



Access Report

**Change of Use**  
**Dwelling to Medical Suites**  
17 Young Street  
EAST MAITLAND

For: Louise Holmes  
Ref: LP\_22005



## 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 Revision 2	28 June 2022 11 July 2022 20 July 2022

### Contact Details:

Lindsay Perry Access Pty Ltd  
PO Box 453  
NEW LAMBTON NSW 2305

[lindsay@lpaccess.com.au](mailto:lindsay@lpaccess.com.au)  
0418 909 180

### Copyright:

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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 proposed Change of Use from a Dwelling to Medical Suites located at 17 Young Street East 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	Existing condition
6.2	Accessible Carparking to Entrance	Capable of compliance
6.3	Accessible Entrance	Capable of compliance
<b>Interior</b>		
7.1	Extent of Access Generally	Compliant
7.2	Circulation Areas	Existing condition
7.3	Doorways	Capable of compliance
7.4	Hearing augmentation at Service Counters	To be addressed during detailed design
7.5	Access to Upper Level	Compliant
7.6	Exempt Areas	None specified
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	Stairs	Capable of compliance
7.13	Slip Resistance (Ramps & Stairs)	To be addressed during detailed design
<b>Sanitary Facilities</b>		
8.1	Distribution	Compliant
8.2	Accessible Sanitary Facility	Capable of compliance

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.

**LINDSAY PERRY**

Access Consultant (ACAA Accreditation No. 136)  
Certificate IV in Access Consulting  
Internationally Certified Access Consultant ICAC BE-02-106-18  
Registered Architect NSW 7021  
Livable Housing Assessor 20047 | NDIS SDA Assessor SDA00049





## 1 Project Background

The proposed development is for a change of use from a dwelling to medical centre, to be used by health professionals for consulting rooms. The proposal includes the following works the construction of a car park and minor internal alterations to provide a sanitary facility that offers compliance with current accessibility requirements.



Figure 1 | Existing Dwelling

## 2 Reviewed Documentation

Documentation prepared by Shaddock Architects has been reviewed as follows:

dwg no.	drawing name	revision
A01	Schedule & Site Analysis	3
A02	Site Plan & Demolition Plan	3
A03	Upper Floor & Demolition Plan	3
A04	Proposed Site Plan	3
A05	Proposed Upper Floor Plan	3
A06	Elevations	3
A07	Elevations	3

## 3 Council Requirements

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

- 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.
- To ensure people with a disability enjoy the same level of access, both in gaining entry to and moving within, buildings which meet a high public demand.
- 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.
- That the provisions of continuous access path of travel to and within a building is the primary principle.
- The secondary principle is the provision of car parking and other amenities.
- To ensure that all existing commercial buildings in Maitland are upgraded to meet the primary principle of the Plan, over time.



## 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 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.

A summary of the requirements of relevant legislation follows.

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

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**

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. 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)**

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 5 buildings requires access for people with disabilities to and within all areas normally 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
- 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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## **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.

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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

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#### **Commentary:**

In this instance, the **new work** is the provision of the accessible sanitary facility at the ground floor level. All other areas will remain in their existing condition.



The **affected part** is the path of travel from the accessible entrance to the new accessible sanitary facility.



Figure 1 | New Work & The Affected Part – Ground Floor

## 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 Young Street to the building entrance
- from the accessible carparking area to the building entrance.

