



ACCESS REPORT

50-52 Golf Avenue, Mona Vale



Date
April 2020

Prepared for
Golf Avenue Pty Ltd

Reference No.
20018

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| Revision | Date | Status | |
| R1.0 | 05/02/20 | Draft | |
| R1.1 | 03/04/20 | Final | |
| R1.2 | 23/04/20 | Updated Final | |

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1.0 INTRODUCTION

1.1 General

This Access Report has been prepared at the request of *Golf Avenue Pty Ltd* for the purpose of completing an assessment of the Development Application architectural drawings associated with the construction of a residential development at *50-52 Golf Avenue, Mona Vale*.

The site shall contain residential building with 14 occupancy units within two (2) separate buildings constructed over a common associated basement carparking.

1.2 Purpose

The purpose of this report is to identify the compliance status of the architectural design documentation against the following –

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2019. These provisions are generally contained within Part D3 and Clause(s) E3.6 & F2.4 of the code.
- Accessibility related Australian Standards as referenced by BCA 2019, as relevant to this project and as directly nominated in the report.
- The Disability (Access to Premises – Building) Standards 2010 (*Premises Standards*) – Schedule 1 'Access Code' (as aligns with the above BCA access provisions).
- Access related requirements of Northern Beaches Council (ie. Pittwater 21 DCP).
- Adaptable Housing - AS4299-1995.
- Livable Housing Design Guidelines – Fourth Edition.

1.3 Documentation Relied Upon

Architectural plans prepared by *PBD Architects Pty Ltd*, Job No. 1937, as follows;

| Drawing No. | Revision | Date | Title |
|-------------|----------|----------|-------------------------|
| DA100 | A | 20/04/20 | Basement Plan |
| DA101 | A | 20/04/20 | Ground Floor Plan |
| DA102 | A | 20/04/20 | Level 1 Plan |
| DA103 | A | 20/04/20 | Level 2 Plan |
| DA300 | A | 20/04/20 | Section A |
| DA301 | A | 20/04/20 | Section B |
| DA700 | P2 | 31/03/20 | Adaptable Unit Layout A |
| DA701 | P2 | 31/03/20 | Adaptable Unit Layout B |

1.4 Exclusions

The content of this report relates only to the matters directly nominated in this report and does not assess / include the following –

- Any parts of the BCA / standards not directly referenced in this report.
- Disability Discrimination Act 1992 (*DDA focuses on results. No prescriptive compliance options*).
- Work Health & Safety considerations.
- Services / equipment operating capacity / design.
- Federal, State or Local planning policies and/or guidelines, other than those directly identified.
- Does not constitute construction approval nor a Part 4A Certificate under the EP&A Act / Regs.

- State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development.

1.5 Building Classification Assessment

Listed below is our assessment of the relevant BCA classification(s) in relation to the subject building.

| | | |
|----------------------------------|----------|-------------|
| BCA Building Classification(s)*: | Class 2 | Residential |
| | Class 7a | Carpark |

Note (*) - BCA Consultant / Certifier shall have the final say in determining building classifications.

2.0 TECHNICAL ASSESSMENT & COMMENTARY

2.1 General

This section incorporates the access related provisions contained in the BCA (Parts D3, Cl. F2.4 & Cl. E3.6) and as also contained in the Premises Standards (Schedule 1). A summary of the compliance status of the architectural design is subsequently provided relevant to each clause.

Alongside each clause heading; compliance shall be indicated by using one (or more) of the following compliance categories –

| | |
|------------------------|---|
| Complies | Indicates that Deemed-to-Satisfy design compliance is achieved. |
| Does not comply | Indicates that a Deemed-to-Satisfy compliance departure/s is noted. Resolution options are provided. |
| Not applicable | Not applicable or not directly relevant. |
| Design Detail | Compliance commentary is provided. Such should not be considered deficiencies but matters for consideration by the design team / assessment authority at relevant / nominated stages of design. |
| For Info | General informational commentary. |

Interpretation Note(s) –

- i. Readily moveable furniture has been treated as indicative. The person/s responsible for furnishing the building (parts) should ensure their furnishing layout/s do not cause AS 1428.1 circulation deficiencies.
- ii. *Slip-resistant floor surface/s* – BCA 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 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.

