

Access Report

**Maitland Mercury  
Adaptive Reuse**  
258 High Street &  
2 Hunter Steet  
MAITLAND NSW

For: Quicksilver Developments  
Ref: LP\_22284



## 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.

### Revision Summary:

<b>prepared by:</b> Lindsay Perry	Draft Revision 1	15 August 2022 31 August 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.**

### Definitions:

The following terminology has been used throughout this report:

**Compliant** | compliance with current accessibility legislation has been achieved

**Compliant Configuration** | circulation and spatial planning requirements are compliant

**Capable of compliance** | compliance is achievable through detailed design

**Not Yet Compliant** | circulation and spatial planning requirements have not yet been met

**To be addressed during detailed design stage** | details not available at DA stage

**To be confirmed** | inadequate information is provided to determine compliance



## Executive Summary

Development application documentation for the adaptive reuse of the Maitland Mercury building located at 258 High Street Maitland has been reviewed against current accessibility legislation.

The following table summarises our findings.

Item No.	Description	Compliance Status
<b>The Disability (Access to Premises) Standards</b>		
5.1	Access Code	Refer BCA commentary
5.2	New Work & The Affected Part	Compliant
<b>Access and Approach</b>		
6.1	Allotment Boundary to Entrance	Compliant
6.2	Accessible Carparking to Entrance	Compliant
6.3	Link between Associated Buildings	Compliant
6.4	Accessible Carparking	Compliant configuration
6.5	Stairs	Compliant configuration
6.6	Accessible Entrance	Compliant configuration
6.7	Non-accessible Entrances	To be addressed during detailed design
<b>Interior</b>		
7.1	Extent of Access Generally	Not yet compliant
7.2	Circulation Areas	Compliant
7.3	Doorways	Compliant configuration
7.4	Hearing Augmentation	To be addressed during detailed design
7.5	Exempt Areas	None specified
7.6	Floor Finishes	To be addressed during detailed design
7.7	Carpet	To be addressed during detailed design
7.8	Controls	To be addressed during detailed design
7.9	Visual Indication to Glazing	To be addressed during detailed design
7.10	Tactile Indicators	To be addressed during detailed design
7.11	Signage	To be addressed during detailed design
7.12	Slip Resistance (Ramps & Stairs)	To be addressed during detailed design
<b>Sanitary Facilities</b>		
8.1	Distribution	Not yet compliant
8.2	Accessible Toilets	Capable of compliance
8.3	Ambulant Toilet Cubicles	To be addressed during detailed design
<b>Vertical Circulation</b>		
9.1	Lift	Capable of compliance
9.2	Stairs	Capable of compliance
9.3	Fire Isolated Egress Stairs	Capable of compliance



Accessible Rooms		
10.1	Doorways	To be confirmed
10.2	Bathrooms	To be confirmed
10.3	Circulation Areas	To be confirmed
10.4	Kitchenette	To be confirmed
10.5	Robes	To be confirmed
10.6	Floor Finishes	To be confirmed
10.7	Carpet	To be confirmed
10.8	Controls	To be confirmed

We consider that the drawings presented for assessment, for the purposes of a development application, generally comply with current statutory requirements. Accessibility requirements are included in Appendix 1 of this report to guide the detailed design. Best Practice options are provided within Appendix 2 and we encourage their implementation into the design.

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.

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## 1 Project Background

The proposed development is the adaptive reuse of an existing building that will offer tourist accommodation and will be operated as a boutique hotel. There will be a restaurant, bar, gallery and function centre as the hospitality arm of the building. Additionally, there are two retail tenancies and a commercial office space provided as part of the development.

