ACCESS COMPLIANCE ASSESSMENT REPORT

A PROPOSED OFFICE FIT OUT IN AN EXISTING BUILDING

1 KALINYA STREET, NEWPORT.

DATE ► 12/01/2023

REPORT NO. ► PROJECT # 12197.1 REV #1

PREPARED FOR ► Merivale

PREPARED BY ► AE&D

AEDGROUP

Innovation & expertise in building regulations

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REVISION STATUS				
REPORT/REV	DATE	STATUS	WRITTEN	CHECKED
12197.1Rev0	10/01/23	Draft Report for client comment / submission	SH	JS
12197.1Rev1	12/01/23	Final Report released to Client	SH	JS

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1.0 INTRODUCTION

This report provides an accessibility design assessment for Development Application Phase documentation of the proposed change of use and Office fitout of an existing building located at 1 Kalinya Street, Newport.

The purpose of this report is to identify the compliance status of the design with the following:

- Relevant accessibility related Deemed-to-Satisfy (DtS) requirements of the Building Code of Australia (BCA) 2019 Amendment 1, as are contained within Part D3 and F2.4 of the Code.

A detailed "Technical Review and Commentary" is provided at Part 2.0 of this Report, which includes all appropriate technical assessment results and commentary and concludes that, whilst some compliance departures do exist in the current design, such can be remedied in all instances to achieve compliance with the BCA.

1.1 Basis of Report

This assessment is based upon:

1. Architectural plans prepared by Merivale, Drawing Numbers:

Drawing Title	Drawing No.	Revision	Dated
Demolition Plan – Level 1	10622-Demo-01	G	07.11.2022
Proposed Plan – Level 1	10622-SK-01	G	07.11.2022

2. The Building Code of Australia (BCA) 2019 Amendment 1 prepared by the Australian Building Codes Board.
3. The Guide to the BCA 2019 Amendment 1, prepared by the Australian Building Codes Board.
4. Australian Standards AS1428.1-2009 - Design for Access and Mobility – Part 1: General requirements for access - New building work.
5. Australian Standards AS1428.4.1-2009 - Design for Access and Mobility – Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.

1.2 Limitations of the Report

This report does not assess / include the following:

- Review of Construction Certificate (CC) documentation. (This review relates only to Development Application drawings. Associated specifications and other supporting documents have not been reviewed. Additional detailed design assessments may be required for CC phase).
- Assessment of any existing part of the building or site, other than new work as identified by the referenced drawings.
- Any parts of the BCA or Australian Standards not directly referenced in this report.
- Review of fitouts and/or furniture.
- Disability Discrimination Act 1992 (*DDA is a complaint-based instrument and does not offer prescriptive compliance options).*
- Disability (Access to Premises – Buildings) Standards 2010 assessment.
- Work Health & Safety and Work Cover Authority considerations.
- Local planning policies and/or guidelines, other than those identified.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000.
- Does not provide concessions, alternative solutions or exemptions from the requirements of the BCA, unless specifically identified in this report.

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This report and assessment have been undertaken on the information made available by the client/design team. No liability is accepted on the accuracy of the information provided.

1.3 BCA Assessment Data

The following data is provided in respect to review of the building under the Building Code of Australia 2019 Amendment 1 in respect to the compliance assessment of the proposed office fit out of Level 1 of the existing building, to be located at 1 Kalinya Street, Newport.

BCA Building Classifications:	Class 5 – Applicable to the portion of the building assessed in this report Class 5 – Office – Base Building Class 6 – Restaurants, shops and commercial premises Class 7a – Carparking – Base Building Class 10b – Structures Associated with the Base Building

BCA Interpretation Notes:

(i) **Furniture**: Readily moveable furniture has been treated as indicative only. The person/s responsible for furnishing the building (parts) should ensure their furnishing layout/s do not cause AS1428.1 circulation deficiencies.

(ii) **Multiple classification:** Where parts have different purposes if not more than 10% of the floor area of a storey, being the minor use, is used for a purpose which is a different classification, the classification applying to the major use may apply to the whole storey.

(iii) **Language:** A reference to a building in the BCA is a reference to an entire building or part of a building, as the case requires.

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2.0 BCA-TECHNICAL REVIEW ASSESSMENT AND COMMENTARY

The following table details the compliance status of the architectural design in terms of the prescriptive accessibility provisions of BCA 2019 Amendment 1, as are contained within Part D3 and Clauses E3.6 and F2.4 of the code.

The table identifies compliance assessment outcomes into one of four (4) categories, as follows:

Complies	BCA design compliance is achieved
Does Not Comply	A BCA compliance departure requires rectification. Resolution options are provided.
N/A or Informational	Either not applicable or not directly relevant to the project. Detail provided for information purposes only. No action required.
Design Detail	A detailed commentary is provided within the report. Such instances should not necessarily be considered deficiencies, but matters for consideration by the design team/assessment authority at relevant stages of design.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
SECTION D ACCESS & EGRESS					
PART D3 - ACCESS FOR PEOPLE WITH DISABILITIES					
D3.1 - General building access requirements Buildings and parts of buildings must be accessible as required by Table D3.1, as follows: Class 5 / 6 / 7b / 8 Access must be provided to and within all areas normally used by the occupants. Class 7a Access must be provided to and within the carpark if it contains "*accessible carparking spaces*". Class 9b Access is required to and within all areas normally used by the occupants. To wheelchair seating spaces provided with D3.9.				X	**Performance Solution proposed:** • The entire floor level is not accessible, as it has not been provided with a ramp or passenger lift to allow people with a disability to access the floor level. It is accessed via a stairway, which does not comply with AS1428.1 Clause 6.1 requirements for a continuous accessible path of travel. • Doorways throughout this level do not comply with AS1428.1 requirements. As per Clause 13.2, doorways on a continuous accessible path of travel require a minimum 850mm clear opening. With the exception of one door in the corridor, and a door to one WC, the doors do not comply with this requirement. As such the following spaces, which are normally used by the occupants and therefore required to be accessible, do not comply with AS1428.1 requirements: • Office meeting room • Hall • Locker room • Meeting room • Store Room • WC's Figure 30(d) of AS1428.1 is partially reproduced below.

