

Job No: IAC-231
Sunday, 20 November 2016

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

Reference: **ACCESS REPORT**

**DARLINGTON ROAD TERRACES MIXED USE BUILDING ADDITIONS AND
ALTERATIONS TO THE DARLINGTON ROAD TERRACES AND PUBLIC DOMAIN
IMPROVEMENTS
STUDENT ACCOMMODATION PROJECT – REVISED SCHEME**

Dear Mr Trent Scrivener

In accordance with your instructions we have prepared this access report to accompany the Development Application for the proposed new student accommodation located at the rear of the Darlington Road terraces. This access report is based on the revised architectural documentation issued by AJ+C on Friday 18 November 2016.

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

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

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

Yours sincerely,



RICHARD SEIDMAN

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

ACCESS REPORT

**DARLINGTON ROAD TERRACES MIXED USE BUILDING
ADDITIONS AND ALTERATIONS TO THE DARLINGTON ROAD
TERRACES AND PUBLIC DOMAIN IMPROVEMENTS
DARLINGTON ROAD
DARLINGTON NSW 2006**

REVISED SCHEME

Prepared by

iAccess Consultants

A division of Seidman & Associates Pty Ltd

ABN 37 002 648 615

Sunday, 20 November 2016

Revision [D]

Document control

Project: Darlington Road Terraces Mixed Use Building Additions and Alterations to the Darlington Road Terraces and Public Domain Improvements
Darlington Road
Darlington NSW 2006

Document Type: Access Report

Report Number: IAC-231

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:

Our Reference	Rev	Remarks	Issue Date
IAC-231	Draft	Draft access report prepared and issued to client	25 May 2016
IAC-231	A	Access report prepared and issued to client	15 June 2016
IAC-231	B	Access report prepared and issued to client	12 September 2016
IAC-231	C	Access report prepared and issued to client – Revised scheme	19 October 2016
IAC-231	D	Access report revised based on revised documentation issued 18 November 2016 and issued to client – Revised scheme	20 November 2016



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Executive Summary

This access report has been prepared to accompany the Development Application for the proposed student accommodation development proposed to be constructed at Darlington Road Darlington.

This access report is based on the revised scheme (161118 Drafts SSDA Drawings) issued by AJ+C on 18 November 2016.

The development is located on the southern side of City Road and fronts both Darlington Road and Darlington Lane.

The proposal retains and refurbishes the existing University owned terrace houses fronting Darlington Road as student accommodation and constructs four new buildings in the rear yards of the terraces fronting Darlington Lane.

The University of Sydney is proposing building additions and alterations to the existing Darlington Road Terraces and H66 Darlington House for mixed uses integrating affordable student accommodation and other educational establishments.

The development will also include adaptive reuse of the existing terraces and construction of four (4) separate buildings within the rear yards of these terraces for use by residents .

Once completed the mixed-use development will provide:

- 306 mixed single and twin dormitory style sole occupancy units providing accommodation for 337 students. This number of sole occupancy units excludes the 9 sole occupancy units provided within 86 and 87 Darlington Road as the accommodation provided is not intended for student allocation.

(On completion a total of 192 beds will be provided within the terraces and 145 beds within the new buildings).

The apartment mix across the entire development is represented as:

- 6 double rooms
- 4 twin rooms
- 27 loft twin rooms
- 269 single rooms
- 10 RA rooms (per each terrace block and per building)

A total of 16 accessible sole occupancy units are provided as part of the new buildings. The provision of these 16 accessible sole occupancy units exceeds that required by NCC Table D3.1 where the calculation requires 13 sole occupancy units to be provided as accessible units.);

- Other educational establishment facilities including:
 - Bookable meeting / tutorial rooms;
 - Computer labs/E Learning;
 - Lecture/theatre;
 - Multi-function learning spaces;
 - Study areas;
 - Maker Spaces; and
 - Meeting rooms and informal spaces.

- Communal areas including:
 - Self-catered kitchen;
 - Main dining hall;
 - Lounge;
 - Breakout spaces;
 - Laundry facilities; and
 - Music Rooms.
- Central courtyards
- Roof top terraces with courtyard views,
- Ground level waste and bike storage,
- Basement level with plant rooms,
- External areas – soft and hard, and
- Operator administration office.

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

Declaration

The works if constructed in accordance with the detail proposed in these design drawings will achieve a high level of accessibility.

Criteria of Accessibility

1. Siting – Building location

The development site is located along Darlington Road, Darlington NSW 2008. The site is bounded by Darlington Road to the north, Golden Grove Street to the west, Darlington Lane to the south (the lane is also included in the project works), and Codrington Street to the east. The site consists of a row of thirty-eight (38) late Victorian Terraces with rear gardens backing onto Darlington Lane.

The terraces that are privately owned include 88-93, 97 & 120 Darlington Road. To the west the site abuts the existing development located at 131-132 Darlington Road. The terraces located on this site are all heritage listed.

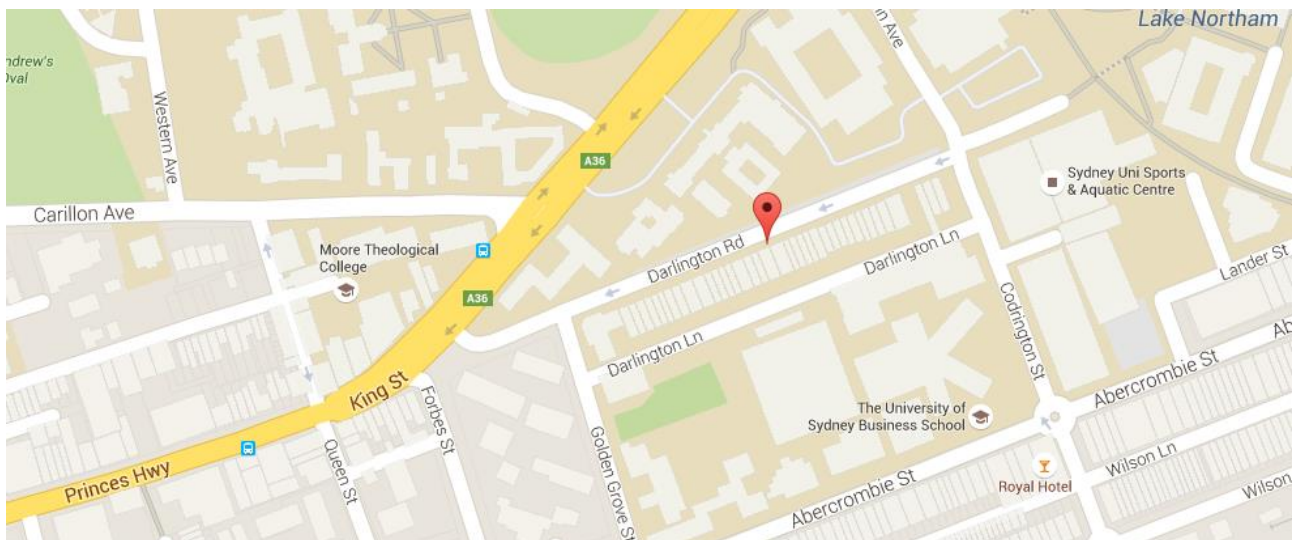


Figure 1 Site Location Plan (Source Google Maps 2016)

The University owns all the terrace houses along Darlington Road with the exception of Nos 88-93, 97 and 120 Darlington Road.

This development proposal develops the existing terrace houses and constructs four (4) new buildings in the rear yards of the terrace houses for student accommodation.

2. Principles of Access

In developing this proposal, the following access principles have been proposed and adopted:

- a) The principal accessible access locations to this development is provided from Darlington Road,
- b) The location of accessible entry points is provided at Nos 94, 102, 125 (to enter 124 Darlington Road) Darlington Road,
- c) The length of this development necessitates 3 accessible access points be provided,
- d) Secondary accessible access points are provided off the revised Darlington Lane.
- e) It is not proposed to provide wheelchair access to the terraces of fronting Darlington Road other than to the ground floors of the terraces of Nos 94, 102, 124 Darlington Road providing entry and common area facilities for the students accommodated within this development,

- f) It is not proposed to upgrade the stairs or the upper levels of the existing terraces other than to provide TGSIs at the bottom of the stairs, a dome head button 150mm from the top and bottom of the handrail and that compliant non-slip nosing be provided to each going,
- g) It is not proposed to provide accessible access to the terraces houses located at 86 & 87 Darlington Road. The accessible path of travel to Buildings A-D located at the rear of the existing terraces is via the internal landscaped courtyards. These courtyards incorporate a ramp network. These ramps are the subject of a Performance Statement accompanying this access report,
- h) Buildings A & B have been designed to provide accessible access to and within all areas of the buildings. Accessible access is provided to the common areas of Level 1 only of Building D,
- i) Accessible student accommodation has been provided within Buildings A and B. The detailing of the student rooms has been sized to accommodate a single bed and the ability for a wheelchair user to make a 180deg turn within the room. A total of 16 accessible rooms have been nominated to be provided within the new buildings. Based on the provision of a total of 315 sole occupancy units within this development a total of 13 accessible rooms are required to be provided (NCC Table D3.1).
- j) Refuge areas as required by the Sydney DCP 2015 have been provided adjacent to the fire isolated stairways located within the dead-end corridor sections of the central passageway.

The minimum size of the proposed refuge area is to be 1540 x 2070mm.

An intercom or phone system connected to the Fire Brigade system will need to be provided to each refuge area.

Appropriate braille tactile signage will need to be provided to these refuge areas.



- k) Accessible facilities / areas have been incorporated in to the kitchen areas.

3. Performance Statements

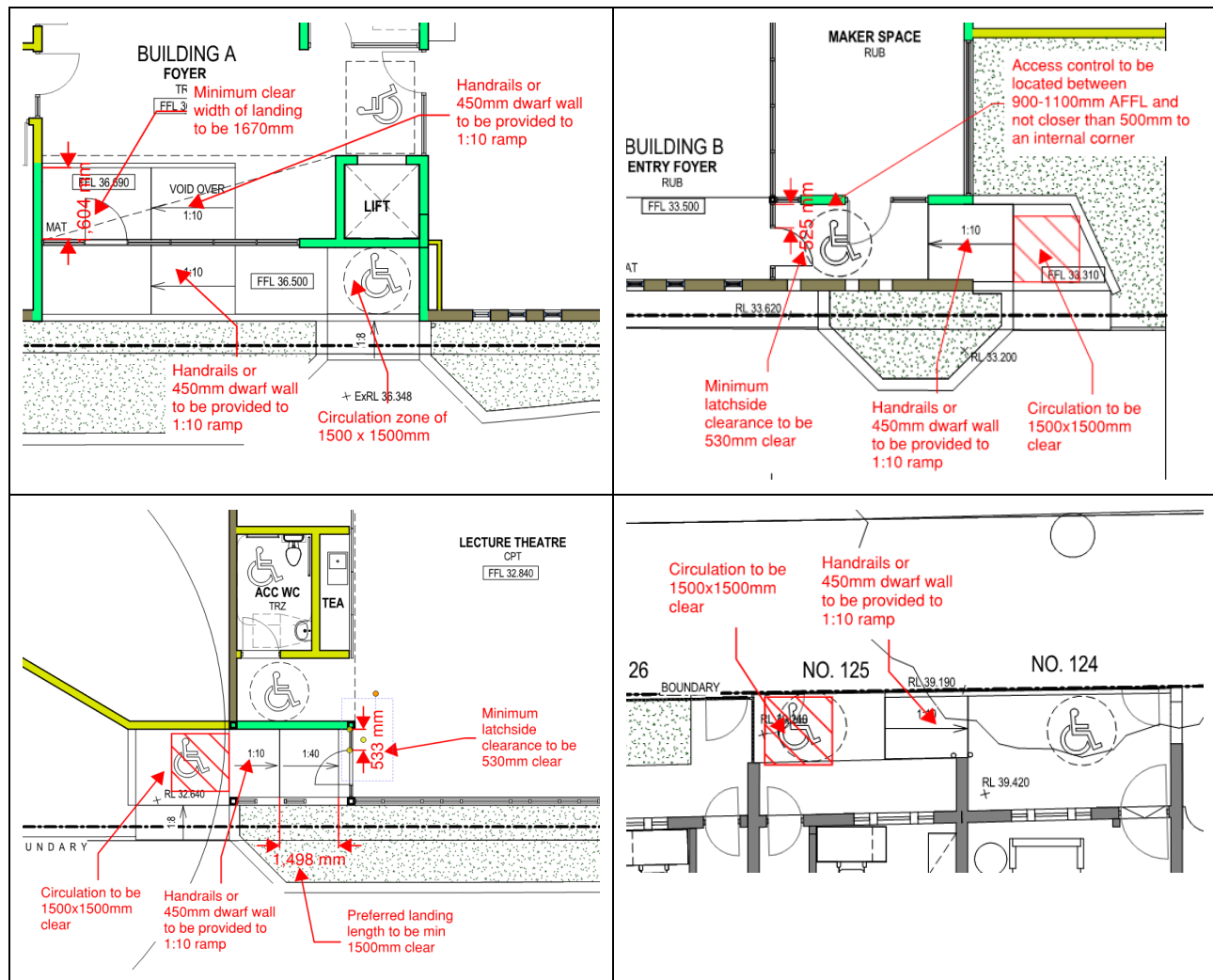
This access report relies upon the Performance Statement prepared to address the ramp design proposed for the internal courtyard of this development which also forms part of the accessible path of travel.

