lindsay perry access

Access Report

New Stables Complex
Newcastle Jockey Club

Cnr Chatham & Darlings Streets
BROADMEADOW NSW

For: Newcastle Jockey Club
Ref: LP_21369

Executive Summary

Development application documentation for the New Stables Complex Development at the Newcastle Jockey Club, located at the corner of Chatham & Darling Street Broadmeadow, has been reviewed against current accessibility legislation.

The following table summarises our findings.

Item No.	Description	Compliance Status
Access and Approach		
4.1	Allotment Boundary to Entrance	Compliant
4.2	Accessible Carparking to Entrance	Capable of compliance
4.3	Link between Associated Buildings	Capable of compliance
4.4	Accessways (Pathways Generally)	Capable of compliance
4.5	Accessible Carparking	Capable of compliance
4.6	Accessible Ramps	Capable of compliance
4.7	Stairs	Capable of compliance
4.8	Accessible Entrances	Compliant configuration
Interior		
5.1	Extent of Access Generally	Compliant
5.2	Circulation Areas	Compliant
5.3	Doorways	Compliant configuration
5.4	Hearing augmentation at Service Counters	To be addressed during detailed design
5.5	Hearing Augmentation	To be addressed during detailed design
5.6	Access to Upper Level - Stables	Compliant (performance based)
5.7	Exempt Areas	Compliant
5.8	Floor Finishes	To be addressed during detailed design
5.9	Carpet	To be addressed during detailed design
5.10	Controls	To be addressed during detailed design
5.11	Visual Indication to Glazing	To be addressed during detailed design
5.12	Tactile Indicators	To be addressed during detailed design
5.13	Signage	To be addressed during detailed design
5.14	Slip Resistance (Ramps & Stairs)	To be addressed during detailed design
5.15	Thresholds	To be addressed during detailed design
Sanitary Facilities		
6.1	Distribution	Compliant (performance based)
6.2	Accessible Toilets	Capable of compliance
6.3	Ambulant Toilet Cubicles	Capable of compliance

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

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Document Control

This report has been prepared based on the documentation available and time allocated to conduct the review. All reasonable attempts have been made to identify key compliance matters. Best practice options, as noted in the report, are not mandatory but will minimise the risk of a complaint made under the DDA.

Revision Summary:

prepared by:		
Lindsay Perry	Draft Revision 1	19 September 2021 20 September 2021

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Clarifications:

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

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

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

The recommendations throughout this report reflect the professional opinion and interpretation of Lindsay Perry Access Pty Ltd. This may differ from that of other consultants.

1 Project Background

A development application is to be submitted to Department of Planning for a new on-course stables complex at The Newcastle Jockey Club. The new Stables Precinct will comprise seven (7) blocks with associated facilities including stables over two (2) levels, carparking, site office, drop-off / pick-up zones and external works. The precinct is located in the southeast corner of the overall site.

Figure 1 | Proposed Development

2 Reviewed Documentation

Documentation prepared by EJE Architecture has been reviewed as follows:

dwg no.	drawing name	revision
A00	Cover Sheet	B
A01	Regional & Local Context Plans	B
A02	Precinct Plan	B
A03	Future Carparking Precinct Plan	B
A04	Development Site Context Plan	B
A04a	Demolition Plan	B
A05	Development Site Plan	B
A06	Overall Ground Floor Plan	B
A07	Overall First Floor Plan	B
A08	Typical Stable Ground Floor Plan	B
A09	Typical Stable First Floor Plan	B
A10	Elevations	B
A10a	Elevations	B
A11	Sections	B
A12	Perspective	B
A13	Perspective	B
A14	Perspective	B
A15	Perspective	B
A16	Perspective	B
A17	Perspective	B
A18	Perspective	B
A19	Perspective	B

dwg no.	drawing name	revision
A20	Perspective	B
A21	Perspective	B
A22	Entry Foyer Details	B
A23	Typical Stable Elevations	B
A24	Typical Stable Elevations	B
A25	Office & Equipment Shed Plan & Elevations	B
A26	Goods Storage Shed Plan & Elevations	B
A27	Maintenance Facility Floor Plans	B
A28	Maintenance Facility Floor Elevations	B
A29	Shadows June	B
A30	Shadows June	B
A31	Shadows June	B
A32	Materials Schedule	B