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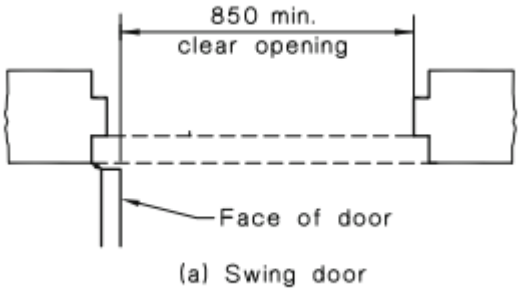
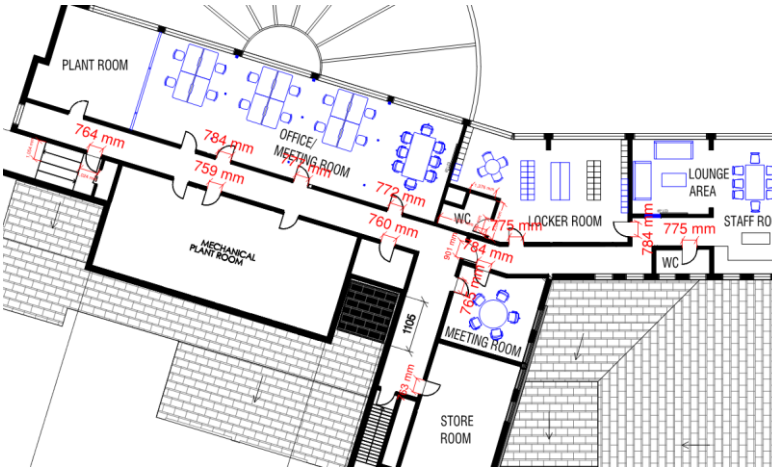
To and within all other areas normally used by the occupants, except that access need not be provided to tiers or platform of seating areas that do not contain wheelchair seating spaces.					
					 
					X
					
					Compliance Commentary
					
					It is proposed that a Performance Solution is provided at CC stage, in accordance with BCA part A2 provisions, to address issues of non-compliance. Reasonable grounds for developing a PS to provide an exemption for access requirements to this level includes that equivalent facilities are available elsewhere, in accessible areas of the building.
					
					X
					
					Design requirements:
					
					• Doorways:
					All doors required to be accessible are required to comply with AS1428.1 Clause 13 requirements. Details may be provided at CC stage to demonstrate compliance of items including:
					  • Door sill.
					  • Door hardware.
					  • Opening force required to operate the door.
					  • Luminance contrast.
					
					• Slip Resistant floor surface/s:
					BCA 2019 Amendment 1 does not directly specify slip-resistance classification(s) for all accessible paths of travel; however, we highlight the need under AS1428.1-2009 for all

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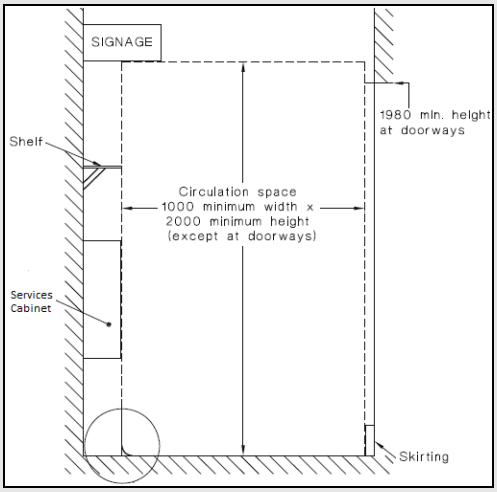
					accessible paths of travel to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant. The following summary of AS1428.1-2009 requirements for accessways is provided to assist the project team.

Summary of AS1428.1-2009 Requirements for accessways

Continuous accessible path of travel –

All paths of travel shall achieve unobstructed heights and widths in accordance with cl. 6 of AS 1428.1 – see diagram below for detail.



Doorways / Doors –

(i) All doorways shall have a minimum luminance contrast of 30% between –
- door leaf and door jamb;
- door leaf and adjacent wall;
- architrave and wall;
- door leaf and architrave;
- door jamb and adjacent wall.

(ii) The minimum width of the area of luminance contrast shall be 50mm,

(iii) Door hardware should be generally located between 900-1100mm from the floor and be of lever type with a clearance between the handle and the door face at the centre of the handle being not less than 35mm and not more than 45mm in accordance with AS1428.1-2009,

(iv) Doors shall have a clear opening width of 850mm.

(v) Door handles and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.

(vi) 'D' type handles shall be provided on sliding doors.

(vii) Any snibs shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.

(viii) For doors (other than fire doors and smoke doors) where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the 20N,

(ix) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door,

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(x) The location of controls for doors and gates above a level surface shall be provided as per Clause 13.5.3.

(xi) Manual controls for power-operated doors shall be located no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.

(xii) Push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the door before the button becomes level with the surrounding surface.

Floor or ground surfaces on continuous accessible paths of travel and circulation spaces –

(i) A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability.

