



Access Report

**Mixed Use Development**  
13-17 Oxford St & 2 Verona St  
PADDINGTON NSW 2021

For: 17 Oxford St Pty Ltd  
c/- Aspire Property Consulting  
Ref: PAA\_25076



## Document Control

This report has been prepared based on the documentation available and time allocated to conduct the review. All reasonable attempts have been made to identify key compliance matters.

## Revision Summary:

|                     |       |                   |               |
|---------------------|-------|-------------------|---------------|
| <b>prepared by:</b> |       |                   |               |
| Jane Bryce          | Draft | Issued for review | 8 April 2026  |
|                     |       |                   | 9 April 2026  |
| Jane Bryce          | Final | Issued for DA     | 14 April 2026 |
|                     |       |                   |               |

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## Clarifications:

This report is limited to items within drawings listed in this report only.

Construction is to be in accordance with the recommendations made in this access report to ensure compliance.

**Any dimensions quoted throughout this report and within Australian Standards are CLEAR dimensions, not structural. This needs to be considered during construction to account for wall linings and the like.**

## Definitions:

The following terminology has been used throughout this report:

**Compliant** | compliance with current accessibility legislation has been achieved

**Compliant Configuration** | circulation and spatial planning requirements are compliant

**Capable of compliance** | compliance is achievable through detailed design

**Not Yet Compliant** | circulation and spatial planning requirements have not yet been met

**To be addressed during detailed design** | details not available or applicable at DA stage

**To be confirmed** | inadequate information is provided to determine compliance

## Executive Summary

Development application documentation, for the Mixed Use development located at 13-17 Oxford St & 2 Verona St Paddington, has been reviewed against current accessibility legislation.

The following table summarises our findings.

| Item No.                                                                       | Description                       | Compliance Status                                                                |
|--------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------|
| <b>Council DCP Requirements for Accessibility</b>                              |                                   |                                                                                  |
| 3.1                                                                            | DCP Requirements met              | Compliant                                                                        |
| <b>The Disability (Access to Premises) Standards</b>                           |                                   |                                                                                  |
| 5.1                                                                            | Access Code                       | Refer BCA commentary                                                             |
| 5.2                                                                            | New Work & The Affected Part      | Not applicable                                                                   |
| <b>Access and Approach - residential</b>                                       |                                   |                                                                                  |
| 6.1                                                                            | Allotment Boundary to Entrance    | Compliant configuration                                                          |
| 6.2                                                                            | Accessible Carparking to Entrance | Compliant configuration                                                          |
| 6.3                                                                            | Accessways (Pathways Generally)   | Compliant configuration                                                          |
| 6.4                                                                            | Accessible Carparking             | Capable of compliance                                                            |
| 6.5                                                                            | Walkways                          | Capable of compliance                                                            |
| 6.6                                                                            | Accessible Entrance               | Capable of compliance                                                            |
| 6.7                                                                            | Slip resistance                   | To be addressed during detailed design                                           |
| <b>Interior - residential</b>                                                  |                                   |                                                                                  |
| 7.1                                                                            | Extent of Access Generally        | Capable of compliance                                                            |
| 7.2                                                                            | Circulation Areas                 | Compliant configuration                                                          |
| 7.3                                                                            | Doorways                          | To be addressed during detailed design                                           |
| 7.4                                                                            | Doorways to Vestibules            | To be addressed during detailed design                                           |
| 7.5                                                                            | Exempt Areas                      | None specified                                                                   |
| 7.6                                                                            | Floor Finishes                    | To be addressed during detailed design                                           |
| 7.7                                                                            | Carpet                            | To be addressed during detailed design                                           |
| 7.8                                                                            | Controls                          | To be addressed during detailed design                                           |
| 7.9                                                                            | Visual Indication to Glazing      | To be addressed during detailed design                                           |
| 7.10                                                                           | Tactile Indicators                | To be addressed during detailed design                                           |
| 7.11                                                                           | Signage                           | To be addressed during detailed design                                           |
| 7.12                                                                           | Access to Swimming Pool           | To be addressed during detailed design                                           |
| <b>Interior - Cultural Creative (cinemas – fit out subject to separate DA)</b> |                                   |                                                                                  |
| 8.1                                                                            | Allotment Boundary to Entrance    | Compliant configuration                                                          |
| 8.2                                                                            | Accessible Entrance               | Capable of compliance                                                            |
| 8.3                                                                            | Extent of Access Generally        | Capable of compliance                                                            |
| 8.4                                                                            | Circulation Areas                 | Base - To be addressed during detailed design<br>Fitout – subject to separate DA |
| 8.5                                                                            | Doorways                          | Base - To be addressed during detailed design<br>Fitout – subject to separate DA |

|                                                           |                                  |                                                                   |
|-----------------------------------------------------------|----------------------------------|-------------------------------------------------------------------|
| 8.6                                                       | Doorways to Vestibules           | To be addressed during separate DA                                |
| 8.7                                                       | Doorways to Ambulant Toilets     | Base - Compliant configuration<br>Fitout – subject to separate DA |
| 8.8                                                       | Exempt Areas                     | None specified                                                    |
| 8.9                                                       | Hearing Augmentation             | Fitout – subject to separate DA                                   |
| 8.10                                                      | Wheelchair Seating               | Fitout – subject to separate DA                                   |
| 8.11                                                      | Floor Finishes                   | To be addressed during detailed design                            |
| 8.12                                                      | Carpet                           | To be addressed during detailed design                            |
| 8.13                                                      | Controls                         | To be addressed during detailed design                            |
| 8.14                                                      | Visual Indication to Glazing     | To be addressed during detailed design                            |
| 8.15                                                      | Tactile Indicators               | To be addressed during detailed design                            |
| 8.16                                                      | Signage                          | To be addressed during detailed design                            |
| 8.17                                                      | Stairs - internal                | Fitout – subject to separate DA                                   |
| 8.18                                                      | Stairs to tiered seating         | Fitout – subject to separate DA                                   |
| <b>Interior - retail (subject to separate fitout DAs)</b> |                                  |                                                                   |
| 9.1                                                       | Allotment Boundary to Entrance   | Compliant configuration                                           |
| 9.2                                                       | Stairs - external                | Compliant configuration                                           |
| 9.3                                                       | Accessible Entrance              | Capable of compliance                                             |
| 9.4                                                       | Walkway - internal               | Capable of compliance                                             |
| 9.5                                                       | Exempt Areas                     | None specified                                                    |
| 9.6                                                       | Extent of Access Generally       | Fitout – subject to separate DA                                   |
| 9.7                                                       | Circulation Areas                | Fitout – subject to separate DA                                   |
| 9.8                                                       | Doorways                         | Fitout – subject to separate DA                                   |
| 9.9                                                       | Floor Finishes                   | Fitout – subject to separate DA                                   |
| 9.10                                                      | Carpet                           | Fitout – subject to separate DA                                   |
| 9.11                                                      | Controls                         | Fitout – subject to separate DA                                   |
| 9.12                                                      | Visual Indication to Glazing     | Fitout – subject to separate DA                                   |
| 9.13                                                      | Signage                          | Fitout – subject to separate DA                                   |
| <b>Sanitary Facilities</b>                                |                                  |                                                                   |
| 10.1                                                      | Distribution                     | To be addressed during detailed design                            |
| 10.2                                                      | Accessible Toilets               | To be addressed during detailed design                            |
| 10.3                                                      | Ambulant Toilet Cubicles         | Compliant Configuration                                           |
| 10.4                                                      | Accessible Showers               | Capable of compliance                                             |
| <b>Vertical Circulation</b>                               |                                  |                                                                   |
| 11.1                                                      | Lifts                            | Capable of compliance                                             |
| 11.2                                                      | Platform Lifts                   | Capable of compliance                                             |
| 11.3                                                      | Stairs                           | Capable of compliance                                             |
| 11.4                                                      | Stairway Platform Lift           | To be addressed during detailed design                            |
| 11.5                                                      | Fire Isolated Egress Stairs      | Capable of compliance                                             |
|                                                           |                                  | To be addressed during detailed design                            |
| 11.6                                                      | Slip Resistance (Ramps & Stairs) | To be addressed during detailed design                            |
| <b>Adaptable Housing</b>                                  |                                  |                                                                   |
| <b>Pre Adaption Requirements</b>                          |                                  |                                                                   |
| 12.1                                                      | Accessible Entrance              | Compliant Configuration                                           |
| 12.2                                                      | Visitable Toilet                 | Capable of compliance                                             |
| 12.3                                                      | Accessible Path of Travel        | Compliant Configuration                                           |
| <b>Post Adaption Requirements</b>                         |                                  |                                                                   |
| 12.4                                                      | Car Accommodations               | Capable of compliance                                             |
| 12.5                                                      | Letterbox                        | Capable of compliance                                             |



|       |                    |                                        |
|-------|--------------------|----------------------------------------|
| 12.6  | Doorways           | Compliant Configuration                |
| 12.7  | Internal Corridors | Compliant Configuration                |
| 12.8  | Bathroom           | Compliant Configuration                |
| 12.9  | Kitchen            | Capable of compliance                  |
| 12.10 | Bedroom            | Compliant Configuration                |
| 12.11 | Living Area        | Compliant Configuration                |
| 12.12 | Laundry            | Compliant Configuration                |
| 12.13 | Floors Generally   | To be addressed during detailed design |
| 12.14 | Ancillary Items    | To be addressed during detailed design |
|       |                    |                                        |

We consider that the drawings presented for assessment, for the purposes of a development application, generally comply with current statutory requirements.

Accessibility requirements are included in Appendix 1 of this report to guide the detailed design. Best Practice options are provided within Appendix 2 and we encourage their implementation into the design.

The recommendations throughout this report reflect the professional opinion and interpretation of Purple Apple Australia Pty Ltd. This may differ from that of other consultants.

## JANE BRYCE

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Assessor  
2005/2026



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## 2 Reviewed Documentation

Documentation prepared by Tonkin Zulaikha Greer Architects has been reviewed as follows:

| dwg no. | drawing name                             | revision |
|---------|------------------------------------------|----------|
| A 100   | BASEMENT 3 PLAN                          | A        |
| A 101   | BASEMENT 2 PLAN                          | A        |
| A 102   | BASEMENT 1 PLAN                          | A        |
| A 103   | GROUND FLOOR PLAN                        | A        |
| A 104   | TERRACES GROUND FLOOR PLAN               | A        |
| A 105   | LEVEL 1 FLOOR PLAN                       | A        |
| A 106   | LEVEL 2 FLOOR PLAN                       | A        |
| A 107   | LEVEL 3 FLOOR PLAN                       | A        |
| A 108   | LEVEL 4 FLOOR PLAN                       | A        |
| A 109   | LEVEL 5 FLOOR PLAN                       | A        |
| A 110   | LEVEL 6 FLOOR PLAN                       | A        |
| A 111   | LEVEL 7 ROOFTOP FLOOR PLAN               | A        |
| A 112   | ROOF PLAN                                | A        |
| A 207   | SECTION - CULTURAL CREATIVE & COURTYARD  |          |
| A 550   | ADAPTABLE APARTMENT PLANS - 1 BED TYPE A |          |
| A 551   | ADAPTABLE APARTMENT PLANS - 1 BED TYPE B |          |
| A 552   | ADAPTABLE APARTMENT PLANS - 2 BED        |          |
|         |                                          |          |

## 3 Council DCP Requirements for Accessibility

City of Sydney Development Control Plan 2004, Part 5 addresses adaptable housing requirements within residential developments.

Part 5.3 states that adaptable housing units shall be constructed to meet the performance requirements and are to include the essential features as required by AS 4299 at the rates specified in Table 1.

**Table 1** Adaptable housing ratios for developments without a lift

| TOTAL NUMBER OF DWELLINGS | NUMBER OF ADAPTABLE DWELLINGS TO BE PROVIDED |
|---------------------------|----------------------------------------------|
| Between 0 and 9 inclusive | Nil                                          |
| Between 10 and 15         | 1 dwelling                                   |
| Between 16 and 24         | 2 dwellings                                  |
| Between 25 and 39         | 3 dwellings                                  |
| 40 or more                | 10% of total dwellings                       |

**Table 2** Adaptable housing ratios for developments including a lift

| TOTAL NUMBER OF DWELLINGS | NUMBER OF ADAPTABLE DWELLINGS TO BE PROVIDED |
|---------------------------|----------------------------------------------|
| Between 0 and 7 inclusive | Nil                                          |
| Between 8 and 14          | 1 dwelling                                   |
| Between 15 and 21         | 2 dwellings                                  |
| Between 21 and 29         | 3 dwellings                                  |
| 30 or more                | 15% of total dwellings                       |

Where a residential development provides adaptable housing units in accordance with this plan, one accessible car parking space shall be provided for every adaptable unit. This is in addition to any accessible parking required by Section 4.2.9 of this DCP. In order to reduce car dependency in the Central Sydney CBD, the City of Sydney, in some exceptional circumstances, will grant an exemption for the provision of car parking.

Exemptions will only be granted where:

1. the building is located within the Central Sydney CBD (i.e. has a post code of 2000 or 2001; and
2. it is proposed that no parking is to be provided in the development; and
3. it can be shown that the development is within 500m of accessible public transport; and
4. that the provision of parking would have an undesirable effect on the surrounding road network

Based on a total of sixty-five (65) units, this development will require the provision of ten (10) adaptable housing units.

| Level | Total no. of apartments | Adaptable Units |       |
|-------|-------------------------|-----------------|-------|
|       |                         | 1 bed           | 2 bed |
| 1     | 13                      | 1.08            | 1.07  |
| 2     | 11                      | 2.07            | 2.06  |
| 3     | 11                      | 3.03            | 3.06  |
| 4     | 11                      | 4.03            | 4.06  |
| 5     | 9                       | 5.02            | 5.05  |
| 6     | 6                       | 0               | 0     |
|       | 65                      | 5               | 5     |

This access report demonstrates that the objective of the DCP with respect to accessibility have been met in the proposed development.

#### **Compliance Summary:**

Compliant

#### **Commentary:**

The accessibility requirements of the DCP have been considered in the preparation of this access report. The development meets all of the above-mentioned



requirements given that there are ten (10) adaptable housing units.

## 4 Legislation

Access assessment has been made against Access Legislation including:

- The Commonwealth Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises (Buildings)) Standards 2010 – Compilation No. 3, 23 November 2024 including Schedule 1 Access Code for Buildings
- The National Construction Code Building Code of Australia Volume 1 2022 Amendment 2 (BCA)
  - Part D3 D15 Landings (Slip Resistance)
  - Part D3 D22 Handrails
  - Part D4 – Access for People with Disabilities
  - Section E3D7 / ED38 – Lifts
  - Section F4D5/ F4D6 / F4D7 – Accessible Sanitary Facilities
- Australian Standard AS1428.1 (2021) – Design for Access and Mobility
- Australian Standard AS1428.2 (1992) – Design for Access and Mobility: Enhanced and additional requirements – Buildings and facilities
- Australian Standard AS1428.4.1 (2009) Amendment 1 – Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators
- Australian Standard AS2890.6 (2009) – Parking Facilities – Off street carparking For People with Disabilities.
- Australian Standard AS1735.12 – Lifts, escalators and moving walks: Lifts for persons with a disability
- Australian Standard AS4299 – Adaptable Housing

A summary of the requirements of relevant legislation follows.

### **The Disability Discrimination Act 1992**

The DDA requires independent, equitable, dignified access to all parts of the building for all building users regardless of disability. The DDA makes it unlawful to discriminate against a person on the grounds of disability.

### **The Disability (Access to Premises) Standards**

Any application for a building approval for a new building or upgrade of an existing building triggers the application of the Premises Standards. The Premises Standards include an **Access Code** written in the same style as the Building Code of Australia. It has a number of Performance Requirements that are expressed in broad terms and references a number of technical Deemed-to-Satisfy Provisions.

### **The National Construction Code / Building Code of Australia (Volume 1)**

The Building Code of Australia (BCA) is contained within the National Construction Code (NCC) and provides the minimum necessary requirements for safety, health, amenity and sustainability in the design and construction of new buildings (and new building work in existing buildings) throughout Australia. The BCA is a performance-based code and compliance can be met through



satisfying the deemed-to-satisfy provisions or by meeting the prescribed performance requirements.

