



ACCESS CONSULTING

JORDAN SPRINGS EAST VILLAGE CENTRE

**ACCESSIBILITY REVIEW –
BCA ACCESS & ADAPTABLE HOUSING
STATEMENT OF COMPLIANCE**

FOR DEVELOPMENT APPLICATION APPROVAL

*DEVELOPED UNDER THE PERFORMANCE REQUIREMENTS
OF THE BCA & ACCESS CODE*

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PREPARED FOR ► COPLEX CONSTRUCTION PTY LTD
PREPARED BY ► J² CONSULTING ENGINEERS – ACCESS CONSULTING

J Squared Engineering Pty Ltd ABN 836 057 939 86

FIRE SAFETY ENGINEERING | **ACCESS CONSULTING** | BCA CONSULTING | FIRE SERVICES DESIGN

PO Box 169, Jindabyne NSW 2627 Phone: 02 6457 1420 Mobile: 0427 571 420

PO Box 146, Magill SA 5072 Phone: 08 8390 0462 Mobile: 0412 882 122

info@jsquared.com.au www.jsquared.com.au

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REVISION STATUS

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COMMERCIAL IN CONFIDENCE

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EXECUTIVE SUMMARY & RECOMMENDATIONS

This report provides a Building Code of Australia (BCA) 2019 based access review and adaptable unit compliance assessment of the concept development at JORDAN SPRINGS EAST VILLAGE CENTRE.

The purpose of this report is to:

- Review supplied drawings of the proposed development.
- Relevant accessibility related 'deemed-to-satisfy' requirements of the Building Code of Australia 2019 (BCA) (as are contained within Part D3 and Clause E3.6 & F2.4 of the code).
- Provide a report that will analyse the provisions of disability design and recommend solutions in line with Disability (Access to Premises – Buildings) Standards 2010, the Building Code of Australia 2019 (BCA) and AS1428 series.
- Review the two adaptable unit designs for compliance with Australian Standards AS4299-1995 – Adaptable Housing.

The proposed development involves creation of 2 x 6-storey residential buildings containing 74 sole occupancy units (SOUs), a shopping centre, a childcare centre, a gym, 8 retail shops and a swim school; 2 x 4-storey residential buildings containing 48 sole occupancy units (SOUs), with a Medical centre & 13 townhouses over 1 basement level for car parking.

A detailed 'Technical Review and Commentary' is provided in Part 2.0 of this report, which includes all appropriate technical assessment results & commentary. Appendix A provides a schedule of features for adaptable housing and Appendix B provides a Summary of AS1428.1-2009 'Requirements for access' to assist the design team.

1.0 INTRODUCTION

This report provides a Building Code of Australia (BCA) 2019 compliance assessment of the concept development at JORDAN SPRINGS EAST VILLAGE CENTRE.

The purpose of this report is to:

- Review supplied drawings of the proposed development.
- Relevant accessibility related 'deemed-to-satisfy' requirements of the Building Code of Australia 2019 (BCA) (as are contained within Part D3 and Clause E3.6 & F2.4 of the code).
- Provide a report that will analyse the provisions of disability design and recommend solutions in line with Disability (Access to Premises – Buildings) Standards 2010, the Building Code of Australia 2019 (BCA) and AS1428 series.
- Review the two adaptable unit designs for compliance with Australian Standards AS4299-1995 – Adaptable Housing.

1.1 Basis of report

This assessment is based upon –

- The following architectural drawings prepared by PBD Architects were used in the BCA assessment dated 11/10/2019 and Adaptable Layouts;

DA000 - Cover Sheet-A.pdf
DA001 - Project Summary-A.pdf
DA002 - Area Schedule-A.pdf
DA003 - Site Analysis-A.pdf
DA100 - Basement Plan-A.pdf
DA101 - Ground Floor Plan-A.pdf
DA102 - Level 1 Floor Plan-A.pdf
DA103 - Level 2 Floor Plan-A.pdf
DA104 - Level 3 Floor Plan-A.pdf
DA105 - Level 4 Floor Plan-A.pdf
DA106 - Level 5 Floor Plan-A.pdf
DA107 - Roof Plan-A.pdf
DA200 - North & South Elevations-A.pdf
DA201 - East & West Elevations-A.pdf
DA300 - Sections A - A-A.pdf
DA301 - Sections B - C-A.pdf
DA400 - Material Schedule - 01-A.pdf
DA401 - Material Schedule - 02-A.pdf
DA402 - Material Schedule - 03-A.pdf
DA700 - Adaptable Layout Type A-A.pdf
DA701 - Adaptable Layout Type B-A.pdf

DA700 - Adaptable Layout Type A-P3.pdf
DA701 - Adaptable Layout Type B-P3.pdf

- The Building Code of Australia 2019 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019, prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS1428.1-2009 – Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS1428.4.1-2009 – Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.
- Australian Standards AS4299-1995 – Adaptable Housing
- AS 2890.6-2009 Off street parking for people with disabilities

1.2 Limitations of the Report

This report does not assess / include the following –

- Any parts of the BCA not directly referenced in this report.
- Standards not directly referenced in this report.
- Disability Discrimination Act 1992 (DDA focuses on results and does not offer prescriptive compliance options).
- Work Health & Safety considerations.
- Work Cover Authority requirements.
- Local planning policies and/or guidelines.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000.
- Does not provide concessions, alternative solutions or exemptions from the requirements of the BCA, other than any directly identified in the Executive Summary of this report.

1.3 BCA Assessment Data - Building Code of Australia 2019

Our understanding of the Building Code of Australia (2019) classification(s) in relation to the project is as follows –

BCA Building Classifications:

Class 2 residential units (124 units & 11 Townhouses)

Class 5 Medical Centre, Centre Management

Class 6 Retail (incl. supermarket)

Class 7a Carpark (237 spaces over Basement level plus 17 accessible)
(41 spaces on GF level & 52 spaces open plus 1 accessible)

Class 7b loading dock and stock storage

Class 9b Gym and Childcare Centre, Swim School

Multiple Classification

Where parts have different purposes if not more than 10% of the floor area of a storey, being the minor use, are used for a purpose which is a different classification, the classification applying to the major use may apply to the whole storey.

Language

A reference to a building in the BCA is a reference to an entire building or part of a building, as the case requires.

2.0 TECHNICAL REVIEW ASSESSMENT & COMMENTARY

The following table details the compliance status of the architectural design in terms of the prescriptive accessibility provisions of BCA 2019, as are contained within Part D3 and Clauses E3.6 & F2.4 of the code.

The table identifies compliance assessment outcomes as follows –

Complies (✓) – BCA design compliance is achieved.

Does not comply (X) – A BCA compliance departure requires rectification. Resolution options are provided.

N/A or Informational (Advice) – Either not applicable or not directly relevant to the project. Detail provided for information purposes only. No action required.