2.2 Part D3: Access For People With Disabilities

Clause D3.1: General building access requirements

Buildings and parts of buildings must be accessible (unless exempt by Clause D3.4) as required by Table D3.1 and as summarised below:

Class 2 - Common areas

From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.

To and within not less than 1 of each type of room or space for use in common by the residents.

Where a passenger lift is installed, access is required:

- to the entrance doorway of each sole-occupancy unit; and
 - to and within rooms or space for use in common by the residents,
- located on the levels served by the lift.

Class 7a

To and within any level containing accessible carparking spaces.

| Compliance Status | |
|-------------------|--|
| Complies | <p>Access required to all common areas of the residential levels, as includes the basement carparking, as proposed.</p> <p>Access is to also be indicated to the garbage area on street level, and the gate providing access from the street to the main entry.</p> <p>The building is readily capable of complying.</p> |

Clause D3.2: Access to building

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.

Doors on an accessway having multiple leaves must have a clear opening width of not less than 850mm for a single leaf.

| Compliance Status | |
|-------------------|-----------------------|
| Complies | Compliance indicated. |

Clause D3.3: Parts of building to be accessible

In a building required to be accessible:

- every ramp & walkway (*except if fire-isolated*) must comply with Clause 10 of AS1428.1-2009;
- every stairway (*except if 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;
- passing spaces must be provided as per Clause 6.4 of AS 1428.1-2009 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available;
- turning spaces must be provided as per Clause 6.5 of AS 1428.1-2009 as follows:
 - Within 2m of the end of accessways; and
 - At maximum 20m intervals along the accessway.
- carpet installed in an accessway must comply with clause D3.3(g) and (h)

Concession – A ramp complying with AS 1428.1-2009 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building:

- containing not more than 3 storeys; and
- with a floor area for each storey, excluding the entrance storey, of not more than 200m²; and

| Compliance Status | |
|----------------------|--|
| Design Detail | <p>All common stairs that are not fire-isolated are required to have features to accord with Clause 11 of AS1428.1-2009. This is to include 1x tread offset at landings, bi-lateral handrails with necessary projections, extensions and terminations, and TGSIs.</p> <p>Fire-isolated stairs are to have a single continuous handrail with a consistent height throughout the flight / landings, as allowed for with a 1x tread offset at landings.</p> |

| | |
|--|---|
| | <p>If ramps are required to pathways, they are to have features to accord with the provision of Clause 10 of AS1428.1-2009, as includes gradients, landings, edge protection, handrails etc.</p> <p>The building is readily capable of complying.</p> |
|--|---|

Clause 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; such area is not required to be accessible.

| Compliance Status | |
|-------------------|---------------|
| For Info | Informational |

Clause D3.5: Accessible carparking

Accessible carparking spaces complying with AS 2890.6-2009 must be provided in accordance with Table D3.5 in a Class 7a building required to be accessible and/or a carparking area on the same allotment as a building required to be accessible.

Concession – The following exemptions occur under this clause:

- No accessible carspaces are required where a carparking service is provided and direct access to any of the carparking spaces is not available to the public
- Accessible carparking spaces need not be designated where there is a total of not more than 5m carparking spaces, so as to restrict the use of the carparking space only for people with a disability.

| Compliance Status | |
|-------------------|---|
| For Info | <p>The provisions of this Clause do not apply to a Carpark provided for a residential development.</p> <p>Refer to Part 3.0 for carparking requirements associated with the Adaptable Housing provisions.</p> |

Clause D3.6: Signage

In a building required to be accessible, braille and tactile signage complying with BCA Spec D3.6 and AS 1428.1-2009 must be provided as follows –

- a. signage incorporating the international symbol of access must identify each sanitary facility (except those located within a Sole Occupancy Unit of a Class 1b or 3 building);
- b. identify each door required by BCA Clause E4.5 to be provided with an exit sign to state "Exit" and "Level" followed by the floor number;
- c. signage incorporating the international symbol of deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location of receivers (if being provided);
- d. signage in accordance with AS 1428.1-2009 must be provided for accessible unisex sanitary facilities to identify left or right handed use;
- e. signage to ambulant accessible facilities;
- f. directional signage where a pedestrian entrance is not accessible.
- g. directional signage at bank of toilets not incorporating an accessible unisex sanitary facility.

