

# Development Application Access Review

## Orange Fields 44-50 Tench Ave Jamisontown NSW

**Report Prepared for:** MKT Café PTY LTD  
**Report Prepared by:** Lucy Alderson  
**Our Ref:** AN019-213829  
**Date:** 11 December 2019






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## DOCUMENT ACCEPTANCE

	Name	Signed	Date
Prepared by	Lucy Alderson <i>Access Consultant</i>		11 December 2019
Reviewed by	Douglas Melloh <i>Senior Access Consultant ACAA Accredited Member 217</i>		11 December 2019

This report has been prepared based on the available time allocated to conduct the review, and all reasonable attempts have been made to identify key compliance matters pursuant to the BCA and additional issues which have been deemed an impediment to access provision and may increase Client risk of attracting a complaint under the DDA.

The information provided within this report is relevant to this project and the documentation referenced. As such the information provided may not be transferred to other projects. This report must not be issued for public comment or be used for any other purpose without prior permission from Philip Chun Access.

Philip Chun Accessibility accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than providing guidance to alleviate access barriers in the built environment and reduce Client risk of attracting a complaint under the DDA.



## 1. INTRODUCTION

This report has been prepared to review of the proposed development documentation against the various access requirements that apply to this type of development to the extent necessary to issue a Development Application under the NSW Environmental Planning and Assessment Act 1997.

Access requirements considered in this report are found in a range of legislation, planning instruments and standards pertaining to access for people with a disability, these include but are not limited to:

- The National Construction Code (BCA 2019),
- Disability (Access to Premises–Buildings) Standards 2010 (Premises Standards),
- relevant Australian Standards,
- The Disability Discrimination Act 1992 (*Cth*) (DDA).

This report has been prepared by Philip Chun Accessibility with the aim of also providing reasonable recommendations in regards to access to premises requirements. Philip Chun Accessibility has endeavoured to clearly identify each issue of concern with respect to the building element and with reference to relevant legislation and guidelines.

Matters that fall outside the scope of this report include, Safety in Design considerations, construction or installation approaches and assessment against Occupational Health and Safety legislation requirements.

### 2.1 Site and Contexts

The site is located at 44-50 Tench Ave Jamisontown NSW. Vehicular and pedestrian entrances to the site are from 44-50 Tench Ave.

The project consists of a café, bakery, storage, farmer's co-op pavilion, livestock enclosures, children's playground and parking.

### 2.2 Reviewed Documentation

This report is based upon the following design documents.

Document No	Title	Revision
02	Master Site Plan	D
03	Proposed House Dining	D
04	Proposed Pavilions & Kitchen	C
05	Proposed Co-Op Pavilion & Seating Pods	C
06	Proposed Playground	C
07	Proposed Parking	E
08	Proposed Livestock Enclosure	C



## 2.3 Methodology

Philip Chun Accessibility aims to provide achievable recommendations related to the provision of access to premises based on current legislation and 'best practice' options, enabling independent, equitable and functional access for all.

Access requirements for people with a disability have been assessed against the provisions of the BCA-2019 and the Premises Standards 2010. Any assessment against Australian Standards such as AS1428.1-2009, where not specifically referenced in the BCA or the Premises Standards, will be provided as recommendations. Any such access recommendations shall be noted as 'best practice' options within this report.

Accessibility is paramount in providing an inclusive environment for all users. Phillip Chun Accessibility looks beyond basic compliance issues to ensure that all users are offered the opportunity to participate in society. We incorporate the principles of Universal Design into all of our work, taking a holistic approach in the provision of access for people with disabilities.

## 2. LEGISLATION

### 2.1 National Construction Code / The Building Code of Australia

The National Construction Code (NCC) comprises the Building Code of Australia (BCA) and the Plumbing Code of Australia (PCA). NCC is all encompassing and contains Volumes One, Two and Three; (The Guide); and the NCC 2019 Consolidated Performance Requirements.

- **Volume One** contains the requirements for Class 2 to 9 (multi-residential, commercial, industrial and public) buildings and structures (BCA).
- **Volume Two** contains the requirements for Class 1 (residential) and Class 10 (non-habitable) buildings and structures.
- **Volume Three** contains the requirements for plumbing and drainage for all classes of buildings.
- **The Guide** is a companion manual to Volume One. The Guide provides clarification, illustration and examples for complex NCC provisions.
- **Consolidated Performance Requirements** provides a compilation of all NCC Performance Requirements and the supporting General Requirements in a single document.

The Access needs of this report have been assessed based on the new work having a primary BCA classification of Class 6 and 7b, as advised by the relevant Building Surveyor.

### 2.2 Part D3 - General Building Access Requirements

Part D3 of the BCA and Premises Standards prescribes the minimum requirement for access to a building. Access for people with disabilities is required through the principal pedestrian entrance and throughout the building in accordance with Table D3.1. The following table outlines the general building access requirements for this project:

Class of building	Access requirements
Class 6	To and within all areas normally used by the occupants
Class 7b	To and within all areas normally used by the occupants



### 3.2 Disability Discrimination Act 1992 (Cth) (DDA)

The DDA implements Australia's international human rights obligations under the Convention on the Rights of Persons with Disabilities as well as obligations relating to non-discrimination under other treaties, including the International Covenant on Civil and Political Rights.

The Disability Discrimination Act 1992 (Cth) has a section that addresses access requirements for 'buildings', under Section 23, which relates to access to premises and facilities which the public may enter or use.

There is also a mechanism within the DDA to create specific Disability Standards. These Standards provided more details and certainty in specific areas.

The following Standards have been made under the DDA:

Disability Standards for Accessible - Public Transport 2002  
Disability Standards for Education 2005  
Disability (**Access to Premises** –Buildings) Standards 2010.

The DDA is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and, in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

### 3.3 Access to Premises Standards 2010 – General

The purpose of the Premises Standards (and corresponding changes to the Building Code of Australia and state and territory building law) is:

- to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with disability, and
- to give certainty to building certifiers, developers and managers that if the Standards are complied with they cannot be subject to a successful complaint under the DDA in relation to those matters covered by the Premises Standards.

The introduction of the Premises Standards will lead to widespread and important improvements in the accessibility and safety of all new and upgraded public buildings in Australia.

It is noted that the Premises Standards 2010 are limited in scope, covering aspects of building compliance applicable under the BCA. As such, there are features which fall beyond the scope of the Standards which may be subject to the general complaints provisions of the DDA.

Consequently there are opportunities for Philip Chun Accessibility to assess access against compliance parameters and Client requirements to determine an alternative design solution or suitable management plan which will ensure access for all is not compromised. Any alternative solutions which do not meet the deemed to satisfy provisions of the BCA are subject to approval from the relevant Building Surveyor and may require issue of expert judgement based on Clause A 0.9 (d) of the BCA. Any determinations will be made at the request of the Client and will not absolve the Client or owner of the requirements pursuant of the Disability Discrimination Act 1992 (Cth).



### 3. BUILDING CODE OF AUSTRALIA - ACCESSIBILITY

The table below is an assessment of the proposed works against the relevant applicable DtS provisions of the BCA and Premises Standard Access Code. Each line item provides a summary description of the DtS provision and comments on the status of compliance. A summary of key issues is included on drawings in Appendix A. This table must be read in conjunction with BCA and Premises Standard Access Code.

No	BCA Requirements	Status of Compliance	Discussion
<b>Access and Facilities for People with Disabilities – Sections D, E, and F</b>			
1.	<p>D3.1 General building access requirements Section D3 requires suitable access be provided to and within all areas of the building normally used by the occupants.</p> <p>Note accessibility requirements within the BCA that apply to this building include:</p> <ul style="list-style-type: none"> <li>• D3 for general access for people with a disability.</li> <li>• E3.6 and Table E3.6 for accessibility design to passenger lifts.</li> <li>• F2.4 for accessibility design to sanitary facilities.</li> </ul> <p>Note: the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) need to be considered. These are generally in keeping with BCA requirements unless otherwise stated.</p>	<b>Note only</b>	
<b>D3.2 Access to Buildings</b>			
1.	<p>Access from the 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.</p>	<b>Can Comply</b>	<p>Please provide further information for review during subsequent detailed design development stages. Provide a survey showing proposed RLs for all external linkages within the site boundary</p>
2.	<p>Access from the Accessible Carparking The BCA requires a continuous accessible path of travel be provided from the accessible carparking areas to the main entrance. Design of access to building should comply with requirements of AS 1428.1. This should include but be not limited to</p> <ul style="list-style-type: none"> <li>• Site levels/Gradients/Crossfalls</li> <li>• Widths</li> <li>• Materials including slip resistance properties</li> <li>• Location of drainage points along accessways</li> <li>• Threshold ramps at pedestrian entrances, kerb ramps, ramps, handrails etc as applicable.</li> </ul>	<b>Can Comply</b>	<p>We request additional information to confirm compliance as follows:</p> <ul style="list-style-type: none"> <li>• Detailed drawings</li> <li>• Provide a survey showing proposed RLs for all external linkages within the site boundary</li> </ul>



No	BCA Requirements	Status of Compliance	Discussion
3.	<p>Access Between Buildings on Site The BCA requires a continuous accessible path of travel be provided between associated accessible buildings.</p> <p>Design of access to building should comply with requirements of AS 1428.1. This should include but be not limited to</p> <ul style="list-style-type: none"> <li>• Site levels/Gradients/Crossfalls</li> <li>• Widths</li> <li>• Materials including slip resistance properties</li> <li>• Location of drainage points along accessways</li> <li>• Threshold ramps at pedestrian entrances, kerb ramps, ramps, handrails etc as applicable.</li> </ul>	<b>Can Comply</b>	<p>A formed footpath with areas conducive to an accessible path of travel has been provided from the allotment boundary adjacent to accessible buildings. Ramps and walkways within these areas offer compliance with AS1428.1.</p> <p>We request additional information to confirm compliance as follows:</p> <ul style="list-style-type: none"> <li>• Provide a survey showing proposed RLs for all external linkages within the site boundary</li> </ul>
4.	<p>Building Entrances</p> <p>The BCA requires a continuous, accessible path of travel to be provided through the principal pedestrian entrance and not less than 50% of all pedestrian entrances, except for pedestrian entrances serving only areas exempted by D3.4.</p> <p>As the total floor area of the building exceeds 500m<sup>2</sup>, the distance of travel between accessible and inaccessible entrances must not exceed 50m.</p>	<b>Can Comply</b>	<p>Please provide further information for review during subsequent detailed design development stages.</p> <ul style="list-style-type: none"> <li>• Detailed design of ramp required for the main café entrance.</li> </ul>
<b>D3.3 Parts of Buildings to be Accessible</b>			
1.	<p>In a building required to be accessible -every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with—</p> <p>(i), for a <b>ramp</b>, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> <p>(ii) for a <b>stairway</b>, except a fire-isolated stairway, clause 11 of AS 1428.1; and</p> <p>(iii) for a <b>fire-isolated stairway</b>, clause 11.1(f) and (g) of AS 1428.1; and</p>	<b>Can Comply</b>	<p>Refer to AS1428.1-2009 for further clarification of the design for stairs including, Setbacks, opaque risers, nosing's, TGSI's, handrail details and handrail extensions.</p> <p>Complies in Principle – additional information required to confirm.</p> <ul style="list-style-type: none"> <li>• Detailed drawings of stair design and ramp design</li> </ul>
2.	<p>an intersection of accessways satisfies the spatial requirements for a passing and turning space; and</p>	<b>Note</b>	
3.	<p>a passing space may serve as a turning space; and</p>	<b>Note</b>	
4.	<p>a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—</p> <p>(i) containing not more than 3 storeys; and</p> <p>(ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m<sup>2</sup>; and</p>	<b>Can Comply</b>	



No	BCA Requirements	Status of Compliance	Discussion
<b>D3.4 Exemptions</b>			
1.	<p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> <li>a) An area where access would be inappropriate because of the particular purpose for which the area is used.</li> <li>b) An area that would pose a health or safety risk for people with a disability.</li> <li>c) Any path of travel providing access only to an area exempted by (a) or (b).</li> </ul>	<b>Note</b>	<p>The following areas have been deemed as Exempt due to the use or function;</p> <ul style="list-style-type: none"> <li>1. Cleaning rooms</li> <li>2. Service areas</li> <li>3. Commercial kitchens</li> <li>4. Service corridor</li> <li>5. Storage</li> </ul>
<b>D3.5 Accessible carparking</b>			
1.	<p>The accessible carparking space and associated circulation spaces should be dimensioned on the drawings to demonstrate compliance with AS/NZS 2890.6. Accessible Carparking spaces to comply with AS/NZS2890.6. This being:</p> <ul style="list-style-type: none"> <li>• Designated parking space with minimum dimensions of 5400mm (l) X 2400mm (w);</li> <li>• Shared space with minimum dimensions of 5400mm (l) X 2400mm (w); and</li> <li>• Bollards to be provided</li> <li>• Crossfall to me maximum 1:40 in all directions (1:33 for bitumen surfaces)</li> </ul>	<b>Can Comply</b>	<p>Accessible carpark requires redesign.</p> <p>When available please provide further information for review during subsequent detailed design development stages.</p> <ul style="list-style-type: none"> <li>• Provide detailed design documentation.</li> </ul>
<b>D3.6 Signage</b>			
1.	<p>Braille and tactile signage is required to be provided throughout any building required to be made accessible in accordance with BCA specification D3.6 and AS1428.1 (2009) and must identify:</p> <ul style="list-style-type: none"> <li>• Each sanitary facility</li> <li>• Any space with a hearing augmentation system</li> <li>• Accessible unisex facilities and indicate whether the facility is suitable for left or right handed use</li> <li>• Ambulant accessible sanitary facilities on the door of the cubicle</li> <li>• Where an entrance is not accessible, directional signage to identify nearest accessible entrance</li> <li>• Where a bank of sanitary facilities is not provided with an accessible sanitary facility, directional signage to identify nearest accessible sanitary facility.</li> <li>• Each door required by Part E4.5 to be provided with an exit sign and state "Exit" and "Level" followed by either the floor level number, the floor descriptor or combination of these.</li> </ul>	<b>Can Comply</b>	<p>When available we request additional information to confirm compliance as follows:</p> <ul style="list-style-type: none"> <li>• Drawings detailing signage specifically designed for people with disabilities. Signage package should include typical elevations indicating the location of installation.</li> </ul>





