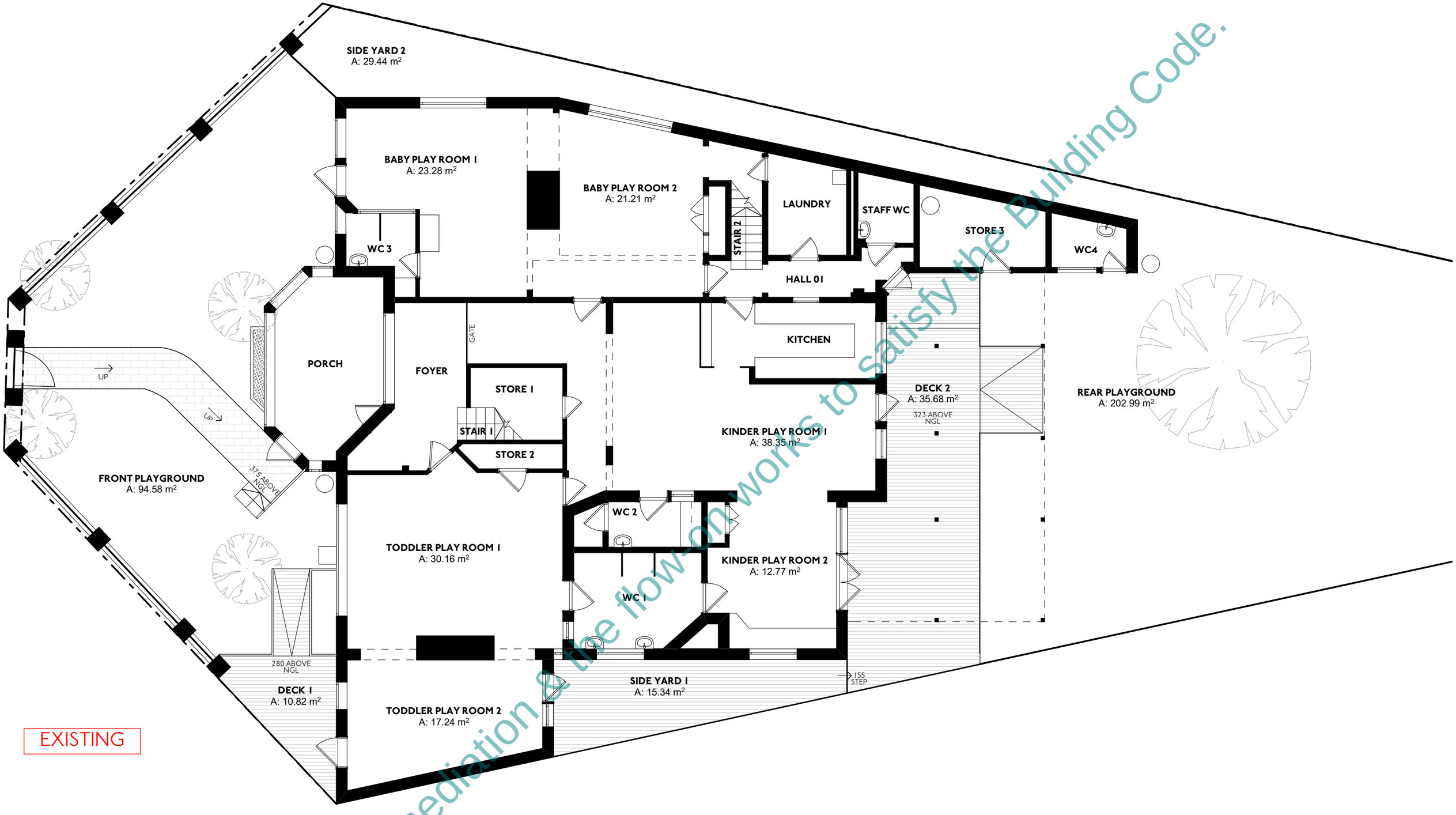

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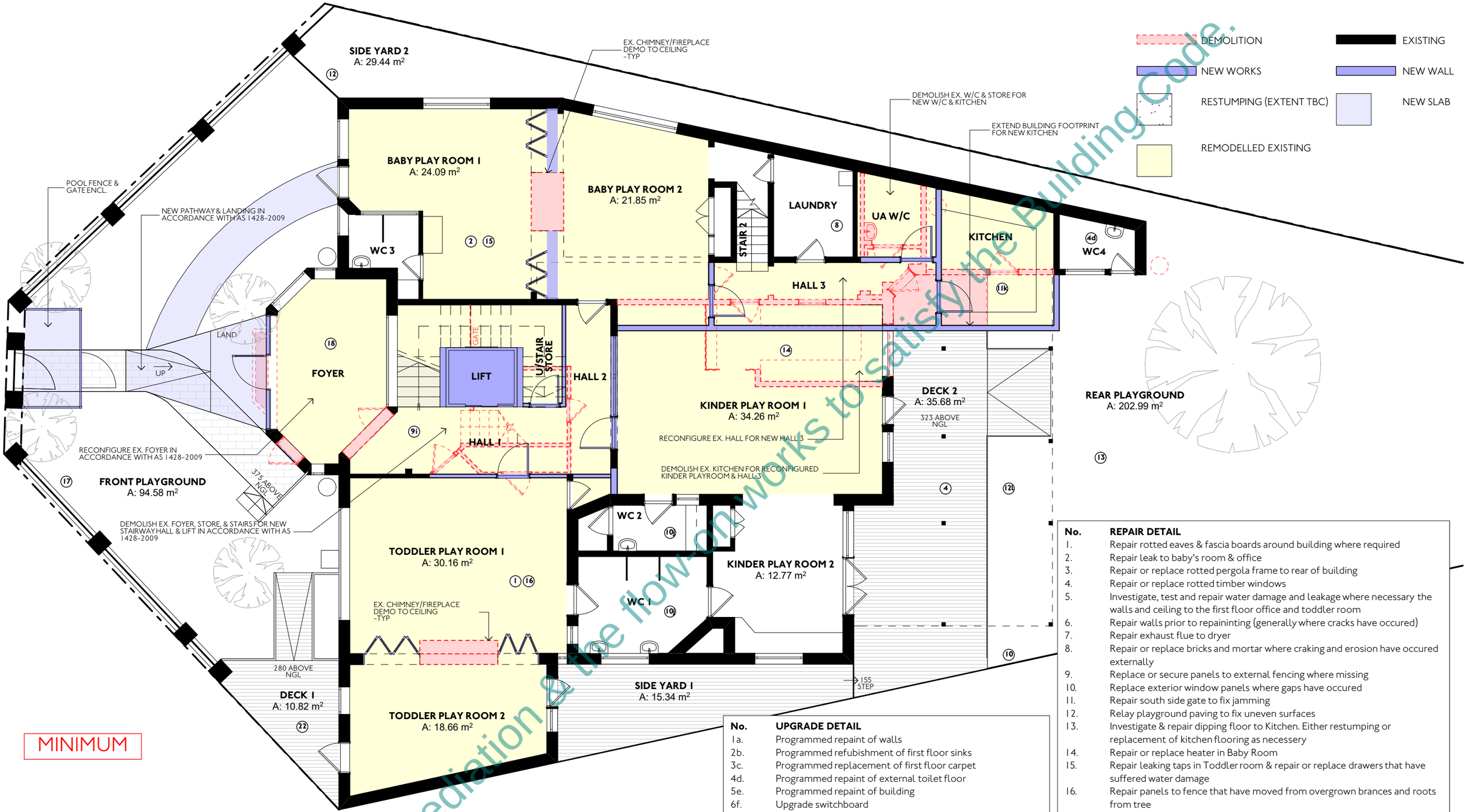
Scale: AS SHOWN @ A3
Date: 16/06/2016

FS03.0



MINIMUM

No.	UPGRADE DETAIL
1a.	Programmed repaint of walls
2b.	Programmed refubishment of first floor sinks
3c.	Programmed replacement of first floor carpet
4d.	Programmed repaint of external toilet floor
5e.	Programmed repaint of building
6f.	Upgrade switchboard
7g.	Replace air conditioner
8h.	Install threshold ramps where necessary
9i.	Widen hallways for accessible access where required
10j.	Upgrade toilets to ensure they are DDA compliant (where necessary)
11k.	Install low-height section in kitchen for wheelchair use
12l.	Upgrade playground facilities to enable wheelchair use

No.	REPAIR DETAIL
1.	Repair rotted eaves & fascia boards around building where required
2.	Repair leak to baby's room & office
3.	Repair or replace rotted pergola frame to rear of building
4.	Repair or replace rotted timber windows
5.	Investigate, test and repair water damage and leakage where necessary the walls and ceiling to the first floor office and toddler room
6.	Repair walls prior to repaininting (generally where cracks have occured)
7.	Repair exhaust flue to dryer
8.	Repair or replace bricks and mortar where craking and erosion have occured externally
9.	Replace or secure panels to external fencing where missing
10.	Replace exterior window panels where gaps have occured
11.	Repair south side gate to fix jamming
12.	Relay playground paving to fix uneven surfaces
13.	Investigate & repair dipping floor to Kitchen. Either restumping or replacement of kitchen flooring as necessery
14.	Repair or replace heater in Baby Room
15.	Repair leaking taps in Toddler room & repair or replace drawers that have suffered water damage
16.	Repair panels to fence that have moved from overgrown brances and roots from tree
17.	Repair or replace ceiling to porch entry area to fix unknown black substance
18.	Investigate and repair sloping flooring throughout the building as necessary
19.	Repair cracking to architraves throughout building as required
20.	Investigate creeky and sprinky floor in corridor of first floor as repair as necessary
21.	Repair or replace deteriorated decking to front of Toddler room as necessary

1 GROUND FLOOR PLAN - MINIMUM
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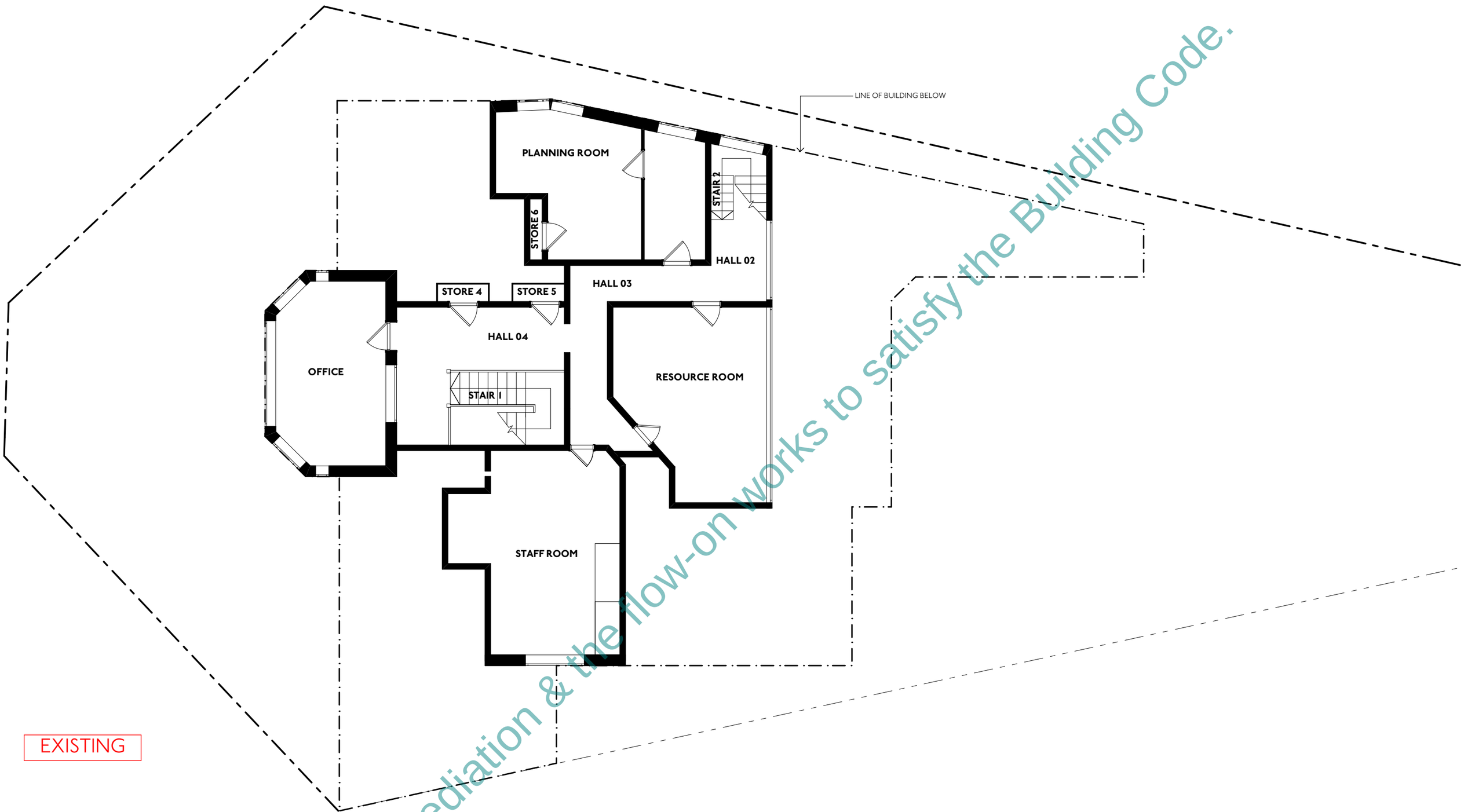