| Compliance Status | |
|----------------------|--|
| Design Detail | Signage shall be installed in this project as necessary, but shall include as a minimum: |

| | |
|--|---|
| | <ul style="list-style-type: none"> 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. <p>All signage is to be design detailed to comply with the relevant requirements of Specification D3.6 at the Construction Certificate phase.</p> |
|--|---|

Clause 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, teller 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 associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

| Compliance Status | |
|--------------------------|-----------------|
| Not applicable | Not applicable. |

Clause D3.8: Tactile indicators

For a building required to be accessible, Tactile Ground Surface Indicators (TGSIs) complying with Sections 1 & 2 of AS/NZS1428.4.1-2009 shall be required 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 adjacent to any pedestrian entrance to a building.

Concession – TGSIs are not required to stairways and ramps in the following buildings, provided that handrails incorporate raised dome buttons in accordance with AS 1428.4.1-2009:

- Stair / ramp in an area that is exempt from access by Clause D3.4.
- A hostel for the aged.
- Nursing home for the aged.
- Class 3 – residential care building.
- Class 9a – health-care building.
- Class 9c – building.

| Compliance Status | |
|--------------------------|--|
| Complies | <p>TGSI's are to be provided to –</p> <ul style="list-style-type: none"> any overhead obstruction less than 2m above floor level. top and bottom of all stairways and ramps (except fire-isolated stairways). <p>The building is readily capable of complying.</p> |

Clause D3.9: Wheelchair seating spaces in Class 9b buildings

Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with Clause 18 of AS 1428.1-2009 must be provided in accordance with the number and grouping of wheelchair seating spaces per Table D3.9.

| Compliance Status | |
|-----------------------|--|
| Not applicable | Not applicable – no Class 9b building parts. |

Clause D3.10: Swimming pools

Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Clause D3.1 to be accessible.

An accessible entry/exit must be by means of:

- a fixed or moveable ramp and an aquatic wheelchair; or
- a zero-depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or
- a platform swimming pool lift and an aquatic wheelchair; or
- a sling style swimming pool lift.

Where a swimming pool has a perimeter of more than 70m in length, at least one accessible water entry/exit must be provided by means specified under a, b or c above.

Concession – Latching devices on gates and doors forming part of a swimming pool safety barriers need not comply with AS 1428.1-2009.

| Compliance Status | |
|-----------------------|--|
| Not applicable | Not applicable – no swimming pools proposed. |

Clause D3.11: Ramps

On an accessway:

- a series of connected ramps must not have a combined vertical rise of more than 3.6m; and
- a landing for a step ramp must not overlap a landing for another step ramp or ramp.

| Compliance Status | |
|-----------------------|------------------------------|
| Not applicable | No series of ramps proposed. |

Clause D3.12: Glazing on accessway

On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1-2009.

| Compliance Status | |
|----------------------|--|
| Design Detail | All proposed new glazing must be clearly marked in accordance with AS 1428.1-2009. |

2.3 Part E3: Lift Installations

Clause E3.6: Passenger lifts

Every passenger lift must:

- a. be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and
- b. have accessible features in accordance with Table E3.6b; and
- c. not rely on a constant pressure device for its operation if the lift car is fully enclosed.

| Compliance Status | |
|-------------------|--|
| Design Detail | <p>The proposed passenger lifts are required to have the following features –</p> <ol style="list-style-type: none"> i. Handrail complying with the mandatory handrail provisions of AS1735.12, ii. Lift floor dimensions not less than 1,100mm x 1,400mm as are relevant for lifts with vertical travel less than 12m, iii. Minimum clear door opening complying with AS1735.12, iv. Passenger protection system complying with AS1735.12, v. Lift landing doors at the upper landing, vi. Lift car and landing control buttons complying with AS1735.12, vii. Lighting in accordance with AS1735.12, viii. Lifts serving more than 2 Levels – <ul style="list-style-type: none"> ▪ Automatic audible information within the lift car to indicate the level each time the lift car stops; ▪ audible and visual indication at each lift landing to indicate the arrival of the lift car; ▪ audible information and audible indication is to be provided in a range of between 20-80dB(A) at a maximum frequency of 1500Hz; ix. Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. <p>The lift shall be detail designed to ensure compliance with the above and AS1428.1.</p> <p>A design compliance certificate should be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p> <p>Consideration should be given to lift control buttons and the like (no less than 500mm from an internal corner).</p> |

