


ACCESSIBILITY COMPLIANCE STATEMENT for Review of Environmental Factors (REF) Submission

Our ref:	PAA_24076
Project:	<p>Sophia Waters Sportsground 15 Suncroft Street Chisholm NSW</p> <p>The proposed development is a new sports field that includes the provision of amenities and other external works such as carparking, playground and pedestrian links. The amenities comprise four changerooms, canteen, public toilets and storage areas.</p> 
Client:	<p>Maitland City Council 263 High Street MAITLAND NSW 2320 Attention: Allison Cronin</p>
Documentation Review Date:	13 January 2025
Compliance Status:	<p>Compliant as Documented Refer to following compliance summary.</p> <p>Some items will need to be addressed during construction as noted. Refer to Appendix 1 for construction guidance (accessibility requirements).</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"> — 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 2022 (BCA) <ul style="list-style-type: none"> - Part D4 – Access for People with Disabilities - Section F4D5 / F4D6 / F4D7 – Accessible Sanitary Facilities — Australian Standard AS1428.1 (2009) Amendment 1 & 2, – Design for Access and Mobility — Australian Standard AS1428.2(1992) – Design for Access and Mobility: Enhanced and additional requirements — 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.
BCA Classification:	<p>Class 6 – Kiosk Class 7b – Storage Areas Class 9b – Sports Venue</p>
Appendix 1:	<p>Reviewed Documentation</p>
Appendix 2:	<p>Accessibility Requirements – Guidelines for Construction</p>
Appendix 3:	<p>Best Practice Options</p>

Please contact me if you wish to discuss this report in further detail.

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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	Issued for review	16 January 2025

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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. Where construction differs from the reviewed documentation, the findings of this report will be null and void.

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 Disability (Access to Premises) Standards 2010 Provisions

The Disability (Access to Premises – Buildings) Standards (APS) apply to a **new building** and **...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 (Part 2.1).

New part is defined as follows (Part 2.1 (4)):

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

An **affected part** is defined as follows (Part 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	
1.1 Disability (Access to Premises – Buildings) Standards 2010 “ new work & affected part ” provisions	2.1(4)	Y	N	TBC	Part 2.1(1) is applicable to this development, not Part 2.1(4 & 5)). New work and affected part provisions are applicable to modification work only, not new developments.
1.2 Compliance with Access Code	3.2	Y	N	TBC	Refer to following BCA commentary.
1.3 Lessee Concession	4.3	Y	N	TBC	Not Applicable
1.4 Lift Concession	4.4	Y	N	TBC	Not Applicable
1.5 Toilet Concession	4.5	Y	N	TBC	Not Applicable

2 BCA | Access and Approach / External Areas

The approach to the building needs to be addressed when considering access for people with disabilities. The BCA has three requirements for the approach to the building for accessibility.

An accessible path of travel is required to the building entrance from the main points of pedestrian entry at the allotment boundary, from another accessible building connected by a pedestrian link, and from required accessible carparking spaces on the allotment.

In this instance, the approach to the building has been considered from the main points of the pedestrian entry along Suncroft Street at the allotment boundary, and from the accessible carparking associated with the development.