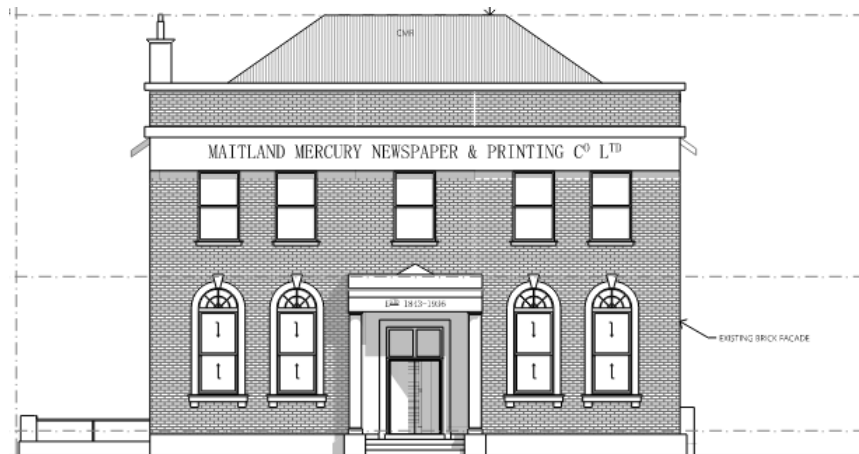


Figure 1 | High Street Elevation

## 2 Reviewed Documentation

Documentation prepared by RTC Group has been reviewed as follows:

dwg no.	drawing name	revision
DA001	Cover Sheet	H
DA1001	Notification Plan	I
DA1003	Site Analysis / Site Plan	I
DA2101	Demolition Ground Floor Plan	I
DA2102	Demolition First Floor Plan	I
DA2103	Proposed Ground Floor Plan	I
DA2104	Proposed First Floor Plan	I
DA2105	Proposed Second Floor Plan	I
DA3101	Elevations – Building 1	I
DA3102	Elevations – Building 2	I
DA3201	Sections – Building 1	I
DA3202	Sections – Building 2	I
DA9001	Shadow Diagrams	H



### 3 Council Requirements

Maitland City Council DCP (2011) Part 3 Design Guidelines contains requirements for accessibility. The overall principles are as follows:

- a) To ensure all new developments are constructed to accommodate the needs of those people who may use the services that the proposed land use may provide.
- b) To ensure people with a disability enjoy the same level of access, both in gaining entry to and moving within, those buildings which meet a high public demand. c) To ensure those land uses which provide a service which is likely to attract a larger proportion of people with a disability, adequately provide for the needs of these people.
- c) That the provisions of continuous access path of travel to and within a building is the primary principle.
- d) The secondary principle is the provision of car parking and other amenities.
- e) To ensure that all existing commercial buildings in Maitland are upgraded to meet the primary principle of the Plan, over time.

The accessibility requirements of the DCP have been considered in the preparation of this report.

### 4 Legislation

Access assessment has been made against Access Legislation including:

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

A summary of the requirements of relevant legislation follows.



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### **The Disability Discrimination Act 1992**

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

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### **The Disability (Access to Premises) Standards**

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

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

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

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The Building Code of Australia (BCA) is contained within the National Construction Code (NCC) and provides the minimum necessary requirements for safety, health, amenity and sustainability in the design and construction of new buildings (and new building work in existing buildings) throughout Australia. The BCA is a performance-based code.

The BCA for Class 3 (hotel accommodation) buildings requires access for people with disabilities as follows:

- From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.
- To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.
- For a total of 18 rooms, access must be provided to and within **two (2)** sole occupancy units (.
  - Where a ramp complying with AS 1428.1 or a passenger lift is installed—
    - a) to the entrance doorway of each sole-occupancy unit; and
    - b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.

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

The BCA for Class 6 (retail tenancies) buildings requires access for people with disabilities to and within all areas normally used by the occupants.

The BCA for Class 9b (function area) buildings requires access for people with disabilities to and within all areas usually used by the occupants



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### AS1428 – Design for Access and Mobility

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The AS1428 Suite provides design requirements for accessibility generally, covering all types of disabilities. AS1428.1 and AS1428.4.1 are referenced by the NCC / BCA.

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

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

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

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### AS1735– Lifts, escalators and moving walks

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

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## 5 The Disability (Access to Premises) Standards

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Any application for a building approval for a new building or upgrade of an existing building triggers the application of the Premises Standards.

The Premises Standards include an Access Code written in the same style as the Building Code of Australia. Additionally, it offers a number of concessions for existing buildings as outlined below.

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### 5.1 Access Code

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The Premises Standards include an Access Code written in the same style as the Building Code of Australia.