3 Legislation

Access assessment has been made against Access Legislation including:

- The Commonwealth Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises (Buildings)) Standards 2010
- Access Code for Buildings 2010
- The National Construction Code Building Code of Australia Volume 1 2019 (BCA)
  - Section D2.14 / D2.15 / D2.17 – landings, thresholds and slip resistance
  - Section D3 – Access for People with Disabilities
  - Section E3.6 – Passenger Lifts
  - Section F2.4 – Accessible Sanitary Facilities
- Australian Standard AS1428.1 (2009) Amendment 1 & 2, – Design for Access and Mobility
- Australian Standard AS1428.2(1992) – Design for Access and Mobility: Enhanced and additional requirements – Buildings and facilities
- Australian Standard AS1428.4.1 (2009) Amendment 1 – Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators
- Australian Standard AS2890.6 (2009) – Parking Facilities – Off street carparking For People with Disabilities.
- Australian Standard AS1735.12 – Lifts, escalators and moving walks: Lifts for persons with a disability

A summary of the requirements of relevant legislation follows.

The Disability Discrimination Act 1992

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

The Disability (Access to Premises) Standards

The Disability (Access to Premises - buildings) Standards 2010 (the Premises Standards) commenced on 1 May 2011. Any application for a building approval for a new building or upgrade of an existing building on or after that date triggers the application of the Premises Standards.

The Premises Standards include an Access Code written in the same style as the Building Code of Australia. It has a number of Performance Requirements that are expressed in broad terms and references a number of technical Deemed-to-Satisfy Provisions.

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

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

The BCA for Class 5 buildings requires access for people with disabilities to and within all areas normally used by the occupants.

The BCA for Class 8 buildings requires access for people with disabilities to and within areas normally used by the occupants.

AS1428 – Design for Access and Mobility

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

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

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

AS1735– Lifts, escalators and moving walks

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

4 Access and Approach

The approach to the building needs to be considered when considering access for persons with a disability. The BCA has three requirements for the approach to the building for persons with a disability.

An accessible path of travel is required to the building entrance from the allotment boundary at the main points of pedestrian entry, from accessible carparking areas and from any adjacent and associated accessible building.

In this instance, the approach to the building has been considered as follows. We note that much of the development is specialist areas that will not be publicly accessible. While the site is generally level and facilitates access for people with disabilities generally, the Office Building is considered the most critical aspect with respect to accessibility requirements.

- from the allotment boundary at the pedestrian entrance along Darling Street (new Entry Tower)
- from the allotment boundary at the pedestrian entrance along Chatham Road to the Office building entrance;
- from the accessible carparking area to the building entrances.
- Between associated accessible buildings within the site

