



Access Report

**All Saints College
Multipurpose Centre**
Corner Hunter & Odd Street
HORSESHOE BEND

For: Catholic Diocese of Maitland -
Newcastle

Ref: LP_20414



Executive Summary

Development application documentation for the All Saints College Multi-Purpose Centre, has been reviewed against current accessibility legislation.

We consider that the drawings presented for assessment, for the purposes of a development application, generally comply with current statutory requirements. The following table summarises compliance status.

Item No.	Description	Compliance Status
New Work & Affected Part		
5.	New Work & Affected Part	Compliant
Access and Approach		
6.1	Allotment Boundary to Entrance	Compliant
6.2	Accessible Carparking to Entrance	Not applicable
6.3	Link between Associated Buildings	Compliant
6.4	Accessways (Pathways Generally)	Compliant configuration
6.5	Walkways	Compliant configuration
6.6	Stairs	Compliant configuration
6.7	Accessible Entrances	Compliant configuration
Interior		
7.1	Extent of Access Generally	Compliant (performance based)
7.2	Circulation Areas	Compliant
7.3	Doorways	Compliant configuration
7.4	Hearing Augmentation	To be addressed during detailed design
7.5	Wheelchair Seating (Tiered Seating)	Compliant
7.6	Exempt Areas	Compliant
7.7	Floor Finishes	To be addressed during detailed design
7.8	Carpet	To be addressed during detailed design
7.9	Controls	To be addressed during detailed design
7.10	Visual Indication to Glazing	To be addressed during detailed design
7.11	Tactile Indicators	To be addressed during detailed design
7.12	Signage	To be addressed during detailed design
7.13	Slip Resistance (Ramps & Stairs)	To be addressed during detailed design
7.14	Thresholds	To be addressed during detailed design
Sanitary Facilities		
8.1	Distribution	Compliant
8.2	Accessible Toilets	Compliant configuration
8.3	Ambulant Toilet Cubicles	Compliant configuration
Vertical Circulation		
9.1	Lift	Capable of compliance
9.2	Stairs	Capable of compliance
9.3	Fire Isolated Egress Stairs	Capable of compliance



LINDSAY PERRY

Access Consultant (ACAA Accreditation No. 136)

Revision Summary:

Date	Description	Revision
25 May 2021	DA Access Report	draft
25 May 2021	DA Access Report	1
30 May 2021	DA Access Report	2

Contact Details:

Lindsay Perry Access Pty Ltd
Suite 8, 15 Alma Road
(PO Box 453)
NEW LAMBTON NSW 2305
lindsay@lpaccess.com.au
0418 909 180

Qualifications:

Lindsay Perry, principle of Lindsay Perry Access Pty Ltd, is a qualified Access Consultant, holding the Certificate IV in Access Consulting. Her other qualifications are as follows:

- Internationally Certified Access Consultant GAATES ICAC BE-02-106-18
- ACAA Accredited Member No. 136
- Registered Architect NSW 7021
- Livable Housing Assessor 20047
- NDIS SDA Assessor SDA00049

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.

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

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

1 Project Background

The project is the construction of a new Multi-Purpose Centre and refurbishment of the existing St Paul's Parish Hall.

The St Paul's Parish Hall will accommodate two (2) General Learning Arts and a Seminar Area over a single level. An accessible path of travel into the building will be created as a part of the proposed development.

The new Multipurpose Centre will be provided over three (3) levels and will include sporting courts, General Learning Areas and amenities. A lift will facilitate access between levels.

Associated external works include tiered seating areas and connections to other facilities within the site. There is no car parking associated with the development.



Figure 1 | Proposed Development

2 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.

We consider that these principles have been achieved within the proposed development as demonstrated throughout this report.



3 Reviewed Documentation

Documentation prepared by SHAC has been reviewed as follows:

