

ACCESSIBILITY COMPLIANCE STATEMENT

Documentation Review

Our ref:	LP_22387
Project:	<p>NDIS SDA Housing 27-29 Stronach Avenue EAST MAITLAND NSW</p> <p>The development provides four (4) x 2 bed apartments for High Physical Support (HPS), two (2) x 1 bed apartments for HPS plus two (2) onsite overnight assistance (OOA) rooms. The proposed building is over two levels with a lift provided centrally within the building.</p>
Client:	<p>True Wealth Property Level 35, Tower One, 100 Barangaroo Avenue Sydney NSW 2000 Attention: David Clynych</p>
Documentation Review Date:	15 November 2022
Compliance Status:	<p>Compliant as Documented Refer to following compliance summary.</p> <p>Note – door to laundry in one-bedroom units is to be amended as per email correspondence 15-11-22.</p>
Applicable Legislation:	<p>The following legislation has been considered in the preparation of this Accessibility Compliance Statement:</p> <ul style="list-style-type: none"> — NDIS SDA Design Standards, Edition 1.1 2019 — The Commonwealth Disability Discrimination Act 1992 (DDA) — Disability (Access to Premises (Buildings)) Standards 2010 — Access Code for Buildings 2010 — The National Construction Code Building Code of Australia Volume 1, Amendment 1 2019 (BCA) <ul style="list-style-type: none"> - Section D2.14 / D2.15 / D2.17 – landings, thresholds and slip resistance - Section D3 – Access for People with Disabilities - Section E3.6 – Lifts - Section F2.4 – Accessible Sanitary Facilities



	<ul style="list-style-type: none"> — Australian Standard AS1428.1 (2009) Amendment 1 & 2, – Design for Access and Mobility — Australian Standard AS1428.2 (1992) – Design for Access and Mobility: Enhanced and additional requirements — Australian Standard AS1428.4.1 (2009) Amendment 1 – Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators — Australian Standard AS2890.6 (2009) – Parking Facilities – Off street carparking For People with Disabilities. — Australian Standard AS1735.12 – Lifts, escalators and moving walks: Lifts for persons with a disability
BCA Classification:	Class 3
Appendix 1:	Accessibility Requirements – Guidelines for Construction
Appendix 2:	Reviewed Documentation

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Document Control

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

Revision Summary:

prepared by: Lindsay Perry	Draft	15 November 2022
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Clarifications:

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

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

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

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



1 SDA | High Physical Support Design Category

There are six (2) apartments proposed within this development – four (4) being a two-bedroom arrangement and two being a one-bedroom arrangement.

The building has been designed over two levels with three (3) apartments at each level with associated common areas such as the onsite overnight assistance rooms (2 off), breakout room and storage areas. A lift is provided for access between levels.

Item:	SDA Ref:	Compliance Status			Comments / Actions:
		Y	N	TBC	
1.1 General Requirements	1	Y	N	TBC	Each unit provides one (1) of each of the following: one bedroom (exclusively for use of a participant); one WC pan; one shower on entry level or level serviced by lift; one handwash basin; one living area, one kitchen; one laundry.
1.2 Pedestrian Entry from Site Boundary	2	Y	N	TBC	<p>A safe, continuous step-free accessway is provided from the front boundary of the site to an entry doorway of the dwelling.</p> <p>It contains no steps; has a level transition of surface materials; a maximum vertical tolerance of 3mm or 5mm between abutting surfaces (if round or beveled); an even and firm surface; a crossfall of not more than 1:40.</p>
1.3 Carparking	3	Y	N	TBC	<p>A safe, continuous step-free accessway is provided to the building from the garage – threshold ramp provided.</p> <p>Garage is designed to meet AS2890.6 (2009) requirements.</p> <p>An even, firm and slip-resistant surface of P4 or R11; a level surface with a maximum 1:40 gradient in any direction is provided.</p>

