



Access Report

**Loxford Childcare Centre**  
464 Cessnock Road  
Gillieston Heights NSW 2321

For: Stevens Group  
Ref: PAA\_24055



## Document Control

This report has been prepared based on the documentation available and time allocated to conduct the review. All reasonable attempts have been made to identify key compliance matters.

## Revision Summary:

<b>prepared by:</b>			
Lee-May Whong	Draft	Issued for review	24 January 2025
	Revision 1	Issued for DA	24 March 2025

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## Clarifications:

This report is limited to items within drawings listed in this report only.

Construction is to be in accordance with the recommendations made in this access report to ensure compliance.

**Any dimensions quoted throughout this report and within Australian Standards are CLEAR dimensions, not structural. This needs to be considered during construction to account for wall linings and the like.**

## Definitions:

The following terminology has been used throughout this report:

**Compliant** | compliance with current accessibility legislation has been achieved

**Compliant Configuration** | circulation and spatial planning requirements are compliant

**Capable of compliance** | compliance is achievable through detailed design

**Not Yet Compliant** | circulation and spatial planning requirements have not yet been met

**To be addressed during detailed design** | details not available or applicable at DA stage

**To be confirmed** | inadequate information is provided to determine compliance

## Executive Summary

Development application documentation for the proposed childcare centre located at 464 Cessnock Road, Gillieston Heights, has been reviewed against current accessibility legislation.

The following table summarises our findings.

Item No.	Description	Compliance Status
<b>CCPG Access for People with Disabilities</b>		
6.1	C16 Access for People with Disabilities	Refer BCA commentary
<b>The Disability (Access to Premises) Standards</b>		
7.1	Access Code	Refer BCA commentary
7.2	New Work & The Affected Part	Not applicable
<b>Access and Approach</b>		
8.1	Allotment Boundary to Entrance	Compliant configuration
8.2	Accessible Carparking to Entrance	Compliant configuration
8.3	Accessways (Pathways Generally)	Compliant configuration
8.4	Accessible Carparking	Compliant configuration
8.5	Kerb Ramps	Compliant configuration
8.6	Accessible Entrance	Compliant configuration
8.7	Gate	Compliant configuration
<b>Interior</b>		
9.1	Extent of Access Generally	Compliant configuration
9.2	Circulation Areas	Compliant configuration
9.3	Doorways	Compliant configuration
9.4	Hearing augmentation at Service Counters	To be addressed during detailed design
9.5	Exempt Areas	None specified
9.6	Floor Finishes	To be addressed during detailed design
9.7	Carpet	To be addressed during detailed design
9.8	Controls	To be addressed during detailed design
9.9	Visual Indication to Glazing	To be addressed during detailed design
9.11	Signage	To be addressed during detailed design
<b>Sanitary Facilities</b>		
10.1	Distribution	Compliant
10.2	Accessible Toilets	Compliant configuration
10.3	Ambulant Toilet Cubicles	Compliant configuration

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

Accessibility requirements are included in Appendix 1 of this report to guide the detailed design. Best Practice options are provided within Appendix 2 and we encourage their implementation into the design.



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

A handwritten signature in black ink, appearing to read 'Lee-May Whong'.

**LEE-MAY WHONG**

Access Consultant (ACAA Associate Member No. 517)  
Diploma of Access Consulting



## 1 Methodology | Accessibility of Childcare Centres

Childcare Centres are required to be accessible to people with disabilities. BCA requires access to and within ALL AREAS used by the occupants.

Within a childcare centre, staff are required to have a degree of mobility due to the nature of the duties performed as a part of their position descriptions.

Position descriptions for childcare workers commonly list the following attributes:

- Strong interpersonal communication skills
- Instructional skills
- Physical stamina (in the context of meeting the demands of the physical energy exerted by the children)
- Current first aid certificate

Physical activities listed within position descriptions for childcare workers often include the following:

- Sitting on the floor
- Bending
- Walking
- Ability to distinguish colour
- Lifting children up to 15kg
- Administering first aid / resuscitation

With regard to staff only ancillary areas, we note that BCA Clause D3.4 Exemptions could be argued. It states the following:

The following areas 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).

Given the typical position description for a childcare worker and the physical activities expected, it would be highly unlikely for a staff member to have a non-ambulant disability.