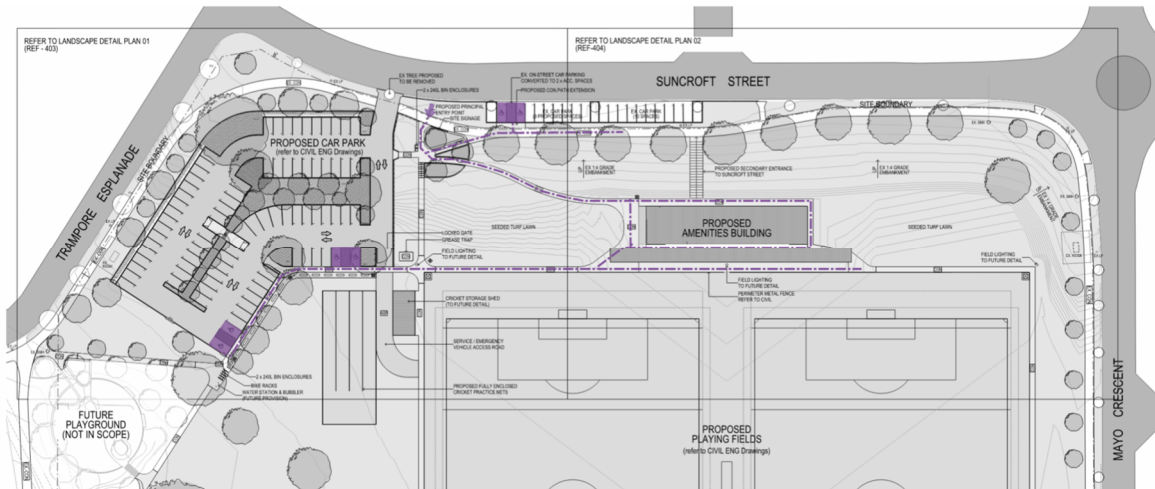



Figure 1 | Site Plan in Part

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
2.1 Approach from Allotment Boundary	D4D3	Y	N	TBC	An accessible path of travel is provided from the allotment boundary along Suncroft Street the building entrances. A formed footpath that includes walkways is provided.
2.2 Approach from Carparking	D4D3	Y	N	TBC	An accessible path of travel is provided between the accessible car parking areas and the building entrances. A formed footpath that includes walkways is provided.
2.3 Accessways (Pathways Generally)	D4D3	Y	N	TBC	Pathways are a minimum 1500mm wide and the site plan indicates they are level facilitating an accessible path of

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
					travel within the meaning of AS1428.1 (2009).
2.4 Accessible Entrances	D4D3	Y	N	TBC	Not applicable – there are no “entrance doors” as such. See general doorway requirements (Item 3.2)
2.5 Walkways	D4D4	Y	N	TBC	<p>Walkways are provided throughout the site to facilitate access to the amenities building from the street footpath and carparking areas.</p> <p>The configuration of the walkways offers compliance with AS1428.1.</p> <p>Nominated gradients are 1:20, 1:23 & 1:31, clear width is 1500mm and length between landings is in accordance with AS1428.1.</p> <p>Maximum allowable crossfall of the walkways is 1:40.</p> <p>Ensure the ground surface abutting the sides of the walkway provides a firm level surface at the same level as the walkway for a minimum of 600mm both sides.</p>
2.6 Stairs	D4D4	Y	N	TBC	<p>Stairs are provided for access to the amenities building from Suncroft Street and also to the west of the building for access to the playing fields.</p> <p>Stair details demonstrate that the overall configuration offers compliance with AS1428.1 (2009). For the main stair, we note 900mm from the boundary is provided.</p> <p>The current documentation indicates no accessibility features to the stairs.</p>

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
					<p>The inclusion of handrails with extensions both sides that are of a consistent height, tactile indicators top and bottom and contrasting non-slip nosing strips to stair treads will need to be addressed to ensure full compliance.</p> <p>For steps within the Spectator Seating, we recommend that contrasting nosing strips be provided to highlight the change in level. Fixed seating will also be provided as a physical barrier.</p> 
2.7 Accessible Carparking	D4D6	Y	N	TBC	<p>Four (4) accessible carparking spaces are provided as part of the development – two (2) along the existing carparking along Suncroft Street and two (2) within the proposed carpark.</p> <p>The configuration offers compliance including dimensions of the space, line marking and provision of a bollard.</p> <p>Ensure that the surface is level – maximum fall in all directions of 1:40 (1:33 for bitumen) is required for compliance with AS2890.6.</p>
2.8 Gates	D4D2	Y	N	TBC	<p>Gates within the accessible path of travel are required to achieve the doorway circulation areas of AS1428.1 (2009).</p> <p>Metal security gates are proposed to public amenities</p>

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
					and the covered area. These will be operated by Council staff, and be locked when the facility is not in use.

3 BCA | Interior

The building is designed over a single level and provides public toilets, canteen, changes rooms (4 off) and associated ancillary areas such as storerooms, plant, and referee rooms.

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
3.1 Extent of Access	D4D2	Y	N	TBC	An accessible path of travel is provided to and within all areas normally used by the occupants.
3.2 Doorways Generally	D4D2	Y	N	TBC	<p>Doorways within the accessible path of travel achieve compliance with AS1428.1 (2009).</p> <p>Adequate circulation areas are provided for compliance, including doorways to the change rooms.</p> <p>A door schedule is not provided with the current documentation. Ensure a minimum 920mm leaf size to achieve the required 850mm minimum clear opening width for doorways within the accessible path of travel.</p> <p><u>Actions for Construction:</u> Provide a minimum 30% luminance contrast between the door and wall or door and frame.</p> <p>Lever or D handles to be installed within the accessible height range of 900-1100mm affl.</p> <p>Ensure maximum 20N force to operate the doorways.</p>