Item:	SDA Ref:	Compliance Status			Comments / Actions:
		Y	N	TBC	
1.4 Entrance, doorways & hardware	4	Y	N	TBC	<p>The external entry doorway is provided with a step-free level landing area of at least 1500mm x 1500mm; a maximum gradient and crossfall of 1 in 40 on the arrival side of the door; door circulation spaces as per AS1428.1 Clause 13.3 – for main entrance doorway and doorways the individual units.</p> <p>A covered roof is provided over the entire required landing area.</p> <p>Threshold ramp at external entry doorway is provided in accordance with AS1428.1 Clause 10.5.</p> <p>All internal and external doorways achieve a minimum clear opening of 950mm.</p> <p>All door circulation spaces (excluding internal door circulation spaces for bedrooms) are provided in accordance with AS1428.1 to both sides of the door.</p> <p>All door handles are 900mm-1100mm AFFL and of 'D' lever style per AS1428.1.</p> <p>A capped GPO at door head for future animation is provided to participants bedrooms, one external entry door and one door to outdoor area.</p>
1.5 Corridors	5	Y	N	TBC	<p>All internal corridors and passageways achieve a minimum clear width of 1200mm measured skirting to skirting – design eliminates corridors within units.</p>



Item:	SDA Ref:	Compliance Status			Comments / Actions:
		Y	N	TBC	
1.6 Windows	6	Y	N	TBC	<p>Window sills to participants bedrooms and living area are positioned no higher than 1000mm affl – 600mm provided.</p> <p>Windows are lockable and controls are located between 600mm to 1100mm affl. (noted on SK003)</p> <p>Capped GPO provided in participant bedroom & living areas.</p>
1.7 Sanitary Facilities	7	Y	N	TBC	<p>One WC pan, one shower, one hand wash basin are provided in the same bathroom.</p> <p>At least one WC pan on the entry level, or level serviced by a lift meets all requirements of AS 1428.1 Clause 15.</p> <p>At least one shower is provided in a corner of the room; achieves 1160mm x 1100mm and is provided with one of the two circulation spaces outlined in AS 1428.1 Figure 47.</p> <p>At least one hand wash basin is compliant with AS 1428.1 Clause 15.3 and has a minimum basin depth of 430mm.</p> <p>Except for walls constructed of masonry or concrete, the internal side of the full sanitary room with the required WC pan, shower, hand wash basin and fixed bathtub (if provided) shall have wall reinforcement of minimum 12mm thick sheeting to height of 2100mm. (noted on SK003)</p>



Item:	SDA Ref:	Compliance Status			Comments / Actions:
		Y	N	TBC	
1.8 Kitchen	8	Y	N	TBC	<p>Kitchen provides fixed cooktop with rangehood; in built oven; sink and dishwasher.</p> <p>1550mm clear is provided between benches.</p> <p>Task lighting, accessible benchtop and adjustable benchtop are provided.</p> <p>D pull cupboard handles or overhanging lip of 20mm or push to release mechanism is provided to cupboards.</p> <p>Electric or induction cooktop is provided and is located a minimum 300mm from any internal wall or corner.</p> <p>Cooktop controls are on the side or front of the appliance.</p> <p>Lever or sensor type taps in accordance with AS1428.1 are provided and operable part are within 300mm of the edge of the benchtop.</p> <p>At least one double GPO is provided within 300mm from the front of the benchtop.</p> <p>A drawer style dishwasher is provided.</p> <p>An accessible pantry is provided.</p> <p>Slip resistance of all floors is minimum P3 or R10.</p>
1.9 Laundry	9	Y	N	TBC	<p>Laundry is provided with a sink or tub.</p> <p>1550mm clear is provided between benches.</p>