2.4 Part F2: Sanitary & Other Facilities

Clause 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),
- 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 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.

| Compliance Status | |
|-----------------------|--|
| Not applicable | No common use facilities proposed or required. |

Clause F2.9: Accessible adult change facilities

- a. Accessible adult change facilities –
 - (i) must be constructed in accordance with Specification F2.9; and
 - (ii) cannot be combined with another sanitary compartment.
- b. One unisex accessible adult change facility must be provided in an accessible part of a—
 - (i) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and
 - (ii) Class 9b sports venue or the like that—
 - (A) has a design occupancy of not less than 35,000 spectators; or
 - (B) contains a swimming pool that has a perimeter of not less than 70 m and that is required by Table D3.1 to be accessible; and
 - (iii) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and
 - (iv) theatre or the like having a design occupancy of not less than 1,500 patrons; and
 - (v) passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002.
- c. For the purposes of (b), design occupancy must be calculated in accordance with D1.13, but excluding any area that—
 - (i) can only be accessed by staff, employees, contractors, maintenance personnel and the like; or
 - (ii) is subject to an exemption under D3.4.

| Compliance Status | |
|-----------------------|-----------------|
| Not applicable | Not applicable. |

3.0 ADAPTABLE HOUSING - AS4299 – TECHNICAL REVIEW SUMMARY

The purpose of this report part is to identify any areas of non-compliance with the architectural design in terms of the AS 4299-1995 (Adaptable Housing) *Essential Class C* Requirements. The following table details the compliance status of the architectural design against the aforementioned criteria.

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

- Complies – Design compliance is achieved.
- Satisfied – Compliance is achieved through compliance with requirements detailed in Section 2.0 of this assessment report (BCA requirements).
- Does not comply – A compliance departure requires rectification. Resolution options are provided.
- Complies subject to – Commentary is provided. Such should not be considered deficiencies, but matters for compliance at relevant design &/or construction stage.

Note/s:

1. Three units (ie. greater than 20% of the total number of units) are required to be designed as adaptable, as required by Northern Beaches Council (ie. Pittwater 21 DCP);
 - Whilst the provisions of the DCP (extract below) make reference only to Livable Housing provisions, the following Table lists the requirements of AS4299-1995 for reference purposes.

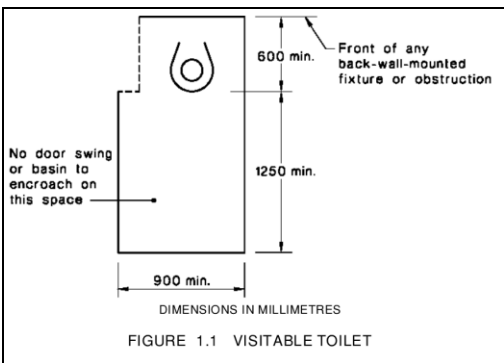
| Controls Adaptable Housing The design of residential development shall meet the criteria of Australian Standard AS 4299:1995 Adaptable Housing as follows: | | |
|--|--|---|
| Development | Percentage (%) of adaptable units (rounded up) | Minimum class under AS 4299:1995 |
| Multi Dwelling Housing, Boarding Houses, Group Homes and Hostels, excluding those in Warriewood Valley | 50 | Class B |
| Residential Flat Buildings, Shop Top housing and Mixed Use developments comprising residential accommodation. | 20 | Silver level of the <i>Livable Housing Guideline</i> . |
| Residential development in Warriewood Valley not elsewhere identified in this table. | 25 | Class B |
| Seniors Living | 100 | Per the requirements of the <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> |

2. Access criteria in the below summary may result in a cross-over between the Access requirements of BCA and AS4299 and are thereby satisfied by / noted as compliance with Part 2.0 of this report.

