

Job No: IAC-502

Tuesday, 15 November 2016

**BLACKETT MAGUIRE + GOLDSMITH
PO BOX 167,
BROADWAY NSW 2007**Reference: **ACCESS CONSULTANCY
THE SIR MOSES MONTEFIORE JEWISH HOME
BUILDING D - DEMENTIA WARD
RANDWICK NSW 2031**

Attention: Mr Aaron Redfern

Dear Sir

Thank you for inviting iAccess Consultants to undertake this access assessment of the proposed works to Building D of the Sir Moses Montefiore Jewish Home Randwick.

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

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.

This access report relies on Performance Solutions where a deemed to satisfy approach cannot be achieved. Several issues have been identified which will need to be addressed by the project team in the finalisation of the documents for this project.

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

Yours sincerely,

**RICHARD SEIDMAN**M.PropDev, BArch (Hons),
ARB Reg No 4700,
ACAA (Associate No 330),
Livable Housing Registered Assessor 10041

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

**ACCESS REPORT
BUILDING D – DEMENTIA WARD**

**SIR MOSES MONTEFIORE JEWISH HOME
30-36 DANGAR STREET
RANDWICK, NSW 2031**

Prepared by

iAccess Consultants

A division of Seidman & Associates Pty Ltd
ABN 37 002 648 615

30 October 2016

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Document control

Project: The Sir Moses Montefiore Jewish Home
30-36 Dangar Street
Randwick NSW 2031

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The following report register documents the development and issue of this and each subsequent report(s) undertaken by iAccess Consultants.

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Revision History:

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IAC-502	-	Access report prepared and issued to client	30 October 2016
IAC-502	-	Access report revised and issued to client	15 November 2016



Richard Seidman

ARB Reg No 4700,
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Contents

Document control	4
Executive Summary	6
Legislative framework	6
National Construction Code 2016	6
Disability Discrimination Act (Cth) (DDA)	7
Access to premises Standard	7
Methodology	7
Documentation review	8
1. Exemptions (NCC Clause D3.4)	8
2. Access to Buildings	8
3. Accessible Parking Spaces	10
4. Setdown area	11
5. External paving	11
6. Sliding Auto-doors – Main Entry	12
7. Sliding Auto-doors – Level 2 carpark	12
8. Entry Mat	14
9. Floor finishes	14
10. Lighting	15
11. Stairs – Fire Stairs	15
12. Vertical Transport	16
13. Circulation at doorways	17
14. Dead ends	18
15. Signage	18
16. Wall mounted signage – Directory Boards	19
17. Braille Tactile signage	20
18. Hearing Augmentation	21
19. Joinery	21
20. Floor Finishes	21
21. Furniture	22
22. Reach Ranges	22
23. WC facilities	22
24. Ambulant WC facilities	23
25. Wall Strengthening for Grabrails	23
26. Additional accessibility considerations	24
27. Conclusion	24
28. Architectural Documentation	25
Access Report - Disability (Access to Premises – Buildings) Standard 2010	26

EXECUTIVE SUMMARY

This access report has been prepared to review the design proposed for Building D for the Dementia Ward of The Sir Moses Montefiore Jewish Home, Randwick NSW 2031.

The design developed proposes to construct a five-storey wing to the existing Sir Moses Montefiore Jewish Home to provide Dementia facilities. The development site is located on the south-east corner of the site.

The features of the new development include:

- Basement carparking
- Retail facilities
- Resident rooms
- Dining and recreational amenities.

As part of this access assessment we will be reliant on the acceptance of a performance solutions addressing Circulation at doorways.

LEGISLATIVE FRAMEWORK

As per your email instructions we have undertaken this review of the external and internal arrangements as far as compliance with the access provisions of the Disability (Access to Premises – Buildings) Standard, The National Construction Code (NCC), the AS1428 suite of accessibility standards, and AS2890.6 concerning accessible carparking.

This report has been prepared by iAccess Consultants with the aim of providing reasonable recommendations in regards to access to premises. iAccess Consultants has endeavoured to clearly identify each issue of concern with respect to the building element and regarding relevant legislation and guidelines.

Matters that fall outside the scope of this report include structure or installation methods and assessment against Occupational Health & Safety Legislation.

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 2016)
- 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
- HB198:2014 Guide to the specification and testing of slip resistance of pedestrian surfaces
- AS1735.12:1999 Lifts, escalators and moving walks - Facilities for persons with disabilities

NATIONAL CONSTRUCTION CODE 2016

The NCC Building Classifications for the proposed works is as follows"

- Administration NCC Class 5

- Retail Areas NCC Class 6
- Dementia Wing NCC Class 9c

Part D3 of the NCC and Premises Standard prescribes the minimum requirements for access to a building. Access for people with disabilities is required through the principal pedestrian entrance and through the building in accordance with NCC Table D3.1. NCC Class 9c require access to and within all areas normally used by the occupants.

Building D of the Sir Moses Montefiore Jewish Home is a Dementia Wing of this facility. The design proposes accessible access to each level of the wing by way of lifts 6 & 7.

Pedestrian connectivity to the other sections of The Sir Moses Montefiore Jewish Home is available at Level 4.

DISABILITY DISCRIMINATION ACT (CTH) (DDA)

The accessibility of assessment process covers all aspects of the infrastructure (premises), to the extent required to meet the objectives of the Disability Discrimination Act 1992, including, however not limited to, Section 23 which relates to access to premises and facilities which the public may enter or use.

The act is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian human rights commission and, in the instance of unsuccessful conciliation, bring an action in the Federal Magistrates Court or the Federal Court of Australia.

ACCESS TO PREMISES STANDARD

In contrast to building regulations, the DDA is not prescriptive. The implementation of the premises standards in 2010, and corresponding changes to the BCA, is a significant step towards achieving equal access to premises and is crucial to justice and social inclusion for people with disabilities.

It is noted that the premises standard limited in scope, covering aspects of building compliance applicable under the BCA. It is acknowledged that the premises standards could address a broader range of accessible issues including considerations to accessibility of Parkland, playgrounds, transport vehicles, interior fit out of buildings, and fixtures and fittings. As such, there are features which fall beyond the scope of the standard which may be the subject to the general complaints provisions of the DDA.

METHODOLOGY

iAccess Consultants aims to provide achievable recommendations related to the provisions of access to premises based on current legislation and best practice options, enabling independent, equitable and functional access for all.

Accessibility is paramount providing an inclusive environment for all users. iAccess Consultants looks beyond basic compliance issues to ensure that all users are offered the opportunity to participate in society. We incorporate the principles of universal design to all our work, taking a holistic approach to the provision of access for people with disabilities. Environments of concern are pedestrian routes/parts of travel to key areas, the use of visual cues as part of a wayfinding strategy, and safety of all users.

DOCUMENTATION REVIEW

A review of the plans identified the following generic access requirements to be addressed as part of the detailed documentation for this project. A copy of the architectural drawing of these works is appended to this report.

1. Exemptions (NCC Clause D3.4)

Where full access is unachievable due to the functions of the space, there may be opportunity to assess the area under the permitted exemptions of NCC Clause D3 4 which states:

The following areas are not required to be accessible:

- a) an area where access would be inappropriate because the particular purpose for which the area is used*
- b) an area that would pose a health or safety risk for people with a disability*
- c) any path of travel providing access only to in areas exempted by (a) or (b).*

The following rooms and functions within Building D are not required to be accessible:

- Clean & Dirty utility rooms where the shelving and equipment arrangements do not satisfy the maximum reach range configuration nominated in AS1428.2
- Store rooms where the shelving and stock stored could pose a safety hazard to a person with a disability
- Laundry facilities
- Kitchen and pantry areas provided as part of each dining area

2. Access to Buildings

The Disability (Access to Premises – Buildings) Standard (The Standard) at Clause D3.2(1) requires an accessway to be provided to a building required to be accessible from the main points of a pedestrian entry at the allotment boundary and from another accessible building connected by a pedestrian link and from any required accessible parking space on the allotment.

The Sir Moses Montefiore Jewish Home is located on the corner of Dangar and King Streets Randwick.

The topography of both streets is generally level near the Home.

There are two (2) entrances to the Sir Moses Montefiore Jewish Home. Each entrance relates to a specific function of the facility.

The Principle Pedestrian Entrance for the aged care facility is located off Dangar Street. The Home is a secure facility requiring all visitors attending the facility to pass through security and be directed to the various parts of the facility from the main reception. Doctors, nurses and staff have access control passes to gain access to the facility.

As part of this design vehicular access is provided under the building to a basement carpark where lift access is available to all levels of Building D.

The site plan following indicates the arrangement of buildings on the site, the entry points and the path of travel to the reception.

The photos following indicate the existing ramp arrangements associated with this ramp system connecting the street with the Reception.



The main vehicular access is located off Dangar Street. Access to car parking areas is located off the main driveway.

3. Accessible Parking Spaces

The plans provided indicate a total of 34 parking spaces are to be provided within the basement level of Building D. Two (2) of these parking spaces have been designated as accessible parking spaces and have been sized in accordance with the provisions of AS2890.6:2009.

NCC Table D3.5 of the nominates accessible parking to be provided for NCC Class 9c facilities at the rate of 1 space for every 100 carparking spaces or part thereof. Therefore, a minimum of one (1) accessible parking space will need to be nominated to satisfy the requirements of the NCC. The provision of two (2) accessible, parking spaces exceeds the minimum requirements to be satisfied.

These accessible parking spaces have been located in close proximity to the lift lobby serving Building D.

The line marking for the accessible parking spaces will need to be provided in accordance with the line marking requirements noted at Section 3 of AS2890.6:2009.

The clear height above the aisle ways leading the accessible parking spaces is to be not less than 2200mm and the clear height above the accessible parking spaces is to be not less than 2500mm as required by AS2890.6:2009.