Item:	SDA Ref:	Compliance Status			Comments / Actions:
		Y	N	TBC	
					<p>Slip resistance of all floors is minimum P3 or R10.</p> <p>Lever or sensor type taps in accordance with AS1428.1 are provided and operable part are within 300mm of the edge of the benchtop (noted on SK005).</p>
1.10 Bedroom	10	Y	N	TBC	<p>Size of bedroom accommodates queen size bed (1530x2100) and associated circulation areas.</p> <p>Internal door circulation provides 1540mm (width) and 1450mm (depth) – clear.</p> <p>A robe 1400mm minimum length is provided and minimum space of 1540mm in front of robe with 1000mm to other two sides of bed</p> <p>Three (3) double GPO provided to bedhead wall & one (1) GPO to opposite wall provided.</p>
1.11 Living area	11	Y	N	TBC	<p>Living areas accommodates minimum 2250mm diameter clear of furniture</p>
1.12 Switches & Powerpoint	12	Y	N	TBC	<p>Light switches provided in a consistent location at a height between 900-1100mm affl at the same height as door hardware; and not located within 500mm of an internal corner (noted on SK005)</p> <p>GPOs are at a height between 600-1100mm affl and not located within 500mm of an internal corner (noted on SK005).</p>



Item:	SDA Ref:	Compliance Status			Comments / Actions:
		Y	N	TBC	
					<p>Rocker action, toggle or push pad in design with a minimum width of 35mm are provided (noted on SK005).</p> <p>Dimmable lighting provided (noted on SK005).</p>
1.13 Flooring	13	Y	N	TBC	<p>Floor surfaces provided a firm and level surface with level transition.</p> <p>All internal floor finishes have a minimum slip resistance of P3 or R10.</p> <p>No carpet provided</p>
1.14 Internal Stairs	14	Y	N	TBC	Not applicable
1.15 Lifts	15	Y	N	TBC	Not applicable
1.16 Common Areas	16	Y	N	TBC	<p>Letterboxes are in an accessible location with a hard standing surface, are lockable and located between 600-1100mm affl.</p> <p>All common use external stairways shall comply with AS1428.1 Clause 11.</p>
1.17 Storage	17	Y	N	TBC	Storage cupboard provided that has a width of 600mm. Adjustable shelving is provided (noted on SK003).
1.18 Ceiling Hoists	20	Y	N	TBC	Provision for constant charge ceiling hoist is provided (noted on SK003).
1.19 Heating & Cooling	21	Y	N	TBC	Ducted air-conditioning is provided that includes zoning of habitable rooms (noted on SK005).
1.20 Emergency Power	22	Y	N	TBC	Emergency power solution caters to minimum 2 hour outage (noted on SK005).

Item:	SDA Ref:	Compliance Status			Comments / Actions:
		Y	N	TBC	
					Provided to at least 2 GPO in participant bedroom and all automated doorways (noted on SK005).
1.21 Assistive Technology	23	Y	N	TBC	Internet connection is provided(noted on SK005). Video intercom or similar is provided (noted on SK005).
1.22 Fire Safe Design	24	Y	N	TBC	Smoke alarms are provided to bedroom and living spaces.

2 Disability (Access to Premises) Standards 2010 Provisions

The Disability (Access to Premises – Buildings) Standards (APS) apply to **...a new part, and any affected part, of a building**, to the extent that the part of the building is...a Class 3, 5, 6, 7, 8, 9 or 10 building (Clause 2.1).

New work is defined as follows (Clause 2.1 (4)):

- An extension to the building or a modified part of the building.

An **affected part** is defined as follows (Clause 2.1 (5)):

- The principal pedestrian entrance of an existing building that contains a new part; and
- Any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

Item:	APS Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
2.1 Disability (Access to Premises – Buildings) Standards 2010 “new work & affected part” provisions	2.1(4)	Y	N	TBC	Not applicable New work and affected part provisions are applicable to modification work only, not new developments.
2.2 Compliance with Access Code	3.2	Y	N	TBC	Refer to following BCA commentary.
2.3 Lessee Concession	4.3	Y	N	TBC	Not Applicable
2.4 Lift Concession	4.4	Y	N	TBC	Not Applicable
2.5 Toilet Concession	4.5	Y	N	TBC	Not Applicable

3 BCA | Access and Approach / External Areas

The approach to the building needs to be considered when considering access for persons with a disability. The BCA has three requirements for the approach to the building for persons with a disability. An accessible path of travel is required to the building entrance from the allotment boundary at the main points of pedestrian entry, from accessible carparking areas and from any adjacent and associated accessible building.