No	BCA Requirements	Status of Compliance	Discussion
<b>D3.8 Tactile Indicators</b>			
1.	<p>Tactile ground surface indicators (TGSI's) are required to warn people who have a vision impairment they are approaching a hazardous location, such as</p> <ul style="list-style-type: none"> <li>• Stairways (other than fire isolated stairways)</li> <li>• Escalator</li> <li>• Passenger or moving walk</li> <li>• Ramp other than, a fire isolated ramp, step ramp, kerb ramp or swimming pool ramp.</li> </ul> <p>In the absence of a suitable barrier</p> <ul style="list-style-type: none"> <li>• An overhead obstruction less than 2m above the floor level, other than a doorway; and</li> <li>• An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point.</li> </ul> <p><b>Note:</b> tactile ground surface indicators are not required in to areas exempted under Clause D3.4</p>	<b>Can Comply</b>	<p>Refer to AS1428.4.1 for further clarification of the design for colour, luminance contrast, dimensions and locations of the tactile ground surface indicators.</p> <p>When available we request additional information to confirm compliance as follows:</p> <ul style="list-style-type: none"> <li>• Drawings indicating the location of tactile indicators.</li> <li>• Documentation providing information on the type, luminance contrast and slip resistance of proposed tactile indicators.</li> </ul>
<b>D3.11 Ramps</b>			
1.	<p>On and accessway –</p> <ul style="list-style-type: none"> <li>(a) A series of connected ramps must not have a combined vertical rise of more than 3.6m; and</li> <li>(b) A landing for a step ramp must not overlap a landing for another step ramp or ramp.</li> </ul>	<b>Can Comply</b>	
<b>D3.12 Glazing on an Accessway</b>			
1.	<p>On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1.</p> <p>A <b>solid</b> contrasting line is required.</p> <p>Refer to Clause 6.6 of AS1428.1 for details of:</p> <ul style="list-style-type: none"> <li>• Location</li> <li>• Height</li> <li>• Format and</li> <li>• Luminance contrast</li> </ul> <p><b>NOTE:</b> In many instances, the frosted type material may not achieve the required luminance contrast.</p>	<b>Can Comply</b>	<p>When available please provide further information for review during subsequent detailed design development stages.</p>



No	BCA Requirements	Status of Compliance	Discussion
<b>F2.4 Sanitary and Other Facilities</b>			
1.	Accessible unisex sanitary compartments must be provided in accessible parts of the building as per Table F2.4 (a).	<b>Can Comply</b>	The building is provided with the following;  1 No. accessible sanitary facilities  2 No. ambulant facilities  When available we request detail ramp design documentation drawings to confirm compliance.
2.	<b>Ambulant Toilets.</b> At each bank of toilets where there is 1 or more toilets in addition to any accessible unisex sanitary compartments, an ambulant cubical as required by AS1428.1-2009 must be provided.	<b>Can Comply</b>	
3.	The circulation space, <u>fixtures and fittings</u> of all accessible sanitary facilities must comply with the requirements of AS1428.1-2009.	<b>Can Comply</b>	When available we request detail design documentation drawings to confirm compliance
4.	An accessible unisex sanitary compartment must contain a pan, washbasin, <u>shelf</u> or vanity top, and provision of sanitary towel disposal	<b>Can Comply</b>	When available we request detail design documentation drawings to confirm compliance
5.	An accessible unisex sanitary compartment must not be located where its entry access will cross an area reserved for 1 sex only.	<b>Note</b>	
6.	Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and	<b>Note</b>	

#### 4. CONCLUSION

We have reviewed the documentation available to date and the proposed design against the Building Code of Australia 2019 and Premises Standards. The proposed development addresses the necessary Access requirements for a Development Application.

It is noted that this documentation is for a Development Application and as such the level of detail for some items may not be resolved. These specific items will require further clarification at the Construction Stage to confirm compliance with the relevant access requirements of the BCA 2019 and Premises Standards.



# APPENDIX A

## MARKED PLANS

**ACCESSIBLE CAR PARKING PAVEMENT SLOPE AND SURFACE - AS 2890.6 (2009), SECTION 2.3**  
 PARKING SPACES FOR PEOPLE WITH DISABILITIES AND RELATED WALKING AND WHEELCHAIR UNLOADING AREAS SHALL COMPREHEND A FIRM PLANE SURFACE WITH A FIRM NOT EXCEEDING 1 IN 40 (1.43 DEGREES APPROXIMATELY OR 2.5% GRADE) IN ANY DIRECTION (1 IN 33 (1.73 DEGREES) IF THE SURFACE IS A BITUMINOUS SEAL AND THE PARKING SPACE IS OUT OF DOORS). THESE AREAS SHALL HAVE A SLIP-RESISTANT SURFACE.

**WALKWAYS - AS 1428.1 (2009), CLAUSE 10**  
 WALKWAYS, RAMPS AND LANDINGS THAT ARE PROVIDED ON A CONTINUOUS ACCESSIBLE PATH OF TRAVEL SHALL MEET THE REQUIREMENTS OF AS 1428.1 (2009), CLAUSE 10.

ENSURE THE FINAL DESIGN COMPLIES WITH ALL ELEMENTS OF AS 1428.1 (2009), CLAUSE 10 INCLUDING BUT NOT LIMITED TO:  
 - WALKWAY GRADIENTS OF 1 IN 33, LANDINGS PROVIDED AT INTERVALS NO GREATER THAN 25M;  
 - WALKWAY GRADIENTS OF 1 IN 20, LANDINGS PROVIDED AT INTERVALS NO GREATER THAN 15M;  
 - WALKWAY GRADIENTS BETWEEN 1 IN 20 AND 1 IN 33, LANDINGS PROVIDED AT INTERVALS THAT SHALL BE OBTAINED BY LINEAR INTERPOLATION; FOR WALKWAYS SHALLOWER THAN 1 IN 33, NO LANDING ARE REQUIRED.

**SURFACE ABUTTING WALKWAY - AS 1428.1 (2009), CLAUSE 10.2**  
 THE FLOOR OR GROUND ABUTTING THE SIDES OF A WALKWAY SHALL PROVIDE A FIRM AND LEVEL SURFACE OF A DIFFERENT MATERIAL TO THAT OF THE WALKWAY, FOLLOW THE GRADE OF THE WALKWAY AND EXTEND HORIZONTALLY FOR A MINIMUM OF 600MM UNLESS ONE OF THE FOLLOWING IS PROVIDED:  
 - A KERB; OR  
 - A KERB RAIL AND HANDRAIL; OR  
 - A WALL NOT LESS THAN 450MM IN HEIGHT.

**KERB RAMPS - AS 1428.1 (2009), CLAUSE 10.7**  
 KERB RAMPS AT ROAD/PATH JUNCTION SHALL BE ALIGNED IN THE DIRECTION OF TRAVEL TO MEET THE REQUIREMENTS OF WITH AS 1428.1 (2009), CLAUSE 10.7 AND FIGURES 23/24.

A CONTINUOUS ACCESSIBLE PATH OF TRAVEL IS TO BE PROVIDED TO ANY BUILDING REQUIRED TO BE ACCESSIBLE FROM:  
 - THE MAIN POINTS OF PEDESTRIAN ENTRY AT THE ALLOTMENT BOUNDARY; AND  
 - FROM ANOTHER ACCESSIBLE BUILDING CONNECTED BY A PEDESTRIAN LINK; AND  
 - FROM ANY REQUIRED ACCESSIBLE CAR PARKING SPACE ON THE ALLOTMENT. (BCA CLAUSE D3.1)

**LEGEND OF FINISHES**

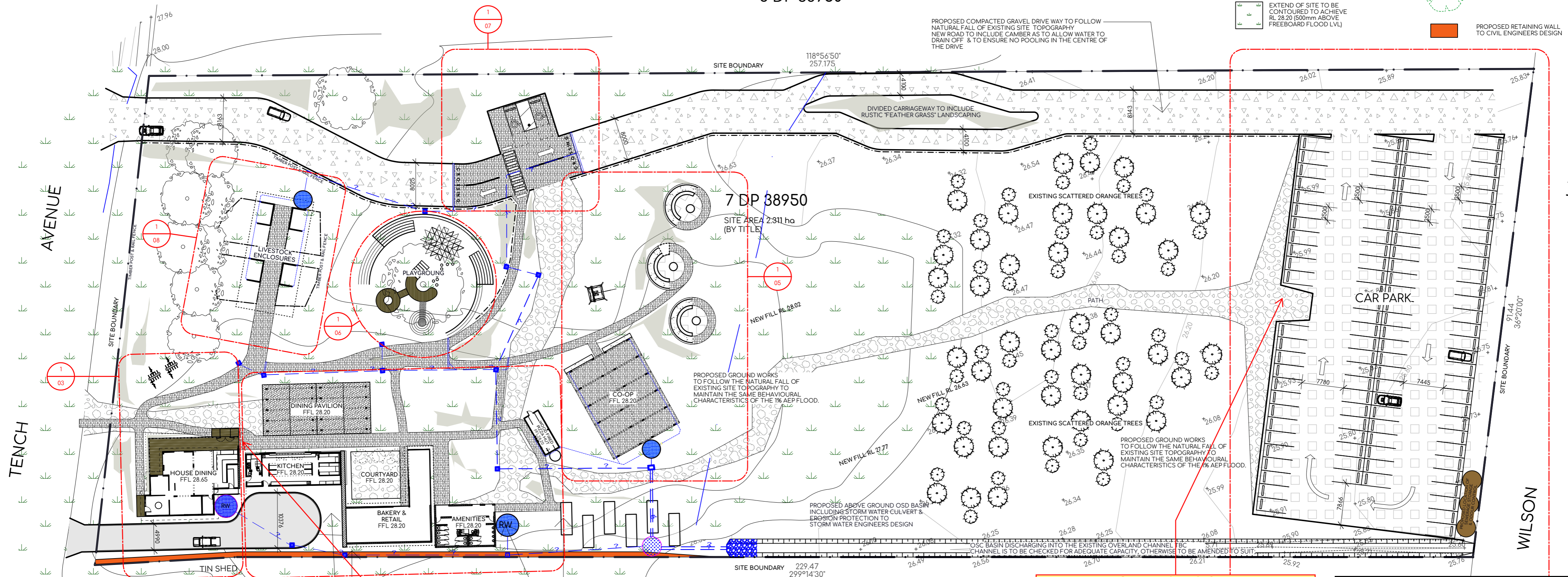
- SEMI PERMEABLE GR (TO FUTURE SPECIFICATION)
- ACCESSIBLE PAVED PA (TO FUTURE SPECIFICATION)
- COMPRESSED GRAVEL / ROAD BASE DRIVEWAY (TO FUTURE SPECIFICATION)
- PERMEABLE PATH (FIELDSTONES OR SIMILAR TO FUTURE SPECIFICATION)
- EXTEND OF SITE TO BE CONTOURED TO ACHIEVE RL 28.20 (500mm ABOVE FREEBOARD FLOOD LVL)
- RUSTIC LANDSCAPING (FEATHER GRASS OR SIMILAR TO FUTURE SPECIFICATION)
- TREE TO BE REMOVED
- PROPOSED RETAINING WALL TO CIVIL ENGINEERS DESIGN

Access Consulting  
 Building Compliance  
 Ref: AN019-213829 44-45 Tench Ave Jamisontown  
 Reviewed by: Lucy Alderson  
 Date: 11/12/2019

6 DP 38950

7 DP 38950  
 SITE AREA 2.311 ha (BY TITLE)

1 DP 30354



**Kerb ramps - AS 1428.1 (2009), Clause 10.7**  
 Kerb ramps at road/path junction shall be aligned in the direction of travel to meet the requirements of with AS 1428.1(2009), Clause 10.7 and Figures 23/24.

During subsequent detailed design development stages provide a survey showing proposed RLs for kerb ramp

**GENERAL - EXTERNAL LINKAGES**

Ensure a continuous accessible path of travel has been provided to all buildings required to be accessible from:  
 - The main points of pedestrian entry at the allotment boundary; and  
 - From another accessible building connected by a pedestrian link; and  
 - From any required accessible car parking space on the allotment. (BCA Clause D3.2)

During subsequent detailed design development stages provide a survey showing proposed RLs for all external linkages within the site boundary for a comprehensive assessment/detailed coordination to comply with BCA D3.2.