dwg no.	drawing name	revision
	Cover Sheet	D
DA1001	Locality	D
DA1002	Pre-European History	D
DA1003	Character & History of the Area	D
DA1004	History of the Site	D
DA1005	Location Context	D
DA1006	Civic Precinct	C
DA1007	Authority Analysis	D
DA1008	Site Analysis Plan	E
DA1009	Photographic Analysis	D
DA1010	Photographic Analysis	D
DA1011	Precedent Analysis	C
DA1301	Existing / Demolition Site Plan	B
DA1302	Proposed Site Plan	B
DA1303	Proposed Site Plan Staging	B
DA1304	Proposed Site Plan Ground Floor	B
DA1305	Design Diagrams	B
DA1304	Proposed Site Elevations	B
DA2001	Stage 1 Demolition Plans St Pauls Parish Hall	B
DA2002	Stage 1 Proposed Ground Floor St Pauls Parish Hall	B
DA2101	Stage 1 Elevations St Pauls Parish Hall	B
DA2201	Stage 1 Sections St Pauls Parish Hall	B
DA3001	Lower Ground Floor Plan MPC	C
DA3002	Ground Floor Plan MPC	B
DA3003	First Floor Plan MPC	B
DA3004	Roof MPC	B
DA3101	Elevations MPC	B
DA3102	Elevations MPC	B
DA3201	Sections MPC	B
DA4001	Stage 1 St Pauls Parish Hall	B
DA4002	Stage 2 MPC	B
DA4003	Stage 3 MPC Plans	B
DA4004	Stage 3 MPC Elevations	B
DA8001	Materiality	B
DA8002	Concept Perspective	C
DA8003	View Analysis High Street	C
DA8004	View Analysis Corner High & Hunter Streets	C
DA8005	View Analysis Odd Street	C



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 (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.

- 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. The BCA is a performance based code and compliance can be met through satisfying the deemed-to-satisfy provisions or by meeting the prescribed performance requirements.

The BCA for Class 9b - schools, requires access for people with disabilities to and within all areas usually used by the occupants.



- **AS1428 – Design for Access and Mobility**
 - 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

- **AS2890.6** applies to the carparking areas generally.

- **AS1735.12** contains requirements for passenger lifts for persons with a disability.

5 New Work and The Affected Part

When considering access for people with disabilities within an existing building that is to be altered, the Disability (Access to Premises) Standards 2010 “new work” and “affected part” provisions need consideration.

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 principle 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.

The new work and affected part provisions are applicable to the St Pauls Parish Hall, being an existing building.

It is our opinion that, due to the extent of internal works proposed within this building, the affected part provisions of The Disability (Access to Premises) Standards 2010 have been met in this instance.



6 Access and Approach

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 Hunter Street to the building entrances.
- from the accessible carparking area to the building entrances.
- Between associated accessible buildings.

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

An accessible path of travel is available to both St Pauls Parish Hall and the new Multi-purpose Centre from Hunter Street (southern side of development site).



6.2 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:

Not applicable

There is no carparking associated with this development.

6.3 Approach between Associated Buildings

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

Compliance Summary:

Compliant

An accessible path of travel is indicated between the St Pauls Parish Hall and the new Multi-purpose Centre.

6.4 Accessways (Pedestrian Areas Generally)

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

Nominated gradients of the pedestrian areas are in keeping with AS1428.1 (2009).

For compliance with AS1428.1, the following access requirements apply.

- a. The minimum unobstructed width of all pathways is to be 1000mm (AS1428.1, Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2.
- b. All pathways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, or 5mm for bevelling edges).
- c. The maximum allowable crossfall of pathways is to be 1:40.
- d. The ground abutting the sides of the pathways should follow the grade of the pathway and extend horizontally for 600mm. We note that this is not required where there is a kerb or handrail provided to the side of the pathway.
- e. Pathways to have passing bays complying with AS1428.1 at maximum 20m intervals where a direct line of site is not available. They are required within 2m of the end of the pathway where it is not possible to continue travelling along the pathway. A passing space shall have a minimum width of 1800 for a minimum length of 2000mm. Refer to AS1428.1, Clause 6.4.



6.5 Walkways

A walkway is provided to facilitate access from the allotment boundary along Hunter Street to the building entrances. AS1428.1 defines a walkway as having a gradient of 1:20, which is provided in this instance.

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

Nominated gradient and length will achieve compliance.

For compliance with AS1428.1, the following access requirements apply to the walkways.

- a. The minimum unobstructed width of walkways is to be 1000mm (AS1428.1, Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2.
- b. Walkways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, 5mm for bevelled edges -refer to Figure 6 of AS1428.1).
- c. The maximum allowable crossfall of a walkway is to be 1:40.
- d. Surface of the walkway to be slip-resistant.
- e. The ground abutting the sides of the walkway should follow the grade of the pathway and extend horizontally for 600mm. This is not required where there is a kerb or handrail provided (refer to AS1428.1 Clause 10.2).
- f. Maximum allowable gradient of the walkway is 1:20 and maximum length between landings to be 15m (for 1:20 gradient). Landings to be a minimum 1200mm in length (where there is no change in direction). For changes in direction of 180°, landings to be 1540mm in length – refer to AS1428.1(2009), Clause 10.8.

6.6 Stairs

Stairs are provided in multiple locations as a part of the pedestrian access from Hunter Street to the buildings. AS1428.1 has access requirements for all public access stairs and is applicable in this instance.

Compliance Summary:

Compliant configuration

Access requirements for stairs are as follows.

