Disability Access Report

Project: **Randwick Racecourse - WINX Stand**

Address: **Royal Randwick's Leger Lawn**

Stage: Section 4.55

Ref: P000584

Date: 14 May 2021

For: Australian Turf Club and Racing NSW

Cheung Access Pty Ltd
GPO Box 1380
Sydney NSW 2001

ABN 99 614 845 733
E: info@cheungaccess.com.au
W: www.cheungaccess.com.au

COMPANY INFORMATION

Company:	Cheung Access Pty Ltd
ABN:	99 614 845 733
Address:	GPO Box 1380 Sydney NSW 2001
Email:	info@cheungaccess.com.au
Phone:	0423 126 726

DOCUMENT CONTROL

Filename	Revision	Date
210416_Che Acc_ATC RNSW_WINX_S4.55_0584_v1	1	16 April 2021
210514_Che Acc_ATC RNSW_WINX_S4.55_0584_v2	2	13 May 2021

Prepared by:
 Christine Cheung **Director | Access Consultant** Accredited ACAA Member No. 158

CONTENTS

1. Introduction

1.1 Report Background

Cheung Access Pty Ltd has been commissioned by Australian Turf Club (ATC) to provide professional Access consulting services for the proposed construction of the Winx Stand which will be built on Royal Randwick's Leger Lawn and cater for approximately 5000 spectators on major race days (Class 9b Sporting Venue).

It will also be used by the Australian Turf Club year-round for non-race-day events such as conferences, trade shows, exhibitions and university examinations.

Entry to the site is accessible via Alison Road and it is proposed accessible paths of travel will be provided from the car parking areas and public transport drop off and pick up areas.

Our engagement involved a detailed desktop assessment of the Section 4.55 architectural design documentation against the provisions of the intent and objects of the Disability (Access to Premises- Buildings) Standards (2010), Part D3, E3.6 and F2.4 of the National Construction Code Series (Volume 1) Building Code of Australia 2019 (BCA) - Amendment 1.

1.2 Report Purpose

The key objectives of the report are as follows:

- ❏ Undertake an assessment of the proposed development against:
  - ❏ Part D3, E3.6 and F2.4 Deemed to satisfy provisions of the National Construction Code Series – Volume 1- Building Code of Australia.
  - ❏ City of Sydney Development Control Plan (2004)
- ❏ Identify any compliance departures that require resolution/attention for the proposed development by way of design change or Performance Solutions prior to the submission of the Construction Certificate application.
- ❏ Verify that the referenced documentation has been reviewed by an appropriately qualified Accredited Access Consultant and demonstrate that compliance with the BCA / Access to Premises – Building Standard 2010 is readily achievable.
- ❏ Enable the principal certifier to satisfy its statutory obligations under Clause 145 of the Environmental Planning and Assessment Regulation, 2000 and its statutory obligations under the Building and Development Certifiers Regulation 2020.
- ❏ Accompany the submission of the Section 4.55 Application to the principal certifier to enable them to be satisfied that the building design is capable of complying with the NCC/BCA and that subsequent compliance with the access requirements of the BCA, will not give rise to design changes to the proposed development, which may

necessitate the submission of additional Section 4.55 applications under the Environmental Planning and Assessment Act, 1979.

Cheung Access has reviewed Section 4.55 drawings for the Winx Stand (Class 9b) to assess for consistency with the following disability design criteria contained within:

1. The intent and objects of the Disability (Access to Premises- Buildings) Standards (2010).
2. Parts D3, E3.6 and F2.4 of the Building Code of Australia (BCA) 2019 - Amendment 1.
3. Relevant Australian Standards listed in the BCA 2019, as follows:
    a. AS1428.1 Design for Access and Mobility: General requirements for Access – New Building Work (2009)
    b. AS1428.4.1 Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators (2009)
    c. AS2890 (Part 6) (2009) – Parking Facilities – Off-street parking for people with disabilities
    d. AS4586 (2013) Slip resistance classification of new pedestrian surface materials
    a. AS1735.12 Lifts, escalators and moving walks – Facilities for persons with disabilities, Amendment 1 (1999).

In the preparation of this report, documentation relied upon for the Section 4.55 review is referenced in Appendix A.

1.3 Report Limitations and Exclusions

The limitations and exclusions of this report are as follows:

- ❏ This report is based on a review of the referenced documentation in the Appendix A.
- ❏ This Report does not address issues in relation to the design, maintenance or operation electrical, mechanical, hydraulic or fire protection services, Utility Services Provider Requirements (Water, Gas, Telecommunications and Electricity supply authorities), Local Government Act and Regulations, Occupational Health and Safety Act and Regulations or the like.
- ❏ This assessment does not incorporate the detailed requirements of the BCA Referenced Australian Standards and it's the responsibility of design and installation contractors to demonstrate and achieve compliance for all new works.
- ❏ The commentary within this Access Assessment Report does not relieve the Principal Designer, Principal Building Contractor or the Principal Certifier from their

statutory obligations under the EP&A Act, Work Health Safety Act, BDC Regulation and the like and they are to be satisfied that the proposal meets their requirements prior to approval.

- ❏ It is important to note that without the written permission from Cheung Access Pty Ltd, no part of this report may be reproduced in any form or by any means. This report is based solely on client instructions and therefore should not be relied upon or used by any third party without prior knowledge and instructions from Cheung Access Pty Ltd.
- ❏ All reasonable attempts have been made to identify key compliance matters pursuant to the BCA and additional issues which have been deemed an impediment to access provision and may increase Client risk of attracting a complaint under the DDA.
- ❏ Cheung Access accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than providing guidance to alleviate access barriers in the built environment and reduce Client risk of attracting a complaint under the DDA.

Exclusions to the access Report:

- ❏ Cheung Access has not reviewed the external pathways outside of the proposed new works. This is the responsibility of the Client to address.
- ❏ Base build works are covered by a separate report

1.4 Disability Discrimination Act 1992 (DDA)

The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability. Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA

compliance because DDA compliance can only be assessed by the Courts. Scope of DDA extends beyond the building fabric and also includes furniture and fittings.

From 1 May 2011, the Commonwealth's Disability (Access to Premises - Buildings) Standards made under the Disability Discrimination Act 1992 (DDA) applies to all new building work. The Premises Standards, established requirements for access to buildings, that are incorporated into the BCA 2019 - Amendment 1.

The Premises Standards contain an Access Code of construction that is mirrored in the disability access provisions of the BCA 2019. New building work must comply with the Access Code in the same manner as complying with the BCA 2019 by meeting deemed-to-satisfy provisions or by adopting a performance solution that achieves the relevant performance requirements.

This means if access is provided in accordance with the Premises Standards then it is not unlawful under the DDA. It also ensures that Object 1.3 (a) of the Premises Standards is met which is to:
'Ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings and facilities and services within buildings is provided for people with a disability.'

1.5 Proposed Development

Description of proposed development

The proposed development involves the construction of a multi-use hall facility available for race days and non-race-day events such as conferences, trade shows, exhibitions and university activities.

BCA Classification:

Class	Level	Description
9b	Ground Level 01	Function Hall areas and associated amenities

Areas Required to be Accessible:

Level	Area	Description

External Ground	Entry points	Accessible entrances are provided to the following areas: ● Entry Terrace ● Lawn level for race viewing ● The Laneway
Ground Floor	Hall Sanitary facilities *Food and Beverage Facilities Kitchen/ Bar/ Back of House - Not required to be accessible*	To and within all areas normally used by the occupants.
Mezzanine	*Plant Area* *Storage* *Back of House*	*Not required to be accessible*
Level 01	Hall 1 Terrace Sanitary facilities Bridge link to QEII building *Food and Beverage Facilities Kitchen/ Bar/ Back of House - Not required to be accessible*	To and within all areas normally used by the occupants.

1.6 Report Structure

Section of Report	Design Criteria
3.1	**Overview of Accessible building features**
3.2	**BCA Part D3 – Access For People with Disabilities**

It is also the responsibility of all design consultants to ensure compliance with relevant BCA access requirements, DCP controls, Australian Standards and Manufacturers Specifications.

This report does not in any way relieve design consultants from their obligations in designing to achieve compliance with the BCA. Furthermore, this report does not relieve the PCA from their statutory obligations required to assess the drawings in detail prior to the issue of a Construction Certificate.

