



A Jensen Hughes Company

## Regis Aged Care

181 Forest  
Way, Belrose NSW  
2085

## DD Report

(Job Number 00440)

26 October 2023

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# 1 Introduction

## 1.1 Executive Summary

MGAC (Australia) Pty Ltd has reviewed the Detailed Design Documentation for the Retired Aged Care Facility located at 181 Forest Way, Belrose, NSW 2085 NSW.

In general, the Detailed Design highlights a high degree of functional and technical compliance to the Access to Premises Standard, AS 1428 series and the Disability Discrimination Act (DDA), as the pathways, entrances, circulation spaces and sanitary facilities have all considered accessibility.

This report highlights key recommendations and/or items for clarification that have been identified to ensure functional compliance to the premises, with the consideration of Universal Design.

## 1.2 Documentation

This correspondence is specific to the following key stage drawings:

Drawings	Drawing / Correspondence Title
	Architectural Documentation dated 06.10.23.
	A1034 Rev A, A1031Rev A., A1121 Rev D, A11222 Rev C, A1123 Rev C, A1124 Rev C Prepared By Morrison Design Partnership Pty Ltd.

## 1.3 Legislation

The Access to Premises Standards is mirrored within the National Construction Code 2022 and highlights the minimum level compliance requirements for Accessibility or Deemed to Satisfy Provisions. The Standard references the technical requirements of the built environment through the Australian Standard 1428 series. Achieving compliance to the Access to Premises Standard goes a significant way to achieving compliance with the requirements of the Disability Discrimination Act (DDA).

A registered Building Surveyor/PCA is required prior to issuing permits, to confirm compliance with the requirements. Where the Deemed to Satisfy provisions are unable to be met, the Registered Building Surveyor/PCA can seek a Performance Solution from a relevant expert to detail Performance Compliance Solutions. For existing

buildings these are increasing important as the cost and structural constrains to modify an existing building could make the modification unviable.

The key elements of the Access to Premises Standard include:

- Part D4 – Access for People with a Disability.
- Part F4 – Sanitary and Other Facilities.
- Part E3 – Passenger Lifts

#### 1.4 Other Applicable Standards & Legislation

- Disability Discrimination Act (DDA) 1992.
- National Construction Code 2022.
- AS1428.1 – 2009, Part 1: General Requirements for Access – New Building Work.
- AS1428.2 – 1992, Part 2: Enhanced and Additional Requirements – Buildings and Facilities.
- AS1428.4.1 – 2009, Part 4.1: Means to Assist the Orientation of People with Vision Impairment – TGSI.
- Disability (Access to Premises – Buildings) Standards 2010 (DAPS 2010).

Prepared by:

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MGAC(Australia) Pty Ltd

Reviewed by

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C7E1E55B20864D3...

Anthony Leuzzi  
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MGAC (Australia) Pty Ltd

## 2 Universal & DDA Advisory Elements

This section of the report is based on issues relating to possible DDA (Disability Discrimination Act) issues. The recommendations in this section do not have impact on the building sign off under the DDA Access Code or the BCA. These are advisory recommendations in line with the intent and objectives of the DDA to ensure equitable and dignified access for people with disabilities.

The following recommendations are based on the use and consideration of universal design (UD) principles into the design to maximize accessibility for all people.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialized ‘accessible’ features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

ELEMENT		RECOMMENDATION
1.	Emergency Evacuation	<ul style="list-style-type: none"> <li>• Consideration of accessible emergency evacuation refuges, routes, and assembly areas for the external and internal areas of the precinct.</li> <li>• All buildings shall detail an emergency evacuation strategy that includes a section on “Accessible Emergency Evacuation” i.e. people who are unable to use stairs, who must horizontally evacuate or wait for the lift to be verified as being safe to use under the operation of the relevant fire rescue service.</li> <li>• Smoke/Fire Refuges in front of lifts. Communications devices within refuges</li> </ul>
2.	Paths of Travel (Wheelchair Users)	<ul style="list-style-type: none"> <li>• Building design where main entrances are undercover with lines of sight to key transport set downs, doors are automated and provide intuitive and accessible movement pathways both horizontally and</li> </ul>

		<p>vertically throughout the building and to its key features for staff, visitors, community members or the general public.</p> <ul style="list-style-type: none"> <li>• Building locations that take advantage of minimal gradient, multiple accessible entry locations, external and internal parking locations and set downs that allow direct access.</li> <li>• All stairs to have adjacent lift or ramp. Ensure gradient of ramp no steeper than 1:20. Stairs to have longer treads (300mm) and shorter risers (150mm). Step contrast to have 60% luminance contrast</li> <li>• Food and beverage outlets and any other arts retail spaces, receptions or information counters at accessible heights</li> <li>• Meeting, safe or waiting spaces with seating, shade and shelter and water fountain. Rest seating to be provided at suitable intervals</li> </ul>
3.	Sanitary Facilities/Quiet Rooms/	<ul style="list-style-type: none"> <li>• Community hubs that may include amenities such as male/female toilets including ambulant toilets, accessible toilets with baby change tables and/or showers (depending on intended use), all-gender toilets for the diverse population, and a Changing Places facility (accessible adult change facility) for those with high support needs.</li> <li>• Consideration of wellness hubs in key civic locations that may include quiet or sensory rooms, multi-faith rooms, parent rooms, first aid rooms or multi-purpose rooms located near information centres or administration areas.</li> </ul>
4.	Improved wayfinding to aid orientation and mobility with visual and tactile elements	<ul style="list-style-type: none"> <li>• Use of beacons or enhanced wayfinding technology</li> <li>• Clear building or pathway lines with clear visual cues</li> <li>• Colour, textural and sound contrasts on landings, grades or break out spaces</li> </ul>

		<ul style="list-style-type: none"> <li>• Use of large pictograms and signage icons as well as tactile and Braille information on signs</li> <li>• Stadium Seating, outdoor seating, workstations with additional space for a service animal.</li> <li>• Workstation technology to assist accessibility needs</li> <li>• Specification of low-slip and low-glare floor finishes such as carpet and high grit paving and tiles</li> <li>• Consistent use of materials and finishes at important building elements including entrances and toilets and large, contrasting symbols or signage at these points</li> <li>• Tactile and visual cues throughout landscaping and public realm areas including obvious landmarks at key decision</li> <li>• Dog spending / watering areas within the building and pedestrian paths</li> </ul>
5.	Hearing Provision	<ul style="list-style-type: none"> <li>• Hearing augmentation systems such as FM or infra-red hearing systems available in all seating areas and within meeting and function rooms</li> <li>• Enhanced speaker provision at a seating area (eg transport) or performance/exhibition space</li> <li>• Use of beacon or enhanced wayfinding technology to move around a building.</li> <li>• Interactive signage boards for wayfinding and general information</li> <li>• Head height speakers for P.A system to provide clear sound for announcements</li> </ul>
6.	Neurodiversity Includes people with intellectual, neurological or cognitive impairment, autism, acquired brain injury, etc. Visitors may have difficulty perceiving or	<ul style="list-style-type: none"> <li>• Quiet space available near reception or a common area</li> <li>• Multi-sensory environments/rooms with a variety of different sensory features like water, light installations, etc.</li> <li>• Accessible seating and enhanced amenity seating in all shared areas</li> <li>• Use of consistent colours and placement of signage in public spaces</li> </ul>

	processing information in some environments.	<ul style="list-style-type: none"><li>• Visual cues throughout landscaping and public realm areas including obvious landmarks at key decision points</li></ul>
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### 3 Non-Compliances/Clarifications

This section of the report identifies non-compliances requiring attention by the design team and are to be read in conjunction with the MGAC issued drawing mark-ups (Section 5 of the report) that identify the locations and extent of the non-compliances. This section also highlights additional information, which will need to be provided for review to ensure appropriate accessibility.

Where items are identified as being covered by a Performance Solution, these will be listed in Section 4 of this report. A listed Performance Solution is optional. It can be resolved by a redesign according to a recommendation and in doing so comply with Deemed to Satisfy Provisions.

For additional design guidance during future design development, the design checklist in Section 6 of this report should be consulted.

ELEMENT / NON-COMPLIANCE		RESOLUTION	Client Comments	MGAC Status
<b>1. External Linkage</b>				
1.1.	No issues.	N/A.		<b>CLOSED</b>
<b>2. Ingress and Egress</b>				
2.1.	No issues.	N/A.		<b>CLOSED</b>
<b>3. Affected Part (NB. Only include if relevant to an existing project)</b>				
3.1.	N/A.	N/A.		<b>CLOSED</b>



		Refer to design checklist for further design information.		
3.2.	Existing flooring yet to be tested for compliance	Refer to design checklist for further design information.		<b>OPEN</b>
<b>4. Paths of Travel</b>				
4.1.	<del>No issues.</del>	<del>N/A.</del>		<b>CLOSED</b>
4.2.	Proposed new flooring (slip rating) documentation has not been provided for review	Refer to design checklist for further design information.		<b>OPEN</b>
<b>5. Emergency Egress – Fire Isolated Stairs</b>				
5.1.	N/A	N/A	N/A	N/A
<b>6. Doors</b>				
6.1.	Critical doors circulation spaces have not been identity to all common use doors	Identify door circulation spaces to all common use doors  Refer to design checklist for further design information.		<b>OPEN</b>
6.2.	Door hardware detail / elevation / documentation has yet to be issued for review	Refer to design checklist for further design information.		<b>OPEN</b>

<b>7. Stairs</b>				
7.1.	Stair step nosing, riser documentation has not been provided for review	Refer to design checklist for further design information.		<b>OPEN</b>
7.2.	Some stairs not showing handrails to both sides.	Refer to drawings for mark-ups. Refer to design checklist for further design information.		<b>OPEN</b>
<b>8. Walkways (if applicable)</b>				
8.1.	Walkway / Kerbing detail has yet to be issued	Refer to design checklist for further design information.		<b>OPEN</b>
<b>9. Ramps (if applicable)</b>				
9.1.	Detail has yet to be issued for review	Refer to design checklist for further design information.		<b>OPEN</b>
<b>10. Doorway Threshold Ramps (if applicable)</b>				
10.1.	No ramps proposed at this stage	Refer to design checklist for further design information.		<b>OPEN</b>
<b>11. Step Ramps (if applicable)</b>				

