

Access Report

Date of Report: 18 April 2012

Amendment A: 18 April 2012

Re: Miranda Dental Hospital – 84-86 Kiora Rd Miranda

For: COMSERV No 462

Assessment: Plans dated: 17/04/2012

Plan numbers: 1.02, 2.01-2.05, 3.01-3.03, 4.01-4.03 (Issue A)

By: Geoform Design Architects

Job number: 0903

This Access Report is an assessment of the proposed building to determine if access for people with a disability is provided in accordance with legislative requirements.

The following comments are based on access requirements of the Building Code of Australia 2011 (BCA), Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) (including Amendment No. 1), Australian Standards (AS) and Disability Discrimination Act (DDA).

This report contains comments regarding issues of non-compliance, or identifying where insufficient information has been provided for an assessment to be made. Recommendations may also be made to enhance accessibility and minimise the risk of action under the Disability Discrimination Act (DDA).

Unless otherwise specified, all Australian Standards references are from the following:

- AS 1428.1-2009
- AS 1428.2-1992
- AS 1428.4.1-2009
- AS 1428.5-2010
- AS 1735.12-1999
- AS 2890.6-2009

Access elements		Reference	Re: Plans
1. Access requirements			
1.1	The BCA requires that access for people with a disability be provided to and within all areas normally used by the occupants.	BCA Table D3.1	
1.2	Access is to be provided from the main points of a pedestrian entry at the allotment boundary to a building required to be accessible.	BCA D3.2 a i	
1.3	Access is required through the principal pedestrian entrance and through at least 50% of all pedestrian entrances.	BCA D3.2 b	
Comment: Two of the three pedestrian entries are shown to be accessible. The inaccessible entry is within 50m of each accessible entry.			
1.4	It is not necessary to provide access for people with a disability to or within: <ul style="list-style-type: none"> a) An area where access would be inappropriate because of 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. 	BCA D3.4	
Comment: It is not considered necessary to provide access to the plant rooms, waste bin store room and other store rooms.			
2. Continuous accessible path of travel			
2.1	A continuous accessible path of travel is generally shown to and within all areas (except those exempt under BCA D3.4).	AS 1428.1 6.1	As shown on plans
2.2	Accessways, walkways, ramps and landings are required to have an unobstructed width of at least 1000mm and an unobstructed vertical clearance of at least 2000mm (or 1980mm at doorways).	AS 1428.1 6.3 6.2	
Comment: A clear width of 1050mm is shown for the ramp.			
			As shown on plans

	Access elements	Reference	Re: Plans
2.3	Where different floor surfaces join each other, they are to be flush. A construction tolerance between surfaces is allowed of less than 5mm with rounded/bevelled edges or 3mm for vertical edges. This includes where recessed matting is installed.	AS 1428.1 7.2 Fig. 6 7.4.2	Not shown on plans
2.4	A slip-resistant surface is required for all floor surfaces and the texture is to be traversable by people who use a wheelchair or have an ambulant or sensory disability.	AS 1428.1 7.1	Not shown on plans
2.5	Where carpets or soft floor coverings are used pile heights, exposed edges, leading edges and trims are to comply with the BCA.	BCA D3.3 g h	Not shown on plans
2.6	The gradient and crossfall of a landing or circulation space is required to be shallower than 1:40 (or 1:33 for bitumen surfaces).	AS 1428.1 13.3.1 Appendix C	Not shown on plans
2.7	If any grated drains are installed, the dimensions of grates are to be as follows: a) Circular openings are to be 13mm or less. b) Slotted openings are to be 13mm or less in width. Slotted openings with a width of 8-13mm are to be oriented so that the long dimension is transverse to the dominant direction of travel.	AS 1428.1 7.5	Not shown on plans