2. Summary of Key Compliance Requirements

The following comprises a summary of the key compliance requirements identified under the Disability Access Assessment in Section 3 of this report and is to be read in conjunction with the aforementioned Sections and the Building Code of Australia Volume 1.

The following matters are to be considered & addressed to the satisfaction of the Certifying Authority in the construction phase.

#	Relevant BCA Clause	Element	Ensure compliance during construction
1	D3.1	External paths of travel	All external accessible paths of travel to comply with AS1428.1 (2009) for: ● minimum widths, ● gradient, ● crossfall, ● hand and kerb rails as required on ramps, ● turning spaces; and ● slip resistance rating as per Table 3B, HB198:2014 - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip resistance Ensure that 1:20 gradients are maintained along the lawn from the terrace level to the track level.
2	D3.1	Internal paths of travel	All internal accessible paths of travel, including to and within common area facilities, to comply with AS1428.1 (2009) for: ● minimum widths, ● gradient, ● crossfall ● turning spaces and ● slip resistance rating as per Table 3B, HB198:2014 - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip resistance
3	D3.2	Doors	All doors in areas required to be accessible to have compliance with AS1428.1 (2009) with respect to: ● 850mm clear openings

			● Door latch side circulation space ● 30% luminance contrast on doorways ● Door operation and hardware ● Door force is 20N where a door closer is fitted.
4	D3.3	All internal stairs and external stairs on northern / western elevation	All non-fire-isolated stairs to areas required to be accessible to comply with AS1428.1 Cl 11 Stairs (2009) with regards to ● Minimum width of 1000mm ● Handrails on both sides ● Handrail heights to be 865mm to 1000mm above step nosing ● Handrail extensions at top and base ● Tactile indicators on top and bottom landing of steps ● Contrast strips to edge of stair nosings 50 - 75mm deep (30% contrast)
5	D3.6	Accessible signage	Accessible signage to be provided in accordance with BCA2019 and AS1428.1-2009 for: ● Hearing Augmentation
6	D3.7	Hearing Augmentation	Hearing augmentation is required where there is an built in Audio-Visual system including any TV. (Please note assessment of compliance has been excluded from this report). During construction, confirm which inbuilt amplification system will be installed and location of AS1428.1 compliant braille and tactile signage to be provided at the room entry and within the room.
7	D3.12	Glazing	Check for compliance during construction
8	F2.4	Accessible and ambulant sanitary facilities	Check for compliance during construction

To meet the intent of the DDA and minimise the risk of a DDA complaint, facilities including bar and counter heights, seating options (tables and chairs) and other spectator and event facilities should include accessible options.

3. Disability Access Assessment

3.1 Overview of Accessible building features

3.1.1 Compliance with BCA Part D3 for new buildings

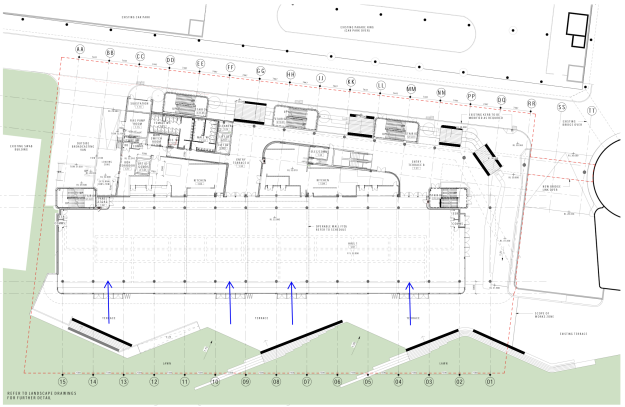
The proposed development, will satisfy the prescriptive deemed to satisfy provisions of Part D3, E3.6 and F2.4 of the BCA 2019 - Amendment 1, as follows:

1. Accessible pathways from associated building to the principal pedestrian entrances via new works (Link bridge to QEII stand on level 1).
2. Access to and within all areas normally used by the occupants.
3. Provision of accessible toilets on ground level and level 1.
4. Provision of ambulant cubicles within each male and female bank of toilets

3.2. BCA Part D3 – Access For People with Disabilities

The following is a clause-by-clause assessment of the architectural drawings against BCA Part D3 – Access For People with a Disability. For more detail on each requirement, please refer to *Appendix B: BCA Part D3 – Access For People with a Disability.*

Deemed to Satisfy Provision	Complies	Comments
D3.1 General building access requirements Class 9b	✓	*Overall* The drawings demonstrate access will be provided to the maximum extent possible to all areas on all levels of the development, required to be accessible. <u>Hall Spaces</u> The main entry to the ground floor hall is via the entry terrace at the north of the site. There are four groups of double leaf outward opening entry doors to the hall area, as shown with blue arrows below. The door schedule shows that all entry doors are specified to have widths that comply with AS1428.1-2009.



The Hall on level 1 will have access via lifts, stairs and escalators. There are multiple double leaf outward opening entry doors to Entry Terraces of the Hall on Level 1. The Hall on Level 1 leads to the terrace area which provides tiered seating viewing areas.

Circulation pathways around the ground floor hall and level 1 hall are shown to provide accessible paths of travel to associated amenities such as the:

1. Accessible toilet and shower
2. Male and Female sanitary facilities
3. Bar servery areas

Circulation spaces and passing spaces have also been provided at the end of corridors, doors in areas required to be accessible and every 20 metres to comply with AS1428.1 (2009).

<u>Level 1 Link Bridge</u>

There is a pedestrian bridge connecting the Winx Stand Level 1 to the existing QEII stand.

Details of the gradient of the link bridge are not shown on the Section 4.55 drawings. It is also noted that the RLs between spaces on Level 1 are not the same. Details of how these levels will provide step free access were not provided. However due to the distances, the design has the capacity to comply at the time of CC.

<u>Recommended Action</u>

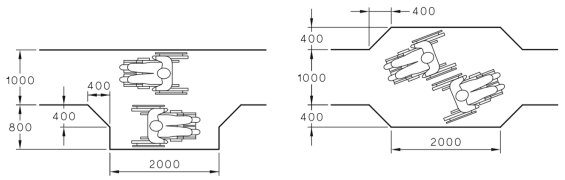
Ensure during ongoing design and construction:

		• External and internal pathways comply with AS1428.1 (2009).
		• All common area doors have compliance with AS1428.1 (2009) with respect to 850mm clear openings, circulation space and luminance contrast on doorways, door force is 20N where a door closer is fitted.
		• Slip resistance certification for common stairs, walkways and ramp, to show testing under wet surface conditions in accordance with AS4586 – 2013 are provided
		• Operational Management Strategies provided for:
		  ○ Access between carparking
		  ○ Access to existing buildings

D3.2 Access to buildings	✓	The gradient of all the accessible pathways from the allotment boundary and connections to each entry to the building were not reviewed for the preparation of this report and were excluded from this report.
		
		Door schedule shows that all entry doors meet the specifications of AS1428.1-2009.
		
		Details of the gradient of the link bridge to the QEII Stand were not provided.
		