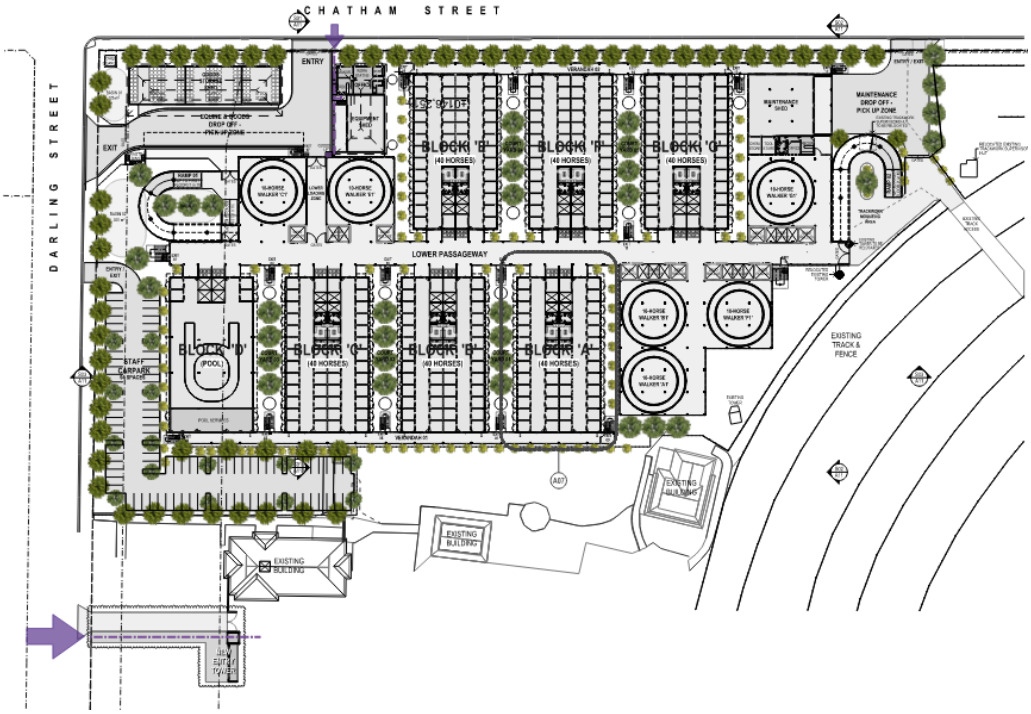

Figure 2 | Overall Site Plan

4.1 Approach from Allotment Boundary

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

Compliance Summary:

Compliant

Commentary:

An accessible ramp offers access to the Office Building. Level access is afforded to other buildings within the development, including Entry Tower from Darling Street.

4.2 Approach from Accessible Carparking

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

Compliance Summary:

Capable of compliance

Commentary:

The location of accessible carparking areas is not indicated in the site plan. However, the path of travel from the car parking areas and the Office Building is conducive to an accessible path of travel.

4.3 Approach between Associated Buildings

The BCA requires that a continuous accessible path of travel be provided between associated accessible buildings.

Compliance Summary:

Capable of compliance

Commentary:

The site is generally level facilitating an accessible path of travel between facilities within the proposed development.

4.4 Accessible Carparking

There is a requirement for the provision of accessible carparking within this development. One (1) space for every one hundred (100) carparking spaces or part thereof is required.

Compliance Summary:

Capable of compliance

Commentary:

The location of accessible car parking is not indicated on the site plan. Carparking areas are generally level and conducive to the provision of designated accessible car parking.

Accessibility Requirements:
Access requirements for the accessible carparking are as follows.

a. Accessible carparking to be a minimum of 2400mm wide with a shared area to one side of the space 2400mm wide. Circulation space can be shared between adjacent accessible carparks.

b. Provide a bollard to the shared circulation space as illustrated in AS2890.6, Figure 2.2.

c. The maximum allowable crossfall of accessible carparking area to be, 1:40 (1:33 for bituminous surfaces). This crossfall applies both parallel and perpendicular to the angle of parking.

d. For covered carparking, the clear height of the accessible carparking space to be 2500mm as illustrated in AS2890.6, Figure 2.7.

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

   Shared space to be identified using yellow slip-resistant & unbroken stipes 150 to 200mm wide with spaces 200 to 300mm between stripes. Stipes to be at an angle of 45° to the side of the space.

4.5 Accessways (Pedestrian Areas Generally)

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

Compliance Summary:
Capable of compliance

Commentary:
The site is generally level and conductive to the provision of an accessible path of travel between facilities within the development.

Accessibility Requirements:
For compliance with AS1428.1, the following access requirements apply.

a. The minimum unobstructed width of all pathways is to be 1000mm (AS1428.1, Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2.

b. All pathways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, or 5mm for bevelling edges).

c. The maximum allowable crossfall of pathways is to be 1:40.

d. The ground abutting the sides of the pathways should follow the grade of the pathway and extend horizontally for 600mm. We note that this is not required where there is a kerb or handrail provided to the side of the pathway.

e. Pathways to have passing bays complying with AS1428.1 at maximum 20m intervals where a direct line of site is not available. They are required within 2m of the end of the pathway where it is not possible to continue travelling along the pathway. A passing space shall have a minimum width of 1800 for a minimum length of 2000mm. Refer to AS1428.1, Clause 6.4.

4.6 Accessible Ramp

An accessible ramp forms a part of the accessible path of travel to the Office Building from the pedestrian entrance along Chatham Road.

Compliance Summary:

Capable of compliance.

Commentary:

The ramp is provided in a single section and the overall configuration meets current accessibility requirements.