(ii) Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows –

- 0 ±3mm vertical change in level – *see Figure 1*
- 0 ±5mm change in level provided the edges have a beveled or rounded edge to reduce the likelihood of tripping – *see Figure 2*
- Various tolerances for raked joint pavers – *see Figure/s 3a - level surfaces, 3b - irregular surfaces & 3c - domed surfaces.*

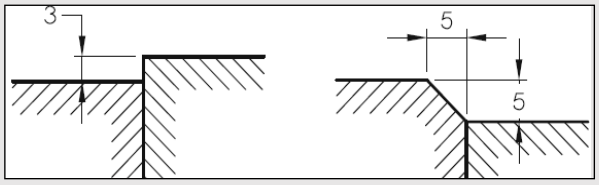

Figure 1

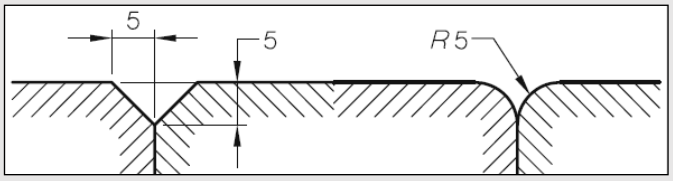

Figure 2

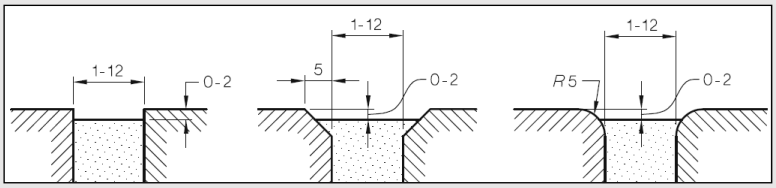

Figure 3a – For continuous paving units – level surfaces

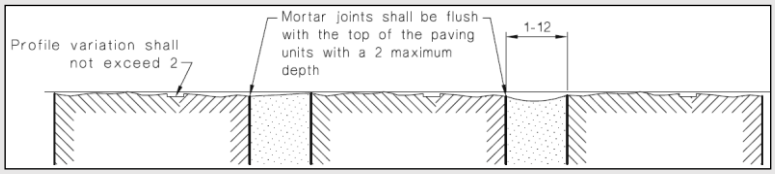

Figure 3b – For continuous paving units – irregular surfaces

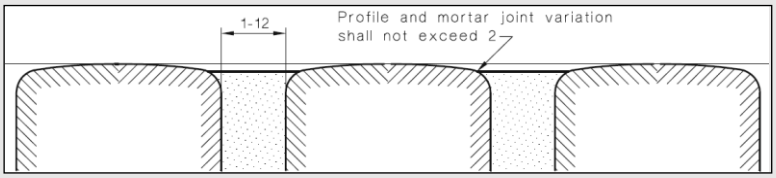

Figure 3c – For continuous paving units – domed surfaces

(iii) Where carpets or any soft flexible materials are used on the ground or floor surface –

- The pile height or pile thickness, shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm,
- Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge,

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▪ At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded beveled edge no higher than 5mm or above that height a gradient of 1:8 up to a total maximum height of 10mm. (iv) Matting recessed within an accessible path of travel – ▪ Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or beveled, above or below the surrounding surface; and ▪ Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or beveled. *Switches and Controls –* (i) All new switches and controls, other than power points, shall be located not less than 900mm nor more than 1100mm above the finished floor and not less than 500mm from internal corners. (ii) Rocker action and toggle switches shall be provided an accordance with Clause 14.2 in accessible residential sole-occupancy units.					
D3.2 - Access to Buildings An accessway must be provided to a building required to be accessible: • From the main points of pedestrian entry at the allotment boundary; and • From another accessible building connected by a pedestrian link; and • From any required accessible carparking space on the allotment. An accessway must be provided through the principal pedestrian entrance, and: ▪ through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and ▪ in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. Doorway on an accessway having multiple leaves must have a clear opening width of not less than 850mm for a single leaf.			X		N/A. No new work is proposed to the existing building entry, or the accessway from the allotment boundary to the building, or to any carparking area containing dedicated accessible carparking bays.
D3.3 - Parts of buildings to be accessible				X	**Performance Solution Proposed:**