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
					For doorways to external areas, a level threshold is required.
3.3 Controls	D4D2	Y	N	TBC	To be addressed during construction. <u>Actions for Construction:</u> Controls such as light switches 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.
3.4 Circulation Areas	D4D4	Y	N	TBC	Adequate circulation areas are provided throughout the building for wheelchair turning and passing as per BCA requirements. This includes the change room areas.
3.5 Floor Finishes	D4D4	Y	N	TBC	Finished floor levels indicate that a seamless transition is achievable between different floor finishes.
3.6 Carpet	D4D4	Y	N	TBC	Not applicable to this development.
3.7 Exempt Areas	D4D5	Y	N	TBC	The following areas are generally deemed exempt – Storerooms, Bin Store, Plant. The canteen is deemed an exempt area being similar to a commercial kitchen. We note that an 850mm clear door opening will be provided for maximum flexibility.
3.8 Signage	D4D7	Y	N	TBC	To be addressed during construction. <u>Actions for Construction:</u> Provide signage per BCA D4D7 to identify the accessible sanitary facilities.

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
					<p>Signage is to be in accordance with BCA Specification 15 and include information in Braille and tactile formats.</p> <p>Braille and tactile components of the sign to be located not less than 1200mm and not higher than 1600mm affl.</p> <p>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.</p>
3.9 Hearing Augmentation	D4D8	Y	N	TBC	Not applicable to this development.
3.10 Tactile Indicators	D4D9	Y	N	TBC	<p>To be addressed during construction.</p> <p>Tactile indicators are required to be provided to stairs.</p> <p>Set-out is to be in accordance with AS1428.4.1 (2009).</p>
3.11 Wheelchair Seating	D4D11	Y	N	TBC	<p>Not applicable to this development.</p> <p>The “spectator seating” is not considered tiered seating – there is adequate space for wheelchair seating along the concrete hardstand.</p>
3.12 Swimming Pool	D4D12	Y	N	TBC	Not applicable to this development.
3.13 Ramps (Height & Landings)	D4D13	Y	N	TBC	Ramps within the development have an overall vertical rise less than 3.6m.
3.14 Visual Indication to Glazing	D4D14	Y	N	TBC	Not applicable to this development.

4 BCA | Accessible Sanitary Facilities

BCA requires the provision of accessible sanitary facilities as follows, noting that this list is not project specific.

- A unisex accessible toilet at each level that provides sanitary facilities. Where more than one bank of toilets is provided at any level, at least 50% of those banks will have an accessible toilet facility.
- At each bank of toilets where there is one or more toilets in addition to a unisex accessible sanitary compartment at the bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1 must be provided for use by males and females
- A unisex accessible shower is required where showers are required by F4D3(b)
- A unisex accessible adult change facility must be provided in some public buildings.

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
4.1 Distribution	F4D5	Y	N	TBC	<p>Accessible sanitary facilities are provided as follows:</p> <p>Public Toilets:</p> <ul style="list-style-type: none"> – A unisex accessible sanitary compartment that includes a shower. – A male ambulant toilet – A female ambulant toilet <p>In addition, each change room is provided with an ambulant toilet. These are unisex facilities. The BCA does not recognise unisex sanitary ambulant toilets. However, we note that a unisex facility caters to male and female use as per BCA requirements for ambulant toilets.</p> <p>It is likely that the change rooms will be allocated as male or female specific to the team occupying them. As such, the provision of unisex toilets is considered appropriate in this instance.</p>

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
4.2 Unisex Accessible Sanitary Compartment	F4D6	Y	N	TBC	<p>The overall room size and arrangement of fixtures indicates that compliance with AS1428.1 (2009) is achievable.</p> <p>Ensure construction is in accordance with AS1428.1 (2009) noting that construction tolerances are built into the standards.</p>
4.3 Unisex Accessible Shower	F4D7	Y	N	TBC	<p>The overall room size and arrangement of fixtures indicates that compliance with AS1428.1 (2009) is achievable.</p> <p>Ensure construction is in accordance with AS1428.1 (2009) noting that construction tolerances are built into the standards.</p>
4.4 Ambulant Cubicles	F4D5	Y	N	TBC	<p>The overall cubicle dimensions and provision of circulation areas at the doorway and in front of the WC pan are in keeping with AS1428.1 (2009).</p> <p>Doors are required to have a clear opening width of 700mm.</p> <p>Ensure construction is in accordance with AS1428.1 (2009) noting that construction tolerances are built into the standards.</p>



Appendix 1 | Reviewed Documentation

The following documentation prepared by Maitland City Council has been reviewed:

dwg no.	drawing name	revision
REF-001	Cover Sheet & Location Plan	C
REF-002	Site Plan	C
REF-101	Ground Floor Plan	C
REF-201	Elevations	C
REF-301	Sections	C
REF-401	Landscape Plan	C

Appendix 2 | 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. 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.