For Class 2 buildings, access for people with disabilities is required:

- 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, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.
- Where a ramp complying with AS 1428.1 or a passenger lift is installed—
  - a) to the entrance doorway of each sole-occupancy unit; and
  - b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.

For Class 6 buildings access for people with disabilities is required to and within all areas normally used by the occupants.

For Class 7a buildings access for people with disabilities is required to and within any level containing an accessible carparking space.

For Class 9b buildings access for people with disabilities is required to and within all areas normally used by the occupants and to wheelchair seating spaces provided in accordance with D4D10. Access need not be provided to every tier / platform within an auditorium.

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### **AS1428 – Design for Access and Mobility**

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The AS1428 Suite provides design requirements for accessibility generally, covering all types of disabilities. AS1428.1 and AS1428.4.1 are referenced by the NCC / BCA.

- Australian Standard AS1428.1 (2021) – Design for Access and Mobility contains access requirements that are mandatory for the provision of access for persons with a disability
- Australian Standard AS1428.2(1992) – Design for Access and Mobility: Enhanced and additional requirements – Buildings and facilities provides enhanced and best practice requirements that will minimize DDA risk
- Australian Standard AS1428.4.1 (2009) Amendment 1 – Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators

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### **AS2890.6 – Off-street Carparking for People with Disabilities**

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AS2890.6 (2009) applies to the carparking areas generally.

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#### **AS1735– Lifts, escalators and moving walks**

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AS1735.12 (1992) contains requirements for passenger lifts for persons with a disability.

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#### **AS4299 Adaptable Housing**

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AS4299 (1993) provides housing for different community groups with different needs. It involves a move away from special accommodation for persons with a disability, avoiding social dislocation.

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## **5 The Disability (Access to Premises) Standards**

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The Disability (Access to Premises – Buildings) Standards 2010 (often called the Premises Standards) were introduced under the Disability Discrimination Act 1992 to ensure that new buildings, and new work on existing buildings, are designed and constructed so that they are accessible to people with disability.

They set out the minimum accessibility requirements that must be met in the design, construction, and certification of new buildings and major renovations in Australia. Their purpose is to ensure that people with disability have equitable, dignified, and safe access to public buildings and facilities. Working in tandem with the Building Code of Australia (BCA), the Premises Standards specify technical provisions such as accessible entrances, paths of travel, ramps, lifts, toilets, signage, car parking, and hearing augmentation.

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### **5.1 Access Code**

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The Premises Standards include an Access Code written in the same style as the Building Code of Australia.

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#### **Compliance Summary:**

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Refer to BCA requirements throughout subsequent sections of this report.

While the introduction of NCC 2022 caused clause numbers to differ between documents, the intent of each code remains similar.

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### **5.2 New Part and Affected Part (Existing Buildings)**

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The Disability (Access to Premises – Buildings) Standards apply to **...a new part, and any affected part, of a building**, to the extent that the part of the building is...a Class 3, 5, 6, 7, 8, 9 or 10 building (Clause 2.1).

A **new part** is defined as follows (Clause 2.1 (4)):

- An extension to the building or a modified part of the building.

An **affected part** is defined as follows (Clause 2.1 (5)):

- The principal pedestrian entrance of an existing building that contains a new part; and



- Any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

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**Compliance Summary:**

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Not applicable

**Commentary:**

New work and affected part provisions (Part 2.1(4 & 5)) are applicable to modification works only, not new developments.

An accessible path of travel is required to the building entrance from the main points of pedestrian entry at the allotment boundary, from another accessible building connected by a pedestrian link, and from required accessible carparking spaces on the allotment.

- from the main points of pedestrian entry along Verona Street and Oxford Street
- from the required accessible carparking space on the allotment



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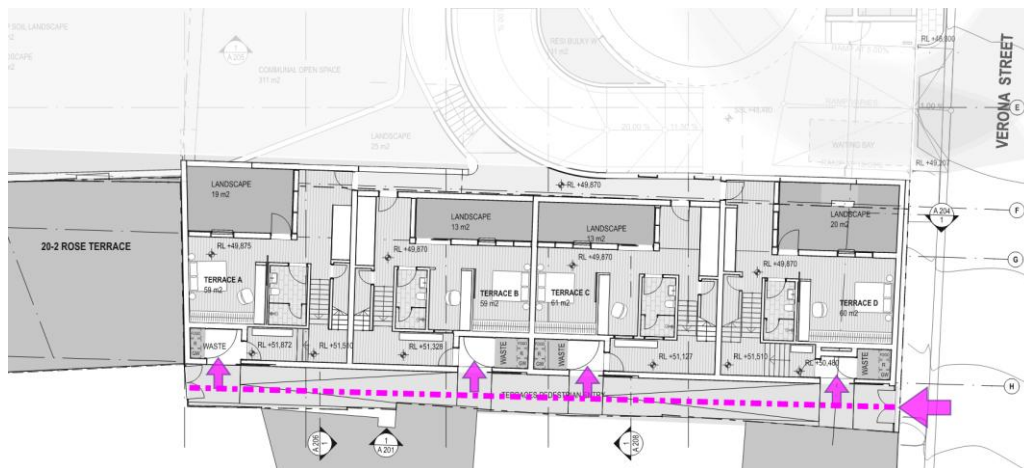


Figure 2 (b) | ground level plan – terraces

## 6.1 Approach from Allotment Boundary

The BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.

### Compliance Summary:

Compliant configuration

### Commentary:

An accessible path of travel is provided directly into the residential entrance at the allotment boundary on Oxford Street for the apartment building. Site levels indicate that on-grade access is achievable.

A new site walk-through path provides the pedestrian link to the ground level entrance of the four (4) townhouses. Site levels indicate that AS1428.1 compliant access is achievable.

## 6.2 Approach from Accessible Carparking

The BCA requires that a continuous accessible path of travel be provided from the accessible carparking areas to the main entrance.

### Compliance Summary:

Compliant configuration

### Commentary:

An accessible path of travel is provided to the entrances of the residential sole occupancy units in the main building via the parking aisles in the basement parking. Site levels indicate that on-grade access is achievable.

At this stage, it is unclear whether parking will be provided in the basement parking areas for the terrace dwellings. Although an accessible path of travel between basement levels and the terrace dwellings may be considered during detailed design, the

townhouse units have multiple levels including having split level entrance lobbies. Therefore, it is unlikely that a person with non-ambulant disabilities would reside in any of these units. This may need to be addressed by a performance solution at the time of CC.

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### 6.3 Accessways (Pedestrian Areas Generally)

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The accessible path of travel refers to a pathway which is grade restricted and provides wheelchair access as per the requirements of AS 1428.

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#### Compliance Summary:

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Compliant configuration

#### Commentary:

Footpaths that form the approach to the residential lobby in the main building are dimensioned to provide minimum required door circulation areas. Plans indicate a level surface is achievable.

Footpaths that form the approach to the individual terrace entrances provide minimum widths and AS1428.1 compliant gradients.

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### 6.4 Accessible Carparking

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For the residential component of the development (Class 2), there are no BCA requirements for the provision of accessible carparking within the development. However, the DCP parking requirements for Adaptable Units are applicable.

The following commentary is provided for the residential Adaptable Unit parking spaces located on Basement Level 2.

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#### Compliance Summary:

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Capable of compliance

#### Commentary:

On grade parking is provided on Basement levels 1 and 2 of the building. Plans note a total of fifty-eight (58) carparking spaces, across both levels.

Ten (10) are nominated as accessible spaces. They are located in close proximity to the three (3) basement level lift lobbies on Basement Level 2.

The overall configuration of the accessible carparking achieves compliance with current legislation including dimensions of the space and associated shared areas, chevron markings and provision of a bollard.



Ensure that

- a bollard is provided to the shared space, where shared space is provided as a part of common area.
- overhead clearance is provided as per AS2890.6

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## 6.5 Walkways

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AS 1428.1 defines a walkway as having a gradient between 1:33 and 1:20. The accessible path of travel refers to a pathway which is grade restricted and provides wheelchair access as per the requirements of AS 1428.

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### Compliance Summary:

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Capable of compliance

### Commentary:

Walkways are included as a part of the new site walk-through that provides the accessible link to the allotment boundary for the four (4) Terraces. The two (2) sections of walkway offer an accessible path of travel.

The nominated gradient is 1:20 and length between landings for each section is 11.5m.

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## 6.6 Accessible Entrance

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In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and not less than 50% of all pedestrian entrances including the principal pedestrian entrance.

In a building with a total floor area more than 500 sqm, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

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### Compliance Summary:

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Capable of compliance

### Commentary:

Double hinged doorways provide entry to the Residential lobby and offer compliant circulation areas.

The individual entrances to the Terrace dwellings that are accessed from the new site walk-through pedestrian path are not required to be accessible.

Ensure that the selected active door enables a clear opening width of 850mm for single leaf operation, where double doors are provided.

A level threshold hold is achievable at the residential entry doorway.

## 6.7 Slip Resistance (Stairs and Ramps)

The BCA defines the following slip resistance requirements for stairs and ramps:

| Application                                      | Surface Conditions |           |
|--------------------------------------------------|--------------------|-----------|
|                                                  | Dry                | Wet       |
| Ramp steeper than 1:14                           | P4 or R11          | P5 or R12 |
| Ramp steeper than 1:20 but not steeper than 1:14 | P3 or R10          | P4 or R11 |
| Tread or Landing surface                         | P3 or R10          | P4 or R11 |
| Nosing or landing edge strip                     | P3                 | P4        |

### Compliance Summary:

To be addressed during detailed design stage.

## 7 BCA | Interior - residential

The building is designed over a total of eleven levels including three (3) basement levels and seven (7) above ground levels. It accommodates a cinema complex at basement level 3 with separate ground level entry lobby, two (2) retail tenancies at Ground Floor, six (6) levels with residential units and a rooftop residential common area.

There are four (4) multi-storey townhouses or Terraces. Each Terrace dwelling has a separate entrance accessed from the Verona Street terrace access path.

This section of the report addresses the interior residential areas subject to accessibility requirements including the residential common areas being the entry foyer, lift lobbies on each residential level, corridors and the rooftop communal area. The following does not apply to individual residential units.

### 7.1 Extent of Access Generally – BCA

Within a residential development (Class 2), access for people with disabilities is required 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.

Where a ramp or a passenger lift is installed, access is required to the entrance doorway of each sole-occupancy unit within the building.

Access is also required to and within not less than 1 of each type of room or space for use in common by the residents.

#### Compliance Summary:

Capable of compliance

#### Commentary:

Access is provided to and within all residential areas of the building required to be accessible.

### 7.2 Circulation Areas

BCA (Clause D4D4) requires the provision of turning spaces and passing areas to corridors to enable wheelchair circulation throughout a building.

Turning spaces 1540mm wide by 2070mm long are required within 2m of the end of corridors to enable a wheelchair to turn through 180° and passing areas 1800mm wide by 2000mm long are required every 20m along a corridor unless there is a clear line of sight.

Within corridor areas, 1500x1500mm is required to facilitate a 90° turn by a wheelchair. This must be accommodated within accessible areas.

#### Compliance Summary:

Compliant configuration



**Commentary:**

Compliant circulation space has been provided throughout the residential areas of the building.

---

### 7.3 Doorways Generally

---

AS 1428.1 has requirements for doorways within the accessible path of travel to enable independent access for people using a wheelchair.

---

**Compliance Summary:**

---

To be addressed during detailed design

**Commentary:**

Doorways within the accessible path of travel generally achieve the required widths and circulation areas with the exceptions of some of the doors in the common area on Level 7 (rooftop).

Doorways to external areas are required to have a level threshold to facilitate wheelchair access.

We recommend that fire egress doors achieve a clear opening width of 850mm as per doorways within the accessible path of travel. This permits the use of the landings within fire isolated egress stairs to be used as a shelter in place option for people with disabilities.

We recommend that doorways to individual apartments achieve a clear opening width of 850mm to promote visibility.

---

### 7.4 Doorways within Vestibules and Air-locks

---

AS 1428 has requirements for circulation areas between doorways within vestibules / airlocks to enable independent access for people using a wheelchair. Clause 10.3 requires a minimum dimension of 1450mm between doors. Where a doorway encroaches into the space, 1450mm plus the door leaf width is required.

---

**Compliance Summary:**

---

To be addressed during detailed design

**Commentary:**

The successive doors provided on the pathway to the accessible sanitary facility on the rooftop level do not quite have compliant distances between the successive doors.

---

### 7.5 Exempt Areas

---

BCA Clause D4D5 does not require access for people with disabilities to areas that would be inappropriate due to the particular use of the area or would pose a health and safety risk. This includes the path of travel to these areas.

---

**Compliance Summary:**

---

None specified

**Commentary:**

Within this development, the following areas are considered to be exempt from requiring access for people with disabilities:  
plant and service areas,  
Steam and sauna rooms on rooftop due to health and safety hazards for people with non-ambulant disabilities

---

## **7.6 Floor Finishes**

---

All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance is 3mm (5mm for beveled edges) as part of the accessible path of travel.

---

**Compliance Summary:**

---

To be addressed during detailed design stages

---

## **7.7 Carpet**

---

BCA requires a maximum carpet pile height of 11mm and carpet backing thickness not exceeding 4mm.

---

**Compliance Summary:**

---

To be addressed during detailed design stage.

---

## **7.8 Controls**

---

Controls such as light switches, GPOs, alarm keypads, card swipes, etc are to be located within the accessible height range of 900-1100mm above the floor level and not within 500mm of an internal corner to comply with AS 1428.1, Clause 10.

We recommend that Class 2 video intercoms be installed at 1200mm affl - this is within the range of common view per AS 1428.2 (1992)

---

**Compliance Summary:**

---

To be addressed during detailed design stage.

---

## **7.9 Visual Indication to Glazing**

---

Provide decals to all full height glazing that can be mistaken for a doorway to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level.

---

**Compliance Summary:**

---

To be addressed during detailed design stage.

---

## **7.10 Tactile Indicators**

---

For a building that is required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have vision impairment that they are approaching a hazard (BCA D4D9).



Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background color (45% for discrete tactile indicators and 60% for discrete two-tone tactile indicators).

---

**Compliance Summary:**

---

To be addressed during detailed design stage.

---

**7.11 Signage**

---

Signage to identify sanitary facilities, hearing augmentation and required exits are to be provided in accordance with BCA Clause D4D7. This includes provision of the International Symbol for Access or International Symbol for Deafness as appropriate. Signage to comply with AS 1428.1 Clause 5.

---

**Compliance Summary:**

---

To be addressed during detailed design stage.

---

**7.12 Access to Swimming Pool**

---

The BCA requires access for persons with a disability to swimming pools with a total perimeter greater than 40m that are associated with as Class 1b, 2, 3, 5, 6, 7, 8, or 9 building that this required to be accessible (D4D2).

For pools required to be accessible by this clause, not less than one accessible entry / exit must be provided by means of a fixed or moveable ramp and an aquatic wheelchair; or a zero depth entry at a maximum gradient of 1:14; or a platform swimming pool lift; or a swing style swimming pool lift.

For pools with a perimeter greater than 70m, the use of a swing stile swimming pool lift is not permitted.

NCC Specification 16 requires the following with respect to the ramped access (S16C2):

A fixed or moveable ramp must—

- a. have a slip-resistant surface; and
- b. have a maximum gradient of 1:14; and
- c. have handrails complying with the requirements for ramps in AS 1428.1, installed on both sides of the ramp; and
- d. have kerbs in accordance with the requirements for ramps in AS 1428.1; and
- e. extend to a depth of not less than 900 mm and not more than 1100 mm below the stationary water level; and
- f. have landings in accordance with the requirements for ramps in AS 1428.1, with a landing located at the bottom and top of each ramp and a landing must be located at a level between 900 mm and 1100 mm below the stationary water level.

---

**Compliance Summary:**

---

To be addressed during detailed design



**Commentary:**

The pool provided as part of the roof top residential communal facilities has a perimeter of 40.8m. Therefore, an accessible entrance to the pool is required and can be provided during detailed design.

