

From: Manzoney, Lisa <Lisa.Manzoney@act.gov.au>
Sent: Thursday, 22 July 2021 6:52 PM
To: Moysey, Sean <Sean.Moysey@act.gov.au>
Cc: Brookes, Clare <Clare.Brookes@act.gov.au>; Siripol, Anne <Anne.SIRIPOL@act.gov.au>; Chand, Avinesh <Avinesh.Chand@act.gov.au>; Ng, Shauna <Shauna.Ng@act.gov.au>
Subject: FW: Request for legal advice: Mitchell DA [REDACTED] intended ECEC service

OFFICIAL: Sensitive - Legal Privilege
ACT GOVERNMENT SOLICITOR
(see confidentiality notice below)

Dear Sean

Thank you for your request for legal advice in relation to concerns arising from the Education and Care Service Centre in Mitchell.

My colleague Avinesh Chand, Practice Leader – Regulation and Revenue, will advise you of the assigned solicitor for this request shortly. Once the matter has been allocated the assigned

solicitor will be in contact to confirm timeframes for the advice.

If you wish to discuss this request in the meantime, Avinesh can be contacted on email address Avinesh.Chand@act.gov.au, on Microsoft Teams, and telephone number (02) 620 53481.

I would like to also take this opportunity to request that when RLAs are sent to our office, could you also ensure that the RLA is emailed to our office's central mailbox: ACTGSO@act.gov.au.

Kind regards

Lisa

Lisa Manzoney | Executive Group Manager, Legal Practice | ACT Government Solicitor

☎ 02 620 70628 | 📠 0466 855 923 | 📞 02 620 70650 | lisa.manzoney@act.gov.au

DX 5602 Canberra | PO Box 260 Civic Square ACT 2608 | www.actgs.act.gov.au

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: Moysey, Sean <Sean.Moysey@act.gov.au>

Sent: Wednesday, 21 July 2021 11:39 AM

To: Manzoney, Lisa <Lisa.Manzoney@act.gov.au>

Cc: Brookes, Clare <Clare.Brookes@act.gov.au>; Siripol, Anne <Anne.SIRIPOL@act.gov.au>

Subject: Request for legal advice: Mitchell DA [REDACTED] intended ECEC service

OFFICIAL: Sensitive - Legal Privilege

Dear Lisa

Please accept the attached request for legal advice. [REDACTED]

Regards

Sean

Sean Moysey

Executive Branch Manager, Education and Care Regulation and Support

Education | ACT Government

P 02 6207 2143 **M** 0478 301 650

Level 3, Hedley Beare Centre for Teaching and Learning, 51 Fremantle Drive Stirling 2611 |

GPO Box 158 Canberra ACT 2601

www.det.act.gov.au



From: [Larkin, Lyn](#)
To: [Moysey, Sean](#)
Cc: [EDU Media](#); [Brookes, Clare](#)
Subject: RE: FOR URGENT CLEARANCE - TPs needed for FOI decision due 13/9 - re CECA and Mitchell land
Date: Monday, 13 September 2021 11:02:26 AM
Attachments: [image001.jpg](#)

OFFICIAL

Fabulous, thanks Sean.

From: Moysey, Sean <Sean.Moysey@act.gov.au>
Sent: Monday, 13 September 2021 11:01 AM
To: Larkin, Lyn <Lyn.Larkin@act.gov.au>
Cc: EDU Media <EDU.Media@act.gov.au>; Brookes, Clare <Clare.Brookes@act.gov.au>
Subject: RE: FOR URGENT CLEARANCE - TPs needed for FOI decision due 13/9 - re CECA and Mitchell land

OFFICIAL

Hi Lyn
 Cleared from me. Many thanks.
 Regards
 Sean

Sean Moysey

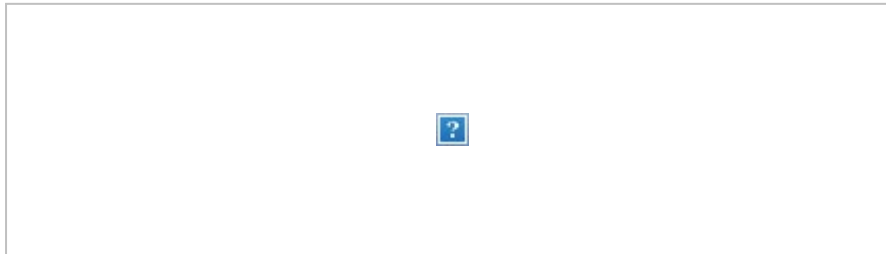
Executive Branch Manager, Education and Care Regulation and Support
 Education | ACT Government

P 02 6207 2143 **M** 0478 301 650

Level 3, Hedley Beare Centre for Teaching and Learning, 51 Fremantle Drive Stirling 2611 |

GPO Box 158 Canberra ACT 2601

www.det.act.gov.au



From: Larkin, Lyn <Lyn.Larkin@act.gov.au>
Sent: Monday, 13 September 2021 10:20 AM
To: Moysey, Sean <Sean.Moysey@act.gov.au>
Cc: EDU Media <EDU.Media@act.gov.au>; Brookes, Clare <Clare.Brookes@act.gov.au>
Subject: FOR URGENT CLEARANCE - TPs needed for FOI decision due 13/9 - re CECA and Mitchell land

OFFICIAL

Hi Sean, for your clearance TPs for the release of the FOI relating to Block 18, Section 11, Mitchell. Paula has asked if we can pull these together ASAP. Cleared by Clare already.

- This FOI application refers to multiple decisions in relation to Block 18, Section 11, Mitchell, ACT, that were made by the CECA, in the period 1 August 2010 to 13 July 2021.
- The FOI applicant sought documents about deliberations by to the Children's Education and Care Assurance unit's (CECA) – also referred to as the Regulatory Authority - relating to approval of a proposed education and care service in Mitchell
- In November 2017, the Regulatory Authority indicated to the applicant that Block 18 Section 11 Mitchell was suitable for the development of an education and care service.

The Regulatory Authority subsequently became aware of concerns from the Environment Protection Authority and Health Protection Service regarding potential risks of harm to children relating to this site, due to potential for air and soil contamination from the operation of surrounding businesses.

- Taking into account the various requirements of the National Quality Framework which includes National law, the Authority's view is that the Mitchell site is not a suitable site and location for the development of an education and care service.

Warm regards

Lyn Larkin | Senior Director Communications and Engagement

Phone: +61 2 6205 0837 | Email: lyn.larkin@act.gov.au

Communications and Engagement | Education | ACT Government

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14 September 2021

Early Childhood Policy and Regulation
Children's Education and Care Assurance
25 Mulley Street
Holder ACT 2611

via email: CECA@act.gov.au

Dear Sir/Madam,

RE: DA201733198 – PRELIMINARY ENQUIRY PENDING DEVELOPMENT APPLICATION AMENDMENT FOR BLOCK 18 SECTION 11 MITCHELL

This letter has been prepared by [REDACTED] on behalf of the proponent, [REDACTED], regarding proposed amendments to DA201733198. [REDACTED] have been assisting the lessee for several years in relation to the development of the land at the corner of Darling and Heffernan Streets, Mitchell – formally identified as Block 18 Section 11. DA201733198 was approved in May 2018 for the construction of a new 3 storey childcare centre; new driveways; car park and drop off area; landscaping; and associated site works.

Since this approval, legislative framework has changed, and it is unlikely that we will be able to obtain accreditation and service approval for a 3 storey centre. Recently, the National Construction Code was amended and there were changes to the fire safety measures for multistorey childcare centres. Accordingly, the proponent is seeking to progress a DA amendment to the proposal.

Attached to this letter are the following revised documents to support the proposed amendments:

- SK101[B] SITE PLAN
- SK102[B] GROUND FLOOR PLAN
- SK103[B] FIRST FLOOR PLAN
- SK155[B] ROOF PLAN
- SK200[B] ELEVATIONS
- SK201[B] ELEVATIONS
- SK300[B] SECTION A
- SK301[B] SECTION B
- SK302[B] SECTION C
- SK800[B] PERSPECTIVES
- SK801[B] PERSPECTIVES
- Access Report prepared by [REDACTED]
- L501.1[A] LANDSCAPE PLAN GROUND FLOOR
- L501.2[A] LANDSCAPE PLAN LEVEL 1
- L502.1[A] PLANTING PALETTE

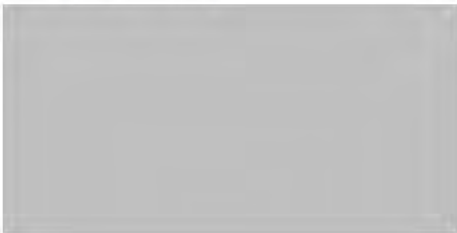
We would be very grateful if you could provide advice on the basis of this documentation.

The identification of any possible issues, or areas of concern, that you might have would be appreciated in advance of the submission of a formal DA amendment application. With that in mind, should you have any matters of concern, we would welcome the opportunity to meet with you to work through those issues collaboratively.

We suggest that in the first instance you might call our office on [REDACTED] to discuss matters generally.

Your assistance on this matter is appreciated and we look forward to hearing from you.

Yours Sincerely,

A large rectangular area that has been redacted, obscuring the signature and any accompanying text or contact information.

List of Attachments

Attachment 1: Architectural Plan Set prepared by [REDACTED]

Attachment 2: Access Report prepared by [REDACTED]

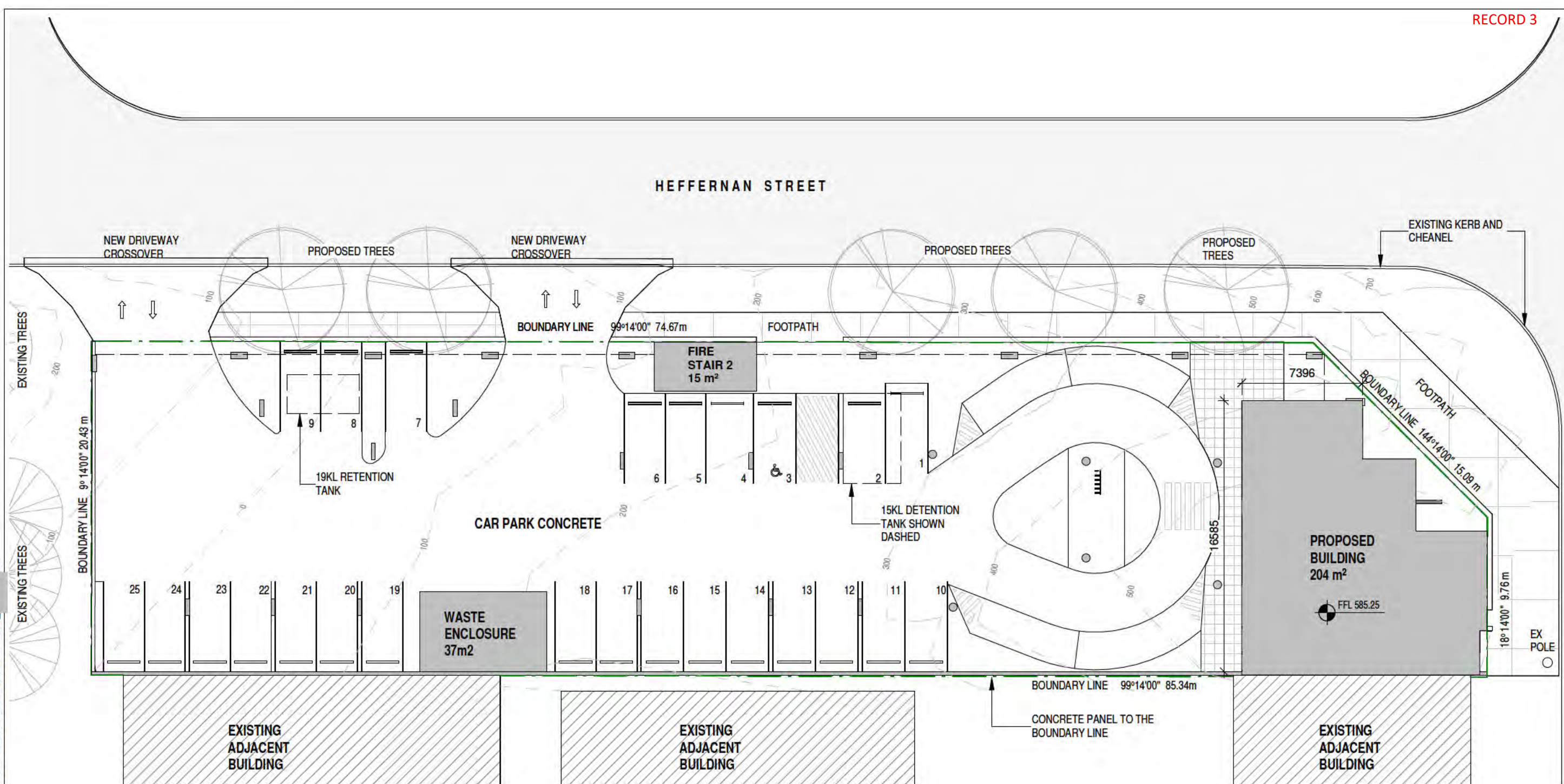
Attachment 3: Landscaping Plan Set prepared by [REDACTED]

Attachment 1: Architectural Plan Set prepared by

The subsequent pages of Attachment 1 include the following plans:

- SK101[B] SITE PLAN
- SK102[B] GROUND FLOOR PLAN
- SK103[B] FIRST FLOOR PLAN
- SK155[B] ROOF PLAN
- SK200[B] ELEVATIONS
- SK201[B] ELEVATIONS
- SK300[B] SECTION A
- SK301[B] SECTION B
- SK302[B] SECTION C
- SK800[B] PERSPECTIVES
- SK801[B] PERSPECTIVES

HEFFERNAN STREET



1 SITE PLAN
1 : 250

B	AMENDED DA	15/07/21
A	DA APPLICATION	

SITE NOTES:

- ALL LANDSCAPING (INCLUDING ROOT SYSTEM), PAYVING, FENCING ECT TO BE ALLOW FOR NEW CARPARK AND BUILDING WORKS AS INDICATE ON THE SITE PLAN.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DOCUMENTATION
 - REFER TO SERVICES DOCUMENTS FOR LOCATION AND CO-ORDINATION OF KNOWN EXISTING IN GROUND SERVICES
 - REFER TO SPECIFICATION FOR DEMOLITION WORK.
- CARPARKING**
- SET OUT AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH THE SPECIFICATION, NT PLANNING SCHEME AND AS2890.1-2004
 - PROVIDE WHITE PAINTED LINEMARKING BETWEEN PARKING SPACES AS SHOWN, SINGLE LINE 80 - 100mm WIDE
 - PROVIDE PRECAST CONCRETE WHEELSTOPS TO ALL CARPARKS
 - ACCESSIBLE CARPARKING SPACE SYMBOL 800 - 1000mm HEIGHT
 - DEMARCATION FOR SHARED SPACE ADJACENT ACCESSIBLE CARPARK PROVIDE LINEMARKING AS SHOWN, WHITE DIAGONAL STRIPES 150 - 200mm WIDE, 200 - 300mm WIDE BETWEEN

BUILDING AREA	
GRUND FLOOR BUILT AREA	256 m²
FIRST FLOOR BUILT AREA	750 m²

OUTDOOR AREA	
FIRST FLOOR BUILT AREA	820 m²

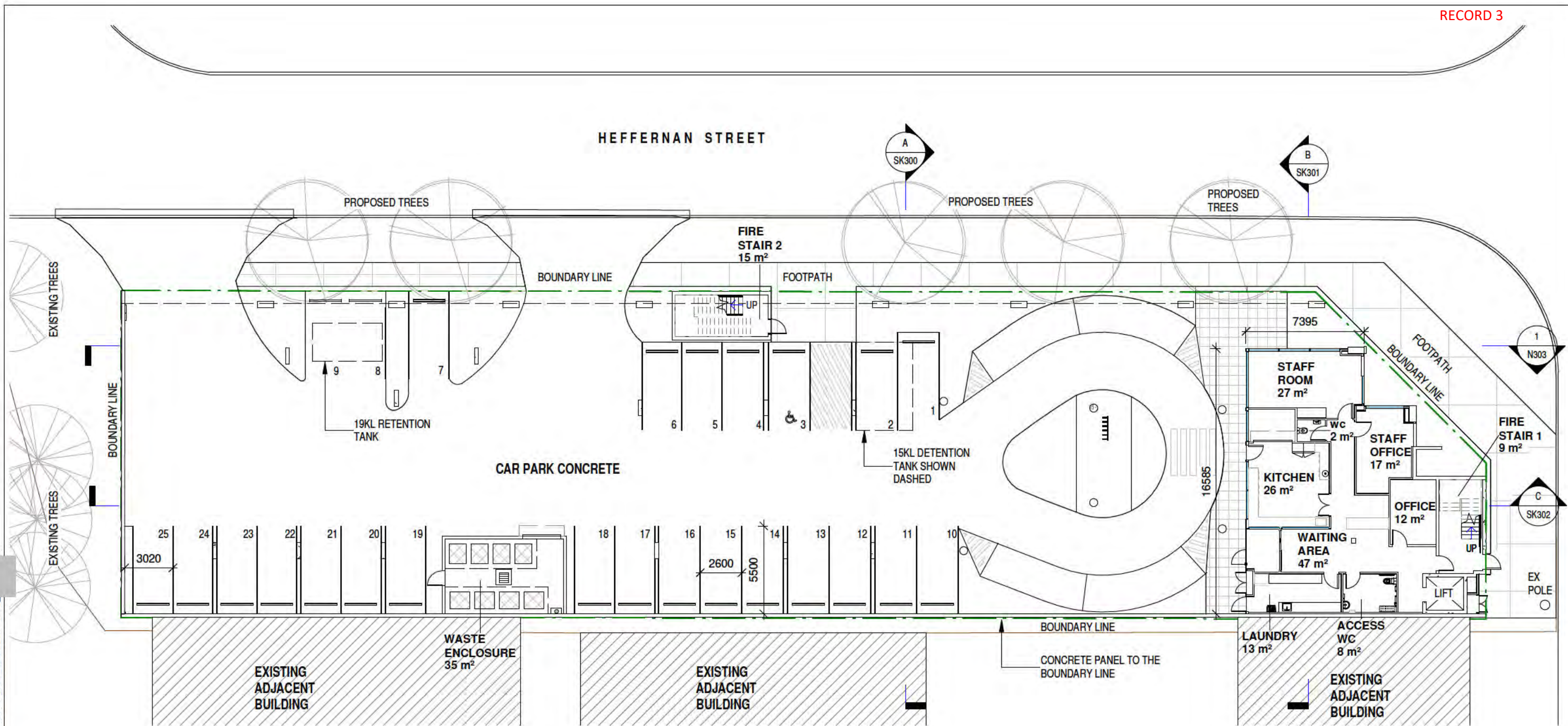
SITE AREA	
SITE AREA	1686 m²

MITCHELL CHILDCARE CENTRE
BLOCK 18, SECTION 11 CORNER DARLING &
HEFFERNAN STREET, MITCHELL, ACT

SITE PLAN					
Drawn	Date	Scale	Project Number		
Review	Date	Project Leader	Date		
PRELIMINARY			Drawing Number	Amtd	
			SK101	B	



Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings



1 GROUND FLOOR PLAN
1 : 250

B	AMENDED DA	15/07/21	
A	DA APPLICATION		

Rev	Amendment	Date	Init

MITCHELL CHILDCARE CENTRE
BLOCK 18, SECTION 11 CORNER DARLING &
HEFFERNAN STREET, MITCHELL, ACT

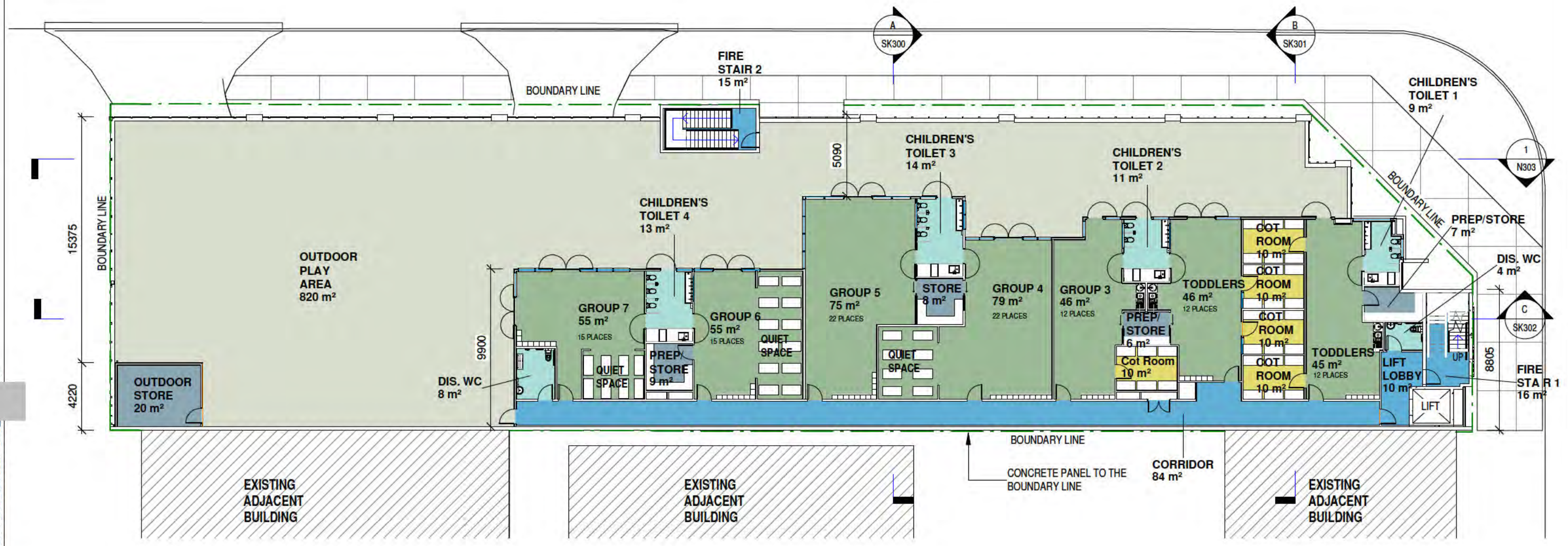
GROUND FLOOR PLAN

Drawn	Date	Scale	Project Number
		1 : 250	A3
Review	Date	Project Leader	Date
PRELIMINARY			Project Number A17041
			Drawing Number SK102
			Amnt. B



Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings

25290 18080 10155 7385
5785
HEFFERNAN STREET



3 FIRST FLOOR PLAN

1 : 250

- circulation
- cot room
- group
- outdoor
- store
- toilet

B	AMENDED DA	15/07/21	
A	DA APPLICATION		
Rev	Amendment	Date	Init

MITCHELL CHILDCARE CENTRE
BLOCK 18, SECTION 11 CORNER DARLING &
HEFFERNAN STREET, MITCHELL, ACT

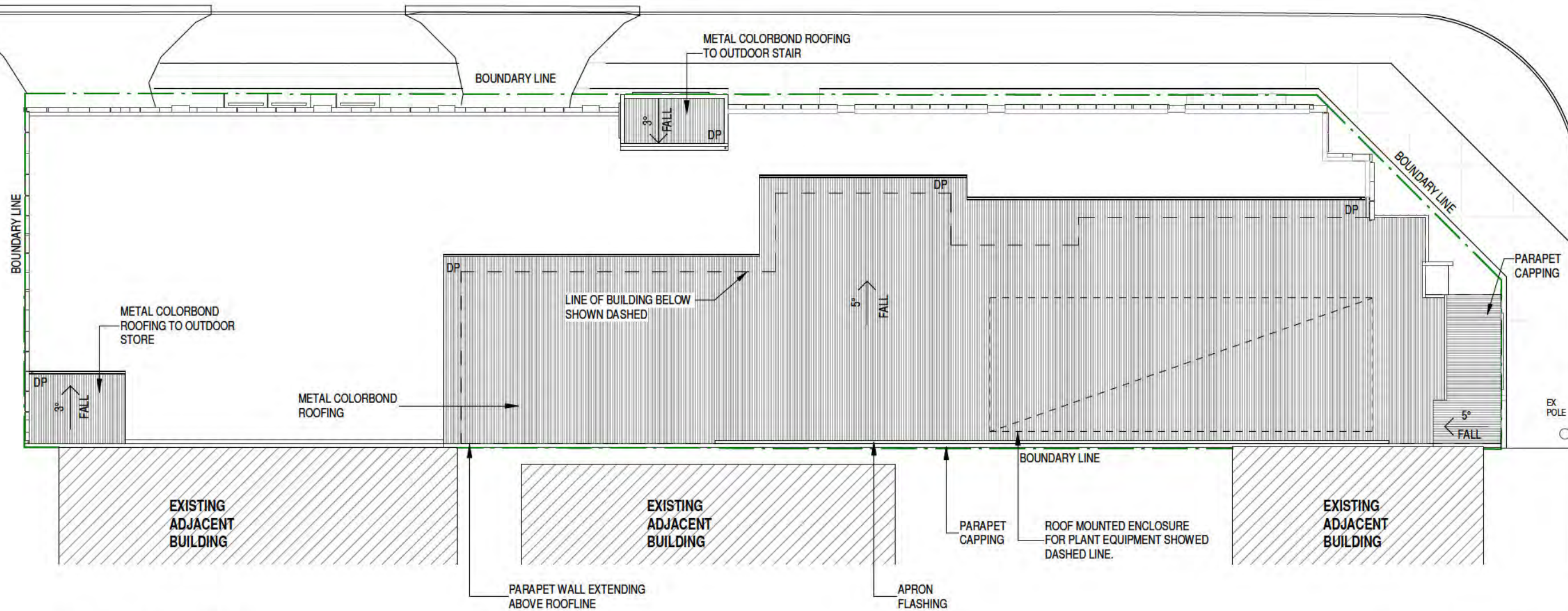
FIRST FLOOR PLAN

Drawn	Date	Scale	Project Number
Review	Date	Project Leader	Date
PRELIMINARY		Drawing Number	Amnt
		SK103	B



Documents\A17041 Mitchell Childcare 2021-6-02
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HEFFERNAN STREET



1 ROOF PLAN
1 : 250

B	AMENDED DA	15/07/21
A	DA APPLICATION	

Rev	Amendment	Date	Init

MITCHELL CHILDCARE CENTRE
BLOCK 18, SECTION 11 CORNER DARLING &
HEFFERNAN STREET, MITCHELL, ACT

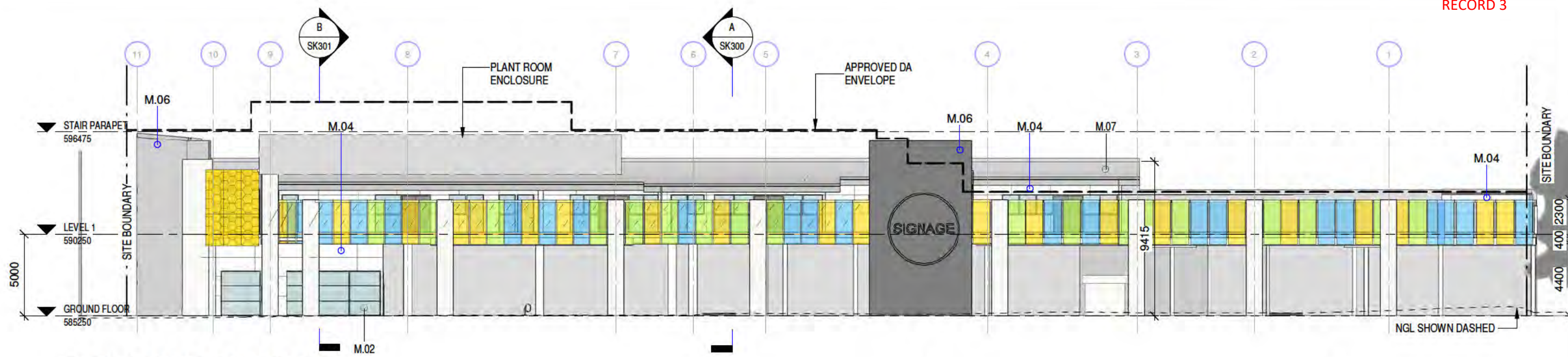
ROOF PLAN

Drawn	Date	Scale	Project Number
		1 : 250	A3 A17041
Review	Date	Project Leader	Drawing Number
			SK155 B

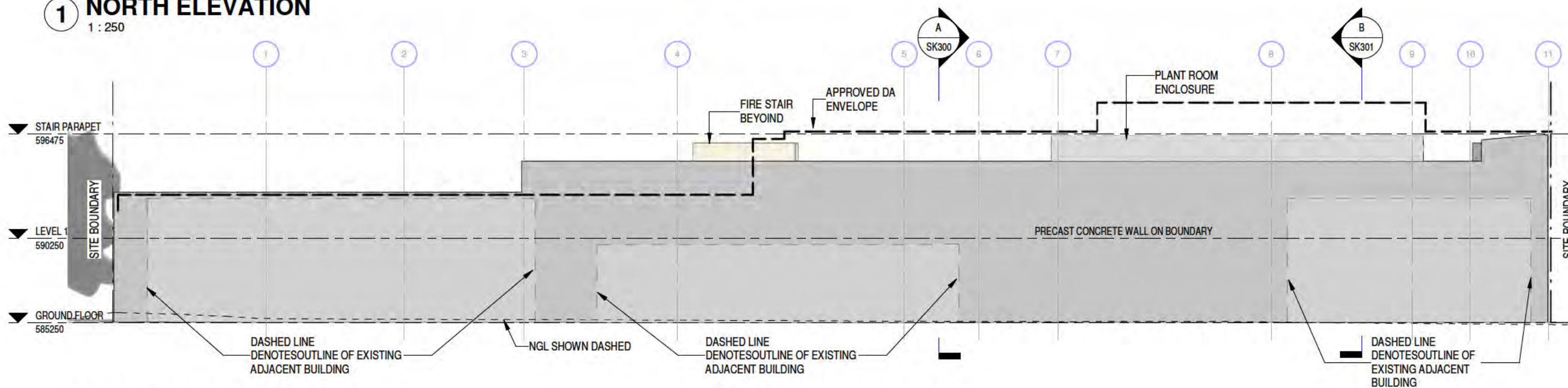
PRELIMINARY

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings.





1 NORTH ELEVATION
1 : 250



2 SOUTH ELEVATION
1 : 250



M.01 PERFORATED STEEL SCREEN. COLOUR - TO MATCH TRANSPARENT CLADDING (M05)



M.02 CLEAR GLAZING IN POWDERCOATED ALUMINIUM FRAMES COLOUR - COLORBOND MONUMENT



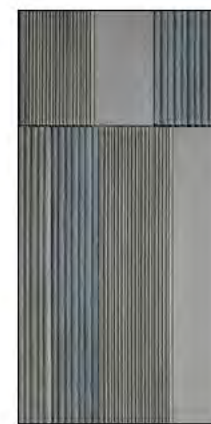
M.03 HEKA HOOD HH900 MM WIDE COLOUR - COLORBOND MONUMENT



M.04 CEMINTEL BARESTONE EXTERNAL CLADDING COLOUR - CARESTONE



M.05 TRANSPARENT COLOURED EXTERNAL CLADDING COLOUR - AS SHOWN INDICATIVELY ON ELEVATIONS



M.06 TEXTURED PRECAST CONCRETE PANELS



M.07 KLIP LOK STEEL ROOFING COLOUR - SHALE GREY

B	AMENDED DA	15/07/21	
A	DA APPLICATION		
Rev	Amendment	Date	Int

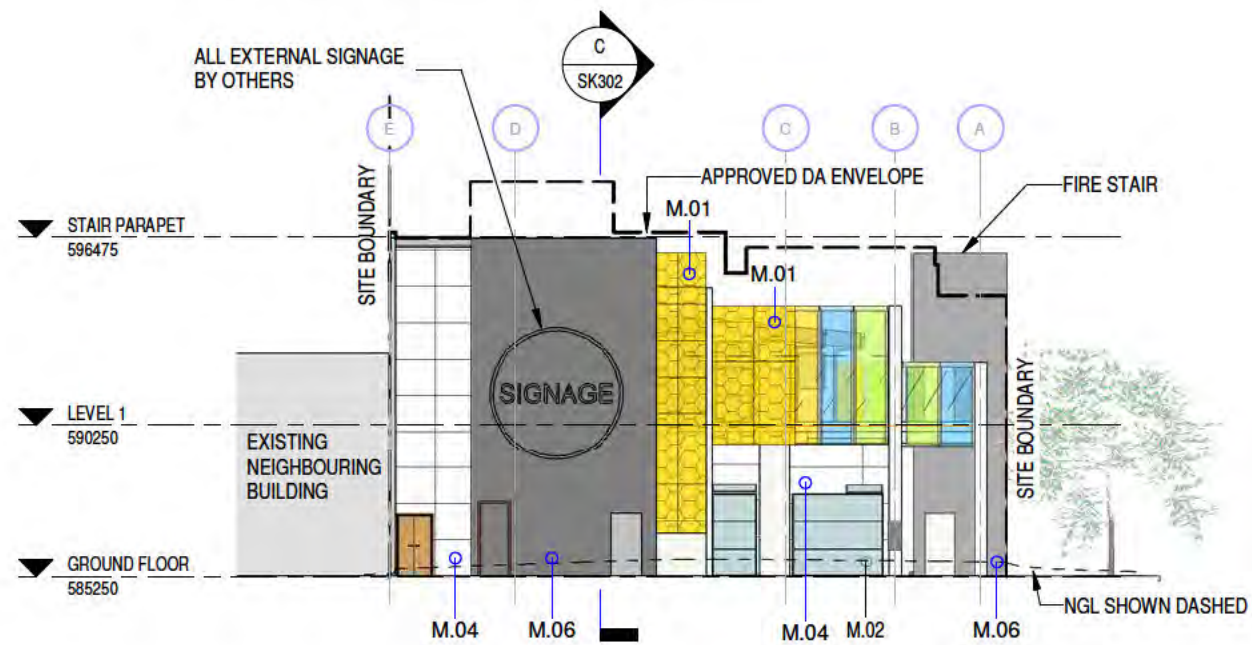
MITCHELL CHILDCARE CENTRE
BLOCK 18, SECTION 11 CORNER DARLING &
HEFFERNAN STREET, MITCHELL, ACT