**LEGEND**

- Mandatory requirements under the BCA and Premises Standards. COMMENT REQUIRES ACTION.
- Coordination notes requiring clarification/confirmation.
- Additional enhanced recommendations in accordance with the spirit and intent of the DDA. These items are considered industry best practice and are provided for Client consideration. COMMENT FOR INFORMATION ONLY.

1 SITE PLAN  
 SCALE 1:500 @ A2

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SCALE: SHOWN@A2  
 DATE: 27.09.19  
 DRAWING NO.: 0461  
 DRAWN: MW  
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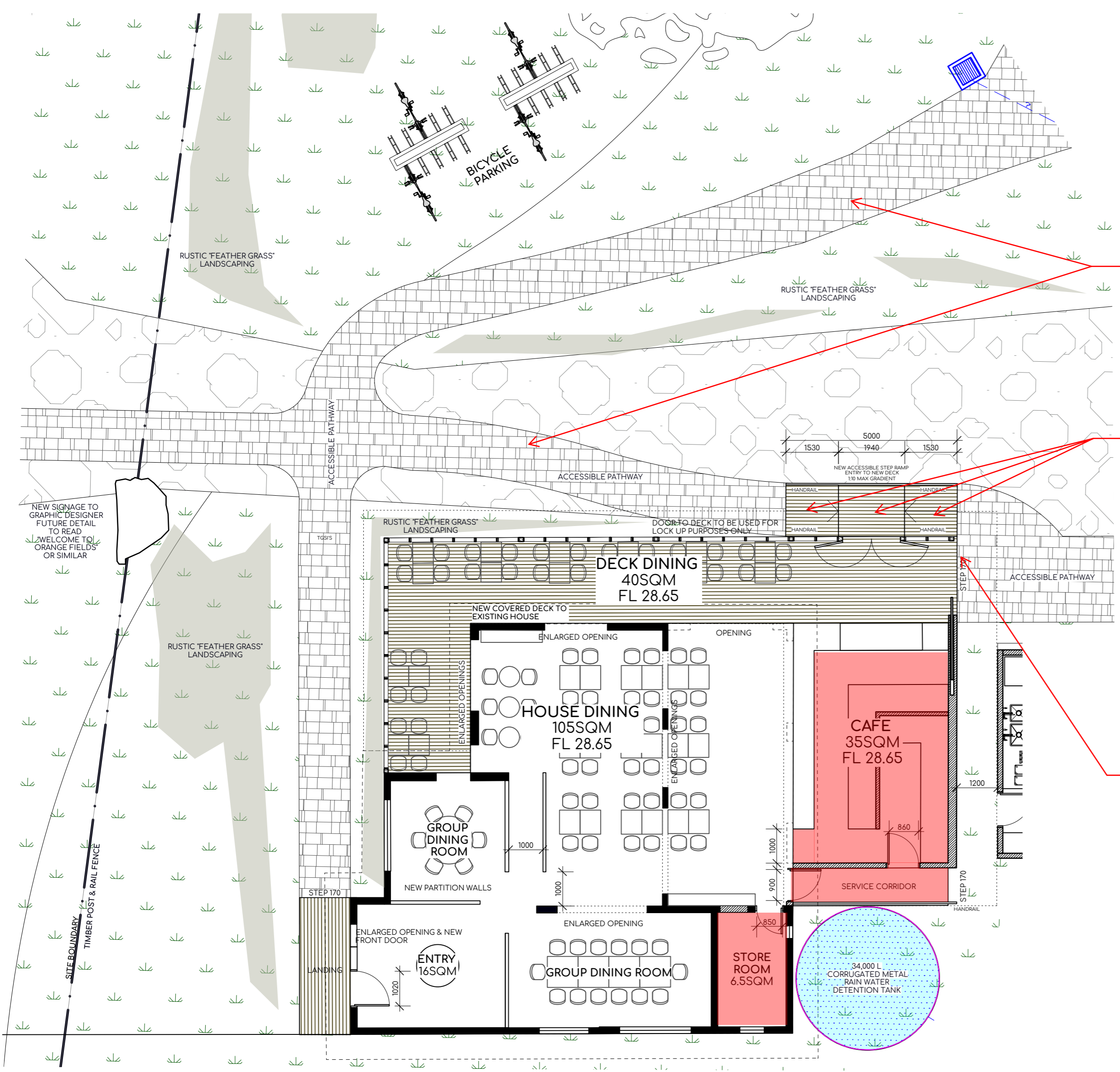
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**LEGEND OF FINISH**

- SEMI PERMEABLE PAVED (TO FUTURE SPECIFICATION) Access Consulting
- ACCESSIBLE PAVED (TO FUTURE SPECIFICATION) Ref: AN019-213829 44-45 Tench Ave Jamisontown  
Reviewed by: Lucy Alderson  
Date: 11/12/2019
- COMPRESSED GRAVEL ROAD BASE DRIVEWAY (TO FUTURE SPECIFICATION)
- PERMEABLE PATH (FIELDSTONES OR SIMILAR TO FUTURE SPECIFICATION)
- EXTEND OF SITE TO BE CONTOURED TO ACHIEVE RL 28.20 (500mm ABOVE FREEBOARD FLOOD LVL)
- FEATHER GRASS OR SIMILAR (TO FUTURE SPECIFICATION)
- TREE TO BE REMOVED
- PROPOSED RETAINING WALL TO CIVIL ENGINEERS DESIGN

**PHILIP CHUN**  
Building Compliance



All curved pathways are required to be minimum 1500mm wide.  
- Can Comply

**Access to buildings - D3.2 BCA(2019) (b)**  
In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and  
(i) through not less than 50% of all pedestrian entrance including the principal pedestrian entrance  
- Can Comply

During subsequent detailed design development stages provide a survey showing proposed RLs for all external linkages within the site boundary for a comprehensive assessment/detailed coordination to comply with BCA D3.2.

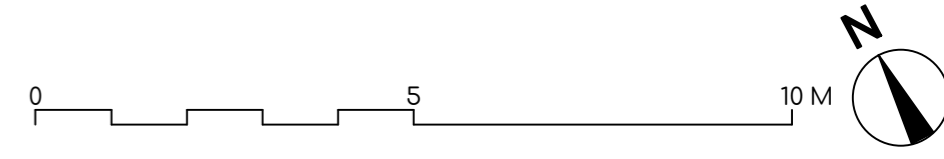
**Step Ramps - AS 1428.1 (2009), Clause 10.6**  
Step ramp shall meet the requirements of AS1428.1 (2009), Clause 10.6 including:  
- Maximum rise of **190mm**;  
- A length not greater than **1900mm**;  
- A gradient not steeper than **1:10**;  
- Minimum 1000mm unobstructed width;  
An open balustrade is provided, a kerb or kerb rail shall be provided to this barrier.

Confirm this entrance is accessible for staff only

**BCA D3.4 EXEMPTION**

The areas filled in red are not required to be accessible:  
(a) An area where access would be inappropriate because of the particular purpose for which the area is used.  
(b) An area that would pose a health or safety risk for people with a disability.  
(c) Any path of travel providing access only to an area exempted by (a) or (b).  
(BCA Clause D3.4).

1 DETAIL PLAN  
SCALE 1:100 @ A2



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PROJECT  
**ORANGE FIELDS**

CLIENT	MKT CAFE PTY LTD
ADDRESS	44-50 TENCH AVE JAMISONTOWN NSW
DRAWING NAME	DETAIL PLAN HOUSE & T/A CANTEN

SCALE	SHOWN@A2	JOB NO.	0461
DATE	27.09.19	DRAWN	MW
DRAWING NO.	<b>03</b>	ISSUE	<b>D</b>

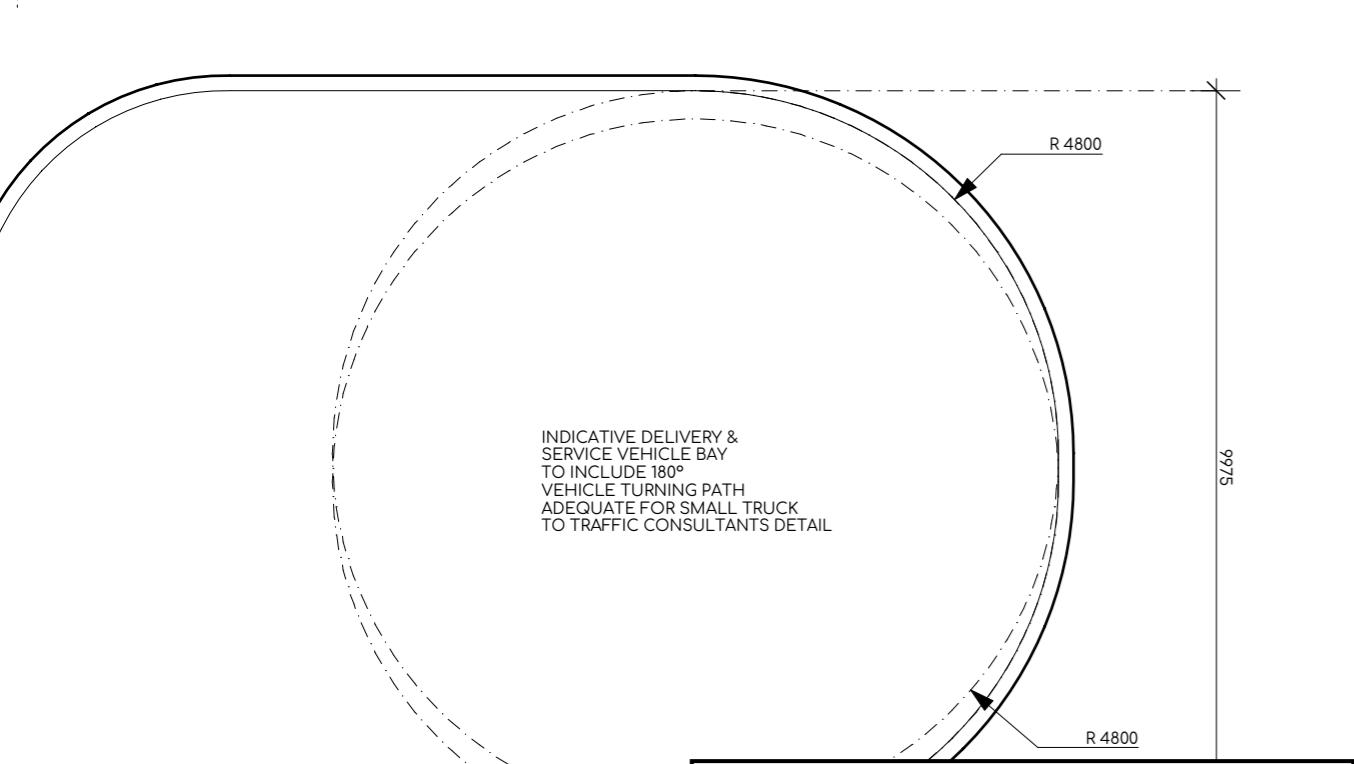
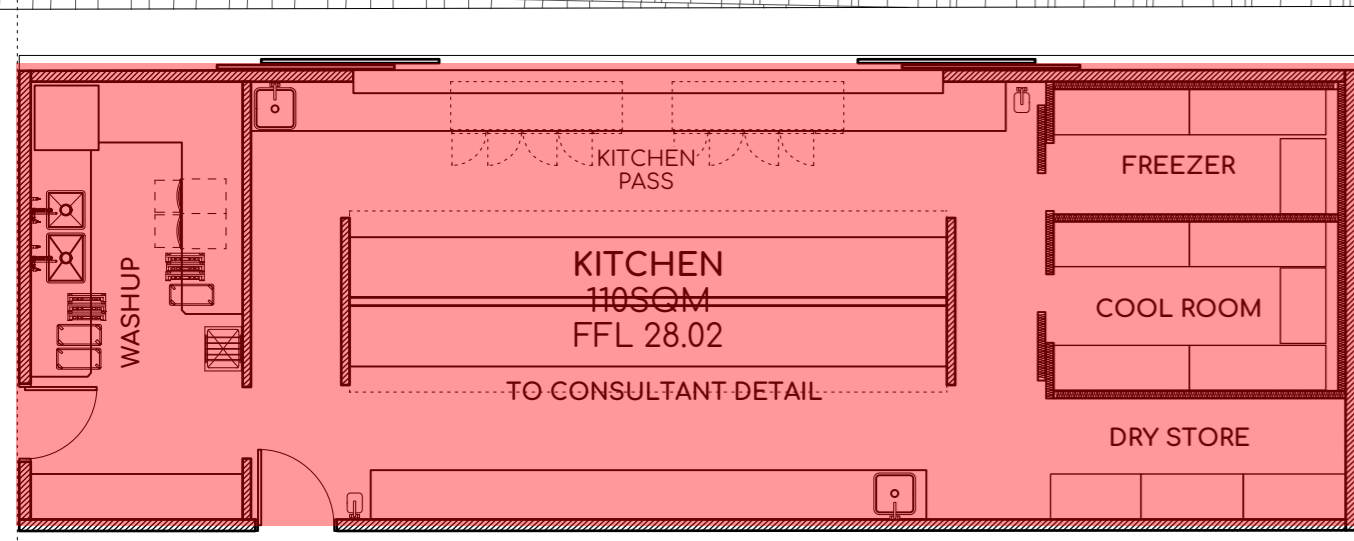
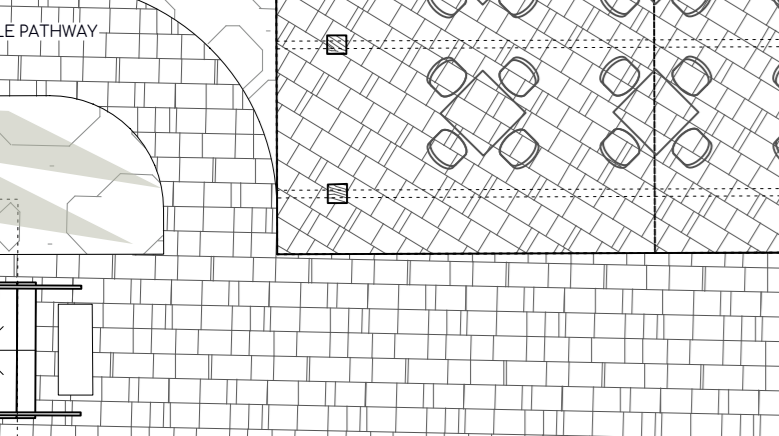
**BCA D3.4 EXEMPTION**

The areas filled in red are not required to be accessible:

(a) An area where access would be inappropriate because of the particular purpose for which the area is used.