11.1.	No ramps proposed at this stage	Refer to design checklist for further design information.		<b>OPEN</b>
<b>12. Kerb Ramps (if applicable)</b>				
12.1.	No ramps proposed at this stage	Refer to design checklist for further design information.		<b>OPEN</b>
<b>13. Handrails</b>				
13.1.	Handrails documentation has yet to be issued for review	Refer to design checklist for further design information.		<b>OPEN</b>
<b>14. Tactile Ground Surface Indicators (TGSIs)</b>				
14.1.	TGSI documentation has yet to be issued for review	Refer to design checklist for further design information.		<b>OPEN</b>
<b>15. Passenger Lifts</b>				
15.1.	N/A	Lift certification required for the proposed installation of lift/s compliant with AS1435.12.  Refer to design checklist for further design information.	N/A	<b>OPEN</b>
<b>16. Accessible Toilets</b>				
16.1.	Detailed documentation / elevation / sections have not been issued for review.	Refer to design checklist for further design information.		<b>OPEN</b>

16.2.	AWC arrangement/s are non-compliant	Refer to MGAC Mark Ups  Refer to design checklist for further design information.		<b>OPEN</b>
<b>17. Accessible Showers (if applicable)</b>				
17.1.	N/A.	N/A.		<b>CLOSED</b>
<b>18. Ambulant Cubicles</b>				
18.1.	N/A.	N/A.		<b>CLOSED</b>
<b>19. Hearing Augmentation (if applicable)</b>				
19.1.	Documentation has not been issued.	Refer to design checklist for further design information. Architect to send package for review		<b>OPEN</b>
<b>20. Signage</b>				
20.1.	Detailed documentation / elevation / have not been issued for review.	Refer to MGAC Mark Ups  Refer to design checklist for further design information.		<b>OPEN</b>
<b>21. Wheelchair Seating Spaces</b>				
21.1.	N/A.	N/A.		<b>CLOSED</b>

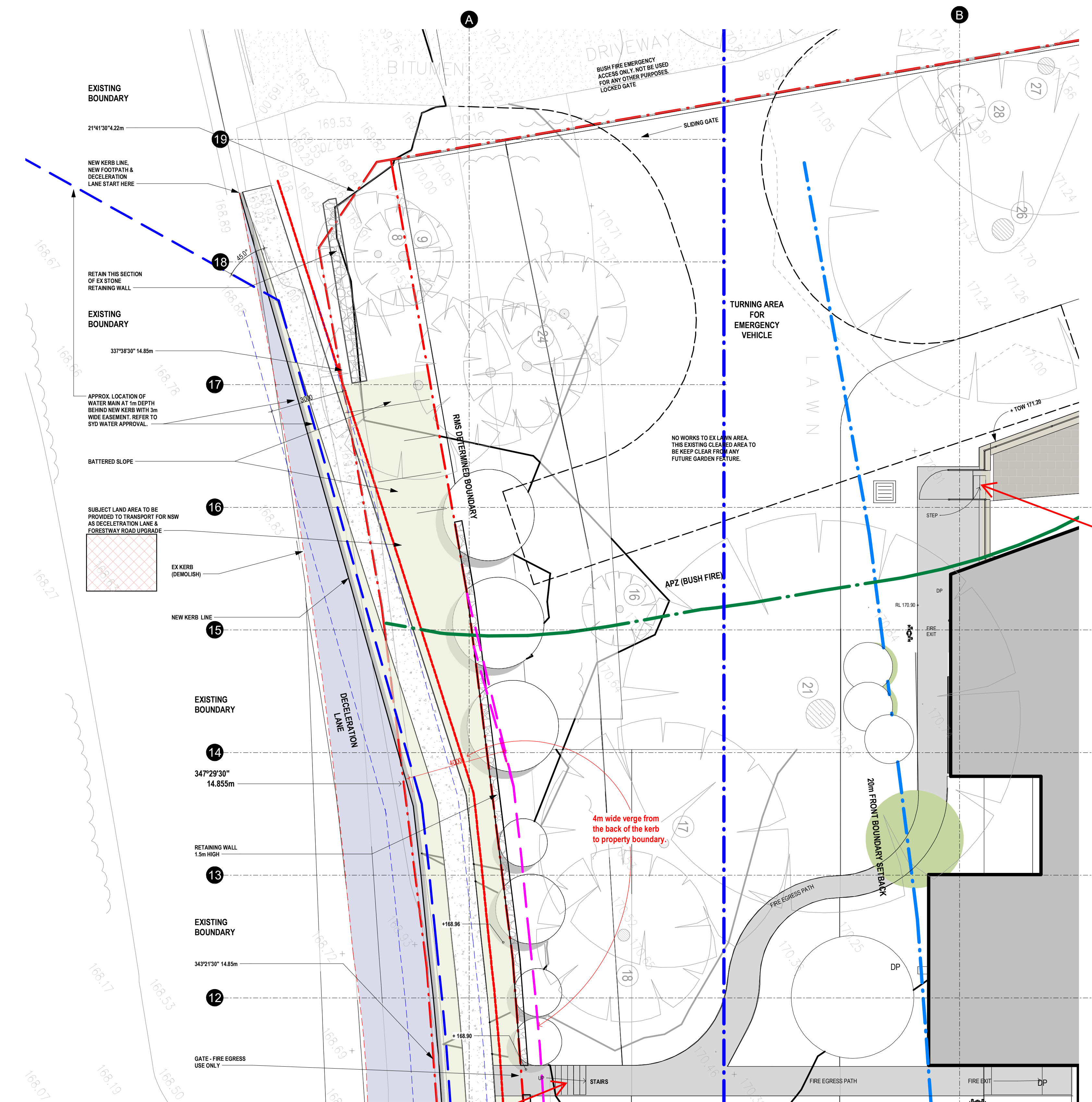
<b>22. Car Parking</b>				
22.1.	Bollards and shared area markings not shown.	Show bollards and markings to shared areas.		<b>OPEN</b>
		Refer to drawing mark-ups. Refer to Design checklist for more information.		

#### 4. Performance Solutions & Exempt Areas

The following items are departures from BCA and have been identified that could be covered under Performance Solution. It is noted that these can be resolved by a redesign according to a recommendation and in doing so comply with Deemed to Satisfy Provisions.

Non-Compliance Item Number / Description	Justification	Key Recommendations to be Implemented

## 5. Drawing Mark-Ups



1 FRONTAGE & DECELERATION LANE NORTH  
SCALE 1: 100

PROVIDE HANDRAILS (INCLUDING HANDRAIL EXTENSIONS AND TERMINATIONS) TO BOTH SIDES OF STAIR; PROVIDE TGSIS TO TOP AND BOTTOM LANDINGS.

**DA CONDITION**  
15. Submission Roads Act Application for Civil Works in the Public Road

The Applicant is to submit an application for approval for Infrastructure works on Councils roadway. Engineering plans for the new development works within the road reserve within this development consent are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993. The application is to include four (4) copies of Civil Engineering plans for civil works which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1.

The civil works shall include, but not be limited to, the following:

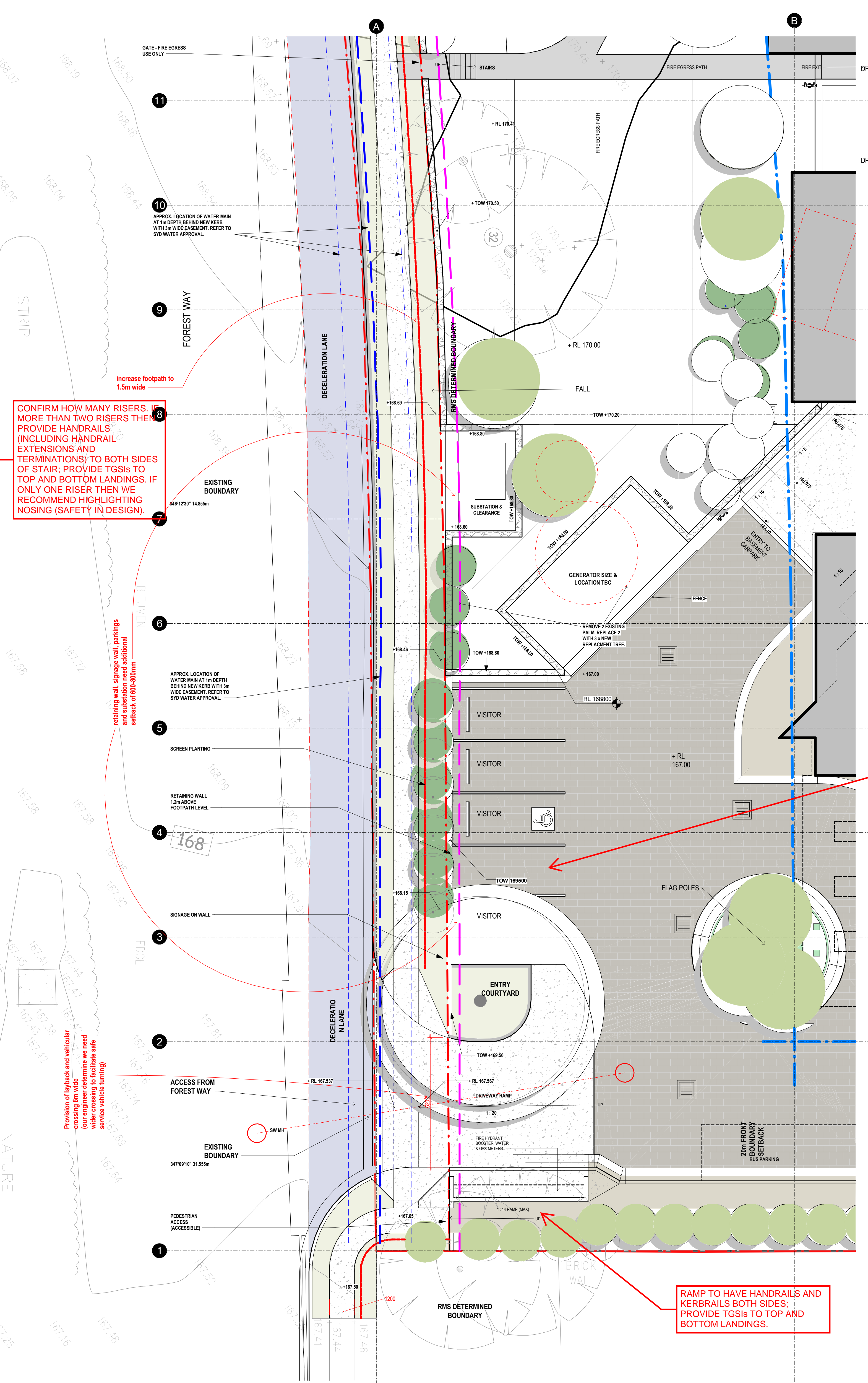
- Provision of a 4 metre wide verge from the back of kerb to property boundary,
- Provision of footpath 1.5m wide for the entire frontage of the site to the bus stop located to the south,
- Provision of layback and vehicular crossing 6m wide,
- Removal of any retaining walls