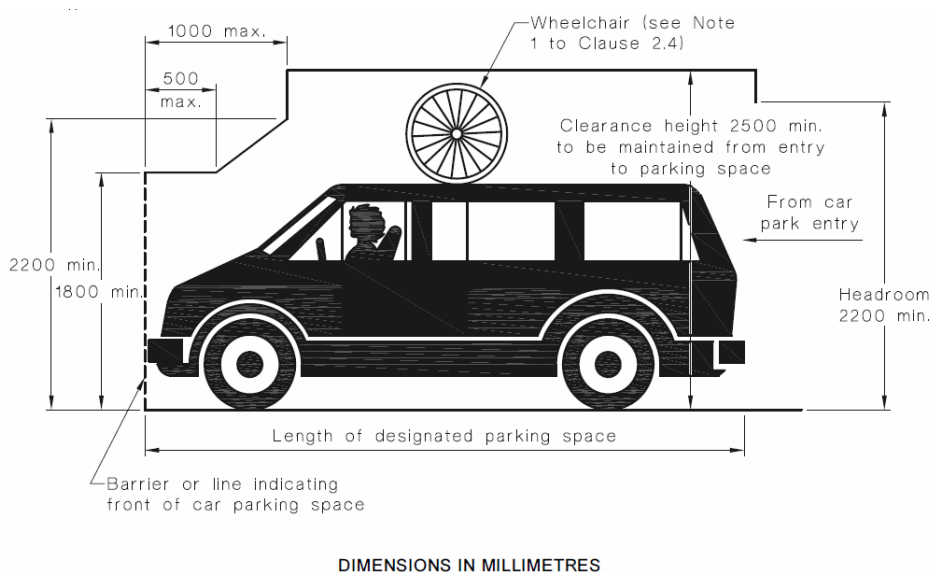


FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES

4. Setdown area

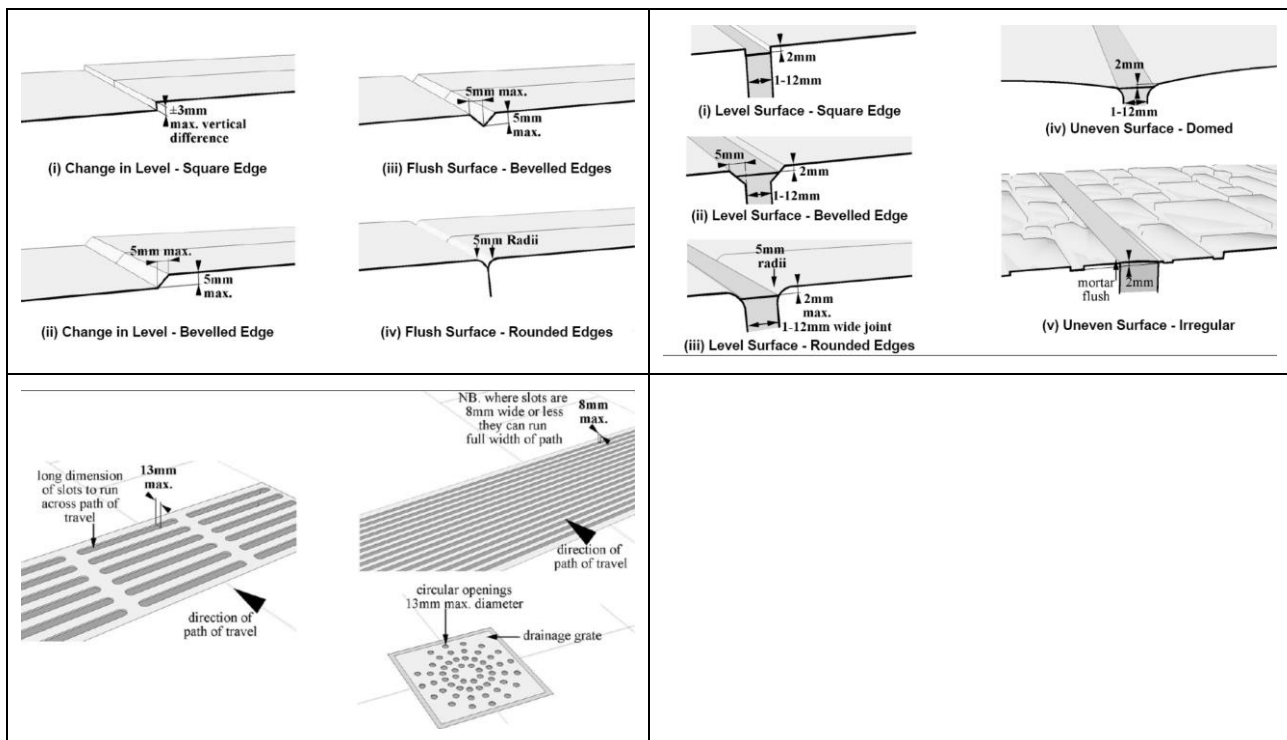
The existing setdown arrangements are unaltered by these proposed works.

5. External paving

The plan proposes new external paving works associated with the following areas:

- Paved courtyard to the Plaza located off the retail areas on Level 3
- Paved courtyard located off the level 3 dining area
- Level 3 central courtyard
- Level 6 terrace

The selection of paving materials has yet to be finalised. The installation of the paving materials will need to satisfy the requirements of Clause 7 of AS1428.1:2009. If any grates are located within the paths of travel or pavement areas the grates will need to be the heel guard type to satisfy the requirements of Clause 7.5 of AS1428.1:2009.



The plan proposed new external pathways to be constructed as part of these works. The surface of the walkways will need to achieve a slip resistance rating of P4/R11 in accordance with the provisions of Table 3B of HB198.

TABLE 3B
WET PENDULUM TEST OR OIL-WET INCLINING PLATFORM
CLASSIFICATIONS FOR APPLICATIONS WHERE THE NCC DOES NOT
REQUIRE SLIP RESISTANCE

Location	Wet pendulum test	Oil-wet inclining platform test
External Pavements and Ramps		
External ramps including sloping driveways, footpaths etc. steeper than 1 in 14	P5	R12
External ramps including sloping driveways, footpaths, etc., under 1:14, external sales areas (e.g. markets), external carpark areas, external colonnades, walkways, pedestrian crossings, balconies, verandas, carports, driveways, courtyards and roof decks	P4	R11

6. Sliding Auto-doors – Main Entry

The sliding door arrangements associated with the main entry remain unaltered by this program of works.

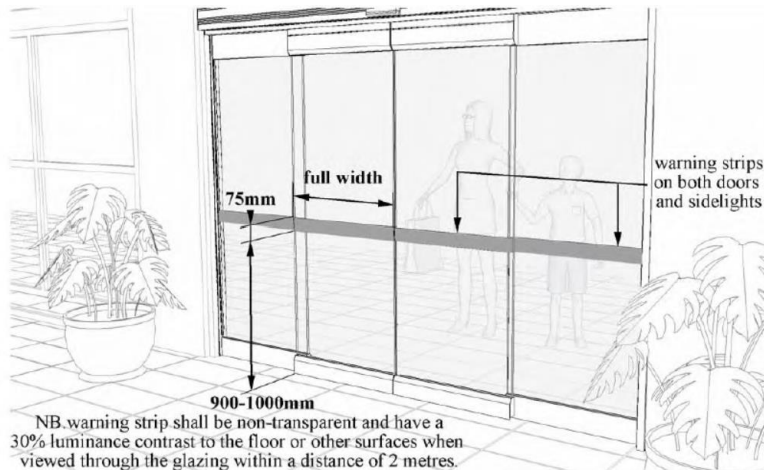
7. Sliding Auto-doors – Level 2 carpark

It is assumed that the two new sliding door assemblies associated with the level 2 carpark entry lobby will be fully glazed doors. If this is the case, then it will be necessary that visual indicators be applied to the glass in accordance with the provisions of Clause 6.6 of AS1428.1:2009.

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

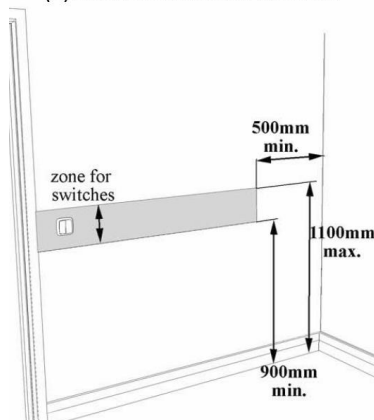
the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.

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.

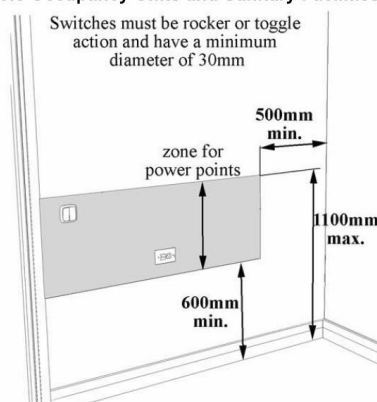


It is assumed that the new lobby will feature access control to gain entry to Building D. The installation of video intercoms will need to satisfy the manufactures installation requirements. The unit is not to be located within 500mm of an internal corner.

(A) Zone for Location of Switches



(B) Zone for General Purpose Outlets in Sole Occupancy Units and Sanitary Facilities



It is assumed that an after-hours button will be provided to operate the doors to exit from the lift lobby to the carpark. This button will need to be the large format mushroom style push button and mounted between 900-1100mm AFFL and not located within 500mm of an internal corner.

Where push button switches are located associated with the security system of the entry doors then the push button will need to be the mushroom type.

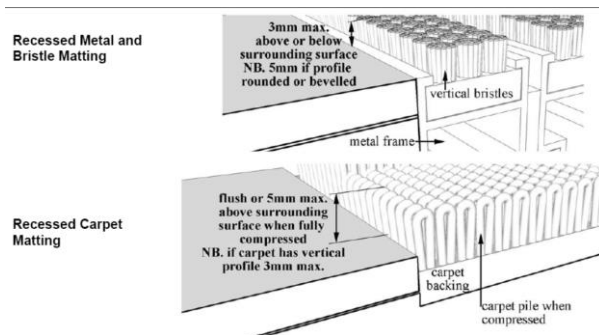


8. Entry Mat

A new entry mat is proposed to be provided within the level 2 Lift Lobby. The detailing of the entry mat will need to comply with the provisions of Clause 7.4.2 of AS1428.1:2009.

Matting recessed within a continuous accessible path of travel—

- (a) *where of metal and bristle type construction or similar, its surface shall be no more 3 mm if vertical or 5 mm if rounded or bevelled, above or below the surrounding surface; and*
- (b) *where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3 mm if vertical or 5 mm if rounded or bevelled.*

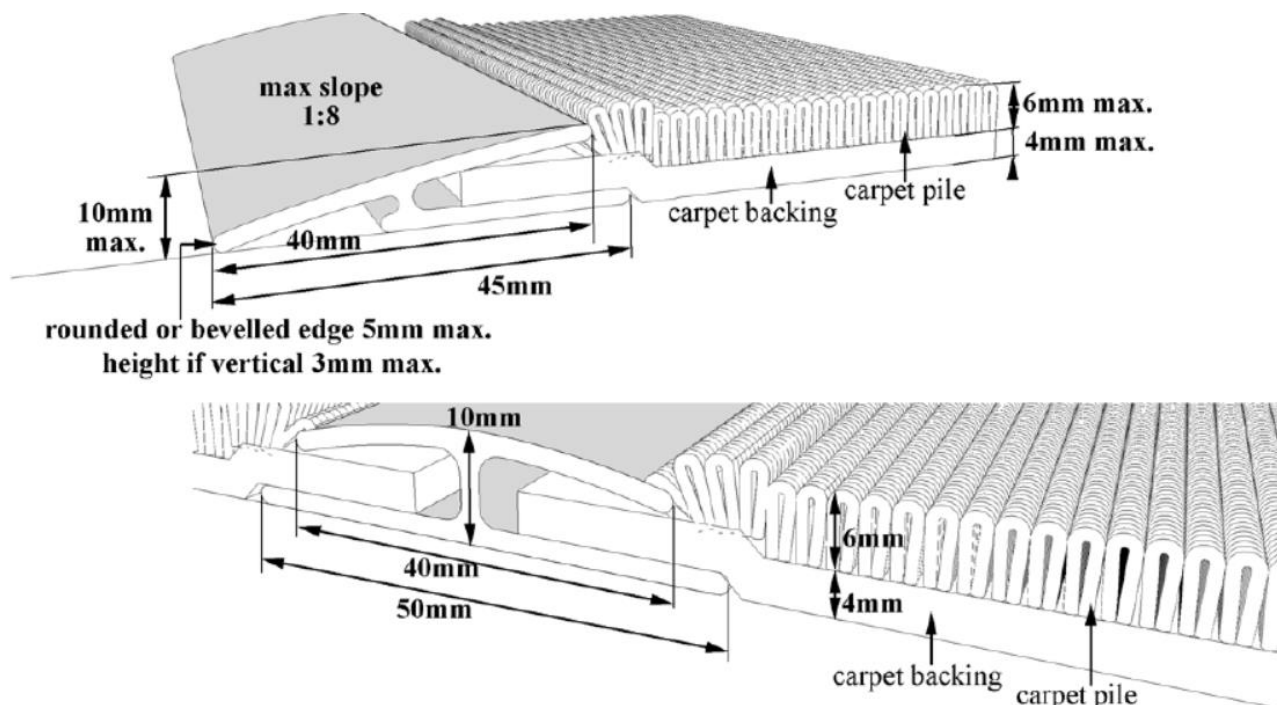


9. Floor finishes

The installation of external floor finishes and the required slip resistance have been discussed earlier in this report.

The following applies to interior finishes and surface materials:

- where carpet or any soft flexible materials are used as flooring material, the pile height or pile thickness is to be no greater than 11 mm and a carpet backing to be not more than 4 mm thick
- matting recess within a continuous accessible path of travel to have a surface level difference to the surrounding material is not more than 3 mm for vertical and 5 mm for rounded or bevelled edges



10. Lighting

The plans provided did not indicate the lighting arrangements to be provided. The lighting levels will need to comply with the provisions of AS1680.2. As a minimum the following lighting levels indicated at Clause 19.1 of AS1428.2:1992 will need to be achieved.