For parallel parking arrangements, the accessible space is to be a minimum 3200mm wide x 7800mm long. A shared area 1600mm wide is required at the same level of the parking space.

- 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.

2. Accessways (Pathways) Generally

An accessible path of travel is required from the accessible carparking areas to the main entrance of each building and from the allotment boundary to the main entrances. The accessible path of travel refers to a pathway which is grade restricted and provides wheelchair access as per the requirements of AS1428 as follows:

- a. The minimum unobstructed width of all pathways is to be 1000mm (AS1428.1, Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2.
- b. All pathways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, or 5mm for bevelling edges).
- c. The maximum allowable crossfall of pathways is to be 1:40.

- d. The ground abutting the sides of the pathways should follow the grade of the pathway and extend horizontally for 600mm. We note that this is not required where there is a kerb or handrail provided to the side of the pathway.
- e. Pathways to have passing bays complying with AS1428.1 at maximum 20m intervals where a direct line of site is not available. They are required within 2m of the end of the pathway where it is not possible to continue travelling along the pathway. A passing space shall have a minimum width of 1800 for a minimum length of 2000mm. Refer to AS1428.1, Clause 6.4.
- f. 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. Walkways

AS 1428.1 has access requirements for walkways as follows:

- a. The minimum unobstructed width of walkways is to be 1000mm (AS1428.1, Clause 6.3). For curved walkways, a clear width of 1500mm is required.
- b. Walkways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, 5mm for bevelled edges -refer to Figure 6 of AS1428.1).
- c. The maximum allowable crossfall of a walkway is to be 1:40.
- d. Surface of the walkway to be slip-resistant.
- e. The ground abutting the sides of the walkway should follow the grade of the pathway and extend horizontally for 600mm. This is not required where there is a kerb or handrail provided (refer to AS1428.1 Clause 10.2).
- f. Maximum allowable gradient of the walkway is 1:20 and maximum length between landings to be 15m (for 1:20 gradient). Landings to be a minimum 1200mm in length (where there is no change in direction). For changes in direction of 180°, landings to be 1540mm in length – refer to AS1428.1(2009), Clause 10.8.

4. Stairs – External

AS 1428.1 has access requirements for all public access stairs as follows:

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

Handrails are required on both sides of the stair to cater for left and right-handed disabilities. A central handrail is also an acceptable solution where adequate

width is available. In this instance, the use of a double handrail is encouraged so that two users can travel in opposite directions and maintain their grip on the handrail.

- d. 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.
- e. Stair nosings shall not project beyond the face of the riser.
- f. Provide tactile indicators at the top and bottom of the stair to comply with BCA AS1428.4.1.

Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

Tactile indicators at the top and bottom of the stair to be 600-800mm deep across the width of the stair set back 300mm from the edge of the stair.

5. Circulation Areas Generally

BCA 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:

- 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.
- 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.

7. Doorways within Vestibules and Airlocks to Ambulant Toilets

AS1428 has requirements for circulation areas between doorways within vestibules / airlocks as part of the path of travel to ambulant toilet cubicles to enable independent access for people using a mobility aid. Figure 34(b) requires a minimum dimension of 900mm between doors. Where a doorway encroaches into the space, 900mm plus the door leaf width is required.

8. Floor Finishes

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

9. 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.

10. 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.

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).

11. Signage

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

- a. Braille and tactile signage formats 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 E4D5 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 15 including provision of Braille locator for multiple lines of text and characters.



12. Unisex Accessible Sanitary Compartment

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

- a. Accessible toilet facilities to be unisex facilities for compliance with the BCA.
- b. Unisex accessible facilities to comply with AS1428.1(2009), Clause 15 including set-out of fittings and fixtures, circulation areas and doorways.
- c. Where more than one unisex accessible toilet is provided within the building, they should be in a mirrored configuration to allow for both left and right handed use.

WC Pan:

- a. Crucial dimensions for the toilet are 450mm from centreline of pan to side wall, 800mm from front of pan to rear wall and a seat height of 470mm.
- b. A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see figure 43).
- c. Grabrails to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800mm.
- d. Toilet seat shall be of the full round type, be securely fixed in position when in use and have fixings that create lateral stability. They should be load rated to 150kg, have a minimum 30% luminance contrast to the background colour (eg pan, wall or floor) and remain in the upright position when fully raised.