We consider that access for people with disabilities is not required to the following rooms: storage rooms, waste, cot rooms, bottle, kitchen, laundry.

It should also be noted that AS1428.1 (2009) clauses relating to the height for door hardware is not applicable to childcare centres. This includes entry gates fitted with child safety locks.

The following access report has been prepared on this basis.

## 2 Project Background

The proposed childcare centre is located at 464 Cessnock Road, Gillieston Heights. The centre is designed over a single level and accommodates approximately one hundred and ten (110) children within six (6) age-appropriate rooms. Carparking are provided on the eastern side of the centre



Figure 1 | Proposed Development

## 3 Reviewed Documentation

Documentation prepared by Clarke Hopkins Clarke has been reviewed as follows:

dwg no.	drawing name	revision
-	Cover Sheet	A
DA010	Location Plan	A
DA100	Site Analysis Plan	A
DA115	Existing Lot Layout & Proposed Footprint	A
DA120	Proposed Site Plan	J
DA200	Ground Floor Plan	L
DA300	Roof Plan	B
DA400	Elevations	B
DA450	Sections	B
DA451	Façade Section Details	A
DA500	Shadow Diagram - Plans	A
DA550	Colour and Materials Schedule	A
DA600	Artist Impression 1	A
DA601	Artist Impression 2	A
DA602	Artist Impression 3	A
DA603	Artist Impression 4	A

## 4 Council DCP Requirements for Accessibility

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

- a) To ensure all new developments are constructed to accommodate the needs of those people who may use the services that the proposed land use may provide.
- b) To ensure people with a disability enjoy the same level of access, both in gaining entry to and moving within, those buildings which meet a high public demand.
- c) To ensure those land uses which provide a service which is likely to attract a larger proportion of people with a disability, adequately provide for the needs of these people.
- c) That the provisions of continuous access path of travel to and within a building is the primary principle.
- d) The secondary principle is the provision of car parking and other amenities.
- e) To ensure that all existing commercial buildings in Maitland are upgraded to meet the primary principle of the Plan, over time.

Part C.2 of the DCP is specific to childcare centres. With regard to access for people with disabilities, the following is required:

- l) Access and facilities for the disabled are to be provided in accordance with the Australian Standard AS 1428 Part 1 and Chapter C.1: Accessible Living in this DCP.
- m) One of the allotted vehicle parking spaces shall be provided for disabled parking / service vehicles close to the main entrance of the childcare centre.

**The requirements of the DCP have been addressed in the design of the building as demonstrated throughout this report.**

## 5 Legislation

Access assessment has been made against Access Legislation including:

- The Commonwealth Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises (Buildings)) Standards 2010
- Access Code for Buildings 2010
- The National Construction Code Building Code of Australia Volume 1 2022 (BCA)
  - Part D3 D15 Landings (Slip Resistance)
  - Part D3 D22 Handrails
  - Part D4 – Access for People with Disabilities
  - Section F4D5/ F4D6 / F4D7 – Accessible Sanitary Facilities
- Australian Standard AS1428.1 (2009) Amendment 1 & 2, – Design for Access and Mobility
- Australian Standard AS1428.4.1 (2009) Amendment 1 – Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators



- Australian Standard AS2890.6 (2009) – Parking Facilities – Off street carparking For People with Disabilities.

A summary of the requirements of relevant legislation follows.

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

The DDA requires independent, equitable, dignified access to all parts of the building for all building users regardless of disability. The DDA makes it unlawful to discriminate against a person on the grounds of disability.

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#### **The Disability (Access to Premises) Standards**

Any application for a building approval for a new building or upgrade of an existing building triggers the application of the Premises Standards.

The Premises Standards include an **Access Code** written in the same style as the Building Code of Australia. It has a number of Performance Requirements that are expressed in broad terms and references a number of technical Deemed-to-Satisfy Provisions.

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#### **The National Construction Code / Building Code of Australia (Volume 1)**

The Building Code of Australia (BCA) is contained within the National Construction Code (NCC) and provides the minimum necessary requirements for safety, health, amenity and sustainability in the design and construction of new buildings (and new building work in existing buildings) throughout Australia. The BCA is a performance-based code and compliance can be met through satisfying the deemed-to-satisfy provisions or by meeting the prescribed performance requirements.