Given the provision of adaptable housing within the development, we recommend that a form of accessible entrance be provided to the pool to meet the requirements of all residents.

## 8 BCA - Cultural Creative (cinemas)

The building is designed over a total of eleven levels. It accommodates a cinema complex at basement level 3 with separate ground level entry lobby.

This section of the report addresses the areas subject to accessibility requirements for the cinema provided on basement level 3 of the development. Works provided as a part of the base build and those as a part of the fit out are noted in the individual compliance summaries provided below.

The designs provided for fit-out are reference or indicative designs that will be subject to tenancy specific DA and detailed design.

Base build works are highlighted purple on the plans below. The ground level fit out works are contained within the purple dashed line. The majority of Basement Level 3 will be subject to a separate building approval.

See also section 11 of this report for commentary about the lift (fit out works) and fire egress stairs (base build works).

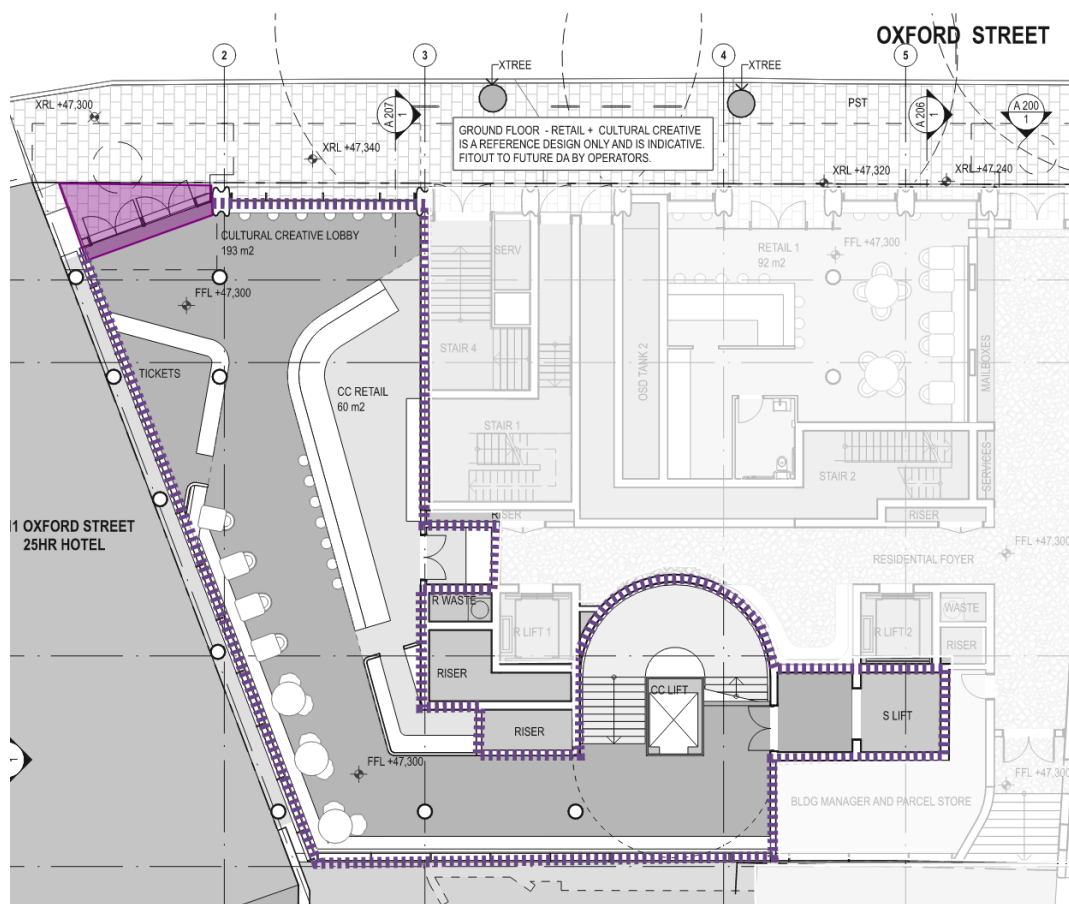


Figure 3 | ground level plan

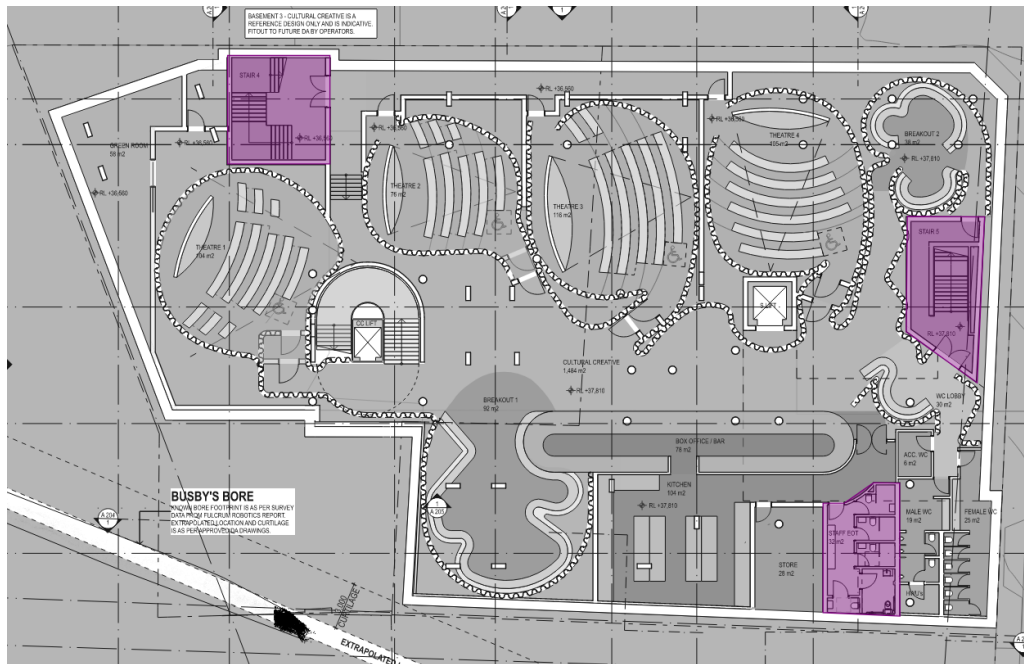


Figure 4 | Basement level 3 plan

## 8.1 Approach from Allotment Boundary - external

The BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.

### Compliance Summary – base build:

Compliant configuration

### Commentary:

The Cultural Creative Lobby is accessed from a short section of paved area between the allotment boundary along Oxford Street and the entry doorways.

Site levels indicate that on-grade access is achievable.

## 8.2 Accessible Entrance - external

In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and not less than 50% of all pedestrian entrances including the principal pedestrian entrance.

In a building with a total floor area more than 500 sqm, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

### Compliance Summary – base build:

Capable of compliance

**Commentary:**

Double hinged doorways provide entry to the ground level lift lobby of the Cultural Creative and offer compliant circulation areas and a level threshold hold is achievable.

Ensure that the selected active door enables a clear opening width of 850mm for single leaf operation, where double doors are provided.

### 8.3 Extent of internal Access Generally – BCA

For a cinema (Class 9b) access for people with disabilities is required to and within all areas normally used by the occupants. Note that access is not required to every tier / platform within the theatres.

**Compliance Summary – base build:**

Capable of compliance

**Commentary:**

Access is provided to and within all area of the cinema part of the building, provided as a part of the base building works.

### 8.4 Circulation Areas

BCA (Clause D4D4) requires the provision of turning spaces and passing areas to corridors to enable wheelchair circulation throughout a building.

Turning spaces 1540mm wide by 2070mm long are required within 2m of the end of corridors to enable a wheelchair to turn through 180° and passing areas 1800mm wide by 2000mm long are required every 20m along a corridor unless there is a clear line of sight.

Within corridor areas, 1500x1500mm is required to facilitate a 90° turn by a wheelchair. This must be accommodated within accessible areas.

**Compliance Summary – base build:**

To be addressed during detailed design

**Commentary:**

Compliant circulation spaces can be provided throughout the base build works. Circulation areas for the doorways associated with the back of house staff end of trip facilities can be addressed during detailed design.

**Compliance Summary – fitout :**

To be addressed during separate tenancy specific DA/CC

**Commentary:**

Compliant circulation spaces to be provided during separate tenancy specific DA

## 8.5 Doorways Generally

AS 1428.1 has requirements for doorways within the accessible path of travel to enable independent access for people using a wheelchair.

### Compliance Summary – base build:

To be addressed during detailed design

#### Commentary:

Compliant circulation spaces can be provided throughout the base build areas during detailed design.

We recommend that fire egress doors achieve a clear opening width of 850mm as per doorways within the accessible path of travel. This permits the use of the landings within fire isolated egress stairs to be used as a shelter in place option for people with disabilities.

### Compliance Summary - fitout:

To be addressed during separate tenancy specific DA

#### Commentary:

The tenancy specific detailed design should address the circulation areas at Cinema entry airlocks.

## 8.6 Doorways within Vestibules and Air-locks

AS 1428 has requirements for circulation areas between doorways within vestibules / airlocks to enable independent access for people using a wheelchair. Clause 10.3 requires a minimum dimension of 1450mm between doors. Where a doorway encroaches into the space, 1450mm plus the door leaf width is required.

### Compliance Summary – fit out:

To be addressed during separate tenancy-specific DA

#### Commentary:

The Cultural Creative Cinemas are subject to a separate DA approval. The Reference design plans provided are indicative in nature, final confirmation of compliance compliant distances between the successive doors will be resolved during the tenancy-specific DA.

## 8.7 Doorways within Vestibules and Air-locks to Ambulant Toilet Cubicles

AS 1428 has requirements for circulation areas between doorways within vestibules / airlocks as part of the path of travel to ambulant toilet cubicles to enable independent access for people using a mobility aid. Figure 34(b) requires a minimum dimension of 900mm between doors. Where a doorway encroaches into the space, 900mm plus the door leaf width is required.

### Compliance Summary – base build:

Compliant configuration



**Commentary:**

AS1428.1 compliant path of travel is provided into the ambulant toilet cubicle within the cinema back of house sanitary facilities on basement level 3

---

**Compliance Summary – fit out:**

---

Compliant configuration

**Commentary:**

AS1428.1 compliant paths of travel are provided into the ambulant toilet cubicles within the reference design for the cinema front of house sanitary facilities on basement level 3.

Compliant circulation spaces to be provided during separate tenancy specific DA

---

## 8.8 Exempt Areas

---

BCA Clause D4D5 does not require access for people with disabilities to areas that would be inappropriate due to the particular use of the area or would pose a health and safety risk. This includes the path of travel to these areas.

---

**Compliance Summary:**

---

None specified

**Commentary:**

Within this development, the following areas are considered to be exempt from requiring access for people with disabilities:

plant and service areas,

Staff only areas including

- kitchen and service side of bar/box office area
- Service Lift

---

## 8.9 Hearing Augmentation

---

For buildings that are required to be accessible, the BCA (Clause D4D8) requires hearing augmentation systems within auditoriums, meeting rooms, and the like, and at service counters where the user is screened from the service provider if an inbuilt amplification system, other than the one used for emergency warning is installed.

---

**Compliance Summary – fit out:**

---

To be addressed during separate tenancy-specific detailed design.

**Commentary:**

Hearing augmentation will be required and addressed as a part of separate DA/CC.

---

## 8.10 Wheelchair Seating

---

The BCA Table D4D10 requires not less than 3 wheelchair spaces for every 150 persons or part thereof (1 single space and a group of 2 spaces).



Where there are than 151 - 800 seats, a minimum of 3 spaces is required then 1 additional space for every 50 seats or part thereof (1 single space and a group of 2 spaces and not more than 5 spaces in any one group).

---

**Compliance Summary – fit out:**

---

To be addressed during separate tenancy-specific detailed design

**Commentary:**

A total of 3 wheelchair seating spaces are required within each cinema to meet the requirements of the BCA.

Companion seating is to be provided adjacent to the wheelchair seating. Companion seating can be moveable seating to maximise the number of wheelchair spaces and provide flexibility in the seating arrangement.

The wheelchair seating cannot be provided in the front row if the cinema accommodates less than 300 seats.

---

**8.11 Floor Finishes**

---

All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance is 3mm (5mm for beveled edges) as part of the accessible path of travel.

---

**Compliance Summary – fit out:**

---

To be addressed during separate tenancy-specific detailed design

---

**8.12 Carpet**

---

BCA requires a maximum carpet pile height of 11mm and carpet backing thickness not exceeding 4mm.

---

**Compliance Summary – fit out:**

---

To be addressed during separate tenancy-specific detailed design.

---

**8.13 Controls**

---

Controls such as light switches, GPOs, alarm keypads, card swipes, etc are to be located within the accessible height range of 900-1100mm above the floor level and not within 500mm of an internal corner to comply with AS 1428.1, Clause 10.

---

**Compliance Summary – fit out:**

---

To be addressed during separate tenancy-specific detailed design.

---

#### 8.14 Visual Indication to Glazing

---

Provide decals to all full height glazing that can be mistaken for a doorway to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level.

---

**Compliance Summary – fit out:**

---

To be addressed during separate tenancy-specific detailed design.

---

#### 8.15 Tactile Indicators

---

For a building that is required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching a hazard (BCA D4D9).

Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background color (45% for discrete tactile indicators and 60% for discrete two-tone tactile indicators).

---

**Compliance Summary – fit out:**

---

To be addressed during separate tenancy-specific detailed design.

---

#### 8.16 Signage

---

Signage to identify sanitary facilities, hearing augmentation and required exits are to be provided in accordance with BCA Clause D4D7. This includes provision of the International Symbol for Access or International Symbol for Deafness as appropriate. Signage to comply with AS 1428.1 Clause 5.

---

**Compliance Summary – fit out:**

---

To be addressed during separate tenancy-specific detailed design.

---

#### 8.17 Internal Stairs

---

AS 1428.1 has access requirements for all stairs other than fire isolated egress stairs and is applicable in this instance.

---

**Compliance Summary – fit out:**

---

To be addressed during separate tenancy-specific detailed design

**Commentary:**

There are stairs provided between ground level and basement level 3.

---

#### 8.18 Stairs to Tiered Seating

---

Where there are stairs provided to the tiered seating areas, we adopt a performance-based approach to this type of stair given the nature of the seating area and



requirements of BCA Clause H1 with respect to stairs between platforms of an auditorium.

---

**Compliance Summary – fit out:**

---

To be addressed during separate tenancy-specific detailed design

**Commentary:**

It is assumed that stairs are provided within each of the cinemas and will be addressed as a part of the tenancy-specific DA.

## 9 BCA - retail

The building is designed over a total of eleven levels including three (3) basement levels and seven (7) above ground levels. It accommodates two (2) retail tenancies at Ground Floor.

This section of the report addresses the interior areas subject to accessibility requirements within the two (2) ground level retail spaces. The designs provided for the internal layout are reference or indicative designs that will be subject to tenancy specific DA and detailed design.

Retail spaces are highlighted purple on the ground level plans below.