ELEVATIONS

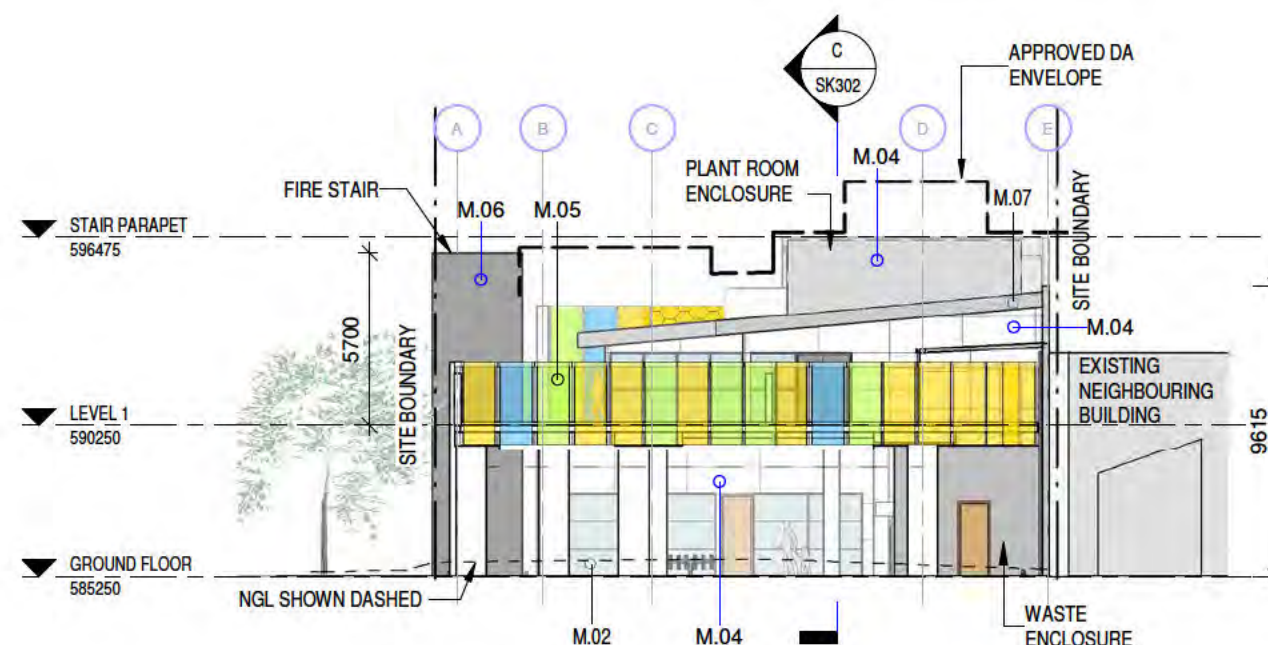
Drawn	Date	Scale	Project Number
Review	Date	Project Leader	Date
PRELIMINARY			Project Number A17041
Drawing Number SK200			Amnt B



Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings



1 EAST ELEVATION
1 : 250



2 WEST ELEVATION
1 : 250



M.01 PERFORATED STEEL SCREEN. COLOUR - TO MATCH TRANSPARENT CLADDING (M05)



M.02 CLEAR GLAZING IN POWDERCOATED ALUMINIUM FRAMES COLOUR - COLORBOND MONUMENT



M.03 HEKA HOOD HH900 MM WIDE COLOUR - COLORBOND MONUMENT



M.04 CEMINTEL BARESTONE EXTERNAL CLADDING COLOUR - CARESTONE



M.05 TRANSPARENT COLOURED EXTERNAL CLADDING COLOUR - AS SHOWN INDICATIVELY ON ELEVATIONS



M.06 TEXTURED PRECAST CONCRETE PANELS



M.07 KLIP LOK STEEL ROOFING COLOUR - SHALE GREY

B	AMENDED DA	15/07/21	
A	DA APPLICATION		

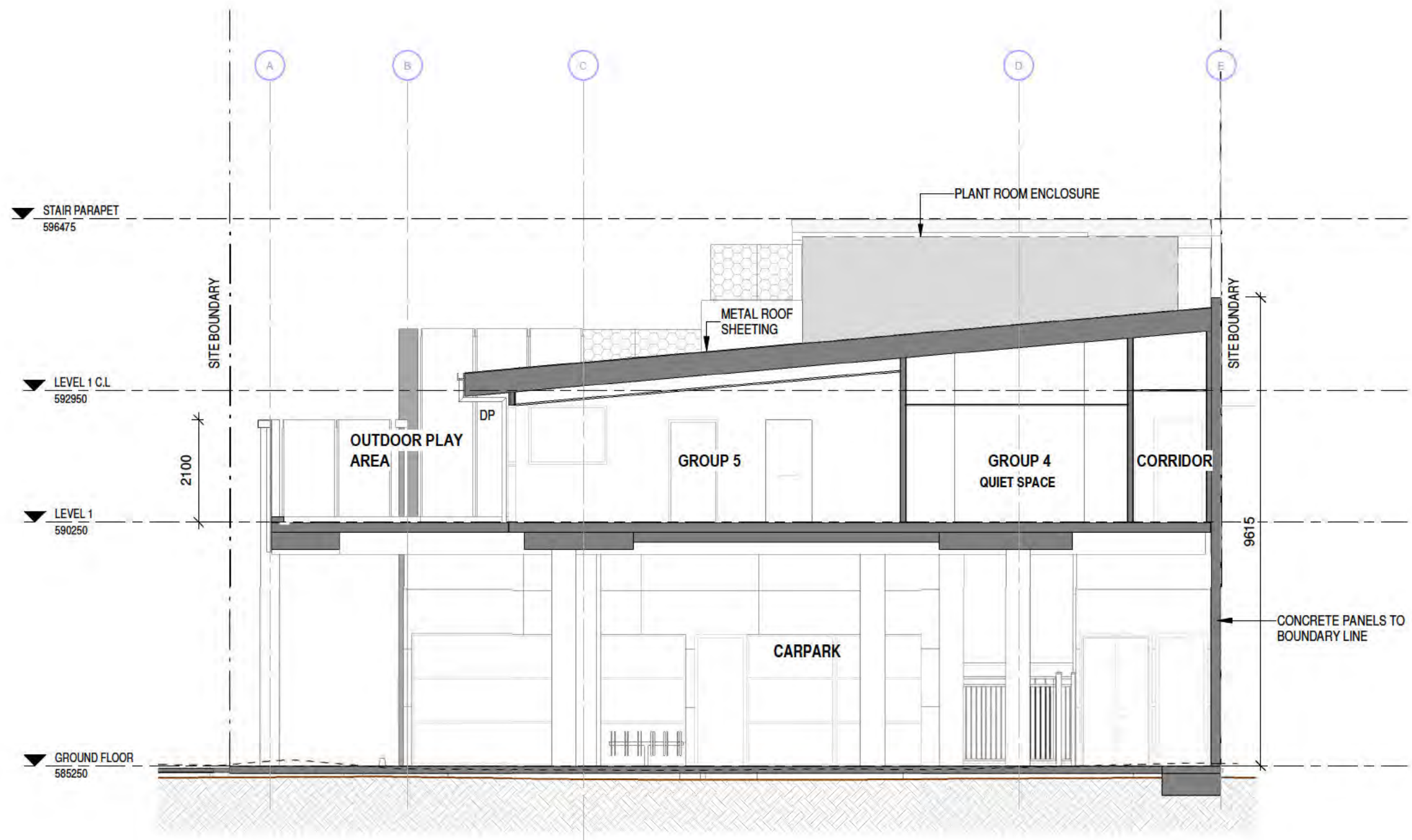
Rev	Amendment	Date	Init
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MITCHELL CHILDCARE CENTRE
BLOCK 18, SECTION 11 CORNER DARLING & HEFFERNAN STREET, MITCHELL, ACT

ELEVATIONS

Drawn	Date	Scale	Project Number
As indicated		A3	A17041
Review	Date	Project Leader	Drawn Number
			SK201
PRELIMINARY			Amtd
			B

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings



A SECTION A
1 : 100

B	AMENDED DA	15/07/21	
A	DA APPLICATION		
Rev	Amendment	Date	Init

MITCHELL CHILDCARE CENTRE
BLOCK 18, SECTION 11 CORNER DARLING &
HEFFERNAN STREET, MITCHELL, ACT

SECTION A			
Drawn	Date	Scale	Project Number
		1 : 100	A3 A17041
Review	Date	Project Leader	Date
PRELIMINARY		Drawing Number	Amnt
		SK300	B

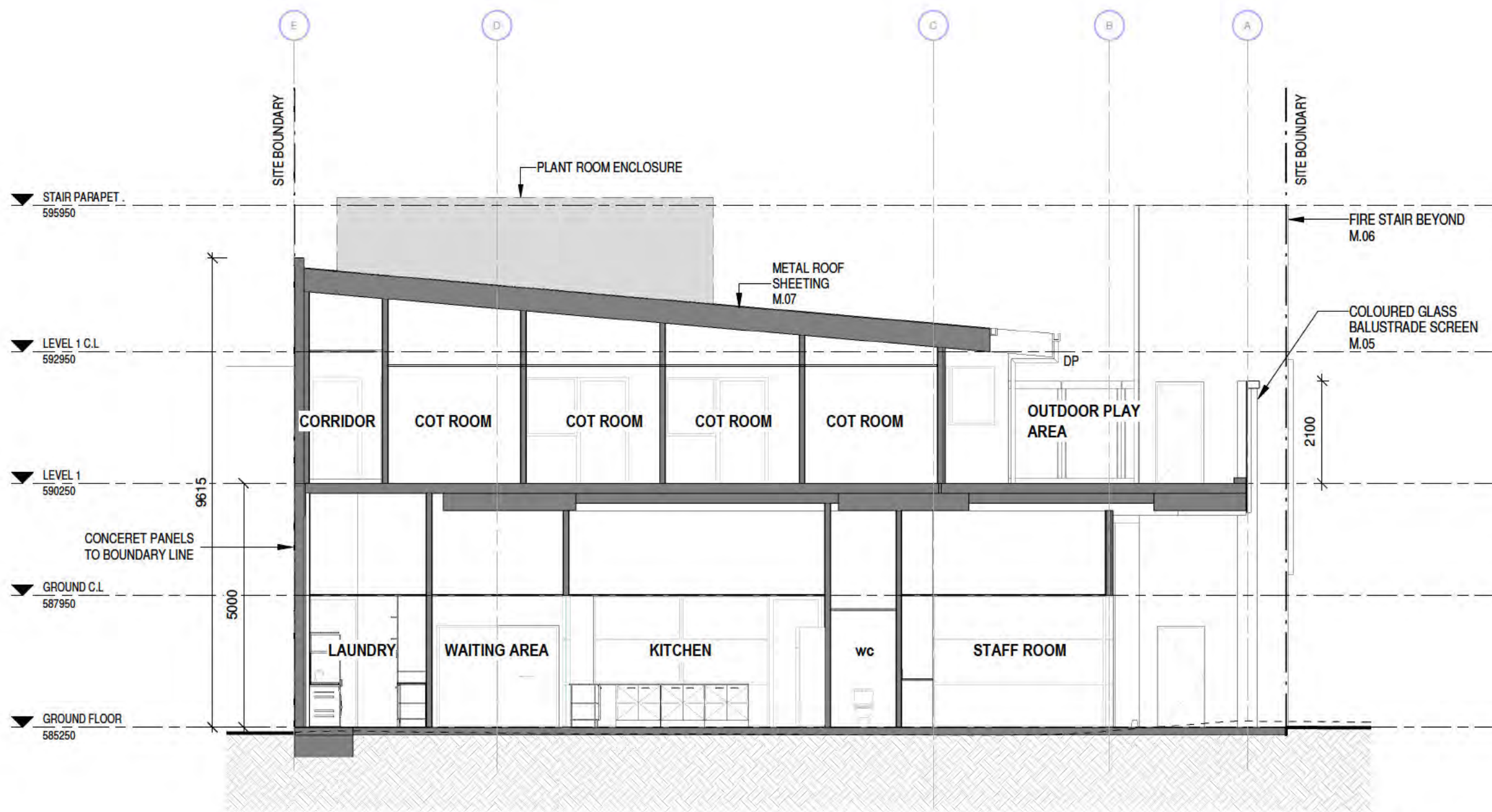


Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings.

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B SECTION B
1 : 100

B	AMENDED DA	15/07/21	
A	DA APPLICATION		
Rev	Amendment	Date	Init

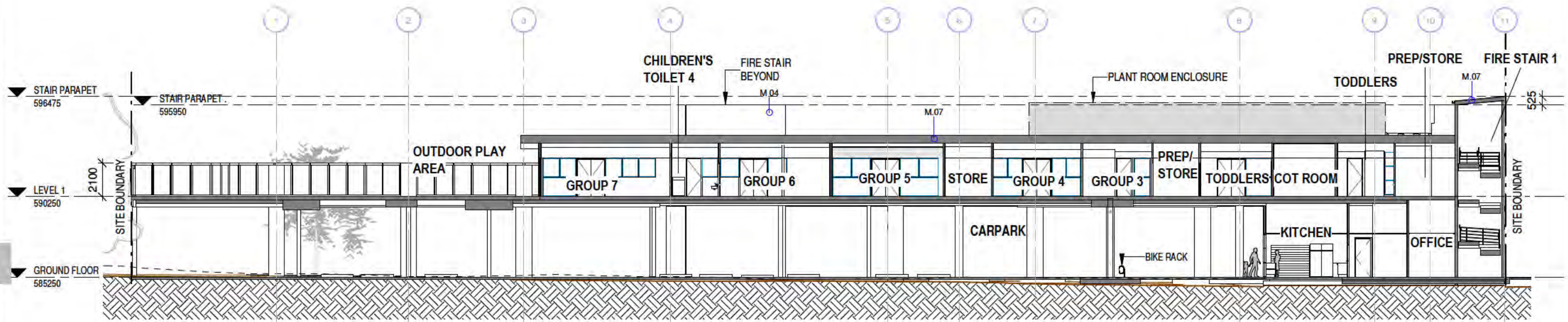
MITCHELL CHILDCARE CENTRE
BLOCK 18, SECTION 11 CORNER DARLING &
HEFFERNAN STREET, MITCHELL, ACT

SECTION B

Drawn	Date	Scale	A3	Project Number
Review	Date	1 : 100		A17041
		Project Leader	Date	Drawing Number
				SK301
PRELIMINARY				Amtd
				B



Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings.



C SECTION C
1 : 250

B	AMENDED DA	15/07/21
A	DA APPLICATION	

Rev	Amendment	Date	Init

MITCHELL CHILDCARE CENTRE
BLOCK 18, SECTION 11 CORNER DARLING &
HEFFERNAN STREET, MITCHELL, ACT

SECTION C

Drawn	Date	Scale	Project Number
Review	Date	Project Leader	Date
PRELIMINARY			Project Number A17041
Drawing Number SK302			Amnt B



Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings

M

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B	AMENDED DA	15/07/21	
A	DA APPLICATION		

Rev	Amendment	Date	Init

MITCHELL CHILDCARE CENTRE
 BLOCK 18, SECTION 11 CORNER DARLING &
 HEFFERNAN STREET, MITCHELL, ACT

PERSPECTIVES

Drawn	Date	Scale	A3	Project Number
				A17041
Review	Date	Project Leader	Date	Drawing Number
				SK800
PRELIMINARY				Amtd B



Contractor shall check and verify all levels and dimensions and report any discrepancies to the Superintendent before undertaking any work or shop drawings.



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B	AMENDED DA	15/07/21	
A	DA APPLICATION		
Rev	Amendment	Date	Init

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MITCHELL CHILDCARE CENTRE
 BLOCK 18, SECTION 11 CORNER DARLING &
 HEFFERNAN STREET, MITCHELL, ACT

PERSPECTIVES

Drawn	Date	Scale	A3	Project Number
Review	Date	Project Leader	Date	A17041
PRELIMINARY				Drawing Number
				SK801
				Amtd
				B

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings.

Attachment 2: Access Report prepared by [REDACTED]

The following pages of Attachment 2 contain "Access Report 02 Rev - For Development Application Mitchell Childcare Centre (7210)", dated 13 July 2021.

**Access Report 02 Rev A - For
Development Application
Mitchell Childcare Centre (7210)**

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Project: Mitchell Childcare Centre

Project Number

7210

Date

8/07/2021

Prepared For



Building Certifier



ACAA Accredited Member



Revision History

Doc #	Rev #	Title	Author	QA Reviewer	Date
01	-	Access Report 01 - Schematic Design	[Redacted]	[Redacted]	30/11/2017
02	-	Access Report 02 - For Development Application	[Redacted]	[Redacted]	9/07/2021
02	A	Access Report 02 - For Development Application	[Redacted]	[Redacted]	13/07/2021

Change of client details and information for report.

Introduction

Project Summary

has been commissioned to provide access consulting services for the proposed Mitchell Childcare Centre at Block 18, Section 11, corner Darling & Heffernan Streets, Mitchell ACT.

The development consists of:

- Ground Level
 - Car park
 - Entry/Reception/Waiting Area
 - Kitchen
 - Laundry
 - Unisex Accessible WC
 - Sanitary Facilities
 - Lift
 - Staff Room
 - Offices
 - Store Room
- Level 1
 - Unisex Accessible WC x 2
 - Toddler Rooms X 2
 - Group 3, 4, 5, 6 & 7 Rooms
 - Outdoor Play Area
 - Prep/Storage Areas
 - Outdoor Storage Room
 - Childrens Toilets 1, 2, 3 & 4(not labelled)

Lift access, and fire stairs are provided linking both levels.

The report is provided for submission at the Town Planning Stage. This development is subject to further design reviews to achieve compliance with NCC/BCA and AS1428.1:2009. Issues listed below can be achieved with further Design Development.

Documentation Reviewed

The report is based on drawings, received via email on 2/07/2021 from .

Drawing No.	Title	Rev
SK 102	Ground Floor Plan	Preliminary Amdt SK2 29/06/2021 (Refer to below DD102)
SK 103	First Floor Plan	Preliminary Amdt SK2 29/06/2021 (Refer to below DD103)
SK 200	Elevations	Preliminary Amdt SK2 29/06/2021
SK 201	Elevations	Preliminary Amdt SK2 29/06/2021
SK 400	Sections	Preliminary Amdt SK2 29/06/2021
SK 800	Perspectives	Preliminary Amdt SK2 29/06/2021
SK 801	Perspectives	Preliminary Amdt SK2 29/06/2021
DD102	Ground Floor Plan	Preliminary Amdt D 02/07/2021
DD103	First Floor Plan	Preliminary Amdt B 02/07/2021

Purpose of Report

The purpose of this report is to provide the client and design team with an access evaluation of the proposed plans. The report will provide comment on and advice regarding elements within the design that may leave the building owner, tenants or the design team exposed to a potential claim under the Disability Discrimination Act (DDA).