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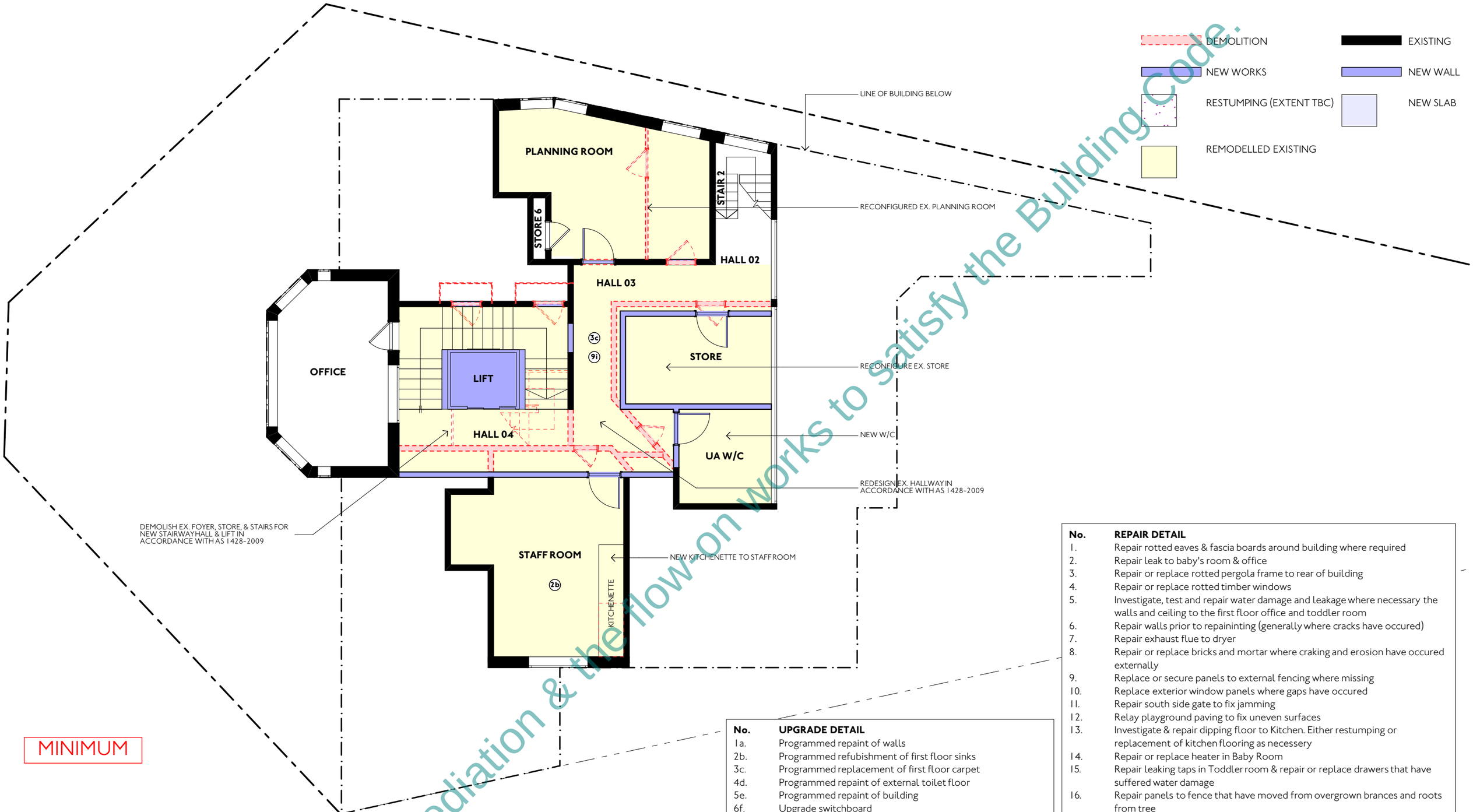

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FS03.3A

Children Services Program
WORKING GROUP – TECHNICAL MEETING
EILDON ROAD CHILDRENS CENTRE, ST KILDA

MINUTES: 6 MAY 2016 – Updated 19/05
10:00AM –11:00AM, Clarendon Room, St Kilda Town Hall Offices

PARTICIPANTS:

Attendees	Role	Attendance or delegate
David Robertson	Project Manager, Enterprise Project Management Office	*Present*
Anthony Gionfriddo	Architect, Architecture Matters P/L	*Present*
Renee	Eildon Rd	*Present*
Sam	Eildon Rd	*Present*
Accompanying Documentation		
CoPP Building Permit files (archived)		

AGENDA ITEMS:

Item #	Description	Action	Date
1	Introductions		
2	Centre Capacity and General Discussion The centre is currently licenced for 40 children and is running at capacity. The current (and typical) ratio is as follows: • 16 - Kinder children (3 – 5 yrs) • 12 - Toddlers (2 – 3 yrs) • 12 - Babies (0 – 2 yrs) Currently the back garden is used by the Kinder Kids while the front garden is used by the Toddlers and Babies.	Note	
3	Educator/ Child Ratios The typical ratios are as follows: • 11 : 1 – Kinder • 4:1 - Toddlers • 4:1 – Babies	Note	
4	Child / Area Ratios The Education and Care Services National Regulations requires 3.5sqm of unencumbered space inside and 7sqm outside.	Note	
5	Eildon Rd Requirements – Immediate The following items were raised by Eildon Rd: • Emergency egress from Baby Room (unable to run cots over soft fall – no path).	CoPP	ASAP
6	Eildon Rd Requirements – Desired The following items were raised for inclusion in scope as 'desired' items: • Kitchen storage:		

Functional requirements of tenant (at items 5 & 6), considered in preparing indicative plan of works.

Item #	Description	Action	Date
	- space for food trolleys (currently in Hall); - bulk storage in/adjacent to Kitchen (currently upstairs); - freezer.	AM	
	• Accessibility - Trip hazard at rear door thresholds; - Staff WC; - First floor access (staff and parents/visitors).	AM	
	• External Security/Access - Add street gate bell to Kitchen & Staff Room (currently only to Office); - Remote street gate release via intercom/phone (previous system disconnected); - Internal fenced/gated area to separate playground from street gate - reduce risk of children being struck by opening street gate and/or running out of street gate; and/or low level viewing panel in street gate to see children behind gate.	AM	
	• Internal Supervision - Relocate first child gate in Hall towards Kinder room to remove 'blind spot'; - Review additional supervision methods for 'blind spots' - mirrors (Toddler) and CCTV (Baby).	AM	
	• Staff Accommodation - Rationalise first floor rooms.	AM	
	• Storage - Optimise first floor rooms, potentially including roof space.	AM	
	• Additional Facilities - Utilise first floor room for 'Mother's Room'.	CoPP	
	• Rear Playground - Review landscaping	CoPP	
7	Next Meeting DT advised that Eildon Rd will be consulted further upon development of the concept options. This will be an opportunity to review and input into the desired state outcomes.	Note	

Functional requirements of tenant (at items 5 & 6), considered in preparing indicative plan of works.

1.00 INTRODUCTION

The following report a summary Building Services review of the existing conditions of each of the childcare facilities and a concept design summary of the proposed modifications.

The report contains existing information from the visual site inspections as well as information provided from previous existing conditions report. The information has been compiled to provide concept design information for the concept design cost plan.

2.00 EILDON ROAD- ST KILDA CHILDCARE CENTRE

2.01 Electrical Services

2.01.01 Power

The general switchboard, power and lighting reticulation is in average condition. The switchboard is required to be upgraded to comply with current AS3000 regulations for RCD protection.

For the installation of the proposed lift, the existing MSB would need to be replaced with a potential electrical supply upgrade.

Existing wiring to be modified to suit proposed modifications.

2.01.02 Lighting

Typically, the lighting throughout the facility is average to poor condition.

The scope of works proposed to replace lighting to modified areas including;

- Kitchen
- Hall 3
- Entry/Lift
- UA WC
- Playroom 1

2.01.03 Emergency Lighting

Currently there is no emergency lighting test switch. With the proposed MSB upgrade, an emergency lighting test switch is proposed to be provided. Existing fittings where currently compliant shall be retained, new emergency lighting to be provided where required.

2.01.04 Communication Systems

Communications systems are proposed to be retained and modified where required to suit new proposed layout.

2.01.05 Fire Detection

Existing fire detection system appeared to have a system fault. As part of the works, the FIP is proposed to be upgraded and recommissioned.

2.02 Hydraulic Services

2.02.01 Cold Water Supply

The cold water supply and reticulation is proposed to be retained, modified and extended to suit new kitchen, WC locations.

2.02.02 Fire Service – Hose Reels

The existing fire hose reel coverage is proposed to be retained.

2.02.03 Sewer Service

The existing sewer is proposed to be modified and extended to suit the proposed new kitchen and UAWC services.

2.02.04 Domestic Hot Water System

The existing gas fired hot water system is proposed to be relocated to serve all required fixtures including new kitchen and UAWC.

2.02.05 Rainwater Service

The existing rainwater system is proposed to be retained.

2.03 Mechanical Services

2.03.01 Cooling & Heating Systems

The facility is served by numerous split systems of varying age and condition. Where possible the existing A/C units and condenser units are proposed to be retained to serve the existing areas.

The new kitchen is proposed to be provided with a new split system.

The existing ducted heating system is proposed to be retained.

2.03.02 Ventilation

The building is proposed to be retained as a naturally ventilated building throughout. A new rangehood is proposed to be provided to the new kitchen.

The new UAWC at ground and first floor is proposed to be provided with extract ventilation.

