



Development Control Plan

Design for Accessibility

Commencement date: 12 July 2002

Amended : July 2007

**Note: This plan only applies to the former Mudgee Shire
Local Government Area**

Mid-Western Regional Council

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Appendix 1 – Checklist for Development

Forward

This development control plan aims to complement and expand upon the provisions of the Building Code of Australia, State and Federal Legislation and Council's LEP's and DCP's.

In particular compliance with:

- ❖ The objectives of the Disability Discrimination Act 1992
- ❖ The Building Code of Australia
- ❖ The specific controls in this DCP & Code for Access
- ❖ AS 1428.1 – 1998 Design for Access and Mobility Part 1 General Requirements for access – New Building Work.
- ❖ AS 1429.2 – 1992 Design for Access and Mobility Part 2: Enhanced and additional requirements – Buildings and facilities.

In some instances Council requirements for people with disabilities may go beyond the minimum requirements as set out in the Australian standards. In such cases the Enhanced Requirements are identified in a box. Refer to Part B: Design Elements.

What is required to justify compliance?

Plans prepared by a suitably qualified designer showing that the design requirements of this DCP, including the enhanced requirements, Building Code of Australia and AS 1428.1 have been addressed.

The document is divided into two parts;

A Introduction – explaining the aims and application of the plan together with some background information; and

B Design Elements – which contains the actual requirements for various facilities and components of a development.

An **Appendix** is also included which provides a comprehensive Checklist for Developers.

Part A: INTRODUCTION

1.1 Planning Context

This Development Control Plan (DCP) has been made pursuant to section 72 of the Environmental Planning and Assessment Act 1979 and accompanying Regulation. It was adopted by Council on 1st July 2002 and came into force 12 July 2002. The plan was amended in July 2007 and the new plan came into force

1.2 Land to which the Plan Applies

This plan applies to that land in the Mid-Western Regional Local Government Area to which the Mid-Western Regional Interim Local Environmental Plan 2007 applies.

1.3 Aims of the Plan

This Development Control Plan aims to provide intending developers with clear guidance as to the legal requirements and Council policy for access and mobility. The specific aims are to;

- ❖ Provide an accessible environment, including public buildings, for all members of the community, including people with disabilities.
- ❖ Ensure architects, developers, builders and planners are aware of their responsibilities as required by the Disability Discrimination Act 1992, Building Code of Australia and incorporate Mudgee Shire specific access issues into the design process from the outset.
- ❖ To introduce a quality assurance system for compliance with relevant Australian Standards for Access and Mobility (for example, as required by the Building Code of Australia) and thus minimise potential for discrimination in the provision of access on the basis of disability.

1.4 Application of this DCP

This DCP is applicable to all new public buildings. However, where Council considered it practicable and reasonable to do so, access to existing buildings will be required in connection with proposals for changes of use or alteration of the building which may result in increased public usage.

This will apply in particular to proposals for changes to existing buildings for occupation by public service providers such as Post Offices, health care professionals, solicitors or the like.

Normally any extension to a building for public usage, or to an existing accessible building, would be treated as a "new building" for the purposes of this plan.

Access for people with disabilities is required to the following building classifications under the Building Code of Australia. These are:

| | |
|---------------------|---|
| Class 3: | Accommodation buildings other than a building of Class 1 or 2, which is a common place of living for a number of unrelated persons including residential parts of hotels and motels, residential parts of schools, accommodation for the aged, disabled or children. |
| Class 5: | Office buildings used for professional services such as doctors and dentists. |
| Class 6: | Shops and other service providers such as hairdressers, tea rooms, restaurants, public laundries, shopping centres and supermarkets. |
| Class 7: | Warehouse buildings for storage and display of goods, public carparks. |
| Class 8: | Laboratories, and factories where production and assembly processes are carried out for sale or gain. |
| Class 9 | <p>9(a) A building of a public nature including health care buildings such as hospitals, nursing homes, or</p> <p>9(b) Assembly buildings such as churches, libraries, community halls, cinemas restaurants etc which provide entertainment, schools, pre-schools and university.</p> |
| Class 10(a): | A non-habitable structure or building. Access is required to and within a building containing facilities such as showers, toilets, change rooms facilities or the like, which is located in an accessible area. |

Notwithstanding the provisions of this Plan, the Council will assess all development proposals on their merits, and at its discretion may vary any policy requirements of this plan where it is considered unreasonable or necessary to do so in the circumstances.

Where compliance with a standard is legally required in connection with a building proposal, an applicant may object, with the concurrence of Council, to the Director-General of the Department of Local Government if compliance is considered unreasonable in the circumstances of the particular case (s 82, Local Government Act 1993).

Variance

Where there is a variance between the standards contained in this plan and the standards contained in State building regulations, the development will comply with this plan, except where the State building regulations require a higher standard.

The requirements of the DCP may be varied where compliance would have an adverse impact on the significance of an identified Heritage Item or Heritage Conservation Area. In such cases the applicant should identify the specific constraints in achieving access in accordance with the DCP (refer to Departures for Existing Buildings below) and investigate alternatives for achieving an accessible environment.

Departures for Existing Buildings

Consideration may be given to requests to depart from one or more of the standards or design elements contained within this DCP on the following grounds:

- ❖ Unjustifiable hardship.
- ❖ Ability to appropriately retrofit existing premises,
- ❖ Topography,
- ❖ Proposed change of use, or
- ❖ Other criteria upon which the proponent requests consideration.

Such requests must be made in writing and include the following:

- ❖ A description of the standard or design element to which the departure is sort,
- ❖ A description of the reasons why the departure is being sort,
- ❖ An estimate of the additional work required in order to comply with the DCP and an estimate of the cost of those works, and
- ❖ Justification of how the development fulfils the aims and addresses the principles outlined in the design elements of the DCP.

1.5 Issue of Access to Council Buildings and Facilities

There are works and activities that are undertaken by Council, for example Civic Improvements, that do not require development consent. It is important that in adopting standards in a DCP for new development and private works Council also consider its own practice. To this end it is desirable that Council take a leadership role in respect to accessibility and adopt the following principles in conjunction with the DCP;

- ❖ Compliance with this plan for new development and/or buildings in public ownership;
- ❖ Alternative access for people with disabilities will be maximised where Council civil works affect areas normally used by the public;
- ❖ Council will endeavour to progressively modify its existing buildings and facilities with inadequate access in accordance with the Plan. In no case shall alterations result in reduced access;
- ❖ Council shall not buy or lease a building or facility which cannot potentially provide access in accordance with this Plan.

1.6 Background Information

Why Provide Access?

The manner in which individuals are able to move about has a direct impact on their quality of life. Providing barrier free access therefore enables people of all ages and all manner of disabilities to participate more fully in the community.

1.7 Definition of Disability

In 1992 The Federal Government passed the Disability Discrimination Act (DDA) making it unlawful to discriminate on the grounds of disability. Disabilities covered in the DDA include:

Physical, intellectual, psychiatric, sensory, neurological and learning disabilities, physical disfigurement and disease causing organisms in the body.

1.8 Legislation

Under both Commonwealth and State Laws, it is unlawful to discriminate against people who have a disability. Organisations must make reasonable adjustments to ensure that people with disabilities can use services to the same extent as other people in the community.

Ensuring that premises are accessible also provides benefits from an Occupational Health and Safety perspective.

The Disability Discrimination Act (DDA) 1992

The Federal government passed legislation in 1992 that seeks to provide uniform protection against discrimination based on disability. It applies to everyone in Australia including all levels of government, businesses and services, non-government organisations and individuals.

Underpinning the DDA is recognition that people with disabilities constitute a significant proportion of all local communities and that they have a right to participate as fully as possible in the life of these communities. The DDA allows individuals to lay complaints if they think they have been treated unfairly because of their disabilities. The Act establishes a Disability Discrimination Commission and a Disability Discrimination Commissioner who reviews complaints under the legislation. The Commission has the power to investigate, conciliate and if necessary hold a formal hearing to reach a determination.

Failure to provide equal access is unlawful, unless to do so would impose an unjustifiable hardship. A person or organisation may claim that providing a particular level of access would be technically impossible, impose major difficulties or involve unreasonable costs. If providing equal access would result in unjustifiable hardship the Human Rights and Equal Opportunity Commission (HREOC) can rule that the building owner/occupier is not unlawfully discriminating.

There is no general formula given about 'unjustifiable hardship' that would apply in all cases. The DDA provides that all relevant circumstances are taken into account including:

- ❖ The nature of the benefit or detriment likely to accrue or be suffered by any persons. This might include people other than people with disabilities-older people, parents with prams and others,
- ❖ The effect of the disability of a person concerned, and

- ❖ The financial circumstances and the estimated expenditure to be made by the person claiming 'unjustifiable hardship'.

State Environmental Plan (Seniors Living) (SEPP SL)

The aim of SEPP SL is to encourage a greater supply and diversity of housing to meet the needs of older people and people with disabilities. The policy aims to encourage the provision of housing that will make efficient use of existing infrastructure and services and be of good design. Provisions in the policy relating to the location of the development and support services stress the issue of access to services and facilities. This DCP does not provide any detail in terms of the requirements of SEPPSL. Applicants are encouraged to refer directly to the SEPP for guidelines.

Building Code of Australia (BCA)

The Building Code of Australia regulates construction to protect the health, safety and amenity of people and contains technical requirements for the construction of buildings.

The Building Code of Australia requires access for people with disabilities to be provided in certain buildings depending on their use and location. It incorporates many Australian Standards administered by Standards Australia. These include parts of some Standards relative to access issues for people with disabilities. For example:

AS 1428 *Parts 1 and 4 Design for Access and Mobility, Tactile Ground Surface indicators for Orientation of People with Vision Impairment.*

AS 2899 *Part 1 Signs and Symbols*

AS 2220 *Fire Alarms*

AS 1735 *Lifts*

AS 4299 *Adaptable Housing*

Whilst many of these standards are complementary to the Disability Discrimination Act legislation, it is widely agreed that compliance with the Building Code of Australia is not sufficient to ensure compliance with the Disability Discrimination Act. This is supported by cases that have been through the courts, where it has been established that approval of a development or building application does not in itself protect the developers or builders from liability under the Disability Discrimination Act.

The Australian Building Code Board (ABCB) has for some time been working with peak disability and industry groups to develop a Standard for Access to Buildings, which is reflective of the DDA. The Board's current work is contained in a document entitled *Building Access Outcomes Report*. This contains proposed changes to the BCA access provisions covering many of the practical issues confronted by developers. A Copy of this document is available from the Australian Building Code Board, telephone (02) 62137240.