In this design the ramp network proposes the use of several 1:10 step ramps connected with intermediate rest landings. This approach is supported by international research where the hypothesis suggests shorter steeper ramp networks are easier to negotiate and provides improved amenity for the users.

4. Entrances

The location of accessible entry points is provided at Nos 94, 102, 125 (to enter 124 Darlington Road) Darlington Road,

Additional access locations are provided along Darlington Lane. The detailing of these entry point will need to be revised so that the circulation at doorway provisions of Clause 13.3 of AS1428.1:2009 can be satisfied. The following extracts from the plans provided highlight some of the detailed issues to be addressed as part of the Construction Certificate documentation.



5. Carparking

Darlington Road is a one-way street with the direction of travel in a westerly direction.

No on-site carparking is provided as part of this development application.

2-hour unmetered street parking is provided on the southern side of Darlington Road. 4 hour metered (ticketed) parking is provided on the northern side of Darlington Road.

GOGET car share pods are located at either end of Darlington Road.

An on street accessible parking space is presently provided outside 121 Darlington Road. The sizing of the accessible parking space does not satisfy the requirements of A2890.6:2009.



Figure 2 Location of on street accessible parking space

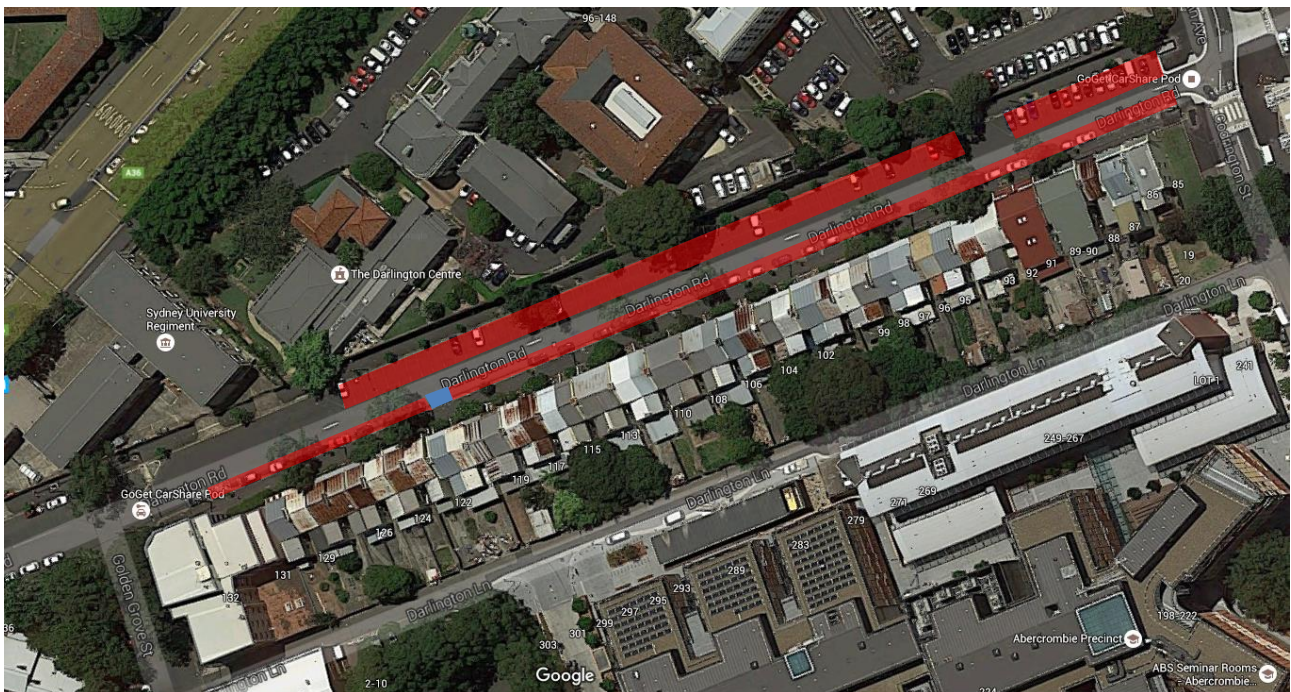


Figure 3 Location of on street parking (blue zone indicates location of accessible parking space)

6. Letterboxes

The locations of the letterboxes required for this development have yet to be nominated on the plans. A total of 337 mail boxes will be required to be provided for the students accommodated within this development.

The position of the letterboxes should be clearly in view and positioned on the boundary of the property or adjacent to the driveway or in a similar position with the number of the property clearly visible.

The letterboxes will need to be located in a position that is clear of obstacles.

The detailing of the letterboxes will need to comply with the rules of Australia Post and AS4253:1994 – Mailboxes.

Details of the mailboxes will need to be provided. Specific reference is directed to mounting position of mailboxes above the floor.

Groups of mailboxes should be positioned so that the slot apertures are located within the height range of 600 to 1600 mm.

All mailboxes should be clearly labelled with the street number or flat or apartment number clearly displayed below the aperture.

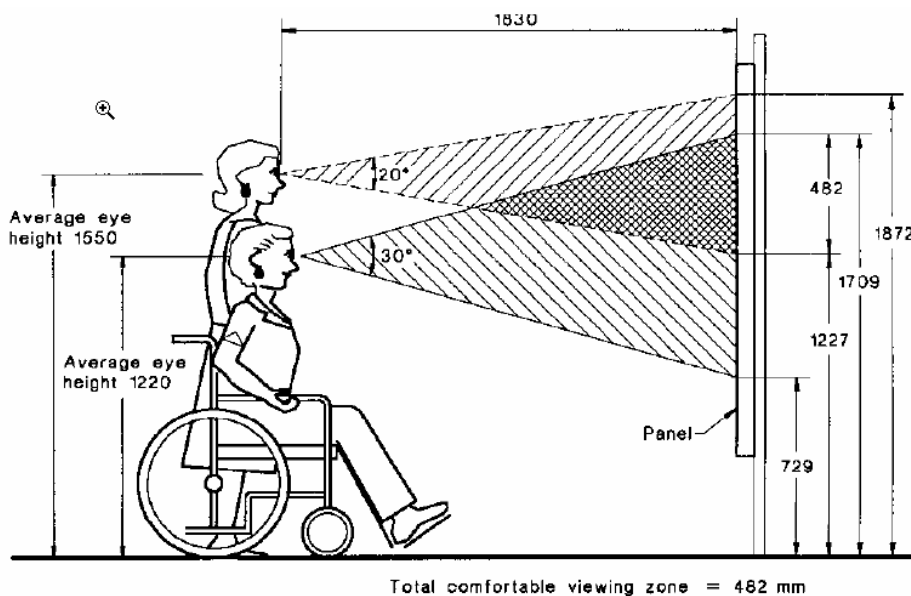
Where there is a group of mailboxes, numbers should run in a logical sequence.

7. Signage – Directional and Wayfinding

Directional and wayfinding signage will need to comply with the signage provisions of AS4299.

- (a) Be presented in large print (70–80 mm height) letters and raised 6–8 mm from background.
- (b) Be of sanserif type—upper face case preferred—light colour (e.g. white/yellow) against a dark background.
- (c) Be positioned 1500–1650 mm from ground height.
- (d) Be placed centrally on the door or letterbox.
- (e) Be well lit with matt or non-reflecting finish.

The mounting heights of signage will need to incorporate the viewing zones as identified in AS1428.2:1992. The zoned for signage is identified as being between 729 – 1709 mm AFFL.



Source: National Endowment for the Arts, Needs Assessment Survey Instrument, produced by National Access Centre, USA

DIMENSIONS IN MILLIMETRES

FIGURE 30 ZONES FOR VIEWING AND FOR COMMON VIEWING

8. Signage – Access (Statutory)

Braille tactile WC signage will need to be provided to the accessible WC facilities located as part of the common room facilities.

Braille tactile Exit signage will need to be provided at each level of the building associated with the fire egress doors.

The braille tactile signage will need to satisfy the requirements of NCC Clause D3.6 and NCC Specification D3.6.

Examples of compliant statutory braille tactile Signage include:



9. Landscaping

The landscape zones in this development are integrated into the accessible paths of travel within the development.

BUILDING A

The plans provided nominate a roof terrace and green roof solution above Building A. the details of the threshold detail at the doorway connecting the games room to the roof terrace have not been provided.

A level threshold detail or equivalent at the doorway will need to be provided as part of the Construction Certificate documentation.

The minimum clear width of the doorway accessing the roof terrace will need to be 850mm.

If a door closer is fitted to this door to the terrace the maximum force to operate the door will need to be not greater than 20N force.

BUILDINGS B & C

The central courtyard between buildings B & C provides a central common area.

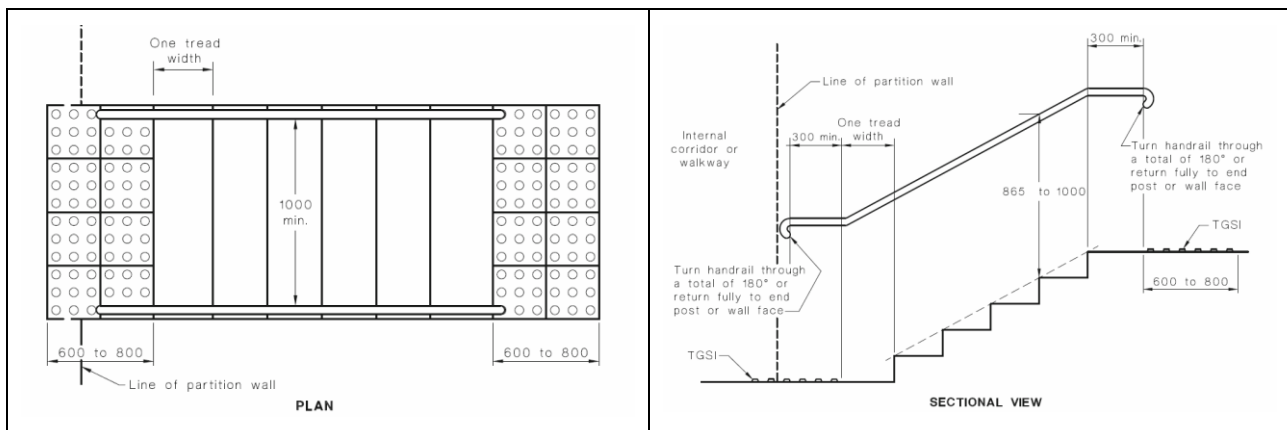
This courtyard is accessed from the Level 2 kitchen dining area of Building B and the Level 2 common area of Building C.

The central courtyard is also accessed from the rear of the terrace located at the rear of 102 Darlington Road. Access from the terrace to the central courtyard is provided by way of a stair and accessible access is provided by way of an AS1735.14 low rise platform lift to address the 840mm change in level.

The central feature of this courtyard is a large existing tree located at the Darlington Lane level. A level terrace is provided under the tree.

The detailing of these stairs will need to satisfy the requirements of Clauses 11 & 12 of AS1428.1:2009 as well as the provisions of AS1428.4.1:2009 concerning the installation of Tactile Ground Surface Indicators (TGSIs).

Specifically, compliant handrails and handrail extensions, non-slip goings and nosing and compliant installation of TGSIs will need to be provided to these stairways.



The lighting level at these stairs will need to be a minimum of 150lx in accordance with Clause 19 of AS1428.2:1992 or in accordance with the provisions of AS1680.

10. Floor Finishes External

The pavement finishes are yet to be finalised.

The slip resistance of the external paving finishes will need to satisfy the requirements of NCC Table D2.14 and Table 3A of the HB198:2014. The extract from HB198 indicates the slip resistance levels to be satisfied.