		It is noted that there are variations between the entry terrace FFL (39.450) and the Terrace and both Halls on this level. Means to provide a level transition to these areas was not detailed. However it is noted that the design has the capacity to comply at the time of CC
		
		<u>Recommended Action</u>
		1. Ensure external walkways to comply with AS1428.1 (2009) including:
		  a. 1:20 gradients walkways to have:
		  i. Max distance between landings no greater than 15 metres
		
		  ii. The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different

		material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided: (i) Kerb in accordance with Figure 18. (ii) Kerb rail and handrail in accordance with Figure 19. (iii) A wall not less than 450 mm in height. 2. During ongoing design and construction, ensure doors have compliance with AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways. 3. Ensure the door thresholds of doors are level 4. At Occupation Certificate provide slip resistance certification for external and internal areas. To show testing under wet surface conditions as a pendulum classification (AS4586 – 2013)
D3.3 Parts of building to be accessible	✓	**Stairs** Step nosings are noted on the architectural and landscape drawings. Tactile Specifications were provided in aconex. <u>Recommended Action</u> Ensure during ongoing design and construction: ● All public stairs comply with AS1428.1 Cl 11 Stairs (2009) with regards to handrails on both sides and tactile indicators on top and bottom landing of steps. ● All stairs have contrast strips to edge on stair nosings 50 - 75mm deep (30% contrast) to comply with AS1428.1 (f) and (g). ● Step nosings to have vertical rise no longer

		greater than 3mm or 5mm if rounded on rear face, where not recessed. To be detailed in Fittings and Finishes Schedule
	✓	**Fire Isolated Stairways** Stairs providing egress are shown on the plans. <u>Recommended Action</u> Fire isolated stairs to have ● Single solid contrast strip to edge on stair nosings 50-75mm deep (30% contrast) to comply with AS1428.1 ● handrail at 865mm to 1000mm above step nosing on at least one side of the stairs to comply with AS1428.1 (2009) ● Handrail extensions at landings where the handrail is not continuous ● Handrails to have no vertical sections
	✓	**Lifts** There are 2 passenger lifts shown on the drawings. The lift car details show that the passenger lift is proposed to have internal dimensions of 2550mm long x 1600mm wide. A single in car lift panel is shown on the drawings. Escalators are shown on the plans providing vertical circulation from Hall 1 on ground hall level to Halls 2 and 3 on level 1. (See section E3.6 below for more detailed comments) <u>Recommended Action</u> Ensure compliance with accessible features of AS1735.12 as required by Table E3.6b BCA, during ongoing design and construction.
	✓	**Turning spaces** Accessways required to be accessible on Ground Level and Level 1 as well as in the landscaped areas are shown on the plans to have turning spaces of at least 1540mm x 2070mm to comply with AS1428.1

		(2009) at the end of corridors or within 2m of the end. By virtue of their width, corridor accessways have passing spaces in accordance with AS1428.1–2009 at maximum 20m intervals where a direct line of sight is not available of at least 1800mm with by 2000mm length. 11 AS 1428.1—2009  DIMENSIONS IN MILLIMETRES FIGURE 3 EXAMPLES FOR PASSING SPACE FOR WHEELCHAIRS
	✓	**Flooring** Flooring has been specified within the Schedule of finishes SSDA-801, Revision E. Drawings of areas required to be accessible are shown to have a mix of flooring finishes including polished concrete and tiles. Slip resistance of the tiles in areas required to be accessible is noted as P4. Polished concrete is noted to have a coating. No slip rating information was provided. Cover strips for carpet edges were not detailed. The Interior Finishes Schedule notes that the mats around glazed areas are to have a “neat butt join”. Notwithstanding the issues detailed above, the plans and architectural schedules have the capacity to comply.. <u>Recommended Action</u> During ongoing design and construction, ensure: 1. All carpeted flooring meets the Access to

		Premises Standard and the BCA Part D3.3 (g) and (h) for pile height and backing thickness. 2. Provide slip resistance certification for external and internal areas. To show testing under wet surface conditions as a pendulum classification (AS4586 – 2013) 3. Threshold levels - flooring joints or abutments to have vertical rise no longer greater than 3mm or 5mm if rounded
	✓	**Fittings** The Fittings, Fixtures and Equipment schedule details elements required to be accessible including: ● Accessible basin - BS02 ● Bottle trap - BT01 ● Soap dispenser - FS02 ● Baby change table - FT02 ● Grabrails - accessible WC - GB01 ● Grabrails - ambulant WC - GB02 ● Hand dryer - HDR01 ● Step Nosings - NS02 ● Paper towel dispenser - PTD01 ● Coat hook - RH01 ● Accessible WC toilet paper dispenser - TH02 ● Accessible WC Basin tap - TAP02 ● Tactile indicators - TGS01 ● Tactile indicators - TGS02 ● Toilet partition walls - TPS01 force requirements not detailed for ambulant cubicles ● Toilet pan - Ambulant - WC02 ● Toilet pan and flush controls - Accessible - WC03 It is noted that ● toilet paper dispenser within the ambulant cubicles may not comply with AS1428.1-2009. ● Floor threshold plate is listed in drawings but not within the FF&E Notwithstanding the issues detailed above, the plans and architectural schedules have the capacity to

		comply at the time of CC. <u>Recommended Action</u> Ensure during ongoing design and construction that fittings and equipment required to be accessible are installed in accordance with AS1428.1-2009 and that they are at the correct: ● Height above the finished floor level ● Distance from an internal corner
	✓	**Internal Doors** Internal and external door schedules were reviewed with all doors to areas required to be accessible noted as being compliant with AS1428.1-2009 (minimum clear opening widths of 850mm or greater). Double doors are shown on the Door schedule to include one active leaf that provides the minimum clear door opening width of 850mm or greater. <u>Recommended Action</u> Doors to areas required to be accessible to have compliance with AS1428.1 (2009) with respect to ● clear openings ● circulation space ● luminance contrast of doors ● level thresholds ● door force is 20N including where a door closer is fitted
D3.4 Exemptions	✓	The following is a list of areas within the building which are not required to be accessible: (a) An area where access would be inappropriate because of the particular purpose for which the area is used. (b) An area that would pose a health or safety risk for people with a disability. (c) Any path of travel providing access only to an area exempted by (a) or (b). Exempt areas from access: 1. Ground Floor Plating Kitchen 3

		2. Ground Floor Plating Kitchen 4 3. Ground Floor Bar 4. Ground Floor Back of House 5. Mezzanine / Plant Level
D3.5 Car parking spaces for people with a disability	**N/A**	Not part of the scope for this report See previous Tender report
D3.6 Signage	✓	The drawings of WINX signage and wayfinding braille and tactile signs were provided and checked for compliance for accessible and ambulant toilet facilities and exit signs. <u>Recommended Action</u> During ongoing design and construction: 1. Provide signage for areas with hearing augmentation
D3.7 Hearing augmentation	**X**	There is hearing augmentation proposed within the venue spaces. The detailed design of the hearing augmentation system will be checked prior to completion of the project (Please note assessment of compliance has been excluded from this report). <u>Recommended Action</u> Ensure during ongoing design and construction hearing augmentation is provided in accordance with the requirements of BCA Part D3.7
D3.8 Tactile indicators	**N/A**	No changes on plans since the Tender report for this project was provided. <u>Recommended Action</u> Where required, Tactile indicators to be installed to comply with AS1428.4.1. Ensure TGSIs are a robust style with durable fixings to

		minimise shearing off if discrete or individual tactile units are installed.
D3.12 Glazing on an accessway	**X**	No details have been provided for review of the visual barriers for glazed panels and/or doors It is proposed that a detailed architectural schedule will be provided prior to the finalisation of CC detailing this element. <u>Recommended Action</u> On a glazed door, provide a solid contrast line 75mm width at 900 - 1000mm and 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side Visual indicators to be specified in the CC architectural schedules
E3.6 Passenger lifts	✓	**New Lifts** Two new lifts are proposed to link the ground level areas to Level 1. Lift access to the mezzanine level is a Goods lift only. A set of escalators are shown on the plans connecting the ground and level 1. <u>Recommended Action</u> The lifts require accessible features to be in accordance with E3.6b BCA 2019. To be assessed at Construction Certificate.
F2.4 Accessible sanitary facilities	✓	**Accessible Toilets** Unisex accessible toilets are shown on the drawings in the following locations and transfer direction: 1. Adjacent to the Male and Female banks of toilets (Ground level - room 1.21) right hand transfer (RH) 2. Level 1 (room 3.19) Left hand transfer (LH) The layout of the accessible toilets are shown to have circulation space of 1900mm by 2300mm around the toilet pan.

		Both toilets are shown to have the basin and baby change table as well as other fixtures and fittings to comply with AS1428.1 (2009). Light reflectance values for the proposed floor tiles were not provided. As the wall tile is proposed to be white and the pan is also white, luminance contrast may be between the toilet seat and the floor tile. ✓ **Ambulant cubicles** Banks of female and male toilets on both levels are shown to include a cubicle suitable for people with ambulatory disabilities with circulation to and within with cubicles in accordance with the requirements of AS1428.1-2009. Ground level Male and Female as well as Level 1 Male ambulant cubicles are shown to have one (1) partition wall. Structural information of the partition walls were not detailed so it has not been possible to ensure that they can meet the force requirements of Clause 17 of AS1428.1-2009. The design has the capacity to comply at the time of CC. <u>Recommended Action</u> Ensure during ongoing design and construction: circulation areas, fixtures and fittings within the accessible toilets and ambulant cubicles complies with AS1428.1 (2009) (See Appendix C) 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. Ensure baby change table ● does not intrude into required pan circulation when in folded up position ● Is installed at correct heights above FFL for top and under table clearances
F2.9 Accessible adult change	**N/A**	Not applicable to proposed works.

facilities		

3.3 DDA intent

The federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with disabilities.