The Applicant shall ensure that a verge of 4 metres wide from the back of kerb to property boundary is detailed on the construction plans. All structures, including retaining walls, stairs etc., shall be located wholly within the development site, and any internal works adjusted to facilitate the dedication.

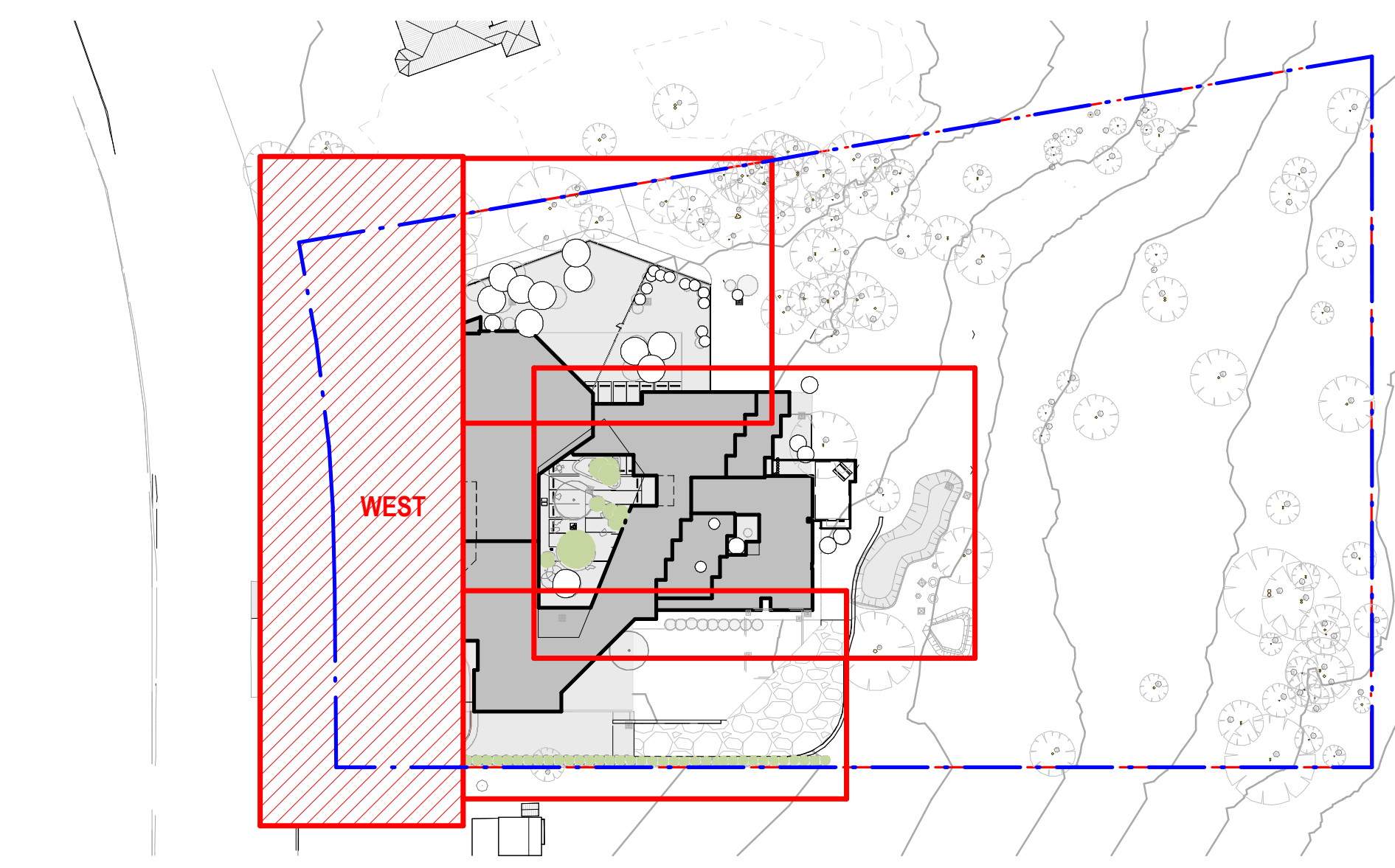
Written approval for any construction works obtained from the RMS shall be submitted with the Roads Act Application.

The plans shall be prepared by a qualified civil engineer. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges. An approval from Council is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.



2 FRONTAGE & DECELERATION LANE SOUTH  
SCALE 1: 100



3 SITE PLAN KEY PLAN  
SCALE 1: 1000

Revision	Date	Details	Initials	Checked
A	2023-09-11	FOR INFORMATION	VC	

**SURVEY NOTES**  
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**PROJECT:**  
**REGIS BELROSE**  
181 FOREST WAY  
BELROSE NSW 2085  
(LOT 3 IN D.P. 805710)

**DRAWING:**  
GA SITE DETAILS -  
FRONTAGE &  
DECELERATION LANE  
WEST  
DRAWING NO. 8294  
REVISION NO. A  
SCALE: As Indicated @ DRAWN: Author  
DATE: 2023-09-11  
PROJECT PRINCIPAL: MAREK RALPH

Morrison Design Partnership  
SINCE 1989

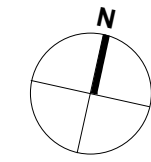
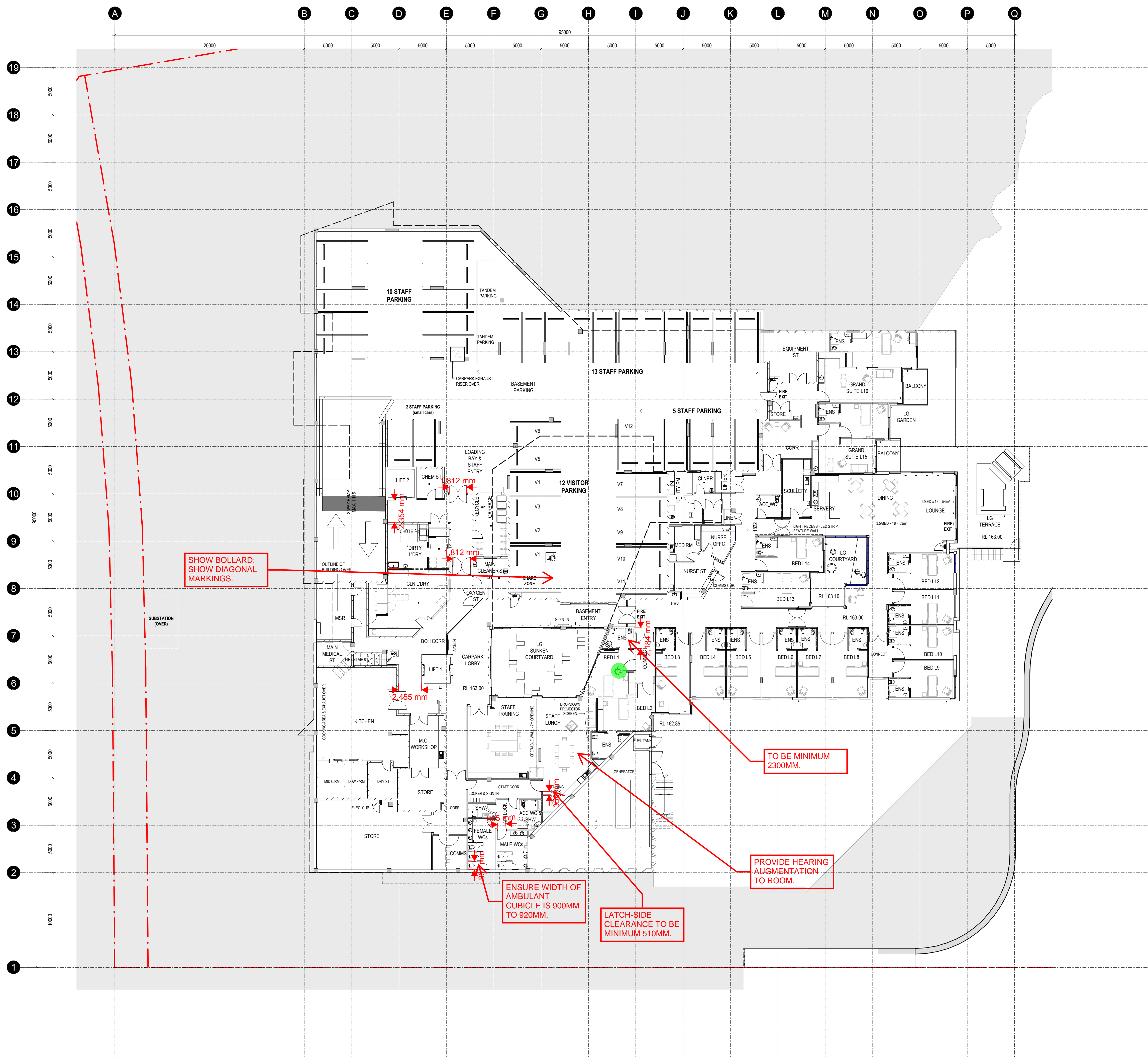


