation system used (i.e. FM) and where to collect the Receivers.	AS 1428.1 Clause 8 AS 1428.5 BCA Spec 15
Stairs	87 Stairways are considered to be a 'stair' when they have 2 or more steps and there is less than 750mm between the steps.	BCA Clause D3D14 (a)(a) Clause D3D15
	88 Stairs that intersects at a property boundary shall be set back a minimum of 900mm.	AS 1428.1 Clause 11.1(a)
	89 Stairs that intersects at a corner shall be set back to ensure the handrails do not project into the transverse path.	AS 1428.1 Clause 11.1(b)
	90 Handrails shall be provided on both sides of the stairs with appropriate handrail terminations/extensions in accordance with AS 1428.1 Clauses 11.2, Clause 12(g), Figure 26(B), Figure 26C and Figure 28.	AS 1428.1 Clause 11.2, Clause 12(g), Figure 26(B), Figure 26C, Figure 28
	91 The minimum clear width between handrails must be 1000mm.	AS 1428.1 Figure 26(A)
	92 Handrails shall be installed directly above the nosing of the stairway tread or plane of the finished floor of the walkway, ramp or landing.	AS 1428.1 Clause 12(d)
	93 Provide TGSIs in accordance with AS/NZS 1428.4.1 to top and bottom landings of stairs.	AS/NZS 1428.4.1 Clause 2.4
	94 Contrasting strips required between 50mm and 75mm in depth, extending across the full width of each stair nosing with a minimum luminance contrast of 30% to the	AS 1428.1 Clause 11.1(f)(g)

Category	Description			Legislative Requirement	
		background in accordance with AS 1428.1 Clause 11.1(f) and Clause 11.1(g).			
	95	Stairs not to have open or translucent risers.		AS 1428.1 Clause 11.1(c)	
	96	Stairs to have first ascending stair tread (or going) set back one tread width from the mid-landings.		AS 1428.1 Figure 28(a)	
	97	Stair nosings must not have any projections or overhangs and nosing profiles need to be appropriately designed.		AS 1428.1 Clause 11.1(d)(e)	
	98	Winder steps are not permitted within a required stairway in a commercial building.		BCA Clause D3D14(1)(h)	
	99	A slip-resistant surface is required on all stair treads and landings. This must comply with BCA Table D3D15, and this would include consideration for TGSIs on landings:		BCA Table D3D15	
		Application	Surface Condition		
			Dry Rating		Wet Rating
		Tread or landing surface			P3 or R10
Nosing or landing edge strip		P3	P4		
TGSIs installed on landings		P4 or R11	P5 or R12		
Stairs (Fire-Isolated Stairs and Exit Stairs)	100	Fire-isolated stairs must have contrasting strips on each stair tread.		AS 1428.1 Clause 11.1(f)(g)) BCA Clause D4D4(a)(iii)	
	101	Exit stairs (including fire-isolated stairs) must have at least one handrail compliant with Clause 12 of AS 1428.1.		AS 1428.1 Clause 12 BCA Clause D3D22(1)(a)	
	102	Exit stairs (including fire-isolated stairs) must have handrail terminations that comply with one of the options provided in Figure 26(C) & 26(D) (they do not need to be extended 300mm horizontally like general stairways).		AS 1428.1 Figure 26(C) Figure 26(D)	
	103	A slip-resistant surface is required on all stair treads and landings. This must comply with BCA Table D3D15:		BCA Table D3D15	
		Application	Surface Condition		
Dry Rating			Wet Rating		
Tread or landing surface		P3 or R10	P4 or R11		
Nosing or landing edge strip		P3	P4		
Warning Tactile Ground Surface Indicators (TGSIs)	104	The design of warning type TGSIs must comply with AS/NZS 1428.4.1.		AS/NZS 1428.4.1	
	105	Warning type TGSIs must be installed: On the top and bottom landings of all ramps (between 1:14 and 1:20 grade): 300mm from the point of transition between the ramp and landing;		AS/NZS 1428.4.1 Clause 2.5, Clause 2.6, Clause A3.2	