Design Detail – A detailed commentary is provided within the report. Such instances should not be considered deficiencies but matters for consideration by the design team / assessment authority at relevant stages of design.

BCA Interpretation Note(s) –

- (i) The pedestrian footpath / areas outside the property boundary are not assessed as part of this report.
- (ii) Although not required by D1.3, stairs connecting basement to the ground level are indicated as non-fire-isolated stairs.
- (iii) Readily moveable furniture has been treated as indicative only. The person/s responsible for furnishing the building (parts) should ensure their furnishing layout/s do not cause AS1428.1 circulation deficiencies.

3.0 ACCESS ASSESSMENT & COMMENTARY


Section D – Access and Egress

PART D3 – ACCESS FOR PEOPLE WITH DISABILITIES				
CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
D3.0	DTS Provisions		✓	Noted
D3.1	General access requirements		✓	
	<p>Class 2 - From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(a) to the entrance doorway of each sole-occupancy unit; and</p> <p>(b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</p> <p>Class 5 - To and within all areas normally used by the occupants.</p> <p>Class 6 - To and within all areas normally used by the occupants.</p> <p>Class 7a - To and within any level containing accessible car spaces.</p> <p>Class 9b - To and within all areas normally used by the occupants.</p>	Note	<p>Class 2 - Access is provided to the principal pedestrian entrance via an accessible ramp and lift to all levels. The six townhouses on the eastern side of the development do not require access to be provided. The town houses are designed such that there are no common areas of the development in which access is required “to or within” and therefore this clause does not apply.</p> <p>Based on the above discussion pertaining to access requirements for the subject Class 7a/2 building, providing access to and within the carpark is not required by the BCA for the townhouses.</p> <p>Access to the carparks for the other classes however is required and lifts provided.</p> <p>Common areas to the residential units appear to be accessible.</p> <p>Class 5 – medical centre does not provide access from the carpark side. Stairs impede the path of travel; it is okay for a person to travel around building to main entrance where a compliant path of travel is provided.</p> <p>Class 6 - appears to comply</p> <p>Class 7a - appears to comply</p> <p>Class 9b - A lift provides access from the ground floor for the childcare centre. Pool area required to be accessible.</p>	
D3.2	Access to buildings		✓	✓
	<p>An accessway must be provided to a building required to be accessible:</p> <ul style="list-style-type: none">From the main points of pedestrian entry at the allotment boundary; andFrom another accessible building connected by a pedestrian link; and			<p>Access is required from the main points of pedestrian entrance at the allotment boundary to the building and from the accessible carparking spaces.</p> <p>A lift provides access from the basement through to the other floors.</p> <p>Access to each principle pedestrian entrance needs to have a level surface from the street to enable an accessible path of travel.</p>

	<ul style="list-style-type: none"> From any required accessible carparking space on the allotment. <p>An accessway must be provided through the principal pedestrian entrance, and:</p> <ul style="list-style-type: none"> through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. 		Compliance can be achieved.
D3.3	<p>Parts of building to be accessible</p> <p>In a building required to be accessible:</p> <ul style="list-style-type: none"> every ramp & walkway (except fire-isolated) must comply with Clause 10 of AS1428.1-2009; every stairway (except fire-isolated must comply with Clause 11 of AS1428.1-2009; All fire-isolated stairways are required to comply with Clause 11.1(f) and (g) of AS 1428.1-2009. accessways must have passing spaces complying with AS1428.1 at max 20m intervals where a direct line of sight is not available; and turning spaces complying with AS1428.1 within 2m of the end of accessways where it is not possible to continue travelling along the accessway, and at max. 20m intervals along the accessway. the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shall be 11mm, 4mm and 15 mm respectively. 	✓	<p>Compliance Advice</p> <p>Units A.202, A.302, B.104, B.204, B304, B.404, C.106, C.206, C.306, D.202, D.302, A.207, A.307 & A.407 are designated to be 'adaptable' therefore the applicable standard for this portion of the building is in accordance with AS4299-1995. Attached below in Section 4.0</p> <p>All fire-isolated stairways are required to comply with Clause 11.1(f) and (g) of AS 1428.1-2009. Luminance contrasting - which means each tread is to be provided with a contrast strip.</p> <p>All ramps (other than fire-isolated ramps) are to be detailed to comply with the relevant requirements of Clause 10 of AS1428.1-2009.</p> <p>Class 2 Common areas only (stair), access to unit doors, and 7a parts. The principal entry doors at the ground level passage providing access to the lift must comply with AS1428.1-2009. The principal pedestrian entrance shows accessible gradients. Access consideration should be given to garbage room in terms of circulation space & latchside clearance. Double leaf doors in each garbage room. At least one leaf of double doors to have 850mm clear.</p>
D3.4	<p>Exemptions</p> <p>An area where access would be inappropriate because of the particular purpose for which the area is used or</p>	✓	Plant room only.

would pose a health or safety risk for people with a disability; is not required to be accessible.

D3.5	<p>Accessible Car parking</p> <p>Accessible carparking spaces complying with AS2890.6-2009 must be provided in accordance with Table D3.5 in a Class 2/7a, 5, 6, 9 building required to be accessible and on the same allotment as a building required to be accessible.</p>	✓ Compliance Advice	<p>The basement level carpark consists of 254 car spaces, 17 of which are proposed to be an accessible space. The ground floor level has 93 spaces, one space is proposed to be accessible.</p> <p>Class 2 – does not require any accessible car spaces unless Adaptable units are proposed. 14 units are proposed to be Adaptable – 14 spaces required or have the capability to be adapted to an accessible space.</p> <p>Class 5 – requires one space per 100 spaces</p> <p>Class 6 - requires one space per 50 spaces</p> <p>Class 9b - requires one space per 50 spaces</p> <p>The car spaces to comply with AS2890.6 - shared zone is required next to the car space with bollard required.</p> <p>14 spaces for the Adaptable units, with 2 spaces for retail, pharmacy & supermarket and 2 spaces for gym, childcare & medical centre.</p>
D3.6	<p>Signage</p> <p>Accessible buildings must have signage to comply with AS1428.1-2009 as follows –</p> <ul style="list-style-type: none"> • braille and tactile signage incorporating the international symbol of access or deafness, must identify each sanitary facility and space with hearing augmentation system; and • identify each door required by Clause E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor number; • signage incorporating the international symbol of access or deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location of receivers; • signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify left or right-handed use; • signage to ambulant accessible facility must be on the door of the facility; 	✓ Compliance Advice	<p>Exit signs must have braille and tactile signage identifying the word “exit” and “level” followed by the floor level number. Provide detail with CC application.</p> <div data-bbox="1002 1093 1477 1368">  </div> <p>As noted above, non-required accessible/adaptable carparking spaces are provided and therefore accessible parking symbols should be installed in accordance with AS 2890.6 when adapted.</p>