3. Approaches and entrances

3.1	A 1:14 ramp with adequate landing space is shown providing access to the upper ground level from the car parking set-down area and the street level. This ramp is to comply with AS 1428.1 including the following features:	BCA D3.3 a	Not fully detailed on plans
	a) Sharp transitions are to be provided between the planes of landings and ramps.	AS 1428.1 10.1 a	
	b) The gradient is to be constant throughout its length (a construction tolerance of 3% is allowed provided no section is steeper than 1:14).	AS 1428.1 10.3 a, b	
	c) Handrails are required on both sides of ramps.	AS 1428.1 10.3 e	
	d) Kerbs or kerb rails are required on both sides of the ramp (the wall adjacent to the ramp may serve as the kerb if located within 100mm of the ramp-side face of the handrail).	AS 1428.1 10.3 i, j	

Access elements		Reference	Re: Plans
e) Tactile ground surface indicators are required at the top and bottom of the ramp.		BCA D3.8 a iv	Not shown on plans
f) Where the ramp intersects with the property boundary, it is to be set back so that the handrail and tactile ground surface indicators do not protrude into the transverse pathway.		AS 1428.1 10.3 f Fig. 16	
3.2	Stairs are shown at the entry on the corner of Urunga Parade and Kiora Road. Stairs are also shown off Urunga Road to approach the upper ground level entry. These stairs are required to have accessible features complying with AS 1428.1 including:	BCA D3.3 a	Not fully detailed on plans
	a) Opaque risers with the nosing not projecting beyond the face of the riser. The riser may be vertical or splay backward up to 25mm.	AS 1428.1 11.1 c, d Fig. 27A, B	
	b) Non-slip edge strips with a minimum 30% luminance contrast, for 50mm-75mm deep, across the full width of the stairs. Edge strips may be set back a maximum of 15mm from the front of the nosing and are not to extend down the riser more than 10mm.	BCA D3.3 a ii AS1428.1 11.1 f g	Not shown on plans
	c) Handrails on both sides of stairs.	AS 1428.1 11.2 b	
	d) Tactile ground surface indicators are required at the top and bottom of stairs.	BCA D3.8 a i	Not shown on plans
	Comment: Fire-isolated stairs are also shown in the building. These stairs are required to have non-slip edge strips with a minimum 30% luminance contrast complying with AS 1428.1. If these stairs will be used by the occupants as a means of travelling to different levels, they are to have accessible features complying with AS 1428.1 including opaque risers, handrails on both sides and tactile ground surface indicators.	BCA D3.3 a iii AS 1428.1 11.1 f g	Not fully detailed on plans
3.3	Work is proposed to the kerb and footpath on the corner of Urunga Parade and Urunga Lane. A new kerb ramp will be constructed to provide an accessible path across the intersection. It is to comply with AS 1428.1 including the following features:		Not fully detailed on plans
	a) A maximum length of 1520mm, rise of 190mm and gradient of 1:8.	AS 1428.1 10.7.2	

Access elements	Reference	Re: Plans
b) Landings are required at the top and bottom of kerb ramps in accordance with AS 1428.1.	AS 1428.1 10.8.3	
c) Kerb ramps are to be aligned in the direction of travel.	AS 1428.1 10.7.1	
d) The sides of kerb ramps should tapered and splayed at 45°.	AS 1428.1 10.7.2 ii Fig. 24	
e) Sharp transition angles are to be provided.	AS 1428.1 10.1 a	
f) The angle at the base of a kerb ramp (ie. between the kerb ramp and the roadway) is to be a minimum of 166°.	AS 1428.1 10.7.2 iii	

4. Doorways

4.1	A door schedule has not yet been included in the documentation. All doorways are to comply with AS 1428.1 including the following features:	Not shown on plans
a)	A minimum clear opening width of 850mm (note that a standard 870mm door leaf will not meet this requirement). At least one leaf of multiple leaf doors is to meet this requirement.	BCA D3.2e AS 1428.1 13.2
Comment: The following doors are exempt from this requirement:		
i.	Plant rooms, waste bin store room and other store rooms (exempt under BCA D3.4).	
ii.	The inaccessible entry does not require a clear opening width suitable for wheelchair access.	
iii.	Male and female toilets (ie not unisex accessible toilets) require a minimum clear opening width of 700mm.	AS 1428.1 16.3
b)	All doors or doorframes are required to have a minimum 30% luminance contrast to their adjacent surface to assist people with a vision impairment in locating the doorway.	AS 1428.1 13.1

