

Disability Access Report

Principle Stonybrook Village
62 Grand Parade
RUTHERFORD NSW

For: Principle Living
Ref: LP_20105



Executive Summary

Development application documentation for the proposed Principle Stonybrook Village located at 62 Grand Parade Rutherford has been reviewed against the requirements of the Building Code of Australia 2019 and The Disability Discrimination Act 1992 regarding access for people with a disability. The requirements of the Disability (Access to Premises) Standards 2010 have also been addressed.

We consider that the drawings presented for assessment, for the purposes of a development application, generally comply with the above-mentioned statutory requirements.

The following table summarises compliance status.

Item No.	Description	Compliance Status
External Pedestrian Areas Generally		
5.1	Pathways Generally	Compliant Configuration
5.2	Accessible Carparking	To be addressed during detailed design
5.3	Kerb Ramps	To be addressed during detailed design
5.4	Pedestrian Crossings	To be addressed during detailed design
Unit Type 5 – Accessible Housing Option		
6.1	Doorways	Capable of compliance
6.2	Bathroom	Capable of compliance
6.3	Kitchen	Capable of compliance
6.4	Laundry	Capable of compliance
6.5	Robes	Recommendation only
6.6	Circulation Areas	Compliant
6.7	Floor Finishes	To be addressed during detailed design
6.8	Carpet	To be addressed during detailed design
6.9	Controls	To be addressed during detailed design
Community Centre – Access and Approach		
7.1	Allotment Boundary to Entrance	Compliant
7.2	Accessible Carparking to Entrance	Compliant
7.3	Link between Associated Buildings	Compliant
7.4	Entrance	Compliant Configuration
7.5	Tactile indicators at entrance	To be addressed during detailed design
Community Centre – Internal Areas		
8.1	Extent of Access Generally	Compliant
8.2	Circulation Areas	Compliant
8.3	Doorways	Not Yet Compliant
8.4	Hearing Augmentation	To be addressed during detailed design
8.5	Exempt Areas	Compliant
8.6	Floor Finishes	To be addressed during detailed design
8.7	Carpet	To be addressed during detailed design
8.8	Controls	To be addressed during detailed design
8.9	Visual Indication to Glazing	To be addressed during detailed design
8.10	Signage	To be addressed during detailed design
8.11	Access to Swimming Pool	Not required



8.12	Thresholds	To be addressed during detailed design
8.13	Slip Resistance	To be addressed during detailed design

Community Centre – Sanitary Facilities

9.1	Distribution	Not Yet Compliant
9.2	Accessible Toilets	Compliant Configuration
9.3	Accessible Showers	Not Provided
9.4	Ambulant Toilet Cubicles	Not Provided

The recommendations throughout this report reflect the professional opinion and interpretation of Lindsay Perry. This may differ from that of other consultants. We aim to provide practical, performance-based advice based on project specifics that will maximize access for persons with a disability to the built environment.

Lindsay Perry is a qualified Access Advisor, being an accredited within Australia (ACAA No. 136) and at the international level (GAATES No. BE-02-106-18). Lindsay Perry Access Pty Ltd carries public liability insurance, professional indemnity insurance and workers compensation insurance.

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Revision Summary

Date	Description	Revision
14 April 2020	DA Disability Access Report	draft
25 May 2020	DA Disability Access Report	1
1 February 2021	DA Disability Access Report	2
8 July 2021	DA Disability Access Report S.455	3



1. Project Background

This Access Report considers the Principle Stonybrook Village located at 62 Grand Parade Rutherford, against the requirements of the Building Code of Australia 2019 and The Disability Discrimination Act 1992 regarding access for people with a disability. The requirements of the Disability (Access to Premises) Standards 2010 have also been addressed.

The project is an Over 55's Lifestyle Village to be designed and constructed under the provisions of SEPP 36 - Manufactured Home Estates. There will be a total of one hundred and sixty-one (161) villas which will be a two- and three-bedroom arrangement. All villas are to be free standing.