Revision	Date	Details	Initials	Checked
A	2023-09-11	FOR INFORMATION	VC	
B	2023-09-27	FOR COORDINATION	VC	
C	2023-09-28	FOR COORDINATION	VC	
D	2023-10-04	FOR INFORMATION	VC	

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**PROJECT:**  
**REGIS BELROSE**  
 181 FOREST WAY  
 BELROSE NSW 2085  
 (LOT 3 IN D.P. 805710)

**DRAWING:**  
**OVERALL PLAN - LOWER GROUND FLOOR PLAN**

PROJECT NO. <b>3291</b>	REVISION NO. <b>D</b>	<b>Morrison Design Partnership</b> SINCE 1989
DRAWING NO. <b>A1121</b>	DRAWN: Author	
SCALE: 1:200 @ B1	DATE: 2023-10-04	
PROJECT PRINCIPAL: MARKAM RALPH	SHEET: 11/13	

Revision	Date	Details	Initials	Checked
A	2023-10-11	FOR INFORMATION	VC	
B	2023-10-04	FOR INFORMATION	VC	
C	2023-10-11	FOR INFORMATION	VC	

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PROVIDE MINIMUM 530MM LATCH-SIDE CLEARANCE.

SHOW 2300MM x 1900MM WC CIRCULATION SPACE

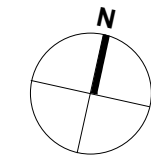
ENSURE MINIMUM 300MM.

NOTE THAT RL OF TERRACE IS 100MM BELOW RL OF INTERNAL FLOOR; CONFIRM ACCESS FOR PERSON WITH DISABILITY BETWEEN INSIDE/OUTSIDE.

EITHER (i) PROVIDE 2300MM x 1900MM WC CIRCULATION SPACE OR (ii) PURSUE A PERFORMANCE SOLUTION FOR THIS NON-COMPLIANCE.

CONFIRM LEVEL TRANSITION FROM ROADWAY TO FOOTPATH.

CONFIRM IF THIS IS THE MAIN ENTRY TO THE WHOLE COMPLEX (NOT JUST TO THE HAIR SALON).



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PROJECT:  
**REGIS BELROSE**

181 FOREST WAY  
 BELROSE NSW 2085  
 (LOT 3 IN D.P. 805710)

DRAWING:  
**OVERALL PLAN - GROUND FLOOR PLAN**

PROJECT NO. <b>3291</b>	REVISION NO. <b>C</b>
DRAWING NO. <b>A1122</b>	
SCALE: 1:200 @ B1	DRAWN: Author
DATE: 2023-10-11	
PROJECT PRINCIPAL: MARKAM RALPH	SHEET: 11/13

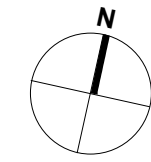
**Morrison Design Partnership**

Revision	Date	Details	Initials	Checked
A	2023-09-11	FOR INFORMATION	VC	
B	2023-10-04	FOR INFORMATION	VC	
C	2023-10-11	FOR INFORMATION	VC	

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**PROJECT:**  
**REGIS BELROSE**

181 FOREST WAY  
 BELROSE NSW 2085  
 (LOT 3 IN D.P. 805710)

**DRAWING:**  
**OVERALL PLAN - FIRST FLOOR PLAN**

PROJECT NO. <b>3291</b>	REVISION NO. <b>C</b>	<b>Morrison Design Partnership</b>
DRAWING NO. <b>A1123</b>	DRAWN: <b>Authr</b>	
SCALE: 1:200 @ B1	DATE: 2023-10-11	PROJECT PRINCIPAL: <b>MARKAM RALPH</b>

Revision	Date	Details	Initials	Checked
A	2023-10-11	FOR INFORMATION	VC	
B	2023-10-04	FOR INFORMATION	VC	
C	2023-10-11	FOR INFORMATION	VC	

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PRELIMINARY

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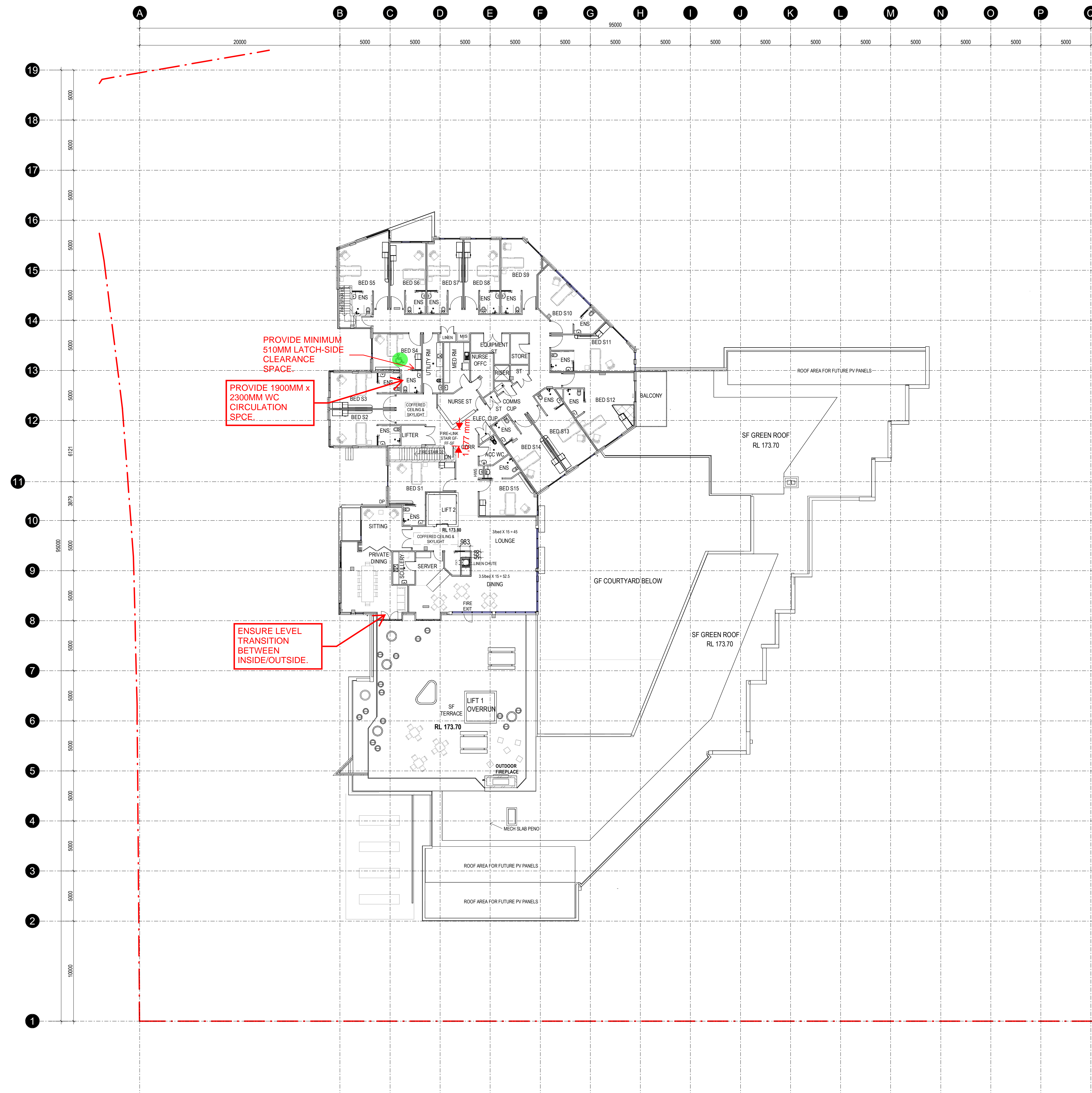
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**PROJECT:**  
**REGIS BELROSE**  
 181 FOREST WAY  
 BELROSE NSW 2085  
 (LOT 3 IN D.P. 805710)

**DRAWING:**  
**OVERALL PLAN - SECOND FLOOR PLAN**

PROJECT NO. <b>3291</b>	REVISION NO. <b>C</b>
DRAWING NO. <b>A1124</b>	
SCALE: 1:200 @ A1	DRAWN: Author
DATE: 2023-10-11	
PROJECT PRINCIPAL: MARKAM RALPH	

**Morrison Design Partnership**  
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# Design Checklist

(where appropriate)

<b>1. External Linkage</b>	
1.1.	Provide an accessible path of travel compliant with AS1428.1 from all main pedestrian entry points at the site boundary to the principal pedestrian entrance/s of the building.
1.2.	For multiple building entries, ensure an accessible path of travel, compliant with AS1428.1 to and through 50% of entrances including the principal pedestrian entrance.
1.3.	Ensure any direct pedestrian linkages (i.e. not public footpath) from associated accessible buildings are compliant with AS1428.1.
1.4.	Provide an accessible path of travel, compliant with AS1428.1 from accessible car parking space/s on the site to the main entrance.
<b>2. Ingress and Egress</b>	
2.1.	Ensure a non-accessible entry is no more than 50 metres from an accessible entry (buildings >500m <sup>2</sup> ).
2.2.	Provide level landing areas (1:40 max. gradient/crossfall) at doorway circulation areas and changes in direction to ensure safety when turning.
2.3.	Door operational forces to be lightweight (20N max.) suitable for people with disabilities. If this cannot be achieved an automatic or power operated main entry door to be provided, compliant with AS1428.1. Refer to Door section for door control details.