Part B DESIGN ELEMENTS

1. Toilet Facilities

Where there is only one toilet facility provided it must be suitable for use by people with disabilities. In locations where there are multiple facilities, at least one must be suitable for use by people with disabilities.

Many people with disabilities require assistance with personal care that may be often provided by someone of the opposite gender. For this reason, the first accessible facility must be a unisex facility that is available for use by both males and females. In addition, the inclusion of a low bench/change table facility that is suitable for use by both children and adults with disabilities is recommended.

Refer to Australian Standard 1428.1 Clause 10
see checklist in Appendix 1

Additional or Enhanced Requirements and Explanation

Use of sliding doors – One of the issues raised in the context of Mudgee Shire in particular is the preference for the inclusion of sliding doors on toilet facilities rather than swing doors as nominated in AS 1428.1. The reason for this is to provide ease of access.

Door Locks – the external door shall be lockable on a unisex toilet.

Preferred fittings – there are a range of fittings and fixtures available that meet the minimum requirements of AS 1428.1, however a low bench/change table facility that is suitable for use by both children and adults with disabilities is required in a publicly accessible facility provided by Council or in developments with a floor area greater than 3000m².

Circulation Space – the circulation space provided within a publicly accessible facility provided by Council or in developments with a floor area greater than 3000m², shall enable the accommodation of a “gopher”. This will overcome potential security issues associated with parking a “gopher” outside a facility while the individual uses the facility.

2. Continuous Accessible Pathway - From the Car to the Cash Register

Development Applications should be holistic in their approach to access which means addressing the issue from approaching the site. A fundamental principle of the DDA is the provision of a continuous accessible path of travel for access to a premises (AS1428.1 Clause 4.4) including a building, park, car parking area or other set down point and sports facility.

There is no point making an entrance or building accessible if access throughout the building is impeded by a step, stairs or obstacles in the path of travel. Even small steps can prevent some wheelchairs from

movement and may also present a hazard to ambulant people with disabilities, the elderly and people with prams, goods and shopping trolleys.

Refer to Australian Standard 1428.1 Clause 12
see checklist in Appendix 1

2.1 Walkways, Ramps and Landings

Fatigue is a factor that often affects people with disabilities. Many people are unable to walk long distances or stand for long periods. Wheelchairs are often difficult to push up slopes due to the effort involved and because a steep slope may cause the chair to tip backwards. Avoid abrupt vertical changes of level (kerbs, steps, gutters etc) and other obstacles to ensure a continuous accessible path of travel. Refer AS 1428.1 Clause 5.

Walkways must have a maximum gradient of 1:20 with level areas every 14m to allow people to rest. Walkways do not require handrails and are preferred to ramps. The provision of resting places along lengthy walkways is important to conserve energy of people with disabilities. Refer AS 1428.1 Clause 5.2.

Pedestrian access from SEPP 5 housing to transport services and local facilities must be via a level, lit and obstacle free pathway.

Ramps must have a maximum gradient of 1:14 and level rest areas every 9m. Refer AS 1428.1 Clause 5.3.

All ramps require continuous handrails and kerbs for safety reasons. The handrails provide support and promote confidence to ambulant people with disabilities and others, whereas the kerbs are there as a guide for people with vision impairment and to prevent a wheelchair from leaving the ramp. Refer AS 1428.1 Clause 6.

People who have a vision impairment or are blind need to be sure that the path of travel is free from obstacles such as lights, awnings and similar objects that might strike them on the head or upper body. There must be a minimum clearance of at least 2000mm. Refer AS 1428.1 Clause 6.7.

Additional or Enhanced Requirements and Explanation

For development where parking is provided on site and at the access point from the public road or footpath, a conflict free pedestrian free zone should be identified.

Ramps to satisfy AS1428.2 – 1992 with addition length and width to allow for access by gophers.

2.2 Tactile – Ground Surface Indicators

Colour and textural changes on floor/ground surfaces places where there is a break in plane, at the junction of a stair tread and riser, or where a

ramped surface meets a level surface, provide clues to changed conditions for people with vision impairment.

Refer AS 1428.2 Clause 18.1. Tactile ground surface indicators must be provided at specific locations.

These include:

1. stairways, escalators and ramps;
2. kerb ramps and step ramps;
3. pedestrian crossings at roadways and in carparks;
4. vehicle pick up and drop off areas.

2.3 Internal Circulation – Doors, Doorways and Circulation Space at Doorways

Specific features such as doors, doorways, paths and passageways must be of sufficient size, have clear openings and adequate turning space to allow safe and unobstructed passage of people in wheelchairs.

Heavy doors should be avoided as they are difficult to operate. It should also be noted that doors, which open towards the user, require a significantly greater circulation space than those which open away from a user. Where they can be used, automatically operated sliding doors provide a good solution. Refer AS 1428.1 Clause 7.

Additional or Enhanced Requirements and Explanation

A "gopher" must be able to fit through entrance of a new shop to allow for adequate security of possessions that must be kept on the gopher.

3. Controls

Controls for such things as lights, doors and power outlets must be designed and positioned to allow their operation by people with disabilities.

Door handles must be able to be operated with one hand and be of a design that enables a person with little or no grip to use it. A 'D' handle is appropriate where the door is unlocked.

Controls are to be located no less than 900 and no more than 1100mm from the floor.

Switches are to be no less than 500mm from a corner to allow a wheelchair user to reach them. Refer AS 1428.1 Clause 11 AS 1428.2 Clause 23.1 to 23.5.

4. Car parking

Council has adopted a Development Control Plan for Car Parking and reference should be made to this plan in determining how many spaces are required for a particular type of development.

Parking spaces are to be clearly sign posted and identified by the international symbol of access displayed at the recommended height as set out in accordance with AS 1428.1. Paint used to delineate accessible parking spaces must be non-slip. Directional signage assists in the location of accessible parking spaces and must be located at each significant change in direction.

Parking spaces are to be located to allow safe and convenient access within sites, as close as possible to an accessible entrance to the building or facility, or to a wheelchair accessible lift.

There must be a continuous accessible path or travel from each space to the closest accessible public entrance.

For a large development, parking spaces should be located together in a bay, rather than individual spaces scattered all over the parking area.

Kerbing is essential to the achievement of a continuous accessible path of travel and is integral to being able to cross a vehicular trafficway or road safely.

Kerb ramps are to be located at each end of a parking bay to provide safe and direct pedestrian access to the footpath, or the footpath must be exactly level with the parking space. AS 1428.1 Clause 5.8.

Additional or Enhanced Requirements and Explanation

Council's requirements for car parking facilities for people with disabilities go beyond the minimum requirements set out in the Australian Standard.

Parking spaces will be a minimum of 3500mm wide and 5500mm long. This will allow a wheelchair user enough room to fully open the car door and then transfer from the car to the wheelchair.

The requirements of side loading vans must be considered and included in parking provisions. To accommodate side-loading vans, a minimum width of 4200mm is required.

Where possible, parking undercover, is desirable. In relation to this, provision must be made to ensure adequate vertical clearance from the street through the entrance to the carpark and to any accessible parking spaces within the carpark. A clearance of at least 2500mm is required and this clearance must extend from the entrance to the parking space to a distance of not less than 2.16m from the front of the space.

In parking areas with more than 2 spaces, 3% of spaces are to be accessible spaces. That is, in parking areas of:

10 to 33 spaces – 1 accessible space is required

34 to 66 spaces – 2 spaces

67 to 100 spaces – 3 spaces

101 to 133 spaces – 4 spaces etc

In each instance, the first accessible space provided is to be a wider accessible space of 4200mm. It should be noted that any adjacent, level and unobstructed space (overlap) not used for parking, may be used to achieve this.

5. Lifts

Passenger lifts must serve all users and allow for independent operation by people with disabilities. Information concerning the level and direction of travel in lifts must be provided by audio, visual and tactile cues. Lift design and associated functions must be in compliance with AS 1735.12.

6. Auditoriums and Assembly areas

People with disabilities, like other members of the community, patronise theatres, concert halls, auditoriums and the like. In places of assembly such as these, wheelchair-seating spaces that are accessible, must be provided. Refer to the BCA for the total number of spaces required.

Seating should be arranged to provide a range of options as to where people sit. This includes the option for people with disabilities to sit with other people who have disabilities or with others who do not have a disability. The design of seating must also provide for a continuous path of travel to the wheelchair accessible seating spaces and from those seats to exits and other amenities such as toilet facilities. AS 1428.1 Clause 15.

7. Listening Systems for Hearing Augmentation

Many people with hearing impairment may benefit from a hearing augmentation system, which amplifies sound.

A hearing augmentation system must be available in assembly buildings and in all places where sound amplification is provided or public announcements are made. AS 1428.1 Clause 16.

Areas where augmentation is provided must be identified by the international symbol for deafness. Information must also be provided on the type of augmentation and whether it is turned on or off.

The different types of hearing augmentation systems that are available are detailed in AS 1428.2 Clause 21.

Developers may also consider the impact of traffic noise in built up areas when designing offices and commercial premises with windows facing the street. Glazing can be used to reduce background noise in such instances.

8. Lighting

Poor lighting is hazardous for all people. Low illumination levels in and around buildings are often confusing and can be dangerous. Lighting

must not glare or reflect unduly off surfaces. Similarly, up-lighting within footpaths or from under walkways should be avoided. AS 1428.2 Clause 19.

9. Furniture and Fittings

People with disabilities must be able to use the furniture and fittings installed in buildings.

No individual table, counter or bench top will accommodate all users with disabilities. Therefore it is recommended that tables or bench tops are provided that are adjustable within a range of 700mm to 800mm from the finished floor.

Tables, counters and worktops also need to have a clearance under them for a wheelchair user. Refer AS 1428.2 Clause 24.1 and 24.2.

10. Information

People with disabilities often experience difficulty in accessing public information, for example brochures, programs, timetables, signs, directories etc. This may be particularly difficult for people who have low vision or are blind, people who have a hearing loss, and people with disabilities that affect their ability to learn or think.

Necessary information must be effectively communicated to the user, regardless of ambient conditions or the user's sensory abilities. Many communication difficulties can be overcome if information is provided in a variety of formats. Different methods of communication such as visual, auditory and tactile cues are available and will assist in this.