Access elements	Reference	Re: Plans
c) All door handles are to be capable of being unlocked and opened with one hand and placed at a height between 900-1100mm. A lever handle is preferred and is to be between 35mm-45mm from the door-face. A 'D' type handle is required on sliding doors.	AS 1428.1 13.5.2 13.5.3	
d) Circulation space is required at each door. Specific dimensions are based upon the clear width of the door.	AS 1428.1 13.3	
Comment:		
i. Dimensions of door circulation spaces are not fully detailed on the plans. When measured by scale, door circulation spaces appear adequate.		
ii. The plant rooms, waste bin store room, other store rooms and the inaccessible entry do not require circulation space for wheelchair access.		
iii. Male and female toilets (ie not unisex accessible toilets) require circulation space suitable for people with an ambulant disability.	AS 1428.1 16.3 13.4	
e) Doors are to have a maximum operating force of 20N (this excludes fire doors and smoke doors).	AS 1428.1 13.5.2 e	
f) Any frameless or fully glazed doors, and any glazing capable of being mistaken for a doorway or opening is required to have a solid, non-transparent line across the full width of the glazing. The line is to be at least 75mm in depth, at a height between 900-1000mm and have a minimum luminance contrast of 30% to the background floor surface when viewed from both sides.	BCA D3.12 AS 1428.1 6.6	
Comment: A chair rail, hand rail or transom may adequately indicate that the glazing is not a doorway or opening.		
g) Where there is a level change at a doorway such as the level 5 terrace doors, a ramped threshold is to be provided. It is to have a maximum length of 280mm, height of 35mm and gradient of 1:8. It is to be located within 20mm of the door leaf which it serves.	AS 1428.1 10.5 Fig. 21	

5. Handrails

5.1	Handrails are required along both sides of the ramp and both sides of stairs (except fire-isolated stairs). Handrails are to comply with AS 1428.1 including the following features:	D3.3 a AS 1428.1 10.3 e 11.2 b	Not fully detailed on plans
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Access elements	Reference	Re: Plans
a) Handrails are required to have a 30mm-50mm circular diameter.	AS 1428.1 12 b	
b) Exposed edges and corners of handrails are required to have a radius of at least 5mm.	AS 1428.1 12 c	
c) The top of handrails are required to be at a height between 865mm-1000mm and consistent throughout its length.	AS 1428.1 12 d, e	
d) Handrails are required to have a 1000mm minimum clear width.	AS 1428.1 6.3	
e) Handrails are required to continue around/across landings where possible.	AS 1428.1 11.2, 12 j Fig. 28	
f) For ramp ends, handrails are required to extend 300mm horizontally and turn away to the side wall or turn downwards through 180°.	AS 1428.1 10.3 h Fig. 14 Fig. 15 B	
g) For stair ends handrails are required to: <ul style="list-style-type: none"> i. At the bottom: Extend one tread width in the downward angle plus 300mm horizontally; ii. At the top: Extend 300mm horizontally; and iii. Have the ends turned away to the side wall or turned downwards through 180°. 	AS 1428.1 11.2 d, e Fig. 28 b	
h) Handrails are required to be securely fixed and rigid.	AS 1428.1 12 g	
i) Handrails are required to have a 50mm minimum clearance between the handrail and wall/obstruction to a height of at least 600mm above the handrail.	AS 1428.1 12 h	
j) Handrails are to have no obstruction to the passage of a hand along the top 270° of the rail.	AS 1428.1 12 i	

Comment:

If the fire-isolated stairs are regularly used by the occupants they are to have accessible features including handrails on both sides (which are shown on the plans). Where the handrail is not continuous, tactile ground surface indicators are required to be installed across the full width on the landings.