	<ul style="list-style-type: none"> directional signage where a pedestrian entrance is not accessible, directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. 			
D3.7	Hearing augmentation	X		N/A – No rooms requiring hearing augmentation have been indicated on plan.
D3.8	Tactile Indicators (TGSI's) Accessible buildings must have Tactile Ground Surface Indicators (TGSI's) complying with Sections 1 & 2 of AS/NZS1428.4.1-2009 to warn blind or vision-impaired people of approaching stairways (other than fire-isolated), escalators, ramps (other than fire-isolated, step or kerb ramp), any overhead obstruction less than 2m above floor level and an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.	X	✓	 <p>There are two types of TGSIs – round warning of a hazard & straight which are directional.</p> <p>TGSI's are to be provided to –</p> <ul style="list-style-type: none"> any overhead obstruction less than 2m above floor level where an accessway meets a vehicular way adjacent to any pedestrian entrance to a building top and bottom of all stairways and ramps (except fire-isolated stairways). ✓ <p>TGSIs will be required at the top & bottom of the childcare stairs and each egress stair from the basement.</p>
D3.9	Wheelchair seating in class 9b buildings	X		N/A –
D3.10	Swimming pools	✓	Compliance advice	Not less than 1 means of water entry/ exit in accordance with Spec D3.10. An accessible entry/exit must be by means of— <ul style="list-style-type: none"> (i) a fixed or movable ramp and an aquatic wheelchair; or (ii) a zero-depth entry and an aquatic wheelchair; or (iii) a platform swimming pool lift and an aquatic wheelchair; or (iv) a sling-style swimming pool lift. Swim school is not confirmed yet.
D3.11	Ramps On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	✓		
D3.12	Glazing on an accessway	✓	Compliance advice	This provision requires there to be a contrasting strip, chair rail, handrail or transom across all frameless or fully glazed

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line.

doorways and surrounding glazing capable of being mistaken for an opening. Attention to front doors at the principal pedestrian entrances to all retail shops, childcare centre, medical centre, gym, swim school and supermarket.

Any such glazing on an accessway must be clearly marked in accordance with AS 1428.1-2009.

Section E – Services & Equipment

Part E3.6 – Lift Installations

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
E3.6	Passenger lifts Every passenger lift must: be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and <ul style="list-style-type: none"> have accessible features in accordance with Table E3.6b; and not rely on a constant pressure device for its operation if the lift car is fully enclosed. 	✓	✓	Required to class 2 and identified in Table E3.6a and have accessible features in accordance with Table E3.6b. Minimum dimensions for an accessible lift are 1100mm x 1400mm - 900mm door width (buildings less than 12m in height). 1400mm x 1600mm (buildings greater than 12m in height). Please ensure installation complies 1900mm x 1400mm (shown on lift Spec) Door 900mm approx. wide.

Section F – Health & Amenity

Part F2 – Sanitary & other facilities

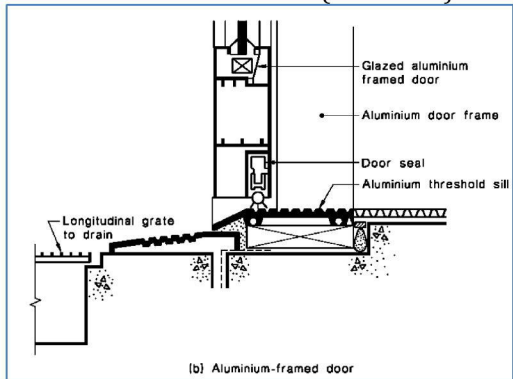
CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
F2.4	Accessible sanitary facilities Class 2 – where sanitary compartments are provided in common areas, not less than 1, Class 9 – where F2.3 requires closet pans, one accessible sanitary per storey. Where showers are provided in common areas, not less than 1.	✓	Compliance advice	A common WC sanitary facility has been shown next to the supermarket. As the sanitary compartment is in a common area, it is required to be accessible. i.e. 2330mm x 2630mm (2330mm x 2630mm shown) of clear circulation space. Complies – please ensure installation is in accordance with AS1428.1. Note – sanitary facilities are not shown in the swim school area. As they will be required, an accessible sanitary facility will be required. If a Swim school is not proposed, then a further review will be needed.

4.0 Adaptable Housing

Adaptable units are shown on the plans. The units designated as adaptable units are A.202, A.302, B.204, B.304, B.404, C.106, C.206, C.306, D.202, D.302, A.207, A.307 & A.407.

At this stage, there is insufficient information to certify compliance with the Standard, however, in accordance with the table below, the unit can comply with the spatial requirements of AS4299 for Adaptable Housing. Appendix A (attached below) has the checklist from AS4299 for Adaptable Housing which when built, will decide what classification level has been achieved.

AS 4299 – 1995 Adaptable Housing Class C

The Site	Requirement	An accessible path of travel from the street, letterboxes, car park and to common facilities is provided
	Compliance Comment	Yes An accessible path of travel is provided from the street (letterboxes not identified) to the unit. A lift from the basement area to each level provides access for the Adaptable units.
Carparking	Requirement	Private car parking spaces shall be large enough to enable a person with a wheelchair to get in and out of both the car and the parking space.
	Compliance Comment	Capable Carpark has the space required to provides the minimum accessible carparking dimensions in accordance with AS4299-1995. More car parking detail needed.
Unit Entry	Requirement	The entry is accessible, covered, level, has a low threshold, permits wheelchair manoeuvrability and has an 850-clear door with lever handles
	Compliance Comment	Yes Front door entry is covered, the front door does have the required circulation space of 1550mm in diameter. 850mm-clear shown on the plans (850mm required) for the entry. Latchside clearance is compliant. Adaptable Notes Schedule shows door handles to AS1428.1.
Interior - General	Requirement	Access to bathroom, kitchen, laundry, living areas and outside areas to be provided.
	Compliance Comment	Yes Spatial requirements are required 1550mm in diameter Kitchen & laundry are provided with 1550mm in both areas, outside area needs threshold detail (see below).
		 <p>(b) Aluminium-framed door</p>
		Bathroom shows an Adaptable Schedule for future fitout.
Interior - General	Requirement	Doors are 820mm clear (870 leaf) with corridors a min. 1000mm wide with circulation space at doors as per AS1428.1
	Compliance	Yes