**3. Affected Part (NB. Only include if relevant to an existing project)**

3.1.

Ensure that the 'affected part' of the building i.e. the principal pedestrian entrance to the existing building and the accessible path of travel (including lift facility) from this entrance to the new or modified work is compliant with AS1428.1:2009, BCA and DDA Access Code as required by the DDA Premises Standards (Part 1-6).

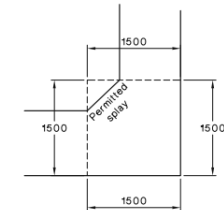
**4. Paths of Travel**

4.1.

Provide 1000mm min. width paths of travel compliant with AS1428.1.

4.2.

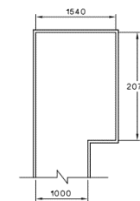
Corridors less than 1500mm wide that turn between 60-90 degrees need increased (1500mm) width at turn with 45 degree splay on internal side, compliant with AS1428.1 fig. 4.



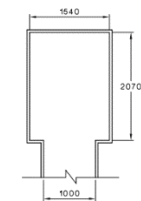
Turn 90° in path of travel  
Corridor less than 1500 mm wide  
requires widening at turn

4.3.

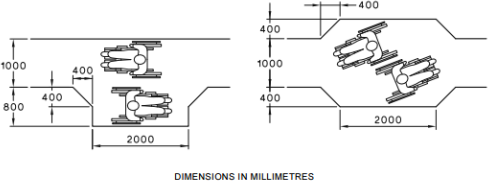
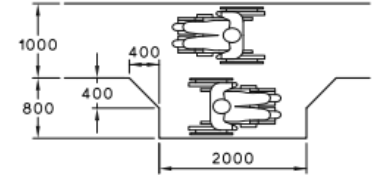
Turning spaces (1540mm W x 2070mm L) to be provided along pathways at 20m intervals and within 2m of corridor ends, to enable a wheelchair user to turn 180 degrees.



(a) Space required in corridor



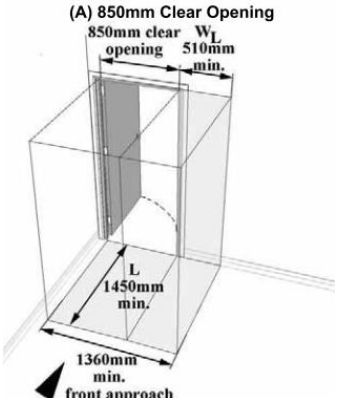
(b) Space required in corridor

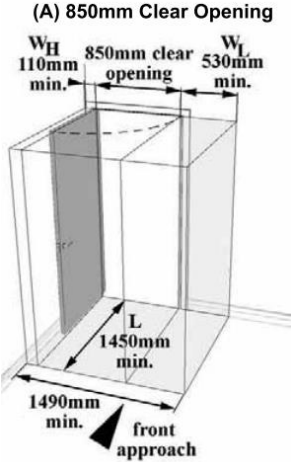
<p>4.4.</p>	<p>Provide at least one wheelchair passing bay (1800mm W x 2000 L) outside passenger lifts</p>	 <p style="text-align: center;">DIMENSIONS IN MILLIMETRES</p> <p style="text-align: center;">FIGURE 3 EXAMPLES FOR PASSING SPACE FOR WHEELCHAIRS</p>
<p>4.5.</p>	<p>When a direct line of sight is not available additional wheelchair passing bays (1800mm W x 2000 L) are to be provided at 20m max, intervals.</p>	
<p>4.6.</p>	<p>Ensure the slip resistance of flooring systems used within areas required to be accessible (including ramps, stairs and landings) are traversable by a wheelchair or walking frame, tested in accordance with wet pendulum test method of AS4586:2013/HB198.</p> <p>This is needed to satisfy AS1428.1 Clause 7.1. Test certificates required at OC Stage.</p> <p><i>*NB. All wet pendulum testing issued after 1 May 2014 must use 2013 test method. Test results issued prior to 1 May 2014 using 2004 method (HB197 Table 3) are still valid under BCA and for compliance purposes the slip ratings V, W, X (under 2004 method) can be considered equivalent to P5, P4, P3 (under 2013 method).</i></p>	
<p>4.7.</p>	<p>Ensure that any overhead hazards in areas with less than 2m min. vertical clearance (e.g. angled wall/columns or exposed underside of any stairs/escalators) will have access impeded by suitable physical barrier or have handrail and kerb rail or warning TGSI's installed, compliant with AS1428.4.1 fig. 2.6.</p>	
<p>4.8.</p>	<p>Should carpet or similar soft flexible flooring surface be used, ensure pile height is no more than 11mm with 4mm max backing surface, compliant with DDA Premises Standard.</p>	

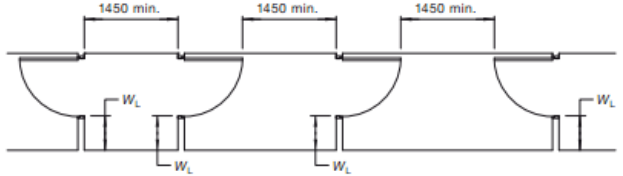
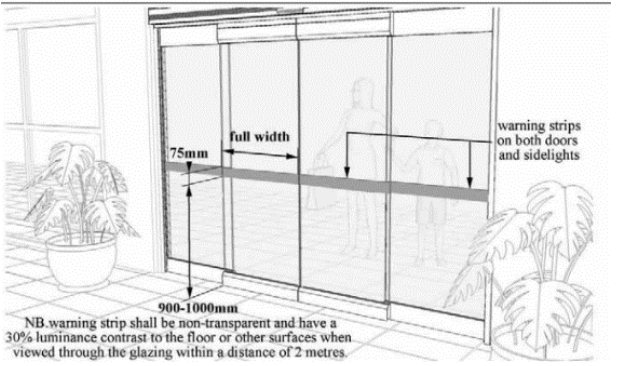
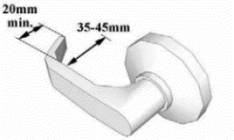
4.9.	Ensure drainage grates on accessible path of travel have openings no more than 13mm wide x 150mm long, with greater dimension transverse to main direction of travel to assist wheelchair users.	
<b>5. Emergency Egress – Fire Isolated Stairs</b>		
5.1.	Ensure that all ramps, stair treads/nosings and stair landings on required egress paths are slip resistant in accordance with BCA Table D2.14 (tested to AS4586:2013/HB198, Table 3A).	
5.2.	<p>All stair treads require contrasting step nosing strips by DDA Access Code 2010 clause D3.3 (a)(iii), compliant with AS1428.1 as follows:</p> <p>Step nosing strips to be across full width of stair, between 50-75mm wide, in a continuous colour <u>solid strip</u> with 30% luminance contrast to background surface.</p> <p>Step nosing strips to be located on edge of tread (15mm max. setback if applied) and not to extend onto risers more than 10mm max. if exposed.</p>	
5.3.	Provide at least one accessible handrail as required under BCA part D2.17 within all fire-isolated stairs/ramps serving areas required to be accessible. The handrail profile, fixing and installation height is to be compliant with AS1428.1 clause 12.	
5.4.	<p>Clarification from BCA consultant/PCA is required to satisfy BCA Part D2.17 for the height of the top of the handrail to be at a consistent height (AS1428.1 clause 12e), in particular throughout stair flights and if provided as inner handrail over landings</p> <p>Note: In our opinion, this could be achieved by including an off-set tread at base of each stair flight or by increasing stair landings by 300mm min. length (more than required egress path) to allow space for handrail to extend and continue at consistent height.</p>	

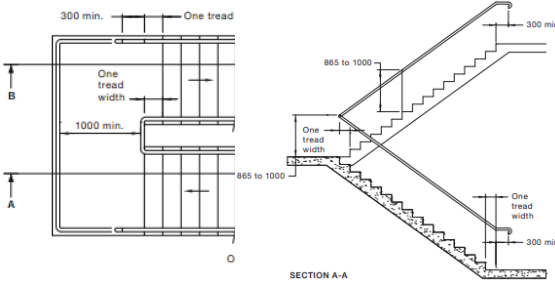


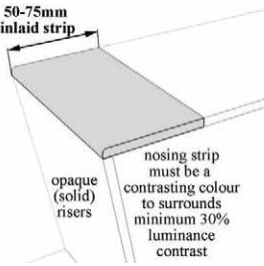
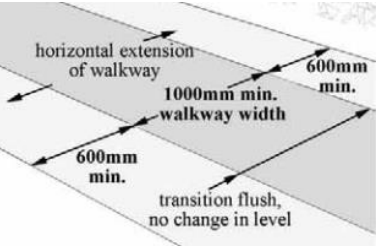
5.5.	<p>All doors required to have “Exit” signs (under BCA clause 4.5) to also include accessible identification signs to identify each door for people with vision impairment. The signage to include appropriate raised tactile pictogram, raised text (in title case) and Braille.</p> <p>The sign is to state “Exit” and “Level” followed by either:</p> <p>The floor level number (where sign located), or;</p> <p>A floor level descriptor (where sign located), or;</p> <p>A combination of both of the above.</p> <p>The signage to be located on the wall, adjacent to latch side of door between 1200-1600mm height from FFL (<u>with first line of braille to be located between 1250-1350mm from FFL</u>).</p>
5.6.	<p>Provide 30% min. luminance contrast between egress doorways and adjacent surface/s. The contrasting area (e.g. wall, architrave etc.) must be 50mm min. width to effectively assist people with vision impairment.</p>
5.7.	<p>Where fire isolated stairs (base build only) are also used as communication stairs between levels ensure they are designed to comply with AS1428.1. Refer to general Stair section.</p>
<p><b>6. Doors</b></p>	
6.1.	<p>Doors (common use) require greater clear width to ensure 850mm min. (generally 920mm door leaf) to comply with AS1428.1:</p>