TABLE 3A
MINIMUM WET PENDULUM TEST OR OIL-WET INCLINING PLATFORM CLASSIFICATIONS THAT ARE DEEMED TO SATISFY THE BUILDING APPLICATIONS IN THE NATIONAL CONSTRUCTION CODE

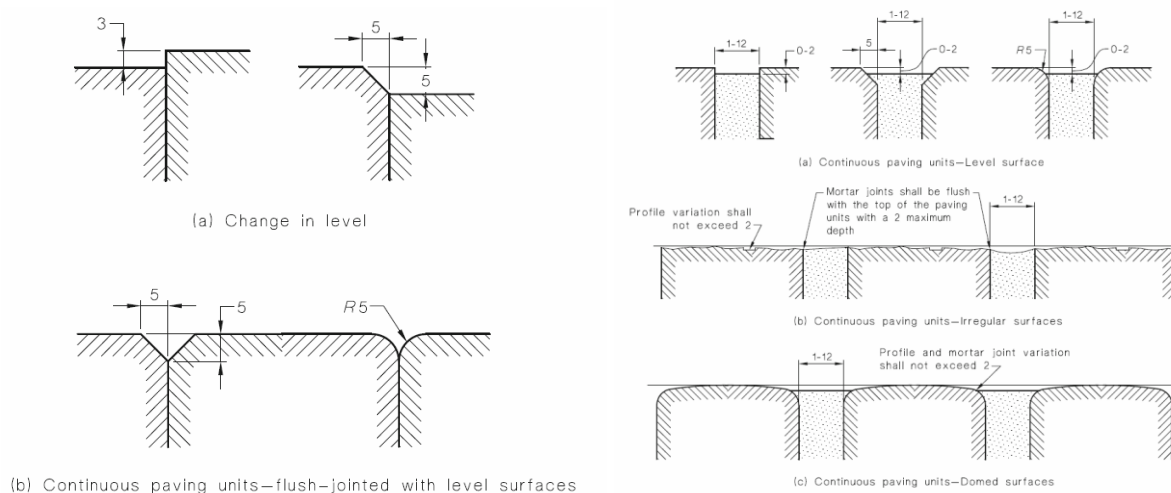
Location	Wet pendulum test	Oil-wet inclining platform test
Stair Treads and Stairway Landings in Buildings Covered by NCC Volumes One and Two		
Stair treads and a stairway landing (when dry)	P3	R10
Stair treads and a stairway landing (when wet)	P4	R11
Nosings for Stair Treads and Stairway Landings in Buildings Covered by NCC Volumes One and Two		
Dry stair tread, a stair non-skid nosing strip and a stairway landing	P3	
Wet stair tread, a stair non-skid nosing strip and a stairway landing	P4	
Ramps in Buildings Covered by NCC Volumes One and Two		
Ramps not steeper than 1:14 gradient (when dry)	P3	R10
Ramps not steeper than 1:14 gradient (when wet)	P4	R11
Ramps steeper than 1:14 up but not steeper than 1:8 (when dry)	P4	R11
Ramps steeper than 1:14 up but not steeper than 1:8 (when wet)	P5	R12

In addition, the slip resistance of external pavement will need to satisfy the slip resistance requirements of Table 3B of HB198:2014. Specific attention is directed to the slip resistance requirements to be satisfied of undercover car parks.

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
Undercover car parks	P3	R10

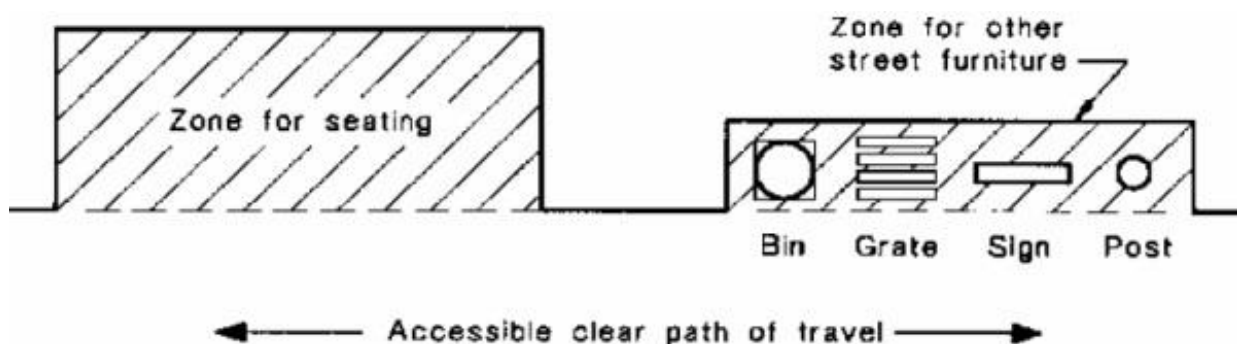
Changes in floor finishes will need to satisfy the following maximum tolerances as specified at Clause 7.2 of AS1428.1:2009:



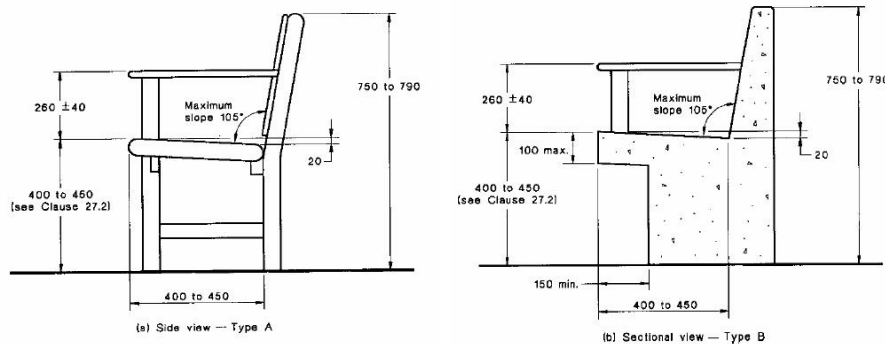
11. Seating – Public areas

The plan indicates landscape areas between the buildings proposed as part of this development. It is likely that “Street Furniture” will be provided within these spaces.

It is recommended that the furniture selected or manufactured incorporate the accessibility dimensions identified at Clause 27 of AS1428.2:1992 – Street Furniture to provide access to accessible seating for as many people as possible.



The detailing of accessible seating is to include for the provision of arms to some of the chairs. The following extract from the Standard provides some guidance as to the relationships of chair arms to the seat.



Seating Checklist

CRITERION TO BE SATISFIED	SEATING
Seats shall be a minimum of 500 mm away from the path of travel	
Objects shall be of a colour which provides a contrast with their background and have a luminance factor of not less than 0.3 (30%).	
Seat height to be 400-450mm	
Availability of some seating with a seat height of 530mm for the elderly	
The front of the seat shall have a clear space between any legs at ground level to within 150 mm of the front edge of the seat, and to within 100 mm of the seat height to allow for rearward adjustment of feet when rising	
The front edge of the seat shall have a minimum radius of 30 mm.	
No edge or projection shall have a radius of less than 5 mm unless protected from contact with the user	
Where armrests are provided, the top surface of the armrests shall be at a height of 260 ± 40 mm above the seat.	

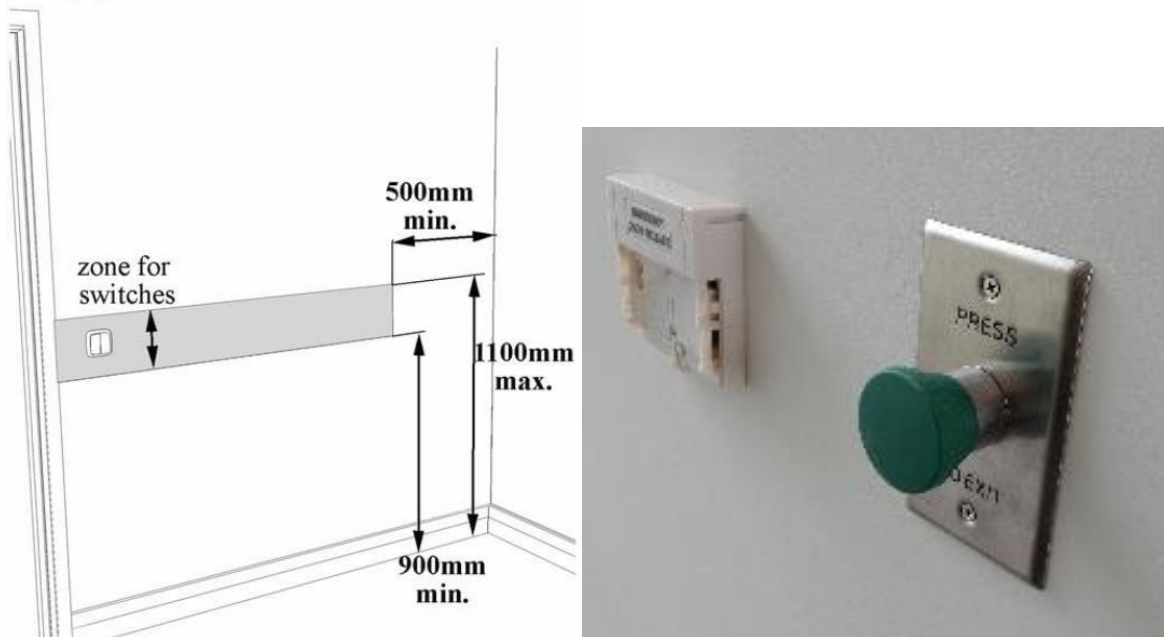
12. Security

Details of the security access intercom locations and design have yet to be determined.

If video intercom units are proposed the positions of the access control on the public side of the door will need to be installed in accordance with the manufacturer's instructions however the video intercom consoles are not to be installed closer than 500mm from any internal corner.

The door release buttons within the various lobbies are to be mounted between 900-1100mm AFFL and not closer than 500mm of an internal corner and are to be the large format mushroom button type.

(A) Zone for Location of Switches



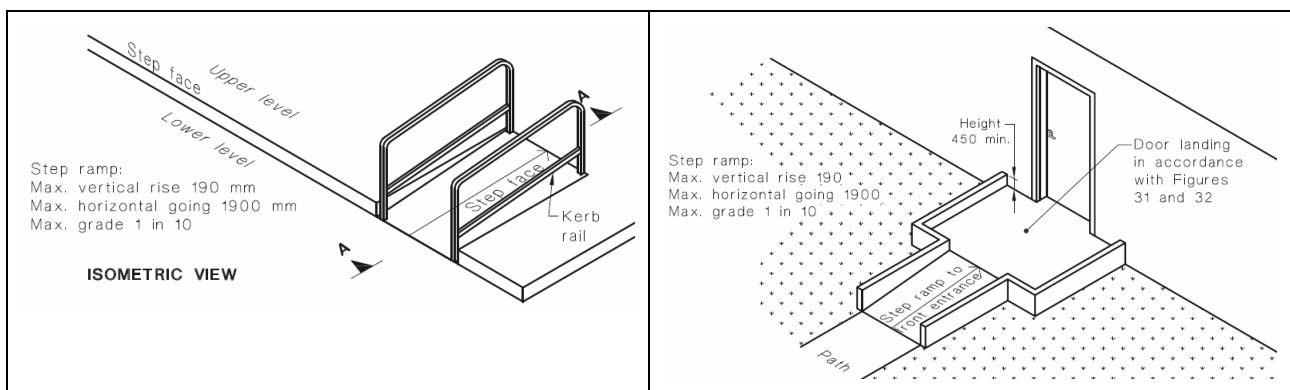
The access control equipment will need to be located between 900-100 mm AFFL and not positioned within 500mm of an internal corner.

13. Ramps

The central court yard incorporates several access ramps where the gradients are 1:10. The configuration of these ramps are the subject of a separate performance statement.

The detailing of these ramps will require the following:

- Compliant handrails and handrail extensions alternatively 450mm high wall or barrier may be applied.
- TGSIs installed at the top and bottom of a series of ramps where additional population are added to the system
- The surface of the ramps will need to be non-slip in accordance with the requirements of NCC Table D2.14. The required slip resistance will need to be P5/R12 to ramped sections and P4/R11 to landing sections



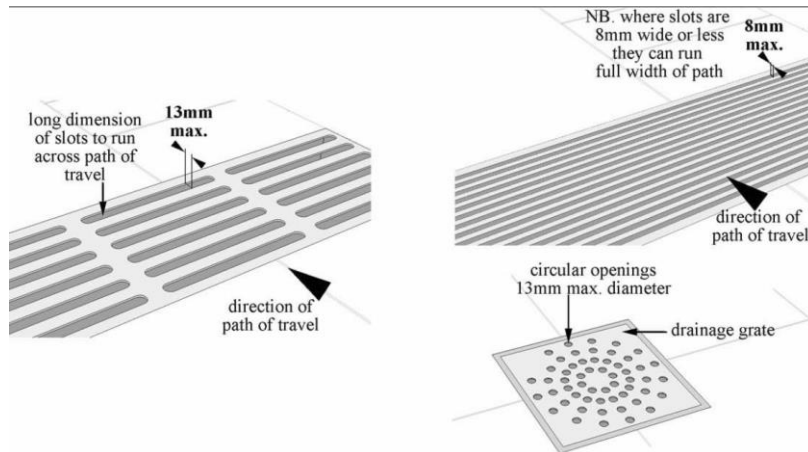
- The lighting level on the ramps will need to achieve a minimum 150lx in accordance with the requirements of Clause 19 of AS1428.2:1992,

- Any grates installed in the pavement will need to satisfy the requirements of clause 7.5 of AS1428.1:2009.