Living / Dining Rooms	Comment	The doors show 850mm clear, latchside clearance provided in the bathroom and min. circulation space of 1550mm shown.
	Requirement	Provision for circulation space of min 2250 dia., a telephone point adjacent to GPO and lighting which can achieve min 300 lux
	Compliance Comment	Yes Circulation space is provided with telephone points and lighting specifications noted.
Kitchen	Requirement	Floor surface to be non-slip with 1550 clear between benches and circulation space at door to comply with AS1428.1. Workbenches can be setout to provide requirements of AS 4299 including tap type and location, GPO locations.
	Compliance Comment	Yes All specifications are noted in a schedule of features for Adaptable Housing. Benches shown as adjustable.
Main Bedroom	Requirement	Can accommodate a queen size bed, wardrobe and circulation to AS 1428.2
	Compliance Comment	Yes The floor plan shows spatial requirements that would fit a queen size bed and 1000mm circulation space on each side, wardrobe and circulation space.
Bathroom	Requirement	Provision to allow bathroom to be converted to complying with AS 1428.1. The floor is slip resistant and the shower recess is hobless and can provide a compliant shower area with provision for grabrails, mirror, GPO etc.
	Compliance Comment	Yes All specifications are noted in a schedule of features for Adaptable Housing, incl. slip rating, grabrails, mirrors, hobless shower etc.
Toilet	Requirement	An accessible toilet or an enlarged toilet with an area 1200x900w in front of pan is provided which is capable of modification to comply with AS 1428.1. The floor is slip resistant and the wall is capable of installing grabrails.
	Compliance Comment	Capable Dimensions comply (ensuite). Bath has approx. 800mm in front of the pan (Type A) and type B complies
Laundry	Requirement	Circulation at doors to comply with AS 1428.1 provided with adequate circulation in front of appliances (min 1550mm). Provision for washing machine and drier is available with a double GPO and an accessible path of travel to clothesline, if provided. The floor is slip resistant.
	Compliance Comment	Yes Dimensions comply. All specifications are noted in a schedule of Adaptable Housing features.
Door Hardware	Requirement	Lever door handles are provided, located 900 -1100mm above floor.
	Compliance Comment	Capable All specifications are noted in a schedule of Adaptable Housing (Notes) features.

5.0 CONCLUSION & REQUIREMENTS

5.1 Conclusion

The primary purpose of this report is to identify the compliance status of the design with the relevant accessibility-related Deemed-to-Satisfy requirements of the Building Code of Australia 2019 (BCA) and the principles of adaptable housing.

The outcome of the report highlights that the current design contains some minor compliance departures with the Deemed-to-Satisfy requirements of the BCA, however, advice has been given to ensure compliance can be readily achieved at the Construction and Occupation Certificate stages, as nominated at Part 2.0 of this report.

Appendix A has been attached to provide the design team, builders and certifier a list of all features to be assessed as 'essential', 'first priority desirable' or 'desirable'.

The range of essential features listed in Appendix A must be certified by an independent, suitably qualified person and will decide what classification level has been achieved.

Regards,

J² CONSULTING ENGINEERS



Mark Sadgrove

Access Consultant

Diploma Business (Accounting)

Diploma Access Consulting CPP50711 (00422)

IATA (NTIS code 22404)



James Alexander

Director

B. App.Sci (Bldg), Grad Dip (Disp Res), ME(Fire safety), Grad Dip (Bldg Surv)

AIBS Nationally Accredited Level 1 Building Surveyor

BPB Grade A1 Accredited Certifier and PCA

Fire Safety Engineer

6.0 – REFERENCES

1. Australian Building Codes Board. "Building Code of Australia 2019".
2. Australian Building Codes Board. "The Guide to the BCA 2019".
3. Disability (Access to Premises – Buildings) Standards 2010 and Guidelines
4. AS4299-1995 Adaptable Housing – Australian Standard ®
5. Australian Standards AS1428.1-2009 – Design for Access and Mobility - Part 1: General requirements for access - New building work.
6. Australian Standards AS1428.4.1-2009 – Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.
7. AS 2890.6-2009 Off street parking for people with disabilities

APPENDIX A

SCHEDULE OF FEATURES FOR ADAPTABLE HOUSING

(Normative)

This schedule is a list of essential features to be incorporated into a housing unit for it to be termed an 'Adaptable House'. A higher level of 'Adaptable House' classification may be achieved by incorporating some or all of the desirable elements.

It is intended that this schedule be also used as a checklist to record the features incorporated.

CLASSIFICATION LEVELS

Adaptable house class A All essential and all desirable features incorporated.

Adaptable house class B All essential and 50% desirable features incorporated, including all those notated 'first priority'.

Adaptable house class C All essential features incorporated.

Item No.	Room/Item	Clause No.	Essential		First priority desirable		Desirable	
			Required feature	Certified by	Proposed feature	Certified by	Proposed feature	Certified by
	DRAWINGS							
1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	✓					
	SITING							
2	A level or gently sloping site with up to 1:14 gradient	3.2.2			✓			
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	3.3.2	✓					
4	Additional paths and walkways to be continuous, slip-resistant and hard-surfaced with gradients complying with AS 1428.1	3.3.2					✓	
5	Within a residential estate development, common use facilities to be accessible	3.3.3			✓			
6	Within a residential estate development, street names with house numbers at each intersection	3.3.3					✓	
7	Within a residential estate development, internal roadways to be separate from pedestrian walkways	3.3.3			✓			
	SECURITY							
8	Pathway lighting shall be positioned at low height to avoid glare and to provide min. 50 lux at ground level	3.6.1			✓			
9	Clear line of sight from a well-lit vehicle drop-off point to safe pedestrian entry point	3.6.2			✓			

Item No.	Room/Item	Clause No.	Essential		First priority desirable		Desirable	
			Required feature	Certified by	Proposed feature	Certified by	Proposed feature	Certified by
	LETTERBOXES IN ESTATE DEVELOPMENTS							
10	Within residential estate developments, letterboxes centrally located adjacent to street entry. Lockable	3.8			✓			
11	Letterboxes to be on hard standing area connected to accessible pathway	3.8	✓					
12	Letterbox area roofed and in a well lit location	3.8			✓			
13	Parcel rack included with letterboxes	3.8			✓			
	PRIVATE CAR ACCOMMODATION							
14	Carparking space or garage min. area 6.0 m × 3.8 m	3.7.2	✓					
15	Roof to car parking space	3.7.1			✓			
16	Internal clearance of garage or carport 2.5 m min.	3.7.2					✓	
17	Provision for power-operated roller door to garage	3.7.2					✓	
18	Covered access to dwelling unit	3.7.3			✓			
19	Illumination level min. 50 lux	4.10			✓			
	ACCESSIBLE ENTRY							
20	Accessible entry	4.3.1	✓					
21	Entry protected by porch or similar	4.3.1					✓	
22	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	✓					
23	Threshold to be low-level	4.3.2	✓					
24	Landing to enable wheelchair manoeuvrability	4.3.2	✓					
25	Accessible entry door to have 850 mm min. clearance	4.3.1	✓					
26	Weatherproofed entry door	4.3.3					✓	
27	Door lever handles and hardware to AS 1428.1	4.3.4	✓					
28	Provision for combined door/security door	4.3.5			✓			
29	Potential min. illumination level 300 lux	4.10			✓			
	EXTERIOR: GENERAL							
30	All external doors to be keyed alike	4.3.4					✓	
31	Provision for security screen to exterior opening or sliding windows and doors	4.7.6			✓			
	INTERIOR: GENERAL							
32	Internal doors to have 820 mm min. clearance	4.3.3	✓					
33	Internal corridors min. width of 1000 mm	4.3.7	✓					
34	Provision for compliance with AS 1428.1 for door approaches	4.3.7	✓					
35	Window sills at max. 730 mm above floor level to living and 600 mm above floor level to bedroom areas	4.7.2. and 4.6.2					✓	