AS 1428.1 9	Not fully detailed on plans
AS1428.4.1 2.4	

Access elements		Reference	Re: Plans
6. Lift			
6.1	<p>A passenger lift is shown to provide an accessible path of travel to each level (excluding the basement car park which the concierge staff will access via the car lift). It must not rely on a constant pressure device for its operation and is required to have accessible features including:</p> <ul style="list-style-type: none"> a) Handrail complying with AS 1735.12. b) Lift floor dimensions of at least 1400mm x 1600mm. c) Minimum clear door opening of 900mm (AS 1735.12). d) Passenger protection system complying with AS 1735.12. e) Lift landing doors at upper landings. f) Lift car and landing control buttons complying with AS 1735.12. g) Lighting complying with AS 1735.12. h) Automatic audible information within the car to identify the level each time the lift stops. i) Audible and visual information at each lift landing to indicate the arrival of the lift. j) Emergency hands-free communication including a button that alerts a call centre of a problem and a light to signal that the call has been received. 	<p>BCA E3.6 BCA Table E3.6 b</p>	<p>Not fully detailed on plans</p>
6.2	<p>The BCA has additional requirements for lifts in a Class 9a building relating to emergency egress. If patient care areas are located at a level that does not have direct egress to a road or open space, at least one emergency lift must be installed complying with the BCA E3.4.</p>	<p>BCA E3.4 a</p>	<p>Not fully detailed on plans</p>
7. Switches and furniture			
7.1	<p>All switches and controls are to be placed at a height between 900-1100mm and at least 500mm from an internal corner. This includes light switches, door handles, intercoms, security entry systems and excludes general power outlets.</p>	<p>AS 1428.1 14.1</p>	<p>Not shown on plans</p>
7.2	<p>Rocker action and toggle switches are to be provided in the accessible sanitary facilities and are to have minimum dimensions 30mm x 30mm.</p>	<p>AS 1428.1 14.2</p>	<p>Not shown on plans</p>
7.3	<p>General purpose outlets in the accessible sanitary facilities are to be located at a height between 600-1100mm and at least 500mm from an internal corner.</p>	<p>AS 1428.1 14.2</p>	<p>Not shown on plans</p>

	Access elements	Reference	Re: Plans
7.4	<p>There are currently no specific legislative requirements regarding accessible features for furniture and joinery. However, these elements remain subject to a DDA complaint if they are not accessible to someone with a disability. AS 1428.2 offers useful information for the style and dimensions of reception counters and the like. Incorporating accessible features for furniture and joinery will assist with minimising the risk of action under the DDA.</p> <p>Comment: The placement of furniture or other such items may compromise accessibility if located in corridors or circulation spaces.</p>	AS 1428.2	Not fully detailed on plans
8. Sanitary facilities			
8.1	The BCA requires that one accessible sanitary facility be provided on every storey containing sanitary compartments.	BCA Table F2.4 a	As shown on plans
8.2	Accessible sanitary facilities are required to be unisex and be located so that they can be entered without crossing an area reserved for one sex only.	BCA F2.4 a, b, f	As shown on plans
8.3	As there are multiple accessible toilets, left and right handed mirror image facilities are required to be provided and distributed as evenly as possible.	BCA F2.4 g	As shown on plans
8.4	The accessible toilet and any associated airlock doorways are to meet the requirements of AS 1428.1 including:	AS 1428.1 15.2.9	Not fully detailed on plans
	a) Luminance contrast between the door and adjacent surface.	AS 1428.1 13.1	
	b) An 850mm clear opening width.	AS 1428.1 13.2	
	c) An outward opening door is required to have a mechanism that holds the door in a closed position without a latch.	AS 1428.1 15.2.9 a	
	d) An in-use indicator is to be installed and the bolt/catch is to be capable of being opened from the outside in an emergency. Where a snib catch is used, the snib handle is to have a minimum length of 45mm from the centre of the spindle.	AS 1428.1 15.2.9 b	