Grates shall comply with the following:

(a) Circular openings shall be not greater than 13 mm in diameter.

(b) Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.



14. Stairs – Terraces (internal)

The stairs within the existing terraces are proposed to be retained in their current form.

The upper levels of the terraces are not nominated as being accessible.

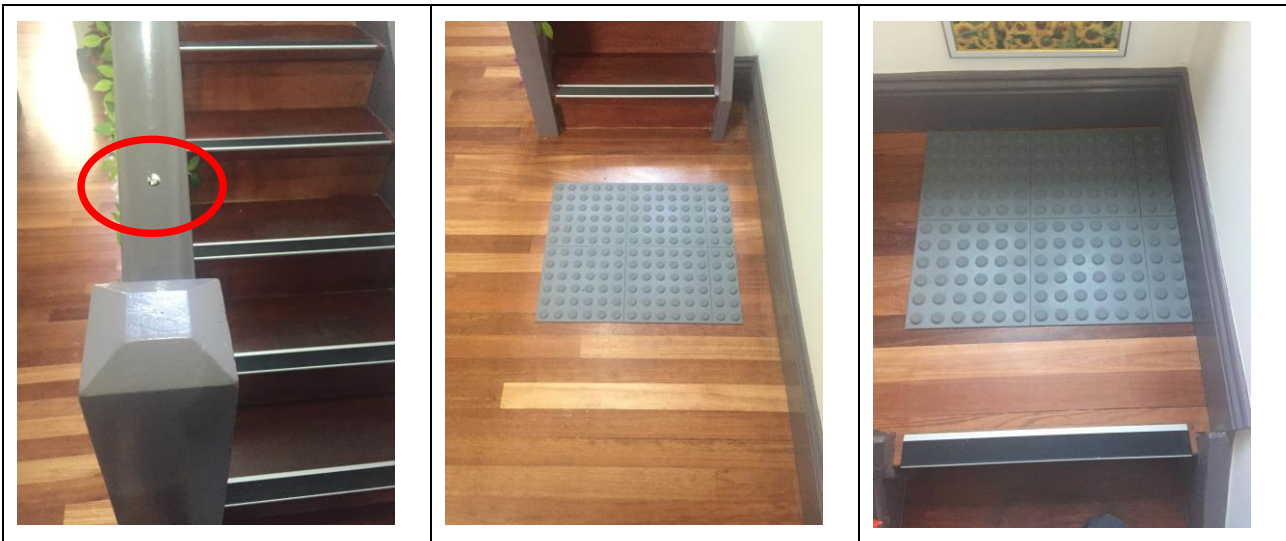
It is not proposed to upgrade the stairs to satisfy the requirements of Clauses 11 & 12 of AS1428.1:2009.

It is possible that students with low vision may be accommodated within any of the sole occupancy units provided as part of the existing terrace houses fronting Darlington Road. Whilst it is intended not to upgrade the existing heritage stairs it is intended to apply features to assist persons with low vision to navigate the existing terraces safely by the use of TGSIs installed at the top and bottom of stair flights and dome head buttons installed to the existing timber balustrades.

Notwithstanding the fact that the upper levels of the terraces are not accessible the detailing of the existing stairs will need to incorporate the following as a minimum:

- Non-slip finish to each going
- Non-slip nosing fixed to each going
- A dome head screw fixed a minimum of 150mm from the top and bottom of each flight
- A minimum lighting level of 150lx
- TGSIs installed at the top and bottom of each flight (Not required at mid-levels where no additional population is added to the stair system)

The photos following provide an indication of this approach to the detailing of the existing balustrades and stairs within the heritage terrace houses.



15. Stairs – Terraces (External)

The existing external stairs fronting Darlington Road are proposed to be retained in their current form. The steps will need to achieve the following:

- Non-slip finish to each going
- Non-slip nosing fixed to each going

16. Circulation Stairs - New buildings

The design relies upon several internal and external stair systems to circulate within the proposed development.

The following stairs are considered to be circulation stairs:

- Building A Stair A2
- Building A Stairs to the east of the garbage room
- Building B Stair B2
- Building D Stair D
- Common / Landscape areas All external stairs

The detailing of the internal circulation stair A2 located within Building A has yet to be finalised. The detailing of the stairs will need to satisfy the requirements of Clause 11 & 12 of AS1428.1:2009. TGSIs will need to be installed at each floor level.

A minimum lighting level of 150lx will need to be achieved in accordance with the provisions of Clause 19 of AS1428.2:2009 or the provisions of AS1680.2.1:2008.

17. Fire Stairs

The following stairs are considered to be fire stairs:

- Building A Stair A1
- Building A Stairs within the garbage room
- Building B Stair B1

- Building B Stairs within the garbage room
- Building A Stairs to the west of the cleaners store room

The detailing of the fire stairs will need to satisfy requirements of NCC Clause D3.3(a)(iii) which requires fire isolated stairs to satisfy the requirements of Clause 11.1(f) and (g) of AS1428.1:2009 (extract follows)

- 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.*

18. Entrances, doorways and circulation areas

The design incorporates a gate to each of the terraces fronting Darlington Road. The clear minimum width of the gate will need to achieve a min clear opening width of 850mm.

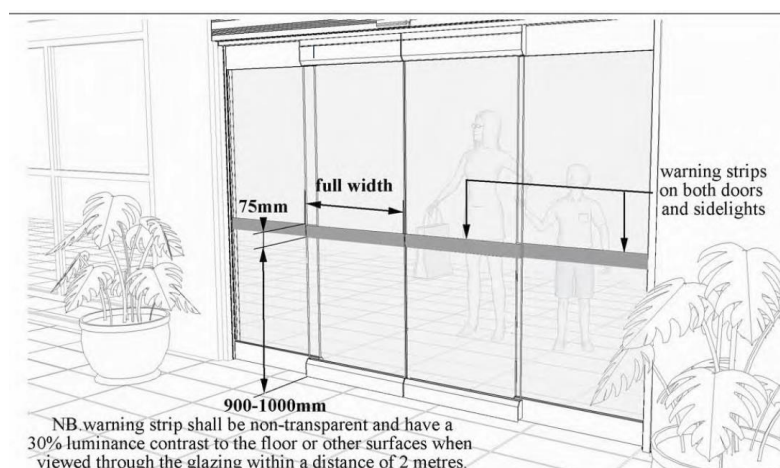
Entrances and doors within the common area terraces will all need to achieve a minimum clear opening width of 850mm and the detailing of the doors and the required circulation zones will need to satisfy the requirements of Clause 13 of AS1428.1:2009.

Latchside clearances will need to comply with Clause 13.3 of AS1428.1:2009.

If the door is a glass door, then visual indicators on glazing will need to be provided on the glass to satisfy the requirements of Clause 6.63 of AS1428.1:2009 – 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.



19. Sole Occupancy Unit Doors Common Area Doors

Doors to sole occupancy units and common rooms provided as part of this development will need to incorporate the following:

- Approaches to the doors of all units will need to address the circulation at doorway requirements of Clause 13.3 of AS1428.1:2009
- Compliance with the luminance contrast provisions of Clause 13.1 of AS1428.1:2009 will need to be demonstrated
- The minimum clear width of the door is to be not less than 850mm
- Door hardware will need to be mounted between 900-1100mm AFFL
- Door hardware is to be the level type
- Where door closers are installed (other than for fire doors) the maximum force to operate the doors is not to be greater than 20N force.

20. Garbage rooms – New Buildings

Each level of the new buildings fronting Darlington Lane provides garbage chutes for the removal of general waste. The chutes connect to a garbage room located on the lowest level of each building.

A bulky store garbage room is also provided on the lowest level of the new buildings. Accessible access is to be provided to and within the bulky garbage storeroom.

21. Garbage rooms – Existing terraces

The information provided to date does not indicate the locations for the removal of rubbish from the existing terraces.

22. Vertical Transport

New buildings A & B have been designed with lift access. The lifts service all levels of each building. As the lift travel is lesser than 12m the minimum floor size of the lift car will need to be 1100 x 1400mm. (These dimensions are the minimum car size dimensions to satisfy the access requirements. The NCC and other codes may require the lift car size to be larger.)

The detailing of the lift car will need to be compliant to 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 complainant with the provisions of Clause 13 of AS1428.1.



Figure 4 image of non-compliant lift call button installation

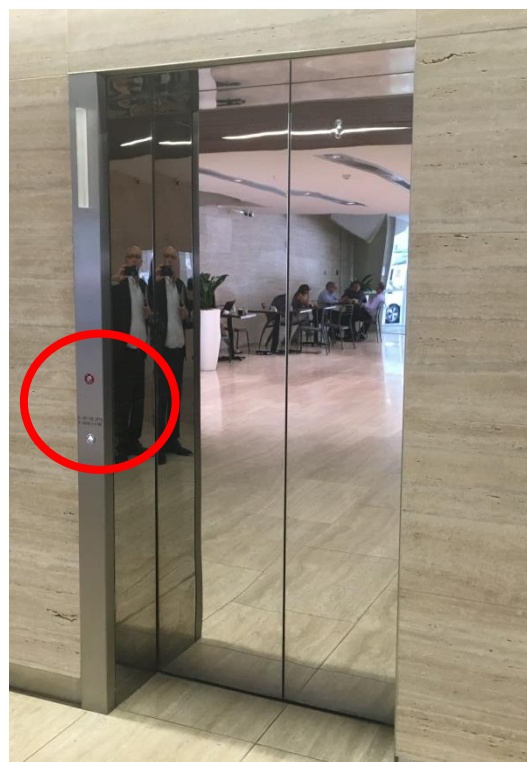


Figure 5 image of compliant lift call button installation

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		

23. Sanitary Facilities

Accessible WC and Shower facilities are provided in the following locations:

LOCATION	LEVEL	TYPE OF FACILITY	HANDING
Building A	Level 1	WC	LH
Building A	Level 2	WC & SHR	LH
Building A	Level 3	WC & SHR	LH
Building A	Level 4	WC & SHR	LH
Building B	Level 1	WC	LH
Building B	Level 2	WC & SHR	LH
Building B	Level 3	WC & SHR	LH
Building B	Level 4	WC & SHR	LH
Building C	Level 1	WC	LH
Building C	Level 2	WC	LH
Terrace 103	Level 1	WC	LH

NCC Clause F2.4(g) states *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*. The detailing and distribution of accessible WC facilities will need to be revised as part of the Construction Certificate documentation to ensure that the requirements of NCC Clause F2.4(g) are satisfied.

Details of the non-slip floor finish to the bathrooms will need to be provided.

Compliant WC facilities have been nominated.