In this instance, the approach to the building has been considered as follows:

- from the allotment boundary at the pedestrian entrance along Stronach Avenue to the building entrance
- from the accessible carparking area to the building entrance

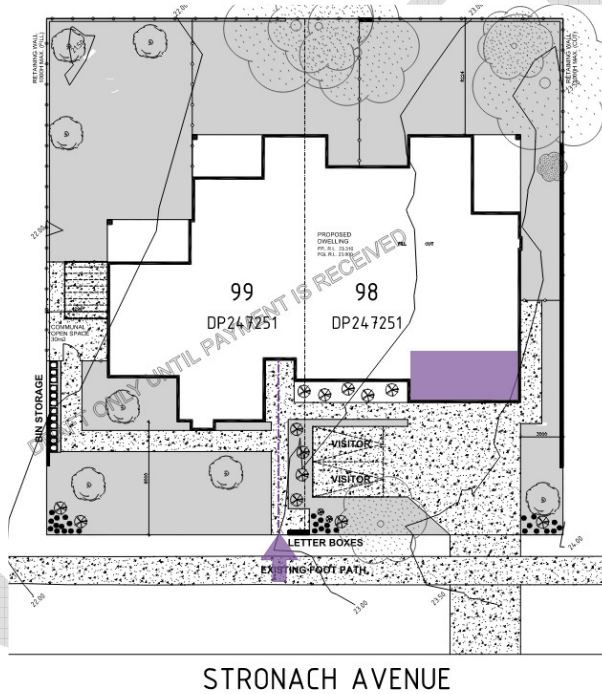


Figure 1 | Overall Site Plan

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
3.1 Approach from Allotment Boundary	D3.2	Y	N	TBC	An accessible path of travel is provided from the allotment boundary along Stronach Avenue to the building entrance. On grade access is indicated.
3.2 Approach from Carparking	D3.2	Y	N	TBC	Accessible path of travel is provided between the accessible car parking spaces and the entrance lobby.

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
3.3 Threshold Ramps	D3.2	Y	N	TBC	<p>Threshold ramps are provided at the entrance doorway and the doorway to the car garage.</p> <p>Configuration is in keeping with AS1428.1</p>
3.4 Accessible Entrances	D3.2	Y	N	TBC	<p>A single hinged door is provided for entry to the building.</p> <p>Door schedule nominates 1020mm door leaf is nominated that will achieve the required clear opening width for compliance with AS1428.1.</p> <p>Adequate circulation areas are provided for compliance.</p> <p>Lever handles are provided within the accessible height range of 900-1100mm affl.</p> <p><u>Actions for Construction:</u> Ensure 30% luminance contrast is achieved between the door leaf and the wall or frame.</p> <p>Ensure maximum 20N force to operate the doorways.</p>
3.5 Accessible Carparking	D3.5	Y	N	TBC	<p>Two (2) accessible carparking spaces are provided with the garage.</p> <p>Overall configuration offers compliance including provision of bollard.</p> <p>Finished floor levels indicate a level surface.</p> <p>Sections indicate adequate head height is provided.</p>

4 BCA | Interior

The interior areas that are subject to BCA requirements are primarily the common areas. A high level of accessibility is achieved throughout.

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
4.1 Extent of Access	D3.1	Y	N	TBC	<p>An accessible path of travel is provided to the doorway of sole occupancy units at each level and to areas used in common by the residents including the communal BBQ area, OOA and Breakout Room.</p> <p>Access is provided to an within ALL units (1 required to satisfy BCA requirements).</p>
4.2 Doorways Generally	D3.1	Y	N	TBC	<p>1020mm door leaves are provided throughout and adequate circulation areas are provided for compliance.</p> <p>Lever are documented within the accessible height range of 900-1100mm affl.</p> <p><u>Actions for Construction:</u> Provide a minimum 30% luminance contrast between the door and wall or door and frame.</p> <p>Ensure maximum 20N force to operate the doorways.</p>
4.3 Controls	D3.1	Y	N	TBC	<p>Controls such as light switches, alarm keypads, card swipes, etc. along the accessible path of travel are to be installed within the accessible height range of 900-1100mm affl and not within 500mm of an internal corner</p>



Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
4.4 Circulation Areas	D3.3	Y	N	TBC	Adequate circulation areas are provided throughout the building for wheelchair turning and passing as per BCA requirements.
4.5 Floor Finishes	D3.3	Y	N	TBC	Finished floor levels documented with a seamless transition between different floor finishes.
4.6 Carpet	D3.3	Y	N	TBC	Not applicable – vinyl / tiles throughout
4.7 Exempt Areas	D3.4	Y	N	TBC	None specified.
4.8 Signage	D3.6	Y	N	TBC	As noted on SK003.
4.9 Tactile Indicators	D3.8	Y	N	TBC	Tactile indicators are provided to stairs per BCA requirements.
4.10 Visual Indication to Glazing	D3.12	Y	N	TBC	Not applicable – no full height glazing to common areas.
4.11 Slip Resistance (Ramps & Stairs)	D2.14	Y	N	TBC	As noted on SK003.
4.12 Lift	E3.6	Y	N	TBC	Overall size of lift is capable of compliance. We recommend that confirmation be sought from the manufacturer regarding compliance of the lift.
4.13 Stairs	D3.3	Y	N	TBC	Configuration of stairs offers compliance with AS1428.1 including provision of handrails with extensions both sides and tactile indicators top and bottom.



Appendix 1 | Accessibility Guidelines for Construction

The following accessibility requirements are to be incorporated into the design prior to commencement of construction to ensure compliance with access legislation:

1. SDA High Physical Support Requirements

General Requirements

Dwellings shall have one (1) of each of the following: one bedroom (exclusively for use of a participant); one WC pan; one shower on entry level or level serviced by lift; one handwash basin; one living area, one kitchen; one laundry.

Pedestrian Entry from Site boundary.

A safe, continuous step-free accessway shall be provided from the front boundary of the site to an entry doorway of the dwelling.

All accessways must have: no steps; a level transition of surface materials; a maximum vertical tolerance of 3mm or 5mm between abutting surfaces (if round or beveled); an even and firm surface; a crossfall of not more than 1:40.

A 1:20 grade is provided as part of the accessway it shall incorporate, minimum clear width of all accessways (including ramps) must be 1200mm measured from the narrowest part, for a change of direction not exceeding 90° landings no less than 1500mm x 1500mm, a firm level surface abutting the sides of the walkway for a minimum of 600mm at the same grade or: Kerb or, Kerb-rail and handrail or, Wall with min height of 450mm and a slip resistance with a minimum of P4 or R11.

A 1:10 grade is provided as part of the accessway it shall incorporate a maximum level change or transition which can be dealt with by a step ramp is 190mm and maximum length of ramp is 190mm. All features of 1:10 step ramp including landing sizes, handrail/kerb rails (if required) shall comply with the requirements of AS1428.1. Slip resistance shall be a minimum of P5 or R12

Where a ramp or walkway is part of the accessway, level landings no less than 1200mm x 1200mm, exclusive of the swing of the door or gate that opens onto them must be provided.

Carparking

A safe, continuous step-free accessway shall be provided to an entry door of the dwelling from any car parking space associated with the dwelling (excluding staff only parking), to an entry doorway of the dwelling.

Where a car parking space is provided for use of the participant, it shall be provided with all of the following: minimum dimensions of 3800mm (width) x 5400mm (length); an even, firm and slip-resistant surface of P4 or R11; a level surface with a maximum 1:40 gradient in any direction.



Entrance, doorways and door hardware

The external entry doorway must be provided the following on the arrival side of the door: a step-free level landing area of at least 1500mm x 1500mm; a maximum gradient and crossfall of 1 in 40; door circulation spaces as per AS1428.1 Clause 13.3, a covered roof shall be provided over the entire required landing area outside main external entry doorway; where the threshold at an external entry doorway exceeds 5mm and is less than 35mm, a doorway threshold ramp must be provided in accordance with AS1428.1 Clause 10.5.