A community centre with a pool is also proposed as part of the development and are located at the southern side of the site.

Figure 1 | Overall Masterplan

2. Reviewed Documentation

Documentation prepared by CKDS (dated 1 July 2021) has been reviewed as follows:

dwg no.	drawing name	type	revision
DA-004	Lot Plan East	S4.55	01
DA-005	Lot Plan West	S4.55	01
DA-006	Overall Villa Plans	S4.55	01
DA-110	Ground Floor Plan	S4.55	01
DA-111	Roof Plan	S4.55	01
DA-112	Elevations	S4.55	01
DA-113	Sections	S4.55	01
DA-114	Materiality	S4.55	01



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.

There are no specific accessibility requirements for villages of this nature.

4. Legislation

Access assessment has been made against Access Legislation including:

- The Commonwealth Disability Discrimination Act 1992 (DDA)
- Access Code for Buildings 2010
- The Building Code of Australia 2019 (BCA) Section D3 – Access for People with Disabilities
- The Building Code of Australia 2019 (BCA) Section D2 (in part) – thresholds and slip resistant
- Australian Standards AS1428.1(2009) Amendment 1, AS1428.2(1992), AS1428.4(2009) – Design for Access and Mobility
- Australian Standard AS2890.6 (2009) – Parking Facilities – Off street carparking For People with Disabilities.
- Australian Standard AS4299 – Adaptable Housing
- State Environmental Planning Policy 36 – Manufactured Home Estates – January 2020

A summary of the requirements of relevant legislation follows.

- 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.
- 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.

- **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.
- **BCA 2019** for Class 1a buildings, being individual **dwellings** has no requirements for people with disabilities.
- The **BCA 2019** for Class 9b buildings, being the **community centre**, requires access for people with disabilities to and within all areas usually used by the occupants.
- **AS1428 – Design for Access and Mobility**
 - Part 1 (2009) of this standard contains access requirements that are mandatory for the provision of access for persons with a disability and is referred by the BCA.
 - Part 2 (1992) provides enhanced and best practice requirements.
 - Requirements for tactile indicators are included in Part 4.1 (2009) of this standard.
- **AS2890.6** applies to the carparking areas generally.
- **SEPP 36** Manufactured Homes Estates.
 - Contains no specific requirements with regard to accessibility.
- **AS4299 – Adaptable Housing** provides housing for different community groups with different needs. It involves a move away from special accommodation for persons with a disability, avoiding social dislocation.



5. External Pedestrian Areas Generally

The accessibility of the external areas of a development of this nature is critical in a development of this nature to facilitate ageing in place and promote ease of use in general. The aim of accessibility in the external environment is to maximise usability for all users, regardless of disability.

The proposed development provides pedestrian links to all villas and common areas. A footpath is provided to one side of each roadway throughout the development.

5.1 Pathways Generally

The proposed development provides pedestrian links to all villas and common areas. A footpath is provided to one side of each roadway throughout the development.

The accessible path of travel refers to a pathway which is grade restricted and provides wheelchair access as per the requirements of AS1428.

Compliance Summary:

Compliant Configuration

For compliance with AS1428.1, the following access requirements apply and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- 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.

5.2 Accessible Carparking

Accessible car parking is not indicated on the site plan. We note that accessible carparking will be required in association with the community centre.

Compliance Summary:

To be addressed during detailed design.



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

- 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.
- 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, 1:33 (for outdoor spaces). 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) –ground and vertical signage is required. Signage is to comply with AS1428.1.

5.3 Kerb Ramps

Where kerb ramps are provided to pedestrian areas within the accessible path of travel, the configuration of kerb ramps is to be in accordance with AS1428.

Compliance Summary:

To be addressed during detailed design.

The following access requirements apply to kerb ramps and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. Kerb ramps to comply with AS1428(2009) Amendment 1, Clause 10.7
- b. Maximum gradient of the kerb ramps to be 1:8 and maximum length to be 1520mm (providing a maximum height of 190mm).
- c. Kerb ramps to have a non-slip surface as required by AS1428.
- d. A tooled joint should be provided between parts of the kerb ramp to assist persons with a vision impairment with orientation.
- e. Kerb ramps are to be aligned across the roadway.