Access elements		Reference	Re: Plans
e)	The force required to open the door should not exceed 20N.	AS 1428.1 15.2.9 c 13.5.2 e	
f)	Door handles and hardware are to be capable of being unlocked and opened with one hand. A lever handle is preferred and should be located at a height of 900-1100mm.	AS 1428.1 15.2.9 d 13.5 13.5.2 a 13.5.3 a	
g)	Door circulation space for access and egress. This may overlap with circulation spaces provided for other features. (The sink may encroach into the circulation space of a hinged door provided that a minimum of 300mm clearance is maintained between the door and sink.)	AS 1428.1 13.3.1 15.6 a 15.6 b iii Fig. 51A	
8.5	The minimum required WC circulation space is 1900mm x 2300mm. Additional space is required to include a sink. Dimensions are not shown on the plans but scaled measurements indicate adequate space will be provided.	AS 1428.1 15.2.8 Fig. 43 15.6 b i Fig. 43, 50	As scaled from plans
8.6	The accessible WC pan is to have the following dimensions:	AS 1428.1 15.2.2	Not fully detailed on plans
a)	The height of the toilet seat is to be 460-480mm.	AS 1428.1 Fig. 38	
b)	The width of the toilet seat is to be a maximum of 400mm.	AS 1428.1 Fig. 38	
c)	The cistern is to be a maximum of 600mm wide at a height of at least 600mm.	AS 1428.1 Fig. 38	
d)	The midline of the pan is to be 450-460mm from the nearest side wall.	AS 1428.1 Fig. 38	
e)	The front of toilet pan is to be 790-810mm from the rear wall.	AS 1428.1 Fig. 38	
f)	The front of toilet pan is to be at least 600mm from the cistern or any obstruction.	AS 1428.1 Fig. 38	

Access elements		Reference	Re: Plans
8.7	The accessible WC toilet seat is required to:	AS 1428.1 15.2.3	Not shown on plans
	a) Be of a full-round type with minimal contours to the top surface.	AS 1428.1 15.2.3 a	
	b) Be securely fixed in position when in use.	AS 1428.1 15.2.3 b	
	c) Have seat fixings that create lateral stability for the seat when in use.	AS 1428.1 15.2.3 c	
	d) Be load-rated to 150kg.	AS 1428.1 15.2.3 d	
	e) Have a minimum luminance contrast of 30% with the background (eg pan, wall or floor against which it is viewed).	AS 1428.1 15.2.3 e	
	f) Remain in the upright position when fully raised.	AS 1428.1 15.2.3 f	
8.8	A backrest is to be provided on all accessible toilets and is required to:	AS 1428.1 15.2.4	Not shown on plans
	a) Be capable of withstanding a force in any direction of 1100N.	AS 1428.1 15.2.4 a	
	b) Have a height between the WC seat and lower edge of the backrest of 120-150mm.	AS 1428.1 15.2.4 b Fig. 39 a	
	c) Have a vertical height dimension of 150-200mm and width of 350-400mm.	AS 1428.1 15.2.4 c Fig. 39 a	
	d) Be positioned at an angle of 95-100° (refer to Fig. 39 b).	AS 1428.1 15.2.4 d Fig. 39 b	
8.9	The flushing control is required to be proud of the surface and is to activate the flush before the button becomes level with the surrounding surface. The flushing control is to be located at a height between 600-1100mm on the rear wall or side wall in a reachable location (refer to Fig. 40). It should not be located in the area required for any grabrails or backrests.	AS 1428.1 15.2.5 Fig. 40	Not shown on plans