All internal and external doorways to provide a minimum clear opening of 950mm.

All door circulation spaces (excluding internal door circulation spaces for bedrooms) shall be provided in accordance with AS1428.1 to both sides of the door.

All door handles to be 900mm-1100mm AFFL, provide 'D' lever style and meet profile requirements as per AS1428.1.

Doorway circulation spaces in accordance with AS1428.1 Clause 13.3 shall be provided to all doorways (excluding exclusive staff use areas, non-accessible toilets and storage rooms). Door automation can be provided in lieu door circulation spaces that are required as per AS1428.1 to the latch side of the door.

Note: If door circulation is not provided as per AS1428.1 then door automation must be provided at the onset and not simply provision for door automation at a future time

Provide a capped GPO at door head for future automation to all participants bedrooms, one external entry door and one external entry door to one area (where provided).

Power and Cabling

Power and control cabling to head of entry doors of participants bedrooms, one external entry doorway and one external doorway to an open area (where provided) and windows of bedroom and living area shall be provided for future automation of doors and blind automation.

A capped GPS at the door head and window head may be provided to comply with this requirement.

Corridors

All internal corridors and passageways shall provide a minimum clear width of 1200mm measured skirting to skirting.

Windows

Window sills must be positioned no higher than 1000mm above FFL in the following locations

- At least one sill in each participant bedroom.
- All sill in the living areas.

All windows to be lockable and window controls located between 600mm to 1100mm above FFL. (a concession is reasonable in kitchen, bathroom and utility spaces).

A capped GPO at window head is provided for future automation to the following areas:

- All windows in participant bedrooms
- All windows in living areas



Sanitary Facilities

On the entry level, or a level serviced by a lift, one WC pan, one shower, one hand wash basin all in the same bathroom.

At least one WC pan on the entry level, or level serviced by a lift meets all requirements of AS 1428.1 Clause 15, including correct set out of fixtures and fittings with circulation space of 1900mmx2300mm.

At least one shower on the entry level, or a level serviced by a lift, meets the following provisions: Provided in a corner of the room; minimum shower size of 1160mm x 1100mm; provided with one of the two circulation spaces outlined in AS 1428.1 Figure 47

At least one hand wash basin on the entry level, or a level serviced by a lift, meets the following provisions: compliant with AS 1428.1 Clause 15.3; minimum basin depth of 430mm; minimum circulation space as required by AS1428.1 Figure 46.

Except for walls constructed of masonry or concrete, the internal side of the full sanitary room with the required WC pan, shower, hand wash basin and fixed bathtub (if provided) shall have wall reinforcement of minimum 12mm thick sheeting, from FFL and extend to a height of minimum from FFL

Kitchen

The kitchen shall be provided with the following: fixed cooktop (with a rangehood); in-built oven; sink (with tap); a dishwasher; minimum 1550mm is required in front of fixed benches and appliances.

One accessible benchtop shall be provided with features as follows: Benchtop surface of minimum 600mm depth shall be provided right next to the cooktop and wall oven (on the latch side of the oven door) and minimum space of 900mm (width) x 440mm (depth) clear of any fixtures under the benchtop.

One height-adjustable benchtop surface, of 600mm depth, shall be provided with features as follows: Minimum space of 900mm (width) x 440mm (depth) clear of any fixtures under the benchtop and height adjustment capability from 720mm clear space underneath to 1020mm clear space underneath from FFL)

A pantry shall be provided which is wheelchair accessible.

Note: Where the appliances are not installed the recessed area provision for an appliance shall be a minimum of 700mm in depth.

Laundry

Laundry is to be provided with a sink or tub (with taps) and min 1550mm clearance is provided in front of fixed benches and appliances.

Note: Where the appliances are not installed the recessed area provision for an appliance shall be a minimum of 700mm in depth.