- a. Stairs to comply with AS1428.1(2009), Clause 11.2.



- b. Where the stair intersects the property boundary, the stair shall be set back a minimum of 900mm so that handrail extensions and tactile indicators do not protrude into the traverse path of travel.

Where the stair intersects a traverse path of travel, the stair shall be set back a minimum of 600mm so that handrail extensions and tactile indicators do not protrude into the traverse path of travel.

- c. 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.
- d. 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.
- e. 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.
- f. 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.
- g. Stair nosings shall not project beyond the face of the riser.
- h. 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. For discrete tactile indicators, 45% luminance contrast is required (60% where two-tone indicators are used).

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

6.7 Accessible Entrances

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.

Compliance Summary:

Compliant Configuration

The accessible entrance to St Pauls Parish Hall is located on the southern side of the building and comprises double swinging doorways.

The entry foyer to the Multi-purpose Centre is located on the south western corner of the building and two (2) sets of double swinging doorways are provided.

The following access requirements apply to the accessible entrances.

- a. Entrances 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. Entrance doorways to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.
- d. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.
- e. 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.
- f. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)
- g. 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.



7 Interior

There are two (2) buildings provided within the development being the existing ST Paul's Parish Hall that will be refurbished to accommodate General Learning Areas and Seminar area over a single level.

The new multi-purpose centre will be provided over three levels. General learning areas and basketball courts are located at the main ground floor level with amenities at the lower ground floor level and General Learning Areas plus Spectator area at the first-floor level. A lift facilitates access through all levels.

7.1 Extent of Access Generally – BCA

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

Compliance Summary:

St Paul's Parish Hall – performance based approach

The Seminar areas is accessible internally via stairs from the general learning areas, which will be the spaces predominated used. For schools, access is required to and within all areas.

While at a different level to the main floor area, the Seminar area is open to the adjoining General Learning Area. This arrangement has been adopted to maintain the integrity of the original design of the building internally and externally and is not seen to adversely affect accessibility.

Multi-purpose Centre – compliant

A lift facilitates access through all levels.

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.

Compliance Summary:

Compliant

7.3 Doorways Generally

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

Compliance Summary:

Compliant Configuration



Doorways within the accessible path of travel achieve the required circulation areas.

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.
- 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. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)
- e. 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.
- f. 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.
- g. 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.

7.4 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%.

Compliance Summary:

To be addressed during detailed design.



7.5 Wheelchair Seating – Tiered Seating

There is tiered seating provided at the first-floor level of the Multi-purpose Centre. The lift facilitates access to this area.

The BCA Table D3.2 states not less than 3 wheelchair spaces for every 150 persons or part thereof (1 single space and a group of 2 spaces).

Wheelchair access is required to the auditorium but not to every platform or tier..

AS1428.1, Clause 18.1 requires that wheelchair seating spaces be adjacent to conventional seating and distributed throughout the facility either singly or in pairs and have comparable sight lines to that of conventional seating.

Wheelchair seating is to be provided at the same level as other seating in the row. Wheelchair seating spaces should protrude 300mm to the rear of conventional seating to allow shoulder alignment between persons using a wheelchair and companions. This is achieved through the use of moveable seating for companion seating.

Compliance Summary:

Compliant

The upper most tier of the seating area will facilitate wheelchair seating areas. Bench seating is provided for companion seating.

7.6 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.

7.7 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.

Compliance Summary:

To be addressed during detailed design stages.

7.8 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.

Compliance Summary:

To be addressed during detailed design stage.



7.9 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 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.

7.10 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 per AS1428.1, Clause 6.6.

Compliance Summary:

To be addressed during detailed design stage.

7.11 Tactile Indicators

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

Tactile indicators are generally required to be 600-800mm deep across the width of the hazard and set back 300mm from the edge of the hazard (refer AS1428.4.1, Figure A1). 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).

Compliance Summary:

To be addressed during detailed design stage.

7.12 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.

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.





7.13 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.

7.14 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 Sanitary Facilities

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

8.1 Distribution of Accessible Sanitary Facilities

For this development, being a School, the following is required:

- A unisex accessible sanitary compartment 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 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:

Capable of compliance

Sanitary facilities are provided within the Multi-purpose Centre at the Ground and Lower Ground Floor levels.

A unisex accessible sanitary compartment is provided at both the Ground and Lower Ground Floor levels.

Ambulant cubicles are provided with male and female toilets at both the Ground and Lower Ground Floor levels.

8.2 Unisex Accessible Sanitary Compartment

Two (2) unisex accessible toilets are provided within the Multi-purpose Centre. Overall room dimensions and the set-out of fixtures is conducive to compliance with current accessibility legislation and we note that both a left- and right-handed facility are provided.