	Access elements	Reference	Re: Plans
8.10	The toilet paper dispenser is to be located within 300mm of the front of edge of the pan. It is to be located at a height between the top of the WC seat and 700mm. It should not encroach upon the required grabrail clearance space.	AS 1428.1 15.2.6 Fig. 41	Not shown on plans
8.11	A washbasin is required within an accessible sanitary compartment. Circulation space is required around and underneath the sink. The sink is to comply with AS 1428.1 including:	BCA F2.4d AS 1428.1 15.2.10 Fig. 44 A, B	Not fully detailed on plans
	a) The front edge of the sink is to be at a height of 800-830mm.	AS 1428.1 Fig. 44 A, B	
	b) Water supply pipes and waste outlets are not to encroach into the required clear space underneath the sink.	AS 1428.1 15.3.1 e	
	c) The distance between the front of the washbasin and operable parts (eg taps) is not to exceed 300mm.	AS 1428.1 Fig. 44 A, B	
	d) Taps are to have lever handles, sensor plates or other similar controls. Lever handles are to have at least 50mm clearance from an adjacent surface.	AS 1428.1 15.2.1 a, b	
8.12	Grabrails are to be provided for the accessible WC across the rear wall and side wall nearest the WC pan. Where possible, this is to be continuous. However, where a cistern prevents this, the grabrail is to terminate at each side of the cistern. Grabrails are to comply with AS 1428.1 including the following features:	AS 1428.1 15.2.7 Fig. 42	Not fully detailed on plans
	a) Grabrails are to be placed at a height of 800-810mm and extend on an angle as shown in Figure 42 of AS 1428.1.	AS 1428.1 15.2.7 Fig. 42	
	b) Grabrails are to have a diameter of 30-40mm.	AS 1428.1 17 a	
	c) Exposed edges and corners of grabrails are to have a radius of at least 5mm.	AS 1428.1 17 b	
	d) The fastenings, materials and construction of grabrails are to be able to withstand a force of 1100N applied at any position and in any direction.	AS 1428.1 17 c	

Access elements		Reference	Re: Plans
	e) The clearance between a grabrail and the adjacent wall surface or other obstruction is to be between 50-60mm. Clearance above a grabrail is required for a minimum height of 600mm. Clearance below a grabrail is required to extend a minimum of 50mm (except at fixing points).	AS 1428.1 17 d	
	f) Grabrails are to be fixed so there is no obstruction to the passage of the hand along the top 270°. The full length of vertical grabrails is to be completely free of obstruction to the passage of the hand.	AS 1428.1 17 e	
8.13	Where a mirror is provided, it is to comply with AS 1428.1 including a minimum width of 350mm, extending from a minimum height of 900mm to at least 1850mm above the finished floor level and it is to be vertical.	AS 1428.1 15.4.1	Not shown on plans
8.14	A shelf is required within an accessible sanitary compartment and may be either: <ul style="list-style-type: none"> a) A vanity top with a height of 800-830mm, width of at least 120mm and depth of 300-400mm without encroaching into any circulation spaces. b) A separate fixture within a circulation space with a height of 900-1000mm, width of 120-150mm and length of 300-400mm. c) A separate fixture external to all circulation spaces with a height of 790-1000mm, width of at least 120mm and length of at least 400mm. 	BCA F2.4 d AS 1428.1 15.4.2	Not fully detailed on plans
8.15	Where provided, soap dispensers, towel dispensers, hand dryers and similar fittings are to be operable by one hand and are to be installed with the height of their operative component or outlet between 900-1100mm and located at least 500mm from an internal corner.	AS 1428.1 15.4.3	Not shown on plans
8.16	a) A clothes hanging device is required to be provided within the accessible sanitary compartments at a height of 1200-1350mm and located at least 500mm from an internal corner.	AS 1428.1 15.4.4	Not shown on plans
	b) An accessible sanitary facility containing a shower is required to have two clothes hooks within reach of the shower seat (ie one 400mm from the seat and one 600mm from the seat). These are to be at a height of 1200-1350mm and located at least 500 mm from an internal corner.	AS 1428.1 15.5.10 Fig. 47	Not shown on plans