Item No.	Room/Item	Clause No.	Essential		First priority desirable		Desirable	
			Required feature	Certified by	Proposed feature	Certified by	Proposed feature	Certified by
	LIVING ROOM & DINING ROOM							
36	Provision for circulation space of min. 2250 mm diameter	4.7.1	✓					
37	Minimum 4 double GPOs	4.7.3			✓			
38	Telephone adjacent to GPO	4.7.4	✓					
39	Telephone outlet location between kitchen and living space, adjacent to GPO	4.7.4					✓	
40	Two TV antenna outlets adjacent to GPO (positioned so viewing from dining and kitchen is achievable)	4.7.5			✓			
41	Potential illumination level min. 300 lux	4.10	✓					
	KITCHEN							
42	Minimum width 2.7 m (1550 mm clear between benches)	4.5.2	✓					
43	Provision for circulation at doors to comply with AS 1428.1	4.5.1	✓					
44	Provision for benches planned to include at least one worksurface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8	4.5.5	✓					
45	Refrigerator adjacent to work surface	4.5.5	✓					
46	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	4.5.6	✓					
47	Kitchen sink bowl max. 150 mm deep	4.5.6	✓					
48	Tap set capstan or lever handles or lever mixer	4.5.6(e)	✓					
49	Tap set located within 300 mm of front of sink	4.5.6(e)	✓					
50	Installation of thermostatic mixing valve	4.5.6(f)			✓			
51	Cooktops to include either front or side controls with raised cross bars	4.5.7	✓					
52	Cooktops to include isolating switch	4.5.7	✓					
53	Worksurface min. 800 mm length adjacent to cooktop at same height	4.5.7	✓					
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	✓					
55	Provision for microwave oven at height of 750 mm–1200 mm above floor	4.5.9					✓	
56	Central light with second light over sink. Potential illumination level min. 300 lux with 550 lux over work surfaces	4.10			✓			
57	Adjustable shelving: depth 600 mm max. up to 800 mm above floor; depth 450 mm max. from 800 to 1500 mm above floor; depth 300 mm max. above 1500 mm	4.5.10					✓	

Item No.	Room/Item	Clause No.	Essential		First priority desirable		Desirable	
			Required feature	Certified by	Proposed feature	Certified by	Proposed feature	Certified by
58	Locate handles towards the top of below bench cupboards and towards the bottom of overhead cupboards. Provide 'D' pull handles	4.5.10			✓			
59	GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of worksurface	4.5.11	✓					
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	✓					
61	Slip-resistant floor surface	4.5.4	✓					
	MAIN BEDROOM							
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1	✓					
63	Two double GPOs on wall where bedhead is likely to be	4.6.3			✓			
64	Minimum of one GPO on opposite wall	4.6.3					✓	
65	Telephone outlet next to bed on the side closest to door (with GPO adjacent to telephone outlet)	4.6.5			✓			
66	TV antenna point and double GPO on opposite wall to bedhead	4.6.6			✓			
67	2-way light switches, one located above bed. 1000 mm high above floor	4.6.4			✓			
68	Potential illumination level 300 lux	4.10			✓			
69	Sliding doors on wardrobe with full length mirror	4.6.7					✓	
	OTHER BEDROOMS							
70	Two double GPOs on one wall. Minimum of one GPO on opposite wall	4.6.3			✓			
71	Two-way light switch	4.6.4			✓			
72	Telephone outlet next to double GPO	4.6.5			✓			
73	TV antenna point adjacent to one GPO	4.6.6			✓			
74	Potential illumination level 300 lux	4.10			✓			
	BATHROOM							
75	Provision for bathroom area to comply with AS 1428.1	4.4.1	✓					
76	Slip-resistant floor surface	4.4.2	✓					
77	Shower recess- no hob. Minimum size 1160 × 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7)	4.4.4(f)	✓					
78	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4(f)	✓					
79	Recessed soap holder	4.4.4(f)	✓					
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	✓					
81	Shower waste min. 80 mm diameter	4.4.4(f)					✓	



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Item No.	Room/Item	Clause No.	Essential		First priority desirable		Desirable	
			Required feature	Certified by	Proposed feature	Certified by	Proposed feature	Certified by
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision)	4.4.4(h)	✓					
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1	4.4.4(h)	✓					
84	Provision for additional grabrail	4.4.4(h)			✓			
85	Provision for folding seat in shower to comply with AS 1428.1	4.4.4(h)					✓	
86	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	✓					
87	Installation of thermostatic mixing valve	4.4.4(b)			✓			
88	Provision for washbasin with clearances to comply with AS 1428.1	4.4.4(g)	✓					
89	Wall cabinet with light over or similar	4.4.4(d)			✓			
90	Double GPO beside mirror	4.4.4(d)	✓					
91	Potential illumination level 300 lux generally with 600 lux task lighting	4.10			✓			
TOILET								
92	Provision of either 'visitable toilet' or accessible toilet	4.4.3	✓					
93	Provision to comply with AS 1428.1	4.4.1	✓					
94	Location of WC pan at correct distance from fixed walls	4.4.3	✓					
95	Provision for grab rail zone. (Refer Figure 4.6)	4.4.4(h)	✓					
96	Slip resistant floor surface. (Vitreous tiles or similar)	4.4.2	✓					
97	Recessed toilet roll holder	4.4.3					✓	
LAUNDRY								
98	Circulation at doors to comply with AS 1428.1	4.8	✓					
99	Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth)	4.8	✓					
100	Provision for automatic washing machine	4.8(e)	✓					
101	Provision for drier	4.8(f)			✓			
102	Where clothes line is provided, an accessible path of travel to this	4.8(a)	✓					
103	Installation of thermostatic mixing valve	4.8(d)			✓			
104	Taps positioned at side of tub	4.8(c)					✓	
105	Double GPO	4.8(g)	✓					
106	Provision of shelf for soaps and similar, 1200 mm max. height	4.8(h)					✓	
107	Potential illumination level 300 lux generally with 550 lux task lighting	4.10			✓			
108	Slip-resistant floor surface	4.9.1	✓					



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Item No.	Room/Item	Clause No.	Essential		First priority desirable		Desirable	
			Required feature	Certified by	Proposed feature	Certified by	Proposed feature	Certified by
	STORAGE							
109	Linen cupboard min. 600 mm wide with adjustable shelving	4.11.5			✓			
	DOOR LOCKS							
110	Door hardware operable with one hand, located 900–1100 mm above floor	4.3.4	✓					
	FLOOR COVERINGS							
111	Slip resistant surfaces — balconies and external paved areas. (Vitreous tile or similar)	4.9.1			✓			
	ANCILLARY ITEMS							
112	Switches located 900–1100 mm above floor in line with door handles	4.11.1			✓			
113	GPOs located not less than 600 mm above floor	4.11.1			✓			
114	Electrical distribution board located inside housing unit	4.11.2					✓	
115	Window controls located in an accessible position	4.11.4					✓	
	GARBAGE							
116	Provision for bin in an accessible location	4.11.6			✓			
117	Provision for external wheelchair storage	4.11.6					✓	
118	Provision for external battery charging facility	4.11.6					✓	
119	Guide dog accommodation	4.11.6					✓	

IMPLEMENTATION The Table indicates essential/desirable categories and the level required of the feature noted. All essential items are pre-checked in the ‘essential’ features column. The independent certifier must initial the second column to confirm the item has been incorporated into the building.