| Class C Requirements | Clause No. | Comply At (Pre or Post Adaptable Stage) | Comment |
|---|------------|---|--|
| DRAWINGS | | | |
| Provision of drawings showing the housing unit in its pre-adaption and post-adaption stages along with a description of how the adaptation is to be achieved. | 2.3 | Pre | Pre and post plans provided, as required. Three (3) adaptable units proposed, as required. |

| Class C Requirements | Clause No. | Comply At (Pre or Post Adaptable Stage) | Comment |
|---|------------|---|---|
| SITING | | | |
| A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1. | 3.3.2 | Pre | Subject to compliance with Part 2.0 of this report. Compliance indicated. |
| LETTERBOXES | | | |
| Letterboxes to be on hard standing area connected to an accessible pathway. | 3.8 | Pre | Location of letterboxes complies. |
| PRIVATE CAR ACCOMMODATION | | | |
| Carparking space with min. area 6.0m x 3.8m. | 3.7.2 | Pre | Three (3) adaptable / accessible carspaces required, as indicated. Compliance to AS2890.6-2009* demonstrated. *This design detail is deemed equivalent or greater than the requirements of AS4299, thereby compliance is achieved. |
| ACCESSIBLE ENTRY | | | |
| Accessible entry | 4.3.1 | Pre | Compliance indicated. |
| Accessible entry door to have 850mm min. clearance. | 4.3.1 | Pre | Compliance indicated. |
| Accessible entry to be level (i.e. max 1:40 slope). | 4.3.2 | Pre | Compliance indicated. |
| Threshold to be low level. | 4.3.2 | Pre | Level / flush access required. |
| Door lever handles and hardware to comply with AS1428.1. | 4.3.4 | Pre | Compliant door hardware required. |
| INTERIOR: GENERAL | | | |
| All internal doors shall have a clear door opening width not less than 820mm. | 4.3.3 | Pre | Compliance indicated. |
| Internal corridors to be minimum width of 1m. | 4.3.7 | Pre | Compliance indicated. |
| Provision for compliance with AS1428.1 for door approaches. | 4.3.7 | Post | Compliance indicated. |
| LIVING ROOM & DINING ROOM | | | |
| Provision for circulation space of min. 2250mm diameter. | 4.7.1 | Post | Compliance indicated. |
| A telephone outlet shall be provided adjacent to a GPO. | 4.7.4 | Pre | Required. |

| Class C Requirements | Clause No. | Comply At (Pre or Post Adaptable Stage) | Comment |
|---|------------|---|--|
| Potential illumination level to min. 300 lux. | 4.7.10 | Post | Compliance readily achievable at the post-adaptable stage. |
| KITCHEN | | | |
| Provision for circulation at doors to comply with AS1428.1. | 4.5.1 | Pre | N/A – open plan kitchen. |
| Minimum width 2.7m (1,550mm clear between benches). | 4.5.2 | Pre | Compliance indicated. |
| Slip-resistant floor surface. | 4.5.4 | Pre | Required. |
| Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable. Refer to Figure 4.8 of AS4299. | 4.5.5 | Post | Compliance readily achievable at the post-adaptable stage. |
| Refrigerator adjacent to work surface. | 4.5.5 | Post | Compliance indicated. |
| Kitchen sink adjustable to heights from 750mm to 850mm or replaceable. | 4.5.6 | Post | Compliance readily achievable at the post-adaptable stage. |
| Kitchen sink bowl max. 150mm deep. | 4.5.6 | Post | Compliance readily achievable at the post-adaptable stage. |
| Tap set capstan or lever handles or lever mixer. | 4.5.6(e) | Post | Compliance readily achievable at the post-adaptable stage. |
| Tap set located within 300mm of front of sink. | 4.5.6(e) | Post | Compliance readily achievable at the post-adaptable stage. |
| Cooktops to include either front or side controls with raised cross bars. | 4.5.7 | Post | Compliance readily achievable at the post-adaptable stage. |
| Cooktops to include isolating switch or gas stop valves which can be easily and safely operated while the cooktop is in use. | 4.5.7 | Post | Compliance readily achievable at the post-adaptable stage. |
| Worksurface min. 800mm length adjacent to cooktop at same height. | 4.5.7 | Post | Compliance indicated. |
| Oven located adjacent to an adjustable height or replaceable work surface. | 4.5.8 | Post | Compliance indicated. |
| At least one double GPO within 300mm of front of worksurface. | 4.5.11 | Pre | Compliance is readily achievable. |
| GPO for refrigerator to be easily reachable when the refrigerator is in its operating position. | 4.5.11 | Pre | Compliance is readily achievable. |
| MAIN BEDROOM | | | |
| At least one bedroom of area sufficient to accommodate queen size bed and | 4.6.1 | Pre | Compliance indicated. |