- Entrances Passageways and walkways 150 lx
- Stairs 150 lx
- Ramps 150 lx
- Toilet and locker rooms 200 lx
- Counter tops 250 lx
- General displays 200-300 lx
- Telephones 200 lx

11. Stairs – Fire Stairs

The plan proposes 2 stairs as part of this design. The function of both stairs is to satisfy the fire egress requirements of the National Construction Code.

The detailing of the fire stair in this development will need to satisfy the requirements of Clauses 11.1 (f) and (g) of AS1428.1:2009.

(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.

12. Vertical Transport

This scheme proposes a pair of new lifts as part of these works.

The design proposes that this lift will service all levels of Building D. These lifts service the Basement Parking Level to Level 6 – rise of 13.031m). As the lift travel is more than 12m the minimum floor size of the lift car will need to be 1400 x 1600mm. The detailing of the lift car will need to satisfy the provisions of AS1735.12.

Attention is directed to the placement of the lift call button at each level. Many lift suppliers are locating the call button for single lift car installations in the jamb of the lift door assembly. If this surface is not flush with the adjoining wall the position of the button is not compliant with the provisions of Clause 14.1 of AS1428.1:2009.



Figure 2 image of non-compliant lift call button installation

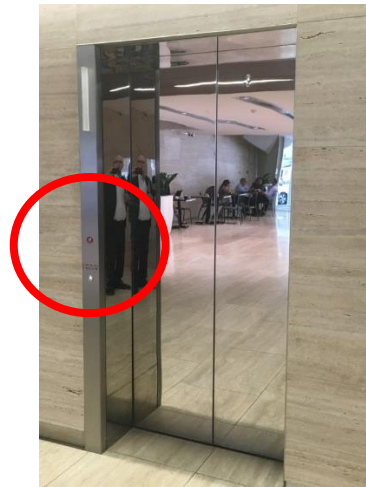


Figure 3 image of compliant lift call button installation

The following table when referenced with the requirements of AS1735.12 provides a checklist of elements to be satisfied in the lift installation.

CLAUSE	REQUIREMENT TO BE SATISFIED	STATUS	COMMENT / ACTION
Section 2	The minimum lift car internal dimensions shall be 1100 mm wide by 1400 mm deep between the inside of the closed car doors to the inside back wall of the car.		
	The minimum clear width of car door openings shall be not less than 900 mm.		
3.1	Any carpet shall have a pile length above the carpet substrate of not more than 6 mm. NOTE: Car floor surfaces should be firm and slip resistant.		
3.2	Where Type C safety gear as classified by AS 1735.2 is used, it shall be possible for a lift mechanic to gain access to the release mechanism of the safety gear while the lift car is occupied by a person in a wheelchair.		
4.1	Lift car doors and landing doors shall be of the horizontally sliding type, power- operated, and automatically controlled.		
4.2	Lift car doors shall be fitted with a passenger-protection system which, while activated, will hold the doors in the open position. The system shall not be nullified by objects with a reflective surface		
4.3	When the doors are responding to a landing button, they shall remain fully open for a minimum of 6 s		

CLAUSE	REQUIREMENT TO BE SATISFIED	STATUS	COMMENT / ACTION
5.1	Surfaces (including button cover plates), within 300 mm of car control buttons, that are parallel to the face of the buttons and the button cover plate shall have a finish that reduces glare and reflection.		
5.2	Protruding edges		
5.3	Handrails		
5.4	Seat		
Section 6	Lift car levelling		
7.1	Each landing served shall be provided with one or more control buttons to call a lift		
7.2.1	Number of control panels		
7.2.2	Control Buttons on Control Panels		
7.2.3	Key Pads		
7.3.1	Height above floor		
7.3.2	Distance from corners		
7.3.3	At lift landings		
7.3.4	Security system operating devices		
7.4.1.1	Control button movement		
7.4.1.2	Force to operate call button 5N		
7.4.2	Size of button (19mm)		
7.4.3	Separation		
7.4.4	Projection		
7.4.5	Surface		
7.4.6	Edges & Corners		
7.4.7	Inclination		
7.4.8	Highlight		
7.4.9	Identification of control Buttons		
8.1	Audible Information		
8.2	Visible Information		
8.3	Tactile information		
8.4	Shape of Characters		
8.5	Indication of direction of travel		
8.6.1	Car position Indicator		
8.6.2	Acknowledgement of floor calls		
9.1	Communication system		
9.2	Communication system		
9.3	Lift Identification system		
9.4	Permanently attended location		
9.5	Lift Car		
10.1	Compliance with AS1680		
10.2	General Lighting		
10.3	Lighting of lift car controls		

13. Circulation at doorways

We have reviewed the plans provided and the circulation at doorways in the following locations is not compliant with the various provisions of Clause 13 of AS1428.1:2009:

Room name	Solution
L3 Admin offices	Redesign furniture layouts within offices

L3 resident rooms	Performance Solution
L4 resident rooms	Performance Solution
L5 resident rooms	Performance Solution
L6 resident rooms	Performance Solution

There are several double door configurations. It will necessary to ensure that the active leaf has minimum clear opening of 850mm.

All single doors will also need to have a minimum clear width of 850mm.

Except for fire rated doors any doors fitted with door closers will need to have the closer mechanism adjusted to ensure a maximum force to operate the door of 20N is achieved.

The issue of luminance contrast to doorways is to be addressed so that compliance with the provisions of Clause 13.1 of AS1428.1:2009 is satisfied. The requirements of Clause 13.1 are:

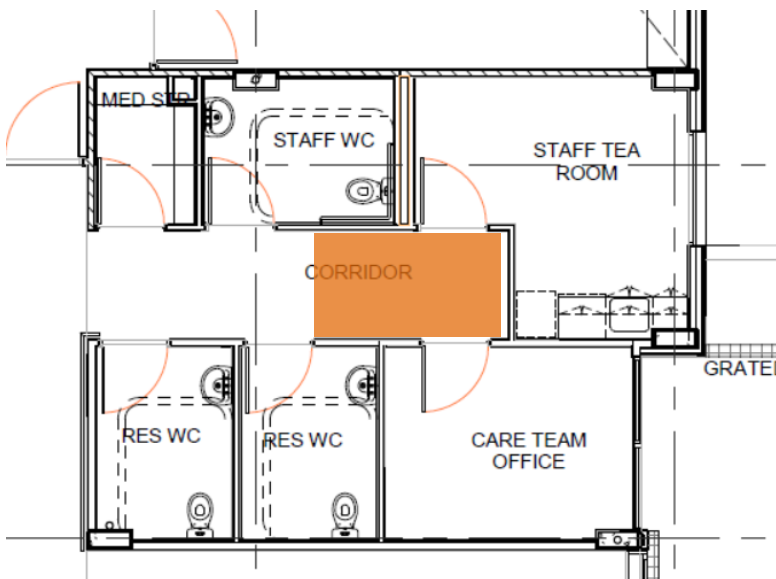
All doorways shall have a minimum luminance contrast of 30% provided between—

- (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.

14. Dead ends

AS1428.1:2009 requires a circulation space of 1540×2070 mm to make a 180° turn at dead-end locations. The following location at each level may require review to ensure that this circulation space is provided.



15. Signage

The size of the international symbol for access should not be less than the sizes nominated at table 1 of AS1428.2:1992.

TABLE 1
SIZE OF INTERNATIONAL SYMBOLS FOR
ACCESS AND DEAFNESS FOR VARYING
VIEWING DISTANCES

Required viewing distance m	Minimum size of symbol mm
≤7	≥ (60 x 60)
>7 ≤18	≥ (110 x 110)
>18	≥ (200 x 200)
	≥ (450 x 450)

The height of letters in signage will need to comply with the provisions of Table 2 of AS1428.2:1992.

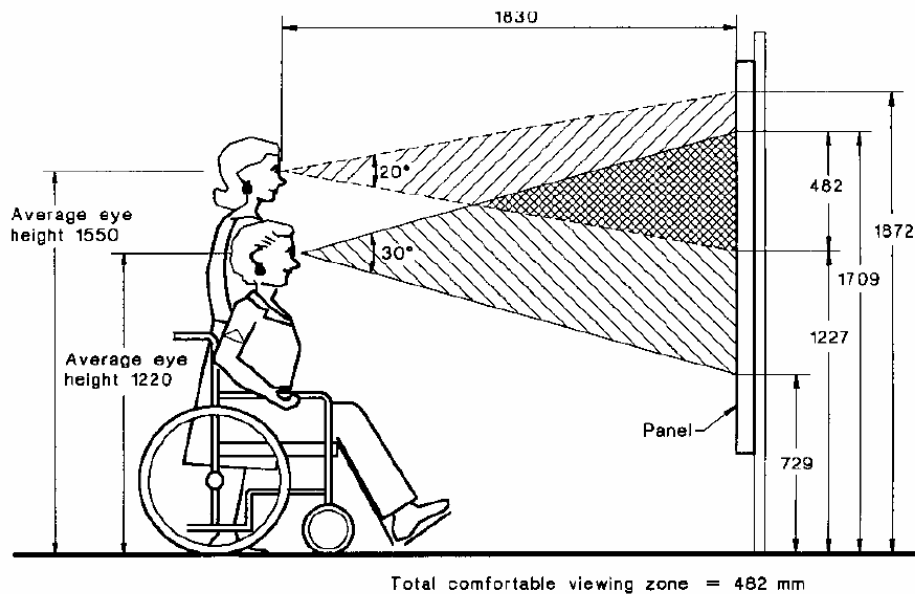
TABLE 2
HEIGHT OF LETTERS FOR VARYING
VIEWING DISTANCES

Required viewing distance m	Minimum height of letters* mm
2	6
4	12
6	20
8	25
12	40
15	50
25	80
35	100
40	130
50	150

* For further information on the heights of letters for different situations, reference should be made to [AS 1744](#).

16. Wall mounted signage – DIRECTORY BOARDS

Where wall mounted signage and directory boards are provided, they will need to be installed within the range nominated at Figure 30 of AS1428.2:1992.



17. Braille Tactile signage

Statutory compliance requires the installation of braille tactile signage associated with WC facilities and exit locations where an illuminated exit sign required by NCC Clause E4.5 is installed. Specifically, braille tactile signage will need to identify:

- each sanitary facility
- any space with a hearing augmentation system
- accessible unisex facilities and indicate whether the facility is suitable for left or right handed use
- ambulant accessible sanitary facilities on the door of the cubicle
- where an entrance is not accessible, directional signage to identify nearest accessible entrance.

Braille tactile signage is to be compliant with NCC Clause D3.6 and NCC Specification D3.6.

Examples of Braille Tactile Signage include:





18. Hearing Augmentation

NCC Clause D3.7 requires hearing augmentation systems to be provided where an inbuilt amplification system is provided. The facilities provided as part of this project will include built in amplification systems by way of TVs and projection equipment.

The detailing of the hearing augmentation system for this facility will need to be detailed by the electrical consultant. Detail design indicating compliance with the provision of AS1428.5 and NCC clause D3.7 will need to be provided as part of the construction certificate documentation.

19. Joinery

Public accessible access to kitchen serveries in areas will adopt the side on approach as noted at Clause 22 of AS1428.2:1992.

22.2 Side reach — wheelchair users If the clear floor space allows parallel approach to an object by a person in a wheelchair, objects shall be in the reach range shown in Figure 21(a). If the side reach is over an obstruction, objects shall be within the reach range shown in Figure 21(b).

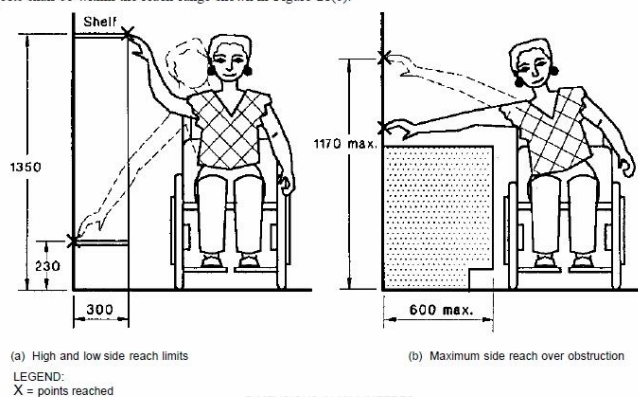


FIGURE 21 SIDE REACH – WHEELCHAIR USERS

20. Floor Finishes

The junction between new and existing floor finishes will need to satisfy the requirements of Clause 7 of AS1428.1:2009 – Floor or ground surfaces on continuous paths of travel and circulation spaces.