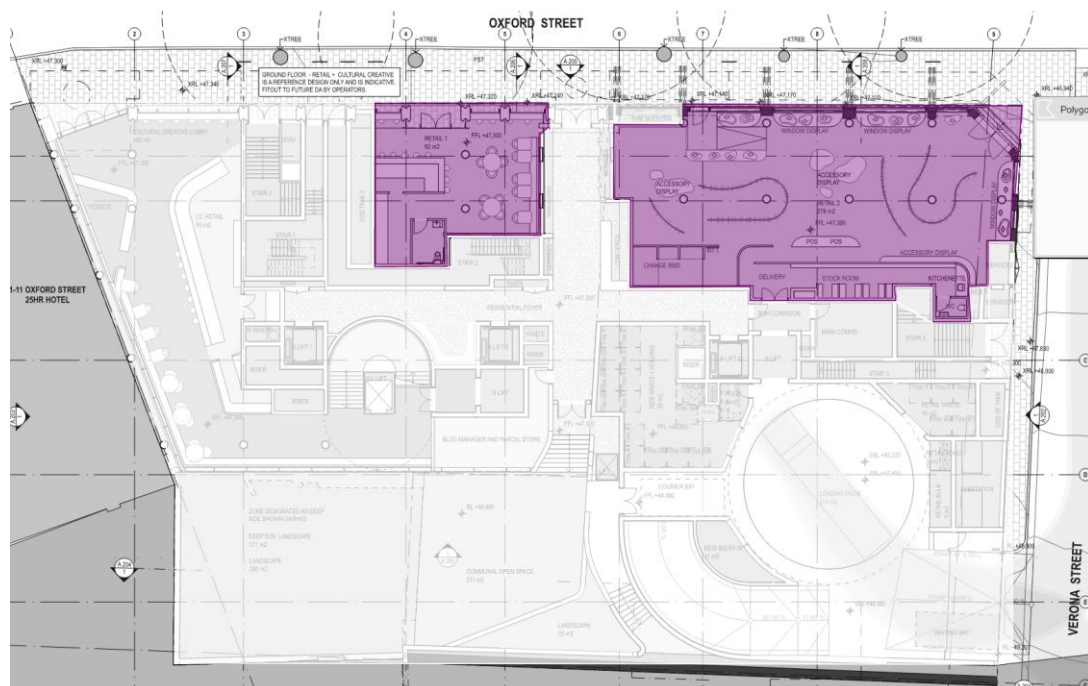


Figure 5 | Ground level retail spaces plan

### 9.1 Approach from Allotment Boundary - external

The BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.

#### Compliance Summary – base build:

Compliant configuration

#### Commentary:

The Retail Space 1 is accessed from a short section of paved area between the allotment boundary along Oxford Street and the entry doorways.

Retail Space 2 has two entrances. The accessible entrance is directly into the building on the allotment boundary along Oxford Street. An existing stepped entrance is provided on the corner of Oxford and Verona Streets.

Site levels indicate that on-grade access is achievable with the exception of the stepped entrance into Retail Space 2.

## 9.2 Stairs - external

AS 1428.1 has access requirements for all public access stairs and is applicable in this instance.

### Compliance Summary – base build:

Compliant configuration

#### Commentary:

Stairs are provided as a part of the pedestrian access from Oxford Street into Retail space 2.

This will need to be addressed by a performance solution at time of CC due to the stairs being an existing condition and handrails and tactile indicators not being able to be provided.

Ensure provision of contrasting non-slip nosings to treads.

## 9.3 Accessible Entrance - external

In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and not less than 50% of all pedestrian entrances including the principal pedestrian entrance.

In a building with a total floor area more than 500 sqm, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

### Compliance Summary - base build:

Capable of compliance

#### Commentary:

Double hinged doorways provide entry to Retail space 1.

Not less than 50% of all pedestrian entrances including the principal pedestrian entrance into Retail Space 2 are accessible.

- Retail space 2 accessible entrance is via a single hinged doorway. Ensure that the selected door enables a clear opening width of 850mm and minimum required door circulation areas.
- Retail space 2 non-accessible entrance is via an existing stepped double hinged doorway.

Ensure that the selected active door enables a clear opening width of 850mm for single leaf operation, where double doors are provided.



A level threshold hold is achievable at entry doorways other than the stepped entry into Retail Space 2

#### 9.4 Walkways - internal

AS 1428.1 defines a walkway as having a gradient of 1:20. We note that walkways do not require the provision of handrails or tactile indicators.

##### Compliance Summary - base build:

Capable of compliance

##### Commentary:

As a part of the base build works, a 1:20 walkway is provided between the street level and the ground floor level to facilitate access between differing floor levels in Retail space 2.

The length between landings is 3.2m.

#### 9.5 Exempt Areas

BCA Clause D4D5 does not require access for people with disabilities to areas that would be inappropriate due to the particular use of the area or would pose a health and safety risk. This includes the path of travel to these areas.

##### Compliance Summary:

None specified

##### Commentary:

Within this development, the following areas are considered to be exempt from requiring access for people with disabilities: plant and service areas,

#### 9.6 Extent of Internal Access Generally – BCA

For a retail space (Class 6) access for people with disabilities is required to and within all areas normally used by the occupants.

##### Compliance Summary – fit out:

Capable of compliance

##### Commentary:

See commentary below for specific access requirements.

#### 9.7 Circulation Areas

BCA (Clause D4D4) requires the provision of turning spaces and passing areas to corridors to enable wheelchair circulation throughout a building.

Turning spaces 1540mm wide by 2070mm long are required within 2m of the end of corridors to enable a wheelchair to turn through 180° and passing areas 1800mm wide by 2000mm long are required every 20m along a corridor unless there is a clear line of sight.



Within corridor areas, 1500x1500mm is required to facilitate a 90° turn by a wheelchair. This must be accommodated within accessible areas.

---

**Compliance Summary – fit out:**

---

Capable of compliance during tenancy specific DA/detailed design

**Commentary:**

Compliant circulation space can be provided throughout the main part of both retail areas as a part of the separate tenancy specific DAs for fitout.

---

**9.8 Doorways Generally**

---

AS 1428.1 has requirements for doorways within the accessible path of travel to enable independent access for people using a wheelchair.

---

**Compliance Summary – fit out:**

---

To be addressed during tenancy-specific detailed design

**Commentary:**

Compliant doorway circulation areas can be provided throughout the main part of both retail areas as a part of the separate tenancy specific DAs for fitout.

---

**9.9 Floor Finishes**

---

All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance is 3mm (5mm for beveled edges) as part of the accessible path of travel.

---

**Compliance Summary – fit out:**

---

To be addressed during tenancy-specific detailed design

---

**9.10 Carpet**

---

BCA requires a maximum carpet pile height of 11mm and carpet backing thickness not exceeding 4mm.

---

**Compliance Summary – fit out:**

---

To be addressed during tenancy-specific detailed design.

---

**9.11 Controls**

---

Controls such as light switches, GPOs, alarm keypads, card swipes, etc are to be located within the accessible height range of 900-1100mm above the floor level and not within 500mm of an internal corner to comply with AS 1428.1, Clause 10.

---

**Compliance Summary – fit out:**

---

To be addressed during tenancy-specific detailed design.

---

### 9.12 Visual Indication to Glazing

---

Provide decals to all full height glazing that can be mistaken for a doorway to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level.

---

**Compliance Summary – fit out:**

---

To be addressed during tenancy-specific detailed design.

---

### 9.13 Signage

---

Signage to identify sanitary facilities, hearing augmentation and required exits are to be provided in accordance with BCA Clause D4D7. This includes provision of the International Symbol for Access or International Symbol for Deafness as appropriate. Signage to comply with AS 1428.1 Clause 5.

---

**Compliance Summary – fit out:**

---

To be addressed during tenancy-specific detailed design.

## 10 BCA | Sanitary Facilities

The BCA / Access Code for Buildings (Clause F4D5) require the provision of sanitary facilities catering for people with disabilities.

### 10.1 Distribution of Accessible Sanitary Facilities

Accessible sanitary facilities are required as follows – these are general requirements and not project specific.

- A unisex accessible toilet at each level that provides sanitary facilities. Where more than one bank of toilets is provided at any level, at least 50% of those banks are required to have an accessible toilet facility.

At each bank of toilets where there is one or more toilets in addition to a unisex accessible sanitary compartment, a sanitary compartment suitable for a person with an ambulant disability must be provided for use by males and females.

- A unisex accessible shower is required where showers are required by F4D7.
- A unisex accessible adult change facility must be provided in some public buildings (not required within this development).

Within a Class 2 building, where sanitary compartments are provided in common areas, not less than one (1) unisex accessible sanitary compartment is required. Where showers are provided in common areas, not less than one (1) accessible unisex shower is to be provided.

For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans—

- i. 1 on every storey containing sanitary compartments; and
- ii. where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.

For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.

---

#### Compliance Summary:

---

To be addressed during detailed design

**Commentary:**

Sanitary facilities are provided in the following locations:

|                                        | Base build | Provision of plumbing only<br>Separate DA and CC |
|----------------------------------------|------------|--------------------------------------------------|
| Basement level 3                       |            |                                                  |
| FOH<br>Accessible + Ambulant           |            | Y                                                |
| BOH Staff EOT<br>Accessible + Ambulant | Y          |                                                  |
| Ground                                 |            |                                                  |
| Retail space 1                         |            | Y                                                |
| Retail space 2                         |            | Y                                                |
| Residential Rooftop                    |            |                                                  |
| Accessible                             | Y          |                                                  |
| Ambulant                               | Y          |                                                  |

## 10.2 Unisex Accessible Sanitary Compartment

Unisex accessible sanitary compartments are provided within this development as listed above.

**Compliance Summary:**

To be addressed during detailed design

**Commentary:**

Overall room dimensions, and subject to the arrangement of fixtures, are conducive to compliance with current accessibility legislation for the accessible sanitary facilities provided as a part of the base build for the following:

- Residential rooftop
- Cinema back of house End of Trip

All other sanitary facilities are provided as reference design and are limited to the provision of plumbing only. Separate DA applications and detailed designs will be provided as a part of the fitout of the following areas

- Cinema Front of House
- Retail Space 1
- Retail Space 2

Where the configuration provides the handbasin on the same wall as the door, the minimum clear width of the facility is required to be 2360mm to enable the required door circulation (110mm hinge side + 1000mm opening for 920 door leaf, + 300mm between door swing + 850mm for basin + wall linings).

---

### 10.3 Ambulant Toilets

---

Ambulant toilets are provided within this development.

---

#### Compliance Summary – base build:

---

Compliant configuration

#### Commentary:

Overall cubicle dimension and circulation areas of the ambulant cubicles provided as a part of the base build works are conducive to compliance with current accessibility legislation.

The ambulant cubicles are provided as unisex facilities. The BCA does not recognise unisex sanitary ambulant toilets. However, we note that a unisex facility caters to male and female use as per BCA requirements for ambulant toilets.

---

### 10.4 Unisex Accessible Shower Facility

---

An accessible shower is provided within this development.

---

#### Compliance Summary:

---

Capable of compliance

#### Commentary:

Overall dimensions and the set-out of fixtures of the residential rooftop accessible WC is conducive to compliance with current accessibility legislation for the inclusion of an accessible shower.

## 11 BCA | Vertical Circulation

Lifts provide the main means of accessible vertical circulation between levels of the building.

Fire isolated egress stairs serve all basement levels and are provided as a part of the base building works.

### Residential

- There are three lift shafts containing a single lift provided within the development for vertical circulation to the three separate lift lobbies on the various residential levels.
- A lift is provided between the ground level residential lift lobby and the communal open space at ground level
- Stairs are provided on the internal paths of travel to the ground level communal open space
- Stairs are the only vertical circulation means between the rear of the townhouses and the residential lift lobby
- Other stairs within the residential parts of the building are fire isolated egress stairs.

### Cinema

Vertical circulation for Cultural Creative will be provided as part of the fitout works.

This includes the provision of:

- A single lift providing access between the ground level lift lobby and the basement 3 level cinemas
- Stair access between ground level and basement level 3

A service lift is provided between back-of-house/exempt areas on ground level and back-of-house/exempt areas on basement 3 level. It is assumed to be exempt from access as it connects areas that are not required to be accessible.

### Retail space 2

A graded walkway is provided internally between the street level and the main retail space level as a part of the base build works. Commentary in section 9 of this report provides the compliance review.

Note that stairs within the areas deemed “exempt” from requiring access for people with disabilities are not subject to the accessibility requirements of AS1428.1.

### 11.1 Passenger Lifts

Where passenger lifts are provided within a building to facilitate access between levels, they must meet the minimum requirements of the NCC / BCA with regard to the internal lift car size, which is dependent upon the total vertical distance that the lift travels.

#### Compliance Summary:

Capable of compliance



**Commentary:**

Three (3) lifts are provided for access between all residential levels, including the basement parking levels.

One (1) lift is provided for access to the cinema as a part of fit out works subject to a separate tenancy specific DA.

A service lift is provided for the cinema as a part of base-build works but is exempt from access.

The overall size of the lift shafts required to be accessible are capable of accommodating a lift car of adequate dimensions for compliance with BCA (1400 x 1600mm internal floor area required with 900mm clear opening to door).

Adequate circulation areas are provided at lift landings for wheelchair turning / maneuvering.

Ensure that lift call buttons at landings are not located within 500mm of an internal corner.

The provision of more than one lift in each lift shaft allows for redundancy measures in the event that one lift is not operational.

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## **11.2 Low Rise Platform Lift**

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The BCA allows the use of three (3) types of lifts over low rise being a low-rise platform lift; a low-rise, low speed constant pressure lift; and a small-sized low-speed automatic lift.

A low-rise platform lift must not travel more than 1000 mm.

A low-rise, low-speed constant pressure lift must not—

- for an enclosed type, travel more than 4 m; or
- for an unenclosed type, travel more than 2 m; or
- be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like.

A small-sized, low-speed automatic lift must not travel more than 12 m.

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### **Compliance Summary:**

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Capable of compliance

**Commentary:**

A platform lift is proposed within the accessible path of travel between the ground level residential lift lobby and the ground level communal open space. The overall dimensions of the platform (1100x1400mm) and circulation areas at landings will facilitate compliant wheelchair access.



A low-rise lift is shown on the plans between the level 6 Lift 1 residential lift lobby and the level 7 rooftop communal open space.

Use of constant pressure lift controls is strongly discouraged. It is difficult for people with limited hand dexterity and/or strength to apply the pressure for the time required for the lift to travel between levels.

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### 11.3 Stairs

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AS 1428.1 has access requirements for all stairs other than fire isolated egress stairs and is applicable in this instance.

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#### Compliance Summary – base build:

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Capable of compliance

#### Commentary:

##### Residential

There are stairs provided in two locations on the ground level for access to the residential communal open space and to the rear entrances of the townhouses.

Stair also provide rooftop level pool access.

Overall configuration is in keeping with current legislation. Ensure provision of handrails with extensions both sides, tactile indicators top and bottom and contrasting non-slip nosing strips to treads.

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### 11.4 Stairway Platform Lifts

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The BCA has limitations on the use of this type of lift. It must not:

- be used to serve a space in a building accommodating more than 100 persons,
- be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or
- be used where it is possible to install another type of passenger lift; or
- connect more than 2 storeys; or
- where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or
- when in the folded position, encroach on the minimum width of a stairway

---

#### Compliance Summary – base build:

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To be addressed during detailed design

#### Commentary:

Due to building height restrictions the only accessible means for vertical circulation to the pool deck is a stairway platform lift.

## 11.5 Fire Isolated Egress Stairs

Designated fire egress stairs are not considered public access stairs and therefore are not subject to the requirements of AS 1428.1 with the exception of contrasting nosing strips and handrail requirements. These are required per AS 1428.1.

### Compliance Summary – base build:

Capable of compliance

### Commentary:

Stairs are provided throughout the development to enable egress in the event of a fire. The width of the stairway provides sufficient space to include the minimum clear width and the required handrail on one side

We note the provision of offset treads to maintain a constant height along the length of the handrail per AS 1428.1, Clause 9.

## 11.6 Slip Resistance (Stairs and Ramps)

The BCA defines the following slip resistance requirements for stairs and ramps:

| Application                                      | Surface Conditions |           |
|--------------------------------------------------|--------------------|-----------|
|                                                  | Dry                | Wet       |
| Ramp steeper than 1:14                           | P4 or R11          | P5 or R12 |
| Ramp steeper than 1:20 but not steeper than 1:14 | P3 or R10          | P4 or R11 |
| Tread or Landing surface                         | P3 or R10          | P4 or R11 |
| Nosing or landing edge strip                     | P3                 | P4        |

### Compliance Summary:

To be addressed during detailed design stage.

## 12 Adaptable Housing (Council Requirement)

City of Sydney Council DCP requires the provision of ten (10) adaptable apartments, based on a total of sixty-five (65) dwellings.

An adaptable housing unit is defined by AS4299 as follows:

A housing unit which is designed and constructed to meet the performance requirements stated in the standard. It is designed in such a way that it can be modified easily in the future to become accessible to both occupants and visitors with disabilities of progressive frailties.

There are six (6) performance requirements being: visitability; avoidance of level changes; manoeuvrability; ease of adaption; ease of reach; and future laundry facilities.