For example:

- ❖ use clear and concise language and pictorial information
- ❖ use a font size and style that is easily read
- ❖ use tactile or raised fonts
- ❖ avoid dark backgrounds or shading behind text and background colours with low contrast
- ❖ provide information that is freely available on request in different formats such as audiocassette, large print, computer disc or Braille
- ❖ provide audio loops in public meeting places and places of entertainment to assist people with hearing aids
- ❖ use an adapted telephone called a telephone typewriter (TTY)
- ❖ locate public information in clearly identified and accessible locations

Specific information to assist in developing communication strategies that meet the needs of people with disabilities is available from the Ageing & Disability Department telephone (02) 9367 6811 in their publication:

Communication Handbook-part of the NSW Government Disability Policy Framework, 1998.

11. Symbols

International signs and symbols are well recognised and very useful not only for people with disabilities, but children and overseas visitors.

The international symbol for access must be used to identify entrances and exits, lifts, accessible car parking and toilet facilities.

Where a listening system for hearing augmentation is provided, this must be identified by use of the international symbol for deafness. Refer AS 1428.1 Clause 14.

Signage is to include a minimum 30% luminance and chromatic contrast. The location, height and illumination of signs must comply with AS 1428.2 Clause 17.

The language of signs must be positive, for example 'Accessible Toilet' rather than 'Disabled Toilet', 'Accessible Parking' rather than 'Disabled Parking'.

Signs including symbols must be located as follows:

- ❖ Where they are clearly visible to people both in a seated and standing position
- ❖ At changes of direction
- ❖ At sites where directional decisions are made, thus enabling decisions to be made before a change of direction is needed.

12. Emergency Access

All users must be provided with a means of egress from premises to a place of safety. Emergency exits need to be accessible to people with disabilities. There is no Australian Standard dealing with this issue, however the Human Rights and Equal Opportunity Commission's *Advisory Notes on Access to Premises* provide advice. Refer Section 5.21.

Appendix 1

Checklist for Compliance

The following Checklist should be used by applicants to ensure that the necessary requirements of the plan have been complied with.

The Checklist can be detached and submitted to Council along with the Development Application and associated information.

If the building is a Heritage Item or within a Heritage Conservation Area you should discuss the proposal with Council's Heritage Advisor prior to proceeding with your design.

Basis of Checksheet

This checklist is intended for use by architects, designer, builders and Council planning and building staff. It has been based on the requirements of AS1428.1 – 2001, which has been developed by Standards Australia for use in conjunction with the Building Code of Australia (BCA).

All reference to "AS" in the checksheets are to A.S. 1428.1 – 2001 unless otherwise indicated. A copy of this document and related Australian Standards documents are available at Council's offices for perusal.

Additional Australian Standards on access and mobility, also available at Council, deal with the following matters:

- *AS 1428.2 – 1992: Enhanced and Additional requirements – Buildings and Facilities (includes internal fitting out) – extract provided as Part II of checklist*
- *AS1428.2 – 1992: Requirements for children and adolescents with physical disabilities*
- *AS1428.2 – 1992: Tactile ground surface indicators for the orientation of people with vision impairment*
- *AS1428 – 1995: Adaptable Housing*

All Australian Standards may be purchased from Standards Australia, 1 The Crescent, Homebush, NSW 2140 (telephone 02 9746-4600).

Use of Checklist

During the initial design stage of a proposal or considering the change of a building use, the check list should be used as a guide to check the basics have been covered. This check list will be useful to designers, engineers and builders during the planning stage of a development and during construction.

Audit for Access for People with Disabilities

at (site) _____

1. Walkways, Ramps & Landings

(A.S. Part 5)

“YES” IS THE REQUIRED RESPONSE

Please circle where applicable.

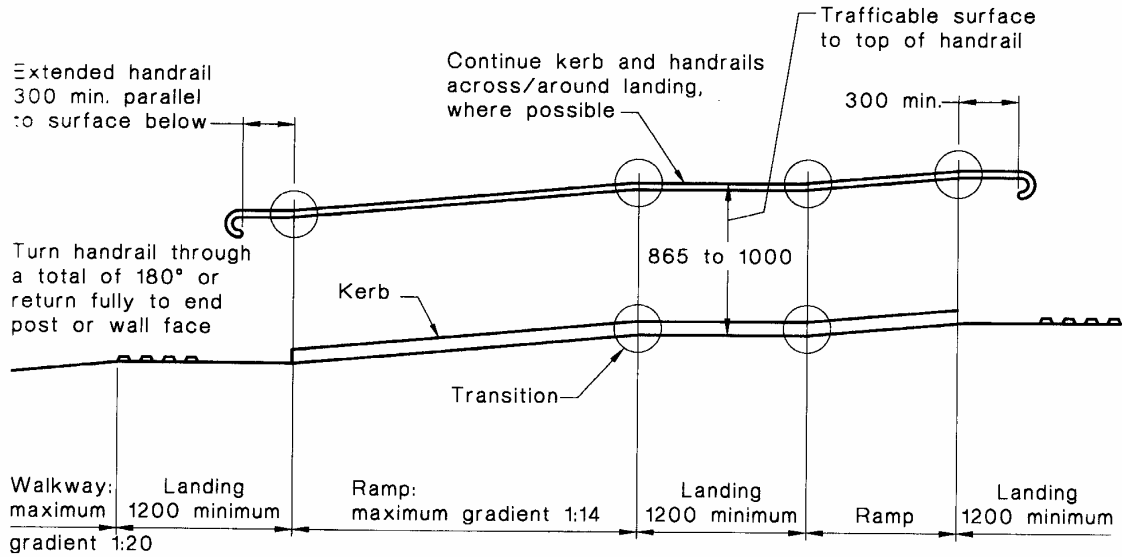
| General | Comments |
|--|----------|
| Are paths of travel from the road and carpark to all areas of the building normally used by its occupants, including any disabled persons' toilet, accessible for a disabled person (e.g., No steps or other serious impediments to access)? | YES/NO |
| Are paths at least 1000mm wide, excluding skirtings, handrails and other obstructions? | YES/NO |
| Is headroom 2000mm throughout? | YES/NO |
| Are crossfalls or cambers of the paths less than 1 in 40? | YES/NO |
| Is provision made for people with visual impairment i.e., contrasting surface at the edges of the path and at the ends of ramps? | YES/NO |
| Are gradients between landings constant? | YES/NO |
| Are angles of approach to changes in gradient at or near 0 degrees? (See appendix B of AS)? | YES/NO |
| Are ramps or walkways straight? | YES/NO |

| Walkways (Max. Gradient 1 in 20) | Comments |
|---|----------|
| All walkways max. 1 in 20 gradient & constant between landings? | YES/NO |
| Are landings provided at intervals not exceeding: | |
| 15 m – 1 in 20 walkway | YES/NO |
| 25m – 1 in 33 walkway | YES/NO |

| Walkways (Max. Gradient 1 in 20) | Comments |
|---|-----------------|
| (1/20 – 1/33 by interpolation) | YES/NO |
| (*Note option in cl.5.2 (c) to increase intervals where kerbs and handrails provided) | |
| Are kerbs or handrails provided when the ground falls away within 600mm of the walkway? | YES/NO |
| (*Note also Part D2.16 of BCA regarding required balustrades where adjacent changes in level exceed 1 metre). | |
| Ramps (Gradient between 1 in 14 ad 1 in 20) | Comments |
| All ramps maximum 1 in 14 gradient & constant between landings? | YES/NO |
| Are landings provided at changes of direction and intervals not exceeding: | |
| 9m – 1 in 14 ramp | YES/NO |
| 15m – 1 in 20 ramp | YES/NO |
| (1/14 – 1/19 – by interpolation) | YES/NO |
| Are there continuous kerbs and handrails on both sides of the ramp and intermediate landings provided in accordance with Figures 1-3 below? | YES/NO |
| Are kerbs in line with or no more than 100mm away from the line of the handrail? | YES/NO |
| Does the ramp satisfy the enhanced requirement of Council's policy? | YES/NO |

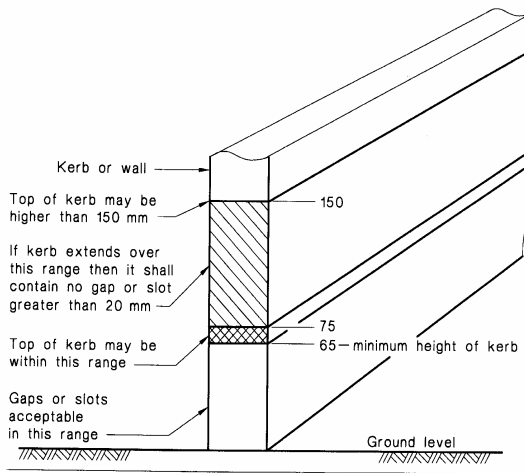
Figures 1-3 Ramp Kerbs and Handrails

Source AS 1428.1 – 2001



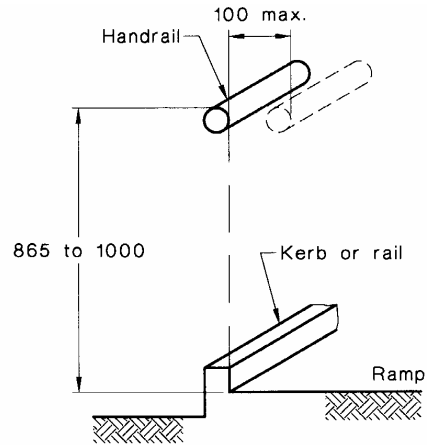
NOTE: The 300 mm extension is not required where the handrail is continuous, e.g. on the inside of an intermediate landing.

DIMENSIONS IN MILLIMETRES



NOTE: See Appendix A for further clarification.