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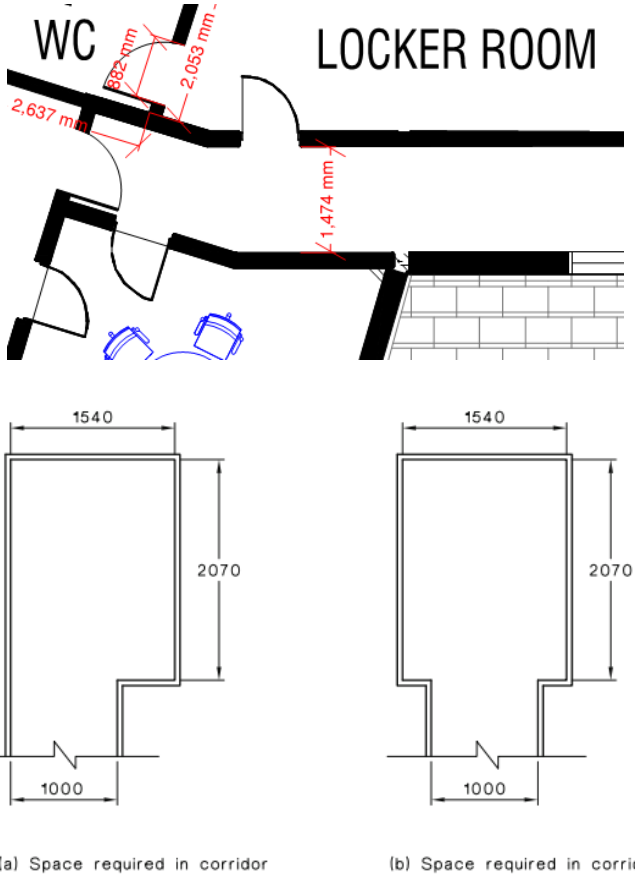
In a building required to be accessible: • every ramp & walkway *(except fire-isolated)* must comply with Clause 10 of AS1428.1-2009; • every stairway *(except fire-isolated)* must comply with Clause 11 of AS1428.1-2009; • All fire-isolated stairways are required to comply with Clause 11.1(f) and (g) of AS 1428.1-2009. • accessways must have passing spaces complying with AS1428.1 at max 20m intervals where a direct line of sight is not available; and • turning spaces complying with AS1428.1 within 2m of the end of accessways where it is not possible to continue travelling along the accessway, and at max. 20m intervals along the accessway. • Ramp or passenger lift access need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6,7b or 8 building containing not more than 3 storeys and with a floor area for each storey of not more than 200m^2. • the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shall be 11mm, 4mm & 15mm respectively.					• The Hallway adjacent the proposed Locker room is not provided with a suitable turning space to allow wheelchair users to make a 180° turn. BCA D3.3(c) requires that a turning space must be provided within 2m of the end of a corridor, where it is not possible to continue travelling along the corridor. A turning space with minimum dimensions of 1540 x 2000mm is required, as per Figure 5 of AS1428.1, as partially reproduced below. Note that it is not possible to continue travelling along the corridor in this instance, as the doorways in this location are not accessible in accordance with AS1428.1 Clause 13 requirements. This issue of non-compliance is to be addressed via a Performance Solution at CC stage as noted below.  • The Hallway at the South end of the floor is not provided with sufficient space to allow wheelchair users to make a 180° turn. As per AS1428.1 Figure 5, as partially reproduced above, a turning space requires a minimum 1540mm clear width, while the hallway is measures at 1515mm. This issue of non-compliance is to be addressed via a Performance Solution at CC stage as noted below.

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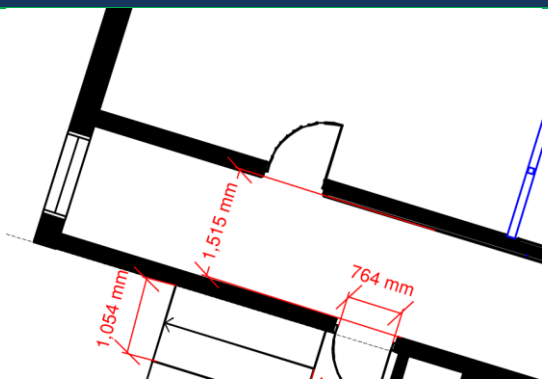
			X		 **Compliance Commentary** **It is proposed that a Performance Solution is provided at CC stage, in accordance with BCA part A2 provisions, to address issues of non-compliance. Reasonable grounds for developing a PS to provide an exemption for access requirements to this level includes that equivalent facilities are available elsewhere, in accessible areas of the building.**

				X	**Further Information required:**
					
					• Confirm the stairways (x2) servicing this level are existing, and that no new work is proposed to these elements. If these stairways are to modified, further information is required to confirm compliance with BCA and AS1428.1 requirements.
					  • All stairs and ramps (other than required fire-isolated stairs and ramps) are to comply with the relevant requirements of Clause 10 and 11 of AS1428.1-2009.
					  • As per AS1428.1 Clause 11 and 12, new or modified stairways are to be provided with handrails including a minimum of 300mm horizontal extension at the top landing, and include an additional 180° turn down or return at the end of the handrail. At the bottom landing, the handrail is required to extend one tread width past the bottom riser, and additionally be provided with a 300mm horizontal extension plus a 180° turn down or return at the end of the handrail, as per Figure 14 of the Standard.
					  • As per AS1428.1 requirements, new or modified stairways are to be provided with nosing profiles in accordance with Clause 11.1(e), and provision of luminance contrast strips on each tread in accordance with 11.1(g) requirements. It is noted this information may be detailed or specified at CC stage.
					  • New or modified fire-isolated stairways are required to comply with Clause 11.1(f) and (g) of AS 1428.1-2009.
					
					• Further information regarding carpet finishes (if provided) is required, to ensure compliance AS per AS1428.1. Clause 7.4.1 provides carpet finish requirements including

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					maximum pile height of 6mm and backing depth of 4mm. This information may be detailed or specified at CC stage. The following Clause 10 & Clause 11 summary of AS1428.1-2009 is provided to assist the project team.

Summary of AS1428.1-2009; Clause 10 & 11 Requirements (Ramps & Stairs)

Clause 10.2 – Walkways

Walkways shall comply with the following:

- The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:
  - Kerb in accordance with Figure 18.
  - Kerb rail and handrail in accordance with Figure 19.
  - A wall not less than 450 mm in height.
- Landings at top and bottom and at:
  - 25m intervals or less for 1:33,
  - 15m intervals or less for 1:20,
- For walkways shallower than 1 in 33, no landings are required.

Clause 10.3 – Ramps

Ramps shall comply with the following:

- Max 1:14 gradient for ramps exceeding 1.9m,
- Gradient constant throughout with max. 3% tolerance and max 1:14 gradient,
- Landings at top and bottom and at:
  - 9m intervals or less for 1:14,
  - 15m intervals or less for 1:20,
- Change in direction to have 90° angle of approach as per Figure 13,
- Handrails on each side as per Clause 12,
- Set back min. 900mm from boundary,
- Intersections at internal corridors to be set back min. 0.4m,
- Handrails to extend min. 300mm horizontally past transition point at top and bottom, except where inner handrail is continuous at intermediate landings,
- Kerbs and kerb rails on both sides at min. height of 65mm, not be between 75mm and 150mm high and have no gaps or slots greater than 20mm within the range of 75mm to 150mm,
- Kerbs and kerb rails to be located so that ramp-side face is either flush or no greater than 100mm away from handrail (Figure 19), min. 150mm high if handrails has vertical posts (Figure 19 a, b, c), and be min. 200mm between 65mm-75mm kerb to support posts (Figure 19 d).