To meet the intent of the DDA, facilities suitable for use by a customer using a wheelchair to will need to be provided, in accordance with the requirements of AS1428.2, including:

- Section of bar counter height to be no greater than 850mm (+/- 20mm) above finished floor level (as shown in blue on right of figure from AS1428.2 below)
- Tables to include options that have heights to provide clearance beneath the table of 730mm (+/-20mm) (as shown in blue on left of figure from AS1428.2 below)
- Bench mounted facilities with taps to have taps mounted within 300mm from edge of bench

4. Conclusion

We note some further assessment is required during ongoing design and construction to ensure compliance with BCA (2019) Parts D3, E3.6 and F2.4 as highlighted in the table below.

Item	Recommended Action
1	Accessible pathways (External and Internal) to comply with AS1428.1 (2009) ● Clause 6 - pathway width and turning areas ● Clause 7 - construction tolerance and abutment ● Clause 10 - gradient, crossfall and provision of suitable barriers As evidence that areas detailed in Table D2.14 and those required to be accessible in accordance with the requirements of AS1428.1(2009) have slip resistant surfaces - Provide Slip resistance certificates, which may include in-situ testing of slip resistance ratings, for external paved surfaces and internal floor surfaces Where NCC Table D2.14 does not detail slip resistance requirements, slip resistance requirements are typically guided by the information in *HB 198:2014 (Guide to the specification and testing of slip resistance of pedestrian surfaces)*

	Table 3B - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip resistance: **a. External footpaths and walkways under 1:14** Wet Pendulum P4 or Oil-wet platform test R11 **b. Entries and Transitional areas** Wet Pendulum P2 or Oil-wet platform test R9 **c. Entries and access areas for dry areas:** Wet Pendulum P1 or Oil-wet platform test R9 **d. Toilet facilities** Wet Pendulum P3 or Oil-wet platform test R10 **e. Kitchen areas** Wet Pendulum P3 or Oil-wet platform test R10 **f. TGSIs** In situ testing of slip resistance rating of TGSI's as per BCA Table D2.14 Slip Resistance Classification Wet Pendulum P4 or Oil-wet platform test R11.
2	All common public stairs to comply with AS1428.1 Cl 11 Stairs (2009) with regards to ● Minimum width of 1000mm ● Handrails on both sides ● Complying diameter ● Handrail heights to be 865mm to 1000mm above step nosing ● Handrail extensions at top and base ● Tactile indicators on top and bottom landing of steps ● Step nosing ● Under stair barrier where required
3	Fire stairs to be installed with a contrast strip to edge on stair nosings 50-75mm deep (30% contrast) to comply with AS1428.1 (f) and (g) with a handrail on at least one side of the stairs to comply with AS1428.1 (2009)
4	Doors to areas required to be accessible to have compliance with AS1428.1 (2009) with respect to ● clear openings ● circulation space ● luminance contrast on doors ● level thresholds ● door force is 20N including where a door closer is fitted

5	Visual indicators on glazing to comply with AS1428.1-2009 including ● be 75mm wide on all glazed windows and doors ● Solid luminance contrast of minimum 30% from when viewed against the floor surface ● at a height 900-1000mm.
6	Confirm provision of hearing augmentation in areas with inbuilt amplification systems and provide hearing augmentation as required, in accordance with the requirements of BCA Part D3.7 and AS1428.5.
7	Fixtures, fittings and layout of all accessible toilets to comply with AS1428.1 (2009). And 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
8	Fixtures, fittings and layout of ambulant cubicles to comply with AS1428.1 (2009) Provide an ambulant cubicles in the following locations: ● Ground Floor bank of male and female toilets ● Level 1 bank of male and female toilets
9	Tactile indicators installed on the top and bottom of non-fire isolated stairs and escalators to comply with AS1428.4.1.
10	Luminance contrast between TGSIs and the background surface on which they are installed to be in accordance with AS1428.4.1-2009 and be confirmed by on-site testing prior to issuing of OC
11	Accessible signage to be provided in accordance with BCA2019 and AS1428.1-2009 in particular for hearing augmentation signage.
12	Carpeted flooring meets the Access to Premises Standard and the BCA Part D3.3 (g) and (h) for pile height.
13	Threshold levels for varying flooring joints or abutments to have vertical rise no longer greater than 3mm or 5mm if rounded
14	All Lifts to comply with Table E3.6

On the basis of our assessment, we confirm that the Section 4.55 fitout drawings for Randwick Racecourse - WINX Stand meets:

1. Performance Requirements of the Disability (Access to Premises-Buildings) Standards 2010 and Part D3, E3.6 and F2.4 of the Building Code of Australia (BCA) (2019) through the deemed-to-satisfy provisions.

Statement of Qualifications

I certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work assessing disability access compliance and hold appropriately current insurance policies. (My qualifications and accreditations are listed below)

Full Name	Christine Cheung
Company	Cheung Access Pty Ltd
Qualifications and Accreditations	1. B. App Sc (Occupational Therapy), Masters of Environmental Studies 2. Accredited with the Association of Consultants in Access, Australia Member No. 158, Since 2003 3. Registered Occupational Therapist (Occupational Therapy Board/ AHPRA) 2021
Signature	
Date	13 May 2021

Appendix A: Report Documentation Relied Upon

The following documentation has been reviewed, referenced and/or relied upon in the preparation of this report:

- ❏ National Construction Code Series – Volume 1 of the Building Code of Australia 2019 (BCA)
- ❏ National Construction Code Series – Guide to the Building Code of Australia 2019
- ❏ Access to Premises - Building Standards 2010

Architectural Drawings by Cox Architecture

Dwg No.	Drawing Title	Rev
SSDA-001	COVER PAGE	F
SSDA-100	LOCATION PLAN	A
SSDA-101	BOUNDARIES & SCOPE OF WORKS	A
SSDA-102	SITE PLAN	E
SSDA-103	SITE ANALYSIS	A
SSDA-140	DEMOLITION PLAN	A
SSDA-201	GROUND FLOOR PLAN	G
SSDA-202	MEZZANINE FLOOR PLAN	F
SSDA-203	LEVEL 1 FLOOR PLAN	E
SSDA-204	PLANT LEVEL FLOOR PLAN	E
SSDA-205	ROOF PLAN	F
SSDA-301	ELEVATIONS	F
SSDA-302	ELEVATIONS	F
SSDA-401	SECTIONS	E
SSDA-701	SOLAR STUDIES - 21 MARCH 9AM	E
SSDA-702	SOLAR STUDIES - 21 MARCH 12PM	E
SSDA-703	SOLAR STUDIES - 21 MARCH 3PM	E
SSDA-711	SOLAR STUDIES - 21 JUNE 9AM	E
SSDA-712	SOLAR STUDIES - 21 JUNE 12PM	E
SSDA-713	SOLAR STUDIES - 21 JUNE 3PM	E
SSDA-721	SOLAR STUDIES - 22 DEC 9AM	E
SSDA-722	SOLAR STUDIES - 22 DEC 12PM	E
SSDA-723	SOLAR STUDIES - 22 DEC 3PM	E
SSDA-801	SCHEDULE OF FINISHES	E
SSDA-811	GFA	F
SSDA-850	SIGNAGE	B