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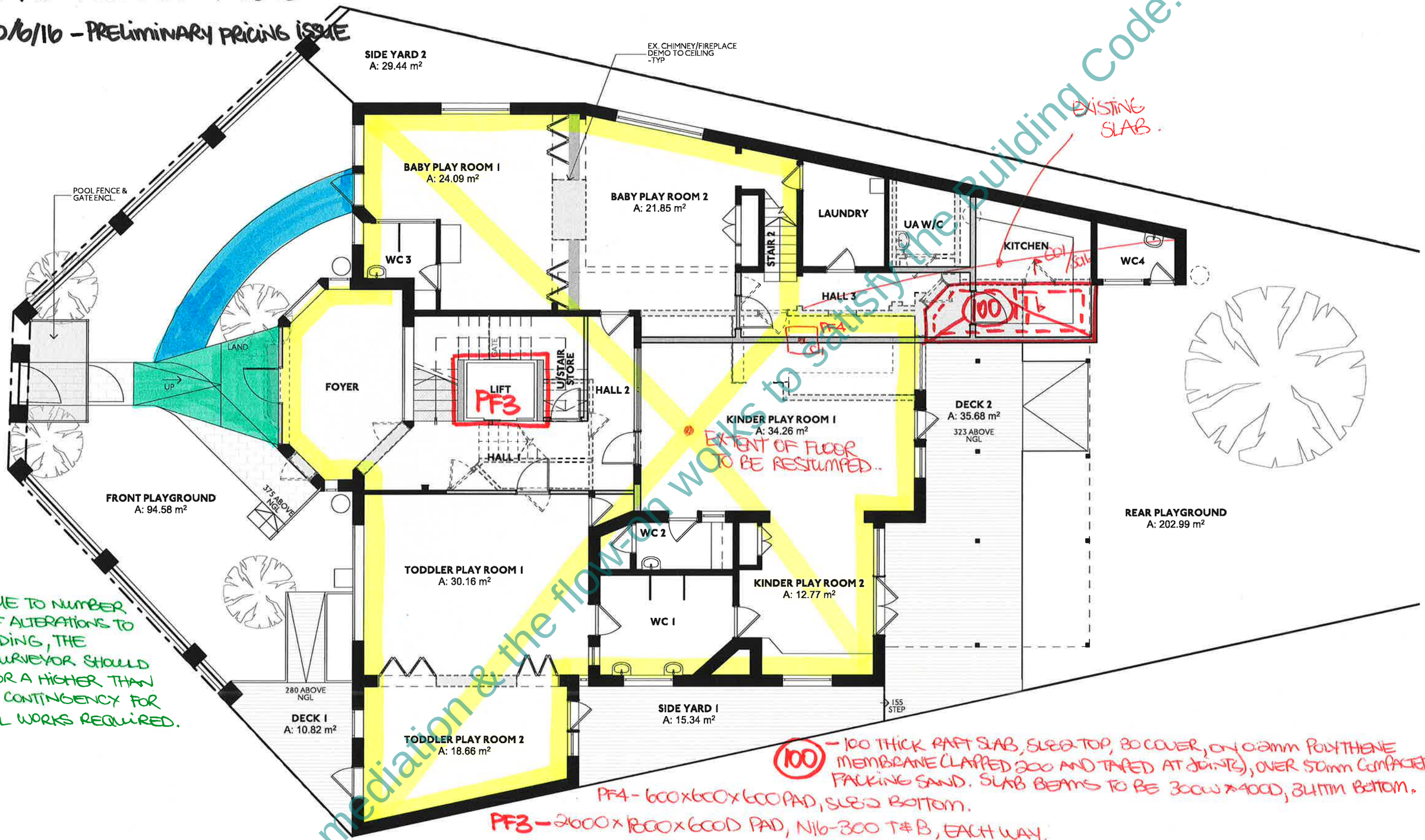

NOTE: DUE TO NUMBER OF ALTERATIONS TO THE BUILDING, THE QUANITY SURVEYOR SHOULD ALLOW FOR A HIGHER THAN AVERAGE CONTINGENCY FOR ADDITIONAL WORKS REQUIRED.

(100) - 100 THICK RAFT SLAB, SL82 TOP, 30 COVER, ON 0.2mm POLYTHENE MEMBRANE (LAPPED 200 AND TAPED AT JOINTS), OVER 50mm COMPACTED PACKING SAND. SLAB BEAMS TO BE 300W x 400D, 3HITM BOTTOM.

PF4 - 600x600x600 PAD, SL82 BOTTOM.

PF3 - 2600x1800x600D PAD, N16-300 T&B, EACH WAY.

DENOTES CONCRETE RAMP, SL82 TOP & SIDES, 30 COVER, ON 0.2mm POLYTHENE MEMBRANE (LAPPED 200 AND TAPED AT JOINTS) OVER 50mm CRUSHED ROCK. REFER TO GENERAL NOTES FOR SUBGRADE PREPARATION.

100 THICK CONCRETE PAVING SLAB, SL82 TOP, 30 COVER ON 0.2mm POLYTHENE MEMBRANE (LAPPED 200 AND TAPED AT JOINTS) OVER 50mm COMPACTED PACKING SAND. REFER TO NOTES FOR SUBGRADE PREPARATION.

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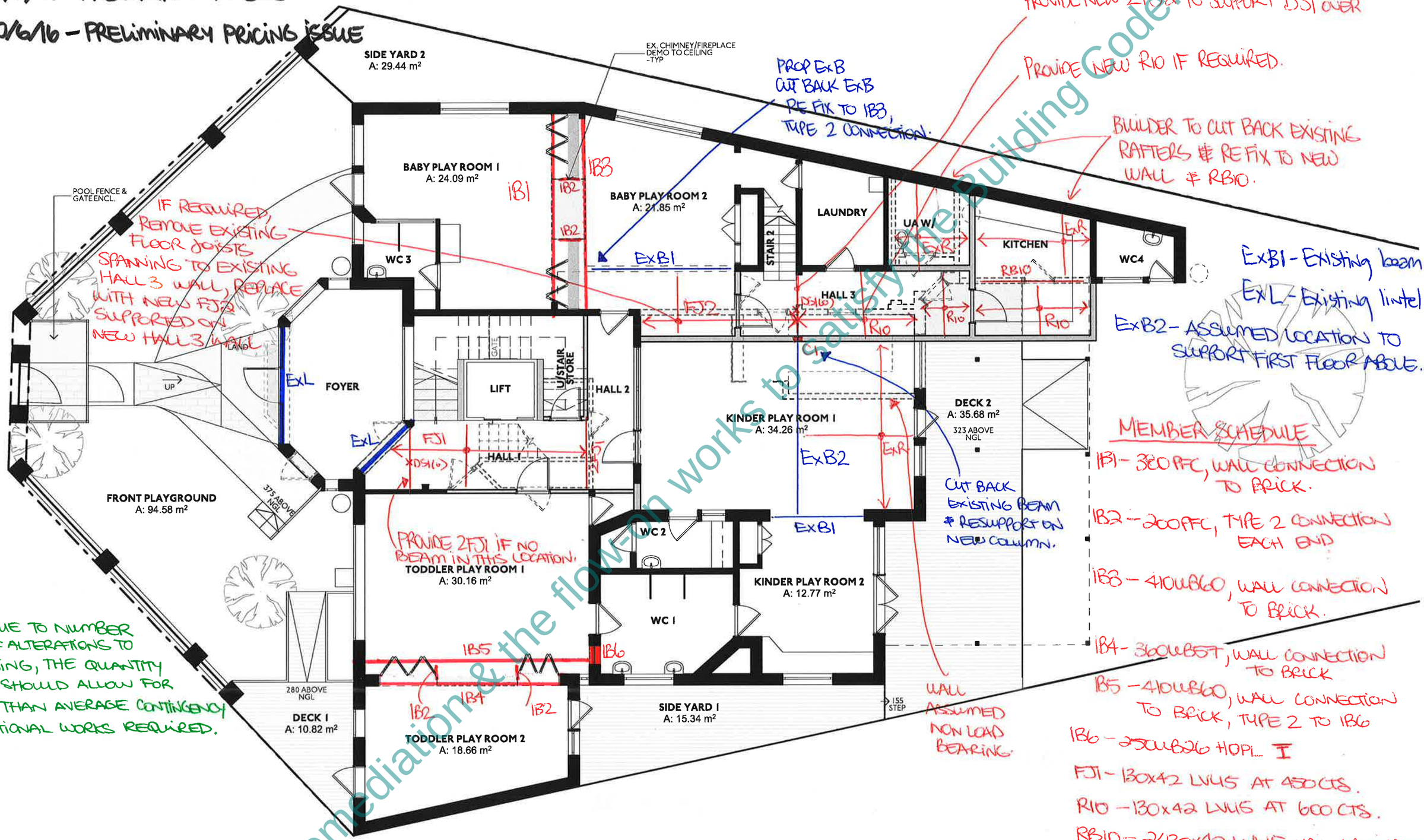

EXB1 - EXISTING BEAM

EXL - EXISTING LINTEL

EXB2 - ASSUMED LOCATION TO SUPPORT FIRST FLOOR ABOVE.

MEMBER SCHEDULE

IB1 - 360 PFC, WALL CONNECTION TO BRICK.

IB2 - 200 PFC, TYPE 2 CONNECTION EACH END

IB3 - 410UB60, WALL CONNECTION TO BRICK.

IB4 - 360UB57, WALL CONNECTION TO BRICK

IB5 - 410UB60, WALL CONNECTION TO BRICK, TYPE 2 TO IB6

IB6 - 250UB26 HOPL... I

FJ1 - 130x42 LVL45 AT 450 CTS.

R10 - 130x42 LVL45 AT 600 CTS.

RB10 - 2/130x42 LVL45, NAIL LAMINATED

FJ2 - 130x42 LVL45 AT 450 CTS

NOTE: DUE TO NUMBER OF ALTERATIONS TO THE BUILDING, THE QUANTITY SURVEYOR SHOULD ALLOW FOR A HIGHER THAN AVERAGE CONTINGENCY FOR ADDITIONAL WORKS REQUIRED.

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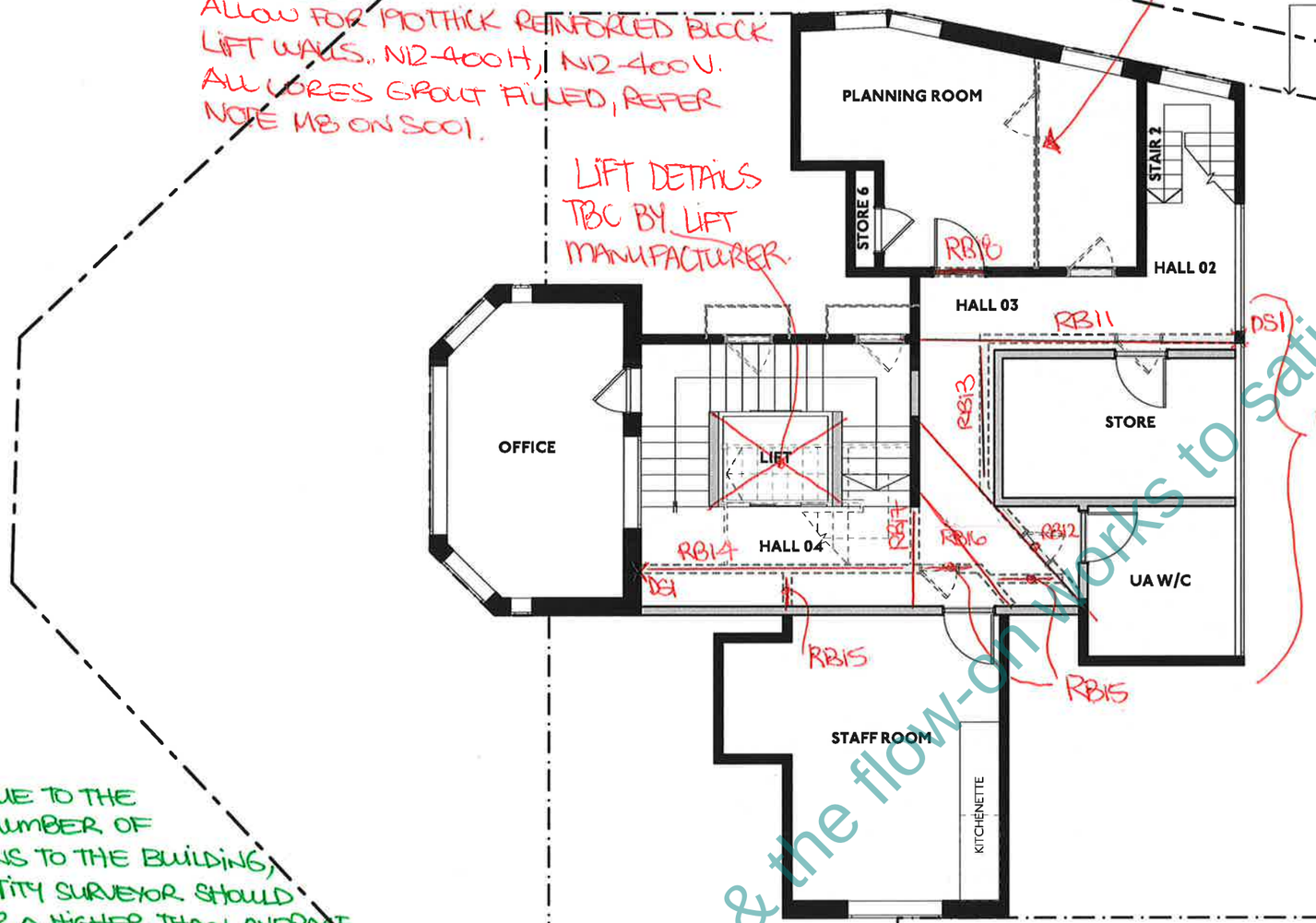

MEMBER SCHEDULE

RB11 - 2/360x42 LVL45, NAIL LAMINATED
RB12 - 2/240x42 LVL45, NAIL LAMINATED
RB13 - 2/190x42 LVL45, NAIL LAMINATED.
RB14 - 2/300x98 LVL45, NAIL LAMINATED
RB15 - 130x42 LVL45
RB16 - 2/150x42 LVL45, NAIL LAMINATED
RB17 - 2/150x42 LVL45, NAIL LAMINATED.
RB18 - 90x45 MGP10
DS1 - 2/90x45 F17 KDHN, NAIL LAMINATED.