Clause 10.5 - Threshold ramps

- Threshold ramps at doorways to have a max. rise of 35mm, max length of 280mm, max gradient of 1:8 and be located within 20mm of the door leaf.
- Edges of the threshold ramp shall be tapered or splayed at max 45^{o} if not abutting a wall.

Clause 10.6 - Step ramps

- Step ramps shall have max. rise of 190mm, max. length of 1.9m, max. gradient of 1:10.

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- Edges of the step ramp to have 45° splay where there is pedestrian traffic or otherwise be protected by suitable barrier such as a min. 450mm wall or kerb / kerb rail with open balustrade.
- Step ramps to have slip-resistant surfaces.

Clause 10.8 - Landings

Landings for walkways (up to 1:33) and ramps shall comply with one of the following:

- min. 1.2m if no change in direction as per Figure 25(A),
- min. 1.5m where change in direction not exceeding 90° internal corner to be truncated for min. 500mm in both directions as per Figure 25(B),
- 180° turn, landing as per Figure 25(C).
- Landings for step ramps shall be min. 1.2m in length as per Figure 22(A) and (B). Where a change in direction, the length of the step ramp landing to be min. 1.5m as per Figure 22(A). At doorways, landings as per Clause 13.3 for circulation spaces at doorways shown in Figure 25(D).
- Landings at kerb ramps shall be min. 1.2m in length, or 1.5m X 2.0m at 'T' junctions. Where a single change in direction is required, landings to be min. 1.5m X 1.5m.

Clause 11.1 - Stair construction

Stairs to be constructed as follows:

- Set back min. 0.9m from boundary,
- Where intersection is at an internal corridor, the stair to be set back as per Figure 26(A),
- Have opaque risers,
- Nosings shall not project beyond the face of the riser and the riser may be vertical of 25mm backwards splay,
- Nosing profiles to have a sharp intersection, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm,
- 50mm – 75mm strip to full length of nosing, set back a max. 15mm from the front of the nosing, with a 30% min. luminance contrast. If not set back, luminance contrast to extend down the riser by max 10mm.
- TGSIs installed as per AS1428.4.1.

Clause 11.2 - Stairway handrails

Handrails to be continuous throughout the stair flight and around landings and have no obstructions 0.6m above, and as follows:

- Design & construction as per Clause 12,
- Installed both sides,
- No vertical sections and shall follow angle of the stairway nosings,
- Extend at bottom of stairs one stair tread depth and min. 300mm horizontally, (300mm extension not required if handrail is continuous,
- Dimensions of heights of handrails taken vertically from the nosing or landing to the top of the handrail.

Clause 12 - Handrails

Design and construction to comply with:

- Handrails and balustrades shall not encroach into required circulation,
- Circular or elliptical cross-section, not less than 30mm or more than 50mm for more than 270°. Elliptical handrails to have greater horizontal dimensions,
- Exposed edges or corners have min. radius of 5mm,
- Top of handrail to be between 865mm and 1.0m above nosing or landing,

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BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
• Height to be constant throughout, • If balustrade is required at a height greater than the handrail, both shall be provided, • Handrails to be securely fixed and rigid with ends turned through a total of 180º, or to the ground, or returned fully to end post or wall face (Figures 26 C and D), • Min. 50mm clearance to adjacent wall or other obstruction, for a height of 600mm, • Handrails to have no obstructions to the passage of a hand along the rail, • Inside handrail at landings to always be continuous as per Figure 28(a).					
D3.4 - Exemptions An area where access would be inappropriate because of the particular purpose for which the area is used, or would pose a health or safety risk for people with a disability; is not required to be accessible.			X		Exemptions are to be reviewed on a case-by-case basis and when detailed design is achieved. Although, we do highlight that the following parts of the building have been offered access exemption: • Electrical rooms. • Plant & mechanical room(s).
D3.5 - Accessible carparking Accessible carparking spaces complying with AS2890.6-2009 must be provided in accordance with Table D3.5 in a Class 7a building required to be accessible and on the same allotment as a building required to be accessible.			X		No new accessible car parking is proposed as part of this development. This report does not include review of existing accessible car parking facilities, or calculation of required carparking facilities.
Summary of AS2890.6-2009 Clause 2.3 – Pavement slope & surface • Accessible parking space and shared zones are to have a firm plane surface with a fall not exceeding 1:40 in any direction (1:33 if the surface is a bituminous seal and the parking space is out of doors). • These areas shall have a slip-resistant surface. Clause 2.4 – Headroom • The path of vehicular travel from the car park entrance to all accessible parking spaces and from those spaces to the car park exit shall have a minimum headroom of 2,200 mm. • The headroom above each dedicated space and adjacent shared area, measured from the level of the dedicated space shall be a minimum of 2,500 mm. For an angle parking space the headroom of the front of the space and its adjacent shared area may be reduced to lie within the profile shown in Figure 2.7. Clause 3.1 – Space identification Each dedicated space shall be identified by means of a white symbol of access in accordance with AS 1428.1 between 800 mm and 1,000 mm high placed on a blue rectangle with no side more than 1,200 mm, placed as a pavement marking in the centre of the space between 500 mm and 600 mm from its entry point as illustrated in Figure 3.1. Clause 3.2 – Space delineation					