The slip resistance properties of the selected floor finish to the new works will need to demonstrate compliance with the rating levels nominated in HB198 indicated following:

TABLE 3B
WET PENDULUM TEST OR OIL-WET INCLINING PLATFORM
CLASSIFICATIONS FOR APPLICATIONS WHERE THE NCC DOES NOT
REQUIRE SLIP RESISTANCE

Location	Wet pendulum test	Oil-wet inclining platform test
Hospitals and Aged Care Facilities		
Bathrooms and en suites in hospitals and aged care facilities	P3	B
Wards and corridors in hospital and aged care facilities	P2	R9

21. Furniture

The positioning of furniture in the dining areas will need to comply with the provisions of Clause 24.1.7 of AS1428.2:1992.

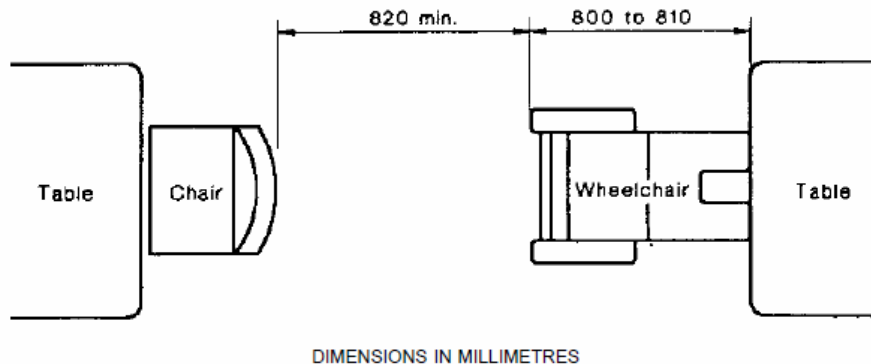


FIGURE 27 DISTANCE BETWEEN TABLES AND CHAIRS

22. Reach Ranges

In determining the accessible access to the Staff Room joinery, we have assessed that there is no need to provide a recessed zone associated with the joinery and that the reach range approach to the counters indicated as part of Clause 22.2 of AS1428.2:1992 will apply.

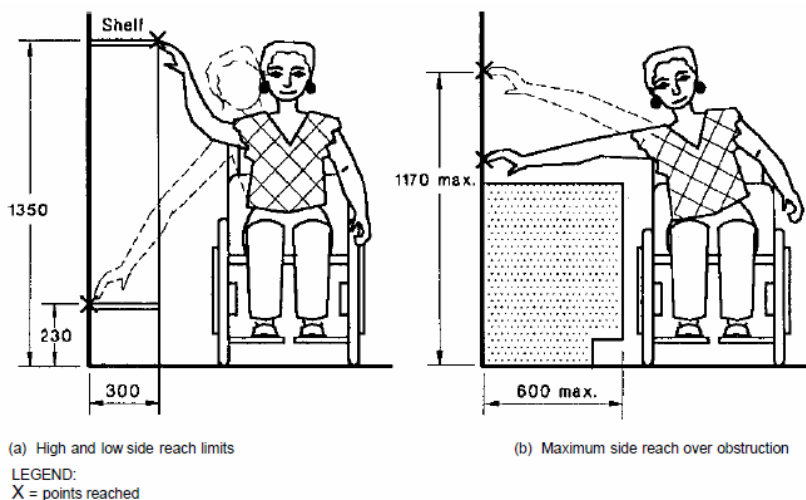


FIGURE 21 SIDE REACH – WHEELCHAIR USERS

23. WC facilities

WC facilities are provided as ensuites to resident rooms.

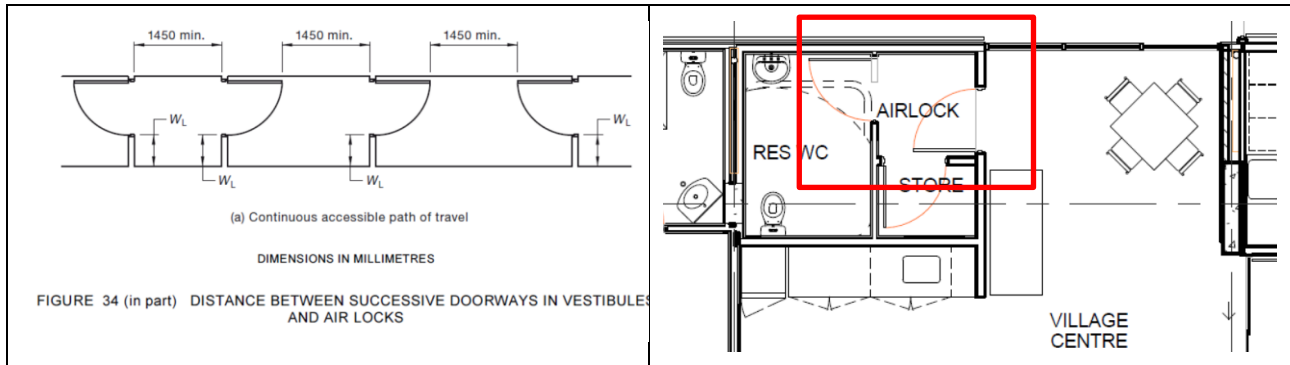
Additional WC facilities are provided to:

- The Level 3 retail areas
- Each dining area
- Adjacent to the L3 Village Centre

Generally, each of these additional locations incorporate single accessible WC facilities. The detailing of these WC facilities will need to satisfy the requirements of Clause 15 of AS1428.1:2009. Please refer to the attached technical sheet concerning accessible WC facilities.

Where these WC facilities are collocated the handing of the facility will need to be allocated 50:50 LH:RH. The existing arrangements will need to be revised.

Where airlocks are provided then the distance between the doors will need to be 1450mm in accordance with the requirements of Clause 13.4 of AS1428.1:2009.

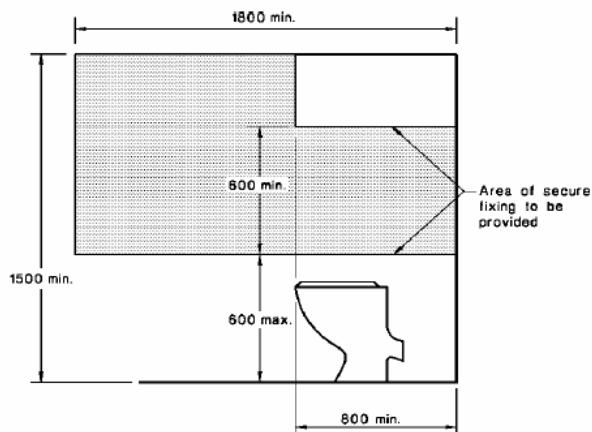


24. Ambulant WC facilities

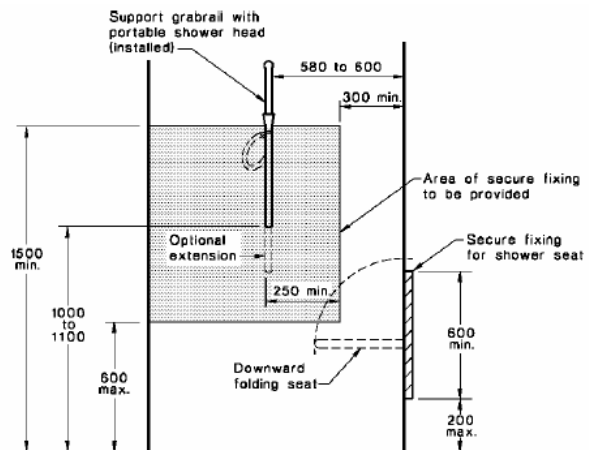
The plans propose a bank of WC facilities associated with the retail facilities on Level 3. The detail of these toilet Buildings is not provided. Ambulant WC facilities are to be provided as required by NCC Clause F2.4 and detailed to satisfy the requirements of Clause 16 of AS1428.1:2009.

25. Wall Strengthening for Grabrails

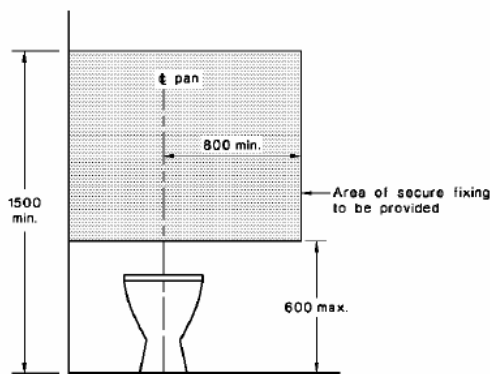
Provision of wall strengthening for grabrails will need to be provided adjacent to the WC, shower and bath of the accessible bathroom. The wall strengthening is to be able to withstand the force of 1100kn in any direction. The use of 12mm plywood or similar in the locations indicated in the following diagrams will provide adequate strengthening.



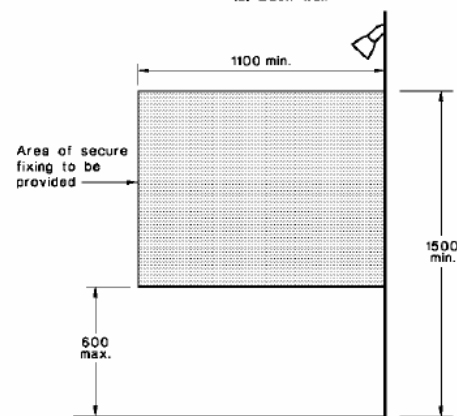
(a) Side view



(a) Back wall



(b) Front view



(b) Side wall

26. Additional accessibility considerations

It is acknowledged that the premises standards are limited in scope, covering aspects of billing compliance applicable under the NCC only.

The following accessible issues will need to be addressed to reduce client risk of attracting a discrimination complaint:

- fire egress for people with disabilities
- signage and wayfinding
- staff workstations
- kitchenette and servery arrangements
- luminance contrast

27. Conclusion

We have assessed the architectural documentation available to date and have reviewed the proposed building works with respect to the National Construction Code 2016 and the Premises Standards.

The design is at a stage where the inherent NCC philosophies have been checked in the finer details with respect to the NCC 2016 compliance can be finalised during subsequent design and documentation stages.

Adopting the issues raised in this report the proposed development can achieve a high level of access disabilities and meeting the relevant Australian Standards.