Both the pre-adaption state and post-adaption state need to be considered. In the pre-adapted state, an adaptable unit is required to be “visitable” and these requirements are applicable at the time of construction. Other elements are to be provided on adaption of the unit. Documentation needs to demonstrate that compliance in the post-adapted state is achievable.

At **time of construction**, the following are required:

- An accessible entrance per AS 1428.1.
- A visitable toilet at the entry level per AS 4299
- A path of travel from the entrance to the visitable toilet and living area

At **time of adaption**, the following are required:

- Compliance with AS 4299 Appendix A – essential criteria. This includes kitchen layouts, laundry layouts, carparking, etc.

The following requirements for adaptable apartments are based on AS 4299, Section 4 – Design of the Housing Unit, essential criterion as listed in Appendix 1, AS 4299 Schedule of Features for Adaptable Housing. Compliance with the following features will achieve a Class C adaptable housing unit.

### Commentary:

Adaptable apartments are nominated on current documentation.

## Pre-Adaption Requirements:

### 12.1 Accessible Entrance

Entrances to adaptable housing units are to comply with AS 4299 Clauses 4.3.1 and 4.3.2. AS 4299 which require that the entry doors comply with AS 1428.2 **at time of construction**. The minimum clear opening width of the doorway is to be 850mm and allow for wheelchair manoeuvrability (provide minimum 1550mm long area in front of the doorway). Entrances to the adaptable housing units to be weatherproofed.



Door hardware is to comply with AS 1428. In this regard, entry door hardware is to be in the accessible height range of 900-1100mm above finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

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**Compliance Summary:**

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Compliant configuration

**Commentary:**

The entry doorway to the adaptable unit offers areas conducive to an accessible entrance.

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**12.2 Visitable Toilet**

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Each adaptable housing unit is required to have a toilet on the entry floor that is a visitable toilet within the meaning of AS 4299 **at time of construction**. The toilet is to be installed in compliance with AS 1428 (correct set-out distance from fixed walls) and have the capacity to accommodate a grabrail that complies with Figure 4.5 of AS 4299. The visitable toilet door is required to have a clear opening width of 820mm. Slip resistant floors are also required.

A visitable toilet is defined as a toilet which has a space of minimum 1250 x 900mm in front of the toilet clear of door swings.

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**Compliance Summary:**

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Capable of compliance

**Commentary:**

Bathroom has capacity to provide a visitable toilet arrangement.

---

**12.3 Accessible Path of Travel from Entry to Visitable Toilet & Living Area**

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The performance requirements of AS 4299 require the provision of a path of travel from the entrance to the visitable toilet and a living area.

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**Compliance Summary:**

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Compliant configuration

**Commentary:**

Access is provided between the entry doorway and the living areas and also to the visitable toilet

## Post Adaption Requirements:

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**12.4 Private Car Accommodations**

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Private carparking spaces for adaptable housing units shall be large enough to enable a person with a wheelchair to get in and out of both the car and the parking space. A width of 3.8m is necessary to enable the driver to alight, open the passenger door and assist a person with a disability into a wheelchair.



Carparking spaces for the adaptable units to have a minimum floor plan dimension of 3.8m x 6.0 (AS 4299, Clause 3.7.2). A clear vertical clearance of 2.5m is desirable.

The introduction of AS 2890.6 in 2009 offers an approach to the provision of accessible carparking that can be easily accommodated in a standard carparking layout. It offers an accessible space 2400mm wide with a circulation area 2400mm wide adjacent to the space (4800mm for a single space). The circulation area can be “shared” between two accessible spaces (7200mm for two spaces). This offers carparking spaces in excess of the minimum requirement of AS 4299 (3800mm).

The abovementioned configuration has been adopted in the provision of carparking for the adaptable unit. With regard to the strata plan, where the shared space is not provided for sole use of an Adaptable Unit, it could become a part of the common title to ensure it remains a circulation area.

---

**Compliance Summary:**

---

Capable of compliance

**Commentary:**

Carparking for the adaptable unit has been provided at the basement floor level 2 with what is assumed to be the other residential parking. The configuration is in keeping with AS2890.6.

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**12.5 Letterboxes**

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Letterboxes to adaptable housing units should be located on a hard standing area connected by an accessible path of travel to the adaptable housing unit.

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**Compliance Summary:**

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Capable of compliance

**Commentary:**

Letterboxes are provided at the entrance on Oxford Street, satisfying AS4299 requirements. An accessible path of travel is provided from the letterboxes to the entrance of the adaptable units.

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**12.6 Doorways**

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Doorways throughout adaptable housing units are required to have a clear opening width of 820mm. At time of construction, an accessible path of travel within the meaning of AS 1428.1 is required from the entrance to the visitable toilet and living area. Other door circulation areas are to comply with AS 1428.1 on adaption of the unit.

---

**Compliance Summary:**

---

Compliant configuration

**Commentary:**

Doorways are generally provided with adequate circulation areas



All door hardware is to be operable with one hand and in the height range of 900-1100mm above the floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

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## 12.7 Internal Corridors

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There is a requirement for all corridors to be minimum 1000mm.

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### Compliance Summary:

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Compliant configuration

### Commentary:

Corridors within the adaptable units are a minimum of 1000mm wide.

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## 12.8 Bathroom

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Bathrooms within an adaptable housing unit are to comply with AS 1428 after adaption. Issues to be considered include slip resistant floor, shower minimum 1100 x 1160mm with future provision for accessible features including handheld shower and grabrails, shower waterproofing to AS 3740, recessed soap holder, washbasin with knee clearance, adequate circulation areas, automatic control of hot water, double GPO next to the mirror and the provision of capstan or lever taps. Refer to AS 4299, Clause 4.4.4.

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### Compliance Summary:

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Compliant configuration

### Commentary:

Bathroom offers dimensions conducive to adaption

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## 12.9 Kitchen

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Essential requirements for kitchens within an adaptable housing unit allow for future adaption and include items such as sinks, taps, cooktops, location of oven, cupboard handles, general power outlets, dimensions of the space and location of refrigerator.

Kitchens are required to have a clear space between benches of 1550mm. An area of bench top 800mm wide is required that can be adjusted through the height range of 750 – 850mm above floor level. Alternatively, a section of this dimension needs to be easily replaceable to achieve this requirement.

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### Compliance Summary:

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To be addressed during detailed design

### Commentary:

Detailed design to confirm that kitchens offer circulation areas as described above is able to be provided in the one bed type B apartments given the reduced bench depth where there are angled walls.

## 12.10 Bedroom

At least one bedroom within an adaptable housing unit is required to have adequate space for a wardrobe and a queen size bed with minimum 1540mm wide circulation at the foot of the bed and 1000mm at the side of the bed (1200mm preferred) for compliance with AS 1428.2, Clause 6.1.

### Compliance Summary:

Compliant configuration

### Commentary:

One (1) bedroom offers compliant circulation areas.

## 12.11 Living Area

Living areas within an adaptable housing unit are required to have circulation areas that allow a wheelchair to maneuver within the space at time of construction. In this regard, an area with 2250mm diameter is required, clear of furniture. AS 4299, Clause 4.7 outlines this requirement. A telephone outlet adjacent to a general power outlet is also a requirement for living areas.

### Compliance Summary:

Compliant configuration

### Commentary:

The living area within the adaptable unit is an open-plan area which meets the circulation requirements of AS 4299.

## 12.12 Laundry

Requirements for laundry areas within adaptable housing units include the provision for an automatic washing machine / clothes dryer with clear space in front of the appliances. An area of 1550mm diameter will achieve this requirement. Laundries are to have slip resistant floors and door circulation areas in compliance with AS 1428.1.

### Compliance Summary:

Compliant configuration

### Commentary:

Laundry offers compliance being in a cupboard configuration in the one (1) bed units. A cupboard style laundry will be provided post adaptation in the two (2) bedroom units.

## 12.13 Floors Generally

AS4299 requires that all floor surfaces including bathrooms, laundry and external paved surfaces be slip resistant to comply with AS 3661.1.

Non-essential items include that after modification, carpets should have short pile and consideration should be given to the fire hazard indices. Floors should be easily cleanable and bold patterns should be avoided to eliminate confusion for persons with vision impairment.

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**Compliance Summary:**

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To be addressed during detailed design

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**12.14 Ancillary Items**

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Ancillary items are not considered essential items. Switches such as light switches must be located within the accessible height range of 900-1100mm above the floor level.

Power outlets should be located at a height not less than 600mm affl – a height of 1000mm is preferred. They should be located not less than 500mm from internal corners.

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**Compliance Summary:**

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To be addressed during detailed design

## 13 Conclusion

This report demonstrates that the fundamental aims of accessibility legislation are achievable within the proposed development. Spatial planning and general arrangements of facilities will offer inclusion for all building users.

Disability is often defined as any limitation, restriction or impairment which restricts everyday activities and has lasted or is likely to last for at least 6 months. Disabilities can be very varied. They can be physical, cognitive, intellectual, mental, sensory, or developmental. They can be present at birth or can occur during a person's lifetime. They can also be permanent or temporary. In Australia, almost one in five people – 4.3 million – have a disability with one in three having severe or profound core activity limitation.

Equity and dignity are important aspects in the provision of access to buildings for all users. With respect to people with a disability, equity and dignity are sometimes overlooked in the construction of new buildings or refurbishment works. The design approach needs to maintain a high level of equity for people with disabilities and meet the performance requirements of the BCA. The performance requirements adopt two main concepts in the provision of access for people with a disability being to the degree necessary and safe movement. Both of these concepts need to be achieved within the context of equitable and dignified access.

In this respect, a wide range of disabilities needs consideration and a compromise reached between requirements of different disability groups. Measures need to be implemented to ensure inclusion of all users, not a particular disability group in isolation.

We consider that the drawings presented for assessment, for the purposes of a development application, have capacity to achieve compliance with current statutory requirements affecting accessibility subject to detailed design at the construction certificate stage (refer to Appendix 1 for requirements).



## Appendix 1 | Accessibility Requirements



The following accessibility requirements are to be incorporated into the detailed design to ensure compliance of the built form.

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### **Accessways Generally**

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The accessible path of travel refers to a pathway which is grade restricted and provides wheelchair access as per the requirements of AS1428 as follows:

- a. The minimum unobstructed width of all pathways is to be 1000mm (AS1428.1, Clause 2.3). A width of 1200mm is preferred for compliance with AS1428.2.
- b. All pathways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, or 5mm for bevelling edges).
- c. The maximum allowable crossfall of pathways is to be 1:40.
- d. The ground abutting the sides of the pathways should follow the grade of the pathway and extend horizontally for 600mm. We note that this is not required where there is a kerb or handrail provided to the side of the pathway.
- e. Pathways to have passing bays complying with AS1428.1 at maximum 20m intervals where a direct line of site is not available. They are required within 2m of the end of the pathway where it is not possible to continue travelling along the pathway. A passing space shall have a minimum width of 1800 for a minimum length of 2000mm. Refer to AS1428.1, Clause 3.4.
- f. Grated drains within the accessible path of travel are to have circular openings no greater than 13mm in diameter and slotted openings not greater than 13mm wide and not longer than 150mm – elongated openings must traverse the direction of travel.

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### **Walkways**

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AS 1428.1 has access requirements for walkways as follows:

- a. The minimum unobstructed width of walkways is to be 1000mm (AS1428.1, Clause 7.2). A width of 1200mm is preferred for compliance with AS1428.2.
- b. Walkways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, 5mm for bevelled edges -refer to Figure 6 of AS1428.1).
- c. The maximum allowable crossfall of a walkway is to be 1:40.
- d. Surface of the walkway to be slip-resistant.

- e. The ground abutting the sides of the walkway should follow the grade of the pathway and extend horizontally for 600mm. This is not required where there is a kerb or handrail provided (refer to AS1428.1 Clause 7.2).
- f. Maximum allowable gradient of the walkway is 1:20 and maximum length between landings to be 15m (for 1:20 gradient). Landings to be a minimum 1200mm in length (where there is no change in direction). For changes in direction of 180°, landings to be 1540mm in length – refer to AS1428.1, Clause 7.8.

### **Accessible Ramps – External**

AS 1428.1 has access requirements for accessible ramps as follows:

- a. Ramp to comply with AS1428.1, Clause 7.3. Maximum allowable gradient of the ramp is 1:14, minimum clear width to be 1000mm (1500mm for curved ramps) and maximum length between landings to be 9m (for 1:14 gradient). Increased circulation areas are required at landings to facilitate wheelchair maneuverability.
- b. Accessible ramp is to have a maximum rise of 3.6m (BCA Clause D4D12)
- c. The ramp is required to be set back a minimum 900mm from the property boundary (AS1428.1, Clause 7.3 (f)). This allows tactile indicators and handrail extensions to occur within the boundary and not protrude into the footpath area.
- d. Provide handrails, with extensions, to both sides of the ramp to comply with AS1428.1, Clause 9. Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails are required on both sides of the ramp to cater for left and right handed disabilities.
- e. Where ramp is not enclosed, provide kerb rails in accordance with AS1428.1. The height of kerb rails is to be less than 65mm or greater than 150mm above the finished surface level. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail.
- f. Provide tactile indicators at the top and bottom of the ramps to comply with BCA Clause D4D9 and AS1428.4. Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

Tactile indicators at the top and bottom of the ramps to be 600-800mm deep across the width of the ramp and set back 300mm from the edge of the ramp (refer AS1428.4, Figure A1).

### **Stairs – External**

AS 1428.1 has access requirements for all public access stairs as follows:

- a. Stairs to comply with AS1428.1, Clause 8.2.

- b. Stairs to have closed or opaque risers. Open risers cause confusion for persons with a vision impairment and may trigger conditions such as epilepsy due to light penetrating through the open riser.
- c. Provide handrails, with extensions, to both sides of the stair (AS1428.1 Clause 8.2 & 9). Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis.

Handrails are required on both sides of the stair to cater for left and right-handed disabilities. A central handrail is also an acceptable solution where adequate width is available. In this instance, the use of a double handrail is encouraged so that two users can travel in opposite directions and maintain their grip on the handrail.

- d. Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser.
- e. Stair nosings shall not project beyond the face of the riser.
- f. Provide tactile indicators at the top and bottom of the stair to comply with BCA Clause D4D9 and AS1428.4.

Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

Tactile indicators at the top and bottom of the stair to be 600-800mm deep across the width of the stair set back 300mm from the edge of the stair.

### Stairway Platform Lift

The BCA has limitations on the use of this type of lift. It must not:

- be used to serve a space in a building accommodating more than 100 persons, or
- be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or
- be used where it is possible to install another type of passenger lift; or
- connect more than 2 storeys; or
- where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or
- when in the folded position, encroach on the minimum width of a stairway required by for egress purposes

The floor dimensions of the lift to be 810mm wide x 1200mm deep as a minimum.

### Kerb Ramps

AS 1428.1 has access requirements for kerb ramps as follows:

- a. Kerb ramps to comply with AS1428.1 Amendment 1, Clause 7.7

- b. Maximum gradient of the kerb ramps to be 1:8 and maximum length to be 1520mm (providing a maximum height of 190mm).
- c. Kerb ramps to have a non-slip surface as required by AS1428.1.
- d. A tooled joint should be provided between parts of the kerb ramp to assist persons with a vision impairment with orientation.

### Step Ramps

Step ramps are to offer compliance with AS1428.1. Requirements are as follows:

- a. The configuration of the step ramp is to comply with the requirements of AS1428.1, Clause 76.
- b. Maximum gradient of the step ramp to be 1:10 and maximum length to be 1900mm (providing a maximum height of 190mm).
- c. Provide landings at the top and bottom of the step ramp to comply with AS1428.1, Clause 7.8.2.
- d. Step ramp to be enclosed on both sides (minimum height 450mm) or a kerb and handrail needs to be installed. Where a kerb is to be installed, the height of kerb rails is to be less than 65mm or greater than 150mm above the finished surface level. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail

### Accessible Carparking

Access requirements for the accessible carparking are as follows and should be addressed during preparation of the construction certificate documentation.

- a. Accessible carparking to be a minimum of 2400mm wide with a shared area to one side of the space 2400mm wide. Circulation space can be shared between adjacent accessible carparks. For a single space, a total width of 4800mm is required.