Category	Description	Legislative Requirement
	- On the top and bottom landings of stairways (other than fire-isolated stairways): 300mm from the vertical face of the lowest stair tread and 300mm from the edge of the upper most stair tread (where the handrails are continuous within the stairway); - On intermediate landings of all stairs (other than fire-isolated stairways), where the handrails are non-continuous: 300mm from the vertical face of the ascending stair tread and 300mm from the edge of the descending stair tread; - Where there is an overhead hazard with less than 2000 mm clearance and no other suitable barrier is provided, such as a handrail/kerbrail arrangement or seating; - Where there are suspended hazards that protrude into a continuous accessible path of travel, such as a telephone booth, drinking fountain, fire hose reel or the like. These fixtures should be designed (and installed) off the continuous accessible path of travel to avoid the use of TGSIs; - Where there is vehicle impact hazard and no other suitable barrier is provided, such as a handrail/kerbrail arrangement; 300mm back from life-threatening hazards where serious falls may occur, such as on railway platforms or wharves; - On kerb ramps at pedestrian crossing points (300mm from hazard); and - In conjunction with directional TGSIs, to indicate that a point of importance has been reached, such as: - the location of a bus sign or tram stop; or - the location of a change of direction on a pedestrian crossing island.	BCA Clause D4D9
	106 Note: TGSIs should not be installed unnecessarily, as they do not compensate for poor design. Good design practice should minimize the need for TGSIs.	AS/NZS 1428.4.1 Clause A3.1
	107 To achieve compliance with the BCA/Premises Standards Clause D4D9, Warning type TGSIs are not required for the following: - Step ramps (being not steeper than 1:10, not longer than 1900mm and no higher than 190mm rise). - In fire-isolated stairways and ramps. - Kerb ramps (without a risk or vehicle hazards). - Swimming pool ramps. - A Class 3 hostel or nursing home for the aged, a Class 3 or Class 9c residential aged care building or a Class 9a health care building (where handrails are provided a domed raised button to warn people who are blind or	BCA Clause D4D9

Category	Description		Legislative Requirement
		have a vision impairment that they are approaching the ramp or stairs).	
Turning Spaces	108	For a turn between 60° to 90° either a space of greater than 1500 x 1500mm or a 500 x 500mm splay must be provided.	AS 1428.1 Clause 6.5.1, Clause 6.5.2
	109	A turning space not less than 1540mm wide x 2070mm long is required within 2m of the end accessways: 	AS 1428.1 Clause 6.5.3 BCA Clause D4D4(c)
Visual Indicators	110	Solid and non-transparent visual indicators are required on glass doors, side panels or other glazed areas, without a horizontal transom member, that are capable of being mistaken for doorways or opening. This includes any glazing being frosted or translucent.	AS 1428.1 Clause 6.6
	111	The dimensions for installation of the visual indicators should be provided on each applicable window in the drawings, or a typical detail should be prepared (i.e. 75mm wide for the full width, with the lower edge of the band located 900-1000mm above finished floor level).	AS 1428.1 Clause 6.6
Wall Set-Outs	112	The dimensions specified within the access standards (some of which are mentioned within this report), such as clear widths of accessible paths/corridors and door circulation spaces, need to be clear of any fixtures or fittings in accordance with AS 1428.1 Clause 6.3. Therefore, builders' wall set outs need to take into account all fixtures and finishes, skirting boards, architraves etc and not rely upon 'stud to stud' dimensions.	
Architectural Drawings	113	Internal elevations of all accessible toilets, accessible showers and ambulant toilets, should be provided in the next stage of documentation to ensure compliance with all requirements of Clause 15 and Clause 16 of AS 1428.1. Elevations should indicate relevant dimensions of fixtures and fittings. Drawings should make reference to AS 1428.1. Accessible toilets must be provided in combinations of RH and LH transfer options.	