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#### Compliance Summary:

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Refer to BCA requirements throughout subsequent sections of this report.

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### 5.2 New Work and The Affected Part

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The Disability (Access to Premises – Buildings) Standards 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.

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#### **Compliance Summary:**

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Compliant

#### **Commentary:**

In this instance, the **new work** is a complete refurbishment of the building. The **affected part** is the path of travel from the accessible entrances to the refurbished area, which is primarily a new condition and offers an accessible path of travel within the meaning of AS1428.1.

#### **Clarifications:**

The Guidelines in the Application of the Premises Standards Version 2, February 2013 (Clause A.7) states:

*The Premises Standards introduce a new concept referred to as the 'affected part' of an existing building. The introduction of this defined area reflects the desire to improve general accessibility of existing buildings over time where full upgrades of a building are not taking place.*

*The requirement for upgrading of the 'affected part' of buildings recognises that there is little value in improving access in new parts of existing buildings if people with disability cannot get to those new parts.*

*Affected part means the path of travel between (and including) the principal pedestrian entrance of an existing building to the 'new part' or modified part of the building. This path of travel must provide a continuous accessible path of travel (see 'Accessway' as defined in A1.1 of the Access Code) from the principal pedestrian entrance to the new part or modified part of the building.*

*The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work but does not extend from the entrance to the allotment boundary or any required carparking spaces.*

#### **Note on extent of Principal Pedestrian Entrance:**

The Guidelines in the Application of the Premises Standards Version 2, February 2013 (Clause A.7) advises the following:

Where new works on an existing building trigger the 'affected part' upgrade a continuous accessible path of travel is only required from the principal pedestrian entrance to the area of the new work. This does not extend to the allotment boundary. Where an access barrier, such as a step, is located at the threshold of a principal pedestrian entrance the 'affected part' upgrade would require the removal of the step.

## 6 BCA | Access and Approach + External Areas Generally

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 Odd Street and Hunter Street to the building entrance;
- from the accessible carparking area to the building entrance.
- between associated accessible buildings within the site



Figure 2 | Overall Site Plan

### 6.1 Approach from Allotment Boundary

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

#### Compliance Summary:

Compliant

#### Commentary:

An accessible path of travel is provided to the building entrance from the allotment boundary along Odd Street via the driveway area that is level.



From Hunter Street, level access is available to the function area and Retail Tenancy 02 from the Hunter Street footpath Retail Tenancy 1 (has an existing entrance with a step at the threshold).

The existing entrance from High Street is not accessible having a stair. Due to the heritage constraints on the building, the provision of alternative accessible entrances is acceptable.

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## 6.2 Approach from Accessible Carparking

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

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### Compliance Summary:

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Compliant

### Commentary:

An accessible path of travel is provided from accessible carparking spaces to the entrance of each building.

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## 6.3 Approach between Associated Buildings

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

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### Compliance Summary:

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Compliant

### Commentary:

There is an accessible path of travel available between the two buildings via the western outdoor area.

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## 6.4 Accessible Carparking

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There is a requirement for the provision of accessible carparking within this development.

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### Compliance Summary:

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Compliant configuration

### Commentary:

Carparking is provided on the ground floor levels. Plans note a total of fourteen (14) spaces, two (2) of which are accessible spaces. The number of accessible spaces provides BCA compliance.

The overall configuration of the accessible carparking achieves compliance with current legislation including chevron markings and provision of a bollard.



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## 6.5 Stairs

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

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### **Compliance Summary:**

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Compliant configuration

### **Commentary:**

Stairs are provided for direct access from the carparking area to the Level 1 accommodation.

The overall configuration of the stairs achieves compliance with current legislation. Ensure the detailed design provides handrails with extensions both sides, tactile indicators top and bottom and contrasting non-slip nosings to treads.

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## 6.6 Accessible Entrances

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In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and not less than 50% of all pedestrian entrances including the principal pedestrian entrance. In a building with a total floor area more than 500 sqm a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

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### **Compliance Summary:**

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Compliant configuration

### **Commentary:**

Double hinged doors are provided for entry to the accommodation building and function area. Adequate circulation areas are provided and a level threshold is achievable.