(b) An area that would pose a health or safety risk for people with a disability.

(c) Any path of travel providing access only to an area exempted by (a) or (b). (BCA Clause D3.4).



**GENERAL - EXTERNAL LINKAGES**

Ensure a continuous accessible path of travel has been provided to all buildings required to be accessible from:

- The main points of pedestrian entry at the allotment boundary; and
- From another accessible building connected by a pedestrian link; and
- From any required accessible car parking space on the allotment. (BCA Clause D3.2)

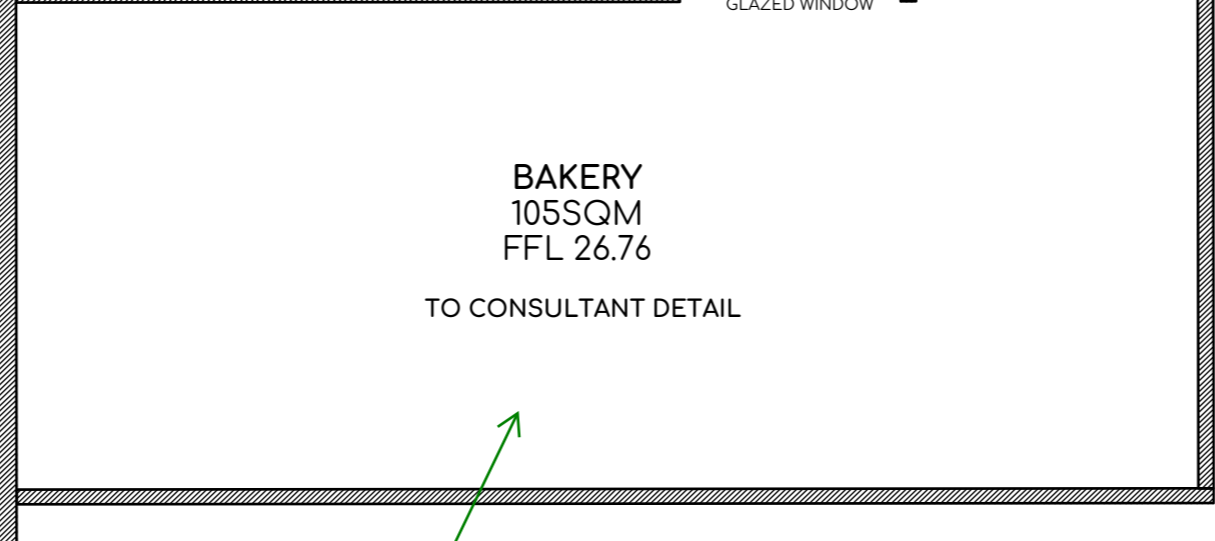
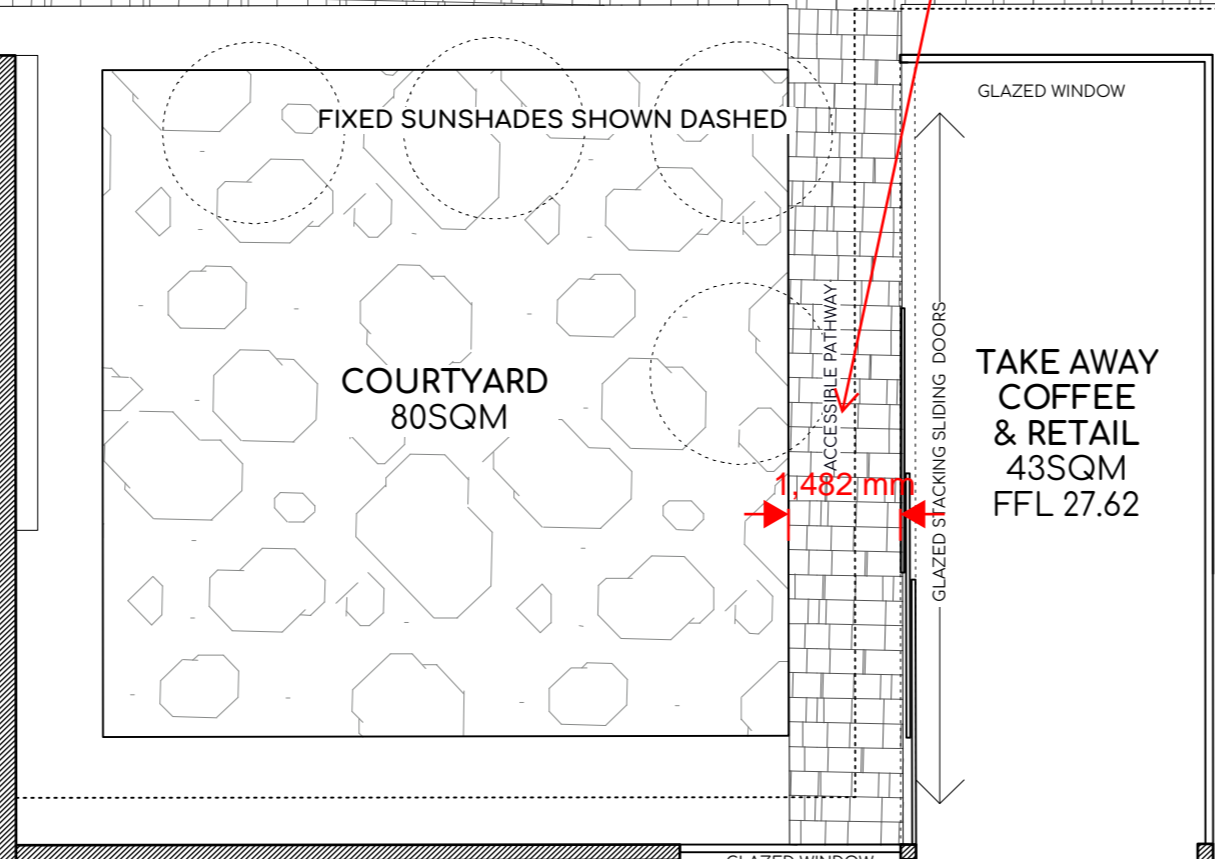
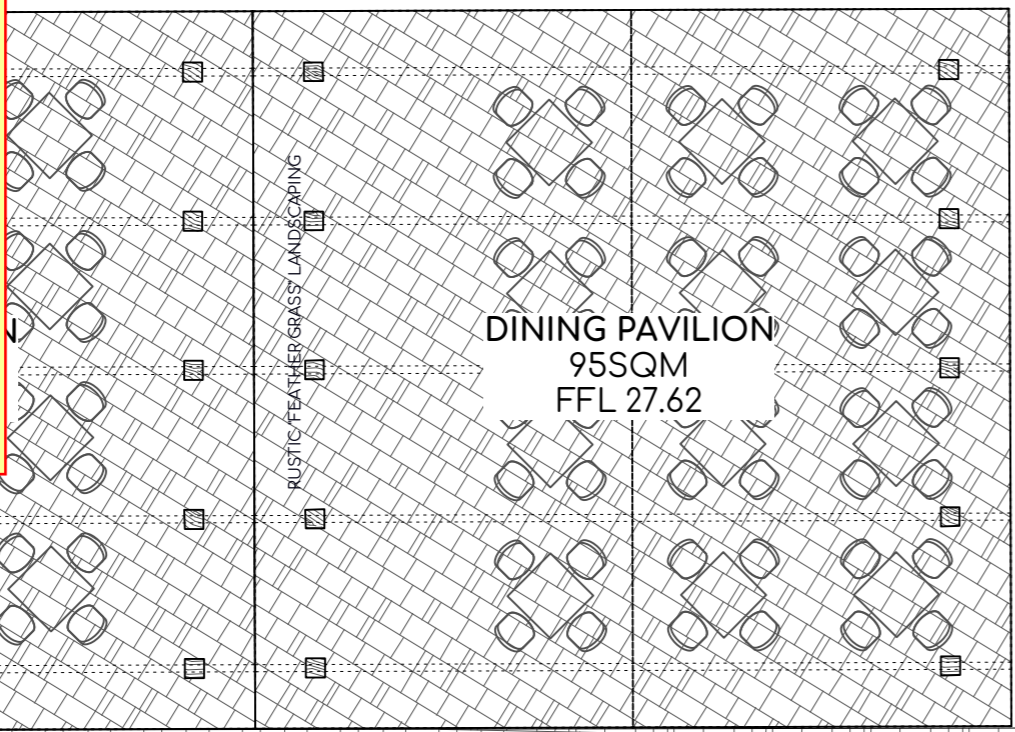
During subsequent detailed design development stages provide a survey showing proposed RLs for all external linkages within the site boundary for a comprehensive assessment/detailed coordination to comply with BCA D3.2.

**LEGEND**

Mandatory requirements under the BCA and Premises Standards. COMMENT REQUIRES ACTION.

Coordination notes requiring clarification/confirmation.

Additional enhanced recommendations in accordance with the spirit and intent of the DDA. These items are considered industry best practice and are provided for Client consideration. COMMENT FOR INFORMATION ONLY.



NOTE: BRAILLE AND TACTILE SIGNAGE COMPLYING WITH BCA SPECIFICATION D3.6 AND INCORPORATING THE INTERNATIONAL SYMBOL FOR ACCESS OR DEAFNESS AS APPROPRIATE, MUST BE PROVIDED TO IDENTIFY THE FOLLOWING:

- EACH SANITARY FACILITY;
- ACCESSIBLE UNISEX FACILITIES AND INDICATE WHETHER THE FACILITY IS SUITABLE FOR LEFT OR RIGHT HANDED USE;
- AMBULANT ACCESSIBLE SANITARY FACILITIES ON THE DOOR OF THE CUBICLE;
- WHERE AN ENTRANCE IS NOT ACCESSIBLE, DIRECTIONAL SIGNAGE TO IDENTIFY NEAREST ACCESSIBLE ENTRANCE;
- WHERE A BANK OF SANITARY FACILITIES IS NOT PROVIDED WITH AN ACCESSIBLE SANITARY FACILITY, DIRECTIONAL SIGNAGE TO IDENTIFY NEAREST ACCESSIBLE SANITARY FACILITY

ACCESSIBLE UNISEX SANITARY FACILITIES COMPLY WITH AS 1428.1 2009, CLAUSE 15 INCLUDING CIRCULATION SPACES, EXCLUSION ZONES, FITTING/FIXTURE LOCATIONS AND SIGNAGE.

All curved pathways are required to be minimum 1500mm wide.