It is essential the objectives of safe, dignified and equitable access are met for all users of the building.

Legislative Requirements

The Disability Discrimination Act. (DDA) 1992

The DDA is Commonwealth legislation which was enacted in 1993. It aims to eliminate discrimination against people on the grounds of disability in many areas, including the following:

- Work;
- Accommodation;
- Education;
- The provision of goods and services; and
- Access to premises.

Whilst Section 23 of the DDA stipulates that it is unlawful to discriminate, it does not provide information on how to design, construct or manage buildings in a way that is not discriminatory.

The Disability (Access to Premises - Buildings) Standard. (DAPS) 2010

The DAPS purpose is to define how to provide dignified and equitable access for people with disabilities which meets the intent of the DDA. This provides greater access for people with disabilities as well as greater certainty for building owners and developers that their obligations under the DDA have been met.

Access is required to be provided to all levels of buildings and all facilities and services operating from them, unless to do so would impose an unjustifiable hardship or the purpose of an area is unsuitable for a person with a disability or poses a health and safety risk for that person.

National Construction Code/Building Code of Australia (NCC/BCA)

The requirements of the DAPS were included in the National Construction Code/Building Code of Australia (NCC/BCA) in 2011 and apply to all new buildings and those undergoing building works which require a building permit.

Australian Standards for Disability Access

The Australian Standards referenced by the NCC/BCA provide many of the technical details on the construction of accessible buildings.

The following reference documents have been used in the preparation of this report:

- *Disability Discrimination Act (DDA) 1992.*
- *Disability (Access to Premises – Buildings) Standards 2010.*
- *Guideline on the Application of the Premises Standards Version 2 (2013), produced by Human Rights & Equal Opportunities Commission.*

- *National Construction Code / Building Code of Australia (NCC/BCA)*, as it applies to disability access in new buildings or buildings undergoing significant refurbishment or alteration.
- *AS 1428.1 – 2009 Design for access and mobility – General requirements for access – New building work (including Amendment 1 – 2010).*
- *AS 1428.2 – 1992 Design for access and mobility – Enhanced and additional requirements.*
- *AS 1428.4.1 – 2009 Design for access and mobility – Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.*
- *AS 2890.1 – 1993 Parking facilities Off-street parking.*
- *AS / NZS 2890.6 – 2009 Parking facilities Off-street parking for people with disabilities.*
- *AS 1735.12 – 1999 Lifts, escalators and moving walks – Facilities for persons with disabilities.*
- *AS 1288 – 2006 Glass in Buildings – Selection and installation.*
- *AS 1428.5 – 2010 Design for access and mobility – Communication for people who are deaf or hearing impaired.*

Review Comments

The areas of the development where compliance has been achieved and areas which require review are identified in the remainder of this report.

The section numbers refer to [REDACTED] standard report format. Please note, all numbers may not appear in this report as sections which are not relevant to this project have been deleted.

Items 1.0 - 19.0 are areas where compliance with the requirements of the National Construction Code and its referenced Australian Standards is required. Additional non-mandated recommendations are also included under each area.

Items 20.0 - 24.0 are items where there are no mandatory requirements but are recommended to more closely meet the intent of the DDA.

1.0 Parking & Drop Off Zones

Carparking consists of 25 spaces of which one accessible car park & shared space is provided close to building entry. Designated accessible car park is designed as per AS/NZS2890.6:2009.

There are 4 pick up/set down (PUSD) spaces in the turning circle adjacent to the Ground Floor entry.

- One accessible car space satisfies the minimum requirement of NCC/BCA of 1 space for every 50 car parking spaces provided on site.
- Accessible car park: The surface of car park and adjacent shared area is not indicated at this stage. Provide car park area with a firm, even and slip-resistant surface, and at the same level as the parking space. [REDACTED] have been advised that the path of travel would be out to the street footpath and then back in via the paved area at the top of the turning circle driveway.
- Car park/shared space/walkway: Provide gradient and crossfall no steeper than 1:40.
- Depending on location of walkway, provide a kerbramp to transition from shared space to walkway.

- Drop Off space/Walkway: Appears that transition from walkway at building is at grade. If at grade, TGSIs will be required on walkway, 300mm back from the driveway. Recommended to review landscape treatment/features and walkways.
- Accessible car park and shared space, length is dimensioned at approximately 5500mm and width greater than 2500mm. Providing a minimum 5400mm length and width of 2400mm width. No further action required.
- Ensure columns do not encroach in to car parks and shared space.

For the above issues, compliance can be achieved with further design development. Refer to attached Reference Document Item 1.0 for further details.

2.0 External Paths of Travel

Compliant external paths of travel are provided from the car park, drop off area and from boundary. New footpaths to the north of development to be provided. Paths are assumed to be level with compliant crossfalls.

As documentation develops further, details of levels and crossfalls will be required to ensure compliance.

The columns along the main entry path from external footpath do not restrict required path width, accept adjacent to entry swing door as column encroaches on door circulation landing and path of travel. Recommended column to contrast with adjacent surfaces.

Provide a slip resistance and smooth firm even surface, with gradients no steeper than 1:20 with a crossfall no steeper than 1:40.

Refer to attached Reference Document Item 2.0 for further details.

3.0 Entrances

Accessible entry is provided via adjacent drop-off area via Foyer entry/reception (assumed glazed, automated sliding doors) to Lift. Main principle pedestrian entrance is provided by a swing door. This door lacks internal latchside clearance and external landing circulation is encroached by a column. Re-design entry door/location.

As documentation develops further, details of levels and entrances, door openings, and controls will be required to ensure compliance. Application of luminance contrast at doorways (as per AS1428.1:2009) will require consideration during documentation, particularly if frameless glazed doors are proposed.

Refer to attached Reference Document Item 3.0 for further details.

4.0 Doors

Most doors required to be accessible currently scale with the required size to achieve minimum 850mm clear opening. Except for the doors listed below.

Most Door circulation spaces scale as compliant for all doors required to be accessible. Except for the doors listed below. Compliance can be achieved with further design development.

- Ground Floor door to Staff Room lacks internal and external latchside clearances. Provide 510mm for external and 530 mm for internal, as a minimum for latchside clearances.

- Ground Floor doors to Laundry lacks internal latchside clearances. Provide a minimum 530 mm latchside clearance.
- Ground Floor external door to Kitchen lacks internal latchside clearances encroached by fixture. Provide a minimum 530 mm latchside clearance.
- Ground Floor internal double doors to Kitchen scales with 680mm door leaves, lacks clear opening through active leaf. Provide a minimum 920mm active door leaf to provide a minimum 850mm clear opening.
- First Floor doors at either end of corridor lack internal latchside clearance. Provide latchside clearance.
- First Floor entry door to Group 7 room lacks internal latchside clearance. Provide latchside clearance.
- First Floor entry door to Group 6 room and Prep/Store lacks internal latchside clearance due to fixture. Provide latchside clearance.
- First Floor external double doors to Outdoor Play Area scales with 850mm door leaves, lacks clear opening through active leaf. Provide a minimum 920mm active door leaf to provide a minimum 850mm clear opening.
- First Floor entry door from Group 4 room to Childrens Toilet 3 lacks external latchside clearance due to wall. Provide latchside clearance.
- First Floor sliding doors to Prep/Stores lack clear opening as opening scales at 970mm. Provide a minimum 1020mm opening to provide minimum 850mm clear opening, providing d-pull handles with a clearance from the door jamb of 60mm in the open or closed position.
- First Floor entry door to Cot rooms and Toddlers Prep/Store lacks internal latchside clearance due to fixture. Provide a minimum 530 mm latchside clearance.
- First Floor entry door to Children's Toilet 1 & 2 lacks internal latchside clearance due to fixtures. Provide latchside clearance.

Details of door schedules, door hardware and finishes not provided at this early stage. Compliance can be achieved with further design development in accordance with AS1428.1:2009.

Refer to attached Reference Document Item 4.0 for further details.

Areas that will be considered exempt from accessibility requirements under Access Code/NCC D3.4 include:

- Plant Room
- Store Room
- Waste Enclosure.
- Kitchen (to be determine if deemed as commercial, By Building Certifier)

5.0 Door Controls

Limited details of door controls at this stage.

Secured doors with required hardware at 1500mm is not documented at this stage. Building Certifier to determine the doors requiring the height of door controls at 1500mm AFFL for a child care centre.

Child care entry gates and doors are not exempt from requirements for disability access. It is recommended to include an alternative means of entry at the gates. E.g. keypad, intercom, swipe card or door bell. Providing an equitable means of access for people with a disability may include the development of a management plan.

Refer to attached Reference Document Item 5.0 for further details.

6.0 Glazing & Visual Indicators

Limited details of visual indicators at this stage. Visual Indicators will be required to glazed doors side lights and walls that may be confused for an opening.

Any frameless glass doors are also recommended to have a contrasting strip to the leading edge for recognition and safety of all people.

Refer to attached Reference Document Item 6.0 for further details.

7.0 Internal Paths of Travel

An accessible path of travel is not provided to all areas required to be accessible.

- Ground floor corridor to Staff Room scales at 985mm width. Provide a minimum 1000mm width between skirting boards, and door circulation for side on or front on approach.
- Ground floor corridor to Staff Room and First floor corridor lacks turning space at the end of the corridor. Provide 2070mm long x 1540mm wide to be provided within 2m of the end of an accessway.
- Laundry lacks internal turning space. Provide 2070mm long x 1540mm wide turning space.
- First Floor Toddlers Prep/Store and Cot rooms lacks internal turning space. Provide 2070mm long x 1540mm wide turning space.

Door circulation is generally assumed to be level. Provided the fall is not steeper than 1:40 (which is understood to be the intent) these areas will be considered to be level.

Door circulation is assumed to be level at First Floor Outdoor Play areas.

Reception joinery details will need to be reviewed further, as clearance behind counter scales at 1400mm. Recommend to provide 1540mm clearance behind counters for staff access.

Refer to attached Reference Document Item 7.0 for further details.

8.0 Walkways & Ramps

Inclined walkways & ramps are not proposed for this development at this stage.

9.0 Stairs

Two fire stairs are provided linking Ground & First Floors. Details are limited at this stage. These stairs will require contrast nosings compliant with AS1428.1:2009, and a minimum of one AS1428.1:2009 compliant handrail. For safety and function of all persons, handrails to both sides are recommended, and appear to be indicated at this stage. Compliance can be achieved with further design development.

Refer to attached Reference Document Item 9.0 for further details.

10.0 Lifts and Escalators

A lift is provided immediately adjacent the entry foyer & corridor, with lift car platform scaling at approximately 1400mm x 2100mm, which is sized to achieve compliance with NCC requirements. No details of controls or fitout have been provided at this early stage.

Compliance of controls and fitout can be achieved with further design development in accordance with NCC/BCA table E3.6 and AS1735.12.

Refer to attached Reference Document Item 10.0 for further details.

11.0 Unisex Accessible Sanitary Facilities (UAWC)

A Unisex Accessible WC (UAWC) with shower is provided at each level; Ground Floor & First Floor adjacent to the main corridor. Ground floor provides a RH transfer and First Floor provides both a LH and RH transfer configurations

The Unisex Accessible WC at First Floor (RH Transfer) lacks the required internal fixture circulation spaces.

The Ground Floor facility with a shower scales at approximately 2380mm width x 3325mm length, and First Floor facility with a shower scale approximately 2400mm width x 3200mm which can achieve compliance for the indicated layouts, providing pan, shower and basin circulation space. Recommend First Floor UAWC to provide soap dispenser and hand dryer on door wall to avoid conflict with shower circulation, and to be located not within 500mm of internal corner.

The First Floor Unisex Accessible WC adjacent to lift scales at approximately 1780mm width x 2360mm length. Room size is not compliant. Review room size to provide compliant layout and pan circulation. Refer to Building Certifier as room may not be required to be a compliant UAWC as two provided.

Details of fittings and fixtures is limited at this early stage. Compliance can be achieved with further design development in accordance with AS1428.1:2009.

Refer to attached Reference Document Item 11.0 for further details.

Children's WC's are provide adjacent to Toddlers & Group 3, 4, 5, 6 & 7 Rooms. Internal access to these WC is provided by 180 degree opening doors. Internal D lever handles are recommended to be provided at a reach height for the age groups. This is not a mandatory requirement for these rooms (as an Access WC is provided on each floor), but recommended as best practice.

12.0 Ambulant Sanitary Cubicle (AmbWC)

Ground Floor provides one separate gender sanitary facility adjacent to staff areas, This is required to be provided as a cubicle for persons with ambulant disabilities, as associated with a UAWC on ground level. Provide an Ambulant Cubicle as per AS1428.9:2009 Clause 16.

Refer to attached Reference Document Item 12.0 for further details.

14.0 Hearing Augmentation

No details of in-built amplification systems at this stage. Where in-built amplification systems (other than emergency warning only) are provided, a hearing augmentation system must also be provided.

Compliance can be achieved with further design development in accordance with NCC/BCA Clause D3.7 if required.

Refer to attached Reference Document Item 14.0 for further details.

15.0 Signage

No details at this stage. Compliance can be achieved with further design development including symbols, tactile text & braille in accordance with NCC/BCA Clause D3.6 and Specifications D3.6. Provided mandatory signage for sanitary facilities and fire exit doors.

Refer to attached Reference Document Item 15.0 for further details.

16.0 Switches, GPOs & Lighting

No details at this stage. Compliance can be achieved with further design development in accordance with AS1428.1:2009.

Refer to attached Reference Document Item 16.0 for further details.

17.0 Floor Finishes

No details at this stage. Provide floor surfaces with slip resistance in accordance with NCC/BCA D2.13 & D2.14 and HB198:2014. Provide gradients within UAWC facilities as per AS1428.1:2009.

Refer to attached Reference Document Item 17.0 for further details.

20.0 Site Specific Areas

Outdoor Play Areas:

Recommended that selection of equipment considers abilities of all people, and that areas provided are accessible and usable by all.

Refer to attached Reference Document Item 20.0 for further details.

22.0 Joinery, Furniture & Fittings

No details at this stage of joinery.

At reception counter, a section suitable for wheelchair/seated access is strongly recommended.

Recommended to provide a range of seating, including some with armrests.

Refer to attached Reference Document Item 22.0 for further details.

23.0 Food and Beverage Areas

Kitchen:

No details at this stage. It is assumed the kitchen will mostly be used as a commercial style kitchen, and therefore typically considered exempt under NCC D3.4. Access into and around the kitchen is however recommended for best practice, and is currently indicated.

24.0 Emergency Evacuation

Recommended to consider emergency evacuation needs of persons with disability from First Floor. Consider emergency refuge area (1300 x 800mm) within or near the egress stair adjacent the lift. Provide means of communication with any refuge area.

Reference Documents





The following summary of the requirements and recommendations has been drawn from various documents including DAPS, NCC/BCA, Australian Standards for disability access and other relevant documents and industry guidelines related to each area.

It has been provided to assist the design team understand the principles and breadth of the issues which need to be considered under each area.





It has not been possible to reproduce all clauses of the full range of documents in this summary. Further clarification can be sought from [REDACTED]. The relevant clauses and figures have been included for reference.

Items 1.0 - 19.0 are areas where compliance with the requirements of the National Construction Code and its referenced Australian Standards is required. Additional non-mandated recommendations are also included under each area.

Items 20.0 - 24.0 are items where there are no mandatory requirements but are recommended to more closely meet the intent of the DDA.

Colour	Icon	Initial	Comments
Red		H (High)	Items which are mandatory under the DAPS and NCC/BCA and a high priority.
Amber		M (Medium)	Items which are not mandatory but are based on other Australian Standards, relevant industry documentation and [REDACTED] professional opinion. These are recommended to more closely meet the intent of the DDA and the principles/goals of universal design. These are a medium priority.
Green		R (Recommend)	Recommended design improvements or further comments.
Blue		X (Exemption, Concession or Performance Solution)	Areas where access is either exempt under D3.4, subject to a concession for existing buildings or are an agreed NCC/BCA Performance Solution.
Clear			No further action required.