The developer/builder shall indicate which ‘first priority desirable’ and ‘desirable’ features are intended to be incorporated in the ‘adaptable house’ by checking the relevant boxes. The independent certifier must initial the second column to confirm the item has been incorporated into the building.

Upon addition of the number of ‘first priority desirable’ and ‘desirable’ features provided, and conversion to a percentage of the total possible desirable features, the classification level can be ascertained.

The certifier should sign the checklist as to the class of adaptable housing achieved.

No. of desirable features incorporated

Add number of first priority desirable features

Total

$$\begin{array}{|c|} \hline \\ \hline \\ \hline \\ \hline \end{array} = \boxed{} \% \text{ of } 64 \text{ possible desirable features}$$

NOTE: Minimum 50% must be achieved for class B certification; 100% must be achieved for class A certification.



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Adaptable house class C achieved
Certifier

Adaptable house class B achieved
Certifier

Adaptable house class A achieved
Certifier

ADAPTABLE HOUSE CLASSIFICATION

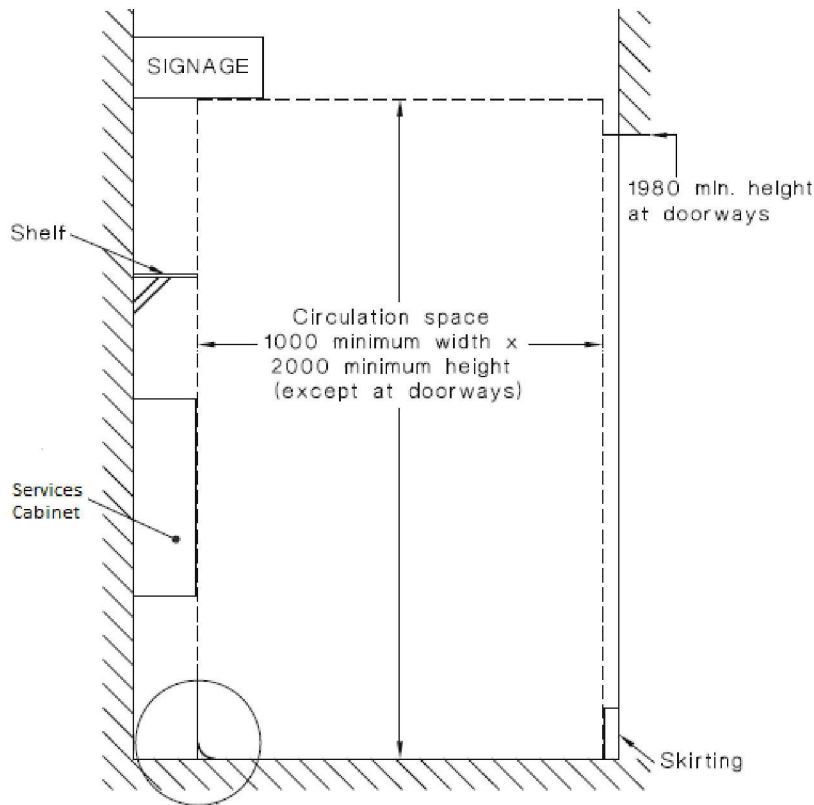
APPENDIX B

Summary of AS1428.1-2009

Requirements for accessways

Continuous accessible path of travel –

All paths of travel shall achieve unobstructed heights and widths in accordance with cl. 6 of AS 1428.1 – see diagram below for detail.



Doorways / Doors –

(i) All doorways shall have a minimum luminance contrast of 30% between –

- door leaf and door jamb;
- door leaf and adjacent wall;
- architrave and wall;
- door leaf and architrave;
- door jamb and adjacent wall.

(ii) The minimum width of the area of luminance contrast shall be 50mm,

(iii) Door hardware should be generally located between 900-1100mm from the floor and be of lever type with a clearance between the handle and the door face at the centre of the handle being not less than 35mm and not more than 45mm in accordance with AS1428.1-2009,

(iv) Doors shall have a clear opening width of 850mm.

(v) Door handles and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.

(vi) 'D' type handles shall be provided on sliding doors.

(vii) Any snibs shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.

(viii) For doors (other than fire doors and smoke doors) where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the 20N,

- (ix) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door,
- (x) The location of controls for doors and gates above a level surface shall be provided as per Clause 13.5.3.
- (xi) Manual controls for power-operated doors shall be located no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.
- (xii) Push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the door before the button becomes level with the surrounding surface.

Floor or ground surfaces on continuous accessible paths of travel and circulation spaces –

- (i) A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability.
- (ii) Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows –
 - $0 \pm 3\text{mm}$ vertical change in level – see Figure 1
 - $0 \pm 5\text{mm}$ change in level provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping – see Figure 2
 - Various tolerances for raked joint pavers –
 - see Figures 3a - level surfaces, 3b - irregular surfaces & 3c - domed surfaces.