Accessibility Requirements:

Access requirements for the accessible ramp are as follows.

a. Ramp to comply with AS1428.1, Clause 10.3. Maximum allowable gradient of the ramp is 1:14, minimum clear width to be 1000mm and maximum length between landings to be 9m (for 1:14 gradient).

b. Accessible ramp is to have a maximum rise of 3.6m (BCA Clause 3.11).

c. The ramp is required to be set back a minimum 900mm from the property boundary (AS1428.1, Clause 10.3 (f)). This allows tactile indicators and handrail extensions to occur within the boundary and not protrude into the footpath area.

d. Provide handrails, with extensions, to both sides of the ramp to comply with AS1428.1, Clause 12. Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails are required on both sides of the ramp to cater for left and right-handed disabilities.

e. Where ramp is not enclosed, provide kerb rails in accordance with AS1428.1. The height of kerb rails is to be less than 65mm or greater than 150mm above the finished surface level. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail.

f. Provide tactile indicators at the top and bottom of the ramps to comply with BCA Clause D3.8 and AS1428.4. Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour. For discrete tactile indicators, 45% luminance contrast is required (60% where two-tone indicators are used).

   Tactile indicators at the top and bottom of the ramps are usually required to be 600-800mm deep across the width of the ramp and set back 300mm from the edge of the ramp (refer AS1428.4.1, Figure A1).

4.7 Stairs

AS1428.1 has access requirements for all public access stairs and is applicable in this instance.

Compliance Summary:

Capable of compliance

Commentary:

Stairs are provided throughout the development to facilitate access between levels of the stables.

Accessibility Requirements:

Access requirements for stairs are as follows.

a. Stairs to comply with AS1428.1(2009), Clause 11.2.

b. Where the stair intersects the property boundary, the stair shall be set back a minimum of 900mm so that handrail extensions and tactile indicators do not protrude into the traverse path of travel.

c. Stairs to have closed or opaque risers. Open risers cause confusion for persons with a vision impairment and may trigger conditions such as epilepsy due to light penetrating through the open riser.

d. Provide handrails, with extensions, to both sides of the stair (AS1428.1 (2009), Clause 11.2 & 12). Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis.

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

f. Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser.

g. Stair nosings shall not project beyond the face of the riser.

h. Provide tactile indicators at the top and bottom of the stair to comply with BCA Clause D3.8 and AS1428.4.

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

4.8 Accessible Entrances

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

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

Compliance Summary:

Compliant configuration

Commentary:

A double hinged doorway provides entry to the Office Building.
The new entry tower provides unrestricted access through an open doorway.
Doorways to the ancillary buildings including Stables, Storage and Maintenance Sheds offer adequate circulation areas for compliance.

Accessibility Requirements:

The following access requirements apply to the entrance.

a. Entrance to comply with AS1428.1(2009), Clause 13 as part of the accessible path of travel.

b. Doors are to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel.

   Where double door sets are provided, one door leaf is to be capable of being held in the closed position to provide door opening widths and circulation to comply with AS 1428.1.

c. Entrance doorways to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.

d. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.

e. Door threshold to be level to provide seamless entry as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where beveled edges are provided between surfaces.

f. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)

g. Door handles and related hardware shall be able to be unlocked and opened with one hand per AS1428.1 (2009), Clause 13.5.1. The handles shall enable a person who cannot grip to operate the door without their hand slipping from the handle. We recommend the use of lever handles.

5 Interior

There are multiple buildings within the proposed development. The Office Building is considered critical to accessibility, the other buildings being ancillary in nature and not open to the public. Regardless, access to these buildings is available for people with disabilities.

5.1 Extent of Access Generally – BCA

Access for people with disabilities is required to and within all areas normally used by the occupants – Office Building. We note that access for people with disabilities is also achievable to other ancillary buildings within the development.

Compliance Summary:

Compliant

Commentary:

The office building is over a single level and facilitate access for people with a disability. Similarly, the Maintenance Shed provides access for people with disabilities. The Goods Storage Shed is considered an area exempt from requiring access for people with disabilities.

5.2 Circulation Areas

BCA (Clause D3.3) requires the provision of turning spaces and passing areas to corridors to enable wheelchair circulation throughout a building.

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

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

Compliance Summary:

Compliant

5.3 Doorways Generally

AS1428.1 has requirements for doorways within the accessible path of travel to enable independent access for people using a wheelchair.