For Class 9b Childcare building, BCA requires access for people with disabilities to and within all areas usually used by the occupants.

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

The AS1428 Suite provides design requirements for accessibility generally, covering all types of disabilities. AS1428.1 and AS1428.4.1 are referenced by the NCC / BCA.

- Australian Standard AS1428.1 (2009) Amendment 1 & 2, – Design for Access and Mobility contains access requirements that are mandatory for the provision of access for persons with a disability.
- Australian Standard AS1428.4.1 (2009) Amendment 1 – Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.

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#### **AS2890.6 – Off-street Carparking for People with Disabilities**

AS2890.6 (2009) applies to the carparking areas generally.



## 6 CCPG | Access for People with Disabilities

The Child Care Planning Guideline (CCPG) is intended to assist those responsible for the management, planning, design, construction and maintenance of new child care facilities. They are a suite of information to aid in the planning, design and use of facilities. C16 relates to Access for People with Disabilities.

The CCP Guideline includes the following statements:

- The design quality principles establish the broad design context guide of all new proposals for childcare facilities, regardless of whether they are stand alone, part of a mixed-use development, modifications or retrofits of existing buildings or seeking to occupy premises without incurring new building works.
- The considerations give guidance to applicants on how to design a high-quality proposal that takes account of its surroundings and any potential environmental impacts the development may cause and to be mindful of potential impacts that
  - may arise from existing uses and conditions within a locality.
- The matters support the design principles and must be considered by the consent authority when assessing a DA for a childcare facility. Childcare facilities can be developed in a broad range of locations and need to be flexible in how they respond to the requirements and challenges this brings.

### 6.1 C16 Access for People with Disabilities content

Objective: To ensure that childcare facilities are designed to be accessible by all potential users.

C16 Accessible design can be achieved by:

- providing accessibility to and within the building in accordance with all relevant legislation
- linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry
- providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible
- minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath.

Note: The National Construction Code and the Disability (Access to Premises – Buildings) Standards 2010 set out the requirements for access to buildings for people with disabilities.

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#### Compliance Summary:

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Refer BCA commentary

#### Commentary:

The proposed design is generally in keeping with the NCC and associated standards as demonstrated throughout this report.

## 7 The Disability (Access to Premises) Standards

Any application for a building approval for a new building or upgrade of an existing building triggers the application of the Premises Standards.

The Premises Standards include an Access Code written in the same style as the Building Code of Australia. Additionally, it offers a number of concessions for existing buildings as outlined below.

### 7.1 Access Code

The Premises Standards include an Access Code written in the same style as the Building Code of Australia.

#### Compliance Summary:

Refer to BCA requirements throughout subsequent sections of this report.

While the introduction of NCC 2022 causes clause numbers to differ between documents, the intent of each code remains similar.

### 7.2 New Part and Affected Part (Existing Buildings)

The Disability (Access to Premises – Buildings) Standards apply to **...a new part, and any affected part, of a building**, to the extent that the part of the building is...a Class 3, 5, 6, 7, 8, 9 or 10 building (Clause 2.1).

**New part** is defined as follows (Clause 2.1 (4)):

- An extension to the building or a modified part of the building.

An **affected part** is defined as follows (Clause 2.1 (5)):

- The principal pedestrian entrance of an existing building that contains a new part; and
- Any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

#### Compliance Summary:

Not applicable

#### Commentary:

New work and affected part provisions (Part 2.1(4 & 5)) are applicable to modification works only, not new developments.

## 8 BCA | Access and Approach + External Areas Generally

The approach to the building needs to be addressed when considering access for persons with a disability. The BCA has three requirements for the approach to the building for persons with a disability.

An accessible path of travel is required to the building entrance from the main points of pedestrian entry at the allotment boundary, from another accessible building connected by a pedestrian link, and from required accessible carparking spaces on the allotment.