Bedroom

Bedroom must be designed as follows: allowance for a minimum queen bed of size 1530mm x 2100mm; circulation space around three sides of bed; space with minimum width of 1540mm on any one side on the bed; space with minimum width of 1000mm to the other two sides of the bed.



Door circulation spaces to bedrooms must be provided as follows: internal door circulation shall be a minimum of 1540mm (width) and 1450mm (depth); external door circulation as per AS1428.1 based on the direction of approach or a minimum of 1200mm when measured from skirting to skirting (whichever is more).

A robe must be provided in the bedrooms as follows: minimum 1400mm wide clear of required bedroom size; minimum space of 1540mm in front of robe.

Living Area

The family/living room shall accommodate a free space, minimum 2250mm in diameter, clear of furniture.

Switches and Power points

Light switches to be in a consistent location between 900-1100mm affl and horizontally aligned with door handles at the entrance to a room.

GPOs shall be installed between 600mm and 1100mm above the FFL

Light and GPO switches shall be rocker action, toggle or push pad in design with a minimum width of 35mm.

Dimmable lighting switches shall be provided in living areas and bedrooms.

Storage

A storage cupboard must be provided with min 600mm width and adjustable shelves.

Ceiling Hoist

Ceiling Hoist requirements are as follows: Provision for power and inbuilt structure within all participant bedrooms, provision of constant charge ceiling hoist, hoist coverage must include across and down the bed, min load capacity of 250kg and be capable of ceiling or wall mounted.

Heating and Cooling

Reverse cycle air-conditioning shall be provided to living areas and bedrooms with control panels located between 900mm and 1100mm from FFL and not closer than 500mm to any internal corner. Where ducted air-conditioning is used, zoning of habitable rooms shall be provided.

Assistive Technology

Internet connection shall be provided with the ability for high internet speeds to be maintained and stable in nature with wi-fi coverage throughout all areas of the dwelling.

Emergency Power

Emergency power solutions shall be provided to cater for a minimum 2-hour outage in no less than 2 double GPOs in participant bedrooms and any provided automated doors that are used for entry or egress

2. Accessible Carparking

Access requirements for the accessible carparking are as follows.

- a. Accessible carparking to be a minimum of 2400mm wide with a shared area to one side of the space 2400mm wide. Circulation space can be shared between adjacent accessible carparks. For a single space, a total width of 4800mm is required.
- b. Provide a bollard to the shared circulation space as illustrated in AS2890.6, Figure 2.2.
- c. The maximum allowable crossfall of accessible carparking area to be 1:40. This crossfall applies both parallel and perpendicular to the angle of parking.
- d. For covered carparking, the clear height of the accessible carparking space to be 2500mm as illustrated in AS2890.6, Figure 2.7.
- e. Designated accessible carparking is to be identified using the International Symbol for Access (ISA) between 800 and 1000mm high placed as a pavement marking in the centre of the space between 500-600mm from its entry point. The perimeter of the space is to be identified by an unbroken yellow & slip resistant line 80-100mm wide (except where there is a kerb or wall)

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

- a. Grated drains within the accessible path of travel are to have circular openings no greater than 13mm in diameter and slotted openings not greater than 13mm wide – elongated openings must traverse the direction of travel.

3. Threshold Ramp

Threshold ramps are to offer compliance with AS1428.1 (2009). Requirements are as follows.

- a. Threshold ramp to comply with AS1428.1, Clause 10.5.
- b. Threshold ramp to have a maximum rise of 35mm, maximum length of 280mm and maximum gradient of 1:8.
- c. Threshold ramp to be located within 20mm of the door leaf that it services.

4. Accessible Entrances

Access requirements for entrances are as follows.

- a. Entrance to comply with AS1428.1(2009), Clause 13 as part of the accessible path of travel.
- b. Doors are to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel.
(this does not include requirements for SDA).

- c. Door threshold to be level to provide seamless entry as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where beveled edges are provided between surfaces – refer to Figure 6.
- d. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)
- e. For glass doors, provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid. AS1428.1, Clause 6.6.
- f. Where double door sets are provided, one door leaf is to be capable of being held in the closed position to provide door opening widths and circulation to comply with AS 1428.1.