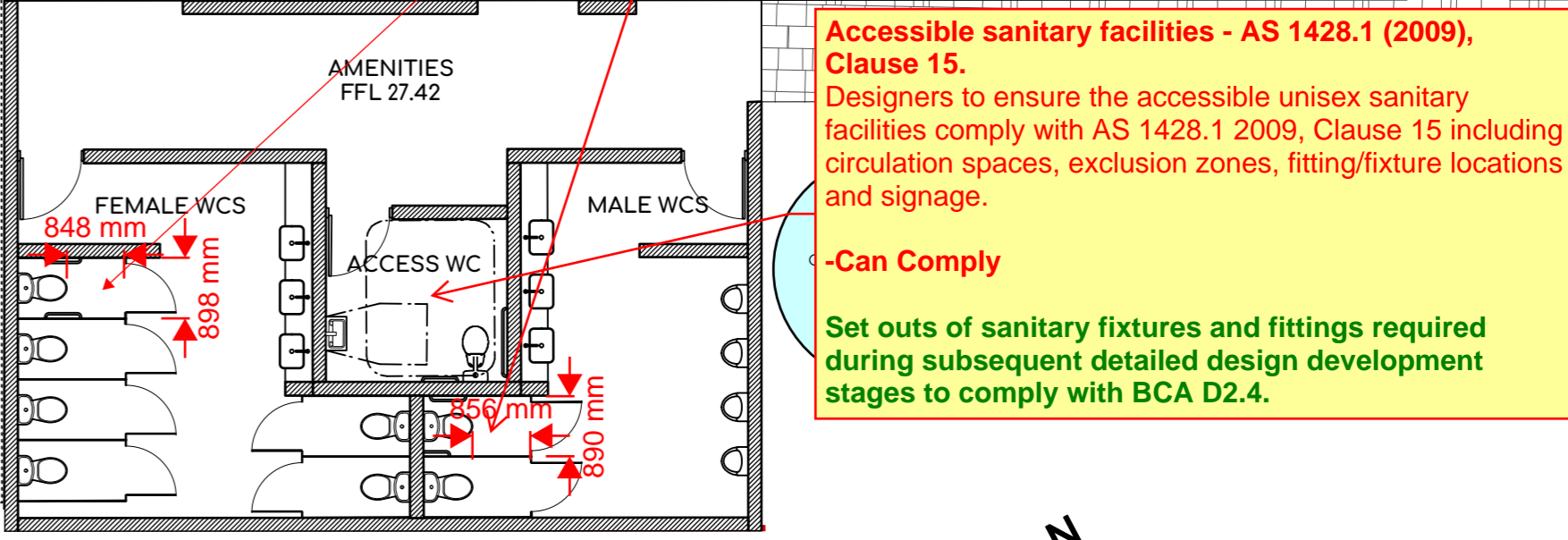
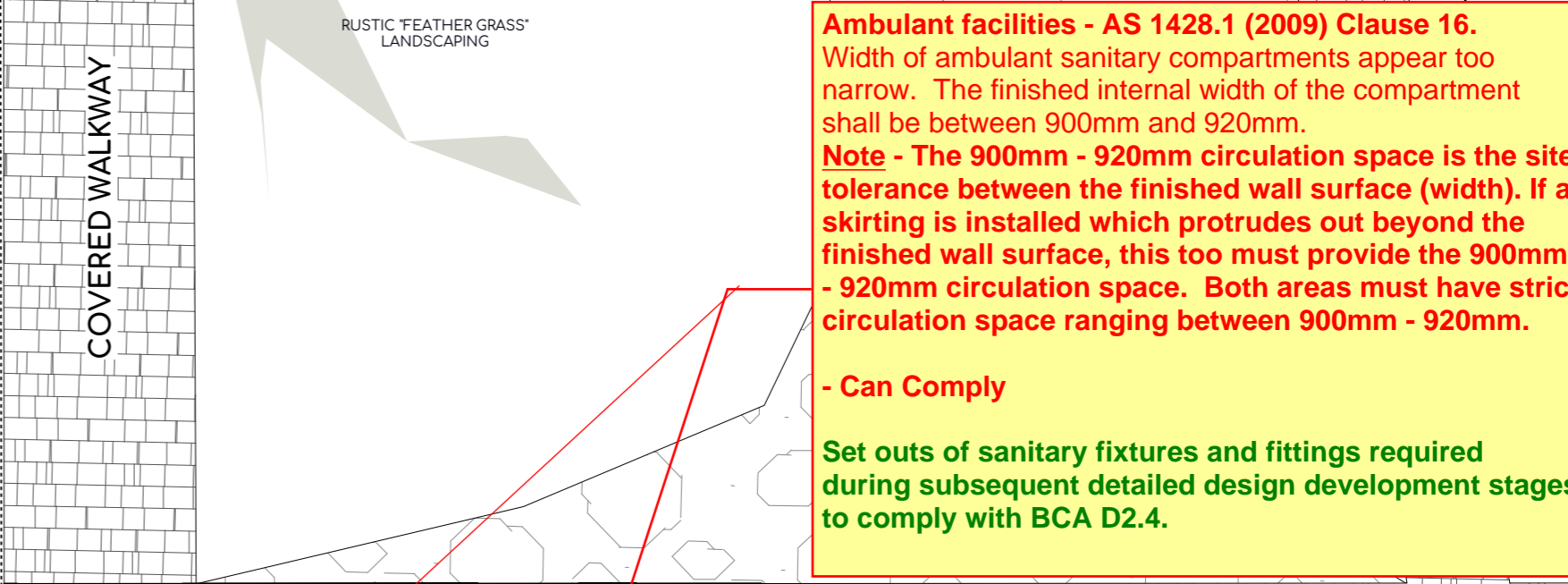
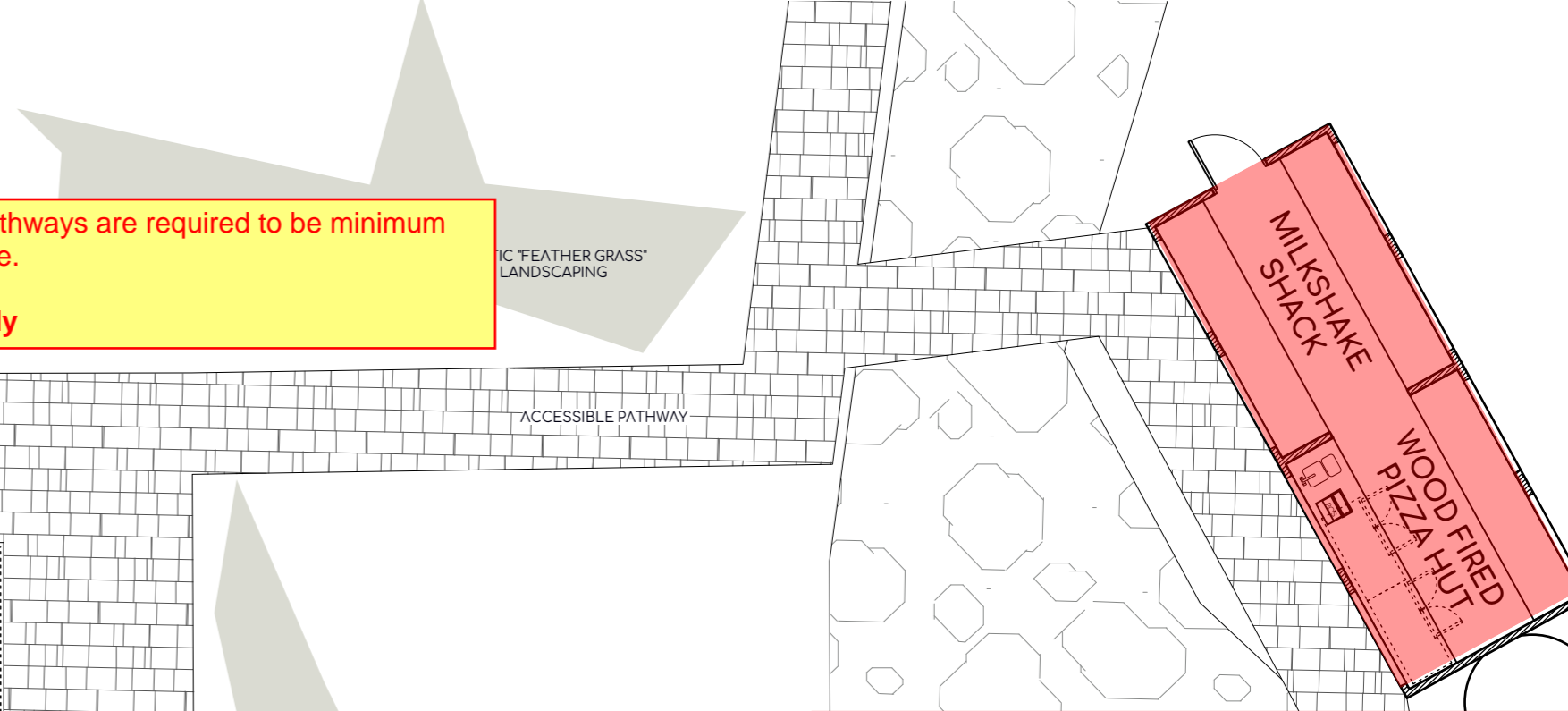
- Can Comply

**LEGEND OF FINISHES**

- SEMI PERMEABLE GRASS (TO FUTURE SPECIFICATION)
- ACCESSIBLE PAVED (TO FUTURE SPECIFICATION)
- COMPRESSED GRAVEL DRIVE (TO FUTURE SPECIFICATION)
- PERMEABLE PATH (FIELDSTONES OR SIMILAR TO FUTURE SPECIFICATION)
- RUSTIC LANDSCAPING (FEATHER GRASS OR SIMILAR TO FUTURE SPECIFICATION)
- TREE TO BE REMOVED

**PHILIP CHUN**  
Building Compliance

Access Consulting  
Ref: AN019-213829 44-45 Tench Ave Jamisontown  
Reviewed by: Lucy Alderson  
Date: 11/12/2019



**Ambulant facilities - AS 1428.1 (2009) Clause 16.** Width of ambulant sanitary compartments appear too narrow. The finished internal width of the compartment shall be between 900mm and 920mm.

**Note - The 900mm - 920mm circulation space is the site tolerance between the finished wall surface (width). If a skirting is installed which protrudes out beyond the finished wall surface, this too must provide the 900mm - 920mm circulation space. Both areas must have strict circulation space ranging between 900mm - 920mm.**

- Can Comply

Set outs of sanitary fixtures and fittings required during subsequent detailed design development stages to comply with BCA D2.4.

**Accessible sanitary facilities - AS 1428.1 (2009), Clause 15.** Designers to ensure the accessible unisex sanitary facilities comply with AS 1428.1 2009, Clause 15 including circulation spaces, exclusion zones, fitting/fixture locations and signage.

-Can Comply

Set outs of sanitary fixtures and fittings required during subsequent detailed design development stages to comply with BCA D2.4.

Provide details of internal layout for assessment during subsequent detailed design development stages.

- Can Comply

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PROJECT  
**ORANGE FIELDS**

CLIENT	MKT CAFE PTY LTD
ADDRESS	44-50 TENCH AVE JAMISONTOWN NSW
DRAWING NAME	DETAIL PLAN KITCHEN, PAVILIONS & AMENITIES

SCALE	SHOWN@A2	JOB NO.	0461
DATE	27.09.19	DRAWN	MW
DRAWING NO.	<b>04</b>	ISSUE	<b>C</b>

LEGEND OF FINISHES

	SEMI PERMEABLE GRASS (TO FUTURE SPECIFICATION)
	ACCESSIBLE PAVED (TO FUTURE SPECIFICATION)
	COMPRESSED GRAVEL (TO FUTURE SPECIFICATION)
	PERMEABLE PATH (FIELDSTONES OR SIMILAR) (TO FUTURE SPECIFICATION)

PHILIP CHUN Consulting Building Compliance  
 Ref: AN019-213829-44-45 Tench Ave Jamisontown  
 Reviewed by: Lucy Alderson  
 Date: 11/12/2019

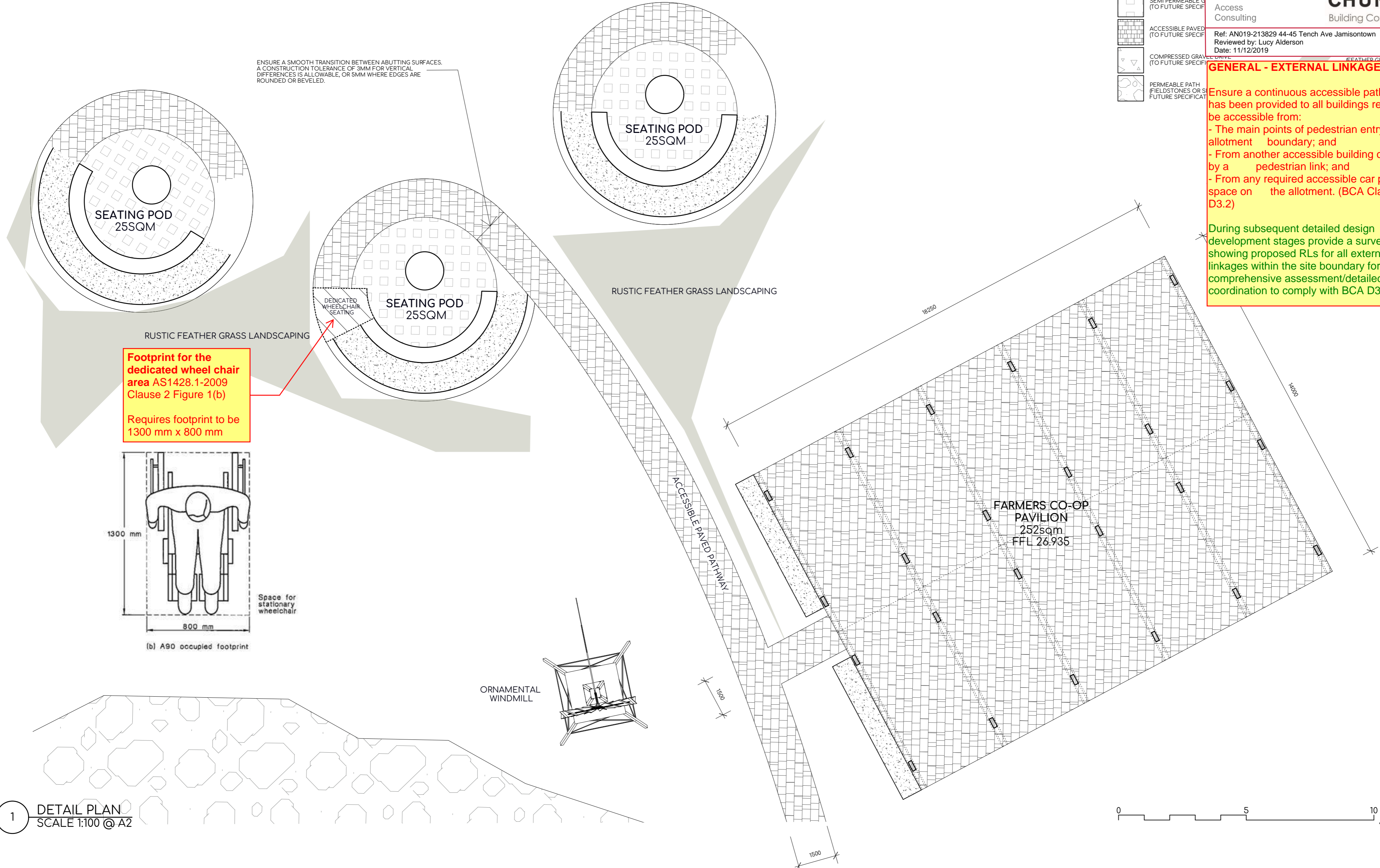
**GENERAL - EXTERNAL LINKAGES**

Ensure a continuous accessible path of travel has been provided to all buildings required to be accessible from:

- The main points of pedestrian entry at the allotment boundary; and
- From another accessible building connected by a pedestrian link; and
- From any required accessible car parking space on the allotment. (BCA Clause D3.2)

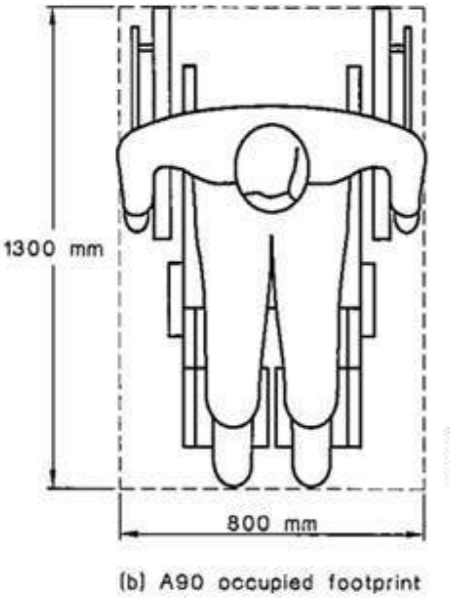
During subsequent detailed design development stages provide a survey showing proposed RLs for all external linkages within the site boundary for a comprehensive assessment/detailed coordination to comply with BCA D3.2.

ENSURE A SMOOTH TRANSITION BETWEEN ABUTTING SURFACES. A CONSTRUCTION TOLERANCE OF 3MM FOR VERTICAL DIFFERENCES IS ALLOWABLE, OR 5MM WHERE EDGES ARE ROUNDED OR BEVELED.

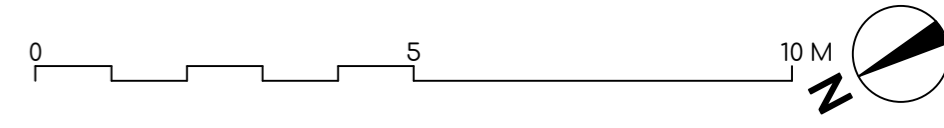


**Footprint for the dedicated wheel chair area AS1428.1-2009 Clause 2 Figure 1(b)**

Requires footprint to be 1300 mm x 800 mm



1 DETAIL PLAN SCALE 1:100 @ A2



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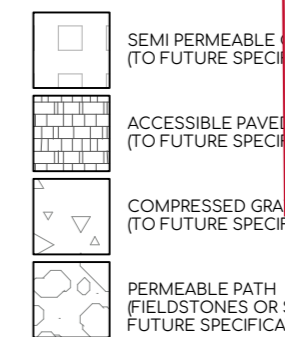
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PROJECT  
**ORANGE FIELDS**

CLIENT	MKT CAFE PTY LTD
ADDRESS	44-50 TENCH AVE JAMISONTOWN NSW
DRAWING NAME	DETAIL PLAN BARN & SEATING PODS

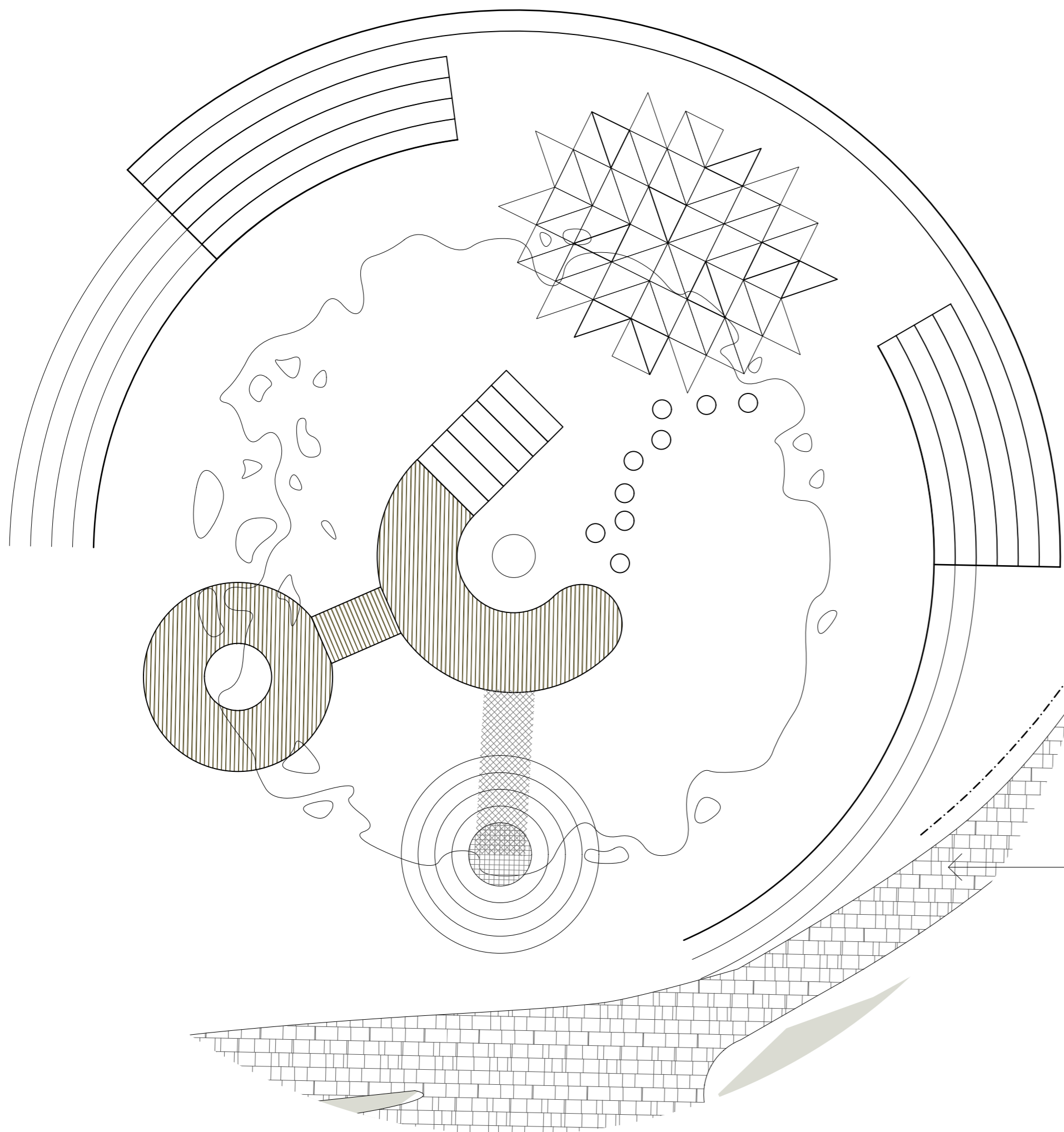
SCALE	SHOWN@A2	JOB NO.	0461
DATE	27.09.19	DRAWN	MW
DRAWING NO.	<b>05</b>	ISSUE	<b>C</b>



**GENERAL - EXTERNAL LINKAGES**

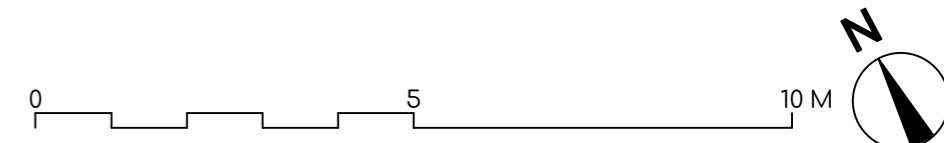
Ensure a continuous accessible path of travel has been provided to all buildings required to be accessible from:  
 - The main points of pedestrian entry at the allotment boundary; and  
 - From another accessible building connected by a pedestrian link; and  
 - From any required accessible car parking space on the allotment. (BCA Clause D3.2)

During subsequent detailed design development stages provide a survey showing proposed RLs for all external linkages within the site boundary for a comprehensive assessment/detailed coordination to comply with BCA D3.2.



WALKWAYS - AS 1428.1 (2009), CLAUSE 10  
 WALKWAYS, RAMPS AND LANDINGS THAT ARE PROVIDED ON A CONTINUOUS ACCESSIBLE PATH OF TRAVEL SHALL MEET THE REQUIREMENTS OF AS 1428.1 (2009), CLAUSE 10.  
 ENSURE THE FINAL DESIGN COMPLIES WITH ALL ELEMENTS OF AS 1428.1 (2009), CLAUSE 10 INCLUDING BUT NOT LIMITED TO:  
 - WALKWAY GRADIENTS OF 1 IN 33, LANDINGS PROVIDED AT INTERVALS NO GREATER THAN 25M;  
 - WALKWAY GRADIENTS OF 1 IN 20, LANDINGS PROVIDED AT INTERVALS NO GREATER THAN 15M;  
 - WALKWAY GRADIENTS BETWEEN 1 IN 20 AND 1 IN 33, LANDINGS PROVIDED AT INTERVALS THAT SHALL BE OBTAINED BY LINEAR INTERPOLATION; FOR WALKWAYS SHALLOWER THAN 1 IN 33, NO LANDING ARE REQUIRED.

1 DETAIL PLAN  
 SCALE 1:100 @ A2



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 PROJECT  
**ORANGE FIELDS**

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ADDRESS | 44-50 TENCH AVE  
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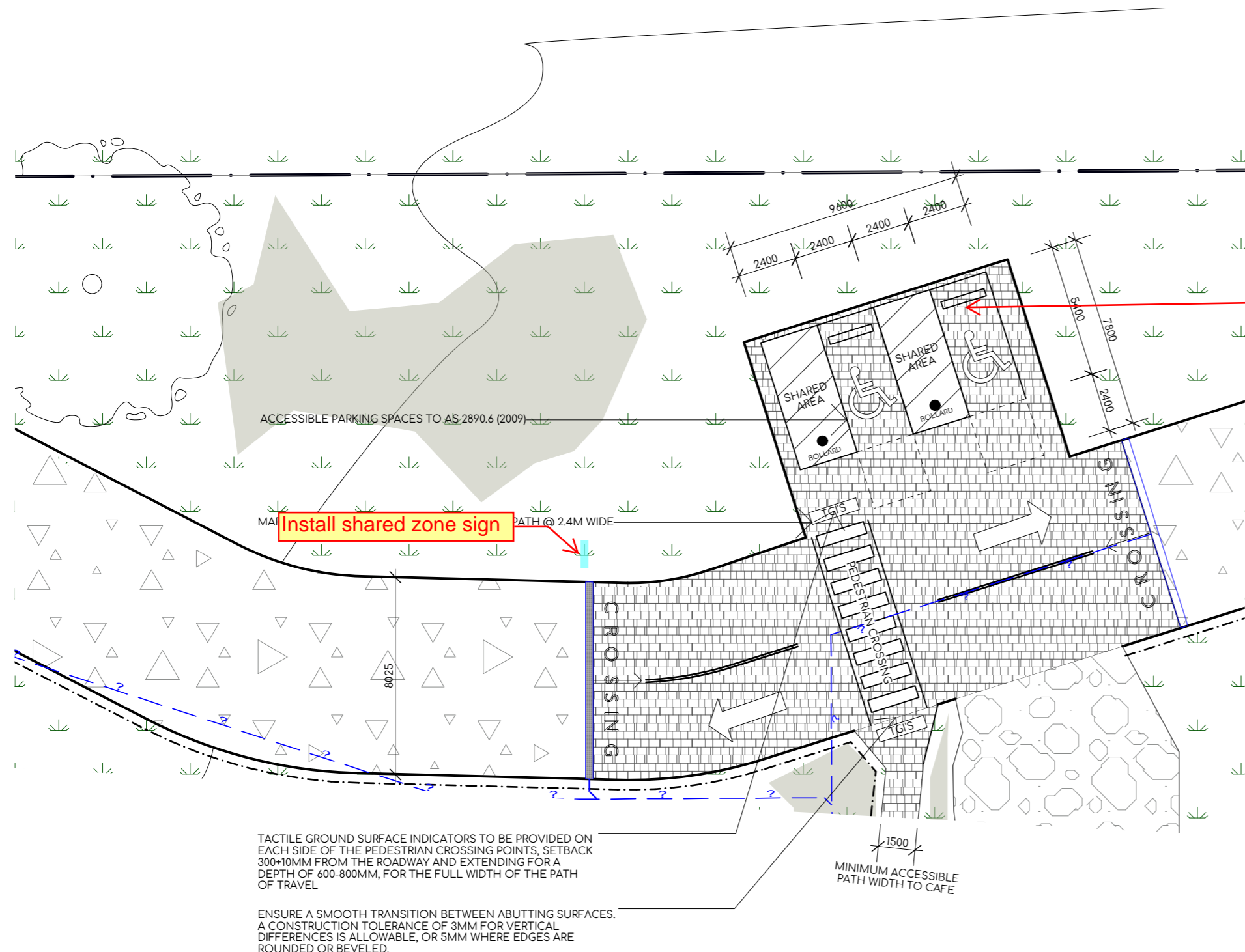
DRAWING NAME | DETAIL PLAN  
 PLAYGROUND

SCALE | SHOWN@A2 | JOB NO. | 0461

DATE | 27.09.19 | DRAWN | MW

DRAWING NO. | **06** | ISSUE | **C**





**Accessible car parking - AS 2890.6 (2009)**

Ensure the final design complies with all elements of AS 2890.6 (2009) including but not limited to:

- Minimum dimensions of dedicated and shared area;
- pavement slope and surface;
- kerb ramps where required;
- bollard installation;
- head room;
- space identification;
- space delineation.