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

Basin:

- f. For the basin, a minimum dimension of 425mm is required from the centreline of the basin to the side wall and height of basin to be between 800 and 830mm.
- g. Taps to have lever handles, sensor plates or similar controls. For lever taps, a minimum 50mm clearance to be provided to adjacent surfaces.

Door:

- h. Doorways to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel. Adequate circulation area at the latch side of the doorway is required to allow independent access to the facility – for details refer to AS1428.1, Figure 31.
- i. Door hardware to be located within the accessible height range of 900-1100mm above the finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.
- j. Where snibs are installed, they shall have a lever handle of a minimum length of 45mm from the centre of the spindle.

Controls:

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

13. Unisex Accessible Shower

Access requirements for the accessible shower facilities are as follows. These are **CLEAR** dimensions. Provision for wall linings needs to be considered.

- a. Accessible showers are to comply with AS 1428.1, Clause 15.5 and include accessible features such as grabrails, adjustable height shower rose and fixtures within an accessible height range.
- b. Floor waste to be positioned 550mm and 580mm from enclosing shower walls as illustrated in AS1428.1 (2009), Figure 47a.
- c. The minimum dimension of an accessible shower to be 1160 x 1000mm. A folding seat, at a height of 470mm is to be provided. All taps to be located within the height range of 900-1100mm above the finished floor level.
- d. Circulation space in front of the shower is to be provided as illustrated in AS1428.1, Figure 47.

14. Ambulant Toilet Cubicles

Requirements for the ambulant toilets are as follows.

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



- b. Provide an ambulant cubicle within each bank of male and female toilets in compliance with AS1428.1, Clause 16.
- c. Minimum width of ambulant cubicles to be 900-920mm.
- d. Minimum distance between the front of the WC pan and cubicle door / wall is 900mm,
- e. Seat height to be 460-480mm.
- f. Provide grabrails to ambulant cubicles to comply with AS1428.1, Clause 17 and Figure 53A.
- g. Provide toilet paper holder within the accessible reach zone (within 300mm of the front of the pan at a height less than 700mm).
- h. Doors to have a minimum opening width of 700mm and comply with AS1428.1, Figure 53B.
- i. Provide signage to the ambulant cubicles to comply with AS1428.1, Clause 16.4.

15. Adult Change Facilities

An adult change facility is required within the building 9 and must be constructed in accordance with Specification 27. Note that this is **in addition to the required unisex accessible toilet facilities**. The adult change facility cannot be combined with any other sanitary compartment.

Each accessible adult change facility must—

- be constructed so that all required equipment and fixtures are contained within the same room; and
- if it is a unisex facility, be located such that it can be entered without crossing an area reserved for one sex only.

In each accessible adult change facility, the following must be provided per Specification 27:

- a. A hoist complying with Clause 3.
- b. A toilet pan, seat, backrest and grabrails complying with Clause 4.
- c. A washbasin and tap complying with Clause 5.
- d. Fixtures and fittings as specified in Clause 6.
- e. A change table complying with Clause 7.
- f. Changing rails complying with Clause 8.
- g. An automated entrance door complying with Clause 9.
- h. Signage complying with Clause 10.
- i. Operating instructions for the hoist and change table in accordance with Clause 11.
- j. Circulation spaces complying with Figure 2.

Appendix 3 | Best Practice Measures for Consideration

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

Accessways

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

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

Accessible Service Counters

The provision of an accessible section of counter will benefit people using wheelchairs and people of short stature.

AS1428.2 contains access requirements for service counters and recommends the height of the counter be between 750mm (± 20) and 850mm (± 20) above the finished floor level and have foot and knee clearance under the counter. The minimum width of an accessible counter and clearance below is recommended as 900mm.

Luminance Contrast

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

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

Seating

A proportion of accessible seating should be provided that offers provides back and arm rests.

A seat height of 450mm is optimal; with arms that extend a further 260mm +/- 40mm in height. · Armrests should not extend beyond the perimeter of the base or legs of the seat to ensure stability of the chair when rising with use of only one armrest.

Seats located adjacent to accessways should be set back at least 600mm to allow leg room without obstructing the adjacent path of travel.

Wayfinding – Signage

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

Wayfinding – Landmarks and Tactile Indicators

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

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

Terminology (Best-practice recommendation)

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