5.4 Pedestrian Crossings

Where marked pedestrian crossings are provided within the development, access for people with disabilities must be considered in the design.

Compliance Summary:

To be addressed during detailed design.

Where kerb ramps are to be provided at the roadway to provide an accessible path of travel for persons with a disability within, access requirements for the kerb ramps are as per Item 5.3 of this Access Report.

Where the pedestrian crossing is at the same level as the roadway, provide tactile indicators to both sides of the roadway to alert persons with a vision impairment of the hazard. Tactile indicators to be 600-800mm deep across the width pedestrian crossing. Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

6 Villa Type 5 – Accessible Villa

Villa Type 5 has been designed as an accessible villa and includes provision of circulation areas conducive to wheelchair access.

The following access requirements apply to the serviced apartment and should be addressed during preparation of the construction certificate documentation to ensure compliance.

6.1 Doorways

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

Compliance Summary:

Capable of compliance

Adequate circulation areas have been provided to 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).
- b. Doorways 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 to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)



6.2 Bathroom

The ensuite within Villa Type 5 offers a floor areas and set-out of fixtures in keeping with current accessibility requirements.

Compliance Summary:

Capable of compliance

Access requirements for the ensuite within Villa Type 5 are as follows.

- a. Ensuite to comply with AS1428.1(2009), Clause 15 including set-out of fittings and fixtures, circulation areas and doorways.
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.

A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see figure 43).

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.

Grabrails to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800mm.

The minimum dimensions of the accessible showers 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.

Circulation space in front of the shower is to be provided as illustrated in AS1428.1, Figure 47 – generally a space 1600x1250 is required dependent on arrangement of fixtures.

Shower to be fitted within grabrails and tapware as outlined in AS1428.1.

- b. Taps to have lever handles, sensor plates or similar controls. For lever taps, a minimum 50mm clearance to be provided to adjacent surfaces.
- c. 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.
- d. Provide a backrest to the toilet to comply with AS1428.1, Clause 15.2.4.



6.3 Kitchen

Requirements for kitchens are provided with AS1428.2, Appendix A. Some key principles are as follows:

- a. The height of benches should be between 700-850mm affl. We recommend a height of 850mm as per AS1428.2, Clause 24.1.1.
- b. Clearance in front of the bench of 1540mm is encouraged to facilitate a 180° turn by a wheelchair. Further, 1550mm clear between opposing benches is highly desirable.
- c. Shelves and cupboards should be installed in accordance with AS1428.2, Clause 24.2. The most usable height range for persons using a wheelchair is 230-1350mm affl.
- d. A shallow sink should be provided.

6.4 Laundry

A clear space 1300mm deep is recommended in front of appliances.

6.5 Robes – Best Practice Recommendation

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

6.6 Circulation Areas

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

6.7 Floor Finishes

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

6.8 Carpet

AS1428.1 has access requirements for carpet. Where carpet is used as the floor surface, pile height should not exceed 4mm. Exposed edges will be fastened to the floor surface. Carpet trims shall have a vertical face not more than 3mm high.

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.'

6.9 Controls

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. This should be implemented during construction to ensure compliance.

7. Community Centre – Access & Approach

The approach to the community centre 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.



Figure 2 | Community Centre

7.1 Approach from Street 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

A pedestrian pathway is provided via a shared driveway from the allotment site boundary to the community centre entrance.

7.2 Approach from Accessible Carparking

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

Compliance Summary:

Capable of compliance

The location of the accessible carparking is shown on the site plan. Level access is available from carparking areas generally to the community centre entrance.

7.3 Approach between Associated Buildings

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

Compliance Summary:

Compliant

A pedestrian pathway network is provided between the villas and the community centre.



7.4 Entrance

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.