6.2.	<p>Hinged doors (common use) require greater latch side clearance to ensure 510mm min. width on latch side (door opens away from user) to comply with AS1428.1.</p> 
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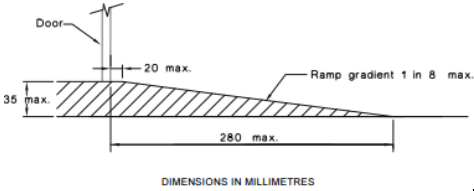
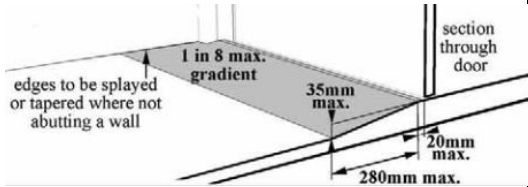
6.3.	<p>Hinged doors (common use) require greater latch side clearance to ensure 530mm min. width on latch side (door opens toward user) to comply with AS1428.1.</p> 
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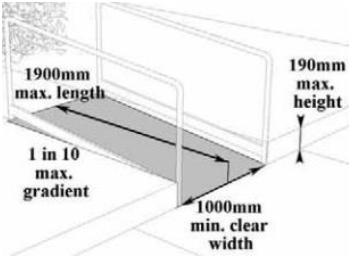
6.4.	Corridors require increased clear depth in front of doorways to ensure access for wheelchair users, compliant with AS1428.1.
6.5.	<p>Provide 1450mm length between successive door swings in airlocks/vestibules on accessible path of travel.</p> 
6.6.	<p>Provide 30% min. luminance contrast between all doorways and adjacent surface/s. The contrasting area (e.g. wall, architrave etc.) must be 50mm min. width to effectively assist people with vision impairment.</p> <p>NB. Frameless glazed doorways will not meet this requirement.</p>
6.7.	<p>Ensure all fully glazed doors and surrounding glazing (including glazed walls with no transom or similar), are clearly marked with 75mm min. wide, <u>solid, non-transparent</u>, contrasting line across their full width. The lower edge of line must be between 900-1000mm FFL and have 30% luminance contrast when viewed against floor or background surface within 2m of glazing.</p> <p>NB. Opaque strips to be used.</p>  <p>NB warning strip shall be non-transparent and have a 30% luminance contrast to the floor or other surfaces when viewed through the glazing within a distance of 2 metres</p>
6.8.	<p>Provide lever action handles on hinged doors with returns or similar to assist people with dexterity impairment. The handle to be placed between 900-1100mm above FFL, compliant with AS1428.1.</p> 
6.9.	Door operational forces to be lightweight (20N max.) suitable for people with disabilities, compliant with AS1428.1.

6.10.	The use of any intercom and/or door release to be placed between 900-1250mm FFL on the latch side of doorway and no less than 500mm from any internal corner or obstruction, compliant with AS1428.1.
6.11.	The control buttons for power operated doors to be raised, 25mm min. diameter, installed in accessible location i.e. between 1-2m from hinged door leaf in open position, between 900-1250mm height from FFL and at least 500mm from internal corner, compliant with AS1428.1.
<b>7. Stairs</b>	
7.1.	Ensure stairs located at site boundary are recessed (900mm min. from boundary) to allow required handrail extensions and TGSIs to not protrude into transverse path of travel, compliant with AS1428.1 fig. 26a.
7.2.	Ensure stairs adjacent to internal corridors are recessed (1 tread width plus handrail extension /turn down, approx. 650mm) to allow required handrail extensions to not protrude into transverse path of travel, compliant with AS1428.1 fig. 26b.
7.3.	Ensure all stairs have closed risers to assist people with ambulant and sensory disabilities, in accordance with AS1428.1.
7.4.	<p>The stair design to provide an <u>off-set tread at base</u> of all stair flights to enable the continuous handrail provision at consistent height, compliant with AS1428.1 fig. 28a below:</p> 
7.5.	Provide handrails on both sides of stairs compliant with AS1428.1 (see below).
7.6.	Provide warning tactile ground surface indicators (TGSIs) at top and bottom of all stairs in accordance with AS1428.4.1 (see below).

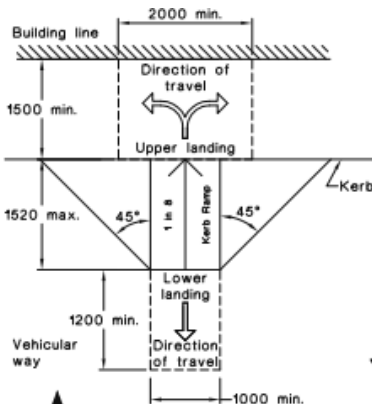
7.7.	<p>Provide contrasting step nosing strips on all stair treads compliant with AS1428.1 as follows:</p> <p>Step nosing strips to be across full width of stair, between 50-75mm wide, in a continuous colour <u>solid strip</u> with 30% luminance contrast to background surface.</p> <p>Step nosing strips to be located on edge of tread (15mm max. setback if applied) and not extend onto risers more than 10mm. (if exposed).</p>	
<b>8. Walkways</b>		
8.1.	Ensure 1:20 walkways have suitable landings at 15m max. intervals, compliant with AS1428.1 (see Landings section).	
8.2.	Ensure walkway landings are 1200mm min. length, (no change in direction) or 1500mm x 1500mm min. length (internal splay permitted), for 90 degree turn, compliant with AS1428.1.	
8.3.	<p>Provide a suitable height wall (450mm min. height) or kerbing along open walkway sides, compliant with AS1428.1 fig. 19:</p> <p>Kerbing to be between 65-75mm height above FFL, or;</p> <p>At least 150mm height above FFL. NB. The top of kerbing must not be within 75-150mm range above FFL to minimise risk of wheelchair footplate entrapment. If kerbing extends within 75-150mm range between it must be continuous with no gap greater than 20mm.</p>	
8.4.	<p>Without walls or kerbing, walkways (1:20 - 1:33 gradients) need to extend at least 600mm min. width at same grade in firm and level surface of different material compliant with AS1428.1.</p>	

8.5.	Ensure curved walkways have 1500mm min. clear width with appropriate min. inside curve radius compliant with AS1428.1 fig. 20.
8.6.	Ensure the threshold of 1:20 walkway has smooth level transition between surfaces. Alternatively, provide wall or handrail and kerbing compliant with AS1428.1 to minimise potential trip hazards.
<b>9. Ramps</b>	
9.1.	Ensure ramps that are adjacent to site boundary are recessed 900mm from boundary to ensure handrail extensions and TGSI's can be provided without protruding into the transverse pedestrian path of travel, compliant with AS1428.1.
9.2.	Ensure ramps that are adjacent to a corridor/walkway are recessed 400mm to ensure handrail extensions and TGSI's can be provided without protruding into the transverse pedestrian path of travel, compliant with AS1428.1.
9.3.	Ensure ramps have 1:14 gradient and appropriate level landings at top and bottom and at 9m. max intervals (see landings section).
9.4.	Ensure ramp landings are 1200mm min. length, (no change in direction) or 1500mm W x 1500mm min. L (internal splay permitted), for 90 degree turn, or 1540mm W x 2070mm L for 180 degree turn, compliant with AS1428.1. These min. landing dimensions are required <u>clear</u> of handrails and kerb rails.
9.5.	Ensure there are handrails on both sides of all ramps compliant with AS1428.1 (see below).
9.6.	Ensure curved ramps have 1500mm min. clear width with appropriate min. inside curve radius compliant with AS1428.1 fig. 20.
9.7.	Provide a suitable height wall (450mm min. height) or kerbing along open ramp sides, compliant with AS1428.1 fig 19:  Kerbing to be between 65-75mm height above FFL, or;  At least 150mm height above FFL. NB. The top of kerbing must not be within 75-150mm range above FFL to minimise risk of wheelchair footplate entrapment. If kerbing extends within 75-150mm range between it must be continuous with no gap greater than 20mm.

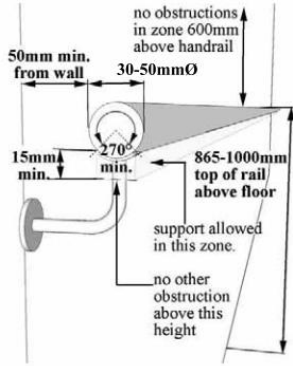
9.8.	The kerb to be suitably located in relation to handrail (and vertical supports if provided) i.e. Internal face of kerb in line with internal face of handrail or up to 100mm max. off-set inside the ramp, compliant with AS1428.1 fig. 19.
9.9.	Provide warning tactile ground surface indicators (TGSI's) at top and bottom of ramps in accordance with AS1428.4.1.
<b>10. Doorway Threshold Ramps</b>	
10.1.	<p>Under BCA Part D2.15, an AS1428.1 threshold ramp is generally only permitted at external doorways i.e. connects to a road or open space clarification needs to be sought from PCA on this issue as there may be concessions for some building classifications e.g. 9a, 9c.</p>  <p style="text-align: center;">DIMENSIONS IN MILLIMETRES</p>
10.2.	<p>Ensure doorway threshold ramps have 1:8 gradient, 35mm max. height and 280mm max. length, compliant with AS1428.1 fig. 21.</p> <p>NB. Where ramp edges are not enclosed by walls/other side barrier, ensure ramp edges are splayed at 45 degrees.</p> 
10.3.	There needs to be sufficient area available to satisfy AS1428.1 door circulation requirements in addition to threshold ramp dimensions e.g. an external door threshold ramp with side approach, requires 1240mm min. wide access way (no steeper than 1:40 gradient/crossfall) before base of the threshold ramp commences.
<b>11. Step Ramps</b>	
11.1.	<p>Provide a step ramp leading to doorways as the height variation between internal and external RL's is greater than 35mm.</p> <p>NB. A level landing is also required to enable door circulation space, compliant with AS1428.1 fig. 31.</p>

11.2.	Ensure step ramps have 1:10 gradient, 190mm max. height and 1900mm max. length.	
11.3.	Provide suitable barriers on step ramp sides (450mm min. height wall or balustrade <u>and</u> kerbing), or splayed edge if there is transverse pedestrian traffic.	
11.4.	Ensure that consecutive step ramps (i.e. when landings between step ramps/ ramps overlap) are not used, compliant with DDA Access Code D3.11b.	

