

Job No: IAC-183

10 October 2013

**THE UNIVERSITY OF SYDNEY
SERVICES BUILDING G12
22 CODRINGTON STREET
DARLINGTON NSW 2008**

Reference: **ACCESSIBILITY – ABERCROMBIE STREET
STUDENT ACCOMMODATION PROJECT**

Attention: Ms Barbara Beier

Dear Madam,

In accordance with your instructions we have prepared this access report to accompany the W75 for the proposed student accommodation project located at Abercrombie Street Chippendale.

This access report has been structured in accordance with the provisions of the Disability (Access to Premises) Standard 2010.

Once planning consent has been approved detailed documentation addressing the specific details and requirements of the access legislation, codes and standards will need to be documented in the Construction Certificate documentation.

Please feel free to contact us should you wish to discuss any aspect of this Access Report.

Yours sincerely,



RICHARD SEIDMAN

M.PropDev (UTS), BArch (Hons) (UNSW),
ARB Reg No 4700,
ACAA Associate Member (No 330)

iAccess Consultants is a division of Seidman & Associates Pty Ltd ABN 37 002 648 615

ACCESS REPORT

ABERCROMBIE STUDENT ACCOMMODATION ABERCROMBIE STREET DARLINGTON NSW 2006

Prepared by

iAccess Consultants

A division of Seidman & Associates Pty Ltd

ABN 37 002 648 615

10 October 2013

Revision C

Executive Summary

This access report has been prepared to accompany the W75 for the student accommodation development proposed to be constructed at Abercrombie Street Chippendale. The proposed development comprises:

- 1 basement level
- Ground floor entry, common areas and student accommodation
- Levels 2-4 comprising student accommodation rooms and common areas

A total of 200 student accommodation rooms is proposed in this W75 application. The proposed development proposes residential BCA Class 2 use. Bicycle storage has been incorporated into the basement level. There is no car parking associated with this development.

The development comprised 10 accessible rooms located across the building. The designs of these rooms indicate an accessible toilet/shower arrangements and circulation areas. The detailing of the joinery elements to be installed in the rooms will need to be reviewed when detailed.

The common areas proposed for this development comprise:

- External courtyard areas
- Café
- Common areas
- Music room
- Meeting rooms
- laundry

This report confirms that the provisions for compliance with the accessible requirements nominated in the Disability (Access to Premises – Building) Standard 2010 have been incorporated into the design proposed. The detail of the requirements of the Standard will need to be demonstrated in the detailed design associated with the Documentation process.

The proposal incorporates one (1) adaptable unit which is to be designed to meet the requirements of AS4299 Class C. In addition to this Standard the design is assessed for compliance with AS1428, AS1735 and AS2890.6.

Disability Discrimination Act 1992

Section 23 of the Disability Discrimination Act 1992 states:

It is unlawful for a person to discriminate against another person on the ground of the other person's disability:

- a) by refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled or allowed to enter or use (whether for payment or not); or*
- b) in the terms or conditions on which the first-mentioned person is prepared to allow the other person access to, or the use of, any such premises; or*
- c) in relation to the provision of means of access to such premises; or*
- d) by refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not); or*

- e) *in the terms or conditions on which the first-mentioned person is prepared to allow the other person the use of any such facilities; or*
- f) *by requiring the other person to leave such premises or cease to use such facilities.*

The Disability Discrimination Act 1992 is complaints based legislation and the Commissioner once having heard and assessed the level of discrimination may issue orders to rectify.

Legislative framework

The legislation addressing accessibility is documented in the following Act, Code and Standards:

- Disability Discrimination Act 1992
- Disability (Access to Premises - Buildings) Standards 2010 (DDA 1992)
- National Construction Code (BCA 2013)
- AS1428.1:2009 Design for access and mobility - General requirements for access - New building work
- AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
- AS1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- AS2890.6:2009 Parking facilities - Off-street parking for people with disabilities
- AS1735.7 Lifts, escalators and moving walks - Stairway lifts
- AS1735.12:1999 Lifts, escalators and moving walks - Facilities for persons with disabilities
- AS1735.15 Lifts, escalators and moving walks - Low rise passenger lifts - Non-automatically controlled
- AS4299:2005 Adaptable Housing

Access Report

The access Report following has adopted the headings of the Disability (Access to Premises) Standard 2010. The Standard provides a framework for analysis and when coupled with the technical provisions of the Building Code of Australia, the AS1428 and AS1735.12 Australian Standards provide certainty and direction to address accessibility compliance.