Compliance Summary:

Compliance Configuration

Double swinging doors are provided, ensure single leaf achieves 850mm clear opening.

The following access requirements apply to the entrance and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- 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.

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.

- 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.
- 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 per AS1428.1, Clause 6.6.
- f. For a best practice approach to access, and to assist people with a vision impairment locate the entrance, consider providing features with a minimum 30% luminance contrast to the background surface such as an entry mat or awning.



7.5 Tactile Indicators at Entrance

BCA Clause 3.8 (a) (v) states that 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 – in the absence of a suitable barrier – an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building...if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4.

If no kerb is provided between the entrance and the driveway area, tactile indicators are required.

Compliance Summary:

be addressed during detailed design stages.

The following access requirements apply and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. Where no kerb is provided, install tactile indicators for compliance 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 to be 600-800mm deep across the width of the path of travel set back 300mm from the edge of the driveway / roadway.

8 Community Centre – Interior

The building is over a single level providing kitchen and dining areas, activities rooms, village managers office, outdoor undercover area with bbq, sanitary facilities and a pool.

8.1 Extent of Access Generally – BCA

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

Compliance Summary:

Compliant



8.2 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.

Compliance Summary:

Compliant

8.3 Doorways Generally

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

Compliance Summary:

Not Yet Compliant

The following doorways have inadequate circulation areas for compliance:

- Accessible toilet adjacent to activities rooms requires 1240mm width in corridor.
- Doorway leading from kitchen to walkway requires 530mm latch side

Access requirements for doorways within the accessible path of travel are as follows and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- 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.
- 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. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.
- d. Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5). 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.
- e. 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.



8.4 Hearing Augmentation

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%.

Requirements for hearing augmentation are now contained in AS1428.5: Communication for People who are deaf or Hearing impaired. This standard will not be referenced by BCA. However, we recommend that the requirements of AS1428.5 be adopted in the provision of hearing augmentation within the building.

Compliance Summary:

To be addressed during detailed design.

Recommendations:

Access requirements hearing augmentation are as follows and should be addressed during preparation of the construction certificate to ensure compliance.

- a. Provide hearing augmentation as required by BCA.
- b. The hearing augmentation system is to be identified using the International Symbol for Deafness.

8.5 Exempt Areas

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.

In this instance, the following areas are considered exempt areas: store room and plant room.

8.6 Floor Finishes

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

Compliance Summary:

To be addressed during detailed design stages.



8.7 Carpet

AS1428.1 has access requirements for carpet. Where carpet is used as the floor surface, pile height should not exceed 4mm. Exposed edges will be fastened to the floor surface. Carpet trims shall have a vertical face not more than 3mm high.

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.

Compliance Summary:

To be addressed during detailed design stage.

8.8 Controls

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 and not within 500mm of an internal corner to comply with AS1428.1(2009), Clause 14. This should be implemented during construction to ensure compliance.

Compliance Summary:

To be addressed during detailed design stage.

8.9 Visual Indication to Glazing

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.

Compliance Summary:

To be addressed during detailed design stage.

8.10 Signage

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.

Compliance Summary:

To be addressed during detailed design stage.

Recommendations:

Signage to include information in Braille and tactile signage formats as outlined within BCA Specification D3.6.

- a. Braille and tactile components of the sign to be located not less than 1200mm and not higher than 1600mm affl.
- b. Signage identifying rooms with accessible features or facilities nominated in Clause D3.6 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. This is to allow use of the Braille without obstructing pedestrian traffic through the doorway.

- c. For signage identifying an exit, “exit” and the level must be stated on the sign. It must 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.

8.11 Access to Swimming Pool

The BCA requires access for persons with a disability to swimming pools with a total perimeter greater than 40m that are associated with as Class 1b, 2, 3, 5, 6, 7, 8, or 9 building that this required to be accessible (Table D3.1).

Compliance Summary:

Not Applicable

The pool has a perimeter of approximately 33.5m. Therefore, an accessible entrance to the pool is not required.