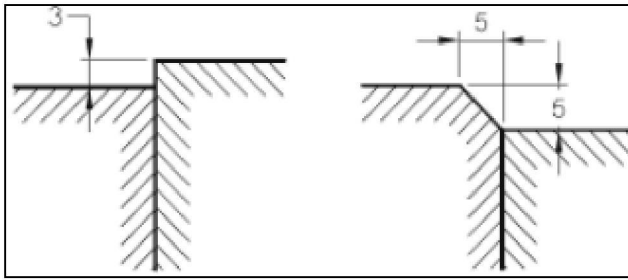


Figure 1

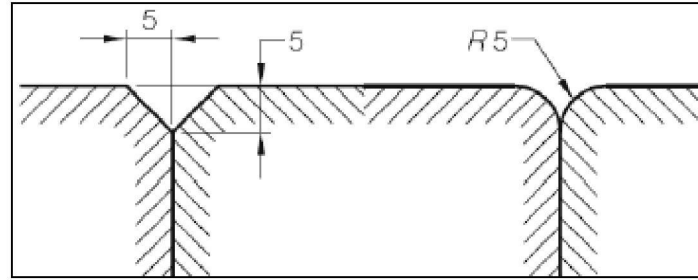


Figure 2

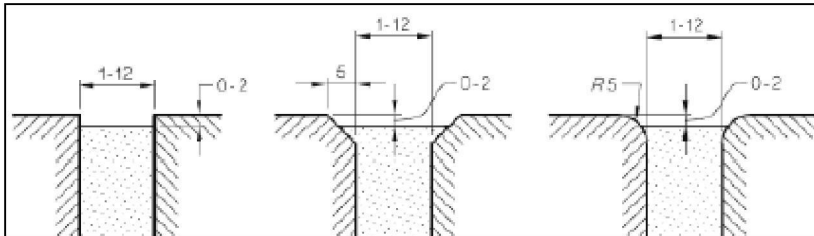


Figure 3a – For continuous paving units – level surfaces

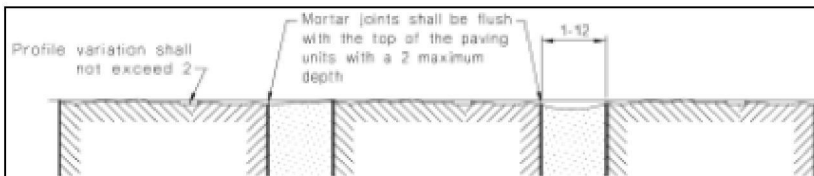


Figure 3b – For continuous paving units – irregular surfaces

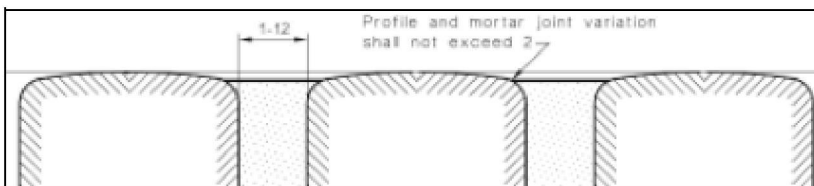


Figure 3c – For continuous paving units – domed surfaces

- (xi) Where carpets or any soft flexible materials are used on the ground or floor surface –
 - The pile height or pile thickness, shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm,
 - Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge,
 - At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded bevelled edge no higher than 5mm or above that height a gradient of 1:8 up to a total maximum height of 10mm.
- (xii) Matting recessed within an accessible path of travel –
 - Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or bevelled, above or below the surrounding surface; and
 - Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or bevelled.

Switches and Controls –

- (i) All new switches and controls, other than power points, shall be located not less than 900mm nor more than 1100mm above the finished floor and not less than 500mm from internal corners.
- (ii) Rocker action and toggle switches shall be provided in accordance with Clause 14.2 in accessible residential sole-occupancy units.

Summary of AS1428.1-2009: Clause 10 & 11 Requirements (Ramps & Stairs)

Clause 10.2 – Walkways

Walkways shall comply with the following:

- The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:
 - Kerb in accordance with Figure 18.
 - Kerb rail and handrail in accordance with Figure 19.
 - A wall not less than 450 mm in height.
- Landings at top and bottom and at:
 - 25m intervals or less for 1:33,
 - 15m intervals or less for 1:20,
- For walkways shallower than 1 in 33, no landings are required.

Clause 10.8 - Landings

Landings for walkways (up to 1:33) and ramps shall comply with one of the following:

- min. 1.2m if no change in direction as per Figure 25(A),
- min. 1.5m where change in direction not exceeding 90° internal corner to be truncated for min. 500mm in both directions as per Figure 25(B),
- 180° turn, landing as per Figure 25(C).
- Landings for step ramps shall be min. 1.2m in length as per Figure 22(A) and (B). Where a change in direction, the length of the step ramp landing to be min. 1.5m as per Figure 22(A). At doorways, landings as per Clause 13.3 for circulation spaces at doorways shown in Figure 25(D).
- Landings at kerb ramps shall be min. 1.2m in length, or 1.5m X 2.0m at 'T' junctions. Where a single change in direction is required, landings to be min. 1.5m X 1.5m.

Clause 11.1 - Stair construction

Stairs to be constructed as follows:

- Set back min. 0.9m from boundary,
- Where intersection is at an internal corridor, the stair to be set back as per Figure 26(A),
- Have opaque risers,
- Nosings shall not project beyond the face of the riser and the riser may be vertical of 25mm backwards splay,



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- Nosing profiles to have a sharp intersection, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm,
- 50mm – 75mm strip to full length of nosing, set back a max. 15mm from the front of the nosing, with a 30% min. luminance contrast. If not set back, luminance contrast to extend down the riser by max 10mm.
- TGSIs installed as per AS1428.4.1.

Clause 11.2 - Stairway handrails

Handrails to be continuous throughout the stair flight and around landings and have no obstructions 0.6m above, and as follows:

- Design & construction as per Clause 12,
- Installed both sides,
- No vertical sections and shall follow angle of the stairway nosings,
- Extend at bottom of stairs one stair tread depth and min. 300mm horizontally, (300mm extension not required if handrail is continuous,
- Dimensions of heights of handrails taken vertically from the nosing or landing to the top of the handrail.

Clause 12 - Handrails

Design and construction to comply with:

- Handrails and balustrades shall not encroach into required circulation,
- Circular or elliptical cross-section, not less than 30mm or more than 50mm for more than 270°. Elliptical handrails to have greater horizontal dimensions,
- Exposed edges or corners have min. radius of 5mm,
- Top of handrail to be between 865mm and 1.0m above nosing or landing,
- Height to be constant throughout,
- If balustrade is required at a height greater than the handrail, both shall be provided,
- Handrails to be securely fixed and rigid with ends turned through a total of 180°, or to the ground, or returned fully to end post or wall face (Figures 26 C and D),
- Min. 50mm clearance to adjacent wall or other obstruction, for a height of 600mm,
- Handrails to have no obstructions to the passage of a hand along the rail, inside handrail at landings to always be continuous as per Figure 28(a).

Summary of Specification D3.6: braille and tactile signs

Part 2 – Location of braille and tactile signs

Signage must be designed and installed as follows:

- Braille and tactile components located not less than 1.2m or greater than 1.6m;
- Single line signs to have tactile characters not less than 1.25m or greater than 1.35m;
- Signs identifying room features or facilities located on wall on the latch side of the door with edge of sign 50mm to 300mm from the architrave (or on the door itself if not possible to have adjacent).
- Signs identifying a door required by E4.5 to be provided with an exit sign, must be located on the side that faces a person seeking egress, and on the wall on the latch side of the door with the leading edge of the sign located between 50mm and 300mm from the architrave (or on the door itself if not possible adjacent).

Part 3 – Braille and tactile sign specification

- Tactile characters to be raised or embossed to a height between 1mm and 1.5mm;
- Sentence case must be used, with 15mm to 50mm high characters for capitals and 50% high for the lower case;
- Tactile characters, symbols and the entire sign / frame to have rounded edges;
- The entire sign including characters, background, negative space or fill of signs to be matt or low gloss finish;
- Min. letter spacing to be 2mm;



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- Min. word spacing to be 10mm;
- Thickness of letter strokes between 2mm and 7mm and of Arial typeface;
- Tactile text to be left justified (excluding single words).