Compliance Summary:

Compliant configuration

Commentary:

Doorways within the accessible path of travel generally achieve the required circulation areas.

Accessibility Requirements:

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

a. Doorways within the accessible path of travel to have a minimum clear opening width of 850mm (AS1428.1(2009), Clause 13.2). We recommend the use of a 920 leaf door as a minimum to achieve adequate clear width. For double doors, the operable leaf must achieve this clear opening width.

b. All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.

c. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.

d. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)

e. Door handles and related hardware shall be able to be unlocked and opened with one hand per AS1428.1 (2009), Clause 13.5.1. The handles shall enable a person who cannot grip to operate the door without their hand slipping from the handle. We recommend the use of lever handles.

f. Doorways to external areas to achieve a level threshold as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where beveled edges are provided between surfaces.

g. Doorways to have operational forces per AS1428.1 (2009), Clause 13.5.2. A maximum allowable force of 20N is required to operate the door.

5.4 Hearing Augmentation at Service Counters

For buildings that are required to be accessible, the BCA (Clause D3.7) requires hearing augmentation systems at service counters **where the user is screened from the service provider**. We note that this may not be relevant to this project.

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

Compliance Summary:

To be addressed during detailed design stages if applicable.

5.5 Hearing Augmentation

For buildings that are required to be accessible, the BCA (Clause D3.7) requires hearing augmentation systems within auditoriums, meeting rooms and the like **where an inbuilt amplification system, other than the one used for emergency warning is installed**. The following systems can be used:

- An induction loop to at least 80% of the floor area;
- A system requiring the use of receivers (infrared or the like) to not less than 95%.

Compliance Summary:

To be addressed during detailed design stages if applicable.

5.6 Access Upper Levels of Stable Blocks

The Stables are provided over two (2) levels. While ramps are provided at either end of the central passageway, these are intended for horse movement, not pedestrian access. The two levels of the stables are of similar design – there are no unique facilities provided at the upper level.

Given the design of the stable blocks and the primary occupants of these buildings being maintenance and horse training staff, we do not foresee the requirement for an accessible path of travel to the upper levels given that all facilities are available at the ground floor (accessible) level.

Compliance Summary:

Performance based approach

5.7 Exempt Areas

BCA Clause D3.4 does not require access for people with disabilities to areas that would be inappropriate due to the particular use of the area or would pose a health and safety risk. This includes the path of travel to these areas.

In this instance, storage and other ancillary areas are considered exempt areas.

5.8 Floor Finishes

All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance is 3mm (5mm for bevelled edges) as part of the accessible path of travel. Refer to AS1428.1(2009), Clause 7.2 for further details. This should be implemented during construction to ensure compliance.

Compliance Summary:

To be addressed during detailed design stages

5.9 Carpet

AS1428.1 has access requirements for carpet. Where carpet is used as the floor surface, pile height should not exceed 4mm. Exposed edges will be fastened to the floor surface. Carpet trims shall have a vertical face not more than 3mm high.

BCA states that clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm.

Compliance Summary:

To be addressed during detailed design stage if applicable.

5.10 Controls

Controls such as light switches, GPOs, alarm keypads, card swipes, etc are to be located within the accessible height range of 900-1100mm above the floor level and not within 500mm of an internal corner to comply with AS1428.1(2009), Clause 14. This should be implemented during construction to ensure compliance.

Compliance Summary:

To be addressed during detailed design stage.

5.11 Visual Indication to Glazing

Provide decals to all full height glazing that can be mistaken for a doorway to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level per AS1428.1, Clause 6.6.

Compliance Summary:

To be addressed during detailed design stage.

5.12 Tactile Indicators

For a building that is required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching a stairway (other than a fire isolated stair); an escalator; a moving walkway; a ramp (other than a fire isolated ramp, step ramp, kerb ramp or swimming

pool ramp); and in the absence of a suitable barrier, an overhead obstruction less than 2m above the floor level or an accessway ,meeting a vehicular way if there is no kerb or kerb ramp (BCA D3.8).

Tactile indicators are generally required to be 600-800mm deep across the width of the hazard and set back 300mm from the edge of the hazard (refer AS1428.4.1, Figure A1). Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background color (45% for discrete tactile indicators and 60% for discrete two-tone tactile indicators).