Reference 1.0 Parking & Drop Off Zones

 M	Accessible car spaces to be provided in close proximity to the building entrances. [REDACTED] professional opinion]
 H	Number of spaces to be according to NCC/BCA Table D3.5. Accessible car spaces are not required to be signed for the exclusive use of people with disabilities where there are no more than 5 parking spaces provided. [NCC/BCA D3.5 (d)]
 M	A separate pedestrian path through the car park is recommended. Where this is not possible, a marked pedestrian path on the road aisles is recommended. [REDACTED] professional opinion]
 H	<u>Vertical Clearance</u> Vertical clearance between car park entrance/exit and the accessible car spaces is to be minimum 2200mm. Vertical clearance within the accessible car spaces and shared areas is to be minimum 2500mm. The clearance may be reduced within the

	front 1000mm of the space according to AS290.6:2009 Fig 2.7. [AS 2890.6:2009 Clause 2.4]
● H	<u>Angled Parking Spaces</u> Angled parking to be provided between 45 degrees and 90 degrees. [AS 2890.6:2009 Clause 2.2.1 (f)]
● M	Angled parking spaces at 90 degrees are preferred. [] professional opinion]
● H	Angled accessible car parking spaces to be minimum 5400mm long x 2400mm wide. [AS 2890.6:2009 Clause 2.2.1 (a)(i)]
● H	Shared area to be minimum 5400mm long x 2400mm wide provided adjacent at the same level. [AS 2890.6:2009 Clause 2.2.1 (b)(i)]
● H	Bollard to be 800+/-50mm in from the roadway end of the space. [AS 2890.6:2009 Clause 2.2.1 (e)]
● M	Bollard is recommended to be 1300mm high and provide a 30% luminance contrast with surrounds. [AS 2890.1:2004 Clause 2.4.5.3 (b)]
● H	Shared area of 2400mm wide X 2400mm long to be provided at one end of the dedicated space. It may be entirely at the front or at the rear of the dedicated space and can be shared with the parking aisle or roadway. [AS 2890.6:2009 Clause 2.2.1 (c)]
● H	The dedicated space and the shared area must be at the same level. Kerb ramps are not to intrude into the shared area. [AS 2890.6:2009 Clause 2.2.1 (d)]
● H	Where required, kerb ramp to be provided between car space and footpath. Kerb ramp to be 1:8 gradient and maximum 1520mm length. [AS1428.1:2009 Clause 10.7.2 & 3]
● H	Kerb ramp landing to be minimum 1200mm long where no change of direction is possible or 1500x1500mm where a single change of direction is possible or 1500x2000mm where 2 changes of direction are possible. [AS1428.1:2009 Clause 10.7.2 & 3]
● M	Where vehicles overhang the path of travel, provide a wheel stop to ensure the width of the path is maintained at all times. [AS1740.10:1999 Clause 2.4.5.4 & 2.4.5.5]
● M	Where a designated pedestrian path of travel is not provided, install an accessible marked pedestrian path and crossing between the accessible parking bays and the building entrance for improved safety. [] professional opinion]

● H	<u>Space Identification</u> White international symbol of access (800-1000mm high) on a blue square of (maximum 1200x1200mm) to be placed centrally, 500-600mm in from the roadway. [AS 1428.1 Clause 14.2; AS 2890.6: 2009 Clause 3.1]
● H	Parking space to be outlined in yellow lines 80-100mm wide. [AS 2890.6:2009 Clause 3.2 (a)]
● H	Shared space to be outlined in yellow lines 80-100mm wide and marked with diagonal stripes 150-200mm wide, with spaces 200-300mm between. Stripes are to be at an angle of 45+/-10°. [AS 2890.6:2009 Clause 3.2 (b)]
● H	All surface markings are to have a slip resistant surface [AS2890.2 Clause 3.2]
● M	Directional signage to the accessible car parking spaces at the entrance to the car park is recommended. [NCC/BCA DP3.8 / AS 2890.6:2009 Appendix A3]
● M	Vertical signage is recommended at the front of the space in locations it will not restrict the use of vehicle hoists. [AS 2890.6:2009 Appendix A3]
● H	Vertical signage to be minimum 2000mm above the footpath level and minimum 2200mm above the road level. [AS1742.10:1999 Clause B2.3; AS1428.1:2009 Clause 6.2]
● H	<u>Parallel Parking Spaces</u> Parallel parking shall include a dedicated space 3200mm wide X 7800mm long with the entire dedicated space at the same level. [AS 2890.6:2009 Clause 2.2.2 (a)(i)]
● H	A shared area shall be provided at least 1600mm wide X 7800mm long adjacent to the non-trafficked side of the dedicated space. [AS 2890.6:2009 Clause 2.2.2 (b) (i)]
● H	The shared area may be at a higher level from the dedicated space. A kerb ramp shall be provided however the path of travel must be increased in width to accommodate the kerb ramp and landings (approximately 2530mm). The kerb ramp can encroach into the car parking space by a maximum of 800mm. [AS 2890.6:2009 Clause 2.2.2 / Figure 2.6]
● H	<u>Gradients</u> Gradients within the parking space and shared areas shall be maximum 1:40 for concrete surfaces or 1:33 for bituminous surfaces if the parking space is outdoors. [AS2890.6:2009 Clause 2.3]
● H	Surface is to be slip resistant. [AS2890.6:2009 Clause 2.3]

● M	<u>Access Controlled Entries</u> Push buttons and controls are recommended to be placed 50+/-25mm behind the face of the kerb to allow easy reach for the driver. [AS2890.6:2009 Appendix A4]
● M	Controls should be suitable for people with weak grasp. [AS2890.6:2009 Appendix A4] Buttons are recommended to sit proud of the surrounding surface and be minimum 25mm in size. [] professional opinion]
● M	<u>Ticket machines</u> Provide all operative parts of the machines at 900-1250mm AFGL. Provide machines on a level landing of maximum 1:40 with manoeuvring space of minimum 1540x2070mm. [] professional opinion]
● M	<u>Drop-Off Zones</u> A drop-off zone for buses, taxis and vans adjacent to building entrances should be provided, including 2400x2400mm space for the use of vehicular hoists at the rear of the zone. [] professional opinion]
● M	Kerb ramps between the road and the footpath level should be provided at the front and the rear of the drop-off zone. [] professional opinion]
● M	Provide seating adjacent to the drop-off zone, including an area adjacent to the seat for a person who uses a wheelchair. A circulation space of 1540x2070mm is recommended in front of the seat. [AS1428.4.1:2009 Appendix D]
● M	Provide shelter for the seating area. [] professional opinion]

Reference 2.0 External Paths of Travel

● H	A continuous accessible path of travel is required from the property boundary to the building entry, car park and all other buildings on the site which are required to be accessible. [NCC/BCA D3.2]
● H	The continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walkway or other impediment. [AS1428.1:2009 Clause 6.1]
● H	Path of travel to be a minimum width of 1000mm and 2000mm high, except at doorways. [AS1428.1:2009 Clause 6.2 & 6.3 / Figure 2]
● M	Path width recommended to be 1800mm for main paths; 1500mm for secondary paths & 1200mm for all paths. [AS1428.2:1992 Clause 6.4 & 6.5]

● M	Curved paths to be minimum 1500mm width. [] professional opinion]
● M	All accessible paths of travel should be defined for people with vision impairments. This may include the use of borders, planter boxes or garden edging with contrasting texture or colour. [] professional opinion]
● M	Where there is a change in level or hazard adjacent to the path of travel which may place people at risk of injury, a barrier is strongly recommended. [] professional opinion]
● H	<u>Turning Spaces</u> Turning spaces of minimum 1500x1500mm wide to be provided where there is a change in direction of between 60° and 90°. Turning space may be splayed across the internal corner. [AS1428.1:2009 Clause 6.5.1 / Figure 4 (amended 2010)]
● H	A splay across the internal corner of pathways of minimum 500x500mm to be provided where the path is less than 1200mm wide and where there is a change in direction of between 30° and 60°. [AS1428.1:2009 Clause 6.5.2]
● H	Turning spaces, 2070mm long x 1540mm wide to be provided at maximum 20m intervals and within 2m of the end of an accessway. An intersection of accessible paths of travel satisfies the requirements for turning spaces. [NCC/BCA D3.3 (c)(ii) & (d) / AS1428.1:2009 Clause 6.5]
● H	<u>Passing Spaces</u> Passing spaces 2000mm long x 1800mm wide to be provided at maximum 20m intervals where a direct line of sight is not possible. An intersection of accessible paths of travel satisfies the requirements for passing spaces. [NCC/BCA D3.3 (c)(i) & (d) / AS1428.1:2009 Clause 6.4]
● M	Passing spaces are recommended at maximum 20m intervals, even where a clear line of sight is possible. [] professional opinion]
● H	<u>Kerb Ramps</u> Kerb ramps to be provided at road crossings. Kerb ramps to be maximum 1:8 gradient, maximum 190mm rise and maximum 1520mm length, flush with roadway without any lip and have splayed sides at 45°. [AS1428.1:2009 Clause 10.7.2 / Figure 24]
● H	Kerb ramp landing to be minimum 1200mm long where no change of direction is possible or 1500x1500mm where a single change of direction is possible or 1500x2000mm where 2 changes of direction are possible. [AS1428.1:2009 Clause 10.7.2 & 3]

● H	Kerb ramps are to be aligned across roadways with the lower edge of the ramp perpendicular to the direction of travel. [AS1428.1:2009 Clause 10.7.1 / Figure 23]
● H	Warning TGSIs to be provided on kerb ramp set back 300+/-10mm from the roadway, extending the width of kerb ramp for a depth of 600-800mm. [AS 1428.4.1:2009 Clause 2.3.3 / Appendix C Figure C1]
● H	Directional TGSIs to be provided from the building line to the top of the kerb ramp, if the distance between the top of the ramp and building exceeds 3000mm. [AS1428.4.1:2009 Appendix C3 / Figure C2(D) – C11]
● M	Kerb ramps, including the splayed sides, are to be of a colour which contrasts with the adjoining surface. [AS1428.2:1992 Clause 8.4.5]
● H	<u>Tactile Ground Surface Indicators (TGSIs)</u> TGSIs to provide luminance contrast of minimum 30% for integrated units, 45% for discrete indicators and 60% for composite indicators. [AS1428.4.1:2009 Clause 2.2]
● H	Warning TGSIs to be provided where pedestrian paths are at the same grade as vehicular roadways, set back 300+/-10mm from the roadway or, where provided, 300+/-10mm from bollards. [AS1428.4.1:2009 Clause 2.5 / Figure 2.5]
● H	Directional TGSIs to identify an accessible path of travel are to be provided parallel with and along the centreline of the path. [AS1428.4.1:2009 Clause 3.2.3]
● H	Directional TGSIs are to be provided 300-400mm wide where a person is walking along the length of the path. Where a person approaches the TGSIs from an angle, they are to be 600-800mm wide. A 600x600mm pad of warning TGSIs is required where a change of direction is required. [AS1428.4.1:2009 Clause 3.2.3 / 3.3 / Figure 3.2]
● M	Raised pavement markers are recommended to define pedestrian road crossings on roads with four lanes or more. [AS1428.4.1:2009 Appendix B]
● H	<u>Hazards</u> Vertical clearance on paths of travel to be minimum 2000mm. [AS 1428.1:2009 Clause 6.2]If a hazard is present where the vertical clearance is less than 2000mm, TGSIs must be provided for a depth of 600-800mm, set back 300+/-10mm from where the head height is reduced to 2000mm unless another suitable barrier is provided. [AS1428.4.1:2009 Clause 2.6 / Figure 2.6 amended 2010]
● M	TGSIs are not the preferred solution to over head hazards. It is strongly recommended to enclose areas with reduced head height or provide another barrier such as rubbish bins, planters or seats. [redacted] professional opinion]

● H	<p><u>Paving Surface</u> Paving surface to be slip resistant, firm and traversable by a person who uses a wheelchair or one who has an ambulant disability. [AS1428.1:2009 Clause 7.1 / HB 198]</p>
● H	<p>Changes in level between abutting materials are to be maximum 3mm. Where edges are rounded or bevelled, changes in level are to be maximum 5mm. [AS1428.1:2009 Clause 7.2 & 7.3 / Figure 6]</p>
● H	<p>Profile variation of irregular surface of pavers to be maximum 2mm deep and the joints between pavers are to be no more than 12mm wide. [AS1428.1:2009 Figure 7]</p>
● H	<p>Drainage grate covers to have slotted openings 8mm wide OR slotted openings of 13mm wide are permitted where the slots are perpendicular to the direction of travel OR 13mm circular openings. [AS1428.1:2009 Clause 7.5]</p>
● H	<p>Crossfalls on paths of travel are to be no greater than 1:40. [AS1428.1:2009 Clause 10.1 (d)]</p>
● M	<p><u>Timber decking</u> Timber boards recommended to be laid perpendicular to the path of travel with gaps of no less than 6mm and no greater than 10mm. [Sports and Recreation Victoria, Access for All:1996]</p>
● H	<p><u>Street Furniture Set Back</u> Obstructions, including bins, seats, fire hose reels, bike racks, light poles, trees and planters are to be provided away from the building line and outside the path of travel. Within a streetscape area, all obstructions should be provided on the kerb side of the path. [AS1428.1:2009 Clause 6.3 / AS1428.2 Clause 27.1]</p>
● M	<p><u>Seating</u> Seats should be positioned at least 500mm away from the edge of a pathway to prevent the legs of a seated person becoming a hazard for others. [AS1428.2 Clause 27.1(a)]</p>
● R	<p>Refer Reference 21.0 Street Furniture for further recommendations.</p>
● M	<p><u>Bike racks</u> Racks should be positioned out of the path of travel and include allowance for poorly parked bikes. [redacted] professional opinion]</p>
● M	<p><u>Median Strips</u> Cut through a raised median strip to provide an accessible path of travel. [redacted] professional opinion]Where this is not provided, a minimum distance of 1200mm</p>

	should be provided between the two kerb ramps, or 1500mm where there is a change of direction. [AS1428.4.1:2009 Appendix C4 / Figure C10]
● M	Provide median strip of minimum 2400mm wide to allow compliant TGSIs installation including 600mm deep TGSIs, set back 300mm from the road on both sides of the median strip. Provide 600mm gap between the two pads of TGSIs. [AS1428.4.1:2009 Appendix C4 / Figure C10]
● M	<u>Assistance Animals</u> Provide external areas to meet the toileting and feeding needs of assistance animals. [] professional opinion]
● M	<u>Lighting</u> Lighting which is even and does not cast undue shadows is recommended. Lighting consultant to address. [] professional opinion]

Reference 3.0 Entrances

● H	Accessible entrance is required through the principal pedestrian entry and 50% of all pedestrian entrances. An inaccessible pedestrian entry must be no more than 50m from an accessible entry in buildings with a total floor area more than 500m ² . [NCC/BCA D3.2 (b)]
● H	Entry doors required to have a luminance contrast of minimum 30% between door, wall and/or frame. If the frame is the only contrasting element, it is to be minimum 50mm wide. [AS1428.1:2009 Clause 13.1]
● M	Frameless glazed doors should have a contrasting band of minimum 50mm wide on the leading edge of the door. [] professional opinion]
● H	A revolving door or turnstile cannot form part of the continuous accessible path of travel. An alternative hinged or sliding door is required. [AS1428.1:2009 Clause 6.1]
● H	Entry doors required to provide a minimum clear opening width of 850mm through the active leaf. [AS1428.1:2009 Clause 13.2]
● R	Swing doors with standard butt hinges typically require a door leaf size of 920mm to achieve the required 850mm clear opening. Sliding door typically require 1020mm door leaf. Doors with pivot hinges require greater leaf sizes, as determined by the location of the pivot and the type of door furniture. Doors with acoustic seals or similar will require greater leaf sizes.
● H	Door circulation spaces are required, as determined by the direction of approach and the clear opening of the door. (E.g. An inward swinging door with a front on

	approach requires a landing depth of 1450mm, latchside clearance of 530mm and hingeside clearance of 110mm.) [AS1428.1:2009 Clause 13.3 / Figures 31 & 32]
● H	The gradient and crossfall is required to be no steeper than 1:40 within the door circulation spaces. [AS1428.1:2009 Clause 13.3.1]
● R	Provide construction tolerance with all door circulation spaces.
● H	Distance between doors in an air lock is required to be minimum 1450mm between the doors and arc of any swing door. [AS1428.1:2009 Clause 13.4 / Figure 34]
● H	Where a threshold ramp is required at a door, the ramp must be a maximum of 280mm in length with a gradient of not more than 1:8 and maximum 35mm height. The threshold ramp must begin within 20mm of the door leaf. [AS1428.1:2009 Clause 10.5]
● R	Design all threshold ramps with a maximum height of 25mm to provide construction tolerance.

Reference 4.0 Doors

● H	Doors required to provide a minimum clear opening width of 850mm through the active leaf. [AS1428.1:2009 Clause 13.2]
● R	Swing doors with standard butt hinges typically require a door leaf size of 920mm to achieve the required 850mm clear opening. Sliding doors typically require 1020mm door leaf. Doors with pivot hinges require greater leaf sizes, as determined by the location of the pivot. Doors with acoustic seals or similar will require greater leaf sizes.
● M	Door clear open width recommended to be a minimum of 900mm. [] professional opinion]
● H	Doors required to have a luminance contrast of minimum 30% between door, wall and/or frame. If the frame is the only contrasting element, it is to be minimum 50mm wide. [AS 1428.1:2009 Clause 13.1]
● M	Luminance contrast of frameless glazed doors to be provided by a vertical visual indicator - 25mm wide on the leading edge of the door and 25mm wide on the adjacent glazed panel. [] professional opinion]
● H	Door circulation spaces are required, as determined by the direction of approach and the clear opening of the door. (E.g. An inward swinging door with a front on approach requires a landing depth of 1450mm, latchside clearance of 530mm and hingeside clearance of 110mm.) [AS1428.1:2009 Clause 13.3 / Figures 31 & 32]
● H	The gradient and crossfall within the door circulation spaces is required to be no steeper than 1:40. [AS1428.1:2009 Clause 13.3.1]
● M	Door circulation spaces are recommended to include construction tolerance, including 550mm latchside circulation space for a depth of 1500mm for a front on approach. [] professional opinion]
● R	Provide construction tolerance on all door circulation spaces.

● M	The door recess depth to the face of the door must be no greater than 300mm, where this cannot be achieved, the door must be automated. [AS1428.1:2001 Clause 7.2]
● H	Distance between doors in an air lock is required to be minimum 1450mm between the doors and arc of any swing door. [AS1428.1:2009 Clause 13.4 / Figure 34]
● H	Where a threshold ramp is required at a door, the ramp must be a maximum of 280mm in length with a gradient of not more than 1:8 and 35mm max height. The threshold ramp must begin within 20mm of the door leaf. [AS1428.1:2009 Clause 10.5]
● R	Design threshold ramps with a maximum height of 25mm to provide construction tolerance.