DIMENSIONS IN MILLIMETRES



DIMENSIONS IN MILLIMETRES

| Landings (rest areas on ramps, walkways or stair) | Comments |
|--|-----------------|
| Is camber (crossfall) less than 1 in 40? | YES/NO |
| Does length exceed 1200mm (1330mm for kerb or step ramps)? | YES/NO |
| Is there any adjacent doorway at any landing? | YES/NO |
| If YES, is sufficient circulation space provided for the doorway per Part 7.3 of AS? (see figure 6 of AS). | YES/NO |

| Kerb/Step Ramps (length not greater than 1520mm, gradient not greater than 1 in 8, located within a kerb or instead of a step) | Comments |
|---|-----------------|
| Do kerb ramps comply with above requirements? | YES/NO |
| Are there kerb ramps at intersections and pedestrian crossings? | YES/NO |
| Are kerb ramp areas zoned "No Standing"? | YES/NO |
| Are kerb ramps min. 1000mm wide? | YES/NO |
| Is the kerb ramp designed without a lip? | YES/NO |
| Is the adjacent surface graded and splayed at 45° | YES/NO |
| Is there an unobstructed landing of 1330mm at the top of the kerb ramp? | YES/NO |

| Kerb/Step Ramps (length not greater than 1520mm, gradient not greater than 1 in 8, located within a kerb or instead of a step): | Comments |
|--|-----------------|
| Do kerb ramps comply with above requirements? | YES/NO |
| Are there kerb ramps at intersections and pedestrian crossings? | YES/NO |
| Are kerb ramp areas zoned "No Standing"? | YES/NO |
| Are kerb ramps min. 1000mm wide? | YES/NO |
| Is the kerb ramp designed without a lip? | YES/NO |
| Is the adjacent surface graded and splayed at 45° | YES/NO |
| Is there an unobstructed landing of 1330mm at the top of the kerb ramp? | YES/NO |

2. Handrails & Grabrails

(A.S. Part 6)

(See also Part 6 below re toilet fittings)

“YES” IS THE REQUIRED RESPONSE

Please circle where applicable.

| | Comments |
|---|----------|
| Are handrails provided on all paths/ramps (other than kerb ramps) steeper than 1 in 20 gradient and all steps? | YES/NO |
| Are handrails designed in accordance with Figures 1 – 3? | YES/NO |
| Are handrails and grabrails free of sharp corners of obstructions, and the ends returned to the wall, or turned downwards through an angle of 180° | YES/NO |
| Are rails circular, of diameter between 30mm and 40mm (50mm allowed for handrails) for uppermost 270° and with 50mm clearance to the adjacent wall surface or other obstruction extending 600mm above the rail? | YES/NO |
| Are rails securely fixed? (grabrails to withstand 1100N force) | YES/NO |
| Are obstructions to the passage of hands along the rails avoided? | YES/NO |

3. Doors, Door Circulation Space and Door Fittings

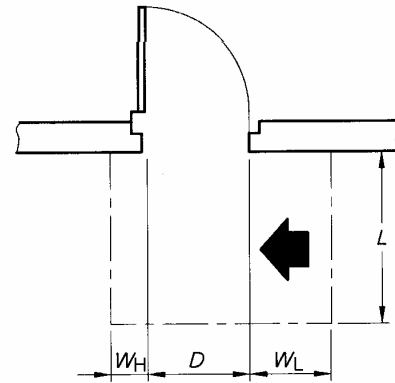
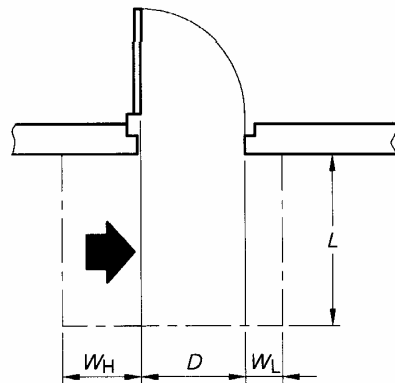
“YES” IS THE REQUIRED RESPONSE

Please circle where applicable.

| | Comments |
|---|----------|
| Is there a preferably main and sheltered entrance usable by a person with a disability? (Note: 'Disabled Access' should not be via goods entrances or service areas, but should also, where possible, be provided to exits which are <u>required</u> under the Building Code of Australia). | YES/NO |
| Is the entrance free of steps/lips? (1 in 8 ramped threshold not exceeding 450mm long permitted). | YES/NO |
| Is there an alternative to any revolving or turnstile door? | YES/NO |
| Are all doors a minimum of 760mm wide? (850mm preferred). | YES/NO |
| Do the doors have a kick plate? (Preferred) | YES/NO |
| Is there unobstructed space adjacent to the door to allow a person in a wheelchair to open the door (see Figure 4)? | YES/NO |
| Are glass doors Grade A safety glass? | YES/NO |
| Are glass doors clearly marked with a 75mm line between 900mm and 1000mm above the floor (for visually impaired). | YES/NO |

Figure 4 Circulation Space at Doorways

Source AS 1428.1 – 2001

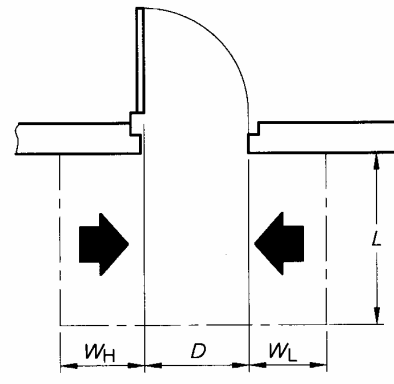
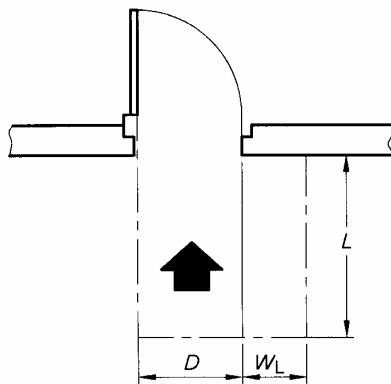


| Dimension <i>D</i> | Dimension <i>L</i> | Dimension <i>W_H</i> | Dimension <i>W_L</i> |
|--------------------|--------------------|--------------------------------|--------------------------------|
| 800 | 1160 | 610 | 220 |
| 850 | 1120 | 610 | 190 |

| Dimension <i>D</i> | Dimension <i>L</i> | Dimension <i>W_H</i> | Dimension <i>W_L</i> |
|--------------------|--------------------|--------------------------------|--------------------------------|
| 800 | 1200 | 200 | 610 |
| 850 | 1140 | 95 | 610 |

(a) Hinge-side approach—door opens away from a user

(b) Latch-side approach—door opens away from a user



| Dimension <i>D</i> | Dimension <i>L</i> | Dimension <i>W_H</i> | Dimension <i>W_L</i> |
|--------------------|--------------------|--------------------------------|--------------------------------|
| 800 | 1350 | 0 | 470 |
| 850 | 1350 | 0 | 460 |

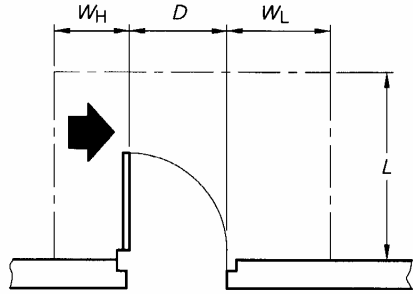
| Dimension <i>D</i> | Dimension <i>L</i> | Dimension <i>W_H</i> | Dimension <i>W_L</i> |
|--------------------|--------------------|--------------------------------|--------------------------------|
| 800 | 1200 | 610 | 610 |
| 850 | 1140 | 610 | 610 |

(c) Front approach—door opens away from a user

(d) Either approach—door opens away from a user

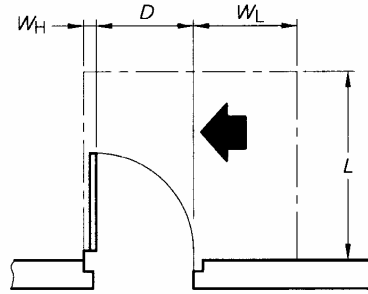
DIMENSIONS IN MILLIMETRES

CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS



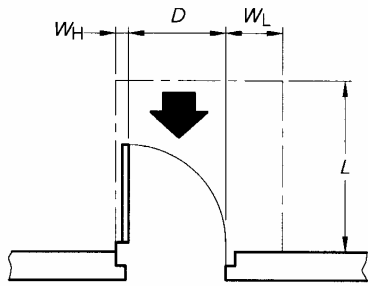
| Dimension <i>D</i> | Dimension <i>L</i> | Dimension <i>W_H</i> | Dimension <i>W_L</i> |
|--------------------|--------------------|--------------------------------|--------------------------------|
| 800 | 1510 | 610 | 840 |
| 850 | 1570 | 610 | 810 |

(e) Hinge-side approach—door opens towards a user



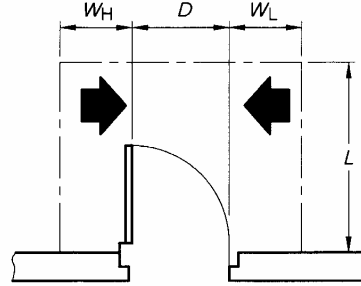
| Dimension <i>D</i> | Dimension <i>L</i> | Dimension <i>W_H</i> | Dimension <i>W_L</i> |
|--------------------|--------------------|--------------------------------|--------------------------------|
| 800 | 1510 | 110 | 840 |
| 850 | 1570 | 110 | 810 |

(f) Latch-side approach—door opens towards a user



| Dimension <i>D</i> | Dimension <i>L</i> | Dimension <i>W_H</i> | Dimension <i>W_L</i> |
|--------------------|--------------------|--------------------------------|--------------------------------|
| 800 | 1350 | 110 | 470 |
| 850 | 1350 | 110 | 460 |

(g) Front approach—door opens towards a user



| Dimension <i>D</i> | Dimension <i>L</i> | Dimension <i>W_H</i> | Dimension <i>W_L</i> |
|--------------------|--------------------|--------------------------------|--------------------------------|
| 800 | 1510 | 610 | 840 |
| 850 | 1570 | 610 | 810 |

(h) Either approach—door opens towards a user

LEGEND:

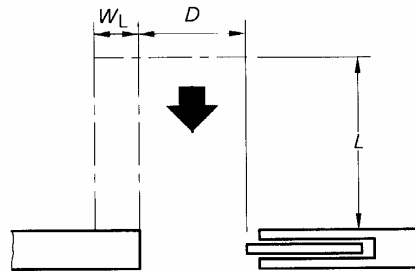
- D* = Clear opening width of doorway
- L* = Length
- W_H* = Width—hinge side
- W_L* = Width—latch side
- ➔ = Direction of approach
- = Circulation space

NOTES:

- 1 These dimensions also apply in mirror image configurations.
- 2 Door circulation spaces should be used in combination to allow access through doorways in both directions.