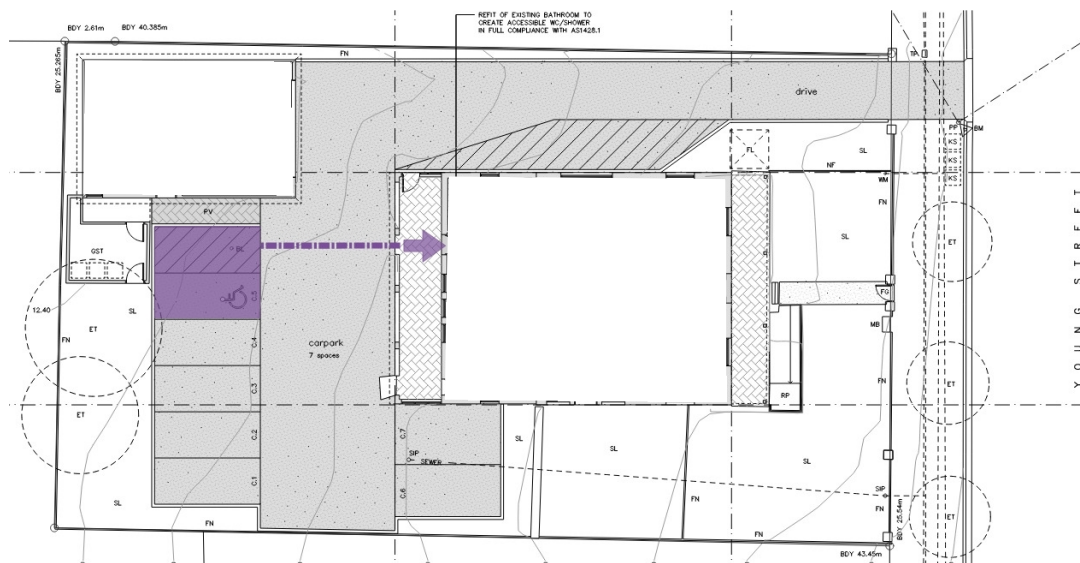


Figure 2 | Overall Site Plan





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### 6.1 Approach from Allotment Boundary

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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.

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**Compliance Summary:**

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Not applicable

**Commentary:**

The approach from the allotment boundary to Young Street is an existing condition that will remain unchanged as a part of the proposed development.

The primary means of access will be from the carparking areas at the rear of the building – existing conditions at the front of the site (including the existing ramp) are not conducive to an accessible path of travel.

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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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Capable of compliance

**Commentary:**

An accessible path of travel is achievable from the accessible carparking space at the rear of the building to the accessible entrance. We have been advised that the car parking levels will be finalized based on achieving access to the building / rear verandah.

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### 6.3 Accessible Carparking

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There is a requirement for the provision of accessible carparking within this development. The number of accessible spaces within a commercial building requires one (1) space for every one hundred (100) carparking spaces or part thereof.

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**Compliance Summary:**

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Compliant configuration

**Commentary:**

Carparking is provided at the rear of the existing building. Plans indicate a total of seven (7) carparking spaces including one (1) accessible space. Therefore, the number of accessible spaces provides BCA compliance.

The overall configuration of the accessible carparking achieves compliance with current legislation including. Ensure the provision of a bollard to the shared area.



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## 6.4 Accessible Entrance

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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.

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### Compliance Summary:

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Capable of compliance

### Commentary:

The entrance doorway will be modified for compliance with current accessibility requirements.

Adequate circulation areas are provided, and a level threshold is achievable. Ensure 850mm clear opening width is provided to the doorway.

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## 7 BCA | Interior

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The existing dwelling is over two (2) levels. The proposed change-of-use is applicable to both levels. The minor building works associated within the change of use – being the provision of an accessible toilet – are limited to the ground floor level only. The existing layout will be retained at both levels.

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### 7.1 Extent of Access Generally – BCA

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For a commercial development, access for people with disabilities is required to and within all areas normally used by the occupants.

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### Compliance Summary:

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Compliant

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### 7.2 Access to Upper Level

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Access to the upper level is via stairs and is an existing condition. BCA Clause D3.3(f)(ii) states that (for class 5 developments) a ramp or lift need not be provided to serve a storey or level of not more than 200sqm, if the building is not more than three storeys. In this instance, the mezzanine area is less than 200sqm.