5. Circulation Areas Generally

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

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

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

6. Doorways

Access requirements for doorways within the accessible path of travel are as follows: **(this does not include requirements for SDA)**.

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

For double doors, the operable leaf must achieve this clear opening width to facilitate single leaf operation.
- b. All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.
- c. Doors between indoor and outdoor spaces to have a level threshold for seamless transition.
- d. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.
- e. Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5). Note that within a



childcare centre, this is applicable to the unisex accessible sanitary facilities only.

- f. For manual controls to automatic doorways, buttons to be located no closer than 500mm from an internal corner and between 1000mm and 2000mm from the hinged door leaf or surface mounted sliding door in the open position. Height of controls to be 900-1100mm affl.

7. Floor Finishes

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

8. Controls

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

9. Tactile Indicators

For a building that is required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching a stairway (other than a fire isolated stair); an escalator; a moving walkway; a ramp (other than a fire isolated ramp, step ramp, kerb ramp or swimming pool ramp); and in the absence of a suitable barrier, an overhead obstruction less than 2m above the floor level or an accessway ,meeting a vehicular way if there is no kerb or kerb ramp (BCA D3.8).

Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background color (45% for discrete tactile indicators and 60% for discrete two-tone tactile indicators).

10. Signage

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

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



placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary

- b. Braille and tactile components of the sign to be located not less than 1200mm and not higher than 1600mm affl.
- c. Signage to be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door.

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

Exit Level G

11. Slip Resistance

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

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

12. Passenger Lifts

The following access requirements apply to the lifts. These requirements are for disabled access only and do not include requirements for stretchers.

- a. Lift is to comply with AS1735.12 and be fully automatic as required by the BCA, Clause E3.6.
- b. Minimum internal dimensions of the lift car to be 1100mm wide x 1400mm deep BCA, Clause E3.6 – for a lift that travels less than 12m.
- c. Clear opening of the lift door to be minimum 900mm.
- d. Provide a handrail complying with the provisions for a mandatory handrail in AS1735.12.
- e. All lift control buttons are to be in the accessible height range of 900-1100mm affl and have a minimum 30% luminance contrast to the background colour. This includes buttons within the lift car and at each public lift lobby. All buttons are to be provided with information in Braille and tactile formats.
- f. Auditory / voice cues are to be provided within the lift car to assist persons with a vision impairment.



- g. Series of door opening devices that will detect a 75mm diameter rod across the door opening between 50 mm and 1550mm above the floor level.
- h. Emergency hands-free communication, including a button that alerts a call centre of a problem, a light to signal that the call has been received by the call centre and a light indicating assistance is being dispatched.

13. Stairs – Internal

Access requirements for public access stairs are as follows:

- a. Stair construction to comply with AS1428.1, Clause 11.1.
- b. Stairs to have closed or opaque risers. Open risers cause confusion for persons with a vision impairment and may trigger conditions such as epilepsy due to light penetrating through the open risers.
- c. Where the stair intersects with an internal corridor, the stair shall be set back in accordance with AS2418.1 Figure 26C/D to allow adequate space for handrail extensions and tactile indicators.
- d. Provide handrails, with extensions, to both sides of the stair (AS1428.1, Clause 11.2). Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails should be continuous around the landings where possible.

Handrails are required on both sides of the stair to cater for left and right-handed disabilities. A central handrail is also an acceptable solution where adequate width is available.
- e. Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser.
- f. Stair nosings shall not project beyond the face of the riser.
- g. Provide tactile indicators at the top and bottom of the stair to comply with BCA Clause D3.8 and AS1428.4.1.

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



Appendix 2 | Reviewed Documentation

The following documentation prepared by Arkhi Design & Consulting has been reviewed:

dwg no.	drawing name	revision
SK001	Site Plan	C
SK002	Lower Level Floor Plan	C
SK003	Upper Level Floor Plan	C
SK004	Elevations & Sections	C
SK005	Electrical Layout & Lighting Plan	C

draft