Architectural Documentation

The following documents prepared by Nettleton Tribe Architects and 360° landscape architects form the basis of this access report:

DA01[D]	Basement Plan
DA02[D]	Ground Floor Plan
DA03[D]	Levels 1 & 2 Plan
DA04[D]	Levels 3 & 4 Plan
DA05[D]	Elevations
DA06[D]	Sections
DA08[D]	Apartment Types
LAN-A-00	Title Page
LAN-A-01	Landscape Plan

LAN-A-02 Typical Sections

LAN-A-03 Planting Palette

Access Report

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
A4.1	<p>Classifications</p> <p>Class 3 — a residential building, other than a building of Class 1 or 2, which is a common place of long term or transient living for a number of unrelated persons, including:</p> <ul style="list-style-type: none"> a) a boarding-house, guest house, hostel, lodging-house or backpackers accommodation; or b) a residential part of an hotel or motel; or c) a residential part of a school; or d) accommodation for the aged, children or people with a disability; or e) a residential part of a health-care building which accommodates members of staff; or f) a residential part of a detention centre 	Note
DP1	<p>Performance requirement</p> <p>Access must be provided, to the degree necessary, to enable:</p> <ul style="list-style-type: none"> a) people to: <ul style="list-style-type: none"> i. approach the building from the road boundary and from any <i>accessible</i> carparking spaces associated with the building; and 	Satisfied

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	ii. approach the building from any accessible associated building; and	Satisfied
	iii. access work and public spaces, accommodation and facilities for personal hygiene; and	Satisfied
	b) Identification of accessways at appropriate locations which are easy to find.	Not Applicable
DP4	<p>Performance requirement</p> <p><i>Exits</i> must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to:</p> <ul style="list-style-type: none"> a) the travel distance; and b) the number, mobility and other characteristics of occupants; and c) the function or use of the building; and d) the height of the building; and e) Whether the <i>exit</i> is from above or below ground level. 	A detailed description addressing how egress from the building for persons with disabilities will need to be prepared.

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
DP6	Performance requirement So that occupants can safely evacuate the building, <i>accessways</i> to <i>exits</i> must have dimensions appropriate to: <ul style="list-style-type: none"> a) the number, mobility and other characteristics of occupants; and b) the function or use of the building. 	A detailed description addressing how egress from the building for persons with disabilities will need to be prepared.
DP8	Performance requirement Carparking spaces for use by people with a disability must be: <ul style="list-style-type: none"> a) provided, to the degree necessary, to give equitable access for carparking; and b) designated and easy to find. 	Not Applicable
DP9	Performance requirement An inbuilt communication system for entry, information, entertainment, or for the provision of a service, must be suitable for occupants who are deaf or hearing impaired.	Not Applicable
D3.1	General Building Access Requirements Class 3	
Table D3.1	Common areas - From a pedestrian entrance required to be accessible to at least one floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level	Satisfied The detailed design for the entrance to the development at the front door on Abercrombie Street will need to demonstrate how the change in levels are addressed

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	Common areas - To and within not less than one 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, lunchroom, lounge room, or the like	Satisfied
	Common areas - 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.	Satisfied
	Sole Occupancy Units Not more than 2 required accessible sole-occupancy units may be located adjacent to each other Where more than 2 accessible sole-occupancy units are required, they must be representative of the range of rooms available	Satisfied
	101-200 Sole Occupancy Units 5 accessible sole-occupancy units plus 1 additional accessible sole-occupancy unit for every 25 units or part thereof in excess of 100	Satisfied