SSDA-902	PHOTOMONTAGE	B
A-26-10	REFLECTED CEILING PLAN - GROUND FLOOR OVERALL	B
A-26-20	REFLECTED CEILING PLAN - MEZZANINE FLOOR OVERALL	B
A-26-30	REFLECTED CEILING PLAN - LEVEL 1 FLOOR OVERALL	A
A-27-10	FINISHES PLAN - GROUND FLOOR OVERALL	B
A-27-20	FINISHES PLAN - MEZZANINE FLOOR OVERALL	B
A-27-30	FINISHES PLAN - LEVEL 1 FLOOR OVERALL	B
A-50-10	DETAIL ELEVATIONS - HALL 1 - SHEET 1	B
A-50-11	DETAIL ELEVATIONS - HALL 1 - SHEET 2	A
A-50-20	DETAIL ELEVATIONS - HALL 2	A
A-50-30	DETAIL ELEVATIONS - HALL 3	A
A-51-01	WET AREA DETAILS SHEET 1	D
A-51-02	WET AREA DETAILS SHEET 2	D
A-51-03	WET AREA DETAILS SHEET 3	C
A-51-04	WET AREA DETAILS SHEET 4	D
A-68-20	JOINERY DETAILS BARS - SHEET 11	A
A-96-00	Sign location Plan Lower Ground	A
A-96-01	Sign location Plan Ground	A
A-96-02	Sign location Plan Mezzanine	A
A-96-03	Sign location Plan Level 1	A
A-96-04	Sign location Plan Plant	A
A-96-05	Sign location Plan Roof	A
A-95-00	Signage Family	A
A-95-01	ID01 Major Building ID	A
A-95-02	ID01 Major Building ID	A
A-95-05	ID02 Minor Building ID	A
A-95-06	ID02 Minor Building ID	A
A-95-10	ID03 Door Digital Screens	A
A-95-11	ID03 Door Digital Screens	A
A-95-12	ID03 Door Digital Screens	A
A-95-15	ID04 Door Identification	A
A-95-20	ID05 Projecting Identification	A
A-95-21	ID05 Projecting Identification	A
A-95-25	ID06 Room Identification	A
A-95-30	ID07 External Door Identification	A
A-95-35	ID08 Mirror Identification	A

A-95-40	IF02 Lift Directory	A
A-95-45	IF03 BOH Lift Directory	A
A-95-50	DR01 Suspended Directional	A
A-95-55	DR02 Wall Directional	A
A-95-60	DR03 Major Wall Directional	A
A-95-70	ST02 Fire Equipment Door	A
A-95-75	ST03 Fire Egress	A
A-95-80	ST04 Fire Safety Door	A
A-95-85	ST05 Lift Statutory	A
A-95-90	ST06 Ambulant Cubicle Identification	A
A-95-95	ST07 Fire Equipment Wall	A
A-95-100	ST08 Fire Equipment Projecting	A
A-95-65	ST01 Braille & Tactile Amenity	B
A-95-66	ST01 Braille & Tactile Amenity	B
A-97-00	Signage Schedule	A
A-97-01	Signage Specification	A

Appendix B: BCA Part D3 - Access for People with a Disability

Below is a list of Building Code of Australia (BCA) Part D3 requirements relating to access requirements for people with a disability in Class 9b Buildings.

Clause	Requirements
D3.1 General building access requirements Class 9b	To and within all areas normally used by the occupants.
D3.2 Access to buildings	(a) An accessway must be provided to a building required to be accessible— (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. (b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and— (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (ii) in a building with a total floor area more than 500 m2 , a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D3.4. (c) Where a pedestrian entrance required to be accessible has multiple doorways— (i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and (ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible. (d) For the purposes of (c)— (i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— (A) all doorways serve the same part or parts of the building; and (B) the distance between each doorway is not more than the width of the widest doorway at that

	pedestrian entrance (see Figure D3.2); and (ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2). (e) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.
D3.3 Parts of building to be accessible	In a building required to be accessible— (a) every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with— (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and (iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and (b) every passenger lift must comply with E3.6; and (c) accessways must have— (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and (ii) turning spaces complying with AS 1428.1— (A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and (B) at maximum 20 m intervals along the accessway; and (d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and (e) a passing space may serve as a turning space; and (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— (i) containing not more than 3 storeys; and (ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m2 ; and (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.
D3.4 Exemptions	The following areas are not required to be accessible: (a) An area where access would be inappropriate because of the particular purpose for which the area is used. (b) An area that would pose a health or safety risk for people with a disability. (c) Any path of travel providing access only to an area exempted by (a) or (b).
D3.5 Car parking spaces for people with a disability	Accessible carparking spaces— (a) subject to (b), must be provided in accordance with Table D3.5 in— (i) a Class 7a building required to be accessible; and (ii) a carparking area on the same allotment as a building required to be accessible; and (b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and (c) subject to (d), must comply with AS/NZS 2890.6; and (d) need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.
D3.6 Signage	In a building required to be accessible— (a) braille and tactile signage complying with Specification D3.6 must— (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A) sanitary facility, except a sanitary facility within a sole-occupancy unit in a Class 1b or Class 3 building; and (B) space with a hearing augmentation system; and (ii) identify each door required by E4.5 to be provided with an exit sign and state— (A) "Exit"; and

	(B) "Level" ; and either (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb); and (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) if receivers are being used and where the receivers can be obtained; and (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 (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 (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 (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.
D3.7 Hearing augmentation	(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed— (i) in a room in a Class 9b building; or (ii) in an auditorium, conference room, meeting room or room for judicatory purposes; or (iii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. (b) If a hearing augmentation system required by (a) is— (i) an induction loop, it must be provided to not less than 80% of the floor area of the room or space

	served by the inbuilt amplification system; or (ii) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than— (A) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and (B) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and (C) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and (D) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons. (c) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D1.13. (d) Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.
D3.8 Tactile indicators	(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— (i) a stairway, other than a fire-isolated stairway; and (ii) an escalator; and (iii) a passenger conveyor or moving walk; and (iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v) in the absence of a suitable barrier— (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an accessway meeting a vehicular way adjacent

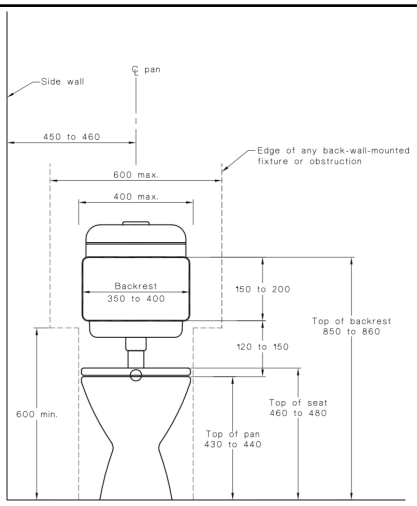
	to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4. (b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1. (c) A hostel for the aged, nursing home for the aged, a residential aged care building Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c building need not comply with (a)(i) and (iv) if handrails incorporating a raised dome button in accordance with the requirements for stairway handrails in AS 1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.
D3.10 Swimming Pools	(a) Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible. (b) An accessible entry/exit must be by means of— (i) a fixed or movable ramp and an aquatic wheelchair; or (ii) a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or (iii) a platform swimming pool lift and an aquatic wheelchair; or (iv) a sling-style swimming pool lift. (c) Where a swimming pool has a perimeter of more than 70 m in length, at least one accessible water entry/exit must be provided by a means specified in (b)(i), (ii) or (iii). (d) Latching devices on gates and doors forming part of a *swimming pool* safety barrier need not comply with AS 1428.1
D3.12 Glazing on an accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with AS1428.1.
E3.6 Passenger lifts	In an accessible building, every passenger lift must— (a) be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and (b) have accessible features in accordance with Table E3.6b;