	Access elements	Reference	Re: Plans
8.17	An accessible shower is included in the staff and inpatient facilities on level 5. The accessible showers are to comply with AS 1428.1 including the following features:	<i>BCA Table F2.4b</i>	Not fully detailed on plans
	a) A minimum width of 1160mm and a minimum length of 1100mm.	<i>AS 1428.1 Fig. 47</i>	
	b) Circulation space is required in front of the shower. Specific dimensions depend on other adjacent fixtures.	<i>AS 1428.1 Fig. 47</i>	
	c) A folding seat is required in the shower with a width of 390-400mm, a length of at least 960mm, a height of 470-480mm, and located on the side wall.	<i>AS 1428.1 15.5.9 Fig. 47</i>	
	d) The shower rose is to be adjustable between the heights of 1000-1800mm and be located on the rear wall between 580-600mm from the side wall.	<i>AS 1428.1 15.5.6 Fig. 48</i>	
	e) The taps and soap holder are to be located with 50mm clearance around the shower rose support rail, at a height of 900-1100mm and between 300-800mm from the side wall.	<i>AS 1428.1 15.5.7 15.5.8 Fig. 48</i>	
	f) Grabrails are to be provided for the shower on the rear wall at a height of 800-810mm starting from the edge of the seat (390-400mm off the side wall) to a preferred length of 1010mm from the side wall.	<i>AS 1428.1 15.5.4 Fig. 47, 48</i>	
8.18	At each bank of toilets where there is at least one toilet in addition to an accessible unisex toilet, a toilet suitable for a person with an ambulant disability is required for use by males and females. On levels 1-4, the male and female cubicles near the accessible toilet are to be suitable for a person with an ambulant disability. On level 5, one cubicle within the male and female toilets is to be suitable for a person with an ambulant disability. These are to comply with AS 1428.1 including:	<i>BCA F2.4 c</i>	Not fully detailed on plans
	a) An internal cubicle width of 900-920mm.	<i>AS 1428.1 Fig. 53 A, B</i>	
	b) A minimum clear opening width for doors of 700mm.	<i>AS 1428.1 16.3</i>	
	c) Circulation space of 900mm x 900mm within the cubicle and outside the cubicle door.	<i>AS 1428.1 Fig. 53 A, B</i>	

Access elements	Reference	Re: Plans
d) Circulation space of 900mm x 900mm between successive doorways in vestibules and airlocks on a path of travel to ambulant toilets.	AS 1428.1 Fig. 34	
e) Grabrails on both sides.	AS 1428.1 Fig. 53 A	
f) Signage on the cubicle door.	AS 1428.1 16.4	
g) A coat hook at a height of 1350-1500mm.	AS 1428.1 16.5	

9. Signage

9.1	Signage for sanitary facilities is required as follows:		Not shown on plans
	a) Braille and tactile signage is required to identify each sanitary facility.	BCA D3.6 a i	
	b) Entry doors to airlocks are to have signage indicating each sanitary facility it leads to (one symbol for each facility is required).	AS 1428.1 8.1 a iii	
	c) Signage incorporating the international symbol of access and male and female symbols is required to identify unisex accessible sanitary facilities.	AS 1428.1 8.1 a i	
	d) Signage complying with AS 1428.1 is required at accessible toilets to identify if the facility is for left or right handed use.	BCA D3.6 c AS 1428.1 8.1 a ii	
	e) Signage identifying an ambulant accessible toilet cubicle is to comply with AS 1428.1 and be located on the door of the facility.	BCA D3.6 d AS 1428.1 8.1 e Fig. 9f	
9.2	At the inaccessible entry on the corner of Urunga Parade and Kiora Rd, signage incorporating the international symbol of access is required to provide directions to the nearest accessible entrance.	BCA D3.6 e	Not shown on plans