**12. Kerb Ramps**

12.1.	<p>Ensure kerb ramps have 1:8 gradient, 190mm max. height, 1000mm min. width and 1520mm max. length, compliant with AS1428.1 fig. 23 and 24.</p> <p>NB. Under AS1428.4.1 kerb ramps with gradients less steep than 1:8.5 are not generally detectable by people with vision impairment.</p>	
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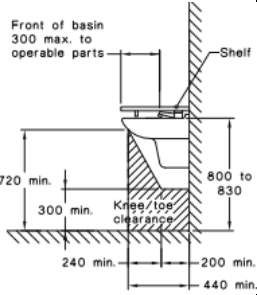
<b>13. Handrails</b>	
13.1.	<p>Ensure circular/elliptical handrails have 30-50mm diameter, with 270 degree clear arc around top of handrail (extending for 600mm min. height) compliant with AS1428.1 fig. 29.</p> 
13.2.	<p>Ensure handrails are installed at a consistent height between 865-1000mm height above step nosing or FFL ramp surface, compliant with AS1428.1 Clause 12d.</p> <p>NB. The specified height should allow for construction tolerance as outside of this range will be non-compliant.</p>
13.3.	<p>Ensure handrails are installed no less than 50mm away from an adjacent side wall, compliant with AS1428.1 Clause 12h.</p>
13.4.	<p>Ensure the handrail at the top of the stair extends 300mm (horizontal) past the step tread then turns 180 degrees downwards or returns fully to post/wall, compliant with AS1428.1 Clause 11.2e, fig. 26.</p>

13.5.	Ensure the handrail at the base of the stair extends one tread width (at same angle) plus 300mm (horizontal) from last riser, then turns 180 degrees downwards or returns fully to post/wall compliant with AS1428.1 Clause 11.2d, fig. 28b.
13.6.	Ensure that the handrail at the top or bottom of a ramp extends (on the horizontal) 300mm past ramp then turns 180 degrees downwards or returns fully to post /wall, compliant with AS1428.1 Clause 10.3h, fig. 14 and 15.
13.7.	For situations (e.g. class 9a and 9c buildings) where domed buttons are permitted by BCA Part 3.8a and 3.8c to be used instead of TGSI's at stairs/ramps, ensure handrails have suitable tactile warning i.e. domed button (4-5mm height and 10-12mm diameter) provided on top of handrail, 150±10mm from handrail end compliant with AS1428.4.1.
<b>14. Tactile Ground Surface Indicators (TGSI's)</b>	
14.1.	<p>Ensure that TGSI's are slip-resistant and have the following minimum luminance contrast values against back ground surface, compliant with AS1428.4.1:</p> <p>Integrated TGSI's (i.e. tiles) require 30% min. luminance contrast.</p> <p>Discrete TGSI's (i.e. buttons) require 45% min. luminance contrast.</p> <p>Composite TGSI's with 2 materials/colours requires 60% min. luminance contrast.</p>
14.2.	Ensure that warning TGSI's extend across the full width of the path of travel and commence 300mm from the edge of stairs, ramps etc. compliant with AS1428.4.1.
14.3.	Ensure that warning TGSI's have between 600-800mm depth at open areas, or at landings (>3m length) and/or when handrail is discontinuous, compliant with AS1428.4.1.
14.4.	Ensure that warning TGSI's have between 300-400mm depth at enclosed landings (<3m) or when external handrail is discontinuous, compliant with AS1428.4.1.
<b>15. Passenger Lifts</b>	

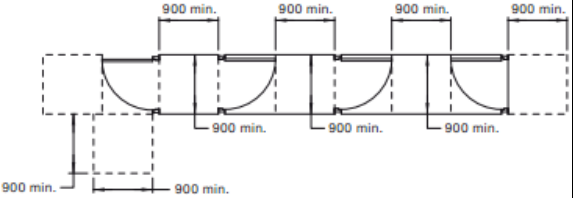
15.1.	Passenger lifts travelling more than 12m require 1400mm W x 1600mm L min. dimensions (subject to DDA Access Code Section 4.4 concession for existing buildings).
15.2.	Passenger lifts travelling less than 12m (except stair platform lifts) require 1100mm W x 1400mm L min. dimensions.
15.3.	Stairway platform lifts (previous AS1735.7) require 810mm W x 1200mm L min. dimensions, compliant with BCA Part E3.6.  NB. They cannot be used where another type of lift can be used or in high traffic public areas.
15.4.	Low-rise platform lifts (previous AS1735.14), require 1100mm W x 1400mm L min. dimensions compliant with BCA Part E3.6 and must not travel more than 1000mm height variation.
15.5.	Low rise, low speed constant pressure lifts, unenclosed type (previous AS1735.15), require 1100mm W x 1400mm L min. dimensions compliant with BCA Part E3.6 and must not travel more than 2m. They cannot be used high traffic public areas.
15.6.	Low rise, low speed constant pressure lifts, enclosed type (previous AS1735.15), require 1100mm x 1400mm min. dimensions compliant with BCA Part E3.6 and must not travel more than 4m. They cannot be used high traffic public areas.
15.7.	Any low rise lifts (previous part AS1735.14 or 15) that require constant pressure to be applied to the lift control buttons to either call and/or operate the lift (i.e. Press and Hold) are to include signage to explain operations of use.
15.8.	Small size low-speed automatic lifts (previous AS1735.16), require 1100mm W x 1400mm L min. dimensions and must not travel more than 12m.
15.9.	Ensure all passenger lifts (except stair platform lifts) have 900mm min. clear door opening, compliant with AS1735.12.
15.10.	Ensure all Low-rise platform and Low rise, low speed constant pressure lifts with manual door opening (previous AS1735.14, 15 and 16) have suitable door circulation areas compliant with AS1428.1.

15.11.	Ensure the centre line of standard lift call buttons in all lift lobbies are located at height of 900-1200mm and at least 500mm distance from an internal corner to be accessible to people using wheelchairs, compliant with AS1735.12.
15.12.	<p>Ensure all passenger lifts (except stair platform and low rise platform lifts) include an internal lift control panel with centre line of control buttons located at a height no less than 700mm and no greater than 1250mm above FFL.</p> <p>The components of the floor level buttons shall possess Braille, raised tactile symbols and numbers, visual and auditory indicators, compliant with AS1735.12.</p> <p>Note: horizontal lift control panels are preferred over vertical panels for ease of reach as they generally can be positioned with control buttons within 900-1100mm FFL which is the preferred range for most wheelchair users (advisory/DDA).</p>
15.13.	Ensure all passenger lifts (except stair platform and low rise platform lifts) include 2 x lift control panels when the width/length dimension is less than 1400mm.
15.14.	Ensure all passenger lifts (except stair platform and low rise platform lifts) include an internal handrail installed at a height 850-950mm. The handrail ends shall be no more than 500mm away from any operating device or button, compliant with AS1735.12.
15.15.	Ensure all passenger lifts (except stair platform lifts) include emergency hands free communication, including a button to alert call centre of a problem and a signal light to confirm that call has been received.
15.16.	Ensure all lifts serving more than 2 levels provides automatic audible information within the lift car to identify each level the lift stops.
15.17.	Ensure all lifts serving more than 2 levels provides appropriate visual and audible arrival signals of the lift car in all lift lobbies.
15.18.	Ensure all lifts serving more than 2 levels provides appropriate audible range and frequency, (between 20-80dbA at maximum frequency of 1500 Hz), compliant with DDA Access Code Table E3.6b.
15.19.	The lighting in all enclosed lift cars must be at least 100 lux, compliant with AS1735.12.

15.20.	All visible information to provide 30% min. luminance contrast to background surface.
<b>16. Accessible Toilets</b>	
16.1.	Provide 1 unisex accessible toilet at each bank of male/female toilets on each storey compliant with BCA Table F2.4a. NB. Where more than 1 toilet bank on each storey provide at 50% of banks.
16.2.	Ensure a balance of left and right handed WC pans within the building.
16.3.	Ensure accessible toilet is compliant with AS1428.1. This requires 2300mm x 1900mm clear area around pan with basin to sit outside the area (max. encroachment of 100mm at basin front).
16.4.	Ensure the centreline of the accessible toilet pan to be between 450-460mm from side wall.
16.5.	Ensure all accessible toilets have 800mm±10mm clearance between front of WC pan to rear wall.
16.6.	Ensure the height to top of pan seat to be between 460-480mm above FFL.
16.7.	Ensure the pan seat to have 30% luminance contrast against background tiled floor surface.
16.8.	Provide grabrails on wall of toilet at a height of between 800-810mm (to <u>top</u> of grabrail) from FFL. NB. If concealed cistern used, WC grab-rails are to be continuous across side and rear walls. If exposed cistern used, rear grabrail to commence 50mm max. from cistern edge.
16.9.	Provide angled toilet backrest (350-400mm W x 150-200mm H) installed between 120-150mm height from top of pan seat and 50mm max. distance from seat bolt hole. NB. No toilet lid to be provided as this impedes use of back rest.
16.10.	Ensure the centreline of the basin to be at least 425mm from side wall.