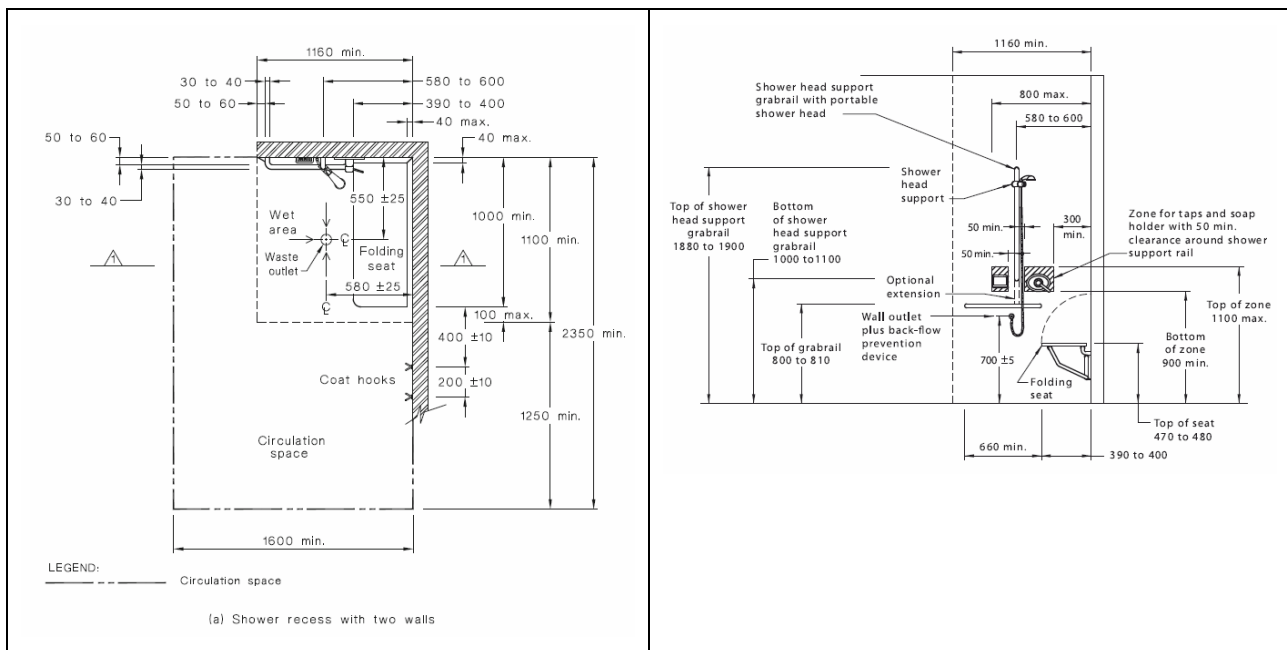
TMV details are yet to be provided

Tapsets will need to be specified with lever or capstan handles.

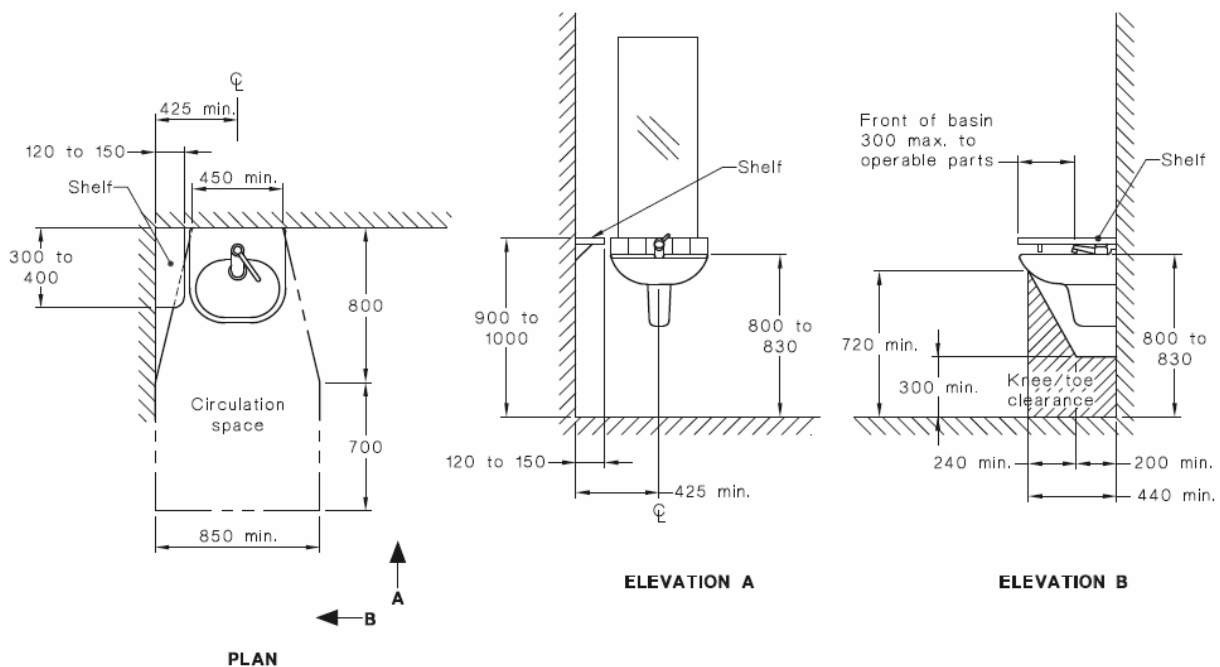
The detailing of the bathroom will need to include a wall cabinet with a light above and a double GPO adjacent to the mirror.

Provision of wall strengthening for grabrails will need to be provided adjacent to the WC, shower and bath of the adaptable bathroom.

The shower compartment will need to have an area of 1160 x 1100mm. The position of the shower rose, tapware and the soap holder recess will need to be compliant to the provisions of Clause 15 of AS1428.1.



A wash basin with compliant circulation to AS1428.1 will need to be provided.



A checklist of the spatial arrangements to be satisfied for the design of the accessible bathroom is attached to this access report.

The following is a summary of requirements to satisfy the WC provisions of AS1428.1:2009:

- Entry Door The detailing of the circulation at doorways shall comply with the provisions of Clause 13 of AS1428.1:2009
- Entry door The luminance contrast provisions at the doorway shall comply with the provisions of Clause 13.1 of AS1428.1:2009
- Force required to operate door The force required to operate the door if fitted with a door closer is a maximum of 20N. It is assumed that autodoors will not be installed

• Door hardware	The position of door hardware is to be located between 900-1100mm AFFL.
• WC pan circulation	1900x2300mm
• hand basin circulation	850x1500mm, the basin may encroach a maximum of 100 mm into the circulation space of the adjacent WC pan circulation
• WC pan offset from side wall	450/460 mm
• WC pan offset from rear wall	800±10 mm
• WC pan backrest	to code requirements
• WC pan toilet seat	The toilet seat will need to be the full round type, securely fixed in position, be rated 250 KG and have a minimum limits contrast of 30% with the background pan, wall or floor against which it is viewed.
• WC pan grab rails	Grab rail to be mounted 800 mm above finish floor level, length of grab rail to be 1050 mm from rear wall, install 300 mm grab rail to left-hand side of the WC pan. It is assumed that the walls to which the grab rails are fixed will have the required 1100N force rating wall reinforcement required by the standard
• Hand basin mounting height	Top of hand basin to be 800/830 mm above finish floor level
• Hand basin clearances	The clearances around and under the hand basin need to comply with the provisions of clause 15.3 of AES 1428.1:2009. Specific attention is drawn to the plumbing installation where the required clearances under the hand basin necessitate special consideration of the bottle trap associated with the hand basin
• Hand basin selection	The detailing of the hand basin requires the installation of a shelf unit. It may be possible to specify a hand basin that incorporates a shelf section thereby eliminating an additional component to be installed in the USAT
• Hand basin mirror	The mirror is to be flush mounted on the wall above the sink the bottom of the mirror is to be no more than 900 mm above the finish floor level and the top of the mirror is to be a minimum of 1850 mm above the finish floor level
• Hand basin tap	It is recommended that a lever hand basin tap be installed in lieu of the capstan type
• Toilet roll holder	The position of the toilet roll holder is to be in accordance with code requirements
• Coat hooks	Coat hooks can be installed 1200 to 1350 mm above finish floor level and not closer than 500 mm from an internal corner. The coat hook can be installed on the wall or on the back of the door
• soap dispensers/hand towel	These items are to be able to be operated by one hand and shall be installed so that the tap or dispenser is not less than 900 and not more than 1100 mm above the finish floor level.
• Baby change facility	The plan does not indicate if there is a baby change facility located within this USAT. If a baby change table is installed within this facility, then the unit will need to be installed outside of the WC circulation zone
• Ambulant	It is assumed that the existing WC facilities will not be modified to include the ambulant WC cubicle required by NCC Clause F2.4(c). To comply with requirement of the NCC it is proposed that a fold down grab rail be provided as part of the accessible WC installation
• Braille Tactile Signage	The detailing of the Braille Tactile Signage will need to comply with the provision of NCC Clause D3.6 and NCC Specification D3.6. The location of the Braille Tactile sign is to be mounted on the latchside wall. The sign is to indicate the handing of the grabrails to the WC Pan. The following is an example of the type of information to be provided in the Braille Tactile Sign.



24. Kitchen Areas

Communal kitchen facilities are provided at Level 2 of Buildings A, B and Level 1 of Building D of the new buildings and on the ground floor of Terraces located at 129, 128, 122, 116, 110, 105, 101, 94, 87 and 86 Darlington Road. It is not intended for any of the kitchens within the terraces to include any accessible features.

The doors to these communal kitchens open onto the external terrace areas and accessible access is possible to these levels.

Accessible kitchen facilities are only to be provided to the kitchens located within Buildings A & B.

It is understood that the kitchens are generally domestic in nature.

At least one (1) accessible station will need to be provided within each of the kitchens located within Buildings A & B. the following are the minimum requirements to be provided to the accessible sections of the kitchens.

Circulation	Minimum clearances in front of appliances and between opposing base cabinets shall be provided at the outset. A minimum clear floor space of 1500 mm x 820 mm that allows either a forward or parallel approach by a person in a wheelchair shall be provided at the sink and all appliances in the kitchen. In addition, a minimum clearance of 1550 mm shall be maintained between all opposing base cabinets, appliances and walls to allow for a 180° turn by a person in a wheelchair.
Floor surfaces	The floor surface shall be slip-resistant
Work surfaces	At least one section of the work surface, not less than 800 mm in length, should comply with the following: <ul style="list-style-type: none"> (a) The work surface should be adjustable within the range 750 mm to 850 mm above the finished floor surface. (b) Base cabinets, if provided, should be removable over the full 800 mm length of the work surface. The finished floor shall extend under the work surface to the wall. (c) The required clear floor space of 1500 mm x 820 mm should allow a forward approach to the work surface. No more than 500 mm of this clear floor space should extend beneath the work surface. (d) There should be no sharp, abrasive or heat-transferring surfaces or corners protruding into travel paths under the work surface, sink or cooktop. (e) A refrigerator shall be located adjacent to a work surface.
Sinks	The sink and an adjacent work surface which shall be a minimum of 800 mm in length shall comply with the following: <ul style="list-style-type: none"> (a) The sink and surrounding work surface shall be adjustable within the range 750 mm to 850 mm above the finished floor surface

- (b) Where sinks are installed to be adjustable in height, plumbing shall be installed to accept supply and drainage connections for sinks remounted at any height referred to in Item (a).
- (c) The maximum depth of the bowl of the sink should be 150 mm. This would only apply to the main bowl of a double bowl sink.
- (d) The required clear floor space of 1500 mm x 820 mm should allow a forward approach to the sink. No more than 500 mm of this clear floor space should extend beneath the sink.
- (e) Taps shall comply with AS 1428.1 Taps or their operating handles shall be within 300 mm of the front of the sink to allow for ease of operation.
- (f) Hot water systems shall be installed to deliver hot water at a maximum of 50°C at the hot water outlet.

Cooktops	<p>Circulation spaces and clearances shall be as for sinks.</p> <p>Cooktops shall have controls which do not require reaching over the hotplates to adjust them. Controls shall have raised cross-bars for ease of grip.</p> <p>Cooktops shall have an adjacent work surface of 800 mm minimum length at the same height.</p> <p>Cooktops should be provided with isolating switches or gas stop valves which can be easily and safely operated while the cooktop is in use.</p>
Ovens	Ovens shall be located adjacent to a work surface. Where the oven door is hinged, the clear work surface shall be on the opposite side to the hinge.
Microwave ovens	Provision shall be made for a microwave shelf to be installed at any height between 750 mm and 1200 mm above the floor.

25. Student Rooms

- a) Power outlets - A minimum of two double socket general purpose outlets shall be provided on the wall of the bedroom where the bedhead is likely to be located. The mounting height of GPOs is to be not less than 600mm AFFL with a preferred mounting height of 1m AFFL.
- b) Light switches - Two-way light switches should be provided, one located near the planned bed position. The mounting height of switches to be between 900-1100mm AFFL and not closer than 500mm to an internal corner.
- c) Telephone - A telephone outlet should be provided in each bedroom next to the bed on the side closest to the door.
- d) Television outlet - A television outlet should be provided in each bedroom on the opposite wall to the bedhead, adjacent to the double GPO.
- e) Sliding doors to wardrobe - Wardrobe sliding doors are desirable, with a full length mirror on the most accessible door.

26. Common areas

The design proposes several common areas across the development.

- a) Circulation space Provision shall be made for circulation space to enable a 180° wheelchair turn after the furniture has been placed. The space required to make the 180° turn is to be not less than 1540 x 2070mm.
- b) Full height glazed panels or door units where provided shall have a transom at 600 to 730 mm above floor. The glazing shall be of safety glazing materials in accordance with AS 1288.

- c) Power outlets - power points mounted at least 600mm AFFL will need to be provided within common areas at each level

27. Laundry Areas

The plans propose communal laundries at level 1 of both buildings A & B.