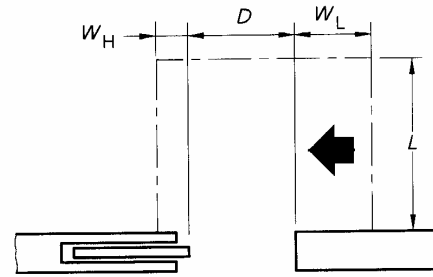
DIMENSIONS IN MILLIMETRES

CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS



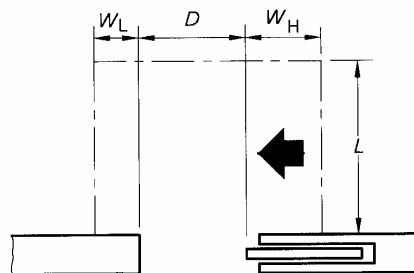
| Dimension <i>D</i> | Dimension <i>L</i> | Dimension <i>W_H</i> | Dimension <i>W_L</i> |
|--------------------|--------------------|--------------------------------|--------------------------------|
| 800 | 1350 | 0 | 470 |
| 850 | 1350 | 0 | 480 |

(a) Front approach



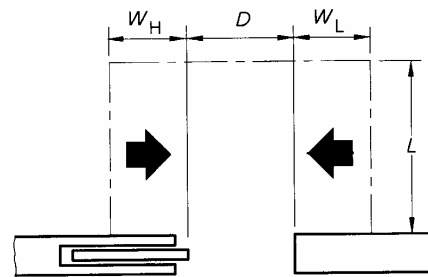
| Dimension <i>D</i> | Dimension <i>L</i> | Dimension <i>W_H</i> | Dimension <i>W_L</i> |
|--------------------|--------------------|--------------------------------|--------------------------------|
| 800 | 1160 | 160 | 610 |
| 850 | 1130 | 135 | 610 |

(b) Latch-side approach



| Dimension <i>D</i> | Dimension <i>L</i> | Dimension <i>W_H</i> | Dimension <i>W_L</i> |
|--------------------|--------------------|--------------------------------|--------------------------------|
| 800 | 1180 | 610 | 305 |
| 850 | 1180 | 610 | 255 |

(c) Slide-side approach



| Dimension <i>D</i> | Dimension <i>L</i> | Dimension <i>W_H</i> | Dimension <i>W_L</i> |
|--------------------|--------------------|--------------------------------|--------------------------------|
| 800 | 1180 | 610 | 610 |
| 850 | 1180 | 610 | 610 |

(d) Either approach

LEGEND:

D = Clear opening width of doorway

L = Length

W_H = Width—hinge side

W_L = Width—latch side

➡ = Direction of approach

--- = Circulation space

NOTES:

- 1 These dimensions shall apply also in mirror reverse configurations.
- 2 Door circulation spaces shall be used in combination to allow access through doorways in both directions.
- 3 D-type handles are preferred on sliding doors.

DIMENSIONS IN MILLIMETRES

CIRCULATION SPACES AT DOORWAYS WITH SLIDING DOORS

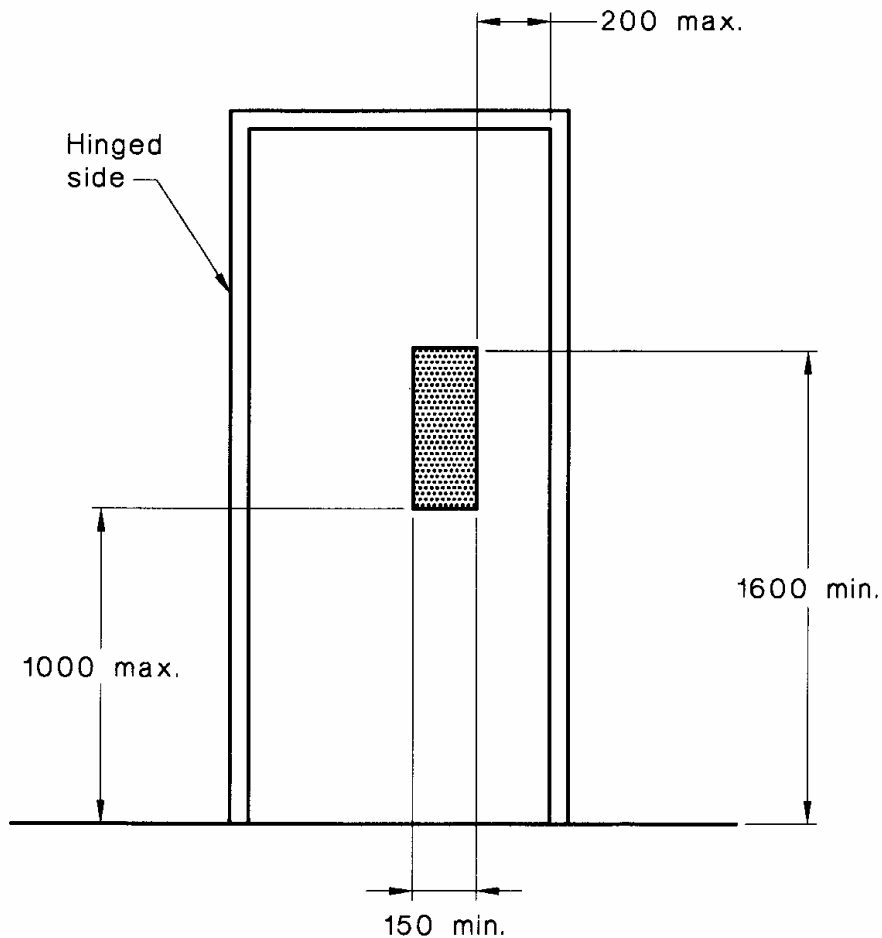
“YES” IS THE REQUIRED RESPONSE
Please circle where applicable.

Comments

Are glazed panels in doors in accordance with Figure 5?
YES/NO

Figure 5 Minimum Door Glazing Requirements

Source AS 1428.1 – 2001



DIMENSIONS IN MILLIMETRES

**RECOMMENDED ZONE OF MINIMUM DOOR GLAZING
FOR FRAMED GLASS DOORS**

“YES” IS THE REQUIRED RESPONSE
Please circle where applicable.

Comments

| | |
|---|--------|
| Are door handles able to be opened with one hand? | YES/NO |
|---|--------|

| | |
|--|--------|
| Are door handles easy to grip for people with hand impairments? (Lever type handle preferred, D type for sliding doors). | YES/NO |
|--|--------|

| | |
|--|--------|
| Are doors easy to push open (max 19.5N force to initially open and 6N to swing)? | YES/NO |
|--|--------|

| | |
|---|--------|
| Are any closers delayed action closers? | YES/NO |
|---|--------|

| | |
|---|--------|
| Are handles mounted between 900mm – 1100mm above the floor? | YES/NO |
|---|--------|

| | |
|--|--------|
| Are door handles between 35 and 45mm from the door face? | YES/NO |
|--|--------|

| | |
|---|--------|
| Are handles in sliding doors 60mm clear of the jamb lining? | YES/NO |
|---|--------|

| | |
|---|--------|
| Are controls that only need to be pushed, such as panic bars or egress routes, located between 900mm & 1200mm above the finished floor? | YES/NO |
|---|--------|

| | |
|---|--------|
| Are knobs on bolts and snibs designed to be easily gripped by hand? | YES/NO |
|---|--------|

4. Other Controls

(A.S. Pt. 11)

(e.g., taps, switches, power points)

“YES” IS THE REQUIRED RESPONSE

Please circle where applicable.

Comments

Are taps easy to grip? (A capstan/lever type mixing handle is preferred with hot water function to the left of the cold). YES/NO

Is hot water delivered through a mixing spout? YES/NO

Is the tap 50mm clear of any adjacent surface which could restrict hand movement? YES/NO

Are all other fittings located within a range of 900mm to 1100mm from the floor (1000mm preferred) and more than 500mm from internal corners? YES/NO

Are rocker action, toggle or push pad switches, min. width 35mm provided? YES/NO

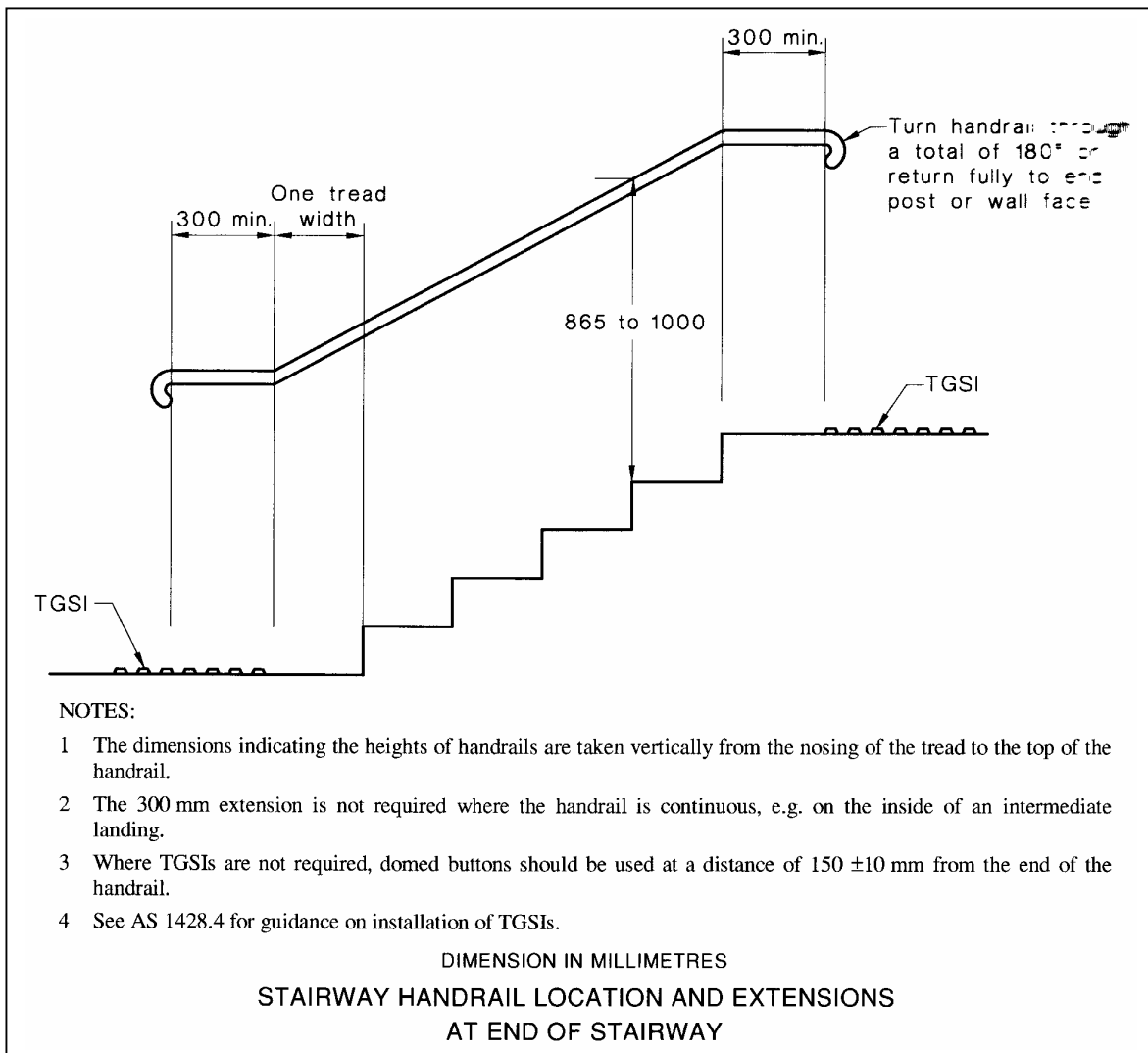
5. STAIRS (where provided or required by Section D3.3 of the BCA) (AS Part 9)