A single hinged door is provided for entry to Retail Tenancy 02 and offers compliant circulation areas. A level threshold hold is achievable at the doorway.

Ensure a clear opening width of 850mm is achieved at each doorway.

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## 6.7 Non-accessible Entrances

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The entrance from High Street is not an accessible entrance being an existing condition having stairs. As it is located within 50m of an accessible entrance this is compliant with BCA requirements.

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### **Compliance Summary:**

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To be addressed during detailed design

### **Commentary:**

Provide directional signage identifying the location of the accessible entrance that displays the International Symbol for Access per BCA Specification D3.6.



## 7 BCA | Interior

The building is provided over two (2) main levels. The ground floor offers the public areas of the development being the reception gallery, dining hall, lounge area and portion of accommodation. The function space and retail tenancies are also provided at this level. The upper level houses accommodation and the commercial tenancies.

### 7.1 Extent of Access Generally – BCA

Access for people with disabilities is required to and within the building per BCA requirements as follows.

#### Accommodation:

Access for people with disabilities is required to the doorway of individual sole occupancy units at each level. (a lift is provided). An accessible path of travel is also required to the residential communal areas.

BCA requires the provision of two (2) accessible rooms based on a total of twenty-six (26) sole occupancy units.

#### Retail, Commercial, Function Area:

Access for people with disabilities is required to and within all areas normally used by the occupants.

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#### Compliance Summary:

Not yet compliant

#### Commentary:

Access is provided to the doorway of sole occupancy units and to area used on common by the residents.

There are currently no accessible rooms nominated on the drawings  
Two (2) accessible accommodation rooms are required.

There is no access to the commercial tenancies. As the floor area of this level exceeds 200sqm, BCA requires access to this level.

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### 7.2 Circulation Areas

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

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

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

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#### Compliance Summary:

Compliant



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### 7.3 Doorways Generally

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

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**Compliance Summary:**

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Capable of compliance

**Commentary:**

Doorways within the accessible path of travel generally achieve the required circulation areas. Ensure 850mm clear opening is provided to these doorways.

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### 7.4 Hearing Augmentation

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

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

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**Compliance Summary:**

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To be addressed during detailed design.

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### 7.5 Exempt Areas

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

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**Compliance Summary:**

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None specified

**Commentary:**

Exempt areas generally include service and plant areas; storerooms; back-of-house kitchen and bar areas; and cleaners' rooms.

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### 7.6 Floor Finishes

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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 beveled edges) as part of the accessible path of travel.

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**Compliance Summary:**

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To be addressed during detailed design stages



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### 7.7 Carpet

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BCA requires a maximum carpet pile height of 11mm and carpet backing thickness not exceeding 4 mm.

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**Compliance Summary:**

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To be addressed during detailed design stage.

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### 7.8 Controls

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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.

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**Compliance Summary:**

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To be addressed during detailed design stage.

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### 7.9 Visual Indication to Glazing

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

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**Compliance Summary:**

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To be addressed during detailed design stage.

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### 7.10 Tactile Indicators

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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).

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**Compliance Summary:**

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To be addressed during detailed design stage.

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### 7.11 Signage

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

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**Compliance Summary:**

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To be addressed during detailed design stage.



## 7.12 Slip Resistance (Stairs and Ramps)

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

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

### Compliance Summary:

To be addressed during detailed design stage.

## 8 BCA | Sanitary Facilities

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

### 8.1 Distribution of Accessible Sanitary Facilities

Accessible sanitary facilities are required as follows – these are general requirements and 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 F2.3. (not required within this development for public areas).
- A unisex accessible adult change facility must be provided in some public buildings (not required within this development).

### Compliance Summary:

Not yet compliant

### Commentary:

There are two (2) unisex accessible sanitary compartments at the ground floor level – one (1) within each building. Both left and right-handed layout is provided.





There are no ambulant toilets provided within the male and female toilet areas.

As the commercial tenancies are required to be accessible, a unisex accessible sanitary compartment with accompanying male and female ambulant toilet will be required at this level.