We recommend bollards be a height of 1300mm to ensure reversing drivers can see the bollard above the rear of their vehicle (AS 2890.6 (2009), Clause 2.2.1(d)). Furthermore, consider selecting a finish with a luminance contrast of minimum 30% against the background surface to which it is viewed (i.e. car park floor surface).

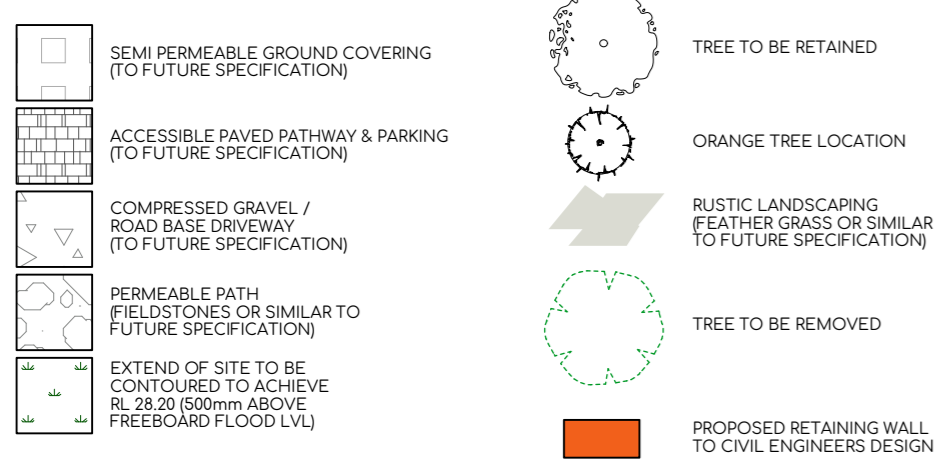
During subsequent detailed design development stages provide detailed documentation.

**1** DETAIL PLAN  
SCALE 1:200 @ A2

TOTAL CAR SPACES - 109  
 ACCESSIBLE CAR SPACES - 2  
 STANDARD CAR SPACES - 107

**PARKING METHODOLOGY**  
 1 SPACE PER STAFF MEMBER = 20 SPACES  
 PLUS 1 SPACE FOR EVERY 6M2 OF SEATING AREA - TOTAL 410 = 69 SPACES  
 (HOUSE DINING 105SQM  
 DECK DINING 40SQM  
 PAVILION DINING 190SQM  
 SEATING PODS 75SQM)

**LEGEND OF FINISHES**



ACCESSIBLE CAR PARKING TO AS 2890.6 (2009) & FINAL DESIGN TO INCLUDE BUT NOT LIMITED TO:

- MINIMUM DIMENSIONS OF DEDICATED AND SHARED AREA;
- PAVEMENT SLOPE AND SURFACE;
- KERB RAMP WHERE REQUIRED;
- BOLLARD INSTALLATION;
- HEAD ROOM;
- SPACE IDENTIFICATION;
- SPACE DELINEATION.

BOLLARD BE A HEIGHT OF 1300MM TO ENSURE REVERSING DRIVERS CAN SEE THE BOLLARD ABOVE THE REAR OF THEIR VEHICLE (AS 2890.6 (2009), CLAUSE 2.2.1(D)). BOLLARD FINISH WITH A LUMINANCE CONTRAST OF MINIMUM 30% AGAINST THE BACKGROUND SURFACE TO WHICH IT IS VIEWED (I.E. CAR PARK FLOOR SURFACE).

ACCESSIBLE CAR PARKING SPACE DELINEATION - AS 2890.6 (2009), SECTION 3.2

PAVEMENT MARKINGS SPECIFIED SHALL BE YELLOW AND SHALL HAVE A SLIP RESISTANT SURFACE. RAISED PAVEMENT MARKERS SHALL NOT BE USED FOR SPACE DELINEATION.

PAVEMENT MARKINGS SHALL BE PROVIDED AS FOLLOWS:

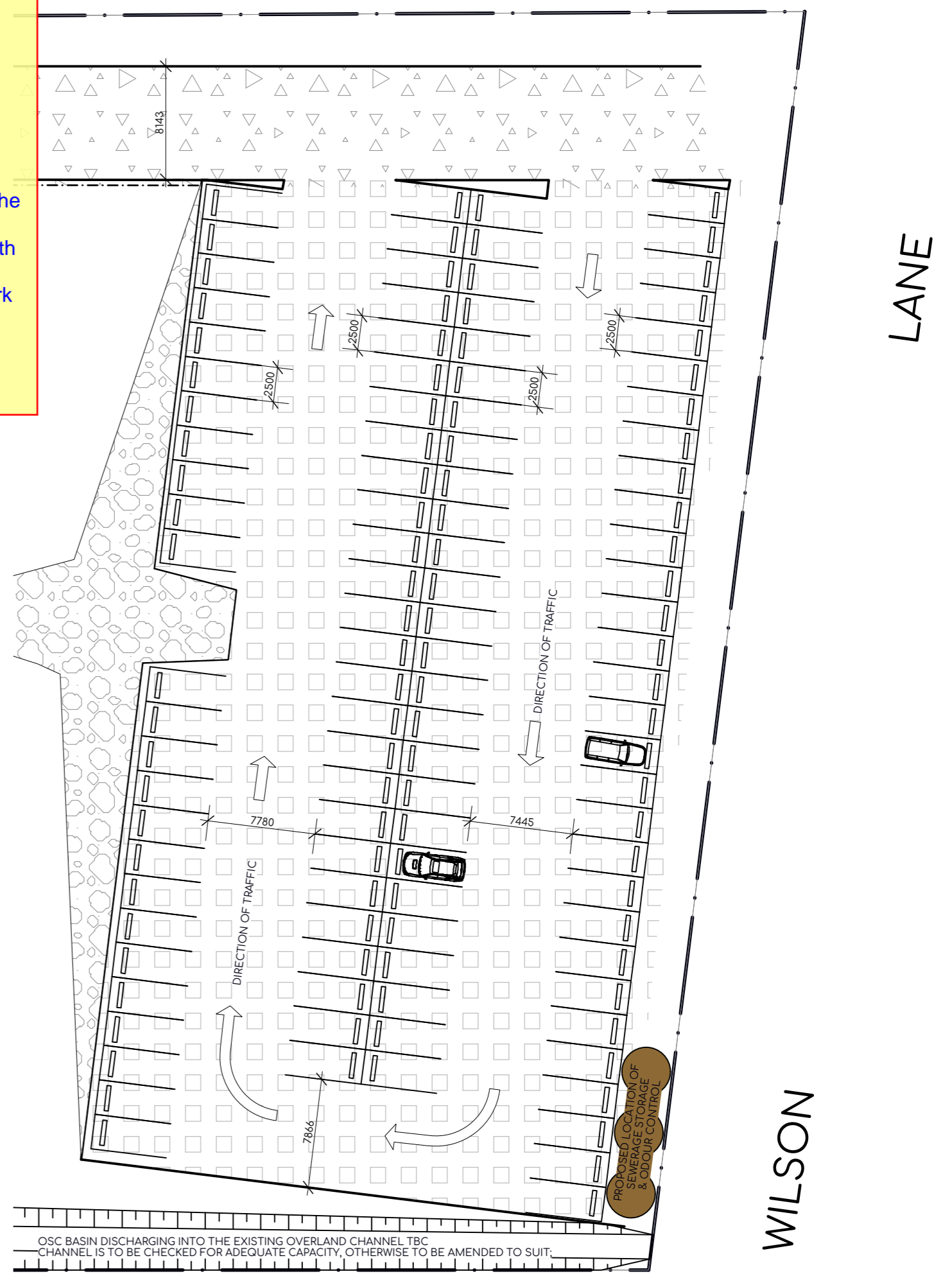
- (A) DEDICATED PARKING SPACES SHALL BE OUTLINED WITH UNBROKEN LINES 80-100MM WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATION BY A KERB, BARRIER OR WALL;
- (B) SHARED AREAS SHALL BE MARKED AS FOLLOWS:
  - (i) WALKWAYS WITHIN OR PARTLY WITHIN A SHARED AREA SHALL BE MARKED WITH UNBROKEN LONGITUDINAL LINES ON BOTH SIDES OF THE WALKWAY EXCEPTING ANY SIDE DELINEATED BY KERB, BARRIER OR WALL.
  - (ii) OTHER VACANT NON-TRAFFICKED AREAS, WHICH MAY BE INTENTIONALLY OR UNINTENTIONALLY OBSTRUCTED (EG BY UNINTENDED PARKING), SHALL BE OUTLINED WITH UNBROKEN LINES 80-100MM WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL, AND MARKED WITH DIAGONAL STRIPES 150-200MM WIDE WITH PACES OF 200MM-300MM BETWEEN STRIPES. THE STRIPES SHALL BE AT AN ANGLE OF 45 +/- 10 DEGREES TO THE SIDE OF THE SPACE.
  - (iii) NO SHARED AREA MARKINGS SHALL BE PLACED IN TRAFFICKED AREAS.

**LEGEND**

Mandatory requirements under the BCA and Premises Standards. COMMENT REQUIRES ACTION.

Coordination notes requiring clarification/confirmation.

Additional enhanced recommendations in accordance with the spirit and intent of the DDA. These items are considered industry best practice and are provided for Client consideration. COMMENT FOR INFORMATION ONLY.



**2** DETAIL PLAN  
SCALE 1:350 @ A2

107 CAR, CAR PARK TO BE CHECKED IF COMPLIANT WITH GRADES 7 EXISTING SITE TOPOGRAPHY AMENDED TO SUIT AS PER ADVICE FROM STORM WATER & TRAFFIC CONSULTANT

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 Version: 1, Version Date: 17/12/2019

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 +61 421 848 462  
 PROJECT  
 ORANGE FIELDS

CLIENT	MKT CAFE PTY LTD
ADDRESS	44-50 TENCH AVE JAMISONTOWN NSW
DRAWING NAME	DETAIL PLAN PARKING

SCALE	SHOWN@A2	JOB NO.	0461
DATE	27.09.19	DRAWN	MW
DRAWING NO.	07	ISSUE	E

-  SEMI PERMEABLE GR (TO FUTURE SPECIFICATION)
-  ACCESSIBLE PAVED (TO FUTURE SPECIFICATION)
-  COMPRESSED GRAVEL (TO FUTURE SPECIFICATION)
-  PERMEABLE PATH (FIELDSTONES OR SIMILAR) (TO FUTURE SPECIFICATION)