For parallel parking arrangements, the accessible space is to be a minimum 3200mm wide x 7800mm long. A shared area 1600mm wide is required at the same level of the parking space.

- b. Provide a bollard to the shared circulation space as illustrated in AS2890.6, Figure 2.2.
- c. The maximum allowable crossfall of accessible carparking area to be 1:40. This crossfall applies both parallel and perpendicular to the angle of parking.
- d. For covered carparking, the clear height of the accessible carparking space to be 2500mm as illustrated in AS2890.6, Figure 2.7.

- e. Designated accessible carparking is to be identified using the International Symbol for Access (ISA) between 800 and 1000mm high placed as a pavement marking in the centre of the space between 500-600mm from its entry point. The perimeter of the space is to be identified by an unbroken yellow & slip resistant line 80-100mm wide (except where there is a kerb or wall)
- f. Shared space to be identified using yellow slip-resistant & unbroken stripes 150 to 200mm wide with spaces 200 to 300mm between stripes. Stripes to be at an angle of 45° to the side of the space.

### **Pedestrian Crossings**

Where kerb ramps are to be provided at the roadway to provide an accessible path of travel for persons with a disability, kerb ramps are to comply with AS1428.1 and have a maximum gradient of 1:8.

Where the pedestrian crossing is at the same level as the roadway, provide tactile indicators to both sides of the roadway to alert persons with a vision impairment of the hazard. Tactile indicators to be 600-800mm deep across the width pedestrian crossing. Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

### **Threshold Ramp**

Threshold ramps are to offer compliance with AS1428.1 (2009). Requirements are as follows.

- a. Threshold ramp to comply with AS1428.1, Clause 7.5.
- b. Threshold ramp to have a maximum rise of 35mm, maximum length of 280mm and maximum gradient of 1:8.
- c. Threshold ramp to be located within 20mm of the door leaf that it services.

### **Accessible Entrances**

Access requirements for entrances are as follows.

- a. Not less than 50% of all pedestrian entrances including the principal pedestrian entrance must be accessible.
- b. Entrance to comply with AS1428.1, Clause 10 as part of the accessible path of travel.
- c. Doors are to have a minimum clear opening width of 850mm to comply AS1428.1, Clause 10.2 as part of the accessible path of travel (measured from the face of the opened door to the doorstep per AS1428.1, clause 10.2).
- d. Door threshold to be level to provide seamless entry as part of the accessible path of travel. Maximum allowable construction tolerance is

3mm for compliance with AS1428.1 5mm where beveled edges are provided between surfaces.

- e. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1, Clause 10.5)
- f. For glass doors, provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid. AS1428.1, Clause 3.6.
- g. Where double door sets are provided, one door leaf is to be capable of being held in the closed position to provide door opening widths and circulation to comply with AS 1428.1.
- h. For a best practice approach to access, and to assist people with a vision impairment locate the entrance, consider providing features with a minimum 30% luminance contrast to the background surface such as an entry mat or awning.

#### **Non-Accessible Entrances**

The following access requirements apply to the non-accessible entrance.

- a. Provide direction signage displaying the location of the accessible entrance that displays the International Symbol for Access per BCA Specification 15.

#### **Tactile Indicators at Building Entrances**

BCA Clause D4D9 (a) (v) states that for a building that is required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching – in the absence of a suitable barrier – an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building...if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5. If no kerb is provided between the entrance and the driveway area, tactile indicators are required.

The following access requirements apply.

- a. Where no kerb is provided, install tactile indicators for compliance with BCA Clause D3.8 and AS1428.4.
- b. Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background color (or 45% for discrete tactile indicators and 60% for discrete two-tone tactile indicators).
- c. Tactile indicators to be 600-800mm deep across the width of the path of travel set back 300mm from the edge of the driveway / roadway.

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## Circulation Areas Generally

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BCA requires the provision of turning spaces and passing areas to corridors to enable wheelchair circulation throughout a building.

Turning spaces 1540mm wide by 2070mm long are required within 2m of the end of corridors to enable a wheelchair to turn through 90° and passing areas 1800mm wide by 2000mm long are required every 20m along a corridor unless there is a clear line of sight.

Within corridor areas, 1500x1500mm is required to facilitate a 90° turn by a wheelchair. This must be accommodated within accessible areas.

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## Doorways

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Access requirements for doorways within the accessible path of travel are as follows:

- a. Doorways within the accessible path of travel to have a minimum clear opening width of 850mm (measured from the face of the opened door to the doorstop per AS1428.1, clause 10.2). For hinged doors, we recommend the use of a 920mm leaf door as a minimum to achieve adequate clear width, **unless it is a fire or smoke door**, in which case 970mm leaf minimum is usually required. For sliding doors, a 1020mm minimum leaf is required to accommodate the 850mm opening, door D-Pull handle, and 60mm clearance each side of the handle.

For double doors, the dominant leaf must achieve this 850mm clear opening width to facilitate single leaf operation. The NCC D4D3 requires where a doorway on an accessway has multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.

- b. All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1, Figure 31 & 32. Circulation areas to have a maximum crossfall of 1:40.
- c. Doors between indoor and outdoor spaces to have a level threshold for seamless transition.
- d. Doorways to have minimum 30% luminance contrast as described in AS1428.1, Clause 10.1.
- e. Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1), Clause 10.5). Note that within a childcare centre, this is applicable to the unisex accessible sanitary facilities only.
- f. Door handles and related hardware shall be able to be unlocked and opened with one hand per AS1428.1, Clause 10.5.1. The handles shall enable a person who cannot grip to operate the door without their hand slipping from the handle. We recommend the use of lever handles.

- g. For manual controls to automatic doorways, buttons to be located no closer than 500mm from an internal corner and between 500mm and 1000mm from the hinged door leaf or surface mounted sliding door in the open position. Height of controls to be 900-1100mm affl.
- h. Doorways to external areas to achieve a level threshold as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1, 5mm where beveled edges are provided between surfaces.
- i. Doorways to have operational forces per AS1428.1, Clause 10.5.2. A maximum allowable force of 20N is required to operate the door.

#### Doorways within Vestibules and Airlocks

AS1428 has requirements for circulation areas between doorways within vestibules / airlocks to enable independent access for people using a wheelchair. Clause 10.3.5 requires a minimum dimension of 1450mm between doors. Where a doorway encroaches into the space, 1450mm plus the door leaf width is required.

#### Doorways within Vestibules and Airlocks to Ambulant Toilets

AS1428 has requirements for circulation areas between doorways within vestibules / airlocks as part of the path of travel to ambulant toilet cubicles to enable independent access for people using a mobility aid. Figure 34(b) requires a minimum dimension of 900mm between doors. Where a doorway encroaches into the space, 900mm plus the door leaf width is required.

#### Hearing Augmentation

For buildings that are required to be accessible, the BCA (Clause D4D8) requires hearing augmentation systems within auditoriums, meeting rooms and the like **where an inbuilt amplification system, other than the one used for emergency warning is installed**. An induction loop to at least 80% of the floor area is required.

The hearing augmentation system is to be identified using the International Symbol for Deafness.

#### Hearing Augmentation at Service Counters

For buildings that are required to be accessible, the BCA (Clause D4D8) requires hearing augmentation systems at service counters where the user is screened from the service provider. We note that this may not be relevant to this project.

With the implementation of “sneeze screens” as a COVID-19 mitigation measure, the provision of hearing augmentation at service counters has become a critical accessibility issue for people with hearing impairments.

The hearing augmentation system is to be identified using the International Symbol for Deafness.

#### Floor Finishes

All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance is 3mm (5mm for bevelled edges) as part of the accessible path of travel. Refer to AS1428.1(2009), Clause 4.2 for further details.

### **Carpet**

BCA requires that the pile height or pile thickness does not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm.

### **Controls**

Controls such as light switches, GPOs, alarm keypads, card swipes, etc are to be located within the accessible height range of 900-1100mm above the floor level and not within 500mm of an internal corner to comply with AS1428.1, Clause 11.

We recommend that video intercoms be installed at 1200mm affl - this is within the range of common view per AS1428.2 (1992).

### **Visual Indication to Glazing**

Provide decals to all full height glazing that can be mistaken for a doorway to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid.

As a guide, AS1288 (2006) states that the following glazed areas are not considered capable of being mistaken for a doorway:

- The width is less than or equal to 500mm
- The height is less than or equal to 1000mm
- The lowest point of the opening is 500mm or greater above the floor /ground level
- The glazing is opaque, patterned or a leadlight
- Where a chair / crash rail, handrail or transom is provided and located with its upper edges not less than 700mm or its bottom edge not more than 1000mm above the floor
- The panels are louvres with a blade width not greater than 230mm
- The glazing protects a difference in level of 1000mm or more (a balustrade system)

### **Tactile Indicators**

For a building that is required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching a stairway (other than a fire isolated stair); an escalator; a moving walkway; a ramp (other than a fire isolated ramp, step ramp, kerb ramp or swimming pool ramp); and in the absence of a suitable barrier, an overhead obstruction less than 2m above the floor level or an accessway, meeting a vehicular way if there is no kerb or kerb ramp (BCA D4D9).

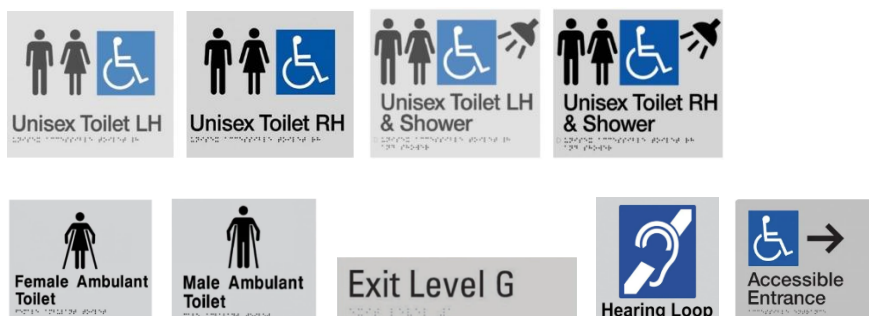
Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background color (45% for discrete tactile indicators and 60% for discrete two-tone tactile indicators).

## Signage

Access requirements for signage are as follows. Note that this does not include general wayfinding signage.

- a. Braille and tactile signage formats as outlined within BCA Specification 15 that incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 must be provided to identify the following:
  - a sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building
  - a space with a hearing augmentation system
  - each door required by E5D5 to be provided with an exit sign and state level
  - an accessible unisex sanitary facility and identify if the facility is suitable for left or right handed use
  - an ambulant accessible sanitary facility 1 and be located on the door of the facility
  - where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access to direct a person to the location of the nearest accessible pedestrian entrance
  - where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary
- b. Braille and tactile components of the sign to be located not less than 1200mm and not higher than 1600mm affl.
- c. Signage to be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door.

Sample signs are as follows. These are examples only – ensure selected signage complies with BCA Specification 15 including provision of Braille locator for multiple lines of text and characters.



## Access to Swimming Pool

The BCA requires access for persons with a disability to swimming pools with a total perimeter greater than 40m that are associated with as Class 1b, 2, 3, 5, 6, 7, 8, or 9 building that this required to be accessible.

For pools required to be accessible by this clause, not less than one accessible entry / exit must be provided by means of a fixed or moveable ramp and an aquatic wheelchair; or a zero depth entry at a maximum gradient of 1:14; or a platform swimming pool lift; or a swing style swimming pool lift.

For pools with a perimeter greater than 70m, the use of a swing stile swimming pool lift is not permitted.

NCC Specification 16 requires the following with respect to ramped access (S16C2):

A fixed or moveable ramp must—

- a. have a slip-resistant surface; and
- b. have a maximum gradient of 1:14; and
- c. have handrails complying with the requirements for ramps in AS 1428.1, installed on both sides of the ramp; and
- d. have kerbs in accordance with the requirements for ramps in AS 1428.1; and
- e. extend to a depth of not less than 900 mm and not more than 1100 mm below the stationary water level; and
- f. have landings in accordance with the requirements for ramps in AS 1428.1, with a landing located at the bottom and top of each ramp and a landing must be located at a level between 900 mm and 1100 mm below the stationary water level.

NCC Specification 16 requires the following with respect to zero depth entry (S16C3):

A zero depth entry must have—

- a. a slip-resistant surface; and
- b. a maximum gradient of 1:14; and
- c. a single handrail complying with the requirements for handrails in AS 1428.1, from the top of the entry point continuous to the bottom level area; and
- d. a level area—
  - i. 1500 mm long for the width of the zero depth entry at the entry point; and
  - ii. located at the bottom of the zero depth entry at a level between 900 mm and 1100 mm below the stationary water level.

NCC Specification 16 requires the following with respect to platform swimming pool lift (S16C5):

A platform [swimming pool](#) lift must be—

- a. capable of being operated from the [swimming pool](#) surround, within the [swimming pool](#), and on the platform; and
- b. located where the water depth is not more than 1300 mm; and

- c. designed to withstand a weight capacity of not less than 160 kg and be capable of sustaining a static load of not less than 1.5 times the rated load.

NCC Specification 16 requires the following with respect to sling-style swimming pool lift (S16C5):

A sling lift must comply with the following:

- a. A sling lift must be located where the water depth is not more than 1300 mm.
- b. When the sling is in the raised position and in the transfer position, the centreline of the sling must be located over the swimming pool surround and not less than 450 mm from the swimming pool edge.
- c. The surface of the swimming pool surround between the centreline of the sling and the swimming pool edge must have a gradient of not more than 1:50 and must be slip-resistant.
- d. A clear space must be provided on the swimming pool surround parallel with the swimming pool edge on the side remote from the water (see Figure S16C5a and Figure S16C5b) and must—
  - i. be not less than 900 mm x 1300 mm; and
  - ii. have a gradient of not more than 1:50; and
  - iii. have a slip-resistant surface; and
  - iv. be located so that the centreline of the space is directly below the lifting point for the sling.
- e. A sling lift must be capable of being operated from the swimming pool surround, within the swimming pool and from the sling.
- f. A sling must be designed so that it will submerge to a water depth of not less than 500 mm below the stationary water level.
- g. A sling lift must be designed to withstand a weight of not less than 136 kg and be capable of sustaining a static load not less than 1.5 times the rated load.

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### **Unisex Accessible Sanitary Compartment**

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Access requirements for the accessible toilet facilities are as follows. These are **CLEAR** dimensions. Provision for wall linings needs to be considered.

- a. Accessible toilet facilities to be unisex facilities for compliance with the BCA.
- b. Unisex accessible facilities to comply with AS1428.1, Clause 12 including set-out of fittings and fixtures, circulation areas and doorways.
- c. Where more than one unisex accessible toilet is provided within the building, they should be in a mirrored configuration to allow for both left and right-handed use.

### WC Pan:

- a. Crucial dimensions for the toilet are 450mm from centreline of pan to side wall, 800mm from front of pan to rear wall and a seat height of 470mm.
- b. A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see figure 43).

- c. Grabrails to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800-820mm.
- d. Toilet seat shall be of the full round type, be securely fixed in position when in use and have fixings that create lateral stability. They should be load rated to 150kg, have a minimum 30% luminance contrast to the background colour (eg pan, wall or floor) and remain in the upright position when fully raised.
- e. Provide a backrest to accessible toilets to comply with AS1428.1, Clause 12.2.4.

#### Basin:

- f. For the basin, a minimum dimension of 425mm is required from the centreline of the basin to the side wall and height of basin to be between 800 and 830mm.
- g. Taps to have lever handles, sensor plates or similar controls. For lever taps, a minimum 50mm clearance to be provided to adjacent surfaces.

### **Unisex Accessible Shower**

Access requirements for the accessible shower facilities are as follows. These are **CLEAR** dimensions. Provision for wall linings needs to be considered.

- a. Accessible showers are to comply with AS 1428.1, Clause 12.5 and include accessible features such as grabrails, adjustable height shower rose and fixtures within an accessible height range.
- b. Floor waste to be positioned 550mm and 580mm from enclosing shower walls as illustrated in AS1428.1, Figure 47a.
- c. The minimum dimension of an accessible shower to be 1160 x 1000mm. A folding seat, at a height of 470mm is to be provided. All taps to be located within the height range of 900-1100mm above the finished floor level.
- d. Circulation space in front of the shower is to be provided as illustrated in AS1428.1, Figure 47.