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## 8.2 Unisex Accessible Sanitary Compartments

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Unisex accessible sanitary compartments are provided within this development.

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### Compliance Summary:

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Capable of compliance

### Commentary:

There are currently two (2) unisex accessible sanitary compartments documented within the building. The overall room dimensions and the set-out of fixtures is conducive to compliance with current accessibility legislation. Both left- and right-handed facilities are provided.

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## 8.3 Cubicles for People with an Ambulant Disability

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Ambulant toilets are required within this development.

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### Compliance Summary:

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To be addressed during detailed design

### Commentary:

Ambulant cubicles will be required within the male, female and unisex toilet areas. While they are not currently nominated on the documentation, we note that the overall layout of the toilet areas

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## 9 BCA | Vertical Circulation

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A lift provides the main means of access between levels of the accommodation building. Stairs are also provided within each building.

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### 9.1 Passenger Lift

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Where passenger lifts are provided within a building to facilitate access between levels, they must meet the minimum requirements of the NCC / BCA with regard to the internal lift car size, which is dependent upon the total vertical distance that the lift travels.

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### Compliance Summary:

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Capable of compliance

### Commentary:

The overall size of the lift shaft is capable of accommodating a lift car of adequate dimensions for compliance with BCA.



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## 9.2 Stairs

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AS1428.1 has access requirements for all stairs other than fire isolated egress stairs and is applicable in this instance.

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### Compliance Summary:

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Capable of compliance

### Commentary:

Stairs are provided within each building to facilitate access to the first-floor level.

The overall configuration is in keeping with current accessibility legislation. Ensure provision of handrails with extensions both sides, tactile indicators top and bottom and contrasting non-slip nosing strips to treads.

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## 9.3 Fire Isolated Egress Stairs

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Designated fire egress stairs are not considered public access stairs and therefore are not subject to the requirements of AS1428.1 with the exception of contrasting nosing strips and handrail requirements. These are required per AS1428.1.

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### Compliance Summary:

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Capable of compliance

### Commentary:

Stairs are provided throughout the development to enable egress in the event of a fire.

We recommend the use of the staggered stair to maintain a constant height along the length of the handrail per AS1428.1 (2009), Clause 12.

Ensure provision of contrasting non-slip nosing strips to treads.



## 10 BCA | Accessible Sole Occupancy Units (Class 3)

There are twenty-six (26) rooms provided within the development as boutique hotel accommodation. The BCA requires the provision of two (2) accessible rooms. The accessible rooms have not been indicated on the documentation. The following access requirements apply to the accessible rooms.

### 10.1 Doorways

Doorways within the accessible rooms (including the entrance door) should comply with the requirements of AS1428.1 as a part of the accessible path of travel.

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**Compliance Summary:**

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To be confirmed

### 10.2 Bathroom

Bathroom within the accessible rooms should comply with the requirements of AS1428.1.

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**Compliance Summary:**

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Compliant | Compliant configuration | Capable of compliance |

### 10.3 Circulation Areas

It is best practice to provide circulation areas within the accessible rooms for wheelchair access. A minimum 1540mm wide circulation at the foot of the bed (for compliance with AS1428.2, Clause 6.1) is recommended.

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**Compliance Summary:**

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To be confirmed

### 10.4 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 beveled edges) as part of the accessible path of travel.

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**Compliance Summary:**

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To be addressed during details design stage

### 10.5 Carpet

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

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**Compliance Summary:**

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To be addressed during details design stage



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## 10.6 Controls

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Controls such as light switches, GPOs, alarm keypads, card swipes, intercoms, etc are to be located within the accessible height range of 900-1100mm above the floor level to comply with AS1428.1(2009), Clause 14.

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### Compliance Summary:

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To be addressed during details design stage

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## 10.7 Kitchenette – Best Practice Recommendation

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Requirements for kitchens are provided with AS1428.2, Appendix A. Recommendations for the dimensioning, layout and arrangement of kitchens are offered to maximize usability for persons with a disability. They are not mandatory / statutory requirements. Refer to Appendix 2 for details

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## 10.8 Robes – Best Practice Recommendation

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Robes within the accessible apartment to have hanging rods provided at 1350mm affl.