Compliance Summary:

To be addressed during detailed design stage.

5.13 Signage

Signage to identify sanitary facilities, hearing augmentation and required exits are to be provided in accordance with BCA Clause D3.6. This includes provision of the International Symbol for Access or International Symbol for Deafness as appropriate. Signage to comply with AS1428.1 (2009), Clause 8.

Compliance Summary:

To be addressed during detailed design stage.

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

a. Braille and tactile signage formats as outlined within BCA Specification D3.6 that incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 must be provided to identify the following:
   - a sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building
   - a space with a hearing augmentation system
   - each door required by E4.5 to be provided with an exit sign and state level
   - an accessible unisex sanitary facility and identify if the facility is suitable for left or right handed use
   - an ambulant accessible sanitary facility 1 and be located on the door of the facility
   - where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access to direct a person to the location of the nearest accessible pedestrian entrance
   - where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary

b. Braille and tactile components of the sign to be located not less than 1200mm and not higher than 1600mm affl.

c. Signage to be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door.

Sample signs are as follows. These are examples only – ensure selected signage complies with BCA Specification D3.6 including provision of Braille locator for multiple lines of text and characters.

5.14 Slip Resistance (Stairs and Ramps)

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

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

Compliance Summary:

To be addressed during detailed design stage.

5.15 Thresholds

The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless in a building required to be accessible by Part D3, the doorway opens to a road or open space; and is provided with a threshold ramp or step ramp in accordance with AS 1428.1.

Compliance Summary:

To be addressed during detailed design stages.

6 Sanitary Facilities

The BCA / Access Code for Buildings (Clause F2.4) require the provision of sanitary facilities catering for persons with a disability.

6.1 Distribution of Accessible Sanitary Facilities

Accessible sanitary facilities are required as follows.

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

- At each bank of toilets where there is one or more toilets in additional to an unisex accessible sanitary compartment at the bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1 must be provided for use by males and females

- A unisex accessible shower is required where showers are required by F2.3.

- A unisex accessible adult change facility must be provided in some public buildings.

Compliance Summary:

Compliant – performance-based approach

Commentary:

A unisex accessible sanitary compartment is provided within the Office Building in association with a standard toilet cubicle.

While sanitary facilities are also provided within each Stable block (both levels) and Maintenance Shed / Maintenance Amenities, we consider that the provision of a unisex accessible sanitary compartment in these locations is not required based on the primary occupants of these ancillary areas being maintenance and horse training staff.

6.2 Unisex Accessible Sanitary Compartment

A unisex accessible sanitary compartment is provided within the Office Building.

Compliance Summary:

Capable of compliance

Commentary:

The overall dimensions of designated accessible sanitary compartment within the Office Building is in keeping with AS1428.1 (2009) requirements.

Accessibility Requirements:

Access requirements for the accessible toilet facilities are as follows. For compliance with AS1428.1(2009), the minimum room dimensions of the accessible toilet are to be 1900x2300mm plus additional area for the handbasin. These are **CLEAR** dimensions. Provision for wall linings needs to be considered.

a. Accessible toilet facilities to be unisex facilities for compliance with the BCA.

b. Unisex accessible facilities to comply with AS1428.1(2009), Clause 15 including set-out of fittings and fixtures, circulation areas and doorways.

c. Where more than one unisex accessible toilet is provided within the building, they should be in a mirrored configuration to allow for both left and right-handed use.

WC Pan:

d. Crucial dimensions for the toilet are 450mm from centreline of pan to side wall, 800mm from front of pan to rear wall and a seat height of 470mm.

e. A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see figure 43).

f. Grabrails to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800mm.

g. Toilet seat shall be of the full round type, be securely fixed in position when in use and have fixings that create lateral stability. They should be load rated to 150kg, have a minimum 30% luminance contrast to the background colour (eg pan, wall or floor) and remain in the upright position when fully raised.

h. Provide a backrest to accessible toilets to comply with AS1428.1, Clause 15.2.4.

Basin:

i. For the basin, a minimum dimension of 425mm is required from the centreline of the basin to the side wall and height of basin to be between 800 and 830mm.

j. Taps to have lever handles, sensor plates or similar controls. For lever taps, a minimum 50mm clearance to be provided to adjacent surfaces.