These communal laundries have been planned to provide accessible circulation within the designated areas.

28. Floor Finishes – Internal

Detail of floor finishes to bathrooms, laundries and kitchen areas have yet to be provided.

Specific attention is directed to the nonslip provisions of the floor tiles to these areas. (refer to previous comments)

In addition, it will be necessary to detail the junctions between differing materials in accordance with the provisions of clause 7 of AS 1428.1:2009.

The pile height of the carpet will need to comply with the provisions of both the BCA and AS1428.1:2009. (Extract from NCC 2015 Clause D3.3 follows):

- (g) 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'; and
- (h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.

To achieve compliance, the carpet will need to be direct stuck to the floor substrata without the use of underlay.

29. Lighting

Lighting levels will need to satisfy the provisions of AS1680 and Clause 19 of AS1428.2:1992.

Extracts from the AS1428.2:1992 Standard follow:

19 LIGHTING

19.1 Illumination levels Illumination levels shall be uniform and comply with the requirements for maintenance illumination set out in AS 1680.2.

NOTES:

- 1 The following minimum levels of maintenance illumination are recommended:

Entrances	
Passageways and walkway	s150 lx
Stairs	150 lx
Ramps	150 lx
Lifts	See AS 1735.12
Toilet and locker rooms	200 lx
Counter tops	250 lx
General displays	200-300 lx
Telephones	200 lx

Figure 6 Extract from AS1428.2:1992

30. Ancillary

The plan proposes several ancillary functions and spaces for use by the students. These facilities will need to be accessible.

The lecture room when configured will need to provide zones for at least 3 wheelchair users in accordance with the requirements of NCC Clause D3.9. The spatial allocation is to be a min or 850 x 2450mm (AS1428.1:2009).

Accessible access is required to be provided to the tutorial and meeting rooms distributed throughout the new facility,

Accessible thresholds are to be provided to the doors leading to external terraces or balconies.

The selection of furniture for the outdoor areas, dining areas and meeting rooms will need to accommodate the requirements of Clause 24 of AS1428.2:1992 by providing locations for use by wheelchair users where the furniture is provided at the nominated heights or the furniture has the ability to be raised or lowered to meet the requirements of the users.

31. Information to be provided on completion for OC

The following table schedules the accessibility elements to be evidenced at Occupation Certificate Stage.

ACCERSS REQUIREMENTS TO BE PROVIDED / DEMONSTRATED AT OCCUPATION CERTIFICATE	SATISFIED
1. Slip Resistance – Certification of the slip resistance of flooring to the kitchen and bathroom areas.	
2. Photographic confirmation that the wall strengthening for the future installation of grabrails associated with the WC pan and shower enclosure has been provided in accordance with the provisions of Figure 4.5 - 4.7 of AS4299,	
3. Bathroom - Wall cabinet The bathroom should include a wall cabinet with a light above. A double GPO shall be located adjacent to the mirror.	
4. Bedrooms	
4.6.3 Power outlets A minimum of two double socket general purpose outlets shall be provided on the wall of the bedroom.	
4.6.4 Light switches Two-way light switches should be provided, one located near the planned bed position. Height to be in accordance with Clause 4.11.1.	
4.6.6 If provided A television outlet should be provided in each bedroom on the opposite wall to the bedhead, adjacent to the double GPO.	
4.6.7 Sliding doors to wardrobe. Sliding doors are desirable, with a full length mirror on the most accessible door.	
5. Additional elements	
4.11.4 Windows Operating controls should be located in an accessible position.	
4.11.6 External areas Provision should be made for the following facilities which may be required after adaptation:	
(a) Garbage storage area which is accessible from the housing unit and which is connected to an accessible path leading to an off-site disposal point.	
(b) Wheelchair storage Secure, weather-protected outside storage facilities for wheelchairs.	
(c) Charging facilities Secure facilities for recharging wheelchair batteries along with an external, weatherproof GPO.	

Disability Discrimination Act 1992

Section 23 of the Disability Discrimination Act 1992 states:

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

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

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

Legislative framework

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

- Disability Discrimination Act 1992
- Disability (Access to Premises - Buildings) Standards 2010 (DDA 1992)
- National Construction Code (BCA 2013)
- AS1428.1:2009 Design for access and mobility - General requirements for access - New building work
- AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
- AS1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- AS2890.6:2009 Parking facilities - Off-street parking for people with disabilities
- AS1735.7 Lifts, escalators and moving walks - Stairway lifts
- AS1735.12:1999 Lifts, escalators and moving walks - Facilities for persons with disabilities
- AS1735.15 Lifts, escalators and moving walks - Low rise passenger lifts - Non-automatically controlled
- Sydney DCP 2015

Access Report Framework

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

Architectural Documentation

The following documents prepared by AJ+C form the basis of this access report:

DA2101	Plan Building A – L1	4
DA2102	Plan Building A – L2	4
DA2103	Plan Building A - L3	4
DA2104	Plan Building A – L4	4
DA2111	Plan Building B – L1	4
DA2112	Plan Building B – L2	4
DA2113	Plan Building B - L3	4
DA2114	Plan Building B – L4	4
DA2121	Plan Buildings C & D L1	4
DA2122	Plan Buildings C & D L2	4
DA2123	Plan Buildings C & D L3	4

Access Report – Darlington Terraces

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
A4.1	<p>Classifications</p> <p>Class 3 — a residential building, other than a building of Class 1 or 2, which is a common place of long term or transient living for a number of unrelated persons, including:</p> <ul style="list-style-type: none"> a) a boarding-house, guest house, hostel, lodging-house or backpacker's accommodation; or b) a residential part of an hotel or motel; or c) a residential part of a school; or d) accommodation for the aged, children or people with a disability; or e) a residential part of a health-care building which accommodates members of staff; or f) a residential part of a detention centre 	Note
DP1	<p>Performance requirement</p> <p>Access must be provided, to the degree necessary, to enable:</p> <ul style="list-style-type: none"> a) people to: <ul style="list-style-type: none"> i. approach the building from the road boundary and from any <i>accessible</i> carparking spaces associated with the building; and 	Satisfied
	<ul style="list-style-type: none"> ii. approach the building from any accessible associated building; and 	Satisfied
	<ul style="list-style-type: none"> iii. access work and public spaces, accommodation and facilities for personal hygiene; and 	Satisfied
	<ul style="list-style-type: none"> 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	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: <ul style="list-style-type: none"> a) the travel distance; and b) the number, mobility and other characteristics of occupants; and c) the function or use of the building; and d) the height of the building; and e) Whether the <i>exit</i> is from above or below ground level. 	Satisfied
DP6	Performance requirement So that occupants can safely evacuate the building, <i>accessways</i> to <i>exits</i> must have dimensions appropriate to: <ul style="list-style-type: none"> a) the number, mobility and other characteristics of occupants; and b) the function or use of the building. 	Satisfied
DP8	Performance requirement Carparking spaces for use by people with a disability must be: <ul style="list-style-type: none"> a) provided, to the degree necessary, to give equitable access for carparking; and b) designated and easy to find. 	Not Applicable
DP9	Performance requirement An inbuilt communication system for entry, information, entertainment, or for the provision of a service, must be suitable for occupants who are deaf or hearing impaired.	Not Applicable
D3.1	General Building Access Requirements Class 3	
Table D3.1	Common areas - From a pedestrian entrance required to be accessible to at least one floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level	Satisfied A Performance Statement has been prepared to address the ramp network provided along the path of travel.

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	Common areas - To and within not less than one of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunchroom, lounge room, or the like	Satisfied
	Common areas - Where a ramp complying with AS 1428.1 or a passenger lift is installed- (a) to the entrance doorway of each sole-occupancy unit; and (b) to and within rooms or spaces for use in common by the residents, Located on the levels served by the lift or ramp.	Satisfied
	Sole Occupancy Units Not more than 2 required accessible sole-occupancy units may be located adjacent to each other Where more than 2 accessible sole-occupancy units are required, they must be representative of the range of rooms available	Satisfied
	201 to 500 sole-occupancy units 9 accessible sole-occupancy units plus 1 additional accessible sole-occupancy unit for every 30 units or part thereof in excess of 200.	Satisfied – 16 accessible sole occupancy units are proposed in this development. Statutory compliance requires total of 13 accessible rooms to be provided in this development.
D3.2	Access to Buildings	
	(1) An <i>accessway</i> must be provided: (a) to a building <i>required</i> to be <i>accessible</i> ;	Satisfied
	(b) from the main points of a pedestrian entry at the allotment boundary; and I. from another <i>accessible</i> building connected by a pedestrian link; and II. from any <i>required accessible</i> carparking space on the allotment.	Satisfied

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	<p>(2) In a building <i>required</i> to be <i>accessible</i>, an <i>accessway</i> must be provided through the principal pedestrian entrance, and:</p> <ul style="list-style-type: none"> a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and b. in a building with a total <i>floor area</i> more than 500sqm, a pedestrian entrance which is not <i>accessible</i> must not be located more than 50 m from an <i>accessible</i> pedestrian entrance; <p>except for pedestrian entrances serving only areas exempted by clause D3.4.</p>	Satisfied
D3.3	Parts of buildings to be accessible	
	<p>In a building <i>required</i> to be <i>accessible</i>:</p> <p>a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:</p>	
	<ul style="list-style-type: none"> i. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 	Satisfied
	<ul style="list-style-type: none"> ii. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; 	<p>Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation.</p> <p>Handrails will need to be provided to both sides of the stairway and be designed to the requirements of Clause 11.2 of AS1428.1.</p> <p>The following is an extract from AS1428.1 addressing this item</p>

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

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	iii. for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;	<p>Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation.</p> <p>The following is an extract from AS1428.1 addressing this item:</p> <p>(f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3.</p> <p>(g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.</p>
	b) every passenger lift must comply with clause E3.6;	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	<p>c) accessways must have:</p> <p>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</p> <p>ii. turning spaces complying with AS 1428.1:</p> <p>A. within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>B. at maximum 20 m intervals along the accessway;</p>	Complies
	d) an intersection of accessways satisfies the spatial requirements for a passing and turning space;	Satisfied
	e) a passing space may serve as a turning space;	Satisfied
	<p>f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building-</p> <p>(i) containing not more than 3 storeys; and</p> <p>(ii) with a floor area for each storey, excluding the entrance storey, of not more than 200sqm.</p>	Not Applicable

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
D3.5	Carparking	
	Class 3 residential	Not Applicable as no carparking is provided as part of this application.
D3.6	Signage	
	In a building <i>required</i> to be <i>accessible</i> : a) braille and tactile signage complying with Part D4 and incorporating the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 must identify each: i. sanitary facility, except a sanitary facility within a <i>sole-occupancy unit</i> in a Class 1b or Class 3 building; and ii. space with a hearing augmentation system; and	The signage and graphics package was not provided as part of the documentation provided for review. Compliance with Section D3.6 and Specification D3.6 of the BCA will need to be demonstrated in the signage documentation package.
	b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying: i. the type of hearing augmentation; and ii. the area covered within the room; and iii. (iii) if receivers are being used and where the receivers can be obtained; and	The signage and graphics package was not provided as part of the documentation provided for review. Compliance with Section D3.6 and Specification D3.6 of the BCA will need to be demonstrated in the signage documentation package.
	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	The signage and graphics package was not provided as part of the documentation provided for review. Compliance with Section D3.6 and Specification D3.6 of the BCA will need to be demonstrated in the signage documentation package.
	d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and	The signage and graphics package was not provided as part of the documentation provided for review. Compliance with Section D3.6 and Specification D3.6 of the BCA will need to be demonstrated in the signage documentation package.
	e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and	The signage and graphics package was not provided as part of the documentation provided for review. Compliance with Section D3.6 and Specification D3.6 of the BCA will need to be demonstrated in the signage documentation package.