“YES” IS THE REQUIRED RESPONSE
Please circle where applicable.

| | COMMENTS |
|--|-----------------|
| Does the stair geometry comply with building regulations? | YES/NO |
| Does the stair design avoid encroachment onto required circulation spaces? | YES/NO |
| Are stair nosings marked with a strip of contrasting colour not less than 50mm and not more than 75mm for visually impaired and tactile indicators provided at the top and bottom? | YES/NO |
| Are spiral stairs and open risers avoided? | YES/NO |
| Are handrails provided on both sides of the steps? | YES/NO |
| Are handrails continuous around landings? | YES/NO |
| If not, are tactile indicators incorporated in the handrails at landings? | YES/NO |
| Does the handrail extend a minimum of one tread and 300mm past the top or bottom of a flight of stairs? | YES/NO |
| (see Figure 6 overleaf for further details). | |

Figure 6 Stairway and Handrail Locations

Source AS 1428.1 – 2001



6. Toilets, Basins, Showers and Fittings (A.S. Pt 10)

Essentially, toilets and showers for people with disabilities are required wherever a building is required to be accessible under part D3 of the BCA. Class 3 buildings required to be accessible by people with disabilities must also include toilet and shower facilities for those persons.

The formulae to determine the amount of sanitary facilities to be provided for people with disabilities in each building class are also set out in the BCA.

The design criteria for these areas are complex. Circulation space around each fixture is critical. The designer should provide a detailed specification to ensure that builders, plumbers and other relevant tradesmen meet the requirements of the Australian Standard when these areas are being fitted out.

“YES” IS THE REQUIRED RESPONSE
Please circle where applicable.

| Toilets | Comments |
|--|----------|
| Are toilets for people with disabilities (and access thereto) unisex? | YES/NO |
| Is the cubicle large enough to provide adequate circulation space? (See Figure 7) | YES/NO |
| Can the door be opened or removed from the outside in an emergency? (Open outward or sliding). | YES/NO |
| Is the door fitted with an “in use” indicator? | YES/NO |

Grabrail

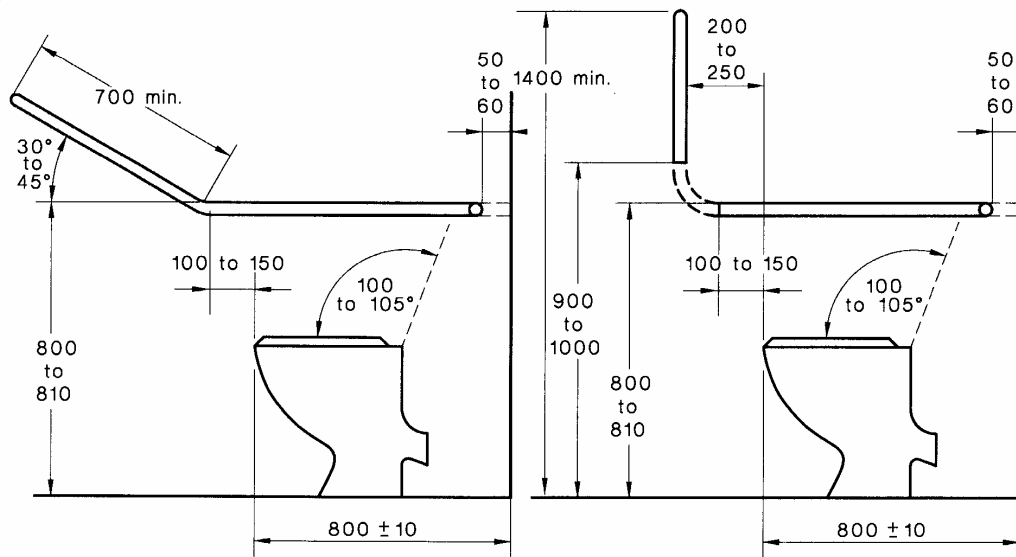
Comments

Is there a side and rear wall grabrail in accordance with Figure 8?

YES/NO

Figure 8 Grabrail Locations

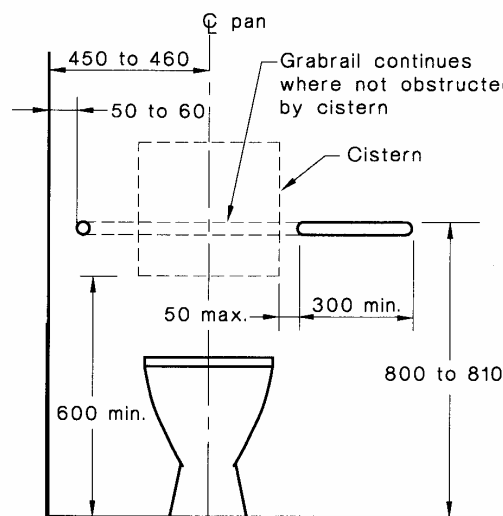
Source AS 1428.1 – 2001



(i) Option A

(ii) Option B

(a) Side view showing optional systems for grabrail at sides of pan

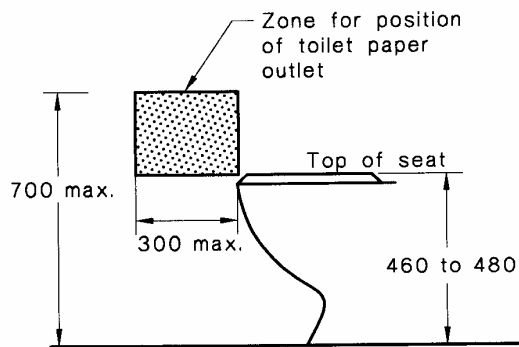


(b) Grabrail at back of pan and sectional view of grabrail at side of pan

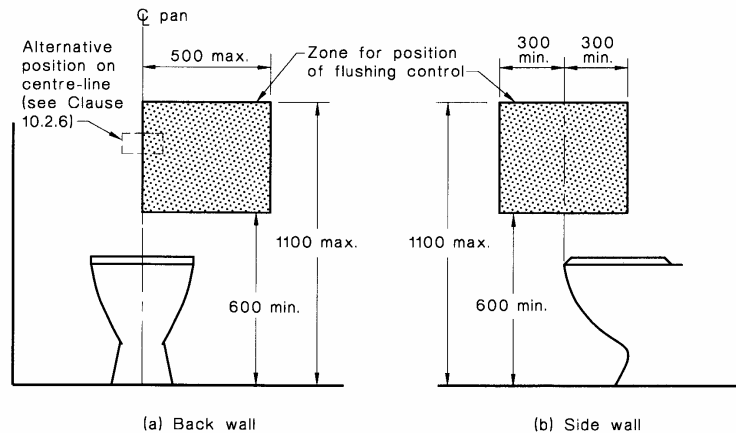
NOTE: The design and construction of grabrails shall comply with Clause 6.2.

| Handrail | Comments |
|--|----------|
| Is the handrail within a range of 800mm-810mm from the floor? (Where only one cubicle is provided provision should be made for a swing down handrail on the other side?) | YES/NO |
| Is the top of seat height 460-480mm from the floor? | YES/NO |
| Is the flush control located in accordance with Figure 9? | YES/NO |
| Is toilet paper dispenser located in accordance with Figure 9? | YES/NO |

Figure 9 Toilet Fitting Locations
Source AS 1428.1 – 2001



DIMENSIONS IN MILLIMETRES
ZONE FOR POSITION OF TOILET PAPER OUTLET



DIMENSIONS IN MILLIMETRES
ZONE FOR POSITION OF FLUSHING CONTROL

Washbasins**Comment**

Are washbasins located to maintain circulation space (see Figure 7)? YES/NO

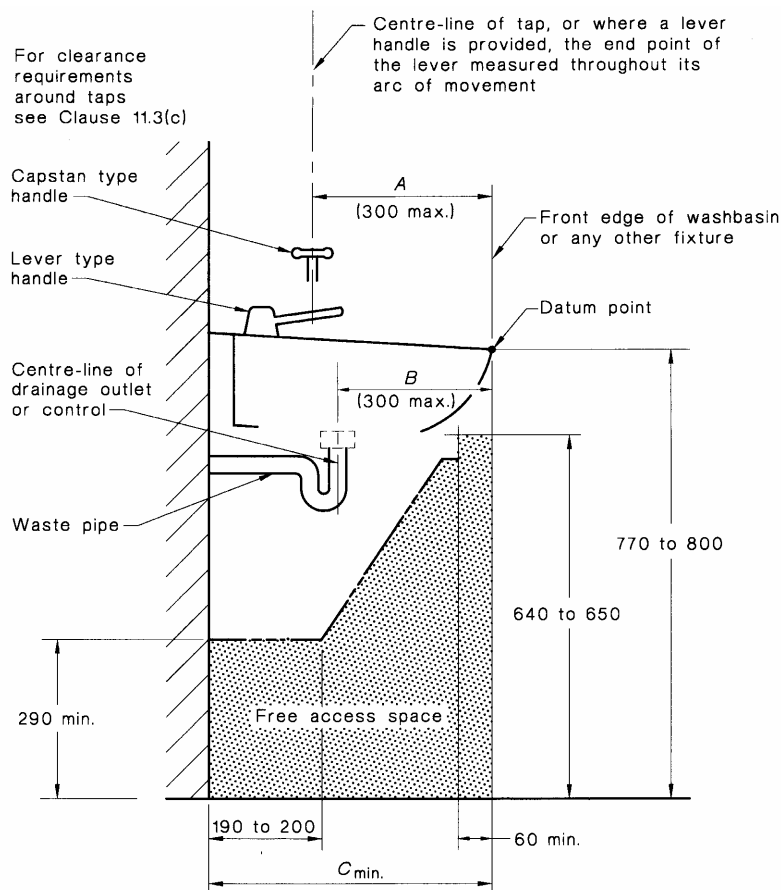
Are taps easy to grip? (A capstan/lever type mixing handle is preferred, with hot water function to the left of the cold). YES/NO