Door:

k. Doorways to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel. Adequate circulation area at the latch side of the doorway is required to allow independent access to the facility – for details refer to AS1428.1, Figure 31.

l. Door hardware to be located within the accessible height range of 900-1100mm above the finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

Controls:

m. Controls such as light switches within the accessible toilet facilities to be in the accessible height range of 900-1100mm above the finished floor level to comply with AS1428.1(2009), Clause 14. Controls should be located not less than 500mm to a corner.

6.3 Cubicles for People with an Ambulant Disability

Ambulant toilets are required within the Office Building as a standard toilet cubicle if provided in addition to the unisex accessible sanitary compartment.

Compliance Summary:

Capable of compliance
Cubicle size will accommodate an ambulant toilet.

Commentary:

Overall cubicle dimensions of the toilet within the Office Building is conducive to compliance with current accessibility legislation.

Accessibility Requirements:

Requirements for the ambulant toilets are as follows.

a. Options for the configuration of the ambulant cubicles are illustrated in AS1428.1, Figure 53.

b. Provide an ambulant cubicle within each bank of male and female toilets in compliance with AS1428.1, Clause 16.

c. Minimum width of ambulant cubicles to be 900-920mm.

d. Minimum distance between the front of the WC pan and cubicle door / wall is 900mm,

e. Seat height to be 460-480mm.

f. Provide grabrails to ambulant cubicles to comply with AS1428.1, Clause 17 and Figure 53A.

g. Provide toilet paper holder within the accessible reach zone (within 300mm of the front of the pan at a height less than 700mm).

h. Doors to have a minimum opening width of 700mm and comply with AS1428.1, Figure 53B.

i. Provide signage to the ambulant cubicles to comply with AS1428.1, Clause 16.4.

7 Best Practice Measures for Consideration

We recommend a best practice approach to accessibility that goes beyond minimum standards and embraces the intent of the DDA. The following measures will promote inclusion and participation for all users.

7.1 Accessways

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

For or a wheelchair and a pram to pass 1500mm is required and for two wheelchairs to pass requires 1800mm.

7.2 Automatic Entrance Doors

The provision of automatic sliding doorways maximizes access for people with a disability. Further, delivery drivers, people carrying parcels and the elderly also benefit from the provision of automatic doors.

Automatic doors provide safe, convenient access for everyone, regardless of age or ability in keeping with universal design principles. They also offer COVID-19 mitigation measures, reducing the transfer of germs and bacteria.

7.3 Luminance Contrast

Luminance contrast assists people with a vision impairment to navigate the built environment. Mandatory items that require luminance contrast are tactile indicators, accessible toilet seats and doorways as outlined in other sections of this report. The following can also be provided as a best practice measure to ensure ease of use:

- Minimum 30% luminance contrast between floors and walls or between walls and skirting boards;
- Minimum 30% luminance contrast between the ground surface and obstructions such as columns, bollards and street furniture;
- To assist people with vision impairment locate the building entrance, consider providing features with a minimum 30% luminance contrast to the background surface such as an entry mat or awning.
- Minimum 30% luminance contrast between the floor and the entrance mat (this allows people with vision impairment to locate the entrance;
- Minimum 30% luminance contrast between walls and handrails.

7.4 Visual Indication to Glazing (additional measures)

To ensure full height glazing that can be mistaken for a doorway is highlighted, we recommend the provision of a “double decal” as per international precedent. This involves the provision of two (2) decal strips that have a minimum 30% luminance contrast to each other. As such, the background colour does not need to be relied upon.

7.5 Wayfinding – Signage

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

7.6 Wayfinding – Landmarks and Tactile Indicators

To assist people with vision impairment navigate their environment, the use of directional tactile indicators can be implemented, noting that their use should be minimised. The design of directional tactile indicators is site / building specific.

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

7.7 Terminology (Best-practice recommendation)

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

8 Conclusion

This report demonstrates that the fundamental aims of accessibility legislation are achievable within the New Stables Complex Development at the Newcastle Jockey Club, located at the corner of Chatham & Darling Street Broadmeadow. Spatial planning and general arrangements of facilities will offer inclusion for all building users.

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

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

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