8.12 Thresholds

The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless in a building required to be accessible by Part D3, the doorway opens to a road or open space; and is provided with a threshold ramp or step ramp in accordance with AS 1428.1.

Compliance Summary:

To be addressed during detailed design stages.

8.13 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

Compliance Summary:

To be addressed during detailed design stage.



9 Community Centre – Sanitary Facilities

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

9.1 Distribution of Accessible Sanitary Facilities

The following is required to satisfy BCA requirements, noting that not all are applicable to all developments:

- A unisex accessible toilet at each level. Where more than one bank of toilets is provided at any level, at least 50% of those banks will have an accessible toilet facility.
- A unisex accessible shower is required where showers are required by F2.3.
- At each bank of toilets where there is one or more toilets in addition to an 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

Compliance Summary:

Not Yet Compliant

A unisex accessible compartment is provided adjacent to pool area. An accessible shower and ambulant cubicles are required within these amenities.

A unisex accessible compartment is provided adjacent to activities rooms.

9.2 Unisex Accessible Toilets

Two unisex accessible toilets are provided within the development. Overall room dimensions and the set-out of fixtures is conducive to compliance with current accessibility legislation.

Compliance Summary:

Compliant configuration

Access requirements for the accessible toilet facilities are as follows and should be addressed during preparation of the construction certificate documentation to ensure compliance. 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.

Both left and right handed facilities are provided.

- 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.

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.



A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see figure 43).

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.

Grabrails to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800mm.

- c. Taps to have lever handles, sensor plates or similar controls. For lever taps, a minimum 50mm clearance to be provided to adjacent surfaces.
- 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.
- f. Accessible toilet to be identified using the International Symbol for Access. Pictograms / lettering to have a minimum 30% luminance contrast to the background colour. Signage is to comply with AS1428.1, Clause 8 and include information in tactile and Braille formats (as required by the BCA).
- g. 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.
- h. 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.
- i. 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.
- j. 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.



9.3 Unisex Accessible Shower Facility

A unisex accessible shower is required within the pool amenities to achieve BCA compliance.

Compliance Summary:

Not Provided

Access requirements for accessible showers are as follows and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. 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.

9.4 Cubicles for People with an Ambulant Disability

Ambulant cubicles are required in both the male and female toilet areas to achieve BCA compliance.

Compliance Summary:

Not Provided

The following should be addressed during preparation of the construction certificate documentation to ensure compliance.

- 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. Provide grabrails to ambulant cubicles to comply with AS1428.1, Clause 17 and Figure 53A.
- e. Doors to have a minimum opening width of 700mm and comply with AS1428.1, Figure 53B.
- f. Provide signage to the ambulant cubicles to comply with AS1428.1, Clause 16.4.



10 Conclusion

This report demonstrates that the fundamental aims of accessibility legislation are achievable within the Principle Stonybrook Village located at 62 Grand Parade Rutherford. 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.

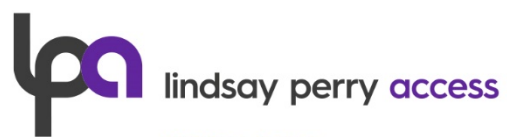
In this respect, a wide range of disabilities needs consideration and a compromise reached between requirements of different disability groups. Measures need to be implemented to ensure inclusion of all users, not a particular disability group in isolation.

This report is limited to items within drawings listed in this report only. Future alterations and additions to the building will render the recommendations in this report null and void as we cannot guarantee continued compliance where changes to the building fabric are made.

All dimensions quoted throughout this report and within Australian Standards are CLEAR dimensions, not structural. This needs to be considered in the preparation of the construction certificate documentation to account for wall linings and the like.

Best practice options, as noted in the report, are not mandatory but will minimise the risk of a complaint made under the DDA.

It is estimated that one in five people in Australia have a long-term disability (Australian Bureau of Statistics – 2015). This includes physical disability, intellectual disability, and sensory impairments such as vision and hearing. It does not include those with a short-term (temporary) disability or the continuing aging population.



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