Is hot water delivered through a mixing spout? YES/NO

Is the tap 50mm clear of any adjacent surface which could restrict hand movement. (see figure 10)? YES/NO

Figure 10 Washbasin Design

Source AS 1428.1 – 2001

**LEGEND:**

$C_{min.} = (\text{the greater of } A \text{ or } B) + 190 \text{ mm}$

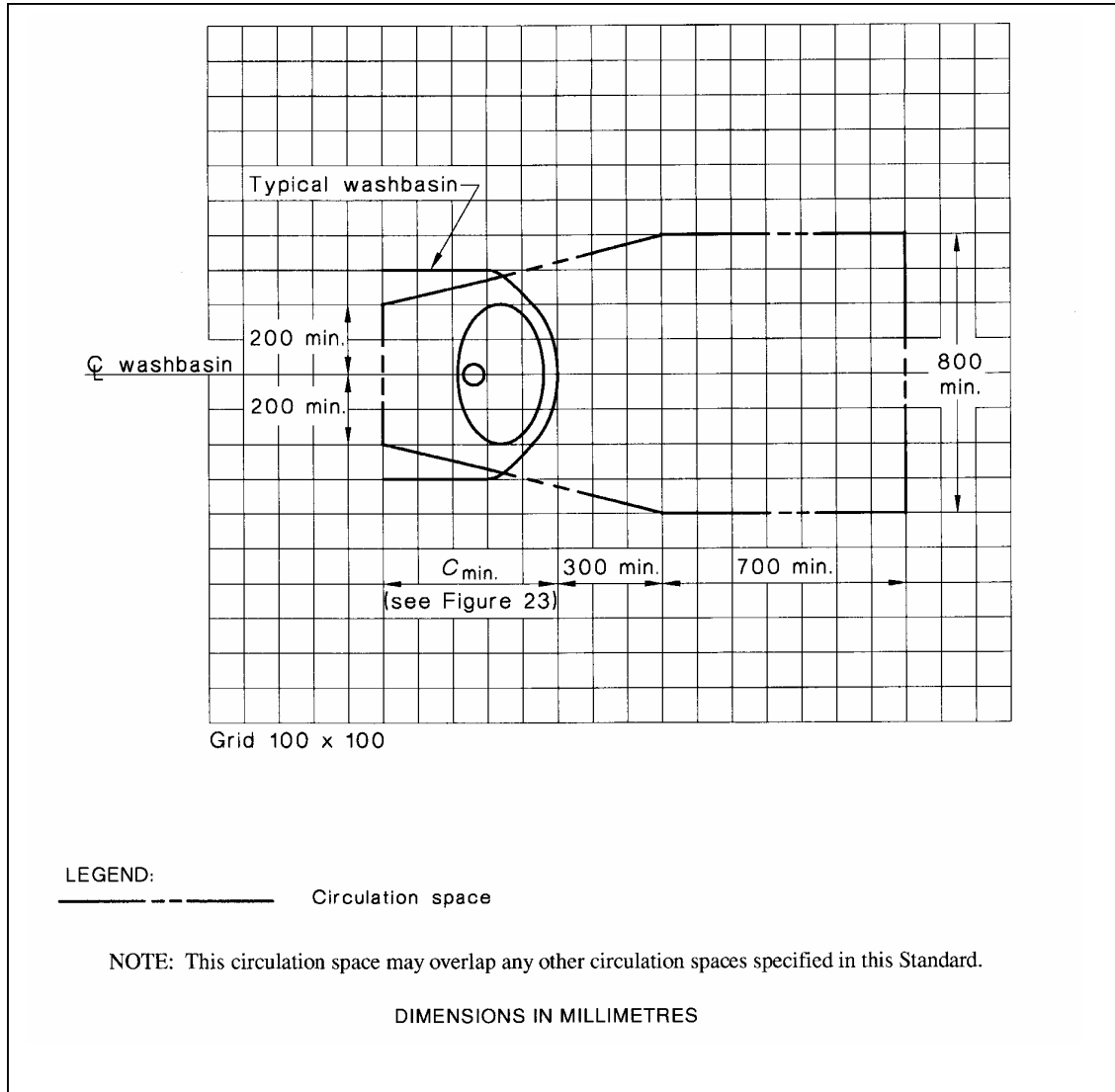
Outer limits of obstructions beneath the washbasin

NOTE: The dimensions of the unobstructed space beneath the washbasin are critical dimensions.

DIMENSIONS IN MILLIMETRES

Figure 10A Washbasin Circulation Space

Source AS 1428.1 – 2001



Fixtures**Comments**

Is a vertical mirror min 350mm wide x 950mm high centred over the hand basin and a minimum 900mm above the floor?

Are other fittings located within a range of 900mm to 1100mm from the floor? (e.g., shelves, soap dispensers, waste disposal units & switches etc).

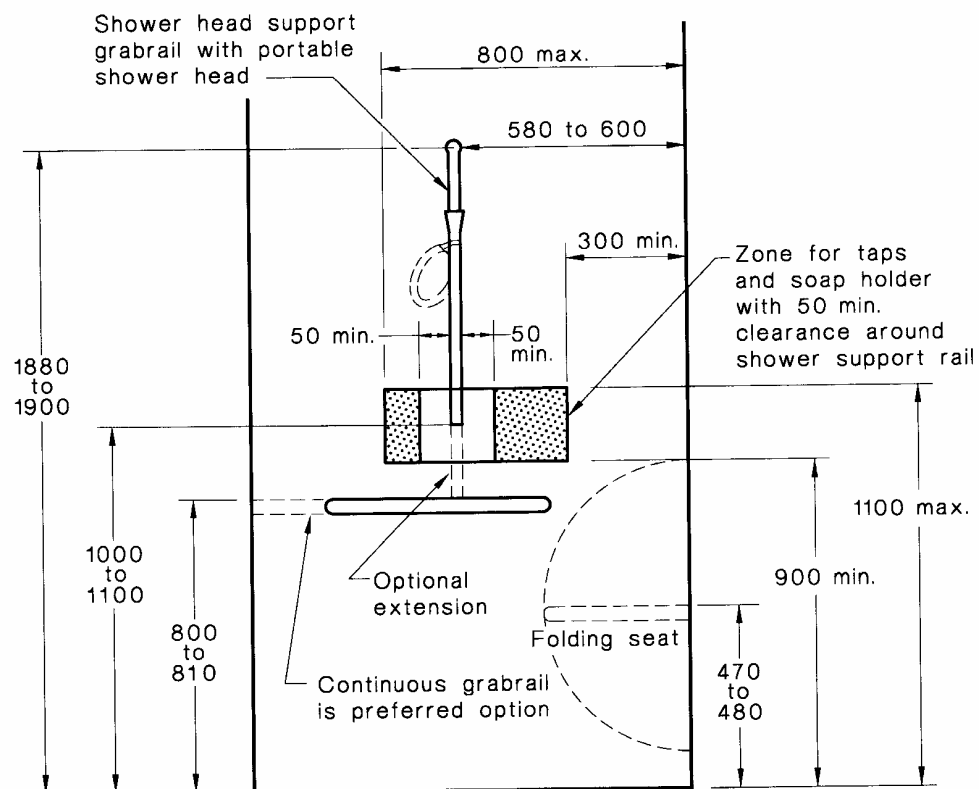
Are clothes hangers located between 1200mm and 1350mm above floor level and more than 500mm from an internal corner?

Showers**Comments**

Does the shower comply with the design shown in Figures 11 and 12 or 13?