| Class C Requirements | Clause No. | Comply At (Pre or Post Adaptable Stage) | Comment |
|---|------------|---|--|
| wardrobe and circulation space requirements of AS1428.2. | | | |
| BATHROOM | | | |
| Provision for bathroom area to comply with AS 1428.1. | 4.4.1 | Pre | Compliance indicated. |
| Slip-resistant floor surface. | 4.4.2 | Post | Compliance readily achievable at the post-adaptable stage. |
| Shower recess - no hob. Minimum size 1,160mm x 1,100mm to comply with AS1428.1 (refer Figures 4.6 and 4.7). | 4.4.4(f) | Post | Compliance indicated at the post-adaptable stage. |
| Shower area waterproofed to AS3740 with floor to fall to waste. | 4.4.4(f) | Pre | Compliance readily achievable. |
| Recessed soap holder. | 4.4.4(f) | Post | Compliance readily achievable. |
| Shower taps positioned for easy each to access side of shower sliding track. | 4.4.4(f) | Post | Compliance readily achievable. |
| Provision for adjustable, detachable hand-held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision). | 4.4.4(h) | Post | Compliance readily achievable. |
| Provision for grabrail in shower (refer to Figure 4.7 in AS4299) to comply with AS1428.1. | 4.4.4(h) | Post | Compliance readily achievable. |
| Taps sets to be capstan or lever handles with single outlet. | 4.4.4(c) | Post | Compliance readily achievable. |
| Provision for washbasin with clearances to comply with AS1428.1. | 4.4.4(g) | Post | Compliance indicated. |
| Double GPO beside mirror. | 4.4.4(d) | Post | Compliance readily achievable. |
| TOILET | | | |
| Provision of either 'visitable toilet' or accessible toilet. Note – A visitable toilet is a toilet which has a space of minimum 1250mm in front of the toilet pan x 900mm wide clear of door swings and fixtures. | 4.4.3 | Pre | Compliance indicated. |
|  <p>FIGURE 1.1 VISITABLE TOILET</p> | | | |

| Class C Requirements | Clause No. | Comply At (Pre or Post Adaptable Stage) | Comment |
|---|------------|---|--------------------------------|
| Provision to comply with AS1428.1. | 4.4.1 | Pre | Compliance indicated. |
| Slip resistant floor surface. | 4.4.2 | Pre | Compliance readily achievable. |
| Location of WC pan at correct distance from fixed walls. | 4.4.3 | Pre | Compliance readily achievable. |
| Provision for grab rail zone. | 4.4.4(h) | Pre | Compliance readily achievable. |
| LAUNDRY | | | |
| Circulation at doors to comply with AS1428.1. | 4.8 | Pre | Compliance indicated |
| Provision for adequate circulation space in front of or beside appliances (min. 1550mm depth). | 4.8 | Post | Compliance indicated. |
| Provision for automatic washing machine. | 4.8(e) | Pre | Compliance readily achievable. |
| Where clothesline is provided, an accessible path of travel to this. | 4.8(a) | Pre | Compliance readily achievable |
| Double GPO. | 4.8(g) | Pre | Compliance readily achievable. |
| Slip-resistant floor surface. | 4.9.1 | Pre | Compliance readily achievable. |
| DOOR LOCKS | | | |
| Doorways to feature door hardware installed at between 900mm - 1100mm above the finished floor. | 4.3.4 | Pre | Compliance readily achievable. |

4.0 LIVABLE HOUSING – TECHNICAL REVIEW

The purpose of this assessment is to identify any areas of non-compliance with the architectural design in terms of the 'Livable Housing Design Guidelines' – Silver level.