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
D3.2	Access to Buildings	
	(1) An <i>accessway</i> must be provided: (a) to a building <i>required</i> to be <i>accessible</i> ;	Satisfied
	(b) from the main points of a pedestrian entry at the allotment boundary; and I. from another <i>accessible</i> building connected by a pedestrian link; and II. from any <i>required accessible</i> carparking space on the allotment.	Satisfied
	(2) In a building <i>required</i> to be <i>accessible</i> , an <i>accessway</i> must be provided through the principal pedestrian entrance, and: a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and b. in a building with a total <i>floor area</i> more than 500sqm, a pedestrian entrance which is not <i>accessible</i> must not be located more than 50 m from an <i>accessible</i> pedestrian entrance; except for pedestrian entrances serving only areas exempted by clause D3.4.	Satisfied

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
D3.3	Parts of buildings to be accessible	
	In a building <i>required</i> to be <i>accessible</i> : a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:	
	i. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and	Satisfied
	ii. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;	<p>Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation.</p> <p>The siting of the stairway to the walkway will need to comply with the requirements of Figure 26(A) of AS1428.1. The line of the top riser will need to be setback a minimum of 900mm from the boundary.</p> <p>Handrails will need to be provided to both sides of the stairway and be designed to the requirements of Clause 11.2 of AS1428.1.</p> <p>The following is an extract from AS1428.1 addressing this item</p>

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
		<p>11 STAIRWAYS</p> <p>11.1 Stair construction</p> <p>Where required, stairs shall be constructed as follows:</p> <ul style="list-style-type: none"> (a) Where the intersection is at the property boundary, the stair shall be set back by a minimum of 900 mm so that the handrail (complying with Clause 12) and TGSIs do not protrude into the transverse path of travel, as shown in Figure 26(A). (b) Where the intersection is at an internal corridor, the stair shall be set back in accordance with Figure 26(B). <p>NOTE: Examples of stair handrail terminations are given in Figures 26(C) and 26(D).</p> <ul style="list-style-type: none"> (c) Stairs shall have opaque risers. (d) Stair nosings shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25 mm, as shown in Figures 27(A) and 27(B). (e) Stair nosing profiles shall— <ul style="list-style-type: none"> (i) have a sharp intersection; (ii) be rounded up to 5 mm radius; or (iii) be chamfered up to 5 mm × 5 mm.
		<ul style="list-style-type: none"> (f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3. (g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm. (h) TGSIs shall be installed in accordance with AS 1428.4.1.

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	iii. for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;	<p>Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation.</p> <p>The following is an extract from AS1428.1 addressing this item:</p> <p>(f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3.</p> <p>(g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.</p>
	b) every passenger lift must comply with clause E3.6;	<p>Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation</p>
	c) accessways must have: <ul style="list-style-type: none"> i. passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and ii. turning spaces complying with AS 1428.1: <ul style="list-style-type: none"> A. within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and B. at maximum 20 m intervals along the accessway; 	<p>Complies</p>

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	d) an intersection of <i>accessways</i> satisfies the spatial requirements for a passing and turning space;	Satisfied
	e) a passing space may serve as a turning space;	Satisfied
	f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a <i>storey</i> or level other than the entrance <i>storey</i> in a Class 5, 6, 7b or 8 building- (i) containing not more than 3 <i>storeys</i> ; and (ii) with a <i>floor area</i> for each <i>storey</i> , excluding the entrance <i>storey</i> , of not more than 200sqm.	Not Applicable
D3.5	Carparking	
	Class 3 residential	Not Applicable as no carparking is provided as part of this application.

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
D3.6	Signage	
	<p>In a building <i>required</i> to be <i>accessible</i>:</p> <p>a) braille and tactile signage complying with Part D4 and incorporating the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 must identify each:</p> <ul style="list-style-type: none"> i. sanitary facility, except a sanitary facility within a <i>sole-occupancy unit</i> in a Class 1b or Class 3 building; and ii. space with a hearing augmentation system; and 	<p>The signage and graphics package was not provided as part of the documentation provided for review.</p> <p>Compliance with Section D3.6 and Specification D3.6 of the BCA will need to be demonstrated in the signage documentation package.</p>
	<p>b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying:</p> <ul style="list-style-type: none"> i. the type of hearing augmentation; and ii. the area covered within the room; and iii. (iii) if receivers are being used and where the receivers can be obtained; and 	<p>The signage and graphics package was not provided as part of the documentation provided for review.</p> <p>Compliance with Section D3.6 and Specification D3.6 of the BCA will need to be demonstrated in the signage documentation package.</p>
	<p>c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and</p>	<p>The signage and graphics package was not provided as part of the documentation provided for review.</p> <p>Compliance with Section D3.6 and Specification D3.6 of the BCA will need to be demonstrated in the signage documentation package.</p>