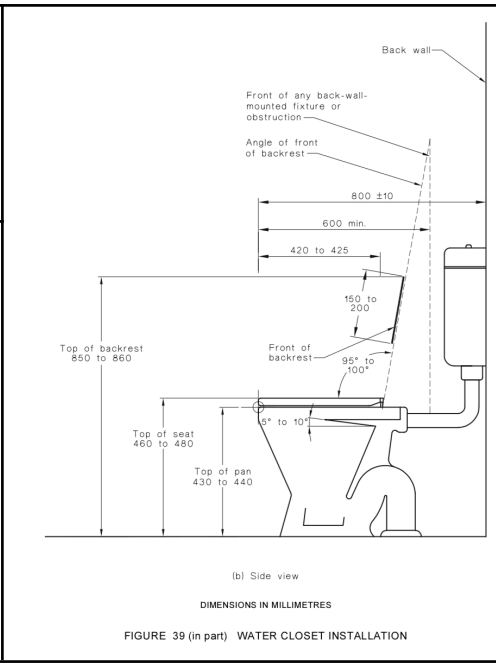
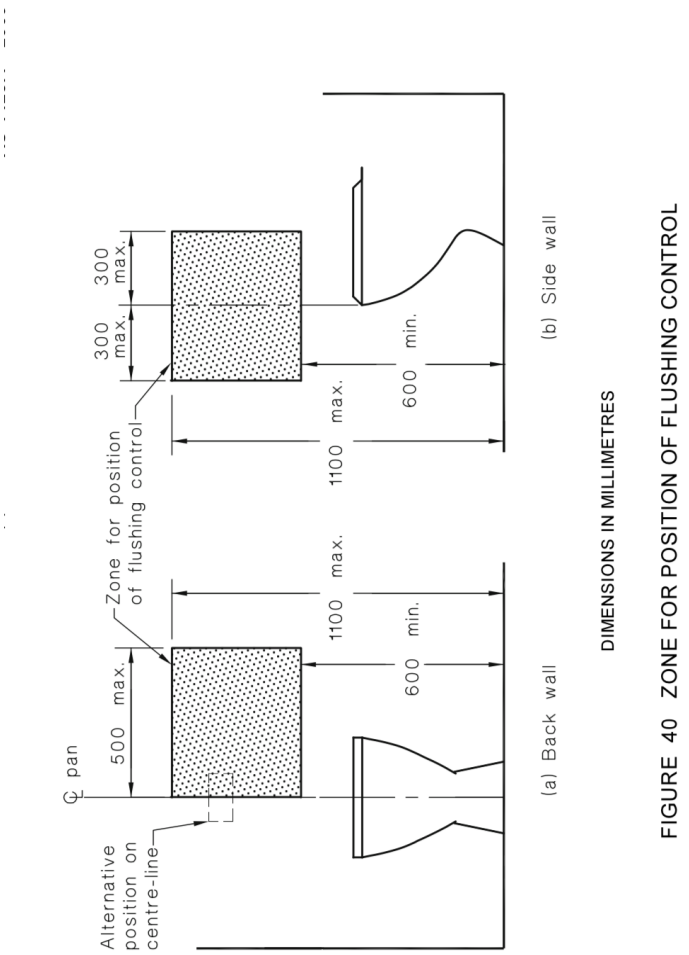
	and (c) not rely on a constant pressure device for its operation if the lift car is fully enclosed.
F2.4 Accessible sanitary facilities	In a building required to be accessible— *SA F2.4(a)* (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and *SA F2.4(b)* (b) accessible unisex showers must be provided in accordance with Table F2.4(b); and (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and (f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and (h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and (i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.
F2.9 Accessible adult change	(a) Accessible adult change facilities required by (b)—

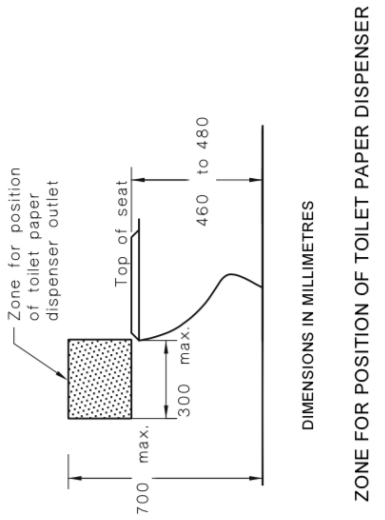
facilities	(i) must be constructed in accordance with Specification F2.9; and (ii) cannot be combined with another sanitary compartment. (b) One unisex accessible adult change facility must be provided in an accessible part of a— (i) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and (ii) Class 9b sports venue or the like that— (A) has a design occupancy of not less than 35,000 spectators;

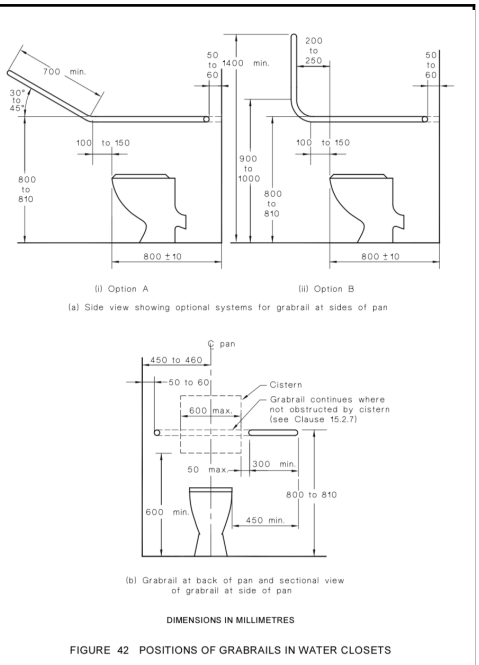
Appendix C: Accessible and ambulant sanitary facility compliance Checklists

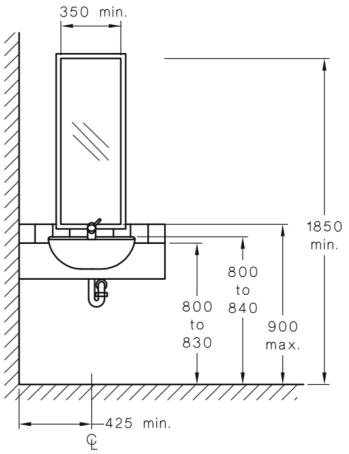
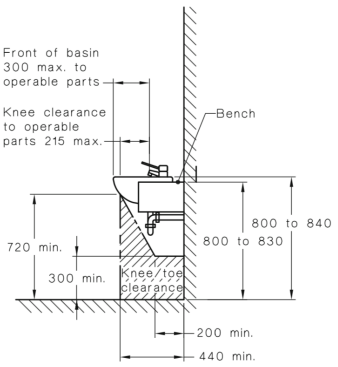
Accessible Sanitary Facilities Fittings guidelines

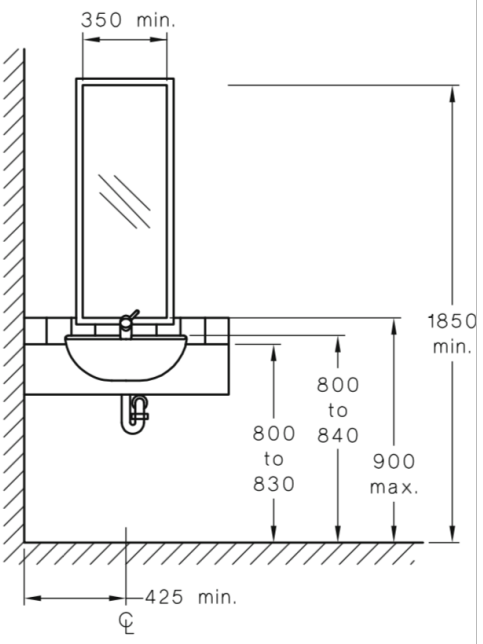
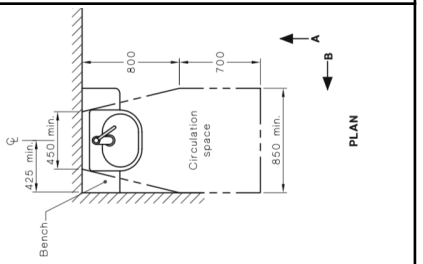
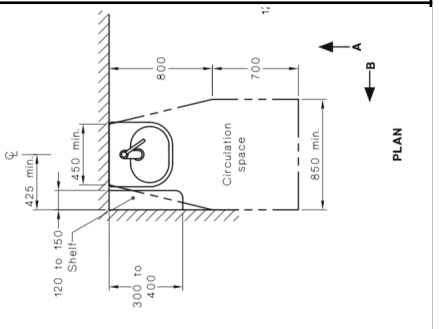
Elements	Compliance details	Comments	Diagram
Water taps (AS1428.1-2009 Clause 15.2.1)			
	Lever handle		
	Lever handle clearance not less than 50mm between adjacent surfaces		
	Taps controls and water outlet to be 300mm maximum from front of basin		
Toilet pan – accessible (AS1428.1-2009 Clause 15.2.2)	Top of seat to be 460mm to 480mm AFFL		 (a) Front view DIMENSIONS IN MILLIMETRES FIGURE 39 (in part) WATER CLOSET INSTALLATION
	Centre line of pan to adjacent wall to be 450mm to 460mm		
	Front of pan to be 800mm +/- 10mm from finished wall behind toilet		