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BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
• Pavement markings specified in Items (a) and (b) of this Clause shall be yellow and shall have a slip resistant surface. Raised pavement markers shall not be used for space delineation. • Pavement markings shall be provided as follows: (a) Dedicated parking spaces shall be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a kerb, barrier or wall. (b) Shared areas shall be marked as follows: (i) Walkways within or partly within a shared area shall be marked with unbroken longitudinal lines on both sides of the walkway excepting any side delineated by a kerb, barrier or wall. (ii) Other vacant non-trafficked areas, which may be intentionally or unintentionally obstructed (e.g. by unintended parking), shall be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a kerb, barrier or wall, and marked with diagonal stripes 150 to 200 mm wide with spaces 200 mm to 300 mm between stripes. The stripes shall be at an angle of 45 ±10 degrees to the side of the space. (iii) No shared area markings shall be placed in trafficked areas.					
D3.6- Signage Accessible buildings must have signage to comply with AS1428.1-2009 and as follows – • braille and tactile signage incorporating the international symbol of access or deafness, must identify each sanitary facility and space with hearing augmentation system; and • identify each door required by Clause E4.5 to be provided with an exit sign and state **"Exit"** and **"Level"** followed by the floor number; • signage incorporating the international symbol of access or deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location of receivers; • signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify left or right handed use; • signage to ambulant accessible facility must be on the door of the facility;				X	**Design Requirements:** Accessible signage shall be installed in this project as necessary, but shall include as a minimum: • Identify each door required by Clause E4.5 to be provided with an exit sign and state **"Exit"** and **"Level"** followed by the floor number, as includes braille and tactile signage; Details of compliance shall be provided at CC stage. All signage is to be design detailed to comply with the relevant requirements of Specification D3.6. In this regard, the following Specification D3.6 summary is provided to assist the project team.

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• directional signage where a pedestrian entrance is not accessible, • directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility.					

Summary of Specification D3.6; Braille and tactile signs

Part 2 – Location of braille and tactile signs

Signage must be designed and installed as follows:

- Braille and tactile components located not less than 1.2m or greater than 1.6m;
- Single line signs to have tactile characters not less than 1.25m or greater than 1.35m;
- Signs identifying room features or facilities located on wall on the latch side of the door with edge of sign 50mm to 300mm from the architrave (or on the door itself if not possible to have adjacent).
- Signs identifying a door required by E4.5 to be provided with an exit sign, must be located on the side that faces a person seeking egress, and on the wall on the latch side of the door with the leading edge of the sign located between 50mm and 300mm from the architrave (or on the door itself if not possible adjacent).

Part 3 – Braille and tactile sign specification

- Tactile characters to be raised or embossed to a height between 1mm and 1.5mm;
- Sentence case must be used, with 15mm to 50mm high characters for capitals and 50% high for the lower case;
- Tactile characters, symbols and the entire sign / frame to have rounded edges;
- The entire sign including characters, background, negative space or fill of signs to be matt or low gloss finish;
- Min. letter spacing to be 2mm;
- Min. word spacing to be 10mm;
- Thickness of letter strokes between 2mm and 7mm and of Arial typeface;
- Tactile text to be left justified (excluding single words).

Part 4 – Luminance contrast

- Background, negative space and fill to be min. 30% luminance contrast to the mounted surface,
- Tactile characters icons & symbols to be min 30% luminance contrast to the background or mount surface,
- Luminance contrasts must be met under the lighting conditions of its surrounds.

Part 5 – Lighting

Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read.

Part 6 – Braille

- Grade 1 braille (uncontracted) as per Australian Braille Authority,
- Raised and domed, and left justified,
- Located 8mm below bottom line of text,
- Solid arrow, if arrow provided,
- On signs with multiple lines, semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text.

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D3.7 - Hearing augmentation Hearing augmentation system must be provided where an inbuilt amplification system (other than emergency warning) is installed: • In a room in a Class 9b building; or • Meeting room, conference room, auditorium, or room for judicatory purposes; or • At any ticket office, tellers booth, reception area or the like, where the public is screened from the service provider. If provided in the form of an induction loop, it must cover no less than 80% of the floor of the room served. If in the form of receivers, it must cover no less than 95% of the floor of the room served with a minimum of two (2) in any case, but depending on number of people accommodated. Any screen or scoreboard in a Class 9b capable of displaying public announcements must be capable of supplementing any public address system, other than one used for emergency warning purposes only.				X	**Further Information required:** • Confirm if an in-built amplification system is to be installed to any proposed meeting or conference room. Note that a hearing augmentation system is required in an auditorium, conference room, meeting room, or room for judiciary purposes where an inbuilt amplification system is installed. .

D3.8 - Tactile ground surface indicators (TGSI)
 	
Accessible buildings must have TGSI's complying with Sections 1 & 2 of AS/NZS1428.4.1-2009 to warn blind or vision impaired people of approaching stairways (other than fire-isolated), escalators, ramps (other than fire-isolated, step or kerb ramp), any overhead obstruction less than 2m above floor level and an accessway meeting a vehicular way
				X
				
				X
					Further Information required:
					
					• The proposal requires design development to ensure compliance with AS/NZS1428.4.1 requirements. Further information demonstrating compliance may be provided at CC stage.
					