**PHILIP CHUN**  
 Consulting Building Compliance

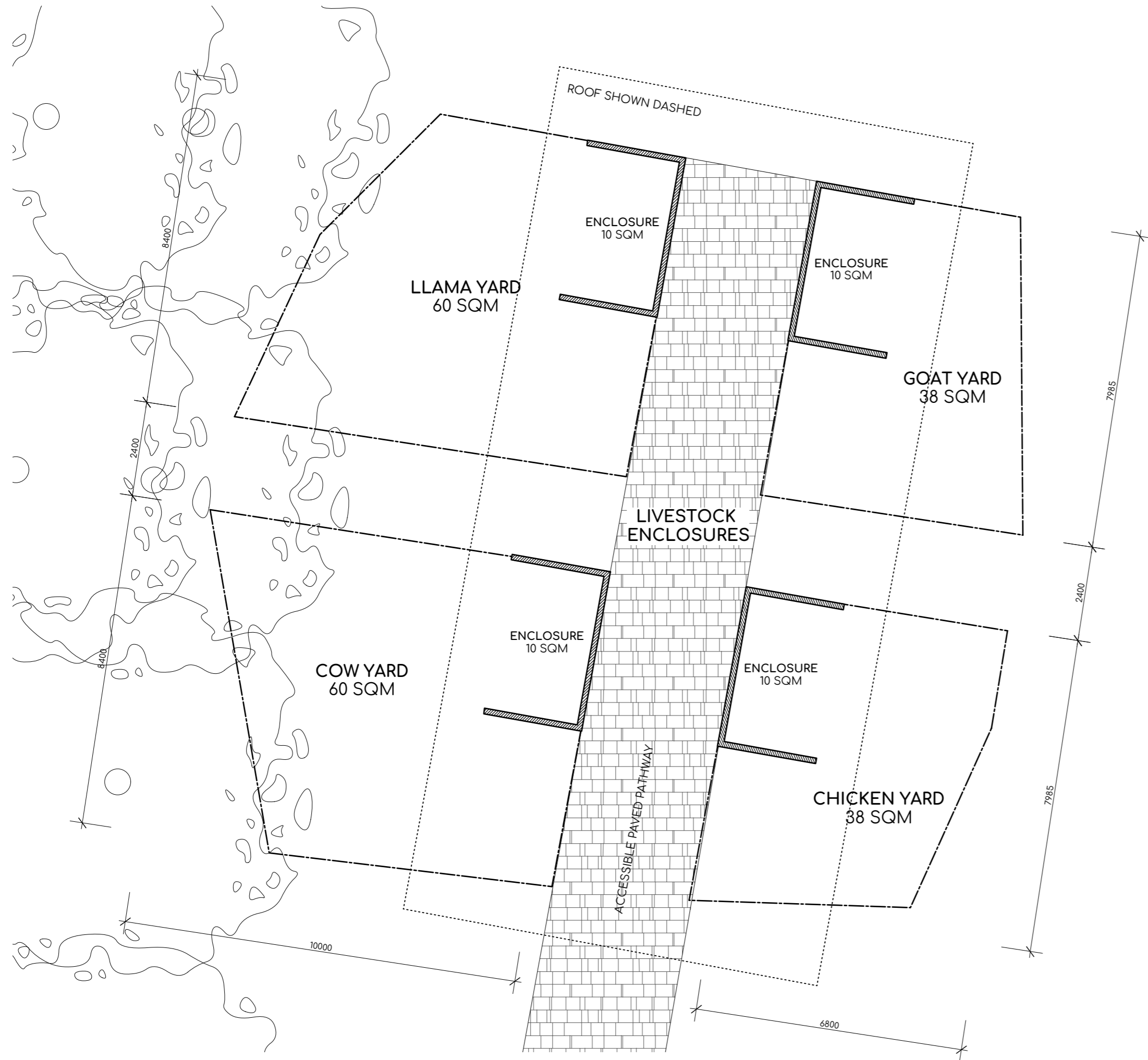
Ref: AN019-213829 44-45 Tench Ave Jamisontown  
 Reviewed by: Lucy Alderson  
 Date: 11/12/2019

**GENERAL - EXTERNAL LINKAGES**

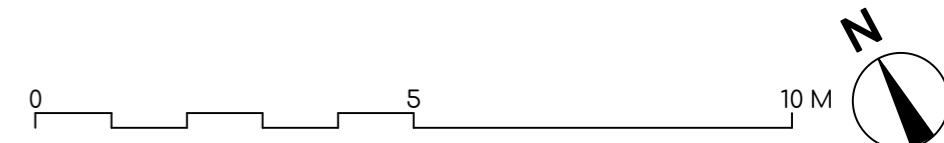
Ensure a continuous accessible path of travel has been provided to all buildings required to be accessible from:

- The main points of pedestrian entry at the allotment boundary; and
- From another accessible building connected by a pedestrian link; and
- From any required accessible car parking space on the allotment. (BCA Clause D3.2)

During subsequent detailed design development stages provide a survey showing proposed RLs for all external linkages within the site boundary for a comprehensive assessment/detailed coordination to comply with BCA D3.2.



1 DETAIL PLAN  
 SCALE 1:100 @ A2



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PROJECT  
 ORANGE FIELDS

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DRAWING NAME	LIVESTOCK ENCLOSURES

SCALE	SHOWN@A2	JOB NO.	0461
DATE	27.09.19	DRAWN	MW
DRAWING NO.	08	ISSUE	C



# APPENDIX B

## MANDATORY ACCESS COMPLIANCE REQUIREMENTS



## **ACCESSIBLE CARPARKING**

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. The car space and the shared zone should be a minimum of 5400mm long.

Provide a bollard to the shared circulation space as illustrated in AS2890.6, Figure 2.2. The maximum allowable crossfall of an accessible carparking area is to be 1:40, (1:33 for outdoor spaces). This crossfall applies both parallel and perpendicular to the angle of parking.

For covered carparking, the clear height of the accessible carparking space to be 2500mm as illustrated in AS2890.6, Figure 2.7 and approach path is to have a minimum of 2200mm.

Designated accessible carparking is to be identified using the International Symbol for Access (ISA) and line marked as specified in AS2890.6.

## **EXTERNAL PATHWAYS AND WALKWAYS**

The minimum unobstructed width of all pathways and walkways is to be 1000mm (AS1428.1 (2009), Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2 (1992).

All pathways and 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(2009).

The maximum allowable crossfall of pathways and walkways is to be 1:40. The surfaces of an accessible path of travel are to be slip-resistant.

The ground abutting the sides of the pathways and walkways should follow the grade of the pathway and extend horizontally for 600mm. This is not required where there is a kerb or handrail provided to the side of the pathway (refer to AS1428.1 (2009) Clause 10.2).

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.

## **KERB RAMPS**

Kerb ramps to comply with AS1428 (2009) Amendment 1, Clause 10.7.

Maximum gradient of the kerb ramps to be 1:8 and maximum length to be 1520mm (providing a maximum height of 190mm).

Kerb ramps to have a non-slip surface as required by AS1428.

A tooled joint should be provided between parts of the kerb ramp to assist persons with a vision impairment with orientation.

## **STEP RAMPS**

The configuration of the step ramps to comply with the requirements of AS1428.1, Clause 10.6. Maximum gradient of the step ramp is to be 1:10 and maximum length to be 1900mm (providing a maximum height of 190mm).

Provide landings at the top and bottom of the step ramp to comply with AS1428.1, Clause 10.8.2.

Step ramp to be enclosed on both sides (minimum height 450mm) or a kerb and handrail needs to be installed. Where a kerb is to be installed, the height of kerb rails is to be less than 65mm or greater than



150mm above the finished surface level of the ramp. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail.

## **ACCESSIBLE RAMPS**

Ramps are to comply with AS1428.1 (2009) Clause 10.3. Maximum allowable gradient of the ramp is 1:14, minimum clear width to be 1000mm and maximum length between landings to be 9m (for 1:14 gradient).

Accessible ramp are to have a maximum rise of 3.6m (BCA Part 3.11).

Externally, ramps are required to be set back a minimum 900mm from the property boundary (AS1428.1 (2009), Clause 10.3 (f)). This allows tactile indicators and handrail extensions to occur within the boundary and not protrude into the footpath area.

Internally, ramps are required to be set back a minimum 600mm from an internal corridor (AS1428.1 (2009), Clause 10.3 (f)). This allows tactile indicators and handrail extensions to be provided and not protrude into the corridor area.

Provide handrails, with extensions, to both sides of the ramp to comply with AS1428.1 (2009), Clause 12. Handrails are to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails are required on both sides of the ramp to cater for left and right handed disabilities.

Where a ramp is not enclosed, provide kerb rails in accordance with AS1428.1 (2009). The height of kerb rails is to be less than 65mm or greater than 150mm above the finished surface level. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail.

Provide tactile indicators at the top and bottom of the ramps to comply with BCA Part D3.8 and AS1428.4.1 (2009). Tactile indicators are to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour. Tactile indicators at the top and bottom of the ramps to be 600-800mm deep across the width of the ramp and set back 300mm from the edge of the ramp (refer AS1428.4 (2009), Figure A1).

Tactile indicators will be required at a mid-landing where the ramp is not continuous. Where the handrail is continuous along both sides of the mid-landing, tactile indicators are not required.

## **PEDESTRIAN CROSSINGS**

Where kerb ramps are to be provided at pedestrian crossings to provide an accessible path of travel for persons with a disability they are to comply with AS1428.1 (2009), Clause 10.7.

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

## **THRESHOLD RAMPS**

Threshold ramps are to comply with AS1428.1 (2009), Clause 10.5.

Threshold ramps are to have a maximum rise of 35mm, maximum length of 280mm and maximum gradient of 1:8.

Threshold ramps to be located within 20mm of the door leaf that it services.



## **BUILDING ENTRANCES**

Entrances are to comply with AS1428.1 (2009), Clause 13 as part of the accessible path of travel.

Doors are to have a minimum clear opening width of 850mm to comply AS1428.1 (2009), Clause 13.2.

Door thresholds are to be level to provide seamless entry to the building. The maximum allowable construction tolerance is 3mm for compliance with AS1428.1 (2009), 5mm where bevelled edges are provided between surfaces – refer to Figure 6.

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

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 pattern to AS1428.1 (2009) Clause 6.6.

## **TACTILE INDICATORS WHERE AN ACCESSWAY MEETS A ROADWAY**

BCA Clause 3.8 (a) (v) states that for a building that is required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching – in the absence of a suitable barrier – an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building...if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4.

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

Tactile indicators are to be 600-800mm deep across the width of the path of travel.

## **DOORWAYS**

Doorways within the accessible path of travel are 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.

All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1 (2009), Figure 31. Circulation areas are to have a maximum crossfall of 1:40.

Doorways to have minimum 30% luminance contrast as described in AS1428.1 (2009), Clause 13.1.

Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1 (2009), Clause 13.5) and allows for single handed operation.

## **TACTILE INDICATORS**

Installation of tactile indicators is to be in accordance with AS1428.4.1 (2009).

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

Tactile indicators are to be 600-800mm deep across the width of the path of travel.



## VISUAL INDICATION TO GLAZING

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 pattern to AS1428.1 Clause 6.6.

## SIGNAGE

The BCA has requirements for Braille and tactile signage within Specification D3.6. This provides information for the provision of statutory signage

Braille and tactile signage is required to be provided throughout any building required to be made accessible in accordance with BCA specification D3.6 and AS1428.1 (2009) and must identify:

- Each sanitary facility
- Any space with a hearing augmentation system
- Accessible unisex facilities and indicate whether the facility is suitable for left or right handed use
- Ambulant accessible sanitary facilities on the door of the cubicle
- Where an entrance is not accessible, directional signage to identify nearest accessible entrance
- Where a bank of sanitary facilities is not provided with an accessible sanitary facility, directional signage to identify nearest accessible sanitary facility.
- Each door required by Part E4.5 to be provided with an exit sign and state "Exit" and "Level" followed by either the floor level number, the floor descriptor or combination of these.

In addition, AS1428.2 (1992) contains additional information as to the form of signage.

Signage should be easily comprehended by all building users. In this regard, the use of pictograms is highly recommended. The message that the sign conveys should be unambiguous.

Placement of signage should be considered at the following locations:

- Where it is clearly visible to people in both a standing and seated position.
- At changes in direction.
- At locations where directional decisions are made.
- As required to amenities and exits

Where fixed seating is provided in an assembly building, the required wheelchair seating spaces (number per BCA) are required to be:

- Accessed via an accessible path of travel.
- Located adjacent to, and at the same level as, other seating in a row.
- Located to allow lines of sight comparable to those for general viewing areas.

The special requirement for the footprint of a single wheelchair seating space is 800x1250mm.

## STAIRS

Stair construction is to comply with AS1428.1 (2009) Clause 11.1.

Stairs are 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.

Where the stair intersects with an internal corridor, the stair shall be set back in accordance with AS1429.1 (2009) Figure 26C/D to allow adequate space for handrail extensions and tactile indicators.

Provide handrails, with extensions, to both sides of the stair (AS1428.1 (2009), Clause 11.2). Handrails are 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.

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.

Stair nosings shall not project beyond the face of the riser.

Provide tactile indicators at the top and bottom of the stair to comply with BCA Part D3.8 and AS1428.4.1 (2009).

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

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

## **UNISEX ACCESSIBLE SANITARY FACILITIES**

Set-out of fixtures and fittings within the accessible sanitary facilities to offer compliance with AS 1428.1 (2009) Clause 15 as follows.

Crucial dimensions for the toilet are 450mm from centreline of pan to side wall, 800mm from front of pan to rear wall and a seat height of 470mm.

A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see AS 1428.1-2009, figure 43).

For the basin, a minimum dimension of 425mm is required from the centreline of the basin to the side wall and height of basin to be between 800 and 830mm.

Grabrails are to be provided at the side and rear of the toilet in compliance with AS1428.1-2009 at a height of 800mm.

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

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 (e.g. pan, wall or floor) and remain in the upright position when fully raised.

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

Accessible toilet to be identified using the International Symbol for Access. Pictograms / lettering to have a minimum 30% luminance contrast to the background colour. Signage is to comply with AS1428.1, Clause 8 and include information in tactile and Braille formats (as required by the BCA).

Doorways 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. 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.

Door hardware are 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 within the accessible toilet facilities, such as light switches, are 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.





## **PEOPLE WITH AMBULANT DISABILITIES CUBICLES (PAD)**

PAD cubicles within male and female toilets to be in compliance with AS1428.12009, Clause 16.

Width of PAD cubicles is to be 900-920mm. (Note finished clear dimensions)

Provide grabrails to PAD cubicles to comply with AS1428.1-2009, Clause 17 and Figure 53A.

Doors are to have a minimum opening width of 700mm and comply with AS1428.1-2009, Figure 53B.

Provide signage to the PAD cubicles to comply with AS1428.1-2009, Clause 16.4.

Provide 900x900 circulation space in front of pan and each side of doors on path to the toilet. Door are not to swing into circulation spaces.