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## 11 Conclusion

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This report demonstrates that the fundamental aims of accessibility legislation are achievable within the adaptive reuse of the Maitland Mercury building located at 258 High Street Maitland. Spatial planning and general arrangements of facilities will offer inclusion for all building users.

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

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

We consider that the drawings presented for assessment, for the purposes of a development application, demonstrate that compliance with current statutory requirements affecting accessibility is achievable subject to detailed design at the construction certificate stage (refer to Appendix 1 for requirements).



## Appendix 1 | Accessibility Requirements



The following accessibility requirements are to be incorporated into the detailed design to ensure compliance of the built form.

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### Stairs – External

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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 Clause D3.8 and AS1428.4.

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

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.

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### Accessible Carparking

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Access requirements for the accessible carparking are as follows and should be addressed during preparation of the construction certificate documentation.

- 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)
- f. 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.

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### Accessible Entrances

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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.
- 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.



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### **Non-Accessible Entrances**

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The following access requirements apply to the non-accessible entrance.

- a. Provide direction signage displaying the location of the accessible entrance that displays the International Symbol for Access per BCA Specification D3.6.

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### **Circulation Areas Generally**

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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.

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### **Doorways**

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

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

For double doors, the operable leaf must achieve this clear opening width 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. Door handles and related hardware shall be able to be unlocked and opened with one hand per AS1428.1 (2009), Clause 13.5.1. The handles





shall enable a person who cannot grip to operate the door without their hand slipping from the handle. We recommend the use of lever handles.

- g. 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.
- h. Doorways to external areas to achieve a level threshold as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where beveled edges are provided between surfaces.
- i. Doorways to have operational forces per AS1428.1 (2009), Clause 13.5.2. A maximum allowable force of 20N is required to operate the door.

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#### **Doorways within Vestibules and Airlocks**

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AS1428 has requirements for circulation areas between doorways within vestibules / airlocks to enable independent access for people using a wheelchair. Clause 13.4 requires a minimum dimension of 1450mm between doors. Where a doorway encroaches into the space, 1450mm plus the door leaf width is required.

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#### **Doorways within Vestibules and Airlocks to Ambulant Toilets**

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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.

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#### **Hearing Augmentation**

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For buildings that are required to be accessible, the BCA (Clause D3.7) requires hearing augmentation systems within auditoriums, meeting rooms and the like **where an inbuilt amplification system, other than the one used for emergency warning is installed**. An induction loop to at least 80% of the floor area is required.

The hearing augmentation system is to be identified using the International Symbol for Deafness.

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#### **Floor Finishes**

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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.

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#### **Carpet**

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BCA requires that the pile height or pile thickness does not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm.



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### Controls

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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.

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### Visual Indication to Glazing

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

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### Tactile Indicators

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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).

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### Signage

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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.



### 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

### Unisex Accessible Sanitary Compartments

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.

Controls:

- j. 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.



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### **Ambulant Toilet Cubicles**

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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.

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### **Passenger Lift**

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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.

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### Stairs – Internal

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Access requirements for public access stairs are as follows and should be addressed during construction to ensure compliance.

- 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).



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### Fire Isolated Egress Stairs

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Designated fire egress stairs are not considered public access stairs and therefore are not subject to the requirements of AS1428.1 with the exception of contrasting nosing strips and handrail requirements. These are required per AS1428.1.

- a. 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.
- b. Stair nosings shall not project beyond the face of the riser.
- c. Handrails in a required exit serving an area required to be accessible, are to be designed and constructed to comply with AS 1428.1, Clause 12 (BCA D2.17).

Note: handrails within fire-isolated stars are required to one side only and do not require the provision of handrail extensions. They must have a diameter between 300-50mm; be between 865-1000mm high above the nosing; ne a consistent height along the length of the stair – no vertical sections; have a clearance to eh wall not less than 50mm; have no obstruction along the length of its passage; and have an end that turns through 180, turns to the ground, or returns fully to an end post.

We recommend the use of the staggered stair to maintain a constant height along the length of the handrail per AS1428.,1 (2009), Clause 12.