In this instance, the approach to the building has been considered as follows:

- from the main points of the pedestrian entry along Cessnock Road at the allotment boundary, and
- from another accessible building connected by a pedestrian link (not applicable), and
- from the required accessible carparking space on the allotment

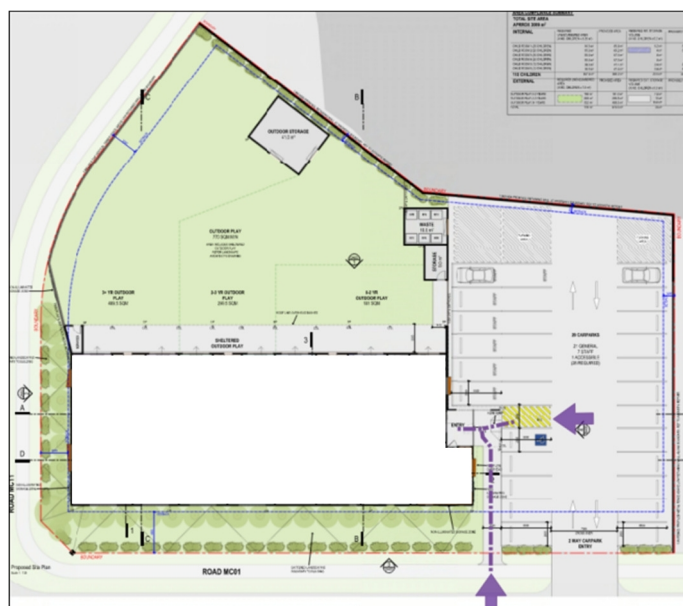


Figure 2 | Overall Site Plan

### 8.1 Approach from Allotment Boundary

The BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.

#### Compliance Summary:

Compliant configuration

#### Commentary:

An accessible path of travel is provided to the building entrance from the allotment boundary along Cessnock Road via a formed footpath.

## 8.2 Approach from Accessible Carparking

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

### Compliance Summary:

Compliant configuration

### Commentary:

An accessible path of travel is provided to the building entrance via a formed footpath. A kerb ramp is provided along the approach to facilitate access.

## 8.3 Accessways (Pedestrian Areas Generally)

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

### Compliance Summary:

Compliant configuration

### Commentary:

Footpaths that form the approach to the building are dimensioned at least 2000mm wide. A level surface is achievable.

## 8.4 Accessible Carparking

There is a requirement for the provision of accessible carparking within this development.

For a childcare centre (Class 9b) BCA requires one (1) accessible space for every one hundred (100) carparking spaces or part thereof.

### Compliance Summary:

Compliant configuration

### Commentary:

On grade parking is provided on the eastern side of the building. Plans note a total of twenty (29) carparking spaces, one (1) of which is nominated as an accessible space. It is located in close proximity to the building entrance.

The overall configuration of the accessible carparking achieves compliance with current legislation including dimensions of the space and associated shared areas, chevron markings and provision of a bollard.

## 8.5 Kerb Ramps

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



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**Compliance Summary:**

Compliant configuration

**Commentary:**

Kerb ramp is provided along the path of travel from the accessible carpark to the building entrance.

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**8.6 Accessible Entrance**

In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and not less than 50% of all pedestrian entrances including the principal pedestrian entrance.

In a building with a total floor area more than 500 sqm, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible entrance.

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**Compliance Summary:**

Compliant configuration

**Commentary:**

A sliding door is provided for entrance to the building. A level threshold hold is achievable at the doorway.

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**8.7 Gates**

Where gates form a part of the approach to the building, they need to offer compliance with AS1428.1 (2009) similar to a doorway.

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**Compliance Summary:**

Compliant configuration

**Commentary:**

A single hinged gate provides entry to the building and offer compliant circulation areas. Ensure that the selected door enables a clear opening width of 850mm.

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**9 BCA | Interior**

The building is designed over a single level and provides 6 child rooms. The interior areas subject to accessibility requirements.

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**9.1 Extent of Access Generally – BCA**

For a childcare centre (Class 9b) access for people with disabilities is required to and within all areas normally used by the occupants.

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**Compliance Summary:**

Compliant configuration

**Commentary:**

Access is provided to and within areas that are required to be accessible.

## 9.2 Circulation Areas

BCA (Clause D4D4) requires the provision of turning spaces and passing areas to corridors to enable wheelchair circulation throughout a building.

Turning spaces 1540mm wide by 2070mm long are required within 2m of the end of corridors to enable a wheelchair to turn through 180° and passing areas 1800mm wide by 2000mm long are required every 20m along a corridor unless there is a clear line of sight.