The following table details the compliance status of the architectural design against the aforementioned criteria.

| Requirements | Clause No. | Comment |
|--|------------|--|
| DWELLING ACCESS | | |
| Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. | 1a | Suitable accessway proposed. |
| <p>The path of travel mentioned above (Clause 1a) shall have a minimum clear width of 1m and have:</p> <ul style="list-style-type: none"> - no steps; - an even, firm, slip resistance surface; - crossfall of not more than 1:40; - maximum slope of 1:14; - landings at suitable intervals with lengths of not less than 1200mm. | 1b | Suitable path proposed. |
| <p>The path of travel referred to in (Cl. 1a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate:</p> <ul style="list-style-type: none"> - minimum dimensions of at least 3200mm (width) x 5400mm (length); - an even, firm and slip resistant surface; and - a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). | 1c | N/A – Carparking not associated with the dwelling entry. |
| <p>A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:</p> <ul style="list-style-type: none"> - a maximum gradient of 1:10 - a minimum clear width of 1000mm (please note: width should reflect the pathway width); and - a maximum length of 1900mm | 1d | N/A – Level access is to be provided for the dwellings. |
| Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp. | 1e | Suitable path proposed. |

| Requirements | Clause No. | Comment |
|--|------------|--|
| DWELLING ENTRANCE | | |
| <p>The dwelling shall provide an entrance door with –</p> <ul style="list-style-type: none"> - a minimum clear opening width of 820mm; - a level (step free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); - reasonable shelter from the weather. | 2a | Dwelling entry door suitably provided. |
| A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door | 2b | Dwelling entry door landing suitably provided. |
| Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided. | 2c | No change in level shall occur at the dwelling entry door. |
| The level (step-free) entrance should be connected to the safe and continuous pathway. | 2d | Compliance indicated. |
| INTERNAL DOORS & CORRIDORS | | |
| <p>Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <ul style="list-style-type: none"> - a minimum clear opening width of 820mm; and - a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled). | 3a | Compliance readily achievable. |
| Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm. Note - <i>Corridor widths should be measured clear of skirting.</i> | 3b | Compliance indicated. |
| TOILET | | |
| <p>Dwellings should have a toilet on the ground (or entry) level that provides:</p> <ul style="list-style-type: none"> - a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and | 4a | Compliance indicated. |

| Requirements | Clause No. | Comment |
|---|------------|--------------------------------|
| <ul style="list-style-type: none"> - a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door. - If the toilet is located within the ground (or entry) level bathroom, the toilet pan should be located in the corner of the room to enable the installation of grabrails. | | |
| SHOWER | | |
| One bathroom should feature a slip resistant, hobless (step-free) shower recess. Shower screens are permitted provided they can be easily removed at a later date. | 5a | Compliance readily achievable. |
| The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date. | 5b | Compliance readily achievable. |
| REINFORCEMENT OF BATHROOMS & TOILET WALLS | | |
| <p>Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.</p> <p>The fastenings, wall reinforcement and grabrails combined must be able to withstand 1100N of force applied in any position and in any direction.</p> | 6a | Compliance readily achievable. |
| <p>The walls around the toilet are to be reinforced by installing:</p> <ul style="list-style-type: none"> - noggings with a thickness of at least 25mm in accordance with Figure 6(a); or - sheeting with a thickness of at least 12mm in accordance with Figure 6(b). | 6b | Compliance readily achievable. |
| <p>The walls around the bath are to be reinforced by installing:</p> <ul style="list-style-type: none"> - noggings with a thickness of at least 25mm in accordance with Figure 7(a); or - sheeting with a thickness of at least 12mm in accordance with Figure 7(b). | 6c | Compliance readily achievable. |
| <p>The walls around the hobless (step-free) shower recess are to be reinforced by installing:</p> <ul style="list-style-type: none"> - noggings with a thickness of at least 25mm in accordance with Figure 8(a); or - sheeting with a thickness of at least 12mm in accordance with Figure 8(b). | 6d | Compliance readily achievable. |

| Requirements | Clause No. | Comment |
|--|------------|--|
| INTERNAL STAIRWAY | | |
| Stairways in dwellings must feature: - a continuous handrail on one side of the stairway where there is a rise of more than 1m. | 7a | N/A – No internal stairs within livable dwellings. |
| KITCHEN | | |
| No requirements | | |
| LAUNDRY SPACE | | |
| No requirements | | |
| GROUND (OR ENTRY LEVEL) BEDROOM SPACE | | |
| No requirements | | |
| SWITCHES AND POWERPOINTS | | |
| No requirements | | |
| DOOR AND TAP HARDWARE | | |
| No requirements | | |
| FAMILY / LIVING ROOM SPACE | | |
| No requirements | | |
| WINDOW SILLS | | |
| No requirements | | |
| FLOORING | | |
| No requirements | | |