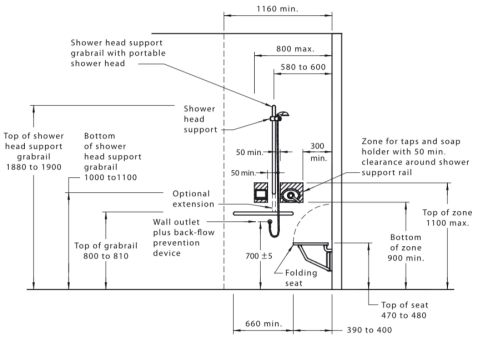
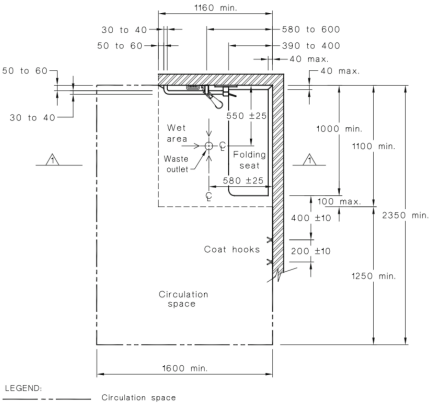
Toilet seat (AS1428.1-2009; Clause 15.2.3)	Provide minimum 30 % luminance contrast with its setting		 FIGURE 39 (in part) WATER CLOSET INSTALLATION
Toilet backrest (AS1428.1-2009; Clause 15.2.4)			
Toilet flush controls (AS1428.1-2009; Clause 15.2.5)	Hand operated or automatic		 FIGURE 40 ZONE FOR POSITION OF FLUSHING CONTROL
	Flushing controls to be clear of grabrails		
	Flushing control to be proud of surface		
	Flushing control to activate before button becomes level with surrounding surface		
	Push buttons to be located ● Centred on centre line of toilet OR On wall behind pan ● Within 500mm of centre line of pan ● Minimum 600mm above FFL		

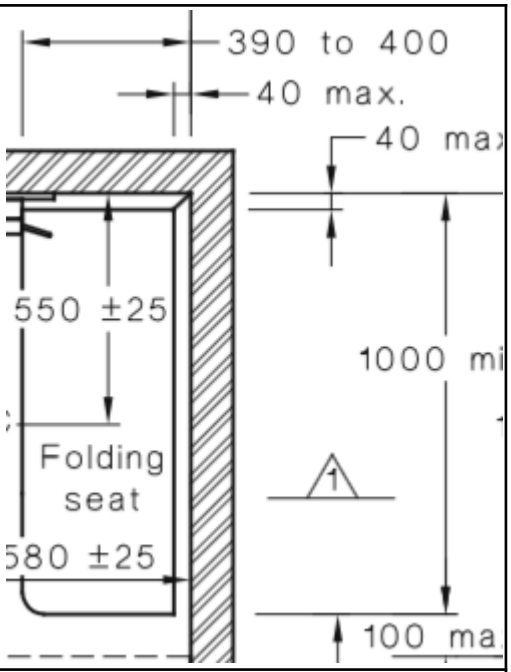
	• Maximum 1100mm above FFL OR On wall beside pan • 300mm in front of front edge of pan • 300mm behind of front edge of pan • Minimum 600mm above FFL • Maximum 1100mm above FFL		
Toilet paper dispenser (AS1428.1-2009; Clause 15.2.6)	Outlet (AS1428.1:2009 Figure 41)	• Dispenser not to intrude into required toilet pan circulation • To be installed so that it does not block access to grabrail or create an impingement risk (50mm minimum clearance to wall and/or other fittings)	 FIGURE 41 ZONE FOR POSITION OF TOILET PAPER DISPENSER
	• 300mm maximum from front of pan		
	• no higher than 700mm above finished floor level		

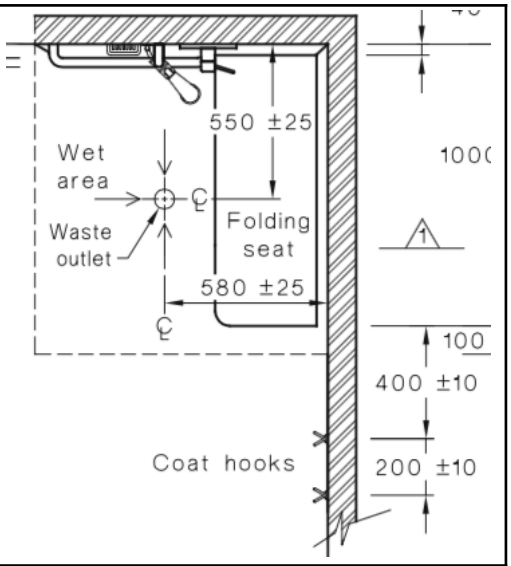
Toilet Grabrails (AS1428.1-2009; Clause 15.2.7 and figure 42)	Ensure toilet grabrails are installed in accordance with Clause 15.2.7 and Figure 42		 FIGURE 42 POSITIONS OF GRABRAILS IN WATER CLOSETS
Baby change tables AS1428.1-2009, Clause 15.2.8.2)	Ensure baby change table when in the folded position does not protrude into any other bathroom fitting circulation space		
	Maximum operable height of top of table is 820mm		
	Minimum under table clearance is 720mm		
	Does not block installation of other bathroom fittings such as coat hooks		

Washbasin (AS1428.1-2009, Clause 15.3)	425mm from centre line from adjacent wall	Clearance from wall to centre line of bottle trap - minimum 425mm	 ELEVATION A
Note variations for sole occupancy units	Width of basin at wall 450mm minimum		
	Top of vanity or basin 800mm to 830mm AFFL	Ensure correct height of installation	
	Under basin clearance at basin forward edge 720mm	Ensure correct height of installation	 ELEVATION B
	Above floor minimum clearances 300mm vertical x 440mm from rear wall x 850mm width		
	300mm maximum to operable parts from front of basin		

Mirror (AS1428.1-2009, Clause 15.4.2)	Vertical mirror to be installed above basin measuring:		 ELEVATION A
	350mm wide		
	Base of mirror to be located no more than 900mm AFFL		
	Upper edge of mirror to be no less than 1850mm AFFL		
Washbasin shelf (AS1428.1-2009, Clause 15.4.2)	As a part of a vanity top Minimum width 120mm x depth 300mm to 400mm		
	Separate fixture 120mm to 150mm wide x 300mm to 400mm when installed within basin circulation area		
Soap dispenser, paper towel dispenser and hand dryer for washbasin (AS1428.1-	to be operable by one hand,		
	outlet to be 900 to 1100mm AFFL;		
	to be located 500mm minimum		

2009; Clause 15.4.3)	from any internal corner		
Shower head (AS1428.1-2009; Clause 15.5.6)	Adjustable height shower head on vertical rail;		 DIMENSIONS IN MILLIMETRES FIGURE 48 SHOWER RECESS FITTINGS—ELEVATION
	top of vertical shower head support grabrail to be 1880 to 1900mm AFFL;		
	bottom of vertical shower head grab rail to be 800 to 810mm AFFL		
	useable in a seated position		 (a) Shower recess with two walls DIMENSIONS IN MILLIMETRES FIGURE 47 (in part) SHOWER RECESS AND CIRCULATION SPACE—PLAN
	capable of withstanding 1100N (AS1428.1-2009 Clause 17)	Check fasteners required at time of fitting	
	wall outlet for shower to be installed 700mm +/- 5mm AFFL;		
Shower Tap		Ensure tap controls have 50mm clearance, particularly to shower grabrail	
Soap holder for shower (AS1428.1-2009; Clause 15.5.7)		Ensure 50mm clearance, particularly to shower grabrail, taps and other shower fittings	

Shower seat (AS1428.1-2009; Clause 15.5.9)	to be self-draining; Width - 390 to 400mm Length - minimum 1000mm		
	slip resistant;		
	withstand 1100 N force in any position and any direction	Consider using a shower seat that has a front leg for weight distribution through floor and not solely on wall Check wall strengthening required at time of construction Add extra noggins OR use 17mm sheeting behind shower walls Check fasteners required at time of fitting	