					Design requirements
					
					• TGSI's are to be provided and detailed as per AS 1428.4.1: 2009, including for the following:
					  • At any overhead obstruction less than 2m above floor level, including to the underside of non-enclosed stairways.
					  • To the top and bottom landing of all new or modified stairways, other than fire-isolated stairways, in

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adjacent to any pedestrian entrance to a building.					accordance with AS1428.4.1 Clause 2.4 requirements and as shown by Figures 2.2(A), 2.2(B), 2.3(A), 2.3(B) and 2.4 of the Standard. • TGSI specifications are required to ensure appropriate luminance contrast can be achieved. Note that integrated ground surface indicators are required by AS1428.4.1-2009 clause 2.2(b)(i), to have a luminance contrast to the base surface of not less than 30%, or where discreet indicators are used, the luminance contrast shall be at least 45%, as per clause 2.2(b)(ii). It is noted that compliance with these requirements may be detailed or specified in Construction stage documents.
D3.9 - 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 Table D3.9.			X		N/A – no Class 9b parts with fixed seating proposed.
D3.10 - Swimming pools			X		Not applicable
D3.11 - Ramps On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	X				No ramps with a rise of more than 3.6m or have landing cross-overs are proposed. No overlapping landings at step ramps to occur.
D3.12 - Glazing on an accessway Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line.				X	**Design requirements:** • All glazed doors and sidelights must be clearly marked for their full width with a solid non-transparent line, not less than 75mm wide and located 900-1000mm AFFL, in accordance with AS1428.1 Clause 6.6 requirements. This requirement applies to any door or glazing that is capable of being mistaken for a doorway or opening. Details of compliance should be provided at CC stage.

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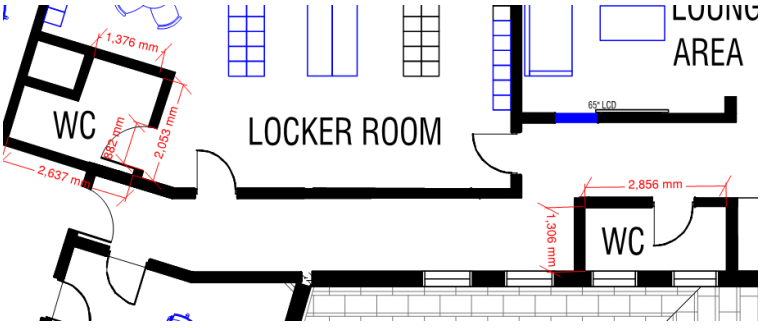
The contrasting line shall be not less than 75mm wide and shall extend across the full width the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level. Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.					
SECTION F HEALTH AND AMENITY					
PART F2 SANITARY AND OTHER FACILITIES					
F2.4 - Accessible sanitary facilities In a building required to be accessible: • Accessible unisex sanitary compartments must be provided as per Table F2.4(a), • Accessible unisex showers must be provided as per Table F2.4(b), • 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. • An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels. • Circulation spaces, fixtures and fittings of all accessible				X	**Performance Solution proposed:** • As per table F2.4(a) of the BCA, accessible unisex sanitary facilities are required to be provided on every storey containing sanitary compartments. The proposal is not provided with a Unisex Accessible Sanitary compartment, and as such does not comply with BCA F2.4 requirements. It is noted that neither of the two WCs are capable of complying with AS1428.1 requirements for Unisex Accessible WC facilities, as they do not have sufficient internal dimensions. A complying accessible sanitary requires a minimum 1900 x 2300mm clear circulation space, as shown by Figure 43 of the Standard (partially reproduced below). 

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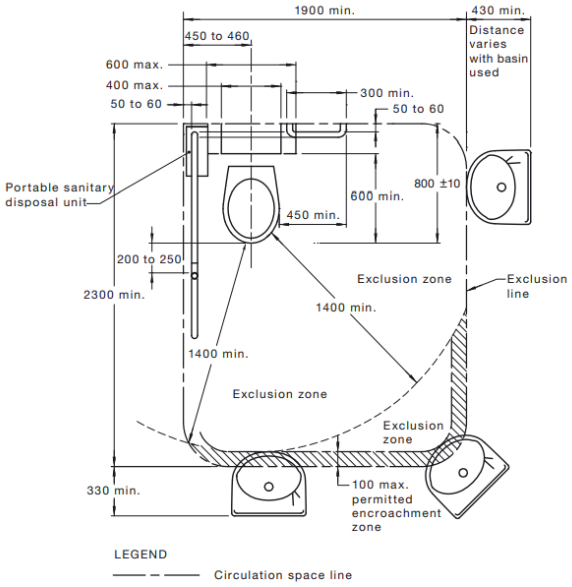
sanitary facilities must comply with AS1428.1. • Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible. • An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex.				X	 NOTE: This circulation space may overlap any other circulation spaces specified in this Standard. DIMENSIONS IN MILLIMETRES **Compliance Commentary** **It is proposed that a Performance Solution is provided at CC stage, in accordance with BCA part A2 provisions, to address issues of non-compliance. Reasonable grounds for developing a PS to provide an exemption for access requirements to this level includes that similar facilities are available elsewhere, in accessible areas of the building.** **BCA F2.4(a) notes that accessible sanitary facilities are required to be provided in *accessible parts of the building*. Therefore, if the floor level is not required to be accessible in accordance with the proposed Performance Solution, BCA F2.4 provisions will not apply.** The following summary of requirements for accessible sanitary facilities is provided to assist the project team where required during detailed design &/or construction

Summary of AS1428.1-2009 requirements for Accessible & Ambulant Sanitary Facilities

Water Taps – Must have:

- Taps shall have lever handles, sensor plates or other similar control,
- Lever handles to be min. 50mm clear from adjacent surface,
- Where hot water is provided, the water to be delivered through the mixing spout.

WC pan clearances

- WC pan clearance including set-out, seat height and seat width as per Figure 38 of AS1428.1.

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Seat – As follows:

- full round type with minimal contours,
- be securely fixed when in use,
- seat fixings that create lateral stability,
- load rated to 150kgs,
- min. luminance contrast of 30%.