Reference 5.0 Door Controls

● H	Handles and locks to be located 900-1100mm AFFL. [AS1428.1:2009 Clause 13.5.3 (a)]
● H	Handles are to allow for the door to be unlocked and opened with one hand. [AS1428.1:2009 Clause 13.5.2 (a)]
● H	D-shaped lever and pull handles to be provided to allow a person with limited grip to use the handle. [AS1428.1:2009 Clause 13.5.2 (a)]
● H	Handles to have a clearance of 35-45mm between the handle and the door. [AS 1428.1:2009 Clause 13.5.2 (b)]
● H	D-pull handles on sliding doors required to be 60mm from the door jamb in both the open and closed position. [AS 1428.1:2009 Clause 13.5.3 (d)]
● H	Door snibs on all doors required to be accessible, including accessible sanitary facilities and ambulant cubicles to be minimum 45mm long levers, measured from the centre of the spindle. [AS1428.1:2009 Clause 13.5.2 (d)]
● H	Force to operate doors with a door closer fitted, is not to exceed 20N. [AS1428.1:2009 Clause 13.5.2 (e)]
● M	Fire doors along an accessible path of travel which are fitted with closers are likely to exceed 20N force are recommended to be 'hold open' or fitted with closers that only activate during an alarm. [] professional opinion]
● H	An auxiliary pull handle or horizontal grabrail on the closing face of the door is required on doors that are not self-closing. [AS1428.1:2009 Clause 13.5.2 (f) / Figure 36]
● M	Door control buttons should be located on a level landing with a maximum grade of 1:40. [] professional opinion]
● H	Push buttons, swipe cards and intercoms to be 900-1200mm AFFL and not within 500mm of an internal corner. [AS1428.1:2009 Clause 13.5.3 (b)]
● H	Push buttons to be minimum 25mm diameter, sit proud of the surrounding plate and activate the door before the button becomes level with the surrounding plate. [AS1428.1 Clause 13.5.4]
● H	Proximity card readers to be 900-1250mm AFFL and not within 500mm of an internal corner. [AS1428.1:2009 Clause 13.5.3 (c)]
● H	Controls for auto doors to be located 900-1250mm AFFL, between 1000-2000mm from the door or the arc of a hinged door and not within 500mm of an internal corner. [AS1428.1:2009 Clause 13.5.3 (c) & (e)]

● M	Push buttons, card readers, intercoms and all controls for doors are recommended on the latchside of the door to provide consistency and assist people with low vision locate the controls. [] professional opinion]
● M	Provide 'Push/Pull' signage on doors to indicate the direction of opening. [] professional opinion]
● M	Door handles to be in a colour which provides a luminance contrast with the colour of the door. [] professional opinion]
● M	Door controls to be in a colour which provides a luminance contrast with the colour of the wall on which they are mounted. [] professional opinion]

Reference 6.0 Glazing & Visual Indicators

● H	Visual indicators are to be provided to glazed door leaves, sidelights and other glazing capable of being mistaken for an opening. A solid, non-transparent band of minimum 75mm wide with the lower edge of the contrasting band at 900-1000mm AFFL is required. It is to achieve minimum 30% luminance contrast against the background floor surface within 2000mm on opposite side of the glazing. [AS 1428.1:2009 Clause 6.6]
● H	Glazing capable of being mistaken as an opening requires visual indicators, including glazing which is more than 500mm wide, with the lower edge at or less than 700mm AFFL and with a height of more than 1000mm. [AS1288:2006 Clause 5.4]
● M	Additional visual indicators are recommended at 1500mm AFFL to assist people with central vision loss. [] professional opinion / British Standard 8300]
● M	Where a glazed door is positioned within a glazed wall, a different decal design or size on the door is recommended to help identify the operable leaf of the door. [] professional opinion]
● R	Glazing with transom rails do not require visual indicators if the upper edge of the transom rail is not less than 700mm or the lower edge of the rail is not more than 1000mm AFFL. Consider using transom rails to eliminate the need for visual indicators.
● M	Glazed vision panels in doors recommended to have the lower edge of glazing at maximum 1000mm AFFL, upper edge of glazing at minimum 1600mm AFFL, minimum 150mm width and located maximum 200mm from the edge of the door. [AS1428.1:2001 Clause 7.5.2.]

Reference 7.0 Internal Paths of Travel

● H	A continuous accessible path of travel to be provided from the building entrance to all areas of the building required to be accessible. [NCC/BCA D3.2]
● H	In existing buildings, undergoing building works which require a building permit, a continuous accessible path of travel is to be provided from the principal public entry to the new building works. [DAPS Clause 2.1 (1)(b) & (5)]
● H	The continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walkway or other impediment. [AS1428.1:2009 Clause 6.1]
● H	Path of travel to be a minimum width of 1000mm and 2000mm high, except at doorways. [AS1428:2009 Clause 6.2 & 6.3 / Figure 2]
● H	Fixtures such as door handles mounted below 900mm AFFL, fire hose reels & extinguishers, telephones, skirting boards and other similar objects are not to

	intrude into the unobstructed width of the path of travel. [AS1428:2009 Clause 6.3 / Figure 2]
● M	Path of travel width recommended to be 1800mm for main paths, 1500mm for secondary paths & 1200mm for all paths. [AS1428.2 Clause 6.4]
● M	Where no line of sight is possible along paths of travel, provide 1800mm paths to allow passing. [] professional opinion]
● M	Curved paths to be minimum 1500mm wide. [] professional opinion]
● H	<u>Turning Spaces</u> Where there is a change in direction of between 60 degrees and 90 degrees, a level landing of minimum 1500x1500mm wide to be provided as a turning space. Turning space may be splayed across the internal corner. [AS1428.1:2009 Clause 6.5.1 / Figure 4 (amended 2010)]
● H	Where the path is less than 1200mm wide and there is a change in direction of between 30 degrees and 60 degrees, a splay across the internal corner of minimum 500x500mm is to be provided. [AS1428.1:2009 Clause 6.5.2]
● M	Where there is a change in direction of more than 90 degrees, turning spaces, 2070mm long x 1540mm wide to be provided at maximum 20m intervals and within 2m of the end of an accessway. An intersection of accessible paths of travel satisfies the requirements for turning spaces. [NCC/BCA D3.3 (c)(ii) & (d) / AS1428.1:2009 Clause 6.5 / Figure 5]
● H	<u>Passing Spaces</u> Passing spaces 2000x1800mm to be provided at maximum 20m intervals where a direct line of sight is not possible. [NCC/BCA D3.3 (c)(i) / AS1428.1:2009 Clause 6.4]
● M	Provide passing spaces at maximum 20m intervals in all locations. [] professional opinion]
● H	<u>Hazards</u> The minimum unobstructed vertical clearance on paths of travel to be 2000mm. [AS 1428.1:2009 Clause 6.2] Where the vertical clearance is less than 2000mm and the area is not protected by another form of barrier (eg planters, fixed seating), TGSIs must be provided, set back 300+/-10mm from where the head height is reduced to 2000mm for a depth of 600-800mm. [AS1428.4.1:2009 Clause 2.6 Figure 2.6 amended 2010]
● M	Enclose all areas with reduced head height. [] professional opinion]
● H	<u>Class 1b, 2, 3 & 9c Buildings</u> A continuous accessible path of travel is required from the principal entrance to at least one floor containing sole occupancy units. Access is required to the door of each sole occupancy unit located on all floors which are accessible via a ramp or lift. Numbers of dwellings and bedrooms is to be accordance with NCC/BCA Table D3.1.
● H	Access is required to be provided to at least one of every type of room or space for use in common by residents, including laundry, gym, games room, swimming pool, rubbish rooms. [NCC/BCA Table D3.1]
● H	Access is required to be provided to common rooms and spaces located on levels which are accessible via a ramp or lift. [NCC/BCA Table D3.1]
● X	<u>Class 5, 6, 7b & 8 Buildings</u> Access, via ramp or lift, need not be provided to a storey or level, other than the entrance storey, if the building contains not more than 3 storeys and each storey

has a floor area of not more than 200m². The ground storey may exceed 200m². [NCC/BCA Clause D3.3(f)]

Reference 9.0 Stairs

● H	Stairs are required to be set back from a transverse path of travel so the handrails do not protrude into that path of travel. This typically requires a set back of approximately 700mm. [AS1428.1:2009 Clause 11.1 (a) / Figure 26B]
● H	All stairs are required to comply with AS1428.1:2009 Clause 11, except fire isolated stairs and in areas exempt under D3.4. [NCC/BCA D3.3(a)(ii)]
● H	Stair tread and riser dimensions must be provided in accordance with BCA Specification D2.13.
● M	Tread widths of 275mm–300mm and riser heights of 150mm–165mm are preferred. [AS1428.2:1992 Figure 8]
● H	Stair treads and nosings must not project beyond the face of the riser. An angled riser with a maximum set back of 25mm may be provided. (AS1428.1:2009 Clause 11.1(d) / Figure 27(A) & (B))
● H	Risers are to be opaque. [AS1428.1:2009 Clause 11.1 (c)]
● H	<u>Handrails</u> Stairs are required to be set back from a transverse path of travel so the handrails do not protrude into that path of travel [AS1428.1:2009 Clause 11.1 (b) / Figure 26 (B)] . This typically requires a set back of approximately 700mm.
● H	Handrails are required to be 865-1000mm above the nosing and be a consistent height through the stairs and landings. [AS1428.1:2009 Clause 12 (d) & (e) / Figure 26(A) & (B)]
● H	Handrails are required on both sides of the stairs, extending 300mm horizontally at the top of the stairs and one tread width inclined plus 300mm horizontally at the base of the stairs. [AS1428.1:2009 Clause 11.2 (b), (d) & (e) / Figure 28]
● H	Handrails are required to turn down 180 degrees or return to the post or wall according to AS1428.1:2009 Figure 26(C)&(D). [AS1428.1:2009 Clause 12 (g) / Figure 26 (C) & (D)]
● H	Handrails are to be circular or elliptical with 30-50mm diameter. The handrail is to allow free passage of the hand and have no obstructions or fixings in the uppermost 270 degrees. [AS1428.1:2009 Clause 12 (b) / Figure 29]
● H	Handrails are to have a minimum clearance of 50mm between the handrail and any adjacent wall or obstruction and to have a vertical clearance of not less than 600mm above the handrail. [AS1428.1:2009 Clause 12(h)]
● H	Handrails in Class 9b primary schools are to have a second handrail provided at 665-750mm above the nosing. [NCC/BCA D2.17 (a)(iii)(B)]
● M	Handrails which provide a luminance contrast with the background surfaces are recommended. [AS1428.2:1992 Clause 10.1.2(c)]
● H	<u>Stair Nosings</u> Contrast nosing strip to be 50-75mm depth across the full width of the step, set back maximum 15mm from nosing and achieve minimum 30% luminance contrast against the background surface. Luminance contrasting strip is not to extend down the riser by more than 10mm max, and not to project beyond the face of the riser. [AS1428.1:2009 Clause 11.1 (e), (f), (g)]

● H	Stair nosings are to have a slip resistance rating of minimum P3 in dry areas and P4 in wet areas. [NCC/BCA Clause D2.14(a)(ii)(B) / Table D2.14]
● H	<u>Tactile Ground Surface Indicators (TGSIs)</u> At the property boundary, stairs are required to be set back from the transverse path of travel so the TGSIs and handrails do not protrude into that path of travel. [AS1428.1:2009 Clause 11.1 (a) / Figure 26(A)] This typically requires a set back of minimum 900mm.
● H	TGSIs to be set back 300mm from the top and base of the stairs for a depth of 600-800mm across the full width of the stair. [AS1428.4.1:2009 Clause 2.4 / Figure 2.3 (b)]
● H	TGSIs to be provided to intermediate landings of a stair for a depth of 300mm when the handrails are continuous and the landing is less than 3000mm deep. [AS1428.4.1:2009 Clause 2.4 / Figure 2.2(B) & 2.3 (A)]
● H	TGSIs to be provided to intermediate landings for a depth of 600-800mm when the landing is more than 3000mm deep or the handrails are not continuous. [AS1428.4.1:2009 Clause 2.4 / Figure 2.2(B) & 2.3 (A)]
● H	TGSIs can be provided to stairs within stair wells for a depth of 300mm where the landing is less than 3000mm deep. [AS1428.4.1:2009 Clause 2.4 / Figure 2.2(B)]
● H	TGSIs to provide luminance contrast of minimum 30% for integrated units, 45% for discrete indicators and 60% for composite indicators. [AS1428.4.1:2009 Clause 2.2]
● H	Where TGSIs are not required by the NCC/BCA (e.g. residential aged care facilities), provide a raised tactile domed button 4-5mm high and 10-12mm in diameter. The button is to be provided 150+/-10mm from the end of the handrail. [AS1428.4.1 Clause 2.4]
● H	<u>Open Soffit</u> Where an open soffit exists under the stairs and the clear head height is less than 2000mm AFFL, TGSIs are required unless another suitable barrier is provided. [AS1428.4.1 Clause 2.6 / Figure 2.6 (amended 2010)]
● M	It is strongly recommended that all stair soffits are enclosed or alternative barriers are provided. [] professional opinion]
● H	<u>Fire Isolated Stairs</u> Handrails are required to be 865-1000mm above the nosing and be a consistent height. [AS1428.1:2009 Clause 12 (d) & (e) / Figure 26(A) & (B)]
● H	Handrails are to be circular or elliptical with 30-50mm diameter and fixings which do not intrude into the uppermost 270 degrees to allow free passage of the hand. [AS1428.1:2009 Clause 12 / Figure 29]
● H	Contrast nosing strip to be 50-75mm depth across the full width of the step, set back maximum 15mm from nosing and achieve minimum 30% luminance contrast against the background surface. Luminance contrasting strip is not to extend down the riser by more than 10mm max, and not to project beyond the face of the riser. [AS1428.1:2009 Clause 11.1 (f), (g)]
● M	Handrails are recommended on both sides of the fire stairs. [] professional opinion]
● M	TGSIs are recommended where the fire stairs are used regularly for travel between floors. [] professional opinion]

Reference 10.0 Lifts, Escalators & Moving Walkways

● H	<u>ALL LIFTS - Except Part 7 Stairway Platform Lift</u> Lift car size to be minimum 1100x1400mm for lifts which travel less than 12m. [NCC/BCA Table E3.6(b)]
● H	Lift car size to be minimum 1400x1600mm for lifts which travel 12m or more. [NCC/BCA Table E3.6(b)]
● M	All lift cars are recommended to be 1400x1600mm to allow a carer to accompany a person with a disability. [] professional opinion]
● H	A minimum clear door opening width of 900mm is required. [AS1735.12:1999 Clause 2]
● H	The door is to remain open for a minimum of 6 seconds or where there are more than 3 lifts, 8 seconds. [AS1735.12:1999 Clause 4.3]
● H	<u>Lift Landing.</u> Lift call buttons, with Braille and tactile information, to be located 900-1200mm AFFL and no less than 500mm from an internal corner. [AS1735.12 Clause 7.3.1 & 7.3.3]
● M	Lift call buttons recommended to provide a luminance contrast against the surrounding wall colour. [] professional opinion]
● H	Visual and audible information to be provided on the landing to indicate the arrival of a lift and the direction of travel. [NCC/BCA Table E3.6 (b) / AS1735.12:1999 Clause 8.5 (b)]
● M	Where there is more than one lift, audible information should be provided above or immediately adjacent to the lift door to assist people with low vision identify which lift has arrived. [] professional opinion]
● H	<u>Lift Car.</u> Door protection systems required in compliance with AS1735.12:1999 Clause 4.2. [NCC/BCA Table E3.6 (b)]
● H	Audible information to be provided within the lift to identify each time the car stops. [NCC/BCA Table E3.6 (b)]
● H	Lighting to be in accordance with AS1735.12:1999 Section 10. [NCC/BCA Table E3.6 (b)]
● M	Surfaces within 300mm of the control buttons are to have a finish which reduces glare. [AS1735.12:1999 Clause 5.1]
● H	<u>Handrail - (all lifts except Low Rise Platform & Stairway Platform Lifts)</u> Handrail, 30-50mm diameter, minimum 600mm long, at a height of 850-950mm is required to be provided no more than 500mm from any control button required to operate the lift. Where more than one control panel is provided, the handrail shall be provided adjacent to at least one control panel.[AS1735.12:1999 Clause 5.3 / Figure 5.3.2]
● M	A handrail adjacent to all control panels is recommended. [] professional opinion]
● H	<u>Internal Control Panel.</u> One control panel is required to provide all control buttons and security devices between 700mm and 1250mm AFFL. [AS1735.12:1999 Clause 7.3.1 & 7.3.4]
● H	All control buttons are to be located no less than 300mm from the internal corner of the lift when the buttons are located adjacent to the door. When the buttons are located on a side wall, the buttons must be no less than 400mm from an internal corner. [AS1735.12:1999 Clause 7.3.2]

● H	Visual information (at minimum 1800mm AFFL) and auditory information is to be provided, identifying the level which the lift has stopped at. [AS1735.12:1999 Clause 8.6.1 & 8.1]
● H	Emergency hands free communication button, including a light to indicate that the call has been received by the call centre. [NCC/BCA Table E3.6 (b)]
● H	<u>Lift Car & Landing Control Buttons</u> All control buttons are to be minimum 19mm in size and be continuously lit or have a contrasting colour around the border, no less than 3mm wide. The distance between buttons is to be no less than 10mm. [AS1735.12:1999 Clause 7.4]
● H	Braille and tactile information is to be located on the button or adjacent to it with tactile characters no less than 10mm high. [AS1735.12:1999 Clause 7.4]
● H	The communication button must be located at the lower right hand corner of the control panel. [AS1735.12:1999 Clause 7.2.2]
● H	Constant pressure buttons cannot be used in fully enclosed lifts. [NCC/BCA E3.6 (c)]
● H	<u>LOW RISE PLATFORM LIFT</u> Must not travel more than 1000mm. [NCC/BCA Table E3.6(a)]
● M	Provide handrail. [redacted] professional opinion]
● H	<u>STAIRWAY PLATFORM LIFTS</u> Part 7 lifts cannot be used in the following locations: - in areas where it is possible to install a different type of lift - in buildings accommodating more than 100 people - in high traffic public areas such as theatres, shopping centres, transport centres - to connect more than 2 storeys or 2 consecutive storeys where more than 1 lift is installed - when in the folded up position, the stairway width cannot be reduced below 1000mm, or as required by NCC/BCA D1.6. [NCC/BCA Table E3.6 (a)]
● H	Lift platform size to be minimum 810x1200mm. [NCC/BCA Table E3.6(b)]
● H	Passenger protection system if the door is automated. [NCC/BCA Table E3.6(b)]
● H	<u>LOW RISE CONSTANT PRESSURE LIFT</u> Enclosed types - must not travel more than 4m. Unenclosed types - must not travel more than 2m. [NCC/BCA Table E3.6(a)]
● H	Must not be used in high traffic public areas including theatres, cinemas, transport interchange, shopping centres or similar. [NCC/BCA Table E3.6(a)]
● H	<u>ESCALATORS & MOVING WALKWAYS</u> TGSIs are required, set 300mm back from the moving handrail, for a depth of 600-800mm. [AS1428.4.1:2009 Clause 2.4 / Figure 2.4]
● H	TGSIs to provide luminance contrast of minimum 30% for integrated units, 45% for discrete indicators and 60% for composite indicators. [AS1428.4.1:2009 Clause 2.2]
● M	Contrast nosings strips on escalator treads are recommended. Nosing strips should be 50-75mm depth across the full width of the tread, set back maximum 15mm from nosing and achieve minimum 30% luminance contrast against the background surface, as required by AS1428.1:2009 Clause 11.1. [redacted] professional opinion]