16.11.	The height of the basin to be between 800-830mm from FFL with lever action taps and insulation of water pipes.
16.12.	<p>Provide basin with a 430-440mm min. depth projection and suitable wheelchair knee/toe height clearance, compliant with AS1428.1 fig. 44 below:</p> 
16.13.	The front of basin to be 300mm max. distance to the operable part of taps.
16.14.	Provide separate fixed shelf (120-150mm W x 300-400mm L) next to wash basin, installed at 900–1100mm above FFL.
16.15.	Toilet roll holder to be installed on adjacent wall to toilet at 600mm centre-line height from FFL within 300mm max. length from front of pan and no closer than 50mm to grabrail. The toilet roll holder type to have an exposed toilet roll for ease of use.
16.16.	Provision of soap dispenser, hand drier or paper towel dispenser at a dispensing height, between 900-1100mm AFFL and no less than 500 mm from an internal corner. Ensure these fixtures are within arm's reach (max 500 mm) when directly in front of the wash basin.
16.17.	Provide mirror, with base installed at 900mm max. above FFL.
16.18.	1 x clothes hanging device to be installed between 1200-1350mm from FFL and at least 500mm from an internal corner.
16.19.	Door operation force to be lightweight (20N max.) suitable for people with disabilities.
16.20.	Door to include an in-use indicator and a bolt/catch that can be opened from outside in an emergency. If snib turn is used the handle to be 45mm min from centre.

16.21.	The baby change table cannot impede into required circulation space (when folded up). The top of table to be installed at 820mm height with 720mm min. under bench clearance above FFL, compliant with AS1428.1.
16.22.	Light switches to be installed between 900-1100mm above FFL and 500mm min. from internal corner.
16.23.	GPO's to be installed between 600-1100mm above FFL and 500mm min. from internal corner
16.24.	Rocker action/toggle type switches at least 30mm x 30mm dimensions are required to assist people with dexterity impairment.
<b>17. Accessible Showers</b>	
17.1.	Ensure all accessible showers have shower rail/curtain installed.
17.2.	Ensure the height of the top of shower seat to be between 470-480mm FFL.
17.3.	Provide a horizontal grab rail (660mm min), to be placed beneath the vertical shower support rail, between 390-400mm from side wall, installed between 800-810mm height from FFL.
17.4.	Provide vertical shower support rail to start between 1000-1100mm from FFL. The top of the shower support rail to finish between 1880-1900mm FFL. The rail to be placed between 580-600mm from the side wall.
17.5.	Ensure the shower taps and soap holders to be placed between 900-1100mm from FFL. Ensure the taps/soap holders are 50mm min. width from the shower support rail and no further away than 800mm from side wall.
17.6.	Ensure the height of the hose wall outlet to be 700mm height above FFL, compliant with AS1428.1 fig. 48 to ensure suitable hose length when showering. To also include suitable back-flow prevention device.
17.7.	The 2 x clothes hanging devices required outside the shower recess to be between 400-600mm length from the seat, installed between 1200-1350mm from FFL.
<b>18. Ambulant Cubicles</b>	

18.1.	Provide an ambulant cubicle for people with disabilities in male/female toilet banks, (adjacent to an accessible toilet facility) to satisfy the DDA Access Code.
18.2.	Provide minimum 900mm x 900mm circulation area between successive door swings in airlocks/vestibules on path of travel leading to ambulant toilets compliant with AS1428.1 fig. 34. 
18.3.	Provide minimum 900mm x 900mm circulation area outside the ambulant cubicles compliant with AS1428.1 fig. 53b.
18.4.	The cubicle to be between 900-920mm clear width with WC pan centred (i.e. 450-460mm set out).
18.5.	Ambulant cubicles to have 900mm x 900mm clear area in front of (standard projection from wall) WC pan and clear of door swing.
18.6.	Ensure ambulant cubicles have 700mm clear width cubicle door with 900mm x 900mm clear area outside the door.
18.7.	Ensure the height to top of pan seat to be between 460-480mm above FFL.
18.8.	Ambulant cubicle door needs in-use indicator and bolt/catch that is able to be opened from outside (in emergency). If snib catch used, the handle to be 45mm min. length from centre.
18.9.	Grabrails provided on both sides of cubicle at 800-810mm height (to <u>top</u> of grabrail) from FFL.
18.10.	Toilet roll holder to be placed at 700mm max. height from FFL and 300mm max. distance from front of pan on adjacent wall, no closer than 50mm to grabrails. The toilet roll holder type to have exposed toilet roll for ease of use.
18.11.	Clothes hook to be installed between 1350-1500mm from FFL on the back of door.



<b>19. Hearing Augmentation</b>	
19.1.	<p>Provide hearing augmentation in the following areas if an inbuilt amplification system is installed (except one used for emergency warning systems only):</p> <p>Rooms in Class 9 buildings;</p> <p>Auditoriums, conference and meeting rooms, judicatory, and;</p> <p>Service counters screened to the public (e.g. reception, ticket/teller booths).</p>
19.2.	Hearing loops are required to at least 80% of floor area with inbuilt amplification system. These areas are required to be signed.
19.3.	For Class 9b buildings, any screen or scoreboard that can display public announcements, to be capable of supplementing the public address system (excluding emergency warning only).
<b>20. Signage</b>	
20.1.	<p>All male, female and accessible toilet identification signs to include appropriate raised tactile pictogram, raised text (in title case) and Braille.</p> <p>The signage to be located on the wall, adjacent to latch side of door between 1200-1600mm height from FFL (<u>with single lines of tactile text located between 1250-1350mm above FFL</u>).</p>
20.2.	Entry doors to airlocks to sanitary facilities also require raised tactile pictogram, raised text (in title case) and Braille to identify each sanitary facility within.
20.3.	<p>Accessible toilet sign to include international symbol of access (wheelchair logo) in white on blue background, compliant with AS1428.1.</p> <p>Sign to also include 'LH' or 'RH' to indicate a left-hand or right-hand transfer onto toilet pan. Min. font size to be 20mm san serif, compliant with AS1428.1.</p>

20.4.	<p>All male and female ambulant cubicle signs to include appropriate raised tactile pictogram, raised text (in title case) and Braille.</p> <p>The signage to be located on the ambulant cubicle door between 1200-1600mm height from FFL (<u>with single lines of tactile text located between 1250-1350mm above FFL</u>).</p>
20.5.	<p>Provide directional signage, e.g. at any toilet banks (without accessible toilet) to show path of travel to nearest accessible toilet and/or at the non-accessible entry to show path of travel to the accessible entrance.</p> <p>The directional signage for these items to include: appropriate raised directional arrow, raised tactile pictogram, raised text (in title case) and Braille and international symbol of access, compliant with AS1428.1.</p> <p>The signage to be located on the wall, adjacent to latch side of door between 1200-1600mm height from FFL (<u>with single lines of tactile text located between 1250-1350mm above FFL</u>). If the sign can be temporarily obscured consideration for additional overhead directional signage located above 2m height (advisory).</p>
20.6.	<p>Ensure that all signage is designed to be detectable, with raised symbols, providing 30% luminance contrast with sign background that in turn contrasts with background wall surface.</p>
20.7.	<p>Areas with hearing augmentation require identification signs that include international symbol of hearing (ear logo) in white on blue background, compliant with AS1428.1 and appropriate raised tactile pictogram, raised text (in title case) and Braille. These are required:</p> <p>At doorway entrances to room (latch side of door between 1200-1600mm height from FFL) or if an open area suitably located to designate the area and;</p> <p>Within the room/area to identify the hearing augmentation system, the area covered and how to use and/or gain assistance.</p>
<p><b>21. Wheelchair Seating Spaces</b></p>	
21.1.	<p>Provide 3 wheelchair seating spaces (for up to 150 seats) and 1 additional space for each additional 50 seats or part thereof (from 150-800 seats).</p>

21.2.	Provide 16 wheelchair seating spaces (for more than 801 seats) and 1 additional space for each additional 100 seats or part thereof (from 801-10,000 seats). The required grouping is 1 x single space and 1 x group of 2 spaces.
21.3.	Provide 108 wheelchair seating spaces (for more than 10,000 seats) and 1 additional space for each additional 200 seats or part thereof (over 10,000 seats).
21.4.	Ensure the grouping and location of all wheelchair seating spaces is in accordance with DDA Access Code Table D3.9.
21.5.	Ensure all wheelchair seating spaces are: Designed in accordance with AS1428.1 fig. 54; Adjacent to and on same level as other seating in the row; Connected on accessible path of travel to main entry, accessible toilet and common facilities, and; Equitably located with comparable sight lines and not obstructed by handrails/balustrades.
<b>22. Car Parking</b>	
22.1.	Provide 1% of total car bays to be designated as accessible car bays (commercial) Provide 2% of total car bays to be designated as accessible car bays (retail)
22.2.	Accessible car bays (angle) to have 2400mm min. W x 5400mm min. L adjacent to shared zone with 2400mm min. W x 5400mm min. L with bollard installed at start of shared zone in accordance with AS2890.6 fig. 2.2 and 2.3.
22.3.	Ensure accessible car space and adjacent shared zone are at the same grade and no steeper than 1:40 (1:33 for external bitumen surfaces).
22.4.	Accessible car bays (parallel) to have 3200mm min. W x 7800mm min. L adjacent to shared zone with 1600mm min. W x 7800mm min. L in accordance with AS2890.6 fig. 2.4.
22.5.	Accessible car bays to be located adjacent to passenger lifts or building main entry points.

22.6.	All accessible car parking spaces (and shared zones) must have vertical clearance of not less than 2500mm, compliant with AS2890.6 fig. 2.7.
22.7.	The vertical clearance leading to the accessible car bays may not be less than 2200mm.
22.8.	Provide appropriate accessible car parking (wheelchair logo) signage on pavement and vertical signage to designate the area for people with disabilities. Sign to include "international access symbol ONLY", compliant with AS2890.6 and AS1428.1.