NOTE: DUE TO THE NUMBER OF ALTERATIONS TO THE BUILDING, THE QUANTITY SURVEYOR SHOULD ALLOW FOR A HIGHER THAN AVERAGE CONTINGENCY FOR ADDITIONAL WORKS REQUIRED.

NOTE: ALL BEAMS TO BE SUPPORTED ON 2/90x45 MGP10 PINE STUDS EACH END U.N.O.

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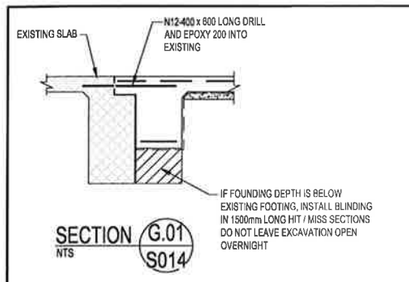
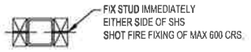
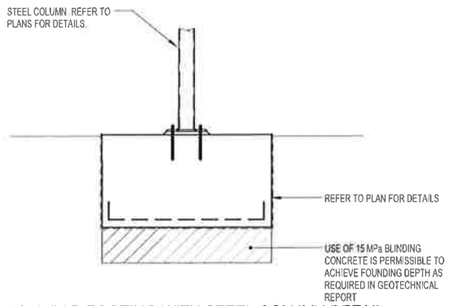




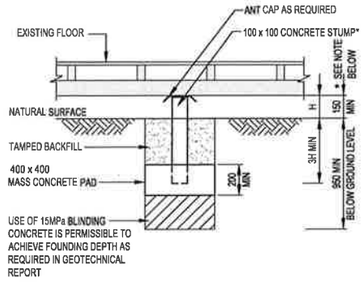
TYPICAL SHS TO STUD WALL FIXING DETAIL

SCALE 1:10



TYPICAL PAD FOOTING WITH STEEL COLUMN DETAIL

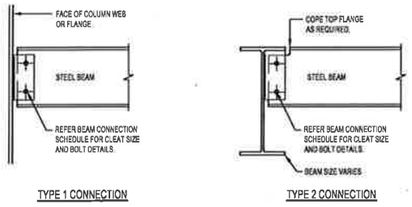
SCALE 1:20



TYPICAL STUMP AND PAD DETAIL

SCALE 1:20

* NOTE:
FOR STUMPS LONGER THAN 1500mm SUBSTITUTE WITH 75 x 75 x 3.0 SHS GALVANISED STEEL AND USE SUBFLOOR BRACING AT BUILDING CORNERS AND WITH 70 x 35 TIMBER BRACING INSTALLED IN ACCORDANCE WITH AS1684-CL 8.3.1.2

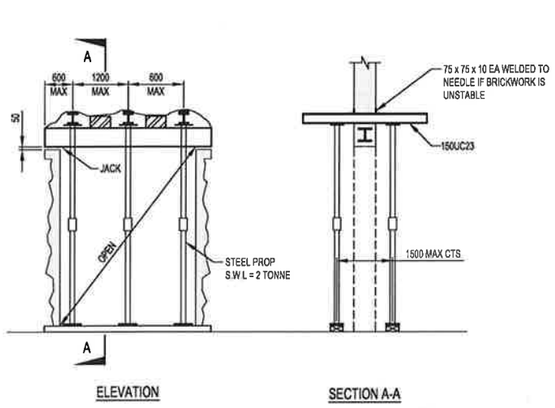


TYPICAL STEEL BEAM CONNECTION DETAILS

SCALE 1:10

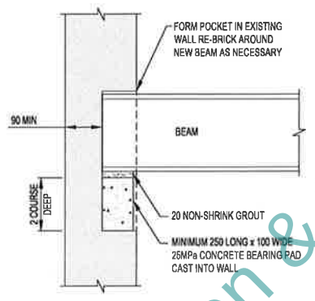
BEAM CONNECTION SCHEDULE		
BEAM SIZE	CLEAT PLATE	BOLTS
150,180,200,230 PFC	10mm	2-M20 8.8/S
200 UB & UC	10mm	2-M20 8.8/S
250 UB & UC	10mm	2-M20 8.8/S
250 PFC	10mm	3-M20 8.8/S
310 UB & UC	10mm	3-M20 8.8/S
300 PFC	10mm	3-M20 8.8/S
360 UB	12mm	3-M20 8.8/S
380 PFC	12mm	4-M20 8.8/S
410 UB	12mm	4-M20 8.8/S
460 UB	12mm	5-M20 8.8/S
530 UB	12mm	6-M20 8.8/S
610 UB	12mm	7-M20 8.8/S
700 WB	16mm	8-M24 8.8/S
800 WB	16mm	9-M24 8.8/S

NOTE:
FOR BEAM CONNECTION TO FACE OF RHS COLUMNS PROVIDE CLEAT AS TEE SECTION WELDED DOWN EACH SIDE OF RHS.



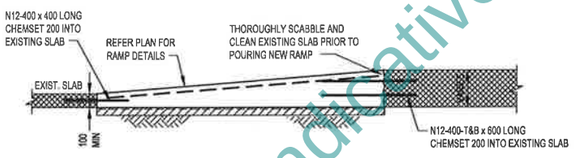
PROCEDURE FOR INSTALLATION OF STEEL LINTELS INTO EXISTING MASONRY WALLS

1. MARK FUTURE OPENING OUT AND INSTALL NEEDLES AND PROPS USING SIZES SPECIFIED ABOVE.
2. WEDGE NEEDLES TO WALL TO ENSURE STABILITY AGAINST TWISTING AND SIDE MOVEMENT.
3. PROVIDE SPREADERS UNDER PROPS AND TIGHTEN PROPS SO THAT STEEL NEEDLES ARE FULLY LOADED.
4. SAWCUT AND BREAK OUT WALL.
5. INSTALL NEW STEEL LINTEL AND BRICK DOWN ONTO TOP OF LINTEL BETWEEN NEEDLES.
6. LINTEL TO BE INSTALLED SO THAT IT CAN BE RAISED TO LEVEL AND TO ALLOW FOR ITS DEFLECTION.



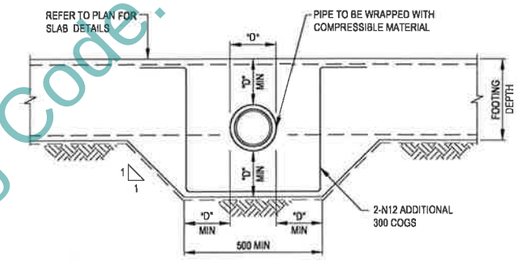
TYPICAL STEEL BEAM TO EXISTING MASONRY WALL DETAIL

SCALE 1:10



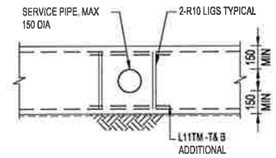
TYPICAL NEW RAMP TO EXISTING SLAB DETAIL

SCALE 1:20



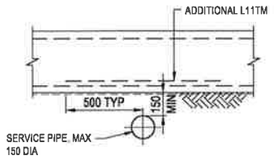
TYPICAL DETAIL AT STRIP FOOTING OR SLAB RIB PENETRATION (FOR "D" < 200 mm)

SCALE 1:20



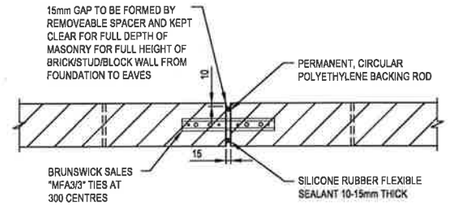
SERICE PIPE THROUGH RIB DETAIL

SCALE 1:20



SERVICE PIPE UNDER RIB

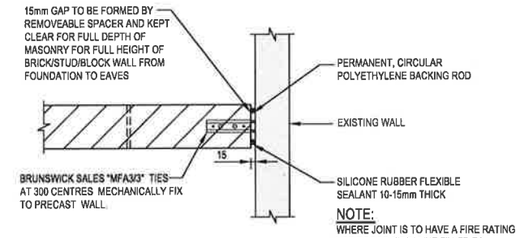
SCALE 1:20



NOTE:
WHERE JOINT IS TO HAVE A FIRE RATING USE ROCOR FIREJOINT FILLER TO ARCHITECTS SPECIFICATIONS. THICKNESS TO SUIT SPECIFIED RATING.

TYPICAL ARTICULATION JOINT - AJ

SCALE 1:10



NOTE:
WHERE JOINT IS TO HAVE A FIRE RATING USE ROCOR FIREJOINT FILLER TO ARCHITECTS SPECIFICATIONS. THICKNESS TO SUIT SPECIFIED RATING.

TYPICAL ARTICULATION JOINT TO EXISTING WALL

SCALE 1:10

Issue	Description	Date
2	PRELIMINARY PRICING ISSUE	10/6/16
1	PRELIMINARY	9/6/16

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CLIENT: CITY OF PORT PHILLIP

ARCHITECT: ARCHITECTURE MATTERS PTY LTD

TITLE: 17 EILDON RD, ST KILDA - DETAILS SHEET

Designed		Drawn		North
Project Leader		Sheet Size	A3	
Project Director		Certified		

Plotted 19/04/2016 by Erin

PROJECT NUMBER: 160214

DRAWING NUMBER: S017

REVISION: 2

ARCHITECTURE & ACCESS

Commercial-in-Confidence | Level 5, 369 Royal Parade Parkville Vic 3052 Australia

Access Report - Concept Design Stage

City of Port Phillip - Eildon Road

5675

Contents

Project: City of Port Phillip - Eildon Road

Date

9/06/2016

Revision History

Rev #	Author	QA Reviewer	Date
1	Mary Younger	Helen Fearn-Wannan	09/06/2016

Introduction

Project Summary

Architecture & Access has been commissioned to provide access consulting services for City of Port Phillip, for the proposed works at a child care centre at 17 Eildon Road, St Kilda.

The centre is located within a converted dwellling, and includes the following.

At ground floor level:

- Entry Foyer
- Baby Play Rooms 1 & 2
- Toddler Play Rooms 1 & 2
- Kinder Play Room
- Lift
- Stairs 1 & 2
- Ancillary facilities including Kitchen, Laundry, storerooms
- WCs 1, 2 (including shower), 3 & 4
- UAWC

At first floor level:

- Administration & staff facilities including Office, Planning Room and a Staff Room with kitchenette
- UAWC
- Storage spaces.