28. Architectural Documentation

The documents prepared by Jackson Teece form the basis of this report:

- 2014094-D-B-2-1-5-BUILDING D LEVEL 2 - FLOOR PLAN
- 2014094-D-B-3-1-5-BUILDING D LEVEL 3 - FLOOR PLAN
- 2014094-D-B-4-1-5-BUILDING D LEVEL 4 - FLOOR PLAN
- 2014094-D-B-5-1-5-BUILDING D LEVEL 5 - FLOOR PLAN
- 2014094-D-B-6-1-5-BUILDING D LEVEL 6 - FLOOR PLAN
- 2014094-D-B-7-1-5-BUILDING D LEVEL 7 - ROOF PLAN
- 2014094-D-C-0-1-5-NORTH SOUTH ELEVATIONS
- 2014094-D-C-0-2-5-EAST WEST ELEVATIONS
- 2014094-D-D-0-1-5-SECTIONS 1-2
- 2014094-D-D-0-2-5-SECTIONS 3-4
- 2014094-D-D-0-3-5-SECTIONS 5-6
- 2014094-D-D-0-4-5-SECTIONS 7-8

Access Report - Disability (Access to Premises – Buildings) Standard 2010

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	STATUS	COMPLIANCE / ACTION / COMMENT
A4.1	Classifications Class 9c — an aged care building	Note	The works associated with this application are undertaken within the existing building.
	Class 6 - a shop or other building for the sale of goods by retail or the supply of services direct to the public,	Note	
	Class 7a — a carpark	Note	
DP1	Performance requirement Access must be provided, to the degree necessary, to enable: a) People to:	Satisfied	
	i. approach the building from the road boundary and from any <i>accessible</i> carparking spaces associated with the building; and		
	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.	Satisfied	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	STATUS	COMPLIANCE / ACTION / COMMENT
DP4	Performance requirement <i>Exits</i> must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to: 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.	Information to be provided	An egress plan will need to be developed by the fire engineers indicating how it is proposed to provide equitable egress from Building D
DP6	Performance requirement So that occupants can safely evacuate the building, <i>accessways to exits</i> must have dimensions appropriate to: a) the number, mobility and other characteristics of occupants; and b) the function or use of the building	Information to be provided	An egress plan will need to be developed by the fire engineers indicating how it is proposed to provide equitable egress from Building D
DP8	Performance requirement Carparking spaces for use by people with a disability must be: a) provided, to the degree necessary, to give equitable access for carparking; and b) designated and easy to find	Satisfied	It has been determined that one (1) accessible parking space is to be provided on this site. The plans indicate the provision of 2 accessible parking spaces which exceeds the minimum requirements of NCC Table 3.5
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.	Information to be provided	Details of the hearing augmentation system and approach will need to be provided as part of the Construction Certificate application.

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	STATUS	COMPLIANCE / ACTION / COMMENT
D3.1	General Building Access Requirements Class 6		
Table D3.1	Class 5 - To and within all areas normally used by the occupants	Satisfied	
D3.1	General Building Access Requirements Class 9c		
Table D3.1	Class 9a - To and within all areas normally used by the occupants	Satisfied	There are several locations where the circulation at doorways does not satisfy the provision of Clause 13 of AS1428.1:2009. (doorways associated with resident rooms) A Performance Solution will need to be prepared to address this issue.
D3.1	General Building Access Requirements Class 7a		
Table D3.1	To and within any level containing accessible carparking spaces	Satisfied	The parking on the site is provided under the building.
D3.2	Access to Buildings		
	(1) An accessway must be provided:	Satisfied	
	(a) to a building <i>required</i> to be <i>accessible</i> ;		
	I. (b) from the main points of a pedestrian entry at the allotment boundary; and	Satisfied	The security arrangements of the site necessitate an alternative approach to accessible access. Accessible access to this site requires the drop off and pick up of individuals from within the facility. There are no public transport services provided along Dangar or King Streets. It can be anticipated that persons with accessible needs will be accessing this site by private vehicles, taxis or by community transport services.
	II. from another <i>accessible</i> building connected by a pedestrian link; and	Satisfied	
	a. from any required accessible carparking space on the allotment.	Satisfied	
	(2) In a building <i>required</i> to be <i>accessible</i> , an accessway must be provided through the principal pedestrian entrance, and: through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and	Satisfied	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	STATUS	COMPLIANCE / ACTION / COMMENT
	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 50m from an <i>accessible</i> pedestrian entrance; except for pedestrian entrances serving only areas exempted by clause D3.4	N/A	
D3.3	a) Parts of buildings to be accessible		
	In a building <i>required</i> to be <i>accessible</i> :		
	i. every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:		
	ii. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and	Satisfied	Details of the external 1:14 ramp are to be provided as part of the Construction Certificate documentation
	iii. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;	N/A	
	b) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;	Satisfied	Details to be provided as part of the Construction Certificate Documentation
	A. every passenger lift must comply with clause E3.6	Satisfied	Details to be provided as part of the Construction Certificate Documentation
	c) accessways must have:	Satisfied	
	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:		
	B. within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and		
	d) at maximum 20 m intervals along the accessway;		

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	STATUS	COMPLIANCE / ACTION / COMMENT
	e) an intersection of accessways satisfies the spatial requirements for a passing and turning space;	Satisfied	
	a passing space may serve as a turning space;	Satisfied	
D3.5	Carparking		
	Aged Care facility - 1 space for every 100 carparking spaces or part thereof	Satisfied	
Class 6	1 space for every 100 carparking spaces or part thereof	Satisfied	
Class 7a	1 space for every 100 carparking spaces or part thereof.	N/A	
D3.6	Signage		
	In a building required to be accessible:		
	(a) (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A) sanitary facility, except a sanitary facility within a sole-occupancy unit in a Class 1b or Class 3 building; and (B) space with a hearing augmentation system; and	Information to be provided	
	(b) (ii) identify each door required by E4.5 to be provided with an exit sign and state— (A) "Exit"; and (B) "Level" ; and either (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb); and	Information to be provided	An example of this type of sign is indicated following. 
	(a) (ii) space with a hearing augmentation system; and	Information to be provided	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	STATUS	COMPLIANCE / ACTION / COMMENT
	(i) 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:	Information to be provided	
	(ii) the type of hearing augmentation; and	Information to be provided	
	(iii) the area covered within the room; and	Information to be provided	Where installed the hearing augmentation system is to provide coverage to 80% of the room. Details of the design of the system will need to be provided as part of the Construction certificate application.
	(b) if receivers are being used and where the receivers can be obtained; and	Information to be provided	
	(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	Information to be provided	
	(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	Information to be provided	
	(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	N/A	
	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.	Information to be provided	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	STATUS	COMPLIANCE / ACTION / COMMENT
	Braille Tactile signage is to be provided to the ambulant WC facilities.	Information to be provided	
D3.7	Hearing Augmentation	Information to be provided	Details of the hearing augmentation systems to be installed will need to be provided as part of the Construction Certificate documentation.
D3.8	Tactile Indicators	Information to be provided	Details of the TGSIs associated with the external stair and 1:14 ramp along the accessible path of travel from the boundary to the main entry will need to be provided as part of the Construction Certificate Documentation
D3.12	Glazing on an accessway		
	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Information to be provided	There is no information on the drawings indicating the location of full height glazing. The detailing of the glazing will need to comply with the provisions of Clause 6.6 of AS1428.1:2009 – Visual Indicators on Glazing. 6.6 Visual indicators on glazing 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. 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.
Part D4	Braille & Tactile Signs		
D4.2	Location of braille and tactile signs		
	(a) Signs including symbols, numbering and lettering must be designed and installed as follows:		
	(b) braille and tactile components of a sign must be located not less than 1200 mm and not higher than 1600 mm above the floor or ground surface;	Information to be provided	Shop drawings indicating the location of braille tactile signs will need to be prepared.

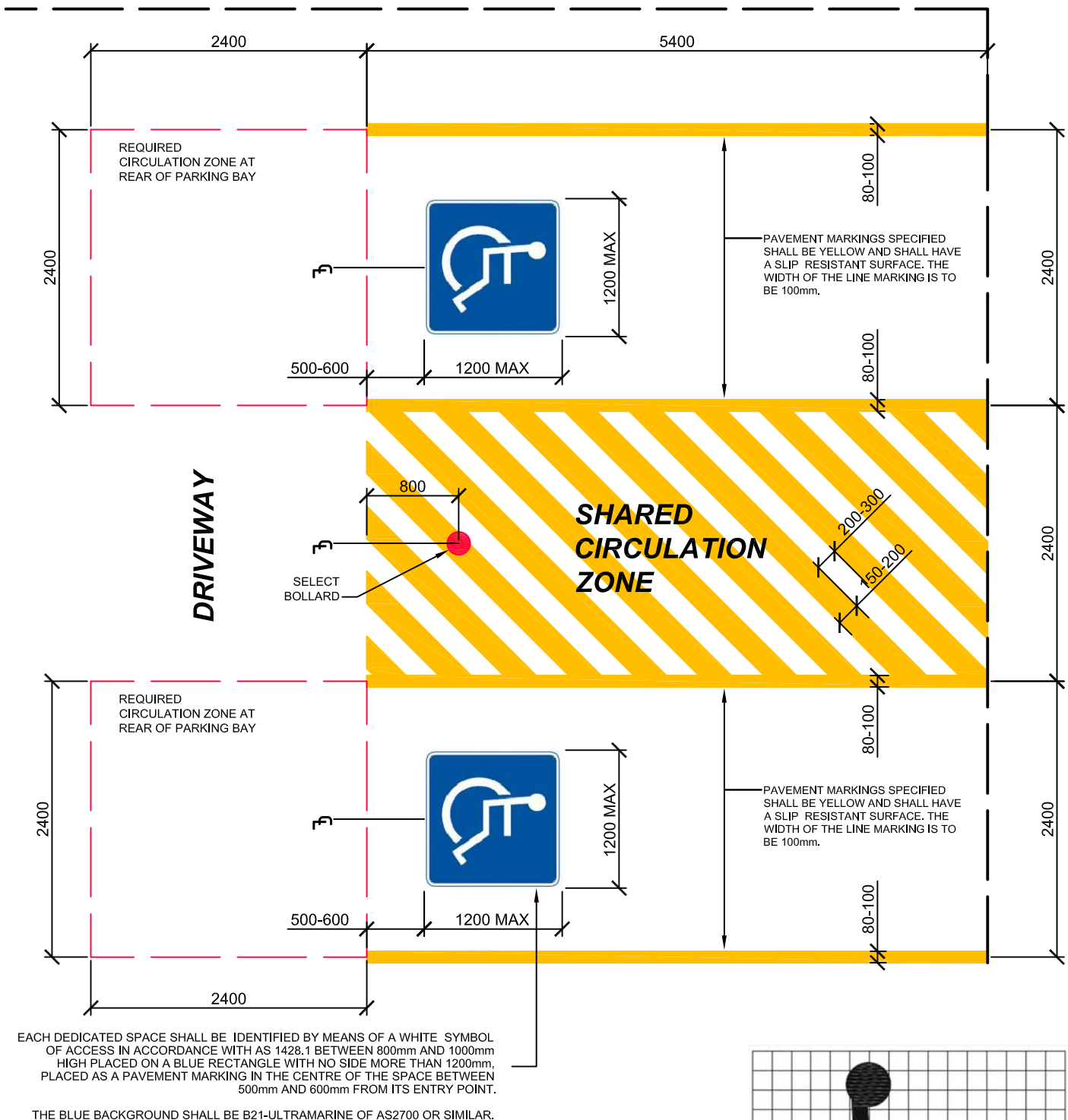
PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	STATUS	COMPLIANCE / ACTION / COMMENT
	(c) signs with single lines of characters must have the line of tactile characters not less than 1250 mm and not more than 1 350 mm above the floor or ground surface;	Information to be provided	Shop drawings location the line of tactile characters will need to be provided.
	signs identifying rooms containing features or facilities listed in clause D3.6 must be located:		
	(i) on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and	Information to be provided	Shop drawings indicating the location of Braille tactile signage will need to be provided
	(ii) where (i) is not possible, the sign may be placed on the door itself.	Note	
D4.3	Braille and tactile sign specification	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	(1) Tactile characters must be raised or embossed to a height of not less than 1 mm and not more than 1.5 mm.	Information to be provided	
	(i) (2) Sentence case (upper case for the first letter of each main word and lower case for all other letters) must be used for all tactile characters; and	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	(ii) upper case tactile characters must have a height of not less than 15 mm and not more than 55 mm; and	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	lower case tactile characters must have a height of 50% of the related upper case characters	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	(3) Tactile characters, symbols, and the like, must have rounded edges.	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	(4) The entire sign, including any frame, must have all edges rounded.	Information to be provided	Shop drawings to be provided indicating compliance with this provision.

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	STATUS	COMPLIANCE / ACTION / COMMENT
	(5) The background, negative space or fill of signs must be of matt or low sheen finish.	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	(6) The characters, symbols, logos and other features on signs must be matt or low sheen finish.	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	(7) The minimum letter spacing of tactile characters on signs must be 2 mm.	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	(8) The minimum word spacing of tactile characters on signs must be 10mm.	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	(9) The thickness of letter strokes must be not less than 2 mm and not more than 7 mm.	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	(10) Tactile text must be left justified, except that single words may be centre justified.	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	(a) (11) Tactile text must be Arial typeface.	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
D4.4	Luminance contrast The following apply to luminance contrast: (b) the background, negative space, fill of a sign or border with a minimum width of 5 mm must have a luminance contrast with the surface on which it is mounted of not less than 30%;	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	(c) tactile characters, icons and symbols must have a minimum luminance contrast of 30% to the surface on which the characters are mounted;	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	luminance contrasts must be met under the lighting conditions in which the sign is to be located	Information to be provided	Shop drawings to be provided indicating compliance with this provision.