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and	The signage and graphics package was not provided as part of the documentation provided for review. Compliance with Section D3.6 and Specification D3.6 of the BCA will need to be demonstrated in the signage documentation package.
	e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and	The signage and graphics package was not provided as part of the documentation provided for review. Compliance with Section D3.6 and Specification D3.6 of the BCA will need to be demonstrated in the signage documentation package.
	f) Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.	The signage and graphics package was not provided as part of the documentation provided for review. Compliance with Section D3.6 and Specification D3.6 of the BCA will need to be demonstrated in the signage documentation package.
D3.7	Hearing Augmentation	Not Applicable

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
D3.8	Tactile Indicators	
	<p>(1) For a building <i>required</i> to be <i>accessible</i>, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching:</p> <ul style="list-style-type: none"> a) a stairway, other than a fire-isolated stairway; b) an escalator; c) a passenger conveyor or moving walk; d) a ramp other than a fire-isolated ramp, a step ramp, a kerb ramp or a swimming pool ramp; and 	<p>Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation</p> <p>TGSI's are to be provided to at each floor level of the central stair adjacent to the lift near the Abercrombie Street entrance.</p>
	<p>e) in the absence of a suitable barrier:</p> <ul style="list-style-type: none"> (i) an overhead obstruction less than 2 m above floor level, other than a doorway; and (ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in clause D3.4, if there is no kerb or kerb ramp at that point; 	
	<p>(2) Tactile ground surface indicators <i>required</i> by subclause (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p>	<p>Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation</p>
D3.10	Swimming pool	Not Applicable

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
D3.11	Ramps	Not Applicable
D3.12	Glazing on an accessway	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	On an <i>accessway</i> , where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
Part D4	Braille & Tactile Signs	The signage and graphics package was not provided as part of the documentation provided for review. Compliance with Section D3.6 and Specification D3.6 of the BCA will need to be demonstrated in the signage documentation package.
Part E3	Lift Installation	
Table E3.6B	Handrail complying with the provisions for a mandatory handrail in AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Lift floor dimension of not less than 1 400 mm x 1 600 mm	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Minimum clear door opening complying with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation

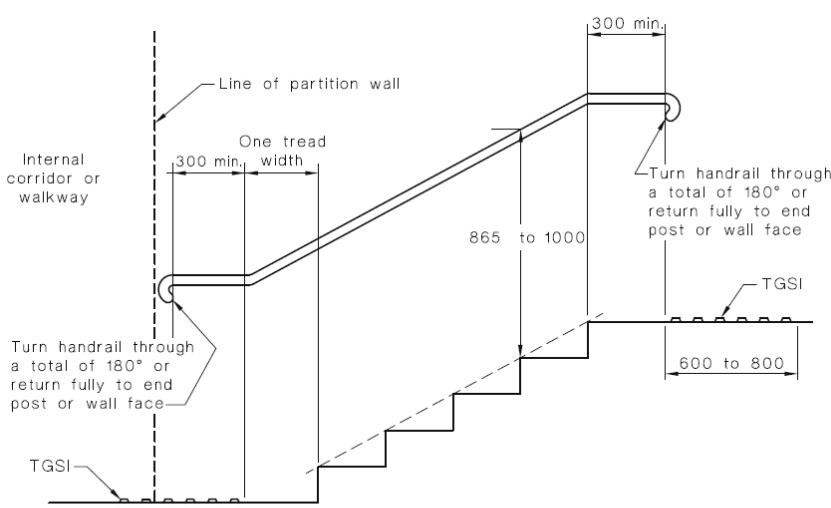
PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	Passenger protection system complying with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Lift landing doors at the upper landing	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Lift car and landing control buttons complying with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Lighting in accordance with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	<ul style="list-style-type: none"> a) Automatic audible information within the lift car to identify the level each time the car stops; and b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and c) audible information and audible indication <i>required</i> by (a) and (b) is to be provided in a range of between 20–80 dbA at a maximum frequency of 1 500 Hz 	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	AS 1735.15 Lift for persons with limited mobility	Not Applicable
	AS1735.7 Stairway Platform Lift	Not Applicable