Within corridor areas, 1500x1500mm is required to facilitate a 90° turn by a wheelchair. This must be accommodated within accessible areas.

### Compliance Summary:

Compliant configuration

### Commentary:

Compliant circulation space has been provided throughout the building.

## 9.3 Doorways Generally

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

### Compliance Summary:

Compliant configuration

### Commentary:

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

## 9.4 Hearing Augmentation at Service Counters

For buildings that are required to be accessible, the BCA (Clause D4D8) requires hearing augmentation systems at service counters **where the user is screened from the service provider**. We note that this may not be relevant to this project.

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

### Compliance Summary:

To be addressed during detailed design.

## 9.5 Exempt Areas

BCA Clause D4D5 does not require access for people with disabilities to areas that would be inappropriate due to the particular use of the area or would pose a health and safety risk. This includes the path of travel to these areas.

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**Compliance Summary:**


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None specified

**Commentary:**

Within this childcare development, the following areas are considered to be exempt from requiring access for people with disabilities: storage rooms, waste, cot rooms, bottle, kitchen, laundry.

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**9.6 Floor Finishes**


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All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance is 3mm (5mm for beveled edges) as part of the accessible path of travel.

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**Compliance Summary:**


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To be addressed during detailed design stages

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**9.7 Carpet**


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BCA requires a maximum carpet pile height of 11mm and carpet backing thickness not exceeding 4 mm.

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**Compliance Summary:**


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To be addressed during detailed design stage.

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**9.8 Controls**


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Controls such as light switches, GPOs, alarm keypads, card swipes, etc are to be located within the accessible height range of 900-1100mm above the floor level and not within 500mm of an internal corner to comply with AS1428.1(2009), Clause 14.

We recommend that video intercoms be installed at 1200mm affl - this is within the range of common view per AS1428.2 (1992).

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**Compliance Summary:**


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To be addressed during detailed design stage.

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**9.9 Visual Indication to Glazing**


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Provide decals to all full height glazing that can be mistaken for a doorway to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level.

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**Compliance Summary:**


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To be addressed during detailed design stage.

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**9.10 Signage**


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Signage to identify sanitary facilities, hearing augmentation and required exits are to be provided in accordance with BCA Clause D4D7. This includes provision of the



International Symbol for Access or International Symbol for Deafness as appropriate.  
Signage to comply with AS1428.1 (2009), Clause 8.

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**Compliance Summary:**

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To be addressed during detailed design stage.

## **10 BCA | Sanitary Facilities**

The BCA / Access Code for Buildings (Clause F4D5) require the provision of sanitary facilities catering for people with disabilities.

### **10.1 Distribution of Accessible Sanitary Facilities**

Accessible sanitary facilities are required as follows – these are general requirements and not project specific.

- A unisex accessible toilet at each level that provides sanitary facilities. Where more than one bank of toilets is provided at any level, at least 50% of those banks will have an accessible toilet facility.
- At each bank of toilets where there is one or more toilets in addition to a unisex accessible sanitary compartment at the bank of toilets, a sanitary compartment suitable for a person with an ambulant disability must be provided for use by males and females.
- A unisex accessible shower is required where showers are required by F4D7. (not required within this development).

There are no statutory requirements for the provision of accessible children's toilets within a childcare centre.

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**Compliance Summary:**

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Compliant

**Commentary:**

A unisex accessible sanitary compartment is provided. In addition to this facility male and female ambulant toilets are provided.

### **10.2 Unisex Accessible Sanitary Compartment**

A unisex accessible sanitary compartment is provided within this development.

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**Compliance Summary:**

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Compliant configuration

**Commentary:**

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



### 10.3 Ambulant Toilets

Ambulant toilets are provided within this development.

#### Compliance Summary:

Compliant configuration

#### Commentary:

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

## 11 Conclusion

This report demonstrates that the fundamental aims of accessibility legislation are achievable within the proposed development. Spatial planning and general arrangements of facilities will offer inclusion for all building users.

Disability is often defined as any limitation, restriction or impairment which restricts everyday activities and has lasted or is likely to last for at least 6 months. Disabilities can be very varied. They can be physical, cognitive, intellectual, mental, sensory, or developmental. They can be present at birth or can occur during a person's lifetime. They can also be permanent or temporary. In Australia, almost one in five people – 4.3 million – have a disability with one in three having severe or profound core activity limitation.