Reference 11.0 Unisex Accessible Sanitary Facilities

● H	UAWC facility is required on every level where male & female sanitary facilities are provided in buildings Class 5-9. Where more than one bank of sanitary facilities are provided, UAWCs are required at a minimum of 50% of those banks. If male & female facilities are provided in separate locations, UAWCs are only required at one of those locations. [NCC/BCA F2.4 / Table F2.4 (a)]
● H	UAWC facility is required in Class 1b, 3, 9c buildings in every accessible sole occupancy unit provided with a sanitary facility. [NCC/BCA F2.4 / Table F2.4 (a)]
● H	UAWC facility is required in Class 2 buildings where facilities are provided in common areas. [NCC/BCA F2.4 / Table F2.4 (a)]
● H	UAWCs are required to be located in an area that can be entered by both genders. [NCC/BCA F2.4 (f)]
● H	UAWCs are required to contain a WC pan, washbasin, shelf and means of disposal of sanitary towels. [NCC/BCA F2.4 (d)]
● H	Where more than one UAWC is required, the number of right and left handed configurations is to be provided as equally as possible. [NCC/BCA F2.4 (g)]
● H	Compliant circulation spaces are required around all fixtures & fittings and the door. Circulation spaces may overlap. [AS1428.1:2009 Clause 13 & 15.6 / Figure 50, 51 & 52]
● R	Provide room sizes which include construction tolerance and allowance for wall finishes.
● H	<u>Toilet</u> WC pan circulation space of 1900x2300mm is required. The washbasin must not encroach into this space by more than 100mm and as permitted by AS1428.1:2009 Figure 43. [AS1428.1:2009 Clause 15.2.8.1 / Figure 43]
● H	Fittings which are mounted at 900mm minimum and are detailed in AS1428.1:2009 Clause 15.2.8.1 including grabrails, dispensers, hand dryers are the only items permitted within the WC circulation space. Cabinets and dispensers cannot protrude more than 150mm. [AS1428.1:2009 Clause 15.2.8 / Figure 43]
● M	WC pan circulation space is recommended to be provided outside the shower seat in its folded down position. [] professional opinion]
● H	The centreline of the WC pan is to be 450-460mm from the side wall. The front of the WC pan is to be located 800-810mm from the rear wall. [AS1428.1:2009 Clause 15.2.2 / Figure 38]
● H	WC seat height is to be 460-480mm AFFL. [AS1428.1:2009 Clause 15.2.2 / Figure 38]
● H	WC seat is to provide a minimum luminance contrast of 30% with the floor, wall or WC pan. The seat is to be of the full round type, securely fixed with buffers which prevent sideways movement, be load rated to 150kg and remain upright when fully raised. (AS1428.1:2009 Clause 15.2.3)
● M	WC seat luminance contrast with the WC pan is preferred. [] professional opinion]
● H	Back rest is to be provided to the toilet pan which is 350-400mm wide, positioned with the lower edge at 120-150mm above the seat and with an angle of 95-100 degrees between the seat hinge and the centre of the backrest. The backrest must be capable of withstanding a force of 1100N provided in any direction. [AS1428.1:2009 Clause 15.2.4 / Figure 39]
● H	Flush controls are to sit proud of the surrounding flush plate and be located 600-1100mm AFFL on the centreline of the pan OR in the area detailed in

	AS1428.1:2009 Figure 40. Controls must not be located in an area required by other fixtures. [AS1428.1:2009 Clause 15.2.5 / Figure 40]
● H	Top of horizontal grabrails are to be located at 800-810mm AFFL and installed to withstand 1100N of force in any direction. An L-shaped grabrail is to be installed with the vertical section 200-250mm in front of the pan and extend up to a height of minimum 1400mm AFFL OR an angled grabrail is to be installed with the bend located 100-150mm in front of the pan and extend for minimum 700mm at an angle of 30-45 degrees. Grabrail is to extend to min 450mm from the edge of the pan on the rear wall. Where the cistern is not concealed, the grabrail is required to be min 300mm long and max 50mm from cistern. [AS1428.1:2009 Clause 15.2.7 / Figure 42]
● H	Toilet paper holder outlet is to be no more than 300mm from the front of the pan, no more than 700mm AFFL and no less than the WC seat height of 460-480mm. [AS1428.1:2009 Clause 15.2.6 / Figure 41]
● M	Toilet paper holder outlet is recommended at no less than 550mm AFFL for greater ease of use. [] professional opinion]
● H	<u>Washbasins</u> Basin circulation space of 1500x850mm is required. The basin must be installed at a height of 800-830mm AFFL with open knee clearance under, as detailed in AS1428.1:2009 Figure 44 (A) & (B).
● M	Front of wall basin is recommended to be minimum 430mm from the wall to the front of the basin. [] professional opinion]
● H	The centreline of the basin is required to be minimum 425mm from a side wall. [AS1428.1:2009 Clause 15.3.1 / Figure 44 & 45]
● M	The centreline of the basin is recommended to be 600mm from the side wall to ensure adjacent fixtures such as hand dryers do not restrict a person using the basin. [] professional opinion]
● H	The basin may intrude into the door circulation space in some configurations as detailed in AS1428.1:2009 Figures 51(A) & 51(B). The basin is required to be no less than 300mm from the arc of the door. [AS1428.1:2009 Clause 15.6 (b)(iii) / Figures 51(A) & (B)]
● H	Basin taps are to be lever or sensor taps or similar. The operable parts are required to be no more than 300mm from the front of the basin. [AS1428.1:2009 Clause 15.2.1 / Figure 44 (A) & (B)]
● H	<u>Washbasin Fixtures & Fittings</u> Shelf is required adjacent to the basin. [AS1428.1:2009 Clause 15.4.2] Where it is provided as part of the vanity top it is to have a minimum size of 120x300mm and is to be at 800-830mm AFFL. [AS1428.1:2009 Clause 15.4.2(a)] Where it is provided as a separate fixture within any circulation space, it is to have a width of 120-150mm and length of 300-400mm and is to be provided at 900-1000mm AFFL. [AS1428.1:2009 Clause 15.4.2 (b)(i)] Where it is provided as a separate fixture outside any circulation space, it is to have a minimum size of 120x400mm and is to be provided at 790-1000mm AFFL. [AS1428.1:2009 Clause AS1428.2:2009 Clause 14.4.2(b)(ii)]
● H	Soap dispensers, towel dispensers and hand dryers are required to have their operative components at 900-1100mm AFFL, be operable with one hand and be no less than 500mm from an internal corner. [AS1428.1:2009 Clause 15.4.3]
● M	Install all dispensers within easy reach of a person at the basin. [] professional opinion]
● H	<u>Other Fixtures and Fittings</u>

	Mirror, where provided, is required to extend from maximum 900mm to minimum 1850mm AFFL. If a second mirror is provided it is required to extend from minimum 600mm to minimum 1850mm AFFL. [AS1428.1:2009: Clause 15.4.1]
● H	Coat hook to be provided at 1200-1350mm AFFL and be no less than 500mm from an internal corner. [AS1428.1:2009 Clause 15.4.4]
● H	Baby change tables, where provided, are to be mounted at maximum 820mm AFFL with minimum 720mm AFFL clearance. [AS1428.1:2009 Clause 15.2.8.2]
● H	Baby change tables are not to intrude into any circulation spaces, unless the table is fully recessed. [AS1428.1:2009 Clause 15.2.8]
● M	Vertical baby change tables are recommended. [] professional opinion]
● M	All baby change tables are recommended to be fully recessed. [] professional opinion]
● H	Sharps containers, cabinets, dispensers are required to be operable by one hand with the operable components mounted 900-1100mm AFFL and no less than 500mm from an internal corner. [AS1428.1:2009 Clause 15.4.3]
● H	Wall cabinets, where provided within a circulation space are to be mounted no lower than 900mm and protrude no more than 150mm into the circulation space. The top shelf of the accessible area is to be no more than 1250mm AFFL. [AS1428.1:2009 Clause 15.2.8.1 (g)]
● M	Locker facilities should be located outside the accessible sanitary facility to allow access even when the accessible sanitary facility is in use. [] professional opinion]
● H	<u>Showers</u> Shower circulation space of minimum 1600x2350mm is required or as detailed in AS1428.1:2009 Figure 47. The washbasin must not encroach into this space. The grabrails, shower hose fittings, taps, soap holder, shelf and shower seat are the only fixtures permitted in the space. [AS1428.1:2009 Clause 15.5.1 (a) / Figure 47]
● H	The shower recess area must be 1100x1160mm and have a gradient of between 1:60 and 1:80. The remaining floor area is required to have a gradient of between 1:80 and 1:100. [AS 1428.1: 2009 Clause 15.5.2(c) & (d)]
● H	The shower waste must be located 580+/-25mm from the side wall with the shower seat and 550+/-25mm from the wall with the shower head. [AS1428.1:2009 Clause 15.5.2 / Figure 47]
● H	Where two or more showers are provided, at least one shall be of the opposite hand. [AS1428.1:2009 Clause 15.5.1 (c)]
● M	An accessible shower is recommended in any location a shower is required by NCC/BCA. [] professional opinion]
● H	<u>Shower Fixtures and Fittings</u> Horizontal grabrail is to be minimum 660mm long at 800-810mm AFFL and located no more than 390-400mm from the internal corner. A vertical grabrail is to be provided 580-600mm from the side wall and extending from 1000-1100mm AFFL maximum, up to 1880-1900mm AFFL minimum. [AS 1428.1:2009 Clauses 15.5.4 & 17 / Figure 49]
● H	Hand held shower head with a hose length of minimum 1500mm is required. Water outlet is required at 700 +/-5 mm AFFL. A water back flow device may be required to comply with plumbing standards. [AS1428.1:2009 Clause 15.5.6 / Figure 48]
● H	Taps and soap dispensers are to be provided 900-1100mm AFFL, no less than 300mm & no more than 800mm from the internal corner and 50mm clear of the grabrail. [AS1428.1:2009 Clauses 15.5.4 & 15.5.5 / Figure 48]

● H	Shower seat of minimum 1000x390mm is to be provided at 470-480mm AFFL, installed to withstand a force of 1100N. The seat is to be self draining, slip resistant and with rounded edges. [AS1428.1:2009 Clause 15.5.9]
● H	Shower seat is to be no more than 40mm from the side wall. [AS1428.1:2009 Clause 15.5.1 (b) / Figure 47]
● M	Shower seat with legs is preferred for greater stability of the seat. [] professional opinion]
● H	Two clothes hooks are to be provided, one hook at 400+/-10mm from the seat and the second hook at 600+/-10mm from the seat, at a height of 1200-1350mm AFFL. [AS1428.1:2009 Clause 15.5.10 / Figure 47]
● M	Shower curtain with a weighted hem is preferred as it reduces the curtain moving. [AS1428.1:2001 Clause 10.5.3(a)]

Reference 12.0 Ambulant Sanitary Cubicle

● H	Ambulant cubicles required in banks of toilets where male & female facilities are provided co-located with a unisex accessible sanitary facility. A bank of toilets is defined as one or more toilets. [NCC/BCA F2.4 (c)]
● H	Circulation space of 900x900mm required at all doors on the path of travel to and within the ambulant cubicle. [AS1428.1: 2009 Clause 13.4 / Figure 34 and Clause 16 / Figure 53 (B)]
● H	Cubicle width required to be 900-920mm. [AS1428.1:2009 Clause 16 / Figure 53(A)]
● H	Cubicle door open width is required to be minimum 700mm. [AS1428.1:2009 Clause 16.3 / Figure 53(B)]
● H	A standard projection WC pan is required to have a seat height of 460-480mm AFFL, located centrally in the cubicle. [AS1428.1:2009 Figure 53 (A)]
● H	<u>Fixtures and Fittings.</u> Grabrails are to be provided on both sides of the cubicle at 800-810mm AFFL with the vertical or angled section located 200-250mm in front of the WC pan. The horizontal rail is to have a minimum length of 400mm. The angled section is to have a minimum length of 700mm. [AS1428.1:2009 Figure 53 (A)]
● H	Toilet paper holder outlet is required to be 460-700mm AFFL & no more than 300mm in front of the pan. [AS1428.1:2009 Figure 53(A)]
● M	Toilet paper holder outlet is recommended to be no less than 550mm AFFL for ease of reach. [] professional opinion]
● H	Coat hook required at 1350-1500mm AFFL. [AS1428.1:2009 Clause 16.5]
● M	Recommend flush buttons are provided which sit proud of the surrounding plate, as required for UAWCs. [] professional opinion]
● M	<u>Ambulant Shower Cubicles</u> The inclusion of shower cubicles for people with ambulant disabilities is recommended. Cubicles to be minimum 900mm wide within the shower area. A 600mm long horizontal grabrail is recommended on the wall with the shower fixtures at 900mm AFFL. 900x900mm wide circulation space within the dry zone at the cubicle door is recommended with additional width for a bench seat. [] professional opinion]

Reference 14.0 Hearing Augmentation

● H	Where an inbuilt amplification system is installed (other than one used only for emergency warning) hearing augmentation systems must be provided in accordance with NCC, including Class 9b buildings, auditoriums, conference & meeting rooms, rooms used for judiciary purposes and at any ticket office or teller's booth where the public is screened from the service provider. [NCC Clause D3.7 (a)]
● H	The extent of coverage of the hearing augmentation system is determined by the type of system. Induction loops must cover no less than 80% of the area. Radio transmitters or infra red systems and must cover no less than 95% of the area. [NCC D3.7 (b)(i) & (ii)]
● H	The number of receivers provided is required to be no less than 2 plus one receiver for every 25 people in rooms which accommodate up to 500 people. For rooms which accommodate more than 500 people the number of receivers must comply with NCC Clause D3.7 (b)
● H	Any screen or scoreboard capable of displaying public announcements, associated with a Class 9b building, is required to be capable of supplementing the public address system. [NCC D3.7 (d) / AS 1428.5: 2010 Clause 7.1]
● M	Hearing augmentation systems are recommended for all auditory equipment, including televisions. [] professional opinion]
● R	It is recommended specialist advice is sought from qualified providers & installers of hearing augmentation systems.
● R	Consideration should be given to how the storage and charging of the receivers will be managed.
● H	The white on blue international symbol for deafness is required to comply with AS1428.1:2009 Clause 8.2.
● H	Raised tactile Braille signage, including the international symbol for deafness is required to be displayed where a hearing augmentation system is provided. It is to include the type of system used, information on the area covered and where receivers can be obtained. [NCC D3.6 (b)]
● M	In addition to mandatory requirements, signage is recommended at building entrances & directories, on venue maps, in the front third of rooms covered by a system, at regular intervals in large open spaces and at locations receivers can be collected. [] professional opinion]
● M	To allow for lip reading and sign language communication, lighting systems should provide even illumination which minimizes glare, reflections and shadows with a minimum lux level of 160lx. [AS1428.5:2010 Clause 8.3]
● M	Building design which assists people with hearing impairments is recommended. This includes design of room shape which allows a person to be close to the speaker and have a direct line of sight. The minimization of background noise & reverberation should also be considered. [AS1428.5:2010 Clauses 2.2 / AS2107:2010 re sound levels and reverberation times]
● M	Emergency evacuation strobe lights are recommended in areas where people are likely to be alone. [] professional opinion]

Reference 15.0 Signage

● H	Compliance with NCC/BCA Clause D3.6 & Specification D3.6 is required.
● H	<u>Location</u>