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
Part F2	Sanitary and other facilities	
	Where <i>sanitary compartments</i> are provided in common areas, not less than 1	Satisfied. The detailed documentation of the USAT located off the ground floor common area will need to demonstrate compliance with the provisions of Clause 15 Sanitary facilities of AS1428.1

Access Report

Compliance with the following sections of AS1428.1:2009 will need to be demonstrated as part of the detailed documentation for this project.

PART / CLAUSE	AS1428.1	COMPLIANCE / ACTION / COMMENT
6.6	<p>6.6 Visual indicators on glazing</p> <p>Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.</p> <p>Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.</p>	Compliance will need to be demonstrated as part of the detailed documentation works
7	Floor or ground surfaces on continuous accessible paths of travel and circulation spaces.	Compliance will need to be demonstrated as part of the detailed documentation works
11	Stairways	<p>Compliance will need to be demonstrated as part of the detailed documentation works</p> <p>Refer to extract from AS1428.1 appended to the end of this report.</p>
12	Handrails	<p>Compliance will need to be demonstrated as part of the detailed documentation works</p> <p>Refer to extract from AS1428.1 appended to the end of this report.</p> <p>Particular attention is given to the design of the handrail to the intersection of the central stair and the main walkways at each level.</p>

PART / CLAUSE	AS1428.1	COMPLIANCE / ACTION / COMMENT
		 <p>Figure 26(B) SECTIONAL VIEW DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY</p>
13	Doorways	<p>Compliance will need to be demonstrated as part of the detailed documentation works</p> <p>Refer to extract from AS1428.1 appended to the end of this report.</p> <p>Particular attention is directed to the Luminance contrast provisions of Clause 13.1 of AS1428.1</p>

PART / CLAUSE	AS1428.1	COMPLIANCE / ACTION / COMMENT
14	Switches and GPO's	Compliance will need to be demonstrated as part of the detailed documentation works
17	Grabrails	Compliance will need to be demonstrated as part of the detailed documentation works Refer to extract from AS1428.1 appended to the end of this report.

Access Report

Compliance with the following sections of AS1428.2:1992 will need to be demonstrated as part of the detailed documentation for this project.

PART / CLAUSE	AS1428.2	COMPLIANCE / ACTION / COMMENT
24	Furniture and fitments	Compliance will need to be demonstrated as part of the detailed documentation works The design features a reception counter. The design of the counter will need to address the provisions of this clause.
24.3 and 6.2	Bedrooms – circulation around beds	Compliance will need to be demonstrated as part of the detailed documentation works The design features a reception counter. The design of the counter will need to address the provisions of this clause.

Extract From AS1428.1:2009

11 STAIRWAYS

11.1 Stair construction

Where required, stairs shall be constructed as follows:

- (a) Where the intersection is at the property boundary, the stair shall be set back by a minimum of 900 mm so that the handrail (complying with Clause 12) and TGSI's do not protrude into the transverse path of travel, as shown in Figure 26(A).
- (b) Where the intersection is at an internal corridor, the stair shall be set back in accordance with Figure 26(8).

NOTE: Examples of stair handrail terminations are given in Figures 26(C) and 26(D).

- (c) Stairs shall have opaque risers.
- (d) Stair nosing shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25 mm, as shown in Figures 27(A) and 27(8).
- (e) Stair nosing profiles shall-
 - (i) have a sharp intersection;
 - (ii) be rounded up to 5 mm radius; or
 - (iii) be chamfered up to 5 mm x 5 mm.
- (f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3.
- (g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.
- (h) TGSI's shall be installed in accordance with AS 1428.4.1.