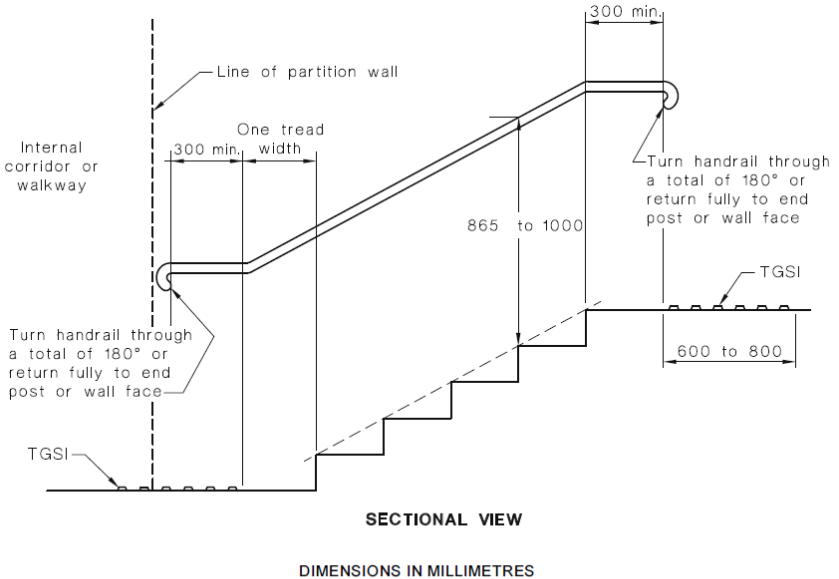
PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	f) Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.	The signage and graphics package was not provided as part of the documentation provided for review. Compliance with Section D3.6 and Specification D3.6 of the BCA will need to be demonstrated in the signage documentation package.
D3.7	Hearing Augmentation	Not Applicable The detail of the learning hub provided on Level 1 of Building A is unknown. If a built-in amplification system is provided within this room, then a hearing augmentation system compliant to the provisions of NCC clause D3.7 and AS1428.5:2010 will need to be provided to this room.
D3.8	Tactile Indicators	
	(1) For a building <i>required</i> to be <i>accessible</i> , tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching: a) a stairway, other than a fire-isolated stairway; b) an escalator; c) a passenger conveyor or moving walk; d) a ramp other than a fire-isolated ramp, a step ramp, a kerb ramp or a swimming pool ramp; and	The plans provided do not indicate the locations where TGSIs are to be installed. Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	e) in the absence of a suitable barrier: (i) an overhead obstruction less than 2 m above floor level, other than a doorway; and (ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in clause D3.4, if there is no kerb or kerb ramp at that point;	
	(2) Tactile ground surface indicators <i>required</i> by subclause (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
D3.10	Swimming pool	Not Applicable
D3.11	Ramps	Not Applicable

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
D3.12	Glazing on an accessway	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	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.	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
Part D4	Braille & Tactile Signs	The signage and graphics package was not provided as part of the documentation provided for review. Compliance with Section D3.6 and Specification D3.6 of the BCA will need to be demonstrated in the signage documentation package.
Part E3	Lift Installation	
Table E3.6B	Handrail complying with the provisions for a mandatory handrail in AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Lift floor dimension of not less than 1 100 mm x 1 400 mm	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Minimum clear door opening complying with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Passenger protection system complying with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Lift landing doors at the upper landing	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Lift car and landing control buttons complying with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Lighting in accordance with AS 1735.12	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE / ACTION / COMMENT
	<ul style="list-style-type: none"> a) Automatic audible information within the lift car to identify the level each time the car stops; and b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and c) audible information and audible indication <i>required</i> by (a) and (b) is to be provided in a range of between 20–80 dbA at a maximum frequency of 1 500 Hz 	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received	Compliance with this requirement will need to be demonstrated as part of the construction certificate documentation
	AS 1735.14 Low Rise Platform Lift	Details of the low rise platform lift located at the rear of Terrace 103 will need to be provided as part of the Construction certificate documentation.
	AS1735.7 Stairway Platform Lift	Not Applicable
Part F2	Sanitary and other facilities	
	Where <i>sanitary compartments</i> are provided in common areas, not less than 1	<p>Satisfied.</p> <p>The detailed documentation of the USAT located within this development will need to demonstrate compliance with the provisions of Clause 15 Sanitary facilities of AS1428.1</p>

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

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

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

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

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

Extract from AS1428.1:2009

11 STAIRWAYS

11.1 Stair construction

Where required, stairs shall be constructed as follows:

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

NOTE: Examples of stair handrail terminations are given in Figures 26(C) and 26(D).
- (c) Stairs shall have opaque risers.
- (d) Stair nosing shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25 mm, as shown in Figures 27(A) and 27(8).
- (e) Stair nosing profiles shall-
 - (i) have a sharp intersection;
 - (ii) be rounded up to 5 mm radius; or
 - (iii) be chamfered up to 5 mm x 5 mm.
- (f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3.
- (g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm.
- (h) TGSI's shall be installed in accordance with AS 1428.4.1.

11.2 Stairway handrails

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

- (a) The design and construction of handrails shall comply with Clause 12.
- (b) Handrails shall be installed on both sides of the stairs and as shown in Figures 26(A) and 26(8).
- (c) Handrails shall have no vertical sections and shall follow the angle of the stairway nosing, as shown in Figure 28(b).
- (d) Where a handrail terminates at the bottom of a flight of stairs, the handrail shall extend at least one tread depth parallel to the line of nosing plus minimum of 300 mm horizontally from the last riser (see Figure 28(b)).
- (e) The handrail shall extend a minimum of 300 mm horizontally past the nosing on the top riser.
- (f) Where the handrail is continuous, the 300 mm extension is not required in the inner handrail at intermediate landings as shown in Figure 28(a).
- (g) The dimensions indicating the heights of handrails shall be taken vertically from the nosing of the tread to the top of the handrail or from the landing to the top of the handrail.

12 HANDRAILS

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

- (a) Handrails and balustrades shall not encroach into required circulation spaces.
- (b) The cross-section of handrails shall be circular or elliptical, not less than 30 mm or greater than 50 mm in height or width for not less than 270° around the uppermost surface as shown in Figures 29(a) and 29(b). Elliptical handrails shall have the greater dimension in the horizontal axis as shown in Figure 29(b).
- (c) Exposed edges at ends and corners of handrails shall have a radius of not less than 5 mm.
- (d) The top of handrails shall be not less than 865 mm nor more than 1000 mm above the nosing of stairway tread or the plane of the finished floor of the walkway, ramp or landing.
- (e) The height of the top of the handrail, measured in accordance with Item (d), shall be consistent through the ramp (or stairs) and any landings.
- (f) If a balustrade is required at a height greater than the handrail, both shall be provided.

- (g) Handrails shall be securely fixed and rigid, and their ends shall be turned through a total of 180°, or to the ground, or returned fully to end post or wall face, as shown in Figures 26(C) and 26(d).
- (h) The clearance between a handrail and an adjacent wall surface or other obstruction shall be not less than 50 mm. This clearance shall extend above the top of the handrail by not less than 600 mm.
- (i) Handrails shall have no obstruction to the passage of a hand along the rail, as shown in Figures 29(a) and 29(b)
- (j) The inside handrail at landings shall always be continuous, as shown in Figure 28(a).

intermediate to those shown in Figures 31 and 32 then the required circulation spaces shall be interpolated.

13.3.2 Swinging doors

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

13 DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS

13.1 Luminance contrast

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

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

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

13.2 Clear opening of doorways

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

NOTE: For door controls, see Clause 13.5.

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

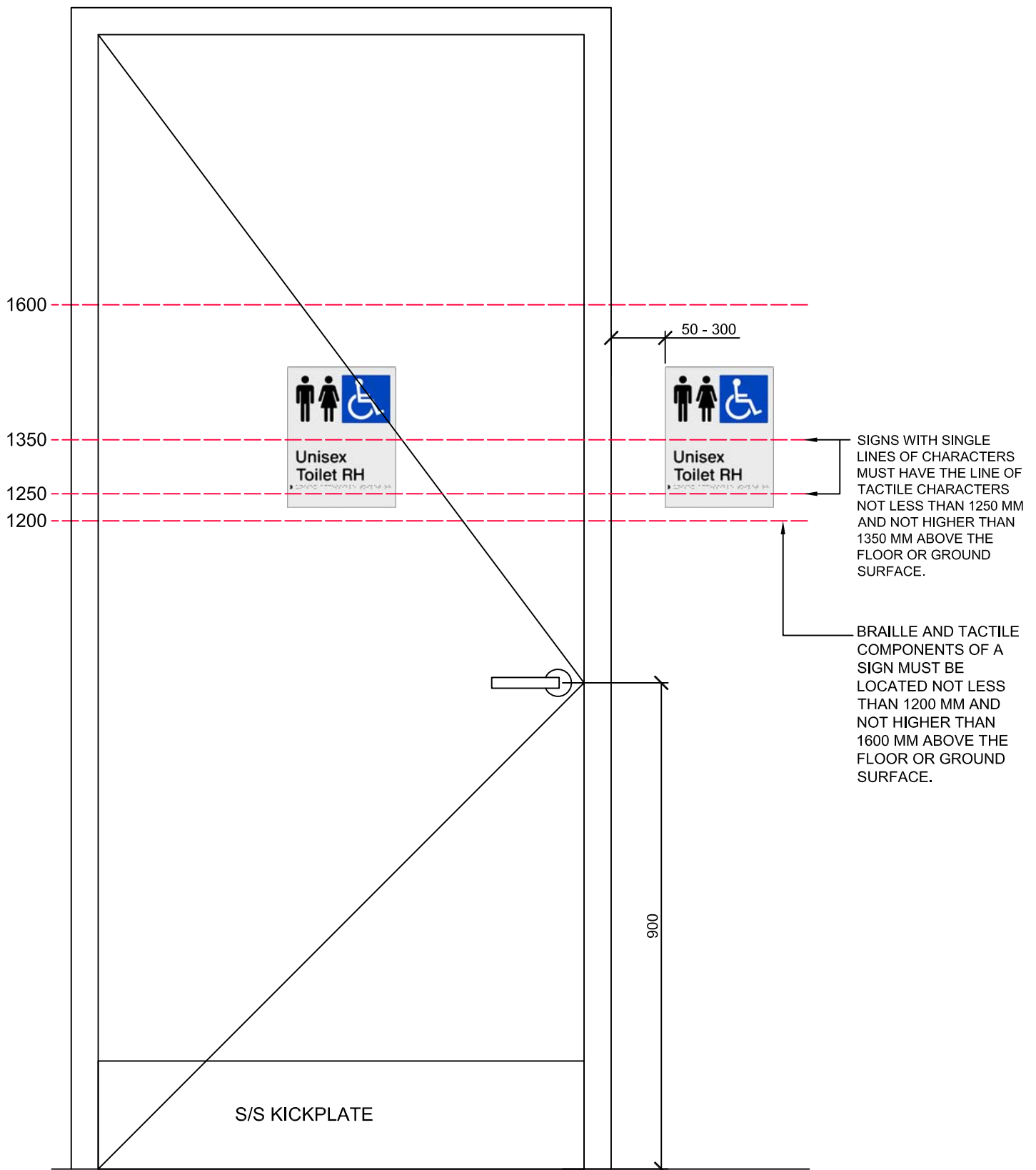
13.3.1 General

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

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

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

The dimensions shall also apply in mirror image configurations. Where clear doorway openings are



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.