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	STATUS	COMPLIANCE / ACTION / COMMENT
D4.5	Lighting (a) Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read.	Information to be provided	Details of the lighting will need to be provided
D4.6	Braille The following applies to braille: (b) braille must be grade 1 braille (uncontracted) in accordance with the criteria set out by the Australian Braille Authority;	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	(c) braille must be raised and domed;	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	(d) braille must be located 8 mm below the bottom line of text (not including descenders);	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	(e) braille must be left justified;	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	(f) where an arrow is used in the tactile sign, a solid arrow must be provided for braille readers;	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
	on signs with multiple lines of text and characters, a semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text	Information to be provided	Shop drawings to be provided indicating compliance with this provision.
Part F2	Sanitary and other facilities		
F2.0	The Performance Requirement of clause FP2.1 is satisfied by complying with: (a) clauses F2.2 and F2.4	Note	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	STATUS	COMPLIANCE / ACTION / COMMENT
F2.2	Calculation of number of occupants and fixtures (a) The number of persons accommodated must be calculated per clause D1.13 of the BCA if it cannot be more accurately determined by other means.	N/A	
F2.4	Accessible sanitary facilities In a building required to be accessible: (b) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4 (a); and	N/A	
	(c) accessible unisex showers must be provided in accordance with Table F2.4 (b); and	N/A	
	(d) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and	Information to be provided	
	(e) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and	Information to be provided	
	(f) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4 (a) and (b) must comply with the requirements of AS 1428.1; and	Information to be provided	
	(g) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and	N/A	
	(h) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities, must be provided as evenly as possible; and	Not Satisfied	The plans are to be revised to satisfy this requirement

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	STATUS	COMPLIANCE / ACTION / COMMENT
	(i) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and	N/A	
	(j) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(g) to be provided with a passenger lift or ramp complying with AS 1428.1.	N/A	



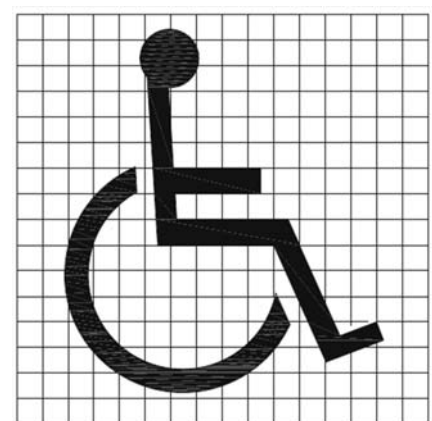
1 ACCESSIBLE PARKING SPACES

PLAN VIEW Scale: 1:50@A4



ACCESSIBLE PARKING SIGN TO BE POLE FIXED OR MOUNTED ON WALL. BOTTOM OF SIGN TO BE MOUNTED 1200mm AFFL. THE BLUE BACKGROUND SHALL BE B21-ULTRAMARINE OF AS2700 OR SIMILAR.

SIGNS MAY BE EQUAL TO RMS STANDARD SIGNAGE.



NOTE: The grid is for positional purposes only.

THE ABOVE DETAIL INDICATES THE PROPORTIONAL SETOUT OF THE INTERNATIONAL SYMBOL OF ACCESS AS DESIGNATED IN AS1428.1

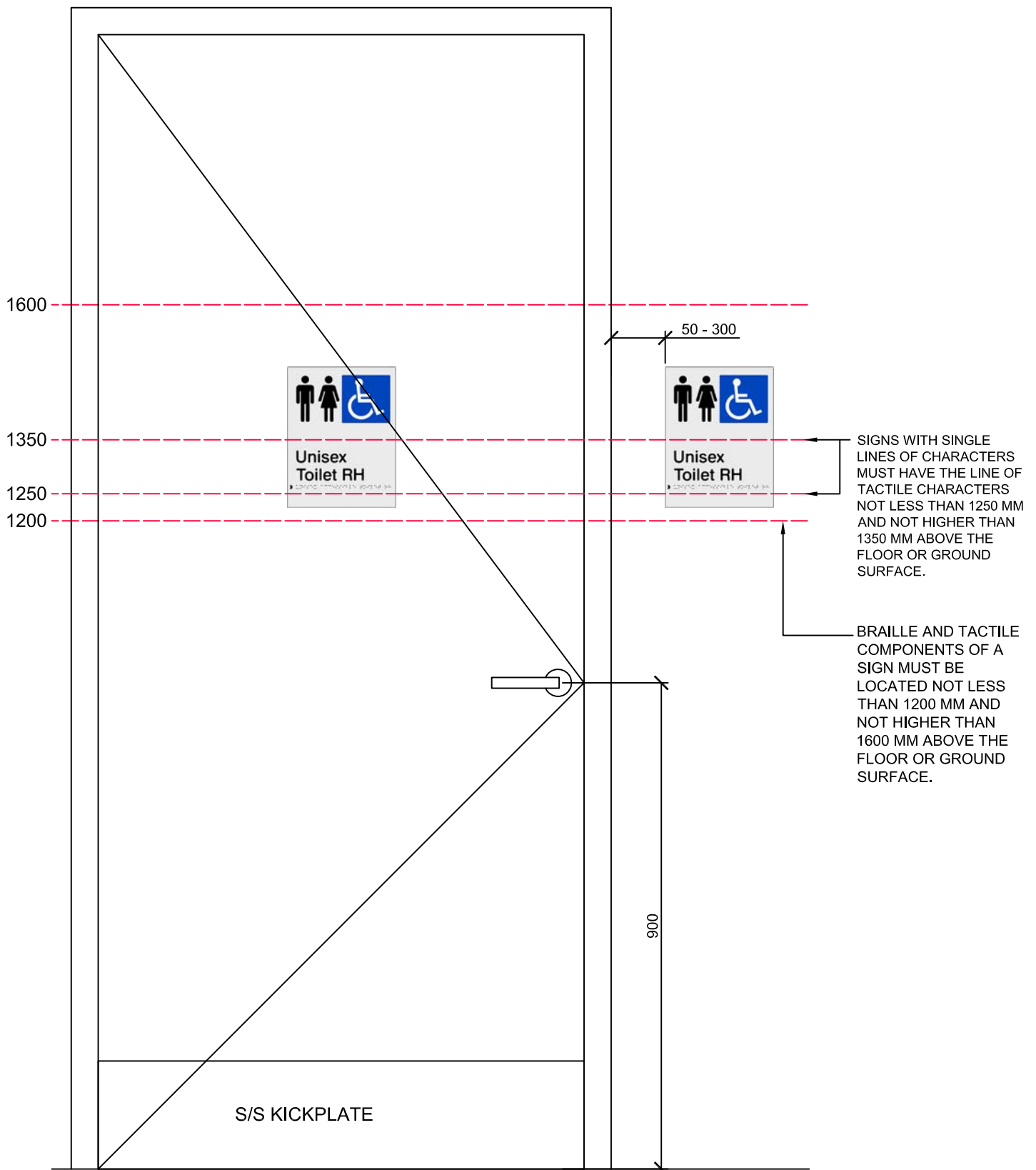
2 ACCESSIBLE PARKING SIGN

Scale: NTS

3 ACCESSIBLE SYMBOL SETOUT

Scale: NTS

	iAccess Consultants 2/20 BALFOUR ROAD ROSE BAY, NSW 2029 (P) 0408 627 908 (E) r.seidman@iaccessconsultants.com (W) www.iaccessconsultants.com		TITLE: ACCESSIBLE PARKING - PERPENDICULAR LINE MARKING SETOUT DWG. No. ###	TECHNICAL SHEET DATE: OCT 2014 SCALE: AS SHOWN STAGE: - DRAWN: RAS TYPE: - REVISION: [-]	A20
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1 ACCESSIBLE DOOR SIGN

Scale: 1:10@A4

THE LOCATION OF THE SIGN IS PREFERRED TO BE LOCATED ON THE LATCH SIDE OF THE DOOR. WHERE THIS IS **NOT POSSIBLE** THE SIGN MAY BE LOCATED ON THE DOOR.

EXTRACT FROM AS 1428.2:1992
11.6.2 GLAZING IN JOINERY DOORS OR FLUSH DOORS

GLAZING IN JOINERY DOORS OR FLUSH DOORS SHALL BE AS FOLLOWS:

- THE LOWER EDGE OF THE GLAZING SHALL BE NOT LESS THAN 300mm AND NOT MORE THAN 1000mm ABOVE THE BOTTOM EDGE OF THE DOOR.
- THE UPPER EDGE OF THE GLAZING SHALL BE NOT LESS THAN 1600mm ABOVE THE BOTTOM EDGE OF THE DOOR.
- IN WIDTH, THE GLAZING SHALL EXTEND NOT MORE THAN 200mm FROM THE LATCH EDGE OF THE DOOR AND SHALL BE NOT LESS THAN 150mm WIDE.

NOTE: GLAZING IN DOORS IS USEFUL TO PEOPLE WITH DISABILITIES AS IT PROVIDES A VIEW OF A USER APPROACHING THE DOOR FROM THE OTHER SIDE. THE LOWER PERIMETERS OF GLAZING ARE SET TO AVOID THE FOOTREST OF A WHEELCHAIR CONTACTING THE GLASS.

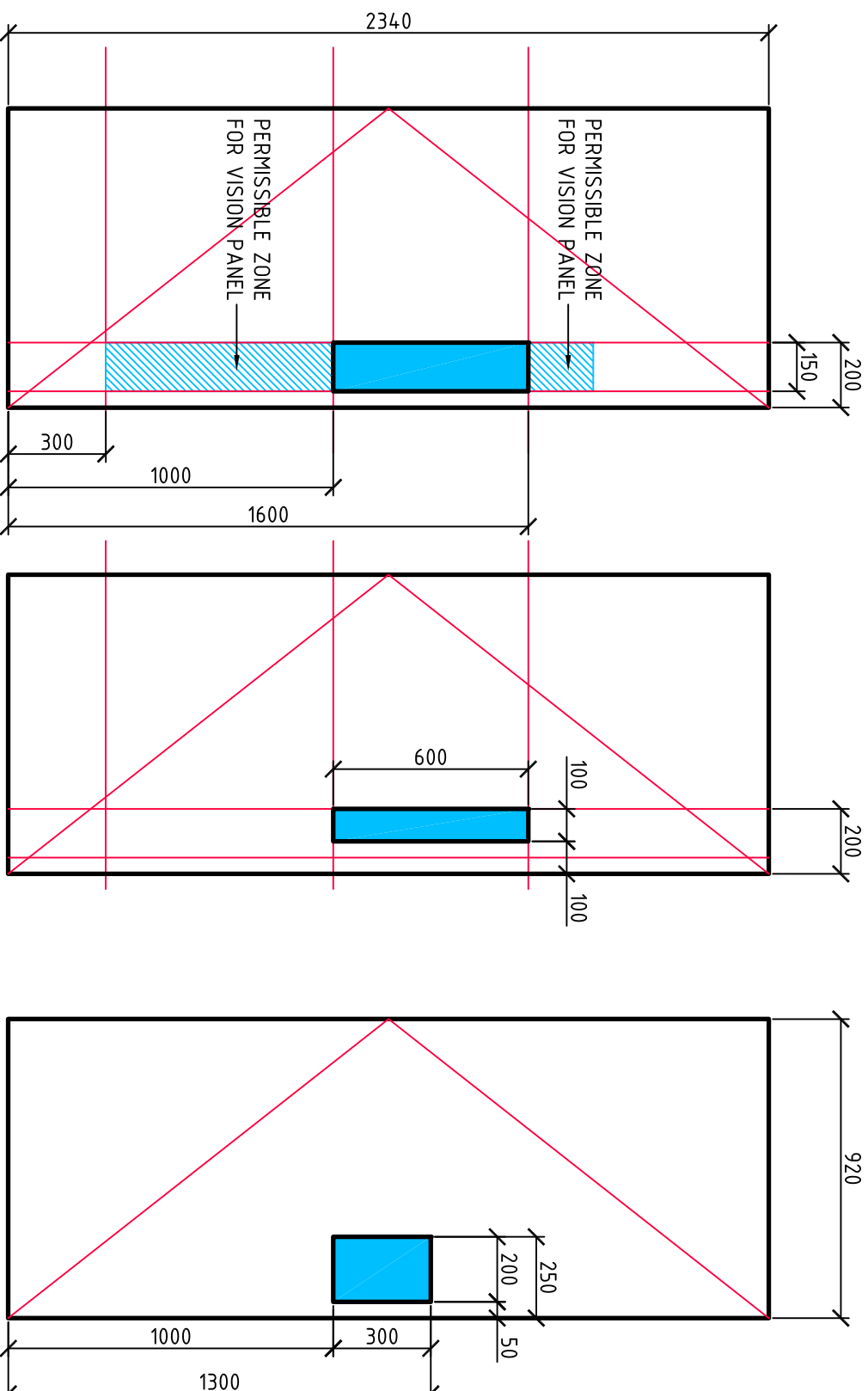
THE INSTALLATION OF STANDARD VISION PANELS IN FIRE RATED ASSEMBLIES NEED TO COMPLY WITH THE MANUFACTURERS TESTED ASSEMBLIES.