Access elements		Reference	Re: Plans
9.3	English words are to be incorporated into signage and be located at a height between 1200-1600mm (except to explain the international symbol for access).	AS 1428.1 8.1 d 8.1	Not shown on plans
9.4	The international symbol for access is to comply with AS 1428.1 (part 8.2) including the figure, proportions and colours.	AS 1428.1 8.2	Not shown on plans
9.5	Braille and tactile signage is to be located: <ul style="list-style-type: none"> a) At a height between 1200-1600mm (signs with single lines of characters are to have the tactile characters at a height between 1250-1350mm). b) On the wall on the latch side of the door (with the leading edge 50-300mm from the architrave), or on the door (where it is not possible to locate in on the wall). 	BCA Specification D3.6 2 a, b, c	Not shown on plans
9.6	Tactile characters are to comply with BCA Specification D3.6 including raised height, being of sentence case, character dimensions, rounded edges, matt/low sheen finish, letter and word spacing, left justified (single words may be centre justified) and Arial font.	BCA Specification D3.6 3	Not shown on plans
9.7	Signage is to have contrasting colour and luminance between: <ul style="list-style-type: none"> a) The mounting surface and the sign background/border. b) The sign background and the tactile characters/symbols. 	BCA Specification D3.6 4	Not shown on plans
9.8	Braille is to comply with BCA Specification D3.6 including style and location.	BCA Specification D3.6 6	Not shown on plans

10. Tactile ground surface indicators

10.1	Tactile ground surface indicators are required to warn people with a vision impairment that they are approaching: <ul style="list-style-type: none"> a) A stairway (other than a fire-isolated stairway). b) Ramp (excluding kerb ramps). c) Any overhead obstruction less than 2m above floor level, other than a doorway, if no suitable barrier is provided. 	BCA D3.8 a	Not shown on plans
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Access elements		Reference	Re: Plans
10.2	Tactile ground surface indicators are required to comply with the following requirements:	AS1428.4.1	Not shown on plans
	a) Have a minimum 30% luminance contrast to the floor surface (or 45% luminance contrast if discrete indicators are used).	AS1428.4.1 2.2 b	
	b) Be across the path of travel at right angles to the hazard, for a length of 600-800mm and set back 300mm from the hazard.	AS1428.4.1 2.3.1 b 2.3.3 a, b, c 2.4	
	c) If required at landings where the handrail is not continuous (eg for the fire stairs), tactile ground surface indicators are to have a length of 300mm and be set back 300mm from the hazard.	AS1428.4.1 2.4	
11. Carparking			
11.1	The basement level car park and car lift will be operated by a concierge in a valet style. The BCA acknowledges that in such situations, accessible car parking spaces are not necessary as vehicles will be parked by the attendant.	BCA DP8 D3.5 b	
11.2	Plans show that a set-down area is provided in the driveway. This feature is not a DTS requirement, but is encouraged to offer a suitable place for loading and unloading vehicles. The dimensions and crossfall of the set-down area is impacted by the site topography and other building elements. However, consideration has been given to ensuring the area is usable by people with a disability and the overall dimensions and crossfall will generally achieve this result.		As shown on plans

Conclusion:

Access will need to comply with the elements identified in this report.

Generally, the plans assessed show that compliance with requirements for access for people with a disability is achievable subject to incorporation of specific details. Requirements and recommendations to achieve compliance with the Premises Standards, Building Code of Australia and Australian Standards for accessibility and to minimise the risk of action under the Disability Discrimination Act, have been explained in this report.

Reference numbers are provided for clarification of comments within this report. Alternatively, Aja Goddard may be contacted on the details below for further clarification.

A handwritten signature in black ink that reads 'Aja Goddard'.

Aja Goddard

Access Consultant • ACAA Accredited Member 243

Reasonable care and skill have been exercised in the assessment of the building and the preparation of this report. However, this report shall not be construed as relieving any other party of their responsibilities or obligations.