Clothes hanging devices (AS1428.1-2009; Clause 15.5.10)	two to be provided for shower;		
	installed 1200 to 1350 mm AFFL;		
	hook 1 - 400 +/- 10mm from edge of shower seat short edge; Hook 2 - 200mm +/- 10mm from hook 1		
Shower curtain			

Recommendations

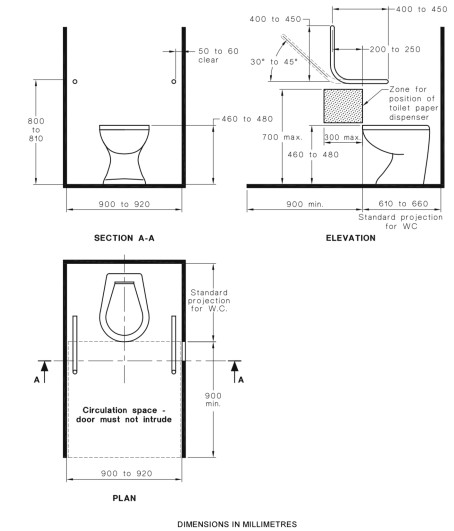
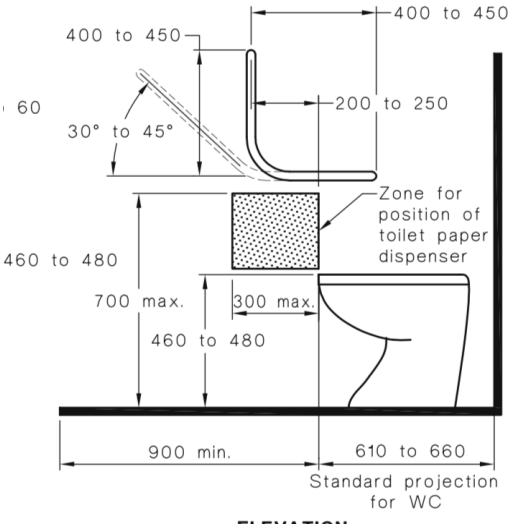
- Ensure during ongoing design and construction that
  - Combined accessible shower and WC sanitary facilities meet the circulation spaces of AS1428.1-2009
- Provision of required fittings for accessible sanitary facilities in accordance with requirements of AS1428.1-2009 including:
  - i) *Door hardware (AS1428.1-2009; Clause 13.5)*
    - (1) Door privacy snib with 45mm “handle” measured from centre of spindle
    - (2) Door handles to be
      - (a) preferred D-type if lever style handle provided on hinged doors
      - (b) 35 to 45 mm clearance between handle and door surface
      - (c) 20mm return on handle to enable operation by one hand
      - (d) installed at 1000mm +/- 10mm above finished floor level (AFFL)
    - (3) Door operating forces not to exceed 20 N
  - ii) *Toilet pan (AS1428.1-2009 Clause 15.2.2)*
    - (1) Top of seat to be 460mm to 480mm AFFL
    - (2) Centre line of pan to adjacent wall to be 450mm to 460mm
    - (3) Front of pan to be 800mm +/- 10mm from finished wall behind toilet
  - iii) *Toilet seat (AS1428.1-2009; Clause 15.2.3)*
    - (1) Provide minimum 30 % luminance contrast with its setting

iv) *Toilet backrest (AS1428.1-2009; Clause 15.2.4)*
v) *Toilet paper dispenser (AS1428.1-2009; Clause 15.2.6)*
   (1) To be installed so that it does not block access to grabrail or create an impingement risk
   (2) Outlet to be 300mm maximum from front of pan and no higher than 700mm above finished floor level (AS1428.1:2009 Figure 41)
   (3) Dispenser not to intrude into required toilet pan circulation
vi) *Grabrails (AS1428.1-2009; Clause 15.2.7 and figure 42)*
   (1) Ensure toilet grabrails are installed in accordance with Clause 15.2.7 and Figure 42
   (2) Ensure grabrails for shower are installed in accordance with AS1428.1:2009 Clause 15.5.4 and figures 47 and 48 including vertical shower head support grabrail
vii) *Baby change tables AS1428.1-2009, Clause 15.2.8.2)*
   (1) Ensure baby change table when in the folded position does not protrude into any other bathroom fitting circulation space
   (2) Maximum operable height of top of table is 820mm
   (3) Minimum under table clearance is 720mm
   (4) Does not block installation of other bathroom fittings such as coat hooks
viii) *Mirror (AS1428.1-2009, Clause 15.4.2)*
   (1) Vertical mirror to be installed above basin measuring
      (a) 350mm wide
      (b) Base of mirror to be located no more than 900mm AFFL
      (c) Upper edge of mirror to be no less than 1850mm AFFL
ix) *Washbasin shelf (AS1428.1-2009, Clause 15.4.2)*
   (1) As a part of a vanity unit – 120mm wide by 300mm minimum in depth without intruding into required circulation area for basin
   (2) As a separate shelf
      (a) Not to intrude into required washbasin circulation
      (b) Height to be 900mm to 100mm
      (c) Width 120mm minimum
      (d) Length 300 to 400mm
      (e) Recommend shelf be installed on wall beside existing basin
x) *Soap dispenser, paper towel dispenser and hand dryer for washbasin (AS1428.1-2009; Clause 15.4.3)*
   (1) to be operable by one hand,
   (2) outlet to be 900 to 1100mm AFFL;
   (3) to be located 500mm minimum from any internal corner
   (4) Note handrail is where provided
xi) *Shower head (AS1428.1-2009; Clause 15.5.6)*
   (1) Adjustable height shower head on vertical rail;
   (2) wall outlet for shower to be installed 700mm +/- 5mm AFFL;
   (3) top of vertical shower head support grabrail to be 1880 to 1900mm AFFL;
   (4) bottom of vertical shower head grab rail to be 800 to 810mm AFFL
   (5) useable in a seated position
   (6) capable of withstanding 1100N (AS1428.1-2009 Clause 17)
xii) *Soap holder for shower (AS1428.1-2009; Clause 15.5.7)*
xiii) *Shower seat (AS1428.1-2009; Clause 15.5.9)*
   (1) to be self-draining;
   (2) slip resistant;
   (3) withstand 1100 N force in any position and any direction

xiv) *Clothes hanging devices (AS1428.1-2009; Clause 15.5.10)*
   (1) two to be provided for shower;
   (2) installed 1200 to 1350 mm AFFL;
   (3) hook 1 - 400 +/- 10mm from edge of shower seat short edge;
   (4) hook 2 - 600 +/- 10 from edge of shower seat short edge;

- Sanitary facility walls may need to be strengthened for installation of grab rails so as to meet the required force ratings of 1100 N

Ambulant sanitary facilities - Fittings guidelines

Ambulant cubicles – Male and Female Fittings review		
Toilet pan – ambulant (AS1428.1-2009 Clause 15.2.2)	Top of seat to be 460mm to 480mm AFFL Centre line of pan to adjacent wall to be 450mm to 460mm Front of pan to be 610mm to 660mm from finished wall behind toilet	 FIGURE 53(A) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—PLAN AND ELEVATION 
Grab rails Clause 16.2	• Required both sides • Top of grab rails to be 800 to 810mm AFFL	As shown above
Door Clause 16.3	700mm clear opening width	
Signage Clause 16.4 and Clause 8	Cubicle to be identified with Raised tactile and Braille sign with appropriate image for male or female	Signage to be installed in compliance with BCA Specification D3.6
Coat Hook Clause 16.5	One hook installed 1350mm to 1500mm AFFL	

Recommendations

Ensure during ongoing design and construction that ambulant toilet cubicles comply with AS1428.1 requirements including

a) Pathway to ambulant cubicle (900mm between successive door leafs)
b) Toilet pan provides a seat height 460 to 480mm above finished floor level
c) Appropriate grab rails are installed on both sides of all ambulant toilet cubicles
d) Cubicle partitions
    a. Distance apart 900mm to 920mm
    b. can meet 1100 N force requirements of AS1428.1-2009 Clause 17
e) Cubicle door to be self-closing – AS1428.1:2009 Clause 15.2.9
f) Coat hook installed between 1350mm and 1500mm AFFL
g) Toilet paper dispenser is in required zone
h) Cubicle has required accessible (Braille and raised tactile) signage