Backrest – As follows:

- be capable of withstanding 1100 N,
- height to the lower edge of backrest to the top of the WC pan of 120mm to 150mm,
- vertical height of 150mm-200mm and a width of 350mm and 400mm,
- front edge of the centre of the backrest to be at an angle of 95^{o} to 100^{o}.

Flushing control

- Flushing controls shall be user activated, either hand operated or automatic. Hand-operated controls to comply with Figure 40, or on the centre-line of the toilet within the vertical limit zone. Controls within this zone shall not be within the area required for grabrails.
- Controls shall be proud of the surface and activate the flush before being level with the surrounding surface.

Toilet paper dispenser

- Toilet paper dispenser to be located within zone specified in Figure 41. Dispenser shall not encroach on required grabrail clearances.

Grabrails

- Concealed, high level cisterns or flush valves require a continuous grabrail across the rear wall and the side wall closest to the pan as per Figure 42.
- Low-level non-concealed cistern or flush valves require the grabrail to terminate each side of the cistern as per Figure 42.

Circulation space – Shall be as per Figure 43 of AS1428.1-2009, except for the following intrusions:

- Toilet paper dispenser,
- Grabrails,
- Washbasins with 100mm intrusion,
- Hand dryers and towel dispensers,
- Soap dispensers,
- Shelves,
- Wall cabinets with 150mm intrusion, mounted between 0.9m and 1.25m,
- Clothes hanging devices,
- Portable sanitary disposal units (Figure 43),
- Other wall mounted fixtures with 150mm intrusion, mounted between 0.9m and 1.25m.
- The overlapping of circulation space shall be in accordance with Clause 15.6.

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Baby change tables

- Where installed, baby change tables shall not encroach into the required circulation space when in the folded position and have a max height of 820mm with clearance underneath of min. 720mm when open.

WC doors

- To be either hinged or sliding,
- Outward-opening doors shall have a mechanism to hold in the closed position without the use of a latch,
- Doors provided with an in-use indicator and a bolt or catch. If fitted with a snib, the snib handle is to be min. length of 45mm from the centre of the spindle.
- Latch mechanism are to be openable from the outside in the case of an emergency.
- Force required as per Clause 13.5.2(e),
- Door handles and hardware as per Clause 13.5.

Washbasins for unisex accessible sanitary facilities

- A hand-washing facility shall be provided inside the toilet cubicle

Washbasins – As follows:

- Shall be located inside the cubicle,
- Washbasin outside pan circulation,
- Water taps as per Clause 15.2.1,
- Exposed hot water supply pipes to be insulated or located so as not a hazard,
- Projection of washbasins from wall and taps, bowl and drain outlet as per Figures 44 (A) and (B),
- Water supply pipes and waste outlets not to encroach on required clear space under basin.
- Each washbasin fixture to have unobstructed circulation space as per Figure 46, or Figure 45 for SOU's.

Mirrors

- Mirror to be located above or adjacent to washbasin.
- Where provided, a vertical mirror with a reflective surface not less than 350mm wide to extend from a height not less than 0.6m to not more than 1.85m.
- In an accessible residential unit, the mirror to be centred over the washbasin.

Shelves – To be provided adjacent to washbasin, as follows:

- A vanity top at a height of 800mm-830mm and min. width of 1200mm and depth of 300mm-400mm without encroaching circulation space,
- A separate fixture, within any circulation spaces at a height of 0.9m-1.0m, and external to all circulation space 0.79m-1.0m.

Soap dispensers, towel dispenser and similar fittings

- Soap and towel dispensers and hand dryers shall be operable by one hand and installed so the operative component or outlet between 0.9m and 1.1m and no closer than 0.5m from an internal corner.

Clothes-hanging devices

- A clothes-hanging device shall be installed 1.2m to 1.35m high and not less than 0.5m from an internal corner.

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Sanitary disposal unit

- Where provided, sanitary disposal units to be as per Figure 43 for portable units or 0.5m from the pan for recessed units.

Switches and general purpose outlets

- Where provided near the washbasin, switches and GPOs to be located as per Clause 14 and as close to the shelf as possible.

Showers

- Shower recesses and circulation space to a height not less than 0.9m as per Figure 47. Grabrails, shower hose fittings, taps, soap holder, shelf and seat are the only fixtures permitted in these spaces.

Circulation spaces in accessible sanitary facilities

- Circulation spaces in accessible sanitary facilities shall be in accordance with Clause 15.2.8 and Figures 43-47 and 50.
- Circulation spaces, including door circulation space, may be overlapped.
- Fixtures shall not encroach circulation space except:
  a. Washbasin in WC circulation as per Figure 43,
  b. Washbasin in shower circulation as per Figure 50,
  c. Washbasin in door circulation as per Figure 51(A) and 51(B).
- Clearances beneath washbasin as per Clause 15.3.

Summary of AS1428.1-2009 requirements for Ambulant Sanitary Facilities

General

- Ambulant sanitary facilities shall be in accordance with Figures 53(A) and 53(B).

Grabrails

- Grabrails shall be installed in accordance with Clause 17 and Figure 53(A).

Doors

- Doors to sanitary compartments for people with ambulant disabilities shall have openings with a minimum clear width of 700 mm, and shall comply with Figure 53(B).
- Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside.

Coat hook

- A coat hook shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the floor.

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3.0 CONCLUSION

This report identifies the compliance status of the design with the relevant accessibility related Deemed-to-Satisfy (DtS) requirements of the Building Code of Australia (BCA) 2019 Amendment 1 .

The outcome of the report highlights that the current design contains some non-compliances with the DtS provisions of the BCA, however, such can be readily resolved by minor design changes or BCA Alternative Solution(s), as nominated at Part 2.0 of this report.

Subject to the resolutions contained within this report, the current design is capable of complying with the accessibility provisions of the BCA.

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