5.0 CONCLUSION

This report identifies the compliance status of the Development Application architectural design with the following –

- a. Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of the Building Code of Australia (BCA) 2019. These provisions are generally contained within Part D3 and Clause(s) E3.6 & F2.4 of the code;
- b. The Disability (Access to Premises – Building) Standards 2010 (Premises Standards);
- c. AS4299-1995 - Adaptable Housing.
- d. Livable Housing Design Guidelines – Fourth Edition.

The outcome of the report highlights that the current design is capable of compliance in combination with the access related Deemed-to-Satisfy provisions of the BCA and BCA Performance Requirements. BCA Performance Solutions shall be required for compliance where suggested in Sections 2.0, 3.0 and 4.0 of this report.

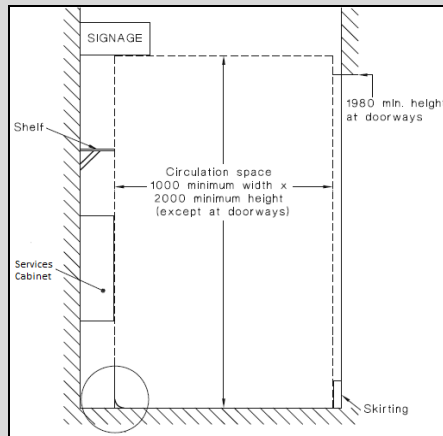
Appendix 1 – Technical Specification(s)

BCA Clause D3.1 –

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 AS1428.1 – 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 45mm 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,
- (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 500mm from an internal corner and between 1000mm to 2000mm 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 25mm 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.*

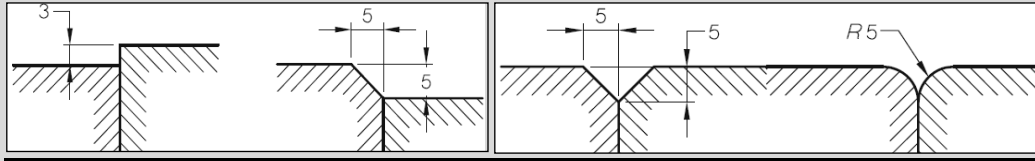


Figure 1

Figure 2

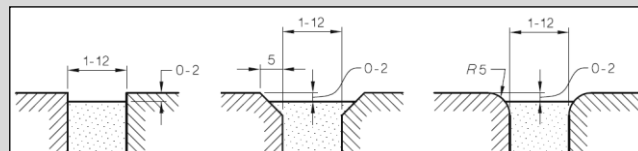


Figure 3a – For continuous paving units – level surfaces

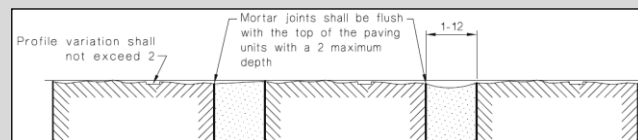


Figure 3b – For continuous paving units – irregular surfaces

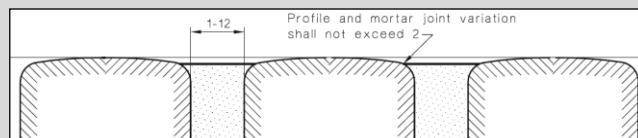


Figure 3c – For continuous paving units – domed surfaces

- (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,
 - At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded bevelled 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 bevelled, 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 bevelled.

Switches and Controls –

- 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.
- Rocker action and toggle switches shall be provided in accordance with Clause 14.2 in accessible residential sole-occupancy units.

BCA Clause D3.3 –

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 600mm 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 450mm 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 10.5 - 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° 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.
- 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,
- 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 180°, 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).

BCA Clause F2.4 –

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.

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° to 100°.

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

- a. 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.
- b. 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.

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.

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 700mm 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 1350mm to 1500mm from the floor.