### **Ambulant Toilet Cubicles**

Requirements for the ambulant toilets are as follows.

- a. Options for the configuration of the ambulant cubicles are illustrated in AS1428.1, Figure 52.
- b. Provide an ambulant cubicle within each bank of male and female toilets in compliance with AS1428.1, Clause 12.
- c. Minimum width of ambulant cubicles to be 900-920mm.



- d. Minimum distance between the front of the WC pan and cubicle door / wall is 900mm,
- e. Seat height to be 460-480mm.
- f. Provide grabrails to ambulant cubicles to comply with AS1428.1, Clause 12 and Figure 52A.
- g. Provide toilet paper holder within the accessible reach zone (within 300mm of the front of the pan at a height less than 700mm).
- h. Doors to have a minimum opening width of 700mm and comply with AS1428.1, Figure 53B.
- i. Provide signage to the ambulant cubicles to comply with AS1428.1, Clause 12.4.

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### Adult Change Facilities

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An adult change facility is required within the building per BCA Clause F3D12 and must be constructed in accordance with Specification 27. Note that this is **in addition to the required unisex accessible toilet facilities**. The adult change facility cannot be combined with any other sanitary compartment.

Each accessible adult change facility must—

- be constructed so that all required equipment and fixtures are contained within the same room; and
- if it is a unisex facility, be located such that it can be entered without crossing an area reserved for one sex only.

In each accessible adult change facility, the following must be provided per Specification F27:

- a. A hoist complying with Clause 3.
- b. A toilet pan, seat, backrest and grabrails complying with Clause 4.
- c. A washbasin and tap complying with Clause 5.
- d. Fixtures and fittings as specified in Clause 6.
- e. A change table complying with Clause 7.
- f. Changing rails complying with Clause 8.
- g. An automated entrance door complying with Clause 9.
- h. Signage complying with Clause 10.
- i. Operating instructions for the hoist and change table in accordance with Clause 11.
- j. Circulation spaces complying with Figure 2.

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### Passenger Lifts

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The following access requirements apply to the lifts. These requirements are for disabled access only and do not include requirements for stretchers.

- a. Lift is to comply with AS1735.12 (1999) and be fully automatic

- b. Minimum internal dimensions of the lift car to be 1400mm wide x 1600mm deep a lift that travels over 12m or,  
Minimum internal dimensions of the lift car to be 1100mm wide x 1400mm deep for a lift that travels less than 12m.
- c. Clear opening of the lift door to be minimum 900mm.
- d. Provide a handrail complying with the provisions for a mandatory handrail in AS1735.12.
- e. Lift call buttons at landings are to comply with AS1735.12 1999. This includes; the centre of buttons shall not be less than 900mm or more than 1200mm affl and not within 500mm of an internal corner. They are to either have continuous illumination from within the button, or a minimum 30% luminance contrast to the background colour. All buttons are to be provided with information in Braille and tactile formats.
- f. Lift call buttons within the lift car are to comply with AS1735.12 1999. This includes; the centre of buttons shall not be less than 700mm or more than 1250mm affl and not within 300mm of an internal corner if adjacent the opening, or 400mm for all other locations. They are to either have continuous illumination from within the button, or a minimum 30% luminance contrast to the background colour. All buttons are to be provided with information in Braille and tactile formats.
- g. Auditory / voice cues are to be provided within the lift car to assist persons with a vision impairment.
- h. Series of door opening devices that will detect a 75mm diameter rod across the door opening between 50 mm and 1550mm above the floor level.
- i. Emergency hands-free communication, including a button that alerts a call centre of a problem, a light to signal that the call has been received by the call centre and a light indicating assistance is being dispatched.

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### Platform Lifts

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The BCA allows the use of three (3) types of lifts over low rise being a low-rise platform lift; a low-rise, low speed constant pressure lift; and a small-sized low-speed automatic lift.

There are three (3) types of platform lifts covered within the NCC

- **low-rise platform lift** ( cannot travel more than 1m)
- **low-rise, low speed constant pressure lift** (cannot travel more than 4m for enclosed type / 2m for unenclosed type) &

- a **small-sized, low-speed automatic lift** (cannot travel more than (12m).

The key difference is the use of a constant pressure button.

If there is a constant pressure button (AS1735.15), the allowable distance the lift can travel is less as the lift stops when the pressure is released – harder to maintain the pressure over a longer distance.

Because of the constant pressure issue, the use of the AS1735.16 (automatic) lift is preferable however, if the floor area and travel distance are within the parameters specified in the NCC, either is fine.

The following access requirements apply to low-rise platform lifts. Confirmation should be sought from the manufacturers to confirm compliance.

- a. Car size should be a minimum of 1100x1400mm to accommodate a wheelchair.
- b. Clear opening of the lift door to be minimum 900mm.
- c. Provide a handrail complying with the provisions for a mandatory handrail in AS1735.12.
- d. All lift control buttons are to be in the accessible height range of 900-1100mm affl and have a minimum 30% luminance contrast to the background colour. This includes buttons within the lift car and at each public lift lobby. All buttons are to be provided with information in Braille and tactile formats.

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### **Stairway Platform Lift**

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The BCA has limitations on the use of this type of lift. It must not:

- be used to serve a space in a building accommodating more than 100 persons,
- be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or
- be used where it is possible to install another type of passenger lift; or
- connect more than 2 storeys; or
- where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or
- when in the folded position, encroach on the minimum width of a stairway

The floor dimensions of the lift to be 810mm wide x 1200mm deep as a minimum.

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### **Stairs – Internal**

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Access requirements for public access stairs are as follows and should be addressed during construction to ensure compliance.

- a. Stair construction to comply with AS1428.1, Clause 8.1.

- b. Stairs to have closed or opaque risers. Open risers cause confusion for persons with a vision impairment and may trigger conditions such as epilepsy due to light penetrating through the open risers.
- c. Where the stair intersects with an internal corridor, the stair shall be set back in accordance with AS1428.1 Figure 26C/D to allow adequate space for handrail extensions and tactile indicators.
- d. Provide handrails, with extensions, to both sides of the stair (AS1428.1, Clause 8.2). Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails should be continuous around the landings where possible.

Handrails are required on both sides of the stair to cater for left and right-handed disabilities. A central handrail is also an acceptable solution where adequate width is available.

- e. Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser.
- f. Stair nosings shall not project beyond the face of the riser.
- g. Provide tactile indicators at the top and bottom of the stair to comply with BCA Clause D4D9 and AS1428.4.1.

Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour. For discrete tactile indicators, 45% luminance contrast is required (60% where two-tone indicators are used).

### Accessible Ramps – Internal

AS 1428.1 has access requirements for accessible ramps as follows:

- a. Ramp to comply with AS1428.1, Clause 7.3. Maximum allowable gradient of the ramp is 1:14, minimum clear width to be 1000mm and maximum length between landings to be 9m (for 1:14 gradient). Increased circulation areas are required at landings to facilitate wheelchair maneuverability.
- b. Accessible ramp is to have a maximum rise of 3.6m (BCA Clause D3D12).
- c. Where the intersection is at an internal corridor, the ramp shall be setback by a minimum 400mm so that the handrail complying with Clause 8 does not protrude into the transverse path of travel (AS1428.1, Clause 7.3 (g)).
- d. Provide handrails, with extensions, to both sides of the ramp to comply with AS1428.1, Clause 8. Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails are required on both sides of the ramp to cater for left and right handed disabilities.

- e. Where ramp is not enclosed, provide kerb rails in accordance with AS1428.1. The height of kerb rails is to be less than 65mm or greater than 150mm above the finished surface level. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail.
- f. Provide tactile indicators at the top and bottom of the ramps to comply with BCA Clause D4D9 and AS1428.4. Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

Tactile indicators at the top and bottom of the ramps to be 600-800mm deep across the width of the ramp and set back 300mm from the edge of the ramp (refer AS1428.4, Figure A1).

### Fire Isolated Egress Stairs

Designated fire egress stairs are not considered public access stairs and therefore are not subject to the requirements of AS1428.1 with the exception of contrasting nosing strips and handrail requirements. These are required per AS1428.1.

- a. Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser.
- b. Stair nosings shall not project beyond the face of the riser.
- c. Handrails in a required exit serving an area required to be accessible, are to be designed and constructed to comply with AS 1428.1, Clause 9

Note: handrails within fire-isolated stars are required to one side only and do not require the provision of handrail extensions. They must have a diameter between 30-50mm; be between 865-1000mm high above the nosing; be a consistent height along the length of the stair – no vertical sections; have a clearance to the wall not less than 50mm; have no obstruction along the length of its passage; and have an end that turns through 180, turns to the ground, or returns fully to an end post.

We recommend the use of the staggered stair to maintain a constant height along the length of the handrail.

### Slip Resistance

The BCA defines the following slip resistance requirements for stairs and ramps:

| Application                                      | Surface Conditions |           |
|--------------------------------------------------|--------------------|-----------|
|                                                  | Dry                | Wet       |
| Ramp steeper than 1:14                           | P4 or R11          | P5 or R12 |
| Ramp steeper than 1:20 but not steeper than 1:14 | P3 or R10          | P4 or R11 |
| Tread or Landing surface                         | P3 or R10          | P4 or R11 |
| Nosing or landing edge strip                     | P3                 | P4        |

## Adaptable Units

An adaptable housing unit is defined by AS4299 as follows:

*A housing unit which is designed and constructed to meet the performance requirements stated in the standard. It is designed in such a way that it can be modified easily in the future to become accessible to both occupants and visitors with disabilities of progressive frailties.*

There are requirements for both the pre-adaption state and post-adaption states. In the pre-adapted state, an adaptable unit is required to be “visitable” and these requirements are applicable at the time of construction. Other elements are to be provided on adaption of the unit.

At **time of construction**, the following are required:

- An accessible entrance per AS1428.1
- A visitable toilet at the entry level per AS4299
- A path of travel from the entrance to the visitable toilet and living area

At **time of adaption**, the following are required:

- Compliance with AS4299 Appendix A – essential criteria. This includes kitchen layouts, laundry layouts, carparking, etc

The following requirements for adaptable apartments are based on AS4299, Section 4 – Design of the Housing Unit, essential criterion as listed in Appendix 1, AS4299 Schedule of Features for Adaptable Housing. Compliance with the following features will achieve a Class C adaptable housing unit.

### Private Car Accommodations

Private carparking spaces for adaptable housing units shall be large enough to enable a person with a wheelchair to get in and out of both the car and the parking space. A width of 3.8m is necessary to enable the driver to alight, open the passenger door and assist a person with a disability into a wheelchair. A clear vertical clearance of 2.5m is desirable.

The introduction of AS2890.6 in 2009 offers an approach to the provision of accessible carparking that can be easily accommodated in a standard carparking layout. It offers an accessible space 2400mm wide with a circulation area 2400mm wide adjacent to the space (4800mm for a single space). The circulation area can be “shared” between two accessible spaces (7200mm for two spaces). This offers carparking spaces in excess of the minimum requirement of AS4299 (3800mm).

### Letterboxes

Letterboxes to adaptable housing units should be located on a hard standing area connected by an accessible path of travel to the adaptable housing unit. Letterboxes to adaptable apartments should be provided within the accessible height range of 900-1100mm affl.

### Accessible Entrance

Entrances to adaptable housing units are to comply with AS4299 Clauses 4.3.1 and 4.3.2. AS4299 which require that the entry doors comply with AS1428.2 **at time of construction**. The minimum clear opening width of the doorway is to be 850mm and allow for wheelchair maneuverability (provide minimum 1550mm long area in front of the doorway). Entrances to the adaptable housing units to be weatherproofed.

Door hardware is to comply with AS1428. In this regard, entry door hardware is to be in the accessible height range of 900-1100mm above finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

### Doorways

Doorways throughout adaptable housing units are required to have a clear opening width of 820mm. **At time of construction, an accessible path of travel within the meaning of AS1428.1 is required from the entrance to the visitable toilet and living area.** Other door circulation areas are to comply with AS1428.1 on adaption of the unit.

All door hardware is to be operable with one hand and in the height range of 900-1100mm above the floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

### Internal Corridors

There is a requirement for all corridors to be minimum 1000mm.

### Visitable Toilet

Each adaptable housing unit is required to have a toilet on the entry floor that is a visitable toilet within the meaning of AS4299 **at time of construction**. The toilet is to be installed in compliance with AS1428 (correct set-out distance from fixed walls) and have the capacity to accommodate a grabrail that complies with Figure 4.5 of AS4299. A circulation area 1200mm x 900mm in front of the toilet and clear of door swings and fixtures is required complying with Figure 1.1 of AS4299. Slip resistant floors are also required.

### Bathrooms

Bathrooms within an adaptable housing unit are to comply with AS1428 after adaption. Issues to be considered include slip resistant floor, shower minimum 1100x1160mm with future provision for accessible features including handheld shower and grabrails, shower waterproofing to AS3740, recessed soap holder, washbasin with knee clearance, adequate circulation areas, automatic control of hot water, double GPO next to the mirror and the provision of capstan or lever taps. Refer to AS4299, Clause 4.4.4.

### Kitchens

Essential requirements for kitchens within an adaptable housing unit allow for future adaption and include items such as sinks, taps, cooktops, location of



oven, cupboard handles, general power outlets, dimensions of the space and location of refrigerator.

Kitchens are required to have a clear space between benches of 1550mm. An area of bench top 800mm wide is required that can be adjusted through the height range of 750 – 850mm above floor level. Alternatively, a section of this dimension needs to be easily replaceable to achieve this requirement.

### **Bedrooms**

At least one bedroom within an adaptable housing unit is required to have adequate space for a wardrobe and a queen size bed with minimum 1540mm wide circulation at the foot of the bed (for compliance with AS1428.2, Clause 6.1).

### **Living Area**

Living areas within an adaptable housing unit are required to have circulation areas that allow a wheelchair to maneuver within the space **at time of construction**. In this regard, an area with 2250mm diameter is required, clear of furniture. AS4299, Clause 4.7 outlines this requirement. A telephone outlet adjacent to a general power outlet is also a requirement for living areas.

### **Laundry**

Requirements for laundry areas within adaptable housing units include the provision for an automatic washing machine / clothes dryer with clear space in front of the appliances. An area of 1550mm diameter will achieve this requirement. Laundries are to have slip resistant floors and door circulation areas in compliance with AS1428.1.

### **Floors Generally**

AS4299 requires that all floor surfaces including bathrooms, laundry and external paved surfaces be slip resistant to comply with AS3661.1.

Non-essential items include that after modification, carpets should have short pile and consideration should be given to the fire hazard indices. Floors should be easily cleanable and bold patterns should be avoided to eliminate confusion for persons with vision impairment.

### **Ancillary Items**

Ancillary items are not considered essential items. Switches such as light switches must be located within the accessible height range of 900-1100mm above the floor level.

Power outlets should be located at a height not less than 600mm affl – a height of 1000mm is preferred. They should be located not less than 500mm from internal corners.



## Appendix 2 | Best Practice Options for Consideration

We recommend a best practice approach to accessibility that goes beyond minimum standards and embraces the intent of the DDA. The following measures will promote inclusion and participation for all users and have been developed with consideration to the principles of Universal Design, enhanced Australian Standards for accessibility, industry partner accessibility and inclusion guidelines and international legislation.

### Terminology (Best-practice recommendation)

The use of positive terminology such as “accessible” should be used when referring to accessible facilities such as toilets and carparking. This term is preferable to “disabled” which is commonly used. This principle is to be adopted through the design and documentation of a project and on signage throughout the completed building.

### Accessways – External Environment

We recommend that the accessible path of travel be a minimum 1200mm wide to comply with AS1428.2. For a wheelchair and a pram to pass 1500mm is required and for two wheelchairs to pass requires 1800mm. Wider pathways will allow easy access for more people who have a permanent disability, people with a temporary disability, people pushing prams and elderly people using walking frames and the like. This is in keeping with the principles of Universal Design.