	Signs to be located 1200-1600mm AFFL. Signs with single line of characters to be 1250-1350mm AFFL. [NCC/BCA Specification D3.6 Clause 2 (a) & (b)]
● H	Signs to be located on the latchside of the door - 50-300mm from the architrave. Where this is not possible signs may be placed on the door. [NCC/BCA Specification D3.6 Clause 2 (c)]
● M	Where a sign can be temporarily obscured e.g. in a crowd, the sign should be placed at a height of not less than 2000mm AFFL. [] professional opinion]
● H	Directional signage is required at building entrances which are not accessible and at banks of toilets which do not have an accessible sanitary facility to direct a person to closest accessible entrance or facility. [NCC/BCA D3.6 (e) & (f)]
● H	Signage to be provided at fire exit doors stating 'Exit' and 'Level' followed by the floor level number with raised tactile text and Braille. [NCC/BCA D3.6 (a)(ii)] Signage is required on the latchside of the door, 50-300mm from the architrave. Where this is not possible signs may be placed on the door. [NCC/BCA Specification D3.6 Clause 2 (d)]
● H	<u>Finishes</u> All signs required to have rounded edges and symbols. [NCC/BCA Specification D3.6 Clause 3(c)]
● H	Signage, including background, characters, symbols & logos are to have matt or low sheen finishes. [NCC/BCA Specification D3.6 Clause 3(e) & (f)]
● H	Signage to provide minimum 30% luminance contrast between the sign background and the surface on which it is mounted. A border of minimum 5mm width can be used to provide this contrast. [NCC/BCA Specification D3.6 Clause 4(a)]
● H	Signage to provide 30% luminance contrast between text/symbols & sign background. [NCC/BCA Specification D3.6 Clause 4(b)]
● H	<u>Symbols, Text & Braille</u> International symbol of access and deafness to be provided as white on blue symbol in proportions required by AS1428.1:2009 Figures 10, 11 & 12.
● H	The figure in the wheelchair on the international symbol of access is to face to the right. [AS1428.1:2009 Clause 8.2.1(a)]
● H	International symbol of access and deafness may be used without explanatory text. [AS1428.1:2009 Clause 8.1]
● H	Signs are required to include raised tactile text, Braille and where required, symbols. [AS1428.1:2009 Clause 8.1 (c)]
● H	Text is to be horizontal. [AS1428.1:2009 Clause 8.1 (c)]
● H	Arial font in title case is required for all raised tactile text. Tactile text is to be raised 1-1.5mm, left justified (unless a single word, which may be positioned centrally) with size of letters and distance between letters and words to comply with NCC/BCA Specification D3.6 Clause 3(a),(b),(g),(h),(i) & (k).
● H	Braille information which fully describes the visual information is required. [AS1428.1:2009 Clause 8.1 (a)(i)(D)]
● H	Braille is to be Grade 1 Braille in accordance with Australian Braille Authority criteria, left justified, located 8mm below the text. [NCC/BCA Specification D3.6 Clause 6(a)]
● H	A separate block of Braille may be located adjacent to the sign where it is not possible to include all Braille between 1200-1600mm AFFL.
● H	A solid tactile arrow is to be used in the Braille text, if arrows are included in the text of the sign. [NCC/BCA Specification D3.6 Clause 6(e)]

● H	A semi-circular Braille locator, aligned with the first line of Braille is required on signs with multiple lines of text and characters. [NCC/BCA Specification D3.6 Clause 6(f)]
● M	All signs are recommended to include raised tactile and Braille elements. [] professional opinion]
● H	<u>Unisex Accessible Sanitary Facilities</u> Sign to include raised, tactile international symbol of access and Male & Female symbols. [AS1428.1:2009 Clause 8.1 (a)(i) / Figure 9(a)]
● H	Raised tactile text is to state "Unisex Toilet" & "LH" or "RH" to indicate if a left or right handed transfer is provided. [AS1428.1:2009 Clause 8.1 (a) / Figure 9(a)]
● H	Braille stating "Unisex Accessible Toilet LH" or "RH" is required. [AS1428.1:2009 Clause 8.1 (a) / Figure 9(a)]
● M	Where showers are provided, signage including the shower symbol is recommended. [] professional opinion]
● H	At any bank of toilets which does not contain an accessible facility, directional signage to the accessible facility is required. [NCC/BCA D3.6 (f)]
● M	<u>Male/Female Facilities</u> Sign to include raised, tactile Male/Female symbol, raised tactile text stating "Male Toilet" or "Female Toilet" and Braille information. [AS1428.1:2009 Clause 8.1(a) (B) / Figure 9(b)]
● H	<u>Ambulant Cubicles</u> Raised tactile and Braille signage stating "Male (Female) Ambulant Toilet" is to be provided on the door of the cubicle 1250-1350mm AFFL. [NCC/BCA D3.6(d) / AS1428.1:2009 Clause 16.4 & Clause 8.1 / Figure 9(c) (amended)]
● M	Include ambulant toilet sign, in addition to the Male/Female sign at the entrance door to the sanitary facility. [] professional opinion]
● H	<u>Hearing Augmentation</u> Raised tactile Braille signage, including the international symbol for deafness is required to be displayed where a hearing augmentation system is provided. It is to include the type of system used, information on the area covered and where receivers can be obtained. [NCC/BCA D3.6 (b)]
● M	<u>Best Practice & Wayfinding Signage</u> Raised tactile and Braille maps are recommended to assist wayfinding. They should be located within 2m of the entrance to the building/property and other locations, as deemed necessary, at a height of 1000-1700mm AFFL. Locate the maps on the left hand side of the entrance, where possible. Provide a legend on the map to explain the tactile information. [] professional opinion]
● M	Use everyday language and include standardised symbols, where available. [] professional opinion]
● M	Recommend all room identifying signage is provided with raised tactile, Braille information to assist people with vision impairments. [] professional opinion]
● M	Avoid use of green, yellow & red colours together. Many people with colour blindness cannot distinguish these colours. [] professional opinion]
● M	Use title case for all signage. [] professional opinion]
● M	Use different colours and symbols to identify different levels and areas in the building to assist people with way finding. [] professional opinion]
● M	Tactile maps can assist wayfinding if they are well designed, uncomplicated, use recognisable symbols and well located within 2m of the building entrance. [] professional opinion]

● M	Signs should be located in a consistent position in relation to the accessible path of travel. (E.g. on the left side.) [] professional opinion]
● M	Locate signage in areas that are well lit, without back lighting. (I.e. not on a glazed wall.) [] professional opinion]

Reference 16.0 Switches, GPOs & Lighting

● H	Switches to be located 900-1100mm AFFL and not within 500mm of an internal corner, except where provided on the architrave. [AS1428.1:2009 Clause 14.1]
● H	Switches in UAWCs and accessible sole occupancy units to be minimum 30x30mm or 25mm for push pad switches. [AS1428.1 Clause 14.2]
● H	GPOs in UAWCs and accessible sole occupancy units to be located 600-1100mm AFFL and not within 500mm of an internal corner. [AS1428.1:2009 Clause 14.2]
● M	Align light switches with door furniture. [] professional opinion]
● M	Provide a minimum 30% luminance contrast between the light switch and the wall surface. [] professional opinion]
● M	GPOs to be provided within 300mm of the front of tea point and kitchen benches. [AS1428.2:1992 Figure 23]
● H	<u>Lighting</u> Lighting levels are to be sufficient to provide safe movement within the building and are required to comply with AS1680.0. [NCC/BCA FP4.2 & F4.4 (b)]
● M	Levels in compliance with AS1428.2:1992 Clause 19.1 are recommended, including: <ul style="list-style-type: none"> • Toilets - 200lx • Kitchens - 300lx
● M	To allow for lip reading and sign language communication, lighting systems should provide even illumination which minimizes glare, reflections and shadows with a minimum lux level of 160lx. [AS1428.5:2010 Clause 8.3]
● M	Uplighting is not recommended where it is the only source of lighting and results in increased glare. [] professional opinion]

Reference 17.0 Floor Finishes

● H	All surfaces required to be slip resistant as determined by the use of the area, the gradient and location. The surface is required to be traversable by a person using a wheelchair, a person with an ambulant or sensory disability. [AS1428.1:2009 Clause 7.1 / HB198:2014 Table 3A]
● H	Slip resistance of paths of travel to be provided in accordance with NCC/BCA D2.13 & D2.14 when tested in accordance with AS4586. Wet surfaces Step ramps & kerb ramps - P5 or R12 Ramps with gradients between 1:14-1:20 - P4 or R11 Stair treads and landings - P4 or R11 Dry surfaces: Step ramps & kerb ramps - P4 or R11

	Ramps with gradients between 1:14-1:20 - P3 or R10 Stair treads and landings - P3 or R10. TGSIs to provide the same level of slip resistance as above, as determined by the location. [NCC/BCA Table D2.14 / HB198:2014 Table 3A]
● M	Slip resistance of all other floor surfaces to be provided according to ratings provided in HB198, including sanitary facilities to have P3/ R10. [HB198:2014 Table 3B] Differential between the ratings of two adjoining surfaces to be no more than 2. [] professional opinion]
● M	Maintenance & cleaning protocols should be developed by the building operator to ensure the required level of slip resistance is maintained over time. [] professional opinion]
● H	Carpet pile height or pile thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm. [NCC/BCA D3.3(g)]
● M	Recommend carpet pile height or pile thickness does not exceed 6mm and the carpet backing thickness should not exceed 4mm. [AS1428.1:2009 Clause 7.4.1 (a)]
● H	Changes in level between abutting materials are to be maximum 3mm. Where edges are rounded or bevelled, changes in level are to be maximum 5mm. [AS1428.1:2009 Clauses 7.2 & 7.4.1 (c)]
● H	Recessed matting levels are to be no more than 3mm above or below the surrounding level. (5mm if rounded or bevelled) (AS1428.1:2009 Clause 7.4.2)
● H	<u>Unisex Accessible Sanitary Facilities</u> Floor gradient within the shower area is to be between 1:60 and 1:80. The floor gradient within the remaining facilities is to be between 1:80 and 1:100. [AS1428.1:2009 Clause 15.5.2 / Figure 49]
● M	Gradient is to be self-draining. [] professional opinion]
● H	Colour of flooring to provide a 30% luminance contrast with the white toilet seat. [AS1428.1:2009 Clause 15.2.3(e)]
● M	<u>Best Practice Recommendations</u> All floor materials are recommended to be matt or low sheen to avoid glare for people with vision impairment. [] professional opinion]
● M	Avoid highly patterned carpets, floor finishes or strongly contrasting lighting effects to reduce visual confusion for people with vision impairment. [] professional opinion]
● M	Provide a minimum of 30% luminance contrast between floor and wall/skirting board colours to assist people with vision impairment. [] professional opinion]
● M	Provide anti-static carpet to assist people who use hearing aids. [] professional opinion]

Reference 20.0 Site Specific Areas

● M	<u>Parents' Rooms</u> Provide open knee clearance under sinks and change benches for parents with disabilities. [] professional opinion]
● M	In child care centres, an additional row of visual indicators at 700mm AFFL is recommended. [] professional opinion]
● M	<u>Playgrounds</u>

	Provide play equipment which children and parents with disabilities can enter and use. E.g. shop fronts, hammock swings, music toys, ramped access to some raised areas. Where access is not provided to upper levels, provide communication tubes to allow interaction between people at ground and upper levels. [] professional opinion]
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Reference 22.0 Joinery, Furniture & Fittings

● M	<u>Reception & Shop Counters</u> A lower section of counter at 850 +/- 20mm with a minimum clearance of 820 +/-20mm under the counter is recommended. [AS1428.2:1992 Clause 24.1]
● M	Unobstructed sightlines should be provided between the staff and customer. [] professional opinion]
● M	Where high level of interaction is likely to be required (e.g. writing), a minimum depth of 620mm for knee clearance is recommended. [AS1428.2:1992 Clause 24.1.4 / Figure 25]
● M	Where minimal interaction is likely to be required (e.g. payments), a minimum depth of 400mm for knee clearance should be provided. [] professional opinion]
● M	Where only verbal interaction is likely to be required, no open knee clearance is considered necessary. [] professional opinion]
● M	A minimum width of 900mm is recommended. [AS1428.2:1992 Clause 24.1.5]
● M	Circulation space of minimum 1540x2070mm is recommended on both the public and staff side of the counter. [] professional opinion]
● M	Colours of counters are recommended which achieve a luminance contrast with the floor colour to assist people with low vision. [] professional opinion]
● M	Counters should have a matt or low sheen finish. [] professional opinion]
● M	<u>Utility Areas.</u> Manoeuvring space of 2070x1540mm in front of printers is recommended. [] professional opinion]
● M	<u>Lockers/Pigeon Holes</u> A proportion of lockers/pigeon holes at 750-1200mm AFFL, including the height of locks and handles is recommended. A maximum depth of 300mm is recommended. [AS1428.2:1992 Clause 22.4 / Figure 23]
● M	<u>Workstations</u> Height adjustable workstations are recommended with range of 650-1150mm AFFL. [] professional opinion]
● M	<u>Seating</u> A proportion of seating with arm and back rests is recommended. [] professional opinion]
● M	<u>Colour</u> Colour which provides a minimum 30% luminance contrast between joinery, seats, table and flooring colour to assist people with vision impairments is recommended. [] professional opinion]
● M	<u>Drinking fountains</u> Drinking fountains should be installed at 800-830mm AFFL with open knee clearance of 720mm under. A level landing with manoeuvring space of 1540x2070mm in front of the fountain should be provided. [] professional opinion]

Reference 23.0 Food & Beverage Areas

● M	Tea Point/Kitchenette Bench height of 850-870mm is recommended with open knee clearance under the sink. [AS1428.2:1992 Clause 24.1]
● M	Sink depth of 150mm is preferred for ease of use. [AS1428.2:1992 A5]
● M	Taps to be provided within 475mm of the front of the bench where open knee clearance is provided. [as per AS1428.1:2009 Fig 45 Basins] Taps to be provided within 300mm of the front of the bench where no open knee clearance is provided. [AS1428.2:1992 Clause 22.4]
● M	Boiling water units to be provided within 300mm of the front of the bench. Larger lever taps are recommended. [AS1428.2:1992 Figure 23]
● M	GPOs to be provided within 300mm of the front of the bench. [AS1428.2:1992 Figure 23]
● M	Bench space to be provided on the right hand side of microwave ovens and on the door handle side of refrigerator to allow items to be placed on the adjacent bench. [] professional opinion]
● M	D-shaped handles on all joinery are recommended for greater ease of use. [] professional opinion]
● M	Joinery colour, which provides a luminance contrast with the floor colour is recommended to assist people with low vision. [] professional opinion]
● M	Counters should have a matt or low sheen finish. [] professional opinion]
● M	Cafe/ Canteen/ Bar counters Counter height of maximum 900mm AFFL recommended to allow safe collection of food and beverages. [] professional opinion]

Attachment 3: Landscaping Plan Set prepared by

The subsequent pages of Attachment 3 include the following plans:

- L501.1[A] LANDSCAPE PLAN GROUND FLOOR
- L501.2[A] LANDSCAPE PLAN LEVEL 1
- L502.1[A] PLANTING PALETTE



LANDSCAPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREES
Off-site to be protected and retained
- PROPOSED HARD LANDSCAPE**
- PAVING TYPE 1: Grey Permeable Pavers
- PAVING TYPE 2: Grey Concrete, Coved Finish with 2000x2000mm sawcut grid pattern
- PAVING TYPE 3: Exposed Aggregate Concrete, Charcoal oxide, Nimmittel blue aggregate
- PAVING TYPE 4: 10mm Ø Bonded Gravel
- PAVING BY OTHERS
As specified by architect/engineer
- RAISED SAND PIT
- CIRCUIT RUN
EPDM rubber soft fall
- TRAFFIC CONTROL
- SELECTED DECORATIVE BOULDERS
- PAINTED SURFACE: "OASIS" ELEMENTS
Water theme
- PAINTED SURFACE: "TREASURE MAP" ELEMENTS
Colours to be confirmed

PROPOSED PLANTING - REFER TO L502.1 FOR SPECIES LOCATIONS

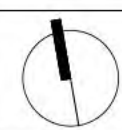
- PROPOSED TREES
Refer to L502.1 for species
Sourced from good quality tree stock to meet Australian Standards 2303: Tree Street Stock for Landscape Use.
- PLANTING BEDS - GROUND FLOOR
Shrubs and perennials
- INTERACTIVE PLAY PLANTING BEDS - LEVEL 1
Selected seasonal vegetables and/or sensory gardens
- RAISED PLANTING CONTAINERS - CUSTOM DESIGNED AND SELECTED PROPRIETARY ITEMS
- ARTIFICIAL TURF
Exterior play space level 1
- VERGE GRASSING - Reinstate to TCCS standards
- CLIMBING PLANTS
- SHRUBS
Ground floor
- PROPOSED CUSTOM BUILT ELEMENTS**
- TIMBER TIPI SHELTER (BY OTHERS)
- SHADE SAIL STRUCTURE
- TIMBER DECKING
Raised, to compliant safety height for toddler access
- TIMBER BOARDWALK SECTION
Slight up and down ramping

INDICATIVE LANDSCAPE MATERIALS: INSPIRATION IMAGES



NOTE
Preliminary works by others shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION



REVISION	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	FOR REVIEW	14.07.2021				

DRAWING STATUS
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CLIENT

PROJECT

MITCHELL CHILDCARE CENTRE
BLOCK 18 SECTION 11
MITCHELL, ACT

DRAWING

LANDSCAPE PLAN
GROUND FLOOR

PROJECT No J21-00826
DRAWING No L501.1
ISSUE DA
REVISION A

0 2.5 5.0m

SCALE @A1 1:150 SCALE @A3 1:300

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NOTES:

1. NO SHARP EDGES TO ANY LANDSCAPE PLANTERS, SAND PIT KERBING, RAMPS, OR ANY ITEMS WITHIN THE PLAY AREA
2. WATERPROOFING AND DRAINAGE PLANS BY OTHERS
3. LANDSCAPE PLANS ARE FOR DA APPROVAL ONLY AND SUBJECT TO CHANGE BASED ON THIS ASSESSMENT, AND REVIEW BY PLAYGROUND CERTIFIER AND OTHER SPECIALIST CONSULTANTS.

INDICATIVE LANDSCAPE MATERIALS: INSPIRATION IMAGES



Upper storey toddler play area (mixed tactile areas)



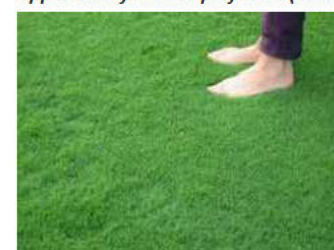
Jasmine trained up cables



Low decking at sand pit



"Treasure Map" overall play area concept



Artificial turf



Play fossils in sand pit



Planting visible through balustrades

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<p>PROJECT No: J21-00826</p> <p>DRAWING No: L501.2</p> <p>ISSUE: DA</p> <p>REVISION: A</p>	<p>58 of 59</p>																			