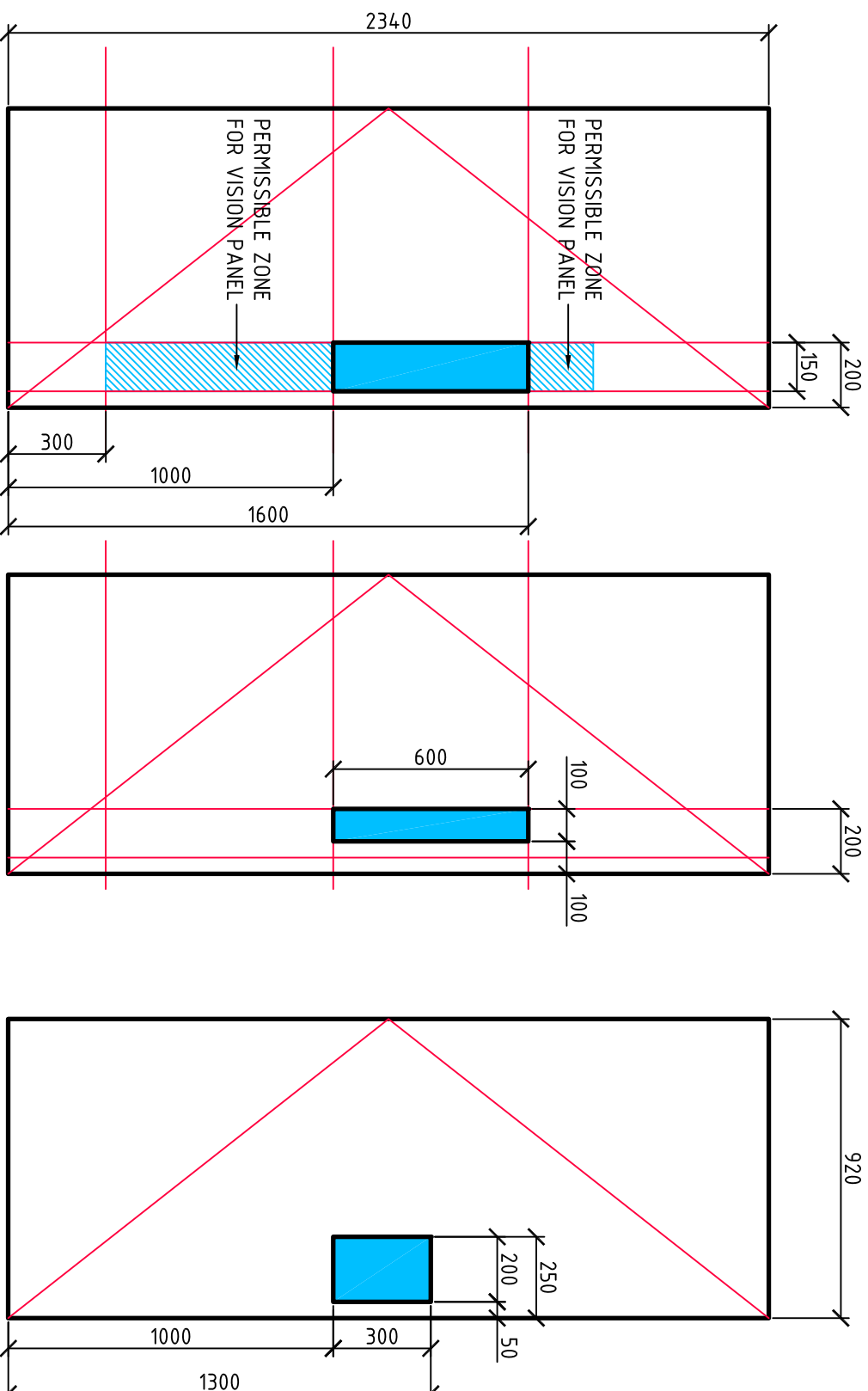
THE INSTALLATION OF STANDARD VISION PANELS IN FIRE RATED ASSEMBLIES NEED TO COMPLY WITH THE MANUFACTURERS TESTED ASSEMBLIES.

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



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

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

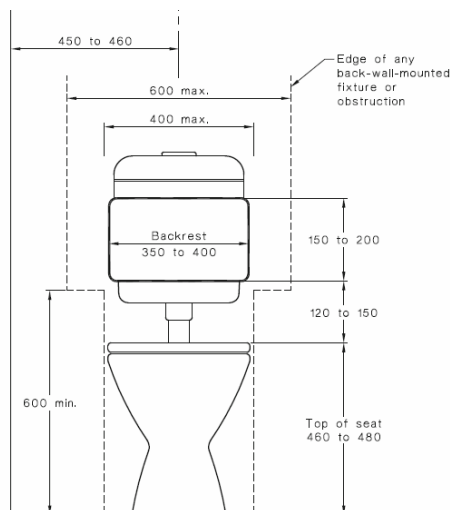
ACCESSIBLE WC REQUIREMENTS TO BE SATISFIED

AS 1428.1:2009 ACCESSIBLE WC CHECKLIST

REQUIREMENTS FOR ACCESSIBLE WC AND SHOWER FACILITIES

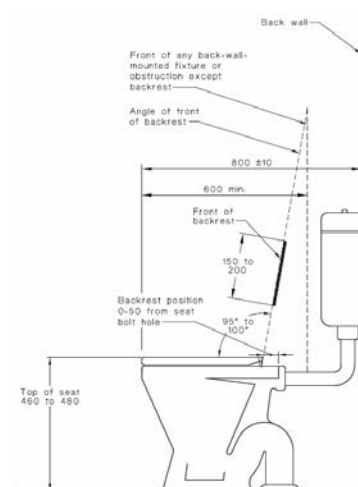
WATER TAPS	STATUS
Taps shall have lever handles, sensor plates, or other similar controls.	
Lever handles shall have not less than 50 mm clearance from an adjacent surface.	
Where separate taps are provided for hot and cold water, the hot water tap shall be placed to the left of the cold water tap for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



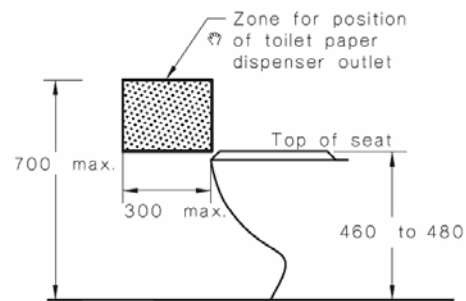
WC SEAT	STATUS
be of the full-round type	
be securely fixed in position when in use;	
have seat fixings that create lateral stability for the seat when in use;	
be load-rated to 150 kg;	
have a minimum luminance contrast of 30% with the background (e.g., pan, wall or floor against which it is viewed).	

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 °	

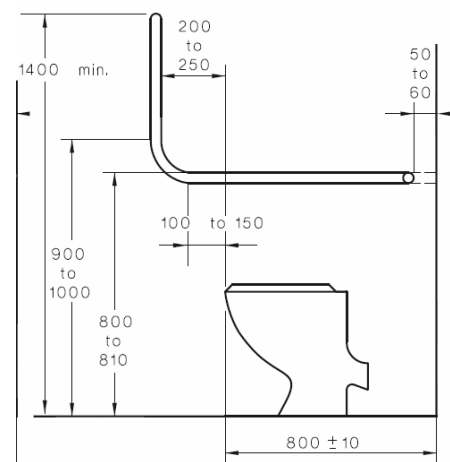


FLUSHING CONTROL	STATUS
Flushing controls shall be user activated, either hand operated or automatic..	
The flushing control shall be proud of the surface and shall activate the flush before the button becomes level with the surrounding surface.	

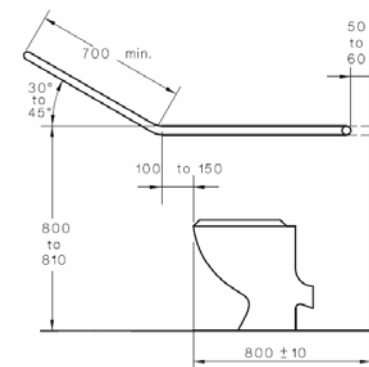
TOILET PAPER DISPENSER	STATUS
Distance in front of front of WC pan	300 mm max
Height above floor	700 mm max



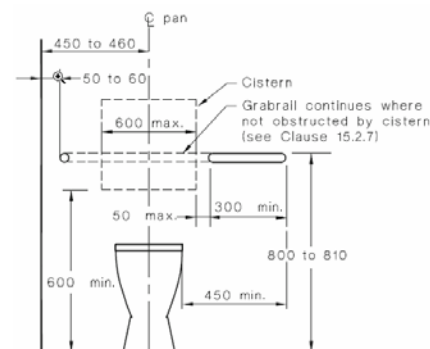
GRABRAILS 90 DEG	STATUS
Horizontal rail height	800 ± 10 mm
Distance from front of WC pan to vertical rail	200-250 mm
Top of vertical rail	1400 mm AFFL min



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

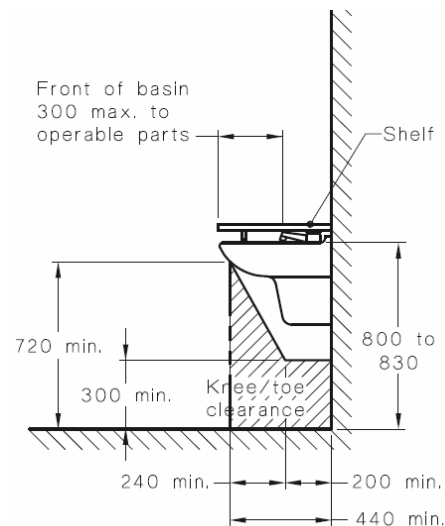
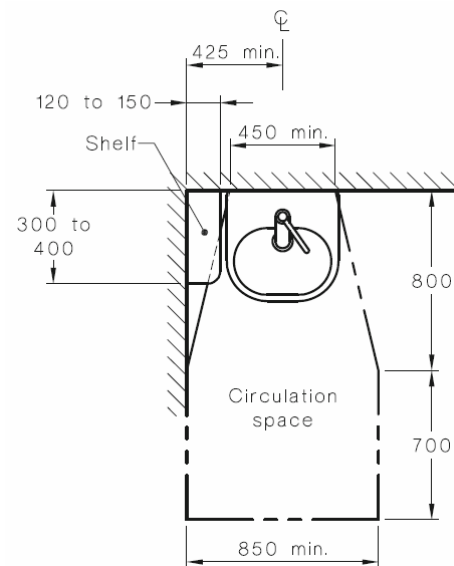


ACCESSIBLE WC REQUIREMENTS TO BE SATISFIED

AS 1428.1:2009 ACCESSIBLE WC CHECKLIST

WC DOORS	STATUS
WC doors may be either hinged or sliding.	
Outward-opening doors shall have a mechanism that holds the door in a closed position without the use of a latch.	
Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle.	
In an emergency, the latch mechanism shall be openable from the outside.	
The force required to operate the door shall be not greater than 20N	
Door handles and hardware shall be lever or "D" handle type	

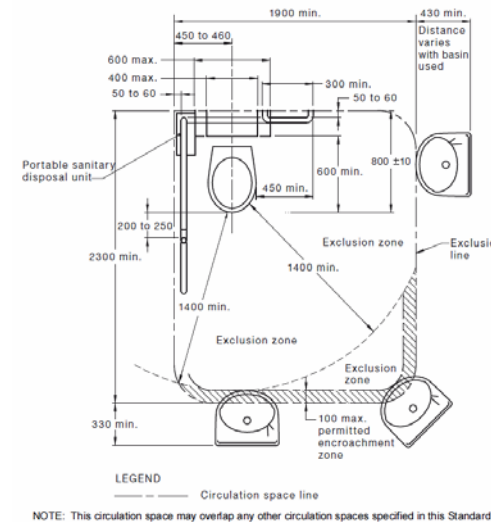
HANDBASINS	STATUS
The washbasin shall be outside the pan circulation	
Exposed hot water supply pipes shall be insulated or located so as not to present a hazard.	
The projection of the washbasin from the wall and the position of taps, bowl and drain outlet shall be determined in accordance with Figures 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	



REQUIREMENTS FOR ACCESSIBLE WC AND SHOWER FACILITIES



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;	

SHELVES	STATUS
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 (INDIVIDUAL WC)	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	

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,	

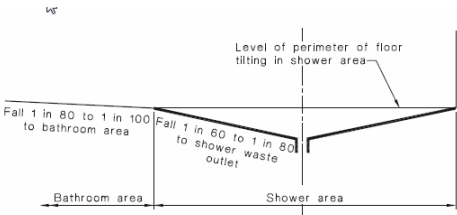


FIGURE 49 GRADES FOR BATHROOM AND SHOWER FLOORS

OPENING SHOWER SCREENS	STATUS
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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.	

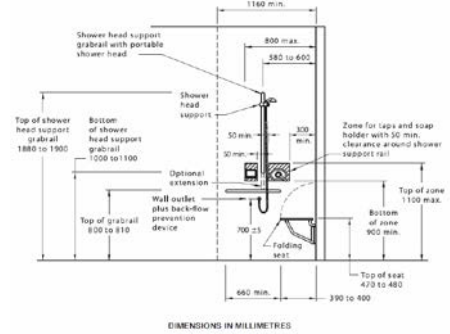
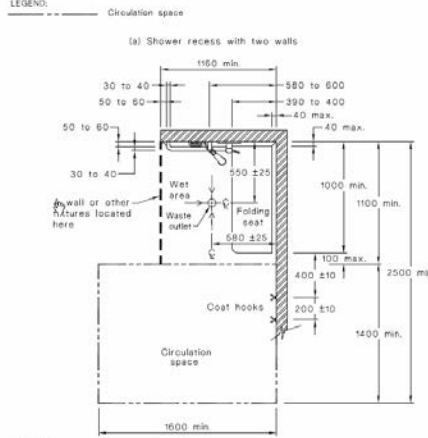
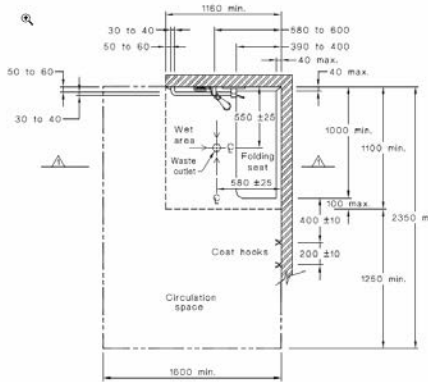


FIGURE 48 SHOWER RECESS FITTINGS—ELEVATION

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.	