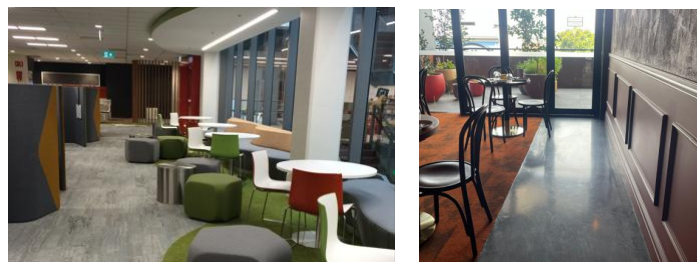
Resting areas should be provided at 60m intervals along the accessway in keeping with AS1428.2 and include seating and wheelchair spaces.



### Accessways – Internal Environment

Internally, we recommend that an accessible path of travel a minimum 1000mm wide (1200mm preferred) be provided clear of the furniture arrangement. Furniture should also be kept clear of required doorway circulation areas and turning areas.

For larger buildings, seating should be provided at 60m intervals along accessways / corridors in keeping with AS1428.2 with wheelchair spaces adjacent to the seating.



## Accessible Carparking

While there are mandatory requirements for the configuration and number of accessible car parking spaces within a development, there are no requirements around location or shelter. Going beyond minimum compliance to promote usability, dignity, and independence for people with disabilities is encouraged.

We recommend that accessible carparking be located as close to the building entrance as possible without the need to cross lanes of traffic.

Consideration should also be given to the provision of undercover accessible carparking. This offers protection from rain, heat, and wind, improving comfort and safety during entry and exit from vehicles and when travelling to the building entrances. It also reduces risk of slips or falls on wet or hot surfaces. The provision of undercover access between carparking and entrances aligns with universal design principles by offering equitable amenity and comfort.

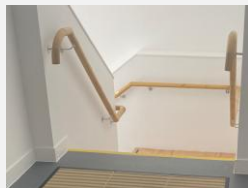
Adequate, uniform lighting, especially for after-hours access and safety, that minimises glare or shadows near circulation paths is another factor for consideration.

## Automatic Entrance Doors

The provision of automatic sliding doorways maximizes access for people with a disability. Further, delivery drivers, people carrying parcels and the elderly also benefit from the provision of automatic doors. Automatic doors provide safe, convenient access for everyone, regardless of age or ability in keeping with universal design principles. They also offer COVID-19 mitigation measures, reducing the transfer of germs and bacteria.

## Luminance Contrast

Mandatory items within the BCA and AS1428.1 that require luminance contrast are tactile indicators, accessible toilet seats and doorways. Provision of a minimum 30% luminance contrast between the following elements can also be provided as a best practice measure to ensure ease of use:

|                                                                                     |                                                                                                                            |                                                                                      |                                                                                             |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|  | between floors and walls or between walls and skirting boards                                                              |  | between the ground surface and obstructions such as columns, bollards, and street furniture |
|  | between the floor and the entrance mat, where provided (this allows people with vision impairment to locate the entrance). |  | between handrails and mounting surface                                                      |

|                                                                                   |                                                                               |                                                                                    |                                                                                                                                        |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
|  | between the door and door hardware                                            |  | between bathroom fittings and the mounting surface                                                                                     |
|  | between overhead cupboard doors and exposed edge when cupboard doors are open |  | between cupboard doors and handles; between cupboard doors and floor; between cupboard doors and benchtops; between benchtop and sink; |

### Visual Indication to Glazing (additional measures)

To ensure full height glazing that can be mistaken for a doorway is highlighted, we recommend the provision of a “double decal” as per international precedent.

This involves the provision of two (2) decal strips that have a minimum 30% luminance contrast to each other. As such, the background colour does not need to be relied upon.

### Wayfinding – Signage

Signs and symbols should be provided to inform all users. A signage system which informs all users is encouraged. The use of pictograms and directional cues is recommended as is the use of luminance contrast to ensure the message is clear and legible.



### Wayfinding – Landmarks and Tactile Indicators

To assist people with vision impairment navigate their environment, the use of directional tactile indicators can



be implemented, noting that their use should be minimised. The design of directional tactile indicators is site / building specific.

Additionally, landmarks such as entry features, statues, sculpture, fountains, or other unique features can be used as a means of way-finding throughout a building. This especially assists people with intellectual disabilities.

### Accessible Service Counters

The provision of an accessible section of counter will benefit people using wheelchairs and people of short stature.

AS1428.2 contains access requirements for service counters and recommends the height of the counter be between 750mm ( $\pm 20$ ) and 850mm ( $\pm 20$ ) above the finished floor level and have foot and knee clearance under the counter. The minimum width of an accessible counter and clearance below is recommended as 900mm.



### Kitchenettes

While not a statutory requirement, the provision of wheelchair accessible benches promotes inclusion. Some key principles are as follows:

|                                                                                                                                                                            |                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <p>The height of benches should be between 700-850mm affl noting that no height will suit all users.</p>                                                                   | <p>Clearance in front of the bench of 1540mm is encouraged to facilitate a 180° turn by a person using a wheelchair.</p>               |
| <p>Acceptable hardware for cupboards includes touch latches and D-shaped pull handles.</p>                                                                                 | <p>Provision of a pull-out shelf in lieu of under bench clearance.</p>                                                                 |
| <p>Provision of taps and instant hot water taps on the side of the sink and within 300mm of the front edge of the bench so as to be within easier reach is recommended</p> | <p>Base cabinet without a fixed base or fixed internal shelves so that a person using a wheelchair can open the doors and wheel in</p> |



|                                                                                                                                     |                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <p>A shallow sink is recommended. optimum bowl depth is 150mm with clearances under as per as1428.1 requirements for handbasins</p> | <p>Cupboard contents labels with large print text and symbols + braille helps in communal kitchens</p>                        |
| <p>Provision of luminance contrasting bench tops</p>                                                                                | <p>Large, coloured paddles with braille content on instant hot water dispenser where there is a staff member who is blind</p> |

## Workstations and Desks

Consideration should be given to the provision of accessible height workstations. Adjustable height workstations and desks promote an inclusive environment for all users and enable sit-to-stand opportunities, promoting an active workplace.

## Seating

A proportion of accessible seating should be provided that offers provides back and arm rests.

A seat height of 450mm is optimal; with arms that extend a further 260mm +/- 40mm in height. Armrests should not extend beyond the perimeter of the base or legs of the seat to ensure stability of the chair when rising with use of only one armrest.

Where seats are located adjacent to accessways:

|                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The seat should be set back at least 600mm to allow leg room without obstructing the adjacent path of travel.</p>  | <p>A paved area provided to one side of the bench will allow a person using a wheelchair to either transfer onto the seat or sit next to the seat without obstructing the path of travel. This area also provides an area to park bikes and/or prams to keep the main path of travel clear</p> | <p>Note - the use of a contrasting material between the main path and the seating area aids with visual identification of the walkway.</p>  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Furniture and Joinery Hardware



The use of D-type pull handles to furniture and joinery that provide a minimum 35mm clearance between the rear face of the handle and the face of the drawer is generally recommended to promote accessibility and inclusion.

A minimum of 30% luminance contrast between the handle and the cupboard is also recommended to assist people with vision impairment locate the handle.

## Picnic Tables

For accessible picnic tables, the typical bench seating should be omitted to one side to provide a clear space under to facilitate wheelchair access. The height of the table should be between 750mm ( $\pm 20$ ) and 850mm ( $\pm 20$ ) per AS1428.2 (1992) requirements for accessible tables / counters generally.



## Barbeques

The height of the accessible barbeques should ideally be between 750mm ( $\pm 20$ ) and 850mm ( $\pm 20$ ) per AS1428.2 (1992) requirements for accessible kitchen counters generally. Controls should be located at the front of the cooktop for ease of reach.



## Accessible Adult Change Facility

While not required within most developments, the provision of an accessible adult change facility promotes inclusion for all users. An Accessible Adult Change Facility is a toilet and change facility that caters for users with high support needs and their carers where they require additional space, assistance and specialised equipment to allow them to use toilets safely and comfortably. Accessible adult change facilities are based on 'Changing Places' that are based on a model developed in the UK.



### Reset Room

A reset room is a quiet, low-stimulus space designed to help individuals regulate their emotions, reduce stress, and regain composure before re-engaging with their environment or tasks. Often used in schools, workplaces, and healthcare settings, reset rooms provide a calming atmosphere through soft lighting, comfortable furniture, and minimal sensory distractions. They are particularly beneficial for people who experience sensory overload, anxiety, or emotional distress, allowing time and space for self-regulation. They support wellbeing, emotional control, and inclusion by offering a safe environment where individuals can “reset” and return to participation in a calm, focused state.

### Emergency Call Button in Sanitary Compartments

If provided, emergency call button should be located at 600+/- 20mm above the finished floor level in front of the toilet roll holder to enable ease of access for someone who has fallen off the pan. People do fall off the pan, in particular those with no or limited upper trunk control.

### Provision of “Bed- Shakers”

We recommend the provision of “bed-shakers” within accommodation buildings such as hotels or boarding houses. For a person with hearing loss who is unable to hear the emergency alarm or smoke alarm, an alerting system becomes a critical aspect in terms of emergency egress. The alert is activated when an accompanying traditional smoke / fire alarm sounds.



### Doors to Residential Apartments

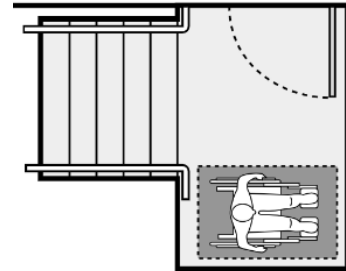
We recommend that doors that provide entry of residential apartments achieve a clear opening width of 850mm as per doorways within the accessible path of travel. This promotes visitability and aids in the moving of furniture to and from the apartment.

### Fire Egress Doors

We recommend that fire egress doors achieve a clear opening width of 850mm as per doorways within the accessible path of travel. This permits the use of the landings within fire isolated egress stairs to be used as a shelter in place option for people with disabilities.

## Places of Comparative Safety

Consider providing a refuge area within fire isolated stairs by incorporating an 800mm x 1300mm area at stair landings of every accessible floor. A 1000mm unobstructed egress width to the area should be provided.



We recommend that signage displaying the International Symbol of Access (ISA) be provided to identify any places of comparative safety provided. Signage should state that the area is safe in the event of an emergency. Evacuation procedures for the building should address the provision of places of comparative safety for people with limited mobility.

We also recommend that as a part of the emergency evacuation plan for the building, egress for persons requiring assistance be addressed. The provision of places of comparative safety within fire isolated passages would be advantageous to persons with a disability. This consists of a waiting area large enough to accommodate a wheelchair where persons can wait for assistance from emergency services. The waiting area should be identified with appropriate signage that incorporates the International Symbol for Access.

## Lighting and Glare

Minimum interior lighting levels should generally consider AS1428.2 (1992) Clause 19. Consistent lighting levels should be provided throughout, without pools of light or dark areas. Glare and excessively reflective surfaces should be avoided. This includes glare from windows.

## Lockers

The provision of lockers at a suitable height for people using a wheelchair is recommended. The height range for accessible lockers to be 230mm-1350mm AFFL based on the reach ranges prescribed in AS1428.2 (1992).



## Electric Vehicle Charging Stations

An accessible electric vehicle (EV) charger ensures that people with disabilities—including drivers or passengers who use wheelchairs, have limited mobility, or sensory impairments—can independently use EV charging infrastructure.

Key features should include a clear floor areas adjacent to the charger to facilitate a wheelchair turning area (1540x2070mm); kerb-free / step-free access; reachable

controls (within the accessible height range and not within 500mm of an internal corner); a level non-slip surface; lightweight cables; adequate lighting accessible user interface and visual status indicators, like the status of ev charging, should also be discernible by sound (or touch)



### Wheelchair Charging Stations

Wheelchair charging stations are designated locations where people using electric or powered wheelchairs and mobility scooters can safely recharge their devices. They help promote independence, reduce anxiety about battery depletion, and support accessibility in public and private spaces.

Key features include: power outlets (standard and USB) within the accessible height range and not within 500mm of an internal corner; a sheltered location that is protected from the weather; a seating / resting space or waiting area for comfort during charging; clear signage; and overall protections, timers to prevent over charging.

Wheelchair charging stations are commonly provided within transport hubs, shopping centre, universities, libraries, hospitals, museums and galleries.

### Accessible Swimming Pool Gates

Providing accessible pool gates is important to ensure that aquatic facilities can be used safely and independently by people with a range of mobility, strength and coordination abilities. An accessible pool gate should provide a clear opening width and circulation areas consistent with accessible path of travel requirements, operate with minimal force, and incorporate hardware that can be grasped and used with one hand without tight twisting or pinching.



The latch and release mechanism should be located within an appropriate reach range and positioned so it can be operated from a stable standing or seated position, while still maintaining required safety provisions for child protection. Gate thresholds should be level to allow smooth wheelchair or walker passage, and the surrounding circulation space should allow sufficient manoeuvring room.

[AccessLatch Magnalatch Gatestop Bundle for Wheelchair Access](#)

### Tiered seating



Consideration should be given to the following elements for a best practice approach to tiered seating:

- If the top tier is adjacent to an accessway/pedestrian area, provide environmental indicators for the start of the seating area for people with low vision (for example, a kerb, bench seat or handrail could be provided along the top tier).
- Provide luminance contrast to different elements of the tiered seating: between the stairs and the seating; between seat surface and the riser; and between an accessway and the seating area.
- Provide dual handrails to central stairs used for access to that people can pass in opposite directions within losing their handhold of the handrail.
- Provide a step free path of travel between the top and bottom of the tiered seating area.
- Provide wheelchair seating spaces at more than one location in the seating area to provide a choice of seating locations (such as both at the bottom and top tier).

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### Playspaces

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The 'Everyone Can Play Guidelines' provides a toolkit for developing outdoor areas that embrace inclusive design. The three key aspects are:

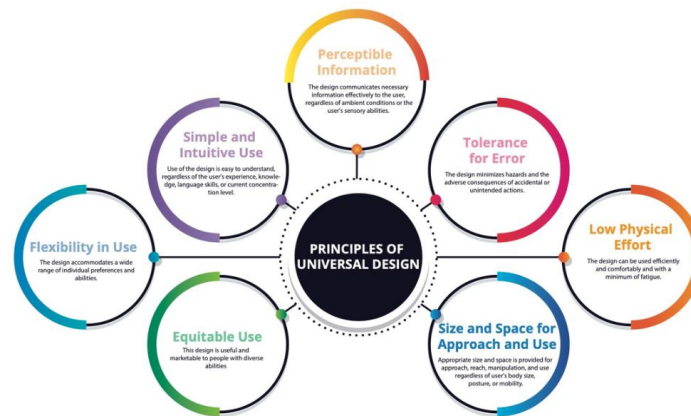
**Can I get there?    Can I play?    Can I stay?**

The following basic accessibility factors need to be considered in the design of playgrounds:

- A formed accessway should connect the different play pieces and facilities
- Diverse seating options that cater to various needs, such as different heights and supportive features like backrests and armrests, should be provided. Seating should be provided close to each element of the playspace so that a person supervising the children can sit down in close proximity.
- Adequate clearance space next to seats to allow easy accommodation of strollers, wheelchairs, or mobility devices without blocking pathways.
- Provision of accessible drinking water fountains
- Inclusion of sanitary facilities

## The Principles of Universal Design

At the Center for Universal Design at North Carolina State University, a group of architects, product designers, engineers, and environmental design researchers established the following set of principles of universal design to provide guidance in the design of environments, communications, and products. We recommend that they be implemented within the design of the built environment.



### Equitable Use

The design is useful and marketable to people with diverse abilities. For example, a website that is designed so that it is accessible to everyone, including people who are blind, employs this principle.

### Flexibility in Use

The design accommodates a wide range of individual preferences and abilities.

### Simple and Intuitive Use

Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

### Perceptible Information

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

### Tolerance for Error

The design minimises hazards and the adverse consequences of accidental or unintended actions.

### Low Physical Effort

The design can be used efficiently and comfortably and with a minimum of fatigue.

### Size and Space for Approach and Use

Appropriate size and space are provided for approach, reach, manipulation, and use regardless of the user's body size, posture, or mobility.