Compliance Summary:

Compliant configuration

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:

- f. 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.
- g. A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see figure 43).
- h. Grabrails to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800mm.
- i. 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.
- j. Provide a backrest to accessible toilets to comply with AS1428.1, Clause 15.2.4.

Basin:

- k. 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.
- l. Taps to have lever handles, sensor plates or similar controls. For lever taps, a minimum 50mm clearance to be provided to adjacent surfaces.

Door:

- m. 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.
- n. 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:

- o. 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.



8.3 Cubicles for People with an Ambulant Disability

Ambulant cubicles are indicated in both the male and female toilet areas at the ground floor and lower ground floor level offering BCA compliance. Overall cubicle dimensions and the set-out of fixtures is conducive to compliance with current accessibility legislation.

Compliance Summary:

Compliant configuration

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.



9 Vertical Circulation

A lift and stairs provide the main means of access between levels of the multi-purpose centre. Stairs are also provided within the St Paul's Parish Hall.

9.1 Lifts

A lift is provided within the Multipurpose Centre to facilitate access between levels. The overall size of the lift shaft is capable of accommodating a lift car of adequate dimensions for compliance with BCA.

Compliance Summary:

Capable of compliance

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.



9.2 Stairs

Stairs are provided within each of the buildings to facilitate access between levels. AS1428.1 has access requirements for all stairs other than fire isolated egress stairs and is applicable in this instance.

Compliance Summary:

Compliant configuration

Access requirements for public access stairs are as follows.

- a. Stair construction to comply with AS1428.1, Clause 11.1.
- b. Stairs to have closed or opaque risers. Open risers cause confusion for persons with a vision impairment and may trigger conditions such as epilepsy due to light penetrating through the open risers.
- c. Where the stair intersects with an internal corridor, the stair shall be set back in accordance with AS1428.1 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).

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.



9.3 Fire Isolated Egress Stairs

Stairs are provided within the Multi-purpose Centre to enable egress in the event of a fire. 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.

Compliance Summary:

Compliant configuration

- 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 30-50mm; be between 865-1000mm high above the nosing; be a consistent height along the length of the stair – no vertical sections; have a clearance to the 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.



10 Best Practice Measures for Consideration

The following best practice commentary provides best-practice accessibility measured for consideration in the proposed development.

The federal Disability Discrimination Act, 1992 is the only act dealing exclusively with disability legislation. The act is a complaint-based law administered by the Human Rights Commission (HRC) under the Disability Discrimination Commissioner. It provides a detailed definition of discrimination, covering both direct and indirect forms of discrimination.

The DDA encompasses all new building works (including alterations and additions) and existing conditions. The Access to Premises Advisory Notes were produced by the Disability Discrimination Commissioner and issued by HRC in 1997 to assist those people responsible for new building work including architects, developers and building owners. They encourage the enhanced and best practice requirements of AS1428.2 be implemented in the construction of new building works.

Although not required by the BCA, as AS1428.2 is referenced by the Access to Premises Advisory Notes, the adoption of the enhanced accessibility requirements of this standard minimises the risk of a complaint made under the DDA.

10.1 Accessways

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

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

The accessible path of travel is required to have a level surface with a maximum 5mm vertical disjoint tolerance between materials. External paths should be maintained to achieve this tolerance. Further, the clear height of the accessible path of travel is to be minimum 2000mm. Vegetation and the like must be maintained so as to not obscure the clear height and width.

10.2 Automatic Entrance Doors

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.



10.3 Luminance Contrast

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

- Minimum 30% luminance contrast between floors and walls or between walls and skirting boards;
- Minimum 30% luminance contrast between the ground surface and obstructions such as columns, bollards and street furniture;
- To assist people with 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.

10.4 Visual Indication to Glazing (additional measures)

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.

10.5 Wayfinding – Signage

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

Signs including symbols, numbering and lettering shall be located where they are clearly visible to people in both a seated and standing position. That is, they should be placed within a zone at a height not less than 1400 mm and not more than 1600 mm above the plane of the finished floor. Where space in this zone is used up, the zone for placement of signs may be extended downward to not less than 1000 mm from the plane of the finished floor. This height assists people to read from either a seated or a standing position, and also assists people with low vision to read the information on the sign. Letters and symbols in relief assist people with severe visual disabilities.

The use of the International Symbol for Access (ISA) is encouraged to represent facilities for persons with a disability.

10.6 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.



11 Conclusion

This report demonstrates that the fundamental aims of accessibility legislation are achievable within the All Saints College Multi-Purpose Centre. 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.