Equity and dignity are important aspects in the provision of access to buildings for all users. With respect to people with a disability, equity and dignity are sometimes overlooked in the construction of new buildings or refurbishment works. The design approach needs to maintain a high level of equity for people with disabilities and meet the performance requirements of the BCA. The performance requirements adopt two main concepts in the provision of access for people with a disability being **to the degree necessary** and **safe movement**. Both of these concepts need to be achieved within the context of equitable and dignified access.

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

We consider that the drawings presented for assessment, for the purposes of a development application, demonstrate that compliance with current statutory requirements affecting accessibility is achievable subject to detailed design at the construction certificate stage (refer to Appendix 1 for requirements).



## Appendix 1 | Accessibility Requirements



The following accessibility requirements are to be incorporated into the detailed design to ensure compliance of the built form.

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### **Accessways Generally**

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

- a. The minimum unobstructed width of all pathways is to be 1000mm (AS1428.1, Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2.
- b. All pathways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, or 5mm for bevelling edges).
- c. The maximum allowable crossfall of pathways is to be 1:40.
- d. The ground abutting the sides of the pathways should follow the grade of the pathway and extend horizontally for 600mm. We note that this is not required where there is a kerb or handrail provided to the side of the pathway.
- e. Pathways to have passing bays complying with AS1428.1 at maximum 20m intervals where a direct line of site is not available. They are required within 2m of the end of the pathway where it is not possible to continue travelling along the pathway. A passing space shall have a minimum width of 1800 for a minimum length of 2000mm. Refer to AS1428.1, Clause 6.4.
- f. Grated drains within the accessible path of travel are to have circular openings no greater than 13mm in diameter and slotted openings not greater than 13mm wide – elongated openings must traverse the direction of travel.

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### **Kerb Ramps**

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AS 1428.1 has access requirements for kerb ramps as follows:

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

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## Accessible Carparking

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

- a. Accessible carparking to be a minimum of 2400mm wide with a shared area to one side of the space 2400mm wide. Circulation space can be shared between adjacent accessible carparks. For a single space, a total width of 4800mm is required.

For parallel parking arrangements, the accessible space is to be a minimum 3200mm wide x 7800mm long. A shared area 1600mm wide is required at the same level of the parking space.

- b. Provide a bollard to the shared circulation space as illustrated in AS2890.6, Figure 2.2.
- c. The maximum allowable crossfall of accessible carparking area to be 1:40. This crossfall applies both parallel and perpendicular to the angle of parking.
- d. For covered carparking, the clear height of the accessible carparking space to be 2500mm as illustrated in AS2890.6, Figure 2.7.
- e. Designated accessible carparking is to be identified using the International Symbol for Access (ISA) between 800 and 1000mm high placed as a pavement marking in the centre of the space between 500-600mm from its entry point. The perimeter of the space is to be identified by an unbroken yellow & slip resistant line 80-100mm wide (except where there is a kerb or wall)
- f. Shared space to be identified using yellow slip-resistant & unbroken stripes 150 to 200mm wide with spaces 200 to 300mm between stripes. Stripes to be at an angle of 45° to the side of the space.

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## Accessible Entrances

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Access requirements for entrances are as follows.

- a. Entrance to comply with AS1428.1(2009), Clause 13 as part of the accessible path of travel.
- b. Doors are to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel.
- c. Door threshold to be level to provide seamless entry as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where beveled edges are provided between surfaces – refer to Figure 6.
- d. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)

- e. For glass doors, provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid. AS1428.1, Clause 6.6.
- f. Where double door sets are provided, one door leaf is to be capable of being held in the closed position to provide door opening widths and circulation to comply with AS 1428.1.
- g. For a best practice approach to access, and to assist people with a vision impairment locate the entrance, consider providing features with a minimum 30% luminance contrast to the background surface such as an entry mat or awning.

### **Circulation Areas Generally**

BCA requires the provision of turning spaces and passing areas to corridors to enable wheelchair circulation throughout a building.

Turning spaces 1540mm wide by 2070mm long are required within 2m of the end of corridors to enable a wheelchair to turn through 90° and passing areas 1800mm wide by 2000mm long are required every 20m along a corridor unless there is a clear line of sight.