Externally:

- Fenced & gated entry airlock
- Front & Rear Playgrounds (including covered area to rear playground)
- Side Yards 1 & 2
- Decks 1 & 2

Documentation Reviewed

The report is based on drawings received via email on 31.06.2016

Drawing No.
1614 - FS03.0 Ground Floor Plan - Existing
1614 - FS03.1A Ground Floor - Minimum
1614 - FS03.2 First Floor Plan - Existing
1614 - FS03.3A Ground Floor - Minimum

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), referenced by the NCC and therefore includes mandatory requirements which impact on new building design.

- AS 1428.2 – 1992 Design for access and mobility – Enhanced and additional requirements. Whilst not mandatory, it is recommended as it contains preferred requirements for providing improved access for people with disabilities including fitout.

- AS 1428.4.1 –2009 Design for access and mobility – Means to assist the orientation of people with vision impairment – Tactile ground surface indicators,also referenced by the NCC and includes mandatory requirements.

- AS 1428.1 – 2001Design for access and mobility – General requirements for access – New building work, as referenced by the DAPS for existing buildings.

- 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.

- Sports and Recreation Victoria, Access for All: 1996

Exemptions, Concessions & Departures

Exemptions

Access for people with disabilities is not required to be provided to areas which are exempt under Section D3.4 of the NCC/BCA, including:

- An area where access would be inappropriate because of the particular purpose of that area;
- An area which would pose a health and safety risk for people with a disability, or
- Any path of travel to those areas.

Areas which are considered exempt from the requirements of access for people with disabilities are identified in the report with a blue dot.

Concessions

The Disability (Access to Premises - Buildings) Standards Part 4 identifies specific concessions for existing buildings where full compliance with the most recent Australian Standards is not required.

Areas which are subject to these concessions are identified in the report with a blue dot.

Departures

Departures are items which do not comply with the Deemed-to-Satisfy requirements of the relevant National Construction Code (NCC) Where a departure is considered reasonable by Architecture and Access, a suitable alternative is required. This may be provided through alternative features, functional design or through the use of management strategies. Where operational strategies are used, the client will be required to provide written acceptance of the proposed variation. The project Building certifier may require

an Alternative Solution Report to support the variation to the Deemed-to-Satisfy requirements. The provision of an Alternative Solution Report by Architecture and Access may incur an additional fee.

Areas which are considered acceptable departures are identified in the report with a blue dot.

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 Architecture & Access's 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.

The following colour codes and letters have been used:

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 Architecture & Access' professional opinion. These are recommended to more closely meet the intent of the DDA and are a medium priority.
Green		R (Recommend)	Further comments or recommendations.
Blue		X (Exemption, Concession or Departure)	Areas where access is not being provided. They are either exempt under D3.4, eligible for a concession in existing buildings or are an agreed departure from fully compliant access requirements.
Clear			No further action required.

2.0 External Paths of Travel

2.1	External Paths of Travel		
	Issue	**Action**	**Rating**
.1	As a door handle height higher than 1100mm AFFL is required for security at all entry points, independent access will not be possible.	A management plan will be required (including via an intercom at main entry) so that staff can provide assistance.	X
.2	Clear opening width of gates is scaling approx 1000mm which is acceptable.	Provide note/dimensions on drawings stating that clear opening width is min 850mm.	R
.3	Entry gate airlock. Distance between arc of entry gate 1 & opposite gate is scaling 700mm.	Provide min 1450mm in an airlock between doors & arc of any swing door (AS 1428.1 Clause 13.4).	H
.4	Landings at gates are too narrow to provide compliant latchside clearance.	As staff will be providing assistance (refer item above), compliant latchside clearance is not required.	X
.5	Gradient of entry path. No details at this stage.	Provide a gradient & crossfall no steeper than 1:40 to entry path/gate landings.	H
.6	Ground abutting external walkways.	Provide ground abutting the path at the same grade for an additional 600mm in	H

		width and with a different surface, or provide a 150 mm high kerb.	
.7	Paving joints. No details at this stage.	Compliance can be achieved if all changes in level between pavers are no greater than 3mm or 5mm if rounded or bevelled. Provide joints no wider than 12mm.	H

3.0 Entrances

3.1	**Entrances**		
	Issue	**Action**	**Rating**
.1	External landing depth is scaling 1550mm, and latchside clearance of 530mm is provided.	Monitor as documentation progresses to ensure landing size of min 1450 mm deep is provided.	
.2	Thresholds. No details.	Provide level thresholds or threshold ramps in compliance with AS1428.1.	H
.3	Force to open. No details of door closer.	Force to open to be 20N max or auto door required. Door specifier to confirm compliant forces will be achieved.	H

4.0 Doors

Many doors in Chilcare centres may be considered exempt from disability access if staff are required to be able bodied to complete the inherent tasks of the job of caring from children. Where doors are considered exempt, a clear opening of 850mm is recommended to ensure a parent or administration staff are able to enter a room.

4.1	**Doors - General Comments**		
	Issue	**Action**	**Rating**
.1	Doors generally. Clear opening width scales as being non-compliant.	Provide 850mm min clear open width to all doors except WC 2, Laundry & store rooms.	H
.2	Luminance contrast of doors is unknown at this stage.	As documentation progresses, confirm door, wall and/or frame colours provide a minimum luminance contrast of 30% between two of these surfaces.	H
4.2	**Doors - Ground Floor Level**		
	Issue	**Action**	**Rating**
.3	Pair of doors to Kinder Playroom 2 are scaling only 1500mm overall.	Provide min 850mm clear opening width through the active leaf.	H
.4	Folding doors to Toddler & Baby Play rooms. These doors may be difficult to operate with one hand.	It is presumed that staff will operate these doors. Provide a swing door. Building Surveyor to confirm.	H
.5	Door from Toddler Play Room 2 to Side Yard 2 has a non-compliant latchside clearance.	Provide min 510mm latchside clearance internally & 530mm externally. Hinge the door on the opposite side.	H
.6	Door from Toddler Play Room 2 to Deck 1 has a non-compliant landing depth externally.	Provide min 1670 mm deep landing depth for the full width of the door plus 110 mm hinge side & 900mm latchside for side on approach.	H
.7	Door from Hall 3 to Kitchen is scaling as having compliant latchside clearance.	Provide dimensions on drawings to ensure 510mm latchside clearance is achieved.	R

.8	Door from Hall 3 to Baby Play Room 2. Latchside landing depth is impeded by Stairway.	Provide 1450mm landing depth at the door including for the width of the 530 mm latchside.	H
.9	Door to Baby Play Room 2 has a non-compliant latchside clearance in Hall 2.	Provide 530mm latchside clearance.	H
.10	External door from Baby Play Room 1 to Front Playground is likely to have a non compliant threshold due to ground level/ floor level difference.	Review levels at threshold. Provide details for review.	H
.11	External landing at Baby Play Room 1 is non-compliant.	Provide paved landing min 1450 mm deep for the full width of the door plus 110 hinge side & 530 mm latchside.	H

5.0 Door Controls

5.1	**Door Controls**		
	Issue	**Action**	**Rating**
.1	Door handles provided higher than 900 - 1100mm AFFL for security. Independent access will not be possible.	A management plan will be required (including via an intercom at main entry) so that staff can provide assistance.	X

6.0 Glazing & Visual Indicators

6.1	**Glazing & Visual Indicators**		
	Issue	**Action**	**Rating**
.1	No details of glazing at this stage.	Visual indicators are to be provided on fully glazed doors and to all glazing capable of being mistaken as an opening, as required by AS1428.1. Refer requirements and recommendations outlined in Reference 6.0.	H

7.0 Internal Paths of Travel

7.1	**Internal Paths of Travel**		
	Issue	**Action**	**Rating**
.1	Stairs appear to impede access to Office on first floor level.	Review layout.	H
.2	There is not enough space for a wheelchair to turn around at end of Hall 2 (at GF & at FF Levels).	Provide 1540 wide x 2070 mm turning space within 2m of the end of path of travel where it is not possible to continue.	H

8.0 Walkways & Ramps

8.1	**Walkways & Ramps - General Comments**		
	Issue	**Action**	**Rating**
.1	Limited details of ramps.	Refer requirements and recommendations outlined in Reference 8.0. Provide further details for review.	H
.2	Handrails & kerbrails to 1:14 ramp. None provided.	Provide handrails on both sides of the ramp in accordance with AS 1428:2009 - refer	H

		attached requirements & recommendations in Reference Notes 8.	
.3	TGSIs are not indicated.	Provide TGSIs at top and base of 1:14 ramp, across the full width & in a colour which provides a compliant luminance contrast. Set back TGSIs 300mm from the top and base of the ramp for a depth of 600-800mm.	H
8.2	**External Entry Ramp**		
	Issue	**Action**	**Rating**
.4	No details of ground/floor levels or ramp gradient have been provided.	Provide compliant gradient of max. 1:14.	H
.5	Landing size. Compliant landings may not be possible once gate airlock depth is increased (see earlier item re: gates).	Provide min 1200mm long landings at top & base of ramp. Review ramp layout.	H
8.3	**External Ramps to Decks 1 & 2**		
	Issue	**Action**	**Rating**
.6	Ramp to Deck 1 has a rise of 280mm and is scaling as being 2500mm long. It is too steep.	Provide a ramp min 3920mm long to achieve a compliant gradient no steeper than 1:14.	H
.7	Ramp to Deck 2 has a rise of 323 mm and is scaling as being 1800mm long. It is too steep.	Provide a ramp min 4522 mm long to achieve a compliant gradient no steeper than 1:14.	H
.8	Handrails & kerbrails to ramps (with gradient 1:14). None provided.	Provide handrails on both sides of the ramp in accordance with AS 1428:2009 - refer attached Reference Notes.	H

9.0 Stairs

9.1	**Stairs**		
	Issue	**Action**	**Rating**
.1	Stairs. No details.	Provide stairs with compliant handrails to both sides of stair (including handrail extensions), stair nosings & TGSIs in accordance with AS1428.1& .4.1. Refer requirements and recommendations outlined in Reference 9.0.	H
.2	Stair 1 - Handrails will extend into transverse paths of travel at GF & FF Levels.	Ensure stair is set back so handrails do not protrude into transverse path of travel.	H
.3	Stair 2 is scaling only 850 mm wide between walls. This is too narrow.	As this is an existing stair it will be difficult to upgrade. Building Surveyor to confirm if it can remain non compliant.	H
.4	Soffit of Stair 2 apears to be open. No details of head height.	Where head height is reduced below 2000mm provide an alternative barrier or TGSIs are required.	H

10.0 Lifts and Escalators

10.1	Lift		
	Issue	**Action**	**Rating**
.1	Limited details of lifts.	Refer requirements and recommendations outlined in Reference 10.0. Provide further details for review.	H
.2	Lift car size is scaling as 1800 wide x 1500 mm deep. It is not clear if this will be finished dimensions.	Provide lift size of min 1100x1400mm clear finished dimensions.	H

11.0 Unisex Accessible Sanitary Facilities (UAWC)

11.1	Unisex Accessible WC (UAWC)		
	Issue	**Action**	**Rating**
.1	A UAWC facility is provided on both levels of the building, however no details yet on the layout of each WC.	Provide equal numbers of right and left handed configurations.	H
.2	A shower appears to be located in WC2. The circulation to and within the shower area is restricted.	It is recommended that a larger circulation area is provided to assist staff when undertaking the safe washing of children.	R
.3	GF UAWC. Compliant circulation space cannot be achieved in this room size.	Review room size. Provide WC circulation space of min 1900x2300mm.	H
.4	Rear wall of GF UAWC is not perpendicular to side walls. Compliant grab rail loctions will be difficult to achieve.	Review room shape to provide compliant grab rail locations in accordance with AS 1428.1:2009 Clause 15.2.7 & Figure 42.	H
.5	FF UAWC. Room size is scaling 2600 x 2600mm.	A compliant layout can be achieved if provided in accordance with AS 1428.1:2009.	