THE TOTAL AREA FOR VISION PANELS IN FIRE RATED DOORS IS TO BE LESS THAN 65,000sqmm.

THE STANDARD AVAILABLE FIRE RATED VISION PANELS ARE:

- 600 X 100
- 300 X 200
- 450 X 150

THE INSTALLATION OF VISION PANELS IN FIRE RATED DOORS WILL NOT COMPLY WITH EVERY ASPECT OF THE PROVISIONS OF AS1428.2:1992



LOCATION OF STANDARD 600x100mm FIRE RATED VISION PANEL TO COMPLY WITH THE INTENTION OF AS1428.2 - CLAUSE 11.6.2

LOCATION OF STANDARD 300x200mm FIRE RATED VISION PANEL TO COMPLY WITH THE INTENTION OF AS1428.2 - CLAUSE 11.6.2

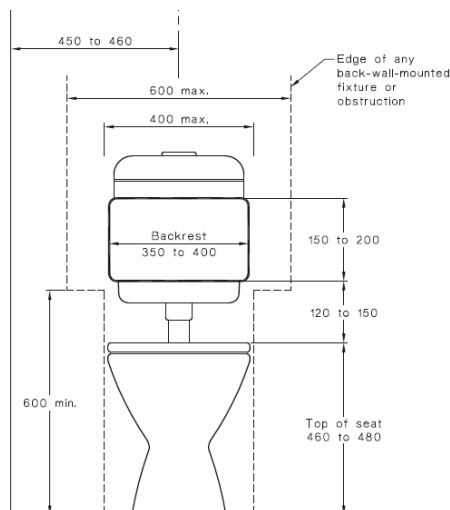
MINIMUM GLAZED AREA FOR VISION PANEL IN A NON FIRE RATED DOOR PANEL TO COMPLY WITH THE INTENTION OF AS1428.2 - CLAUSE 11.6.2

ACCESSIBLE WC REQUIREMENTS TO BE SATISFIED

AS 1428.1:2009 ACCESSIBLE WC CHECKLIST

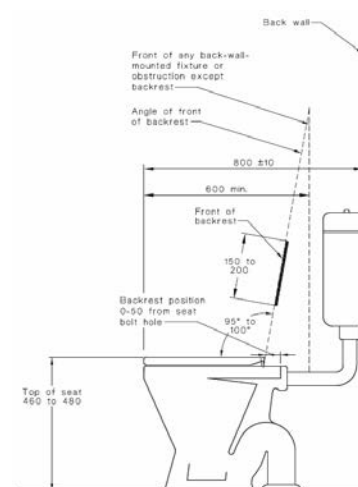
WATER TAPS	STATUS
Taps shall have lever handles, sensor plates, or other similar controls.	
Lever handles shall have not less than 50 mm clearance from an adjacent surface.	
Where separate taps are provided for hot and cold water, the hot water tap shall be placed to the left of the cold water tap for horizontal configurations, or above the cold water tap for vertical configurations.	
Where hot water is provided, the water shall be delivered through a mixing spout.	

WC PAN CLEARANCES	STATUS
Offset from side wall to CL of WC pan	450-460 mm
Distance from rear wall to front of WC Pan	800 ±10 mm
Top of seat height	460-480 mm AFFL



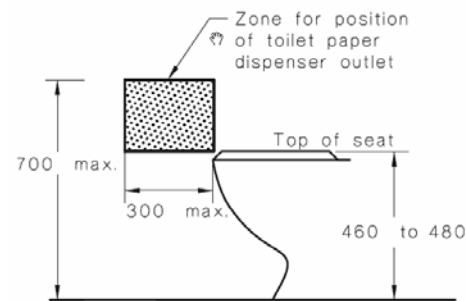
WC SEAT	STATUS
be of the full-round type	
be securely fixed in position when in use;	
have seat fixings that create lateral stability for the seat when in use;	
be load-rated to 150 kg;	
have a minimum luminance contrast of 30% with the background (e.g., pan, wall or floor against which it is viewed).	

BACKREST	STATUS
Shall be capable of withstanding a force in any direction of 1100 N;	
Width of backrest – 350-400 mm	
Height of backrest – 150-200 mm	
Bottom of back rest – 120-150 mm above top of seat	
Angle of incline 95-100 °	

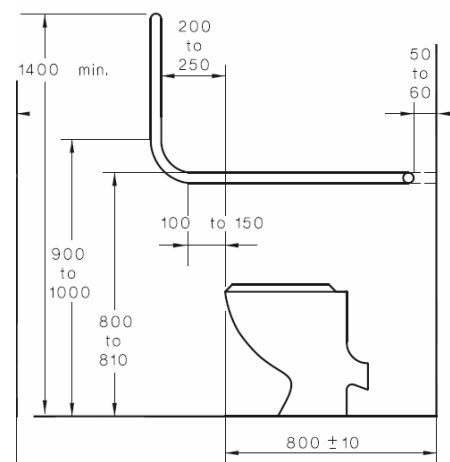


FLUSHING CONTROL	STATUS
Flushing controls shall be user activated, either hand operated or automatic..	
The flushing control shall be proud of the surface and shall activate the flush before the button becomes level with the surrounding surface.	

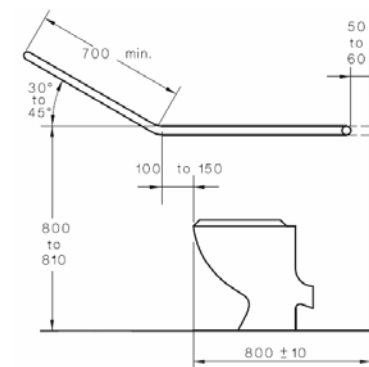
TOILET PAPER DISPENSER	STATUS
Distance in front of front of WC pan	300 mm max
Height above floor	700 mm max



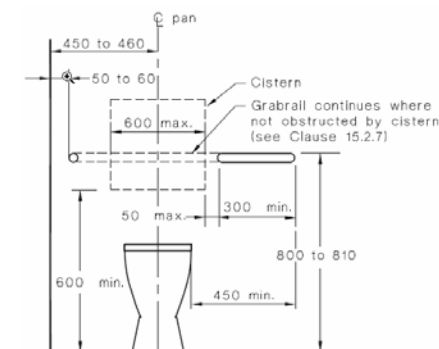
GRABRAILS 90 DEG	STATUS
Horizontal rail height	800 ±10 mm
Distance from front of WC pan to vertical rail	200-250 mm
Top of vertical rail	1400 mm AFFL min



GRABRAILS 45 DEG	STATUS
Horizontal rail height	800 ±10 mm
Distance from front of WC pan to inclined rail	100-150 mm
Length of inclined rail	700 mm min



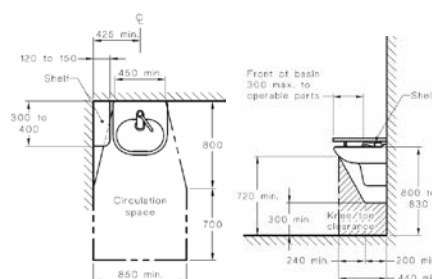
GRABRAILS REAR RAIL	STATUS
Horizontal rail height	800 ±10 mm
Distance from front of WC pan to vertical rail	200-250 mm
Top of vertical rail	1400 mm AFFL min



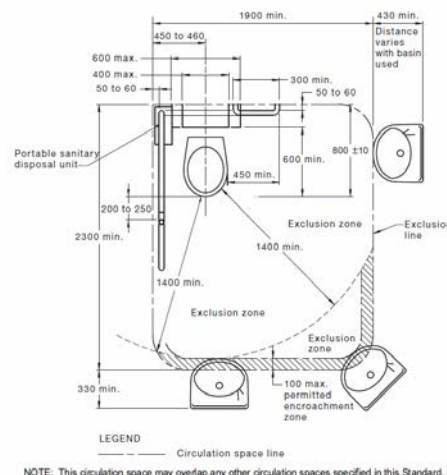
AS 1428.1:2009

ACCESSIBLE WC CHECKLIST

HANDBASINS	STATUS
The washbasin shall be outside the pan circulation	
Exposed hot water supply pipes shall be insulated or located so as not to present a hazard.	
The projection of the washbasin from the wall and the position of taps, bowl and drain outlet shall be determined in accordance with Figures 44(A) and 44(B);	
Water supply pipes and waste outlet pipes shall not encroach on the required clear space under the washbasin.	
Centreline distance from side wall – 425 mm	
Circulation space 1500 x 850 mm min	
Top of basin – 800-830 mm	



WC CIRCULATION		STATUS
Width of WC zone	1900 mm min	
Length of WC zone	2300 mm min	
Exclusion zone in front of WC pan	1400 mm min	
Encroachment by handbasin	100 mm max	



MIRROR	STATUS
In all sanitary facilities, the mirror shall be located either above or adjacent to the washbasin.	
Top of vanity – 800-830 mm	
Bottom of mirror – 900 mm max	
Top of mirror – 1850 mm min	

SHELVES	STATUS
As a vanity top at a height of 800 mm to 830 mm and a minimum width of 120 mm and depth of 300 mm to 400 mm without encroaching into any circulation space.	
A separate fixture within any circulation space at a height of 900 mm to 1000 mm with a width of 120 mm to 150 mm and length of 300 mm to 400 mm;	
A separate fixture external to all circulation spaces at a height of 790 mm to 1000 mm with a minimum width of 120 mm and minimum length of 400 mm.	

SOAP DISPENSERS, TOWEL DISPENSERS	STATUS
soap dispensers, towel dispensers, hand dryers and similar fittings shall be operable by one hand	
be installed with the height of their operative component or outlet not less than 900 mm and not more than 1100 mm above the plane of the finished floor	
no closer than 500 mm from an internal corner	

CLOTHES HOOKS	STATUS
A clothes-hook shall be installed 1200 mm to 1350 mm above the plane of the finished floor and not less than 500 mm out from any internal corner.	

SLIP RESISTANCE HB198	STATUS
Wet pendulum test – P3	
Oil-wet inclining platform test – R10	

BRAILLE TACTILE SIGNS NCC D3.6	STATUS
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	
Braille and tactile components of a sign must be located not less than 1200 mm and not higher than 1600 mm above the floor or ground surface.	