Within corridor areas, 1500x1500mm is required to facilitate a 90° turn by a wheelchair. This must be accommodated within accessible areas.

### **Doorways**

Access requirements for doorways within the accessible path of travel are as follows:

- a. Doorways within the accessible path of travel to have a minimum clear opening width of 850mm (AS1428.1(2009), Clause 13.2). We recommend the use of a 920 leaf door as a minimum to achieve adequate clear width.  
  
For double doors, the operable leaf must achieve this clear opening width to facilitate single leaf operation.
- b. All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.
- c. Doors between indoor and outdoor spaces to have a level threshold for seamless transition.
- d. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.

- e. Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5). Note that within a childcare centre, this is applicable to the unisex accessible sanitary facilities only.
- f. Door handles and related hardware shall be able to be unlocked and opened with one hand per AS1428.1 (2009), Clause 13.5.1. The handles shall enable a person who cannot grip to operate the door without their hand slipping from the handle. We recommend the use of lever handles.
- g. For manual controls to automatic doorways, buttons to be located no closer than 500mm from an internal corner and between 1000mm and 2000mm from the hinged door leaf or surface mounted sliding door in the open position. Height of controls to be 900-1100mm affl.
- h. Doorways to external areas to achieve a level threshold as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where beveled edges are provided between surfaces.
- i. Doorways to have operational forces per AS1428.1 (2009), Clause 13.5.2. A maximum allowable force of 20N is required to operate the door.

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### Hearing Augmentation at Service Counters

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For buildings that are required to be accessible, the BCA (Clause D4D8) requires hearing augmentation systems at service counters where the user is screened from the service provider. We note that this may not be relevant to this project.

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

The hearing augmentation system is to be identified using the International Symbol for Deafness.

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### Floor Finishes

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

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### Carpet

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BCA requires that the pile height or pile thickness does not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm.

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### Controls

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Controls such as light switches, GPOs, alarm keypads, card swipes, etc are to be located within the accessible height range of 900-1100mm above the floor level and not within 500mm of an internal corner to comply with AS1428.1(2009), Clause 14.

We recommend that video intercoms be installed at 1200mm affl - this is within the range of common view per AS1428.2 (1992).

### Visual Indication to Glazing

Provide decals to all full height glazing that can be mistaken for a doorway to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid.

As a guide, AS1288 (2006) states that the following glazed areas are not considered capable of being mistaken for a doorway:

- The width is less than or equal to 500mm
- The height h is less than or equal to 1000mm
- The lowest point of the opening is 500mm or greater above the floor /ground level
- The glazing is opaque, patterned or a leadlight
- Where a chair / crash rail, handrail or transom is provided and located with its upper edges not less than 700mm or its bottom edge not more than 1000mm above the floor
- The panels are louvres with a blade width not greater than 230mm
- The glazing protects a difference in level of 1000mm or more (a balustrade system)

### Signage

Access requirements for signage are as follows. Note that this does not include general wayfinding signage.

- a. Braille and tactile signage formats as outlined within BCA Specification 15 that incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 must be provided to identify the following:
  - a sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building
  - a space with a hearing augmentation system
  - each door required by E5D5 to be provided with an exit sign and state level
  - an accessible unisex sanitary facility and identify if the facility is suitable for left or right handed use
  - an ambulant accessible sanitary facility 1 and be located on the door of the facility
  - where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access to direct a person to the location of the nearest accessible pedestrian entrance
  - where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary

- b. Braille and tactile components of the sign to be located not less than 1200mm and not higher than 1600mm affl.
- c. Signage to be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door.

Sample signs are as follows. These are examples only – ensure selected signage complies with BCA Specification 15 including provision of Braille locator for multiple lines of text and characters.



### Unisex Accessible Sanitary Compartment

Access requirements for the accessible toilet facilities are as follows. For compliance with AS1428.1(2009), the minimum room dimensions of the accessible toilet are to be 1900x2300mm plus additional area for the handbasin. These are **CLEAR** dimensions. Provision for wall linings needs to be considered.

- a. Accessible toilet facilities to be unisex facilities for compliance with the BCA.
- b. Unisex accessible facilities to comply with AS1428.1(2009), Clause 15 including set-out of fittings and fixtures, circulation areas and doorways.
- c. Where more than one unisex accessible toilet is provided within the building, they should be in a mirrored configuration to allow for both left and right-handed use.