Part 4 – Luminance contrast

- Background, negative space and fill to be min. 30% luminance contrast to the mounted surface,
- Tactile characters icons & symbols to be min 30% luminance contrast to the background or mount surface,
- Luminance contrasts must be met under the lighting conditions of its surrounds.

Part 5 – Lighting

Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read.

Part 6 – Braille

- Grade 1 braille (uncontracted) as per Australian Braille Authority,
- Raised and domed, and left justified,
- Located 8mm below bottom line of text,
- Solid arrow, if arrow provided,

On signs with multiple lines, semi-circular braille locator at the left margin must be horizontally aligned with the first line of braille text.

Summary of AS1428.1-2009 requirements for Ambulant Sanitary Facilities

General

- Ambulant sanitary facilities shall be in accordance with Figures 53(A) and 53(B).

Grabrails

- Grabrails shall be installed in accordance with Clause 17 and Figure 53(A).

Doors

- Doors to sanitary compartments for people with ambulant disabilities shall have openings with a minimum clear width of 700 mm and shall comply with Figure 53(B).
- Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside.

Coat hook

A coat hook shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the floor.

Summary of AS1428.1-2009 requirements for Accessible & Ambulant Sanitary Facilities

Water Taps – Must have:

- Taps shall have lever handles, sensor plates or other similar control,
- Lever handles to be min. 50mm clear from adjacent surface,
- Where hot water is provided, the water to be delivered through the mixing spout.

WC pan clearances

- WC pan clearance including set-out, seat height and seat width as per Figure 38 of AS1428.1.

Seat – As follows:

- full round type with minimal contours,
- be securely fixed when in use,
- seat fixings that create lateral stability,
- load rated to 150kgs,
- min. luminance contrast of 30%.

Backrest – As follows:

- be capable of withstanding 1100 N,
- height to the lower edge of backrest to the top of the WC pan of 120mm to 150mm,
- vertical height of 150mm-200mm and a width of 350mm and 400mm,
- front edge of the centre of the backrest to be at an angle of 95° to 100°.

Flushing control

- Flushing controls shall be user activated, either hand operated or automatic. Hand-operated controls to comply with Figure 40, or on the centreline of the toilet within the vertical limit zone. Controls within this zone shall not be within the area required for grabrails.
- Controls shall be proud of the surface and activate the flush before being level with the surrounding surface.

Toilet paper dispenser

- Toilet paper dispenser to be located within zone specified in Figure 41. Dispenser shall not encroach on required grabrail clearances.

Grabrails

- Concealed, high level cisterns or flush valves require a continuous grabrail across the rear wall and the side wall closest to the pan as per Figure 42.
- Low-level non-concealed cistern or flush valves require the grabrail to terminate each side of the cistern as per Figure 42.

Circulation space – Shall be as per Figure 43 of AS1428.1-2009, except for the following intrusions:

- Toilet paper dispenser,
- Grabrails,
- Washbasins with 100mm intrusion,
- Hand dryers and towel dispensers,
- Soap dispensers,
- Shelves,
- Wall cabinets with 150mm intrusion, mounted between 0.9m and 1.25m,
- Clothes hanging devices,
- Portable sanitary disposal units (Figure 43),
- Other wall mounted fixtures with 150mm intrusion, mounted between 0.9m and 1.25m.
- The overlapping of circulation space shall be in accordance with Clause 15.6.

Baby change tables

- Where installed, baby change tables shall not encroach into the required circulation space when in the folded position and have a max height of 820mm with clearance underneath of min. 720mm when open.

Summary of AS1428.1-2009 requirements for Accessible & Ambulant Sanitary Facilities (Continued)

WC doors

- To be either hinged or sliding,
- Outward-opening doors shall have a mechanism to hold in the closed position without the use of a latch,
- Doors provided with an in-use indicator and a bolt or catch. If fitted with a snib, the snib handle is to be min. length of 45mm from the centre of the spindle.
- Latch mechanisms are to be openable from the outside in the case of an emergency.
- Force required as per Clause 13.5.2(e),
- Door handles and hardware as per Clause 13.5.

Washbasins for unisex accessible sanitary facilities

- A hand-washing facility shall be provided inside the toilet cubicle

Washbasins – As follows:

- Shall be located inside the cubicle,
- Washbasin outside pan circulation,
- Water taps as per Clause 15.2.1,
- Exposed hot water supply pipes to be insulated or located so as not a hazard,
- Projection of washbasins from wall and taps, bowl and drain outlet as per Figures 44 (A) and (B),
- Water supply pipes and waste outlets not to encroach on required clear space under basin.
- Each washbasin fixture to have unobstructed circulation space as per Figure 46, or Figure 45 for SOU's.

Mirrors

- Mirror to be located above or adjacent to washbasin.
- Where provided, a vertical mirror with a reflective surface not less than 350mm wide to extend from a height not less than 0.6m to not more than 1.85m.
- In an accessible residential unit, the mirror to be centred over the washbasin.

Shelves – To be provided adjacent to washbasin, as follows:

- A vanity top at a height of 800mm-830mm and min. width of 1200mm and depth of 300mm-400mm without encroaching circulation space,
- A separate fixture, within any circulation spaces at a height of 0.9m-1.0m, and external to all circulation space 0.79m-1.0m.

Soap dispensers, towel dispenser and similar fittings

- Soap and towel dispensers and hand dryers shall be operable by one hand and installed so the operative component or outlet between 0.9m and 1.1m and no closer than 0.5m from an internal corner.

Clothes-hanging devices

- A clothes-hanging device shall be installed 1.2m to 1.35m high and not less than 0.5m from an internal corner.

Sanitary disposal unit

- Where provided, sanitary disposal units to be as per Figure 43 for portable units or 0.5m from the pan for recessed units.

Switches and general-purpose outlets

- Where provided near the washbasin, switches and GPOs to be located as per Clause 14 and as close to the shelf as possible.

Showers

- Shower recesses and circulation space to a height not less than 0.9m as per Figure 47. Grabrails, shower hose fittings, taps, soap holder, shelf and seat are the only fixtures permitted in these spaces.

Circulation spaces in accessible sanitary facilities

- Circulation spaces in accessible sanitary facilities shall be in accordance with Clause 15.2.8 and Figures 43-47 and 50.
- Circulation spaces, including door circulation space, may be overlapped.
- Fixtures shall not encroach circulation space except:
 - a. Washbasin in WC circulation as per Figure 43,

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- b. Washbasin in shower circulation as per Figure 50,
 - c. Washbasin in door circulation as per Figure 51(A) and 51(B).
 - Clearances beneath washbasin as per Clause 15.3.
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