BRAILLE TACTILE SIGNS NCC D3.6	STATUS
Signs with single lines of characters must have the line of tactile characters not less than 1250 mm and not higher than 1350 mm above the floor or ground surface.	
Signs identifying rooms containing features or facilities listed in D3.6 must be located— (i) on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and (ii) where (i) is not possible, the sign may be placed on the door itself.	
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 background, negative space, fill of a sign or border with a minimum width of 5 mm must have a luminance contrast with the surface on which it is mounted of not less than 30%.	
Tactile characters, icons and symbols must have a minimum luminance contrast of 30% to the surface on which the characters are mounted	
Luminance contrasts must be met under the lighting conditions in which the sign is to be located.	
Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read.	



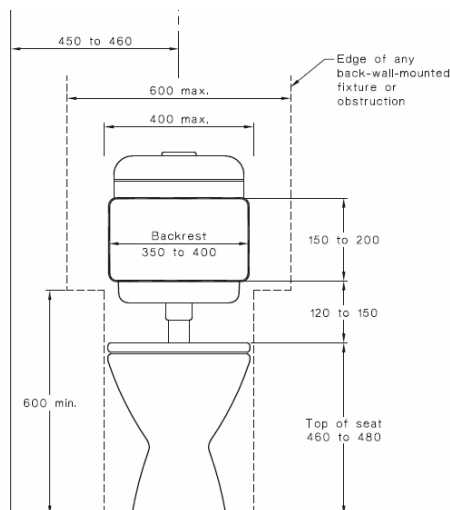
ACCESSIBLE WC REQUIREMENTS TO BE SATISFIED

AS 1428.1:2009 ACCESSIBLE WC CHECKLIST

REQUIREMENTS FOR ACCESSIBLE WC AND SHOWER FACILITIES

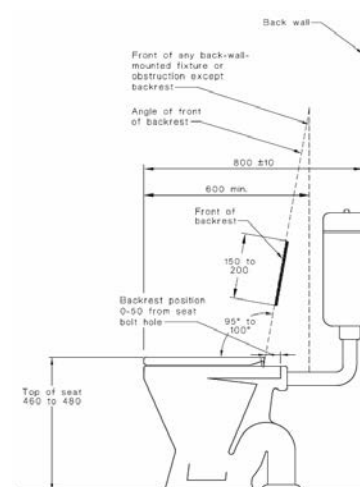
WATER TAPS	STATUS
Taps shall have lever handles, sensor plates, or other similar controls.	
Lever handles shall have not less than 50 mm clearance from an adjacent surface.	
Where separate taps are provided for hot and cold water, the hot water tap shall be placed to the left of the cold water tap for horizontal configurations, or above the cold water tap for vertical configurations.	
Where hot water is provided, the water shall be delivered through a mixing spout.	

WC PAN CLEARANCES	STATUS
Offset from side wall to CL of WC pan	450-460 mm
Distance from rear wall to front of WC Pan	800 ±10 mm
Top of seat height	460-480 mm AFFL



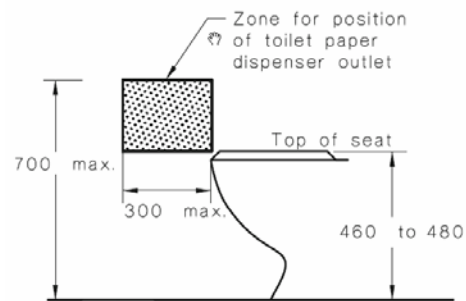
WC SEAT	STATUS
be of the full-round type	
be securely fixed in position when in use;	
have seat fixings that create lateral stability for the seat when in use;	
be load-rated to 150 kg;	
have a minimum luminance contrast of 30% with the background (e.g., pan, wall or floor against which it is viewed).	

BACKREST	STATUS
Shall be capable of withstanding a force in any direction of 1100 N;	
Width of backrest – 350-400 mm	
Height of backrest – 150-200 mm	
Bottom of back rest – 120-150 mm above top of seat	
Angle of incline 95-100 °	

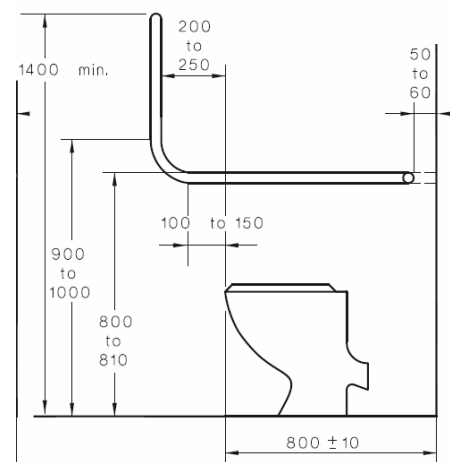


FLUSHING CONTROL	STATUS
Flushing controls shall be user activated, either hand operated or automatic..	
The flushing control shall be proud of the surface and shall activate the flush before the button becomes level with the surrounding surface.	

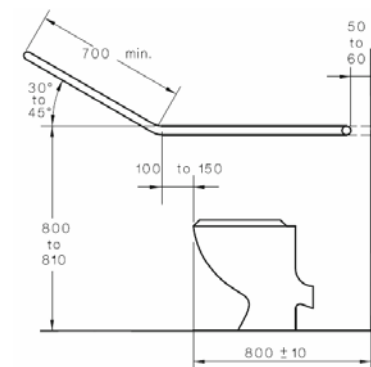
TOILET PAPER DISPENSER	STATUS
Distance in front of front of WC pan	300 mm max
Height above floor	700 mm max



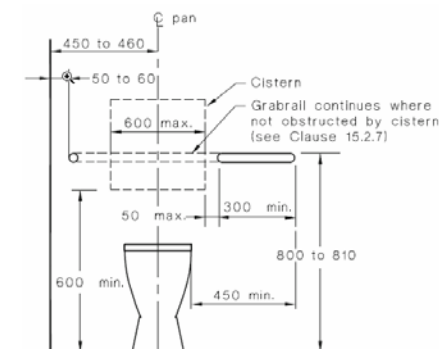
GRABRAILS 90 DEG	STATUS
Horizontal rail height	800 ±10 mm
Distance from front of WC pan to vertical rail	200-250 mm
Top of vertical rail	1400 mm AFFL min



GRABRAILS 45 DEG	STATUS
Horizontal rail height	800 ±10 mm
Distance from front of WC pan to inclined rail	100-150 mm
Length of inclined rail	700 mm min



GRABRAILS REAR RAIL	STATUS
Horizontal rail height	800 ±10 mm
Distance from front of WC pan to vertical rail	200-250 mm
Top of vertical rail	1400 mm AFFL min



ACCESSIBLE WC REQUIREMENTS TO BE SATISFIED

AS 1428.1:2009 ACCESSIBLE WC CHECKLIST

REQUIREMENTS FOR ACCESSIBLE WC AND SHOWER FACILITIES



SHOWERS	STATUS
Shower recesses and the circulation space for each shower recess from the finished floor to a height of not less than 900 mm shall be as shown in Figure 47. Grabrails, shower hose fittings; taps, soap holder, shelf (if provided) and the folding seat are the only fixtures permitted in these spaces.	
Shower recess fittings shall be provided as shown in Figures 47 and 48. Not less than two clothes-hanging devices, as specified in Clause 15.4.4, shall be fitted outside the shower recess. One such device shall be located within 400 ±10 mm and the other within 600 ±10 mm of the folding seat.	

FLOOR WASTES	STATUS
The floor of the shower recess and associated circulation space shall be self draining and without a step-down, raised step kerb or hob at the entry to the recess.	
The waste outlet for the shower shall be provided in accordance with Figure 47.	
The slope of the floor of the shower recess shall have a gradient between 1:60 and 1:80,	
The slope of floor of the remainder of the sanitary facility shall have a gradient between 1:80 and 1:100,	

The means of screening a shower recess shall be either by a curtain or a door system that maintains the required circulation space of 1600 mm × 2350 mm.	
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GRABRAILS	STATUS
Grabrails shall be fixed on the walls in the positions shown in Figures 47 and 48. Taps, soap holder and shower head support grabrail may encroach into the 600 mm clearance above the grabrail.	

SOAP HOLDER	STATUS
The soap holder shall be located within the zone shown in Figure 48.	

TAPS	STATUS
Taps, as specified in Clause 15.2.1, shall be located within the zone shown in Figure 48.	

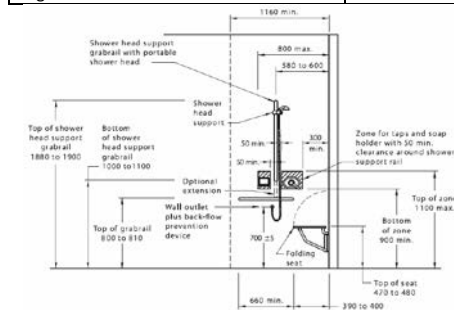
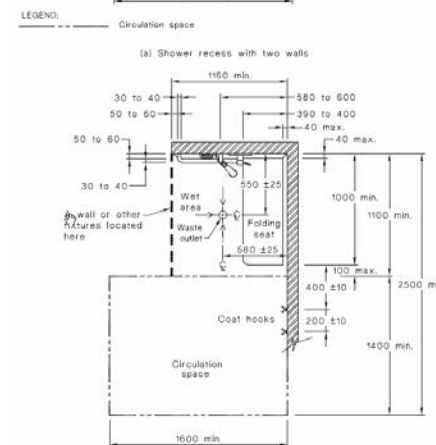
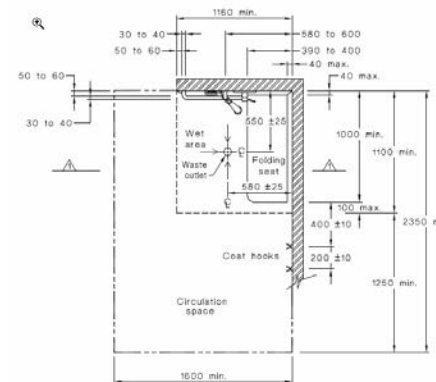


FIGURE 48 SHOWER RECESS FITTINGS—ELEVATION

SHOWER HEAD	STATUS
A hand-held shower head shall be provided, which shall have a flexible hose of a minimum length of 1500 mm.	
An adjustable shower head holder shall be provided to support the shower head and shall—	
be installed on the shower head holder support grabrail	
allow the graspable portion of the shower head to be positioned at various angles and heights;	

SHOWER HEAD	STATUS
allow the graspable portion of the shower head to be located at heights between 1000 mm and 1800 mm above the plane of the finished floor; and	
allow access and adjustment from a seated position.	



CLOTHES HOOKS (SHOWERS)	STATUS
Two clothes hooks shall be installed within reach of the shower seat.	

CIRCULATION SPACES	STATUS
Circulation spaces, including door circulation spaces, may be overlapped.	

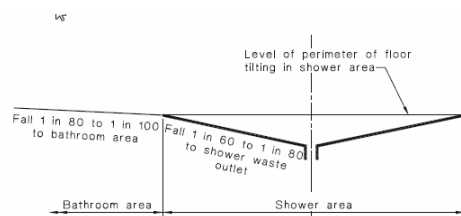
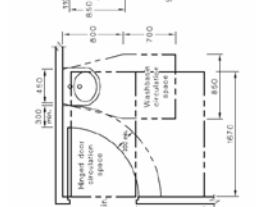
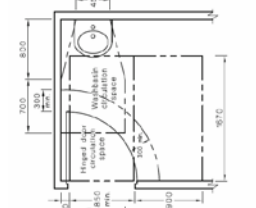
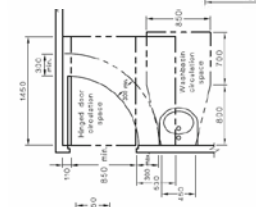
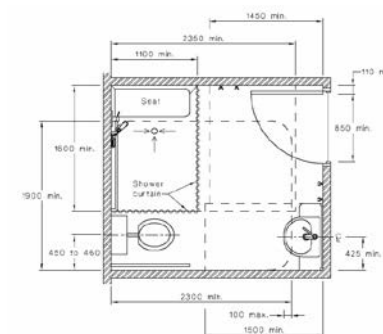


FIGURE 49 GRADES FOR BATHROOM AND SHOWER FLOORS

OPENING SHOWER SCREENS	STATUS
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