12.0 Ambulant Sanitary Cubicle (AmbWC)

12.1	Ambulant Sanitary Cublicle(AmbWC)		
	Issue	**Action**	**Rating**
.1	Ambulant WC cubicles are not provided.	As UAWCs are not co-located with other male & female gender facilities, it is presumed that ambulant WC cubicles are not required. Building Surveyor to confirm.	H

15.0 Signage

15.1	Signage		
	Issue	**Action**	**Rating**
.1	No details of signage.	Refer requirements and recommendations outlined in Reference 15.0. Provide details for review as documentation progresses.	H

16.0 Switches, GPOs & Lighting

16.1	Switches, GPOs & Lighting		
	Issue	**Action**	**Rating**
.1	No details of switches, GPOs & lighting.	Refer requirements and recommendations outlined in Reference 16.0.	H

17.0 Floor Finishes

17.1	Floor Finishes		
	Issue	**Action**	**Rating**
.1	No details of slip resistance of floor surfaces.	Refer requirements and recommendations outlined in Reference 17.0.	H
.2	Changes in level. No details yet.	Provide changes in level between abutting floor surfaces of max. 3mm, or 5mm if rounded or bevelled.	H

20.0 Site Specific Areas

20.0	- Playground areas		
	Issue	**Action**	**Rating**
.1	No detals at this stage.	Consider providing play equipment which children with all abilities can use e.g. shop fronts, hammock swings, music toys, & ramped access to some raised areas.	M
.2	Steps are provided at change in level.	Consider providing a walkway ramp to assist children unsteady on their feet to move between levels.	M

22.0 Joinery, Furniture & Fittings

22.1	Joinery, Furniture & Fittings		
	Issue	**Action**	**Rating**
.1	Workstations to office areas.	It is recommended that height adjustable workstations are provided with range of 650-1150mm AFFL.	M
.2	Luminance contrast.	Provide minimum 30% luminance contrast between joinery, seats, tables and flooring colour to assist parents & children with vision impairments.	M
.3	Drinking fountains. None indicated.	It is recommended to provide accessible drinking fountains at varying heights, and some with open knee clearance under. Provide manoeuvring space of 1540x2070mm and level landing around the fountain.	M

23.0 Food and Beverage Areas

23.1	Kitchen areas		
	Issue	**Action**	**Rating**
.1	No details of kitchenette in Staff Room at this stage. While it is expected that most staff will be able bodied, some admin staff may have limited reach ranges, and/or use a wheelchair.	Refer recommendations outlined in Reference 23.0.	R
.2	GF Kitchen. No details of joinery at this stage.	It is presumed that meal preparation for the children is undertaken in this room, by staff who are able bodied. |Refer recommendations outlined in Reference 23.0.	X

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 Architecture & Access. 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.

The same colour codes and letters have been used in the Reference Documents as those used in the Review comments.

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 Architecture & Access' professional opinion. These are recommended to more closely meet the intent of the DDA and are a medium priority.
Green		R (Recommend)	Further comments or recommendations.
Blue		X (Exemption, Concession or Departure)	Areas where access is not being provided. They are either exempt under D3.4, subject to a concession for existing buildings or are an agreed departure from fully compliant access requirements.
Clear			No further action required.

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 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. [A&A 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. [A&A 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, provide a 600mm wide verge with a different surface finish, a 450mm high wall, a handrail & kerb rail or other suitable barrier. [A&A 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 degrees. 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 degrees. [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 at maximum 20m intervals, even where a clear line of sight is possible to be provided. [A&A 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^{o}. [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	Tactile Ground Surface Indicators (TGSIs) 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 assist defining pedestrian road crossings on roads with four lanes or more. [AS1428.4.1:2009 Appendix B]
H	Hazards 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. Enclose areas with reduced head height or provide another barrier such as rubbish bins, planters or seats. [A&A professional opinion]
H	Paving Surface

	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 197]
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 Clause 7.2 & 7.3 / Figure 6]
H	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]
H	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]
H	Crossfall on paths of travel are to be no greater than 1:40 or 1:33 for asphalt surfaces. [AS1428.1:2009 Clause 10.1 (d)]
M	Timber decking Timber boards are 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]
H	Street Furniture Set Back Obstructions, including bins, seats, fire hose reels, bike racks, light poles, trees and planters should 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]
M	Seating 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)]
R	Refer Reference 21.0 Street Furniture for further recommendations.
M	Bike racks Racks should be positioned out of the path of travel and include allowance for poorly parked bikes. [A&A professional opinion]
M	Median Strips Cut through raised median strips to provide an accessible path of travel without level changes. [AS1428.4.1:2009 Appendix C4 / Figure C10]

H	Where a raised median strip is provided, a minimum distance of 1200mm is to be provided between the two kerb ramps or 1500mm where there is a change of direction. [AS1428.1:2009 Clause 10.8.3]
M	Provide median strip of minimum 2400mm wide to allow compliant TGSI 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	Assistance Animals Provide external areas to meet the toileting and feeding needs of assistance animals. [A&A professional opinion]
M	Lighting Lighting which is even and does not cast undue shadows to be provided. Lighting consultant to address. [A&A 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. [A&A 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]
H	Threshold ramps in a Class 9(a) patient care building or a Class 9(c) aged care building must be a maximum gradient of not more than 1:8 and maximum 25mm height. [NCC/BCA D2.15]
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.
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. [A&A 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]
R	Provide construction tolerance with 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]
H	Threshold ramps in a Class 9(a) patient care building or a Class 9(c) aged care building must be a maximum gradient of not more than 1:8 and maximum 25mm height. [NCC/BCA D2.15]
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 Clause13.5.3 (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. [A&A 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. [A&A 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	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. [A&A professional opinion]
M	Provide 'Push/Pull' signage on doors to indicate the direction of opening. [A&A professional opinion]
M	Door handles to be in a colour which provides a luminance contrast with the colour of the door. [A&A 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. [A&A professional opinion]
M	Child care entry gates and doors are 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. [A&A professional opinion]

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 pedestrian 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. [A&A professional opinion]
M	Curved paths to be minimum 1500mm wide. [A&A professional opinion]
H	Turning Spaces 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]
H	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	Passing Spaces 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. [A&A professional opinion]
H	Hazards 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. [A&A professional opinion]
H	Class 1b, 2, 3 & 9c Buildings 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]

Reference 8.0 Walkways & Ramps

H	Walkways Walkway to have a gradient no steeper than 1:20. [AS1428.1:2009 Clause 10.2 (b)]
R	Recommend walkways are designed with a gradient no steeper than 1:21 to allow for construction tolerance.
H	For walkway gradients of 1:20, landings must be provided at 15m intervals and gradients of 1:33 at 25m intervals. For walkways with gradients between 1:20 and 1:33 landings shall be obtained by linear interpolation. (E.g. 1:26 gradient walkway requires landings at 19.6m). [AS1428.1:2009 Clause 10.2 (b)]
H	The distance between landings may be increased by 30% where a wall and handrail or kerb/ kerb rail and handrail is provided on one side of the walkway. (E.g. Distance between landings on a walkway with a 1:20 gradient may be increased to 19.5m) [AS 1428.1:2009 Clause 10.2 (b)]
M	The gradient between landings is recommended to be consistent. [AS1428.1:2001 Clause 5.2(b)]
H	The ground abutting a walkway must follow the same grade as the walkway for an additional 600mm in width, be firm and level and of a different material unless a compliant kerb, kerb and handrail or wall with a minimum height of 450mm is provided. [AS1428.1:2009 Clause 10.2(a) / Figures 18 & 19]

H	Ramps Ramps are required to be set back minimum 400mm from an intersecting path of travel so the handrails do not protrude into the intersecting path of travel. [AS1428.1:2009 Clause 10.3 (f) / Figure 16]
H	Ramps which are greater than 1900mm long are required to have a gradient no steeper than 1:14. [AS1428.1:2009 Clause 10.3 (a)]
R	Recommend ramps are designed with a gradient no steeper than 1:15 to allow for construction tolerance.
H	The gradient between landings is required to be consistent. [AS1428.1:2009 Clause 10.3 (b)]
H	For ramp gradients of 1:14, landings must be provided at 9m intervals and for gradients of 1:20 at 15m intervals. For ramps with gradients between 1:14 and 1:20 landings are to be obtained by linear interpolation. (E.g. 1:17 gradient ramp requires landings at 12m). [AS 1428.1:2009 Clause 10.3(c)]
H	A series of connected ramps must not have a combined vertical rise of more than 3.6m. [NCC/BCA D3.11 (a)]
H	Width of Walkways and Ramps Curved walkways and ramps to be minimum 1500mm width. The internal radius, as determined by the gradient, is to be no less than indicated in AS1428.1:2009 Figure 20, including 1800mm for ramps with a 1:14 gradient. [AS1428.1:2009 Clause 10.4 / Figure 20]
H	Walkways & ramps are required to be minimum 1000mm wide. The 1000mm width of a ramp is to be clear of the handrails. [AS1428.1 Figure 25(A)]
M	Where no line of sight is possible, provide 1800mm wide ramps to allow passing. [A&A professional opinion]
H	Landings Level landings required to be provided at the top and bottom of every walkway and ramp. Level landings are to be minimum 1200mm length where there is no change in direction, minimum 1500x1500mm where there is change in direction of maximum 90 degrees and minimum depth of 1540mm where there is a 180 degree turn. [AS1428.1:2009 Clause 10.8.1 (c) / Figure 25]
H	Landings are required to be perpendicular to the direction of travel. [AS1428.1:2009 Clause 10.3 (d)]

H	The gradient within landings is required to be no steeper than 1:40 or 1:33 for bituminous surfaces. [AS1428.1:2009 Clause 10.1 (d)]
H	Handrails Handrails are required to be 865-1000mm AFFL, 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]
H	Handrails are not to intrude into a transverse path of travel. [AS1428.1:2009 Clause 10.3 (f) / Figure 16]
H	Handrails are required on both sides of the ramp, extending 300mm horizontally from the end of the ramp and turn down 180 degrees or return to the post or wall according to AS1428.1:2009 Figure 15(A). [AS1428.1:2009 Clause 10.3 (e) / Figure 15 (A) & (B)]
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 surface of the ramp. [NCC/BCA D2.17 (a)(iii)(B)]
M	Handrails which provide a luminance contrast with the background surfaces are recommended. Stainless steel handrails are difficult for people with low vision and alternative finishes are recommended. [A&A professional opinion]
H	Kerb Rails Kerb rails are required on both sides of the ramp and are to be 65-75mm or more than 150mm high with no gaps or slots more than 20mm wide between 75-150mm high. [AS1428.1:2009 Clause 10.3 (i) / Figure 18]
H	Kerb rails are to be aligned with the ramp side of the handrail OR no more than 100mm away from the ramp side of the handrail. Where handrails are supported on a vertical post, the kerb rail shall be no less than 150mm AFFL OR the support posts must be set back minimum 200mm from the face of the kerb rail. [AS1428.1:2009 Clause 10.3 (j) / Figure 19]
H	Tactile Ground Surface Indicators (TGSIs) TGSIs to be set back 300mm from the top and base of a ramp with a gradient of between 1:14 & 1:19.5 for a depth of 600-800mm across the full width of the ramp. [AS1428.4.1:2009 Clause 2.4 / Figure 2.3 (b)]
H	TGSIs are not required to intermediate landings of a ramp when the handrails are continuous and the landing is less than 3000mm deep. [AS1428.4.1:2009. Clause 2.4 / Figure 2.3 (b)]

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 2.3 (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	Step Ramps Step ramps to be maximum 1:10 gradient, maximum 190mm rise and maximum 1900mm length. [AS1428.1:2009 Clause 10.6]
H	Level landings are to be minimum 1200mm length where there is no change in direction, minimum 1500x1500mm where a single change of direction is possible or 1500x2000mm where 2 changes of direction are possible. [AS1428.1:2009 Clause 10.8.2 / Figure 22]
H	Edges to be splayed 45 degrees where pedestrian cross traffic occurs OR edges to be protected by a wall or other barrier of minimum 450mm high, or a kerb and balustrade/ handrail. [AS1428.1:2009 Clause 10.6 (i) / Figure 22(A)]
H	Step ramp landings are not to overlap a landing for another step ramp. [NCC D3.11 (b)]