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### Accessible Rooms

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The following accessibility features are required within the accessible sole occupancy units:

- a. Doorways, and associated circulation areas are required to comply with AS1428.1 (2009). This includes door hardware and operational forces.
- b. Bathroom to offer compliance with AS1428.1 (2009) including set-out of fixtures and circulation areas.
- c. Floor finishes to enable seamless transition throughout (no steps or lips)
- d. Carpet to achieve maximum carpet pile height of 11mm and carpet backing thickness not exceeding 4 mm.
- e. 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.
- f. The provision of a kitchenette and robe in accordance with AS1428.2 is highly recommended (not required for BCA compliance).



## Appendix 2 | Best Practice Options 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.

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### **Accessways**

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

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### **Automatic Entrance Doors**

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

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

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### **Accessible Service Counters**

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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 ( $\pm 20$ ) and 850mm ( $\pm 20$ ) 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.

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### **Luminance Contrast**

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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.



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### **Visual Indication to Glazing (additional measures)**

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

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### **Kitchenettes**

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While not a statutory requirement, the provision of wheelchair accessible benches promotes inclusion. The following recommendations for the dimensioning, layout and arrangement of kitchens are offered to maximize usability for persons with a disability. Some key principles are as follows:

- The height of benches should be between 700-850mm affl noting that no height will suit all users. We recommend a height of 850mm.
- Clearance in front of the bench of 1540mm is encouraged to facilitate a 180° turn by a wheelchair
- Acceptable hardware for cupboards includes touch latches and D shaped pull handles.
- A shallow sink should be provided. Optimum bowl depth is 150mm with clearances under as per requirements for handbasins.

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### **Furniture and Joinery Hardware**

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The use of D-type pull handles to furniture and joinery that provide a minimum 35mm clearance between the rear face of the handle and the face of the drawer is generally recommended to promote accessibility and inclusion.

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### **Wayfinding – Signage**

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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.

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### **Wayfinding – Landmarks and Tactile Indicators**

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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.

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### **Terminology (Best-practice recommendation)**

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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.



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### **Accessible Adult Change Facility**

While not required within most developments, the provision of an accessible adult change facility promotes inclusion for all users. An Accessible Adult Change Facility is a toilet and change facility that caters for users with high support needs and their carers where they require additional space, assistance and specialised equipment to allow them to use toilets safely and comfortably. Accessible adult change facilities are based on 'Changing Places' that are based on a model developed in the UK.

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### **Emergency Call Button in Sanitary Compartments**

If provided, emergency call button should be located at 600+/- 20mm above the finished floor level in front of the toilet roll holder to enable ease of access for someone who has fallen off the pan. People do fall off the pan, in particular those with no or limited upper trunk control.

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### **Provision of "Bed- Shakers"**

We recommend the provision of "bed-shakers" within accommodation buildings such as hotels or boarding houses. For a person with hearing loss who is unable to hear the emergency alarm or smoke alarm, an alerting system becomes a critical aspect in terms of emergency egress. A specialized alarm, called a 'Bed Shaker,' can be installed next to the bed, and alerts those in the accommodation using a strobe light and vibrating pad that can be placed under the mattress or pillow. The alert is activated when an accompanying traditional smoke / fire alarm sounds.

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### **Places of Comparative Safety**

Consider providing a refuge area within fire isolated stairs by incorporating a 800mm x 1300mm area at stair landings of every accessible floor. A 1000mm unobstructed egress width to the area should be provided.

We recommend that signage displaying the International Symbol of Access (ISA) be provided to identify any places of comparative safety provided. Signage should state that the area is safe in the event of an emergency. Evacuation procedures for the building should address the provision of places of comparative safety for people with limited mobility. Signage should comply with BCA D3.6 and BCA Specification 3.6 and have braille and tactile components.

We also recommend that as a part of the emergency evacuation plan for the building, egress for persons requiring assistance be addressed. The provision of places of comparative safety within fire isolated passages would be advantageous to persons with a disability. This consists of a waiting area large enough to accommodate a wheelchair where persons can wait for assistance from emergency services. The waiting area should be identified with appropriate signage that incorporates the International Symbol for Access.