### WC Pan:

- a. Crucial dimensions for the toilet are 450mm from centreline of pan to side wall, 800mm from front of pan to rear wall and a seat height of 470mm.
- b. A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see figure 43).
- c. Grabrails to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800mm.
- d. Toilet seat shall be of the full round type, be securely fixed in position when in use and have fixings that create lateral stability. They should be load





rated to 150kg, have a minimum 30% luminance contrast to the background colour (eg pan, wall or floor) and remain in the upright position when fully raised.

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

Basin:

- f. For the basin, a minimum dimension of 425mm is required from the centreline of the basin to the side wall and height of basin to be between 800 and 830mm.
- g. Taps to have lever handles, sensor plates or similar controls. For lever taps, a minimum 50mm clearance to be provided to adjacent surfaces.

Door:

- h. Doorways to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel. Adequate circulation area at the latch side of the doorway is required to allow independent access to the facility – for details refer to AS1428.1, Figure 31.
- i. Door hardware to be located within the accessible height range of 900-1100mm above the finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

Controls:

- j. Controls such as light switches within the accessible toilet facilities to be in the accessible height range of 900-1100mm above the finished floor level to comply with AS1428.1(2009), Clause 14. Controls should be located not less than 500mm to a corner.

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### **Ambulant Toilet Cubicles**

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Requirements for the ambulant toilets are as follows.

- a. Options for the configuration of the ambulant cubicles are illustrated in AS1428.1, Figure 53.
- b. Provide an ambulant cubicle within each bank of male and female toilets in compliance with AS1428.1, Clause 16.
- c. Minimum width of ambulant cubicles to be 900-920mm.
- d. Minimum distance between the front of the WC pan and cubicle door / wall is 900mm,
- e. Seat height to be 460-480mm.
- f. Provide grabrails to ambulant cubicles to comply with AS1428.1, Clause 17 and Figure 53A.



- g. Provide toilet paper holder within the accessible reach zone (within 300mm of the front of the pan at a height less than 700mm).
- h. Doors to have a minimum opening width of 700mm and comply with AS1428.1, Figure 53B.
- i. Provide signage to the ambulant cubicles to comply with AS1428.1, Clause 16.4.

### Slip Resistance

The BCA defines the following slip resistance requirements for stairs and ramps:

Application	Surface Conditions	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or Landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4



## Appendix 2 | Best Practice Options for Consideration



We recommend a best practice approach to accessibility that goes beyond minimum standards and embraces the intent of the DDA. The following measures will promote inclusion and participation for all users.

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### **Terminology (Best-practice recommendation)**

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The use of positive terminology such as “accessible” should be used when referring to accessible facilities such as toilets and carparking. This term is preferable to “disabled” which is commonly used. This principle is to be adopted through the design and documentation of a project and on signage throughout the completed building.

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### **Accessways**

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

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

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### **Automatic Entrance Doors**

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The provision of automatic sliding doorways maximises access for people with a disability. Further, delivery drivers, people carrying parcels and the elderly also benefit from the provision of automatic doors. Automatic doors provide safe, convenient access for everyone, regardless of age or ability in keeping with universal design principles. They also offer COVID-19 mitigation measures, reducing the transfer of germs and bacteria.

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### **Accessible Service Counters**

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The provision of an accessible section of counter will benefit people using wheelchairs and people of short stature. AS1428.2 contains access requirements for service counters and recommends the height of the counter be between 750mm ( $\pm 20$ ) and 850mm ( $\pm 20$ ) above the finished floor level and have foot and knee clearance under the counter. The minimum width of an accessible counter and clearance below is recommended as 900mm.

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### **Lighting and Glare**

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Minimum interior lighting levels should generally consider AS1428.2 (1992) Clause 19. Consistent lighting levels should be provided throughout, without pools of light or dark areas. AS1428.2 (1992) recommends the following minimum illumination levels:

- Entrances 150lx
- Passages and walkways 150lx
- Stairs 150lx
- Toilets and Locker rooms 200lx
- Counter tops 250lx
- General displays 200-300lx

Glare and excessively reflective surfaces should be avoided. This includes glare from windows.