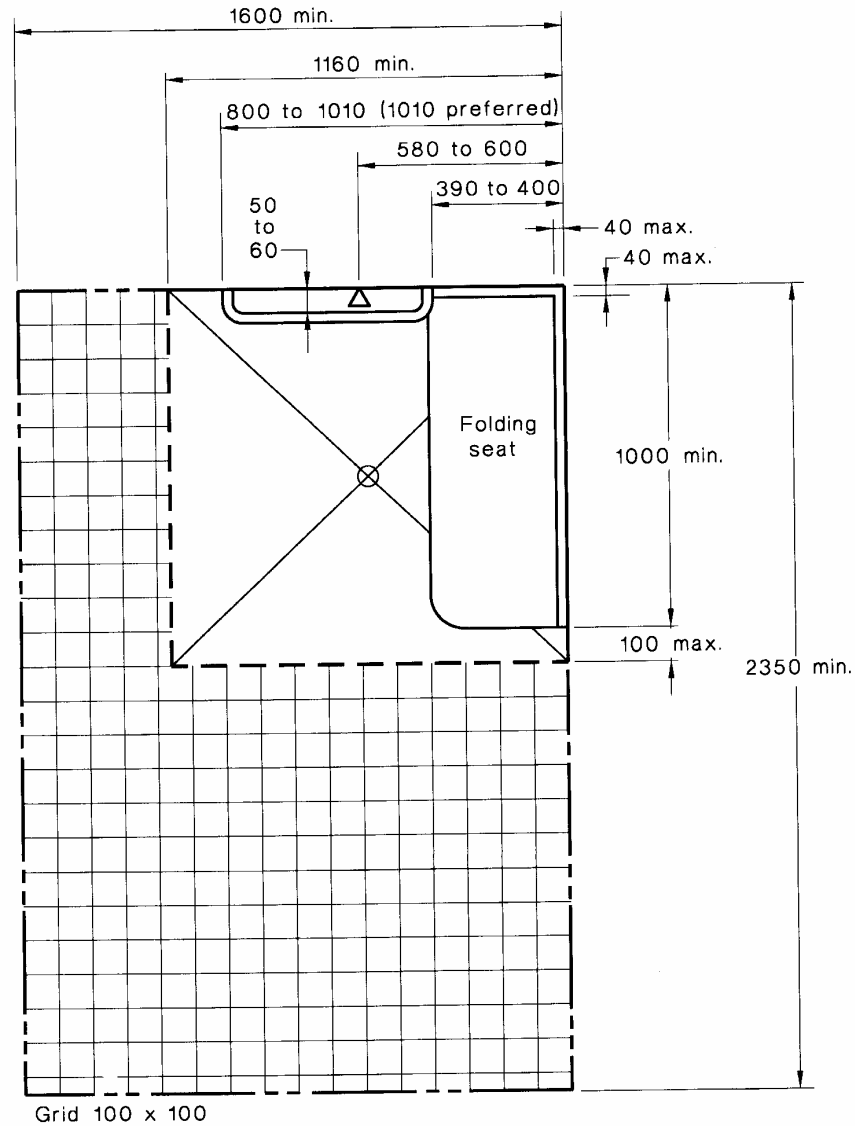
Figure 11 Shower Recess Fittings

Source AS 1428.1 – 2001



DIMENSIONS IN MILLIMETRES

Figure 12 Shower Design – Two Walled Recess
Source AS 1428.1 – 2001



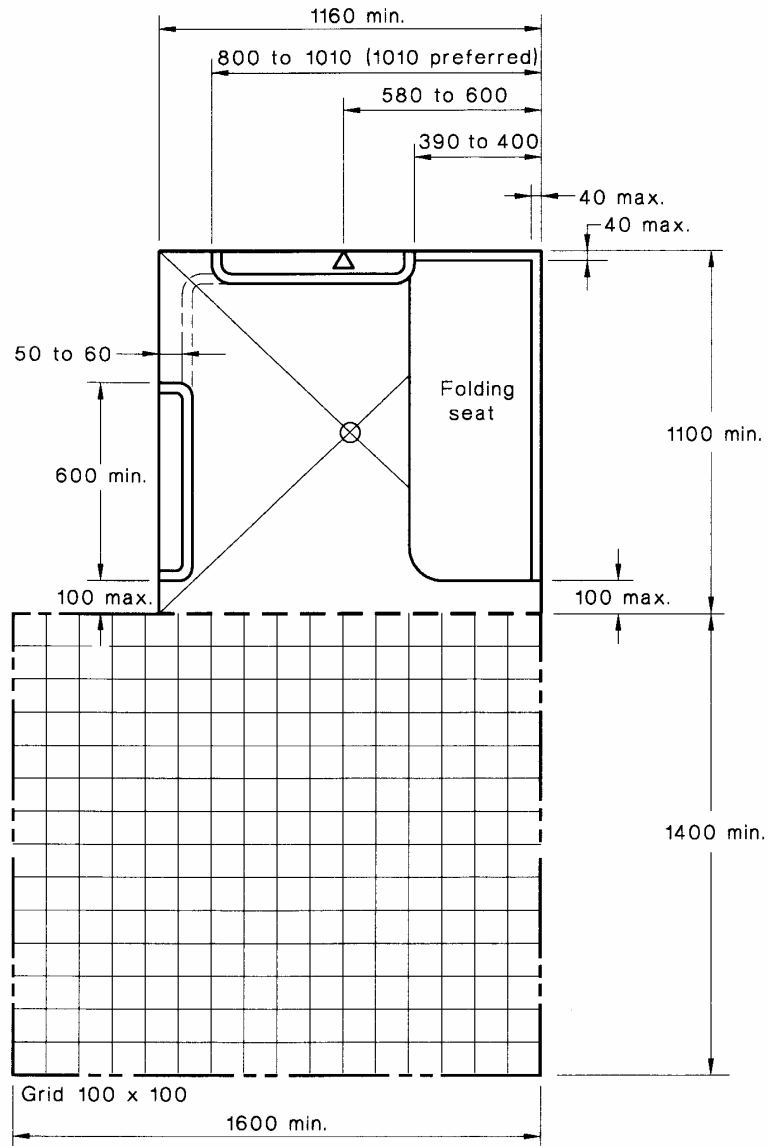
LEGEND:
 ———— Circulation space
 - - - - - Extent of shower area

NOTES:

- 1 These circulation spaces may overlap any other circulation spaces in this Standard.
- 2 The folding seat is not part of the circulation space.
- 3 These dimensions shall apply also in mirror image configurations.
- 4 There shall be a minimum clearance of 1000 mm between the seat when folded and the wall opposite or any other fixture opposite.

DIMENSIONS IN MILLIMETRES

Figure 14 Shower Design – Three Sided Enclosure
Source AS 1428.1 – 2001



LEGEND:
 ———— Circulation space
 - - - - - Extent of shower area

(a) Three-walled recess

NOTES:

- 1 These circulation spaces may overlap any other circulation spaces in this Standard.
- 2 The folding seat is not part of the circulation space.
- 3 These dimensions shall apply also in mirror image configurations.
- 4 There shall be a minimum clearance of 1000 mm between the seat when folded and the wall opposite or any other fixture opposite.

DIMENSIONS IN MILLIMETRES

Showers**Comments**

Is the floor of shower & bathroom

- Self draining YES/NO
- Non-slip (refer to Floor Surface, section 7) YES/NO
- Without a kerb YES/NO

Is the shower screen openable or removable from outside in an emergency? YES/NO

Is there a shower seat which is non-slip, self draining & hinged, with fastenings and materials capable of withstanding a force of 1100N? YES/NO

Are two clothes hanging devices provided within 600mm of the seat? YES/NO

Does the shower head: YES/NO

- Allow for hand-held usage? YES/NO
- Have a device fitted to the wall allowing various angles and heights? YES/NO
- Have a flexible hose attached? YES/NO

Are taps easy to grip? (A capstan/lever type mixing handle is preferred with hot water function to the left of the cold). YES/NO

Is hot water delivered through a mixing spout? YES/NO

Is the tap 50mm clear of any adjacent surface which could restrict hand movement? YES/NO

If the shower is a unisex facility, is access to it also through a unisex area? YES/NO

7. Floor Surfaces

(A.S. Pt. 12)

“YES” IS THE REQUIRED RESPONSE

Please circle where applicable.

Comments

| | |
|--|--------|
| Are there slip resistant surfaces provided to floors on the required continuous path of travel, including toilets and showers? | YES/NO |
|--|--------|

| | |
|---|--------|
| (a) Wet locations (including lobbies): concrete with abrasive surface on exposed aggregate, bituminous surfacing, stone with rough finish, paving bricks with abrasive finish and slip resistant tiles. | YES/NO |
|---|--------|

| | |
|--|--------|
| (b) Dry locations: all of the above, short pile carpet, or smooth flooring – cork, vinyl, timber, terrazzo etc., without high gloss finish | YES/NO |
|--|--------|

Inappropriate finishes – include heavily textured surfaces, pavers with bevelled edges or raked joints, and long-piled carpets.

Refer to AS3661.1 for further details regarding non slip finishes.

8. Car Parking

(A.S. 2890.1)

“YES” IS THE REQUIRED RESPONSE

Please circle where applicable.

Comments

| | |
|---|--------|
| Are designated parking space(s) close to accessible building entrances/wheelchair lifts and connected to them by a continuous path of travel per AS 1428.1? | YES/NO |
|---|--------|

| | |
|--|--------|
| Is the surface of parking space(s) level (<1 in 40) parallel to or at 90° to the angle of parking? (<1 in 33 permissible for outdoor bitumen areas). | YES/NO |
|--|--------|

| | |
|--|--------|
| Are parking spaces a minimum of 3500mm wide and 5500mm long (may include any permissible adjacent, level and unobstructed space not used for parking)? | YES/NO |
|--|--------|

| | |
|--|--------|
| Do parking spaces have an unobstructed headroom of 2500mm? | YES/NO |
|--|--------|

| | |
|---|--------|
| Are parking space(s) well-lit, clearly linemarked on the ground and signposted with the international symbol? | YES/NO |
|---|--------|

| | |
|---|--------|
| Is direction of disabled parking space(s) indicated at entrance of carpark? | YES/NO |
|---|--------|

9. Signs

“YES” IS THE REQUIRED RESPONSE

Please circle where applicable.

Comments

| | |
|--|--|
| Are disabled access signs posted, and located in a position where they are clearly seen, e.g., | |
|--|--|

| | |
|-------------------|--------|
| Entrance(s)/Exits | YES/NO |
|-------------------|--------|

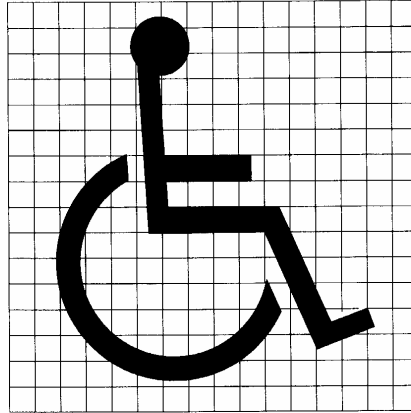
| | |
|-----------|--------|
| Car Parks | YES/NO |
|-----------|--------|

| | |
|---------------------------|--------|
| Other Disabled facilities | YES/NO |
|---------------------------|--------|

| | |
|---|--------|
| Is international symbol (figure 15) used? | YES/NO |
|---|--------|

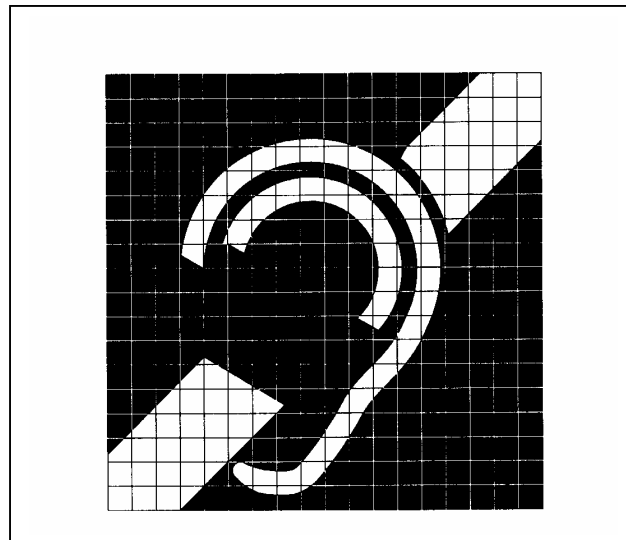
| | |
|---|--------|
| Is deafness symbol (figure 16) required/provided? | YES/NO |
|---|--------|

Figure 15 International Symbol of Access
Source AS 1428.1 – 2001



NOTE: The grid is for positioning purposes only.

Figure 16 International Symbol of Deafness
Source AS 1428.1 – 2001



Signs**COMMENT**

Does the size of lettering comply with the table YES/NO
(AS 1428.2) below:

| Viewing Distance (m) | Letter Height |
|-----------------------------|----------------------|
| 2 | 6 |
| 3 | 12 |
| 6 | 20 |
| 8 | 25 |
| 12 | 40 |
| 15 | 50 |
| 25 | 80 |
| 35 | 100 |
| 40 | 130 |
| 50 | 150 |

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