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	Handrails

	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 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 / Figure 29]
H	Handrails are required on both sides of the stairs, extending 300mm horizontally at the top of the stairs and one tread width inclined and 300mm horizontally at the base of the stairs. [AS1428.1:2009 Clause 11.2 (b), (e), (f)]
H	Handrails to turn down 180 degrees or return to the post or wall according to AS1428.1:2009 Figure 26(C). [AS1428.1:2009 Clause 11.1 (b) / Figure 26 (C)]
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)]
H	<u>Stair Nosings</u> 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> 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 that 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	TGSIs are not required in residential aged care buildings, health care building (Class 9a) or aged care building (Class 9c) if handrails incorporate a raised dome - 4-5mm high, 10-12mm diameter and located 150+/-10mm from the end of a handrail of a stair or ramp. [NCC/BCA D3.8(c)/ AS1428.4.1:2009 Clause 2.4]
H	Open Soffit 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. [A&A professional opinion]
H	Fire Isolated Stairs 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	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)]
M	Handrails are recommended on both sides of the fire stairs. [A&A professional opinion]
M	TGSIs are recommended where the fire stairs are used regularly for travel between floors. [A&A professional opinion]

Reference 10.0 Lifts, Escalators & Moving Walkways

H	ALL LIFTS - Except Part 7 Stairway Platform Lift 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. [A&A 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	Lift Landing. 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. [A&A 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. [A&A professional opinion]
H	Lift Car. 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	Handrail - (all lifts except Low Rise Platform & Stairway Platform Lifts) 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]
H	Internal Control Panel. 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	Lift Car & Landing Control Buttons 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	LOW RISE PLATFORM LIFT Must not travel more than 1000mm. [NCC/BCA Table E3.6(a)]
M	Provide handrail. [A&A professional opinion]
H	STAIRWAY PLATFORM LIFTS 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	LOW RISE CONSTANT PRESSURE LIFT

	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	ESCALATORS & MOVING WALKWAYS 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]

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	Toilet

	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. [A&A 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)
H	Back rest is to be capable of withstanding a force of 1100N provided in any direction, 120-150mm above the seat, 350-400mm wide, with an angle of 95-100 degrees between the seat hinge and the centre of the backrest. [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. [A&A 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. [A&A 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. [A&A 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. [A&A professional opinion]

H	Other Fixtures and Fittings 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. [A&A professional opinion]
M	All baby change tables are recommended to be fully recessed. [A&A 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)]
H	Showers 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 580-600mm 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)]
H	Shower Fixtures and Fittings

	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. [A&A 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 15.0 Signage

H	Compliance with NCC/BCA Clause D3.6 & Specification D3.6 is required.
H	Location 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. [A&A 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. [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 point 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. [A&A professional opinion]
H	Unisex Accessible Sanitary Facilities 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. [A&A professional opinion]
H	Directional signage to accessible facilities
H	Male/Female Facilities Sign to include raised tactile text stating "Male Toilet" or "Female Toilet" and Braille information. [AS1428.1:2009 Clause 8.1(a)(B) / Figure 9(b)]
M	Sign to include raised, tactile Male/Female symbol. [A&A professional opinion; AS1428.1:2009 Clause 8.1(a)(B) / Figure 9(b)]
H	Ambulant Cubicles 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. [A&A professional opinion]
H	Hearing Augmentation 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	Best Practice & Wayfinding Signage 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. [A&A professional opinion]
M	Use everyday language and include standardised symbols, where available. [A&A professional opinion]
M	Recommend all room identifying signage is provided with raised tactile, Braille information to assist people with vision impairments. [A&A professional opinion]
M	Avoid use of green, yellow & red colours together. Many people with colour blindness cannot distinguish these colours. [A&A professional opinion]
M	Use title case for all signage. [A&A professional opinion]
M	Use different colours and symbols to identify different levels and areas in the building to assist people with way finding. [A&A 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. [A&A 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.) [A&A professional opinion]
M	Locate signage in areas that are well lit, without back lighting. (I.e. not on a glazed wall.) [A&A 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. [A&A professional opinion]
M	Provide a minimum 30% luminance contrast between the light switch and the wall surface. [A&A professional opinion]
M	GPOs to be provided within 300mm of the front of tea point and kitchen benches. [AS1428.2:1992 Figure 23]
H	Lighting 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: • 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]

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 / SA HB198:2014 Table 3]
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. [A&A 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. [A&A 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. [A&A 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. [A&A professional opinion]
M	Avoid highly patterned carpets, floor finishes or strongly contrasting lighting effects to reduce visual confusion for people with vision impairment. [A&A professional opinion]
M	Provide contrasting colours between floor and wall/skirting board colours to assist people with vision impairment. [A&A professional opinion]

M	Provide anti-static carpet to assist people who use hearing aids. [A&A professional opinion]

Reference 22.0 Joinery, Furniture & Fittings

M	Reception & Shop Counters 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. [A&A 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. [A&A professional opinion]
M	Where only verbal interaction is likely to be required, no open knee clearance is considered necessary. [A&A 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. [A&A professional opinion]
M	Colours of counters are recommended which achieve a luminance contrast with the floor colour to assist people with low vision. [A&A professional opinion]
M	Counters should have a matt or low sheen finish. [A&A professional opinion]
M	Utility Areas. Manoeuvring space of 2070x1540mm in front of printers is recommended. [A&A professional opinion]
M	Lockers/Pigeon Holes 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	Workstations

	Height adjustable workstations are recommended with range of 650-1150mm AFFL. [A&A professional opinion]
M	Seating A proportion of seating with arm and back rests is recommended. [A&A professional opinion]
M	Colour Colour which provides a minimum 30% luminance contrast between joinery, seats, table and flooring colour to assist people with vision impairments is recommended. [A&A professional opinion]
M	Payphones Operative parts of public phones/ATM facilities should be located 900-1200mm AFFL. Phones installed according to "Accessibility of Payphones Industry Guideline" are recommended. ATMs with head phone jacks are recommended for people with vision impairment. [A&A professional opinion]
M	Drinking fountains 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. [A&A 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. [A&A professional opinion]
M	D-shaped handles on all joinery are recommended for greater ease of use. [A&A professional opinion]
M	Joinery colour, which provides a luminance contrast with the floor colour is recommended to assist people with low vision. [A&A professional opinion]
M	Counters should have a matt or low sheen finish. [A&A professional opinion]
M	Cafe/ Canteen/ Bar counters Counter height of maximum 900mm AFFL recommended to allow safe collection of food and beverages. [A&A professional opinion]

Abbreviations & Definitions

Accessible	Describes all or part of a site, building or facility that can be used by people with disabilities. The site or building complies with the Disability Discrimination Act, the Disability Access to Premises - Buildings standard, the National Construction Code and the Australian Standards referenced by it for disability access.
Accessible path of travel	A passageway, walkway, ramp, landing or other space used for circulation or movement by a person with a disability.
Action Plan	The policy which outlines the actions that an organisation is prepared to undertakes to accommodate people with disabilities and respond to individual needs.
Affected path of travel	Existing buildings undergoing building works are required to provide a compliant continuous accessible path of travel from the principal pedestrian entrance through the building to the new works. The areas of the existing building which must be upgraded are referred to as the the "affected path of travel".
AFFL	Above Finished Floor Level.

AFGL	Above Finished Ground Level.
Ambulant people with disabilities	People who are able to walk but have mobility, sensory or joint impairments
Auditory indicator	An auditory signal that allows auditory recognition by a person with a vision impairment. For example a bell to indicate which teller is available at a bank.
Australian Human Rights Commission	Australian Human Rights Commission is a Federal Government Department that seeks equality in Australia.
Bariatric	The branch of medicine dealing with obesity and people with weight of up to 500kg.
BCA	Building Code of Australia - also known as National Construction Code.
Changing Places	A sanitary facility for people who require the assistance of a carer. The facility includes additional space, a peninsular toilet, adult sized change table, hoist & washbasin. A shower may also be included.
Continuous Accessible Path of Travel	The path of travel from the property boundary, car park into and through a building to all areas required to be accessible.
DAPS	Disability (Access to Premises - Buildings) Standards. A person, designer or building owner who has achieved compliance with these standards is considered to have met the intent of the DDA in the areas the DAPS is applicable to.
DDA	Disability Discrimination Act. The Federal Disability Discrimination Act provides protection for everyone against discrimination based on disability. It can be used to stop someone being treated less fairly than someone without a disability. It includes, but is not limited to access to premises, accommodation, employment and education.
Disability	A physical, sensory, intellectual or psychological state that causes limitations of a person's ability to function.
Discrimination	The practice of less than equitable actions by a person or organisation against people with disabilities.

Elderly	An adult of age greater than sixty-five.
Emergency refuge area.	An accessible area for people with disabilities to seek safe refuge in the case of an emergency whilst they wait for assistance to evacuate.
Hazard	Any object within the environment that may place people at risk.
Hearing augmentation	Systems used to assist people with hearing impairments understand verbal announcements and information. Hearing loops, infra-red systems, FM systems, captioning services and signage are all forms of hearing augmentation systems.
Hearing impairment	The partial or total loss of hearing. Some people with hearing impairments can benefit from the use of hearing aids.
Limited hand function	The lack of strength and control of the hand, for example caused by arthritis or quadriplegia.
Kerb ramp	A ramp, located within a kerb with a maximum gradient of 1:8, length of 1520mm and height of 190mm.
Mandatory	An item that is required by the Disability (Access to Premises - Buildings) Standard and the National Construction Code/ Building Code of Australia.
Mobility aids	Equipment used by people with mobility impairments, for example wheelchairs, crutches or walking frames.
Mobility impairment	The total or partial loss of the ability to walk or maintain balance.
N	Newton force, which is used to measure the amount of force required to open a door or push a button.
NCC/BCA	National Construction Code / Building Code of Australia.
NFA	No further action.
Person who uses a wheelchair	An individual who uses a manual wheelchair or motorized wheelchair for mobility.

Physical access	Usually refers to building features required by a person who uses a wheelchair.
Print disability	A disability which results in a person being unable to use printed text because of a vision impairment or learning disability.
Raised tactile Braille signage	Signage with text which is raised above the surrounding surface so it can be read tactually. Braille information which describes all the information on the sign is included. Braille information is required to be provided according to the requirements of the Australian Braille Authority.
Reasonable adjustment	The extent to which an organisation is required or can be expected to facilitate the adjustment of inaccessible services or facilities for people with disabilities.
Safety decals	Decals, indicators or stripes provided on glazing to alert people so they do not mistake glazing as an opening.
Sensory impairment	Any significant loss of hearing or sight.
Sentence case	Upper case for the first letter of each main word and lower case for all other letters.
Scooter	A motorized scooter has a seat with three or four wheels and a handlebar like a motorbike. They are commonly used by people with limited mobility but their spatial requirements are not currently considered in the NCC/ BCA.
Shall	Refers to an action that is mandatory or required.
Shorelining	The way a person with a vision impairment follows along the edge of a building or structure as a guide to navigating along a path.
Short of stature	A person who is less than typical height, often with atypical body proportions.
Should	Refers to an action that is not mandatory but recommended for best practice.
Statutory signage	Signage required to be provided by NCC/BCA D3.6.