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### Compliance Summary:

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Compliant

### Commentary:

The upper level of the building has a total floor area of approximately 110sqm. Therefore, access by way of a lift or ramp is not required in this instance.

The floor plans indicate a location for a future lift. We note that the lift is not required for BCA compliance.



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### 7.3 Circulation Areas

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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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**Compliance Summary:**

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Existing condition

**Commentary:**

Corridor areas are an existing condition and outside the extent of the “affected part” and new building work.

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### 7.4 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:**

**NEW** doorways within the accessible path of travel achieve the required circulation areas – applicable to doorway to the doorway to the unisex accessible sanitary facility only. All other doorways are an existing condition.

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### 7.5 Hearing Augmentation at Service Counters

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For buildings that are required to be accessible, the BCA (Clause D3.7) requires hearing augmentation systems at service counters **where the user is screened from the service provider**. We note that this may not be relevant to this project.

With the implementation of “sneeze screens” as a COVID-19 mitigation measure, the provision of hearing augmentation at service counters has become a critical accessibility issue for people with hearing impairments.

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**Compliance Summary:**

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To be addressed during detailed design.



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## 7.6 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

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## 7.7 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. Refer to AS1428.1(2009), Clause 7.2 for further details.

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**Compliance Summary:**

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To be addressed during detailed design stages

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## 7.8 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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## 7.9 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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## 7.10 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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### 7.11 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.

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### 7.12 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:

The stairs within the building are an existing condition to be retained. We note the provision of a handrail to one side.

We recommend that they be proposed with accessible features as far as possible within the constraints of the existing building. As a minimum, we recommend the provision of contrasting non-slip nosing strips.

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### 7.13 Slip Resistance (Stairs and Ramps)

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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

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#### Compliance Summary:

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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 (not required within this development).
- A unisex accessible shower is required where showers are required by F2.3. (not required within this development).
- A unisex accessible adult change facility must be provided in some public buildings (not required within this development).

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#### Compliance Summary:

Compliant

#### Commentary:

A new unisex accessible sanitary compartment (including shower) is provided at the ground floor.

We note that an accessible facility is not required at the upper level as this area is not required to be accessible.

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### 8.2 Unisex Accessible Sanitary Compartment

A unisex accessible sanitary compartment provided within this development.

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#### Compliance Summary:

Capable of compliance

#### Commentary:

The unisex accessible sanitary compartment is provided at the ground floor level.

Overall room dimensions and the set-out of fixtures is conducive to compliance with current accessibility legislation.



## 9 Conclusion

This report demonstrates that the fundamental aims of accessibility legislation are achievable within the Change of Use from a Dwelling to Medical Suites located at 17 Young Street East 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.

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.

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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### **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.
- g. 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.

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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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### **Hearing Augmentation at Service Counters**

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For buildings that are required to be accessible, the BCA (Clause D3.7) requires hearing augmentation systems at service counters where the user is screened from the service provider. We note that this may not be relevant to this project.

With the implementation of “sneeze screens” as a COVID-19 mitigation measure, the provision of hearing augmentation at service counters has become a critical accessibility issue for people with hearing impairments.

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.




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### Stairs – Internal

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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### **Slip Resistance**

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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

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### **Unisex Accessible Sanitary Compartment**

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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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### **Unisex Accessible Shower**

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

- a. Accessible showers are to comply with AS 1428.1, Clause 15.5 and include accessible features such as grabrails, adjustable height shower rose and fixtures within an accessible height range.



- b. Floor waste to be positioned 550mm and 580mm from enclosing shower walls as illustrated in AS1428.1 (2009), Figure 47a.
- c. The minimum dimension of an accessible shower to be 1160 x 1000mm. A folding seat, at a height of 470mm is to be provided. All taps to be located within the height range of 900-1100mm above the finished floor level.
- d. Circulation space in front of the shower is to be provided as illustrated in AS1428.1, Figure 47.





## 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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### **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.