11.2 Stairway handrails

Handrails shall be continuous throughout the stair flight and, where practicable, around landings (see Figure 28) and have no obstruction on or above up to a height of 600 mm and as follows:

- (a) The design and construction of handrails shall comply with Clause 12.
- (b) Handrails shall be installed on both sides of the stairs and as shown in Figures 26(A) and 26(8).
- (c) Handrails shall have no vertical sections and shall follow the angle of the stairway nosing, as shown in Figure 28(b).

- (d) Where a handrail terminates at the bottom of a flight of stairs, the handrail shall extend at least one tread depth parallel to the line of nosing plus minimum of 300 mm horizontally from the last riser (see Figure 28(b)).
- (e) The handrail shall extend a minimum of 300 mm horizontally past the nosing on the top riser.
- (f) Where the handrail is continuous, the 300 mm extension is not required in the inner handrail at intermediate landings as shown in Figure 28(a).
- (g) The dimensions indicating the heights of handrails shall be taken vertically from the nosing of the tread to the top of the handrail or from the landing to the top of the handrail.

12 HANDRAILS

The design and construction of handrails shall comply with the following:

- (a) Handrails and balustrades shall not encroach into required circulation spaces.
- (b) The cross-section of handrails shall be circular or elliptical, not less than 30 mm or greater than 50 mm in height or width for not less than 270° around the uppermost surface as shown in Figures 29(a) and 29(b). Elliptical handrails shall have the greater dimension in the horizontal axis as shown in Figure 29(b).
- (c) Exposed edges at ends and corners of handrails shall have a radius of not less than 5 mm.
- (d) The top of handrails shall be not less than 865 mm nor more than 1000 mm above the nosing of stairway tread or the plane of the finished floor of the walkway, ramp or landing.
- (e) The height of the top of the handrail, measured in accordance with Item (d), shall be consistent through the ramp (or stairs) and any landings.
- (f) If a balustrade is required at a height greater than the handrail, both shall be provided.
- (g) Handrails shall be securely fixed and rigid, and their ends shall be turned through a total of 180°, or to the ground, or returned fully to end post or wall face, as shown in Figures 26(C) and 26(d).
- (h) The clearance between a handrail and an adjacent wall surface or other obstruction shall be not less than 50 mm. This clearance shall extend above the top of the handrail by not less than 600 mm.
- (i) Handrails shall have no obstruction to the passage of a hand along the rail, as shown in Figures 29(a) and 29(b).
- (j) The inside handrail at landings shall always be continuous, as shown in Figure 28(a).

13 DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS

13.1 Luminance contrast

All doorways shall have a minimum luminance contrast of 30% provided between-

- (a) door leaf and door jamb;
- (b) door leaf and adjacent wall;
- (c) architrave and wall;
- (d) door leaf and architrave; or
- (e) door jamb and adjacent wall.

The minimum width of the area of luminance contrast shall be 50 mm.

13.2 Clear opening of doorways

The minimum clear opening of a doorway on a continuous accessible path of travel shall be 850 mm when measured from the face of the opened door to the doorstep, as shown in Figure 30. Where double doors are used, the 850 mm minimum clear opening shall apply to the active leaf.

NOTE: For door controls, see Clause 13.5.

13.3 Circulation spaces at doorways on a continuous accessible path of travel

13.3.1 General

Circulation spaces shall be provided at every doorway, gate, or similar entry way, on a continuous accessible path of travel.

Circulation spaces at doorways shall have a gradient and crossfall not steeper than 1 in 40.

Doorway circulation spaces shall be used in combination to allow access through doorways in both directions, as shown in Figures 31 and 32.

The dimensions shall also apply in mirror image configurations. Where clear doorway openings are intermediate to those shown in Figures 31 and 32 then the required circulation spaces shall be interpolated.

13.3.2 Swinging doors

The clear circulation space at doorways with swinging doors is based on the clear opening width of the doorway (*D*). The clear circulation space shall be not less than the dimensions specified in the tables of Figure 31 for the appropriate clear opening width.