Step ramp	A ramp with a maximum gradient of 1:10, length of 1900mm and height of 190mm.
Tactile indicator	An indicator that provides information to people with vision impairment through tactile senses. TGSIs are one example.
Textural contrast	The change in texture and colour of floor surfaces that provides enhanced visual direction and warning for a person with vision impairment.
TGSI	Tactile Ground Surface Indicators. Warning indicators are raised dots placed at road crossings, stairs, ramps and hazards. Directional indicators are raised strips which assist a person navigate through a space. Warning & directional indicators can be one of three types: • Integrated indicators are raised buttons or strips within a tile or paver, usually 300x300mm or 400x400mm. • Discrete indicators are individual buttons or strips usually installed as single units. • Composite indicators are individual buttons or strips made of two different materials or colours.
TPH	Toilet paper holder
TTY	Telephone typewriter that is used by people with hearing impairments.
Unjustifiable hardship	The degree of difficulty associated with completing alterations to provide access for people with disabilities. The physical building as well as the financial capability of the person/organization is considered. What is considered unjustifiable hardship to a small business may not be unjustifiable for a large corporation.
Universal Design	The design of products and environments to allow use by the widest range of people regardless of age, size, ability or situation, without special adjustments for individuals with different abilities.
Vision Impairment	The partial or total loss of visual acuity and perception. Some people with vision impairments use visual aids such as spectacles, canes, electronic devices or a guide dog for

	mobility and daily functioning. The majority of people with vision impairments have some residual vision.
Visual indicators	Decals, indicators or stripes provided on glazing to alert people so they do not mistake glazing as an opening.
Wayfinding	The methods used by all people to approach and navigate through a building or open site.
Wayfinding signage	Signage provided to assist people navigate to and through a building or open site. It is to give a clear and precise indication of how access can be achieved, either physical access or access for a person with a vision impairment.

City of Port Phillip

17 Eildon Road, St Kilda VIC 3183

Revised Preliminary Cost Pan

24 January 2022

DDH Quantity Surveyors Pty Ltd
ACN 651 583 854 ABN 41 651 583 854
A: 2.01/ 17-19 Yarra Street,
Abbotsford VIC 3067
T: 03 9417 5505
W: www.ddh.com.au

Tom Temay
Property Development Associate | Property and Assets
99a Carlisle Street,
St Kilda VIC 3182

24 January 2022

City of Port Phillip

17 Eildon Road, St Kilda VIC 3183

Dear Tom,

In accordance with your instructions, we have prepared a Revised Preliminary Cost Plan based on drawings provided, and report herein the estimated total project cost as follows:

Building & Siteworks (Minimum Scope)	**Excluding GST**
Estimated Total Project Cost Based on Project Being Tendered in January 2024	$1,800,000.00

Exclusions

In compiling this costing, we have not allowed for the following:

- Bank charges and financing costs
- Future maintenance & replacement of equipment due to wear & tear
- Energy consumption costs
- Decanting costs
- Major upgrade to existing services
- Rainwater tanks
- Solar panels
- Retaining walls
- Rock excavation
- Contaminated soil removal
- Cost escalation beyond January 2024

We trust that this is satisfactory for your purposes at this stage.

Yours faithfully,

Gareth Tiong
Director

Member of AIQS - MAIQS 10619
Registered Building Practitioner - QS 47529

City of Port Phillip

17 Eildon Road, St Kilda VIC 3183

Revised Preliminary Cost Pan

Summary

Minimum Scope 24 January 2022

Items		Area m2 FECA	Rate $/m2	Estimated Cost
1.0	Demolition			$47,840.00
2.0	Alteration & Addition to Existing Building	386.0	$2,848.02	$1,099,335.00
3.0	Siteworks Inc. Landscaping			$95,825.00
Sub Total Excluding GST				**$1,243,000.00**
4.0	Cost Escalation to Tender (January 2024)			$120,000.00
Estimated Total Contract Sum Excluding GST				**$1,363,000.00**
5.0	Contingency During Construction			$137,000.00
Estimated Net Project Cost Excluding GST				**$1,500,000.00**
6.0	Consultant Fees Inc. PM			$210,000.00
Estimated Gross Project Cost Excluding GST				**$1,710,000.00**
7.0	Authority Charges, Planning Permit, Building Permit & Etc.			$40,000.00
8.0	Loose Furniture & Equipment			$50,000.00
Estimated Total Project Cost Excluding GST				**$1,800,000.00**
	Add - GST			$180,000.00
Estimated Total Project Cost Including GST				**$1,980,000.00**

Covid 19 Impact

This Cost Plan is prepared based on normal conditions and current material cost. The tender prices may be affected by unforeseeable consequences of Covid-19 pandemic such as spike in material costs, shortage of timber supply, unanticipated material delivery delay, government mandated shutdowns, on-site outbreak/ quarantine or the like.

Drawings Used

Architecture Drawing

FS03.0, FS03.1A, FS03.2, FS03.3A

Structural Drawings

Marked up structural drawings

Access Report

Access Consulting Access report dated 9 June 2016

Division 6 Asbestos & Hazardous Materials

Prensa Division 6 asbestos & hazardous materials assessment report dated November 2021

City of Port Phillip

17 Eildon Road, St Kilda VIC 3183

Contact Details

Client City of Port Phillip

24 January 2022

Discipline	Consultant	Phone Number
Architect	Architecture Matters	03 9329 7063
Landscape Architect	TBA	
Structure Engineer	Adams Consulting Engineers	03 8600 9700
Civil Engineer	TBA	
Mech. & Elec. Engineer	TBA	
Hydraulic Engineer	TBA	
Quantity Surveyors	DDH	03 9417 5505

Elemental Summary

Project: City of Port Phillip - 17 Eildon Rd, St Kilda **Details:** Preliminary Cost Plan - Rev.1
Building: 17 Eidon Road, St Kilda

Code	Description	Quantity	Unit	Rate	Total
	Demolition				
01	Demolition				47,840
	Sub Total Excluding GST				**47,840**
	Building - Addition & Alteration				
02	Preliminaries				132,163
03	Substructure				38,960
04	Columns				2,000
05	Staircase				31,240
06	Roof Framing, Roofing & Roof Plumbing				11,112
07	External Walls				26,000
08	Internal Walls				103,740
09	Windows, Internal Glazed Screens & Window Furnishings				33,000
10	Doors & Hardware				24,500
11	Wall Finishes				35,000
12	Floor Finishes				66,320
13	Ceiling Finishes				16,965
14	Joinery & Toilet Partitions				65,900
15	Toilet Accessories, Kitchen Appliances & Signs				29,600
16	Painting				30,880
17	Sanitary Fixtures & Plumbing				102,500
18	Electrical Services				135,646
19	Mechanical Services				49,720
20	Lift				75,000
21	Fire Protection				3,000
22	Design Variable				86,089
	Sub Total Excluding GST	**386**	**m2**	**2,848.02**	**1,099,335**
	Siteworks				
23	Siteworks inc. Landscaping				95,825
					1,243,000

Elemental Details

Project: City of Port Phillip - 17 Eildon Rd, St Kilda **Details:** Preliminary Cost Plan - Rev.1
Building: 17 Eidon Road, St Kilda

Code	Description	Quantity	Unit	Rate	Total
01	**Demolition**				
	Preliminaries				
	Preliminaries	1	item	6,240.00	6,240
	Demolition Works				
	Demolition works where required (FECA)	386	m2	100.00	38,600
	Asbestos Removal				
	Allow for asbestos removal	1	ps	3,000.00	3,000
	Demolition				**47,840**
02	**Preliminaries**				
	Preliminaries				
	Preliminaries	1	item	132,163.00	132,163
	Fully Enclosed Covered Area (FECA)				
	FECA to ground floor alteration area	265	m2		
	FECA to first floor alteration area	121	m2		
	Total FECA - Ground & First Floor Alteration Area	**386**	**m2**		
	Preliminaries				**132,163**
03	**Substructure**				
	Blinding & Pad Footings				
	Blinding & reinforced concrete pad footing (PF3 & PF4)	3	m3	1,000.00	3,000
	Timber Floor Structure				
	Re stump existing timber floor structure	231	m2	110.00	25,410
	130 x 42 LVL 15 floor joist at 450 cts. (FJ1, FJ2)	18	m2	90.00	1,620
	130 x 42 LVL 15 floor joist at 600 cts. (R10)	14	m2	80.00	1,120
	Investigate & repair or replace kitchen floor substrate (13)	1	item	1,000.00	1,000
	Concrete Floor Structure				
	100 Thk. reinforced concrete raft slab with SL82 top complete with edge beam, internal beam, 0.2 thk. vapour barrier, 50 thk. sand bed, edge form & excavation	7	m2	750.00	5,250
	Allow for drill, dowel bars & epoxy to existing edge beam	1	item	1,000.00	1,000
	Termite Treatment				
	Allow for termite treatment	7	m2	80.00	560
	Substructure				**38,960**
04	**Columns**				
	Column & Double Studs				

Elemental Details

Project: City of Port Phillip - 17 Eildon Rd, St Kilda **Details:** Preliminary Cost Plan - Rev.1
Building: 17 Eidon Road, St Kilda

Code	Description	Quantity	Unit	Rate	Total
04	**Columns**				*(Continued)*
	Column (C1)	1	no.	600.00	600
	2/ 90 x 45 F17 KDHW double stud (DS1)	2	no.	250.00	500
	Sundry	1	item	900.00	900
	Columns				**2,000**
05	**Staircase**				
	Staircase				
	1200 Wide flight with intermediate landing & balustrade/ handrail	1	item	25,000.00	25,000
	Stair nosing stair 1 & 2	2	item	1,620.00	3,240
	Enclosed stair soffit or barrier	1	item	3,000.00	3,000
	Staircase				**31,240**
06	**Roof Framing, Roofing & Roof Plumbing**				
	Repair Works				
	Repair existing fascia board around building where required (1)	1	item	3,250.00	3,250
	Roof Framing				
	Retain existing roof framing		note		
	2/ 130 x 42 LVL15 (RB10)	3	m	100.00	300
	2/ 360 x 42 LVL 15 (RB11)	6	m	170.00	1,020
	2/ 240 x 42 LVL 15 (RB12)	4	m	140.00	560
	2/ 150 x 42 LVL 15 (RB13, RB16, RB17)	7	m	120.00	840
	2/ 300 x 58 LVL 15 (RB14)	5	m	160.00	800
	130 x 42 LVL 15 (RB15)	3	m	50.00	150
	90 x 45 MGP10 (RB18)	1	m	100.00	92
	Sundry	1	item	1,000.00	1,000
	Roofing				
	Retain existing roofing		note		
	New roof to building addition area	7	m2	300.00	2,100
	Roof Plumbing				
	Retain existing roof plumbing		note		
	New roof plumbing to building addition area	1	item	1,000.00	1,000
	Roof Framing, Roofing & Roof Plumbing				**11,112**
07	**External Walls**				
	Repair Works				
	Repair existing external wall where required (5, 6)	1	item	1,500.00	1,500
	Repair or replace bricks & mortar where cracking & erosion (8)	1	item	10,000.00	10,000

Elemental Details

Project: City of Port Phillip - 17 Eildon Rd, St Kilda **Details:** Preliminary Cost Plan - Rev.1
Building: 17 Eidon Road, St Kilda

Code	Description	Quantity	Unit	Rate	Total
07	**External Walls**				*(Continued)*
	Repair or replace existing architrave where required (19)	1	item	1,000.00	1,000
	External Walls				
	150 Thk. external wall	9	m	1,500.00	13,500
	External Walls				**26,000**
08	**Internal Walls**				
	Repair Works				
	Repair existing internal wall where required (5, 6)	1	item	1,500.00	1,500
	Repair or replace existing architrave where required (19)	1	item	3,000.00	3,000
	Internal Walls				
	100 Thk. internal wall partition	9	m	560.00	5,040
	150 Thk. ditto	34	m	600.00	20,400
	180 Thk. ditto	4	m	650.00	2,600
	Lift Shaft Walls				
	190 Thk. reinforced block lift wall	8	m	2,500.00	20,000
	Wall lining to above	8	m	700.00	5,600
	Operable Wall				
	Operable wall	10	m	3,000.00	30,000
	Steel Beams				
	Steel beam (IB1 to IB6)	1.56	t	10,000.00	15,600
	Internal Walls				**103,740**
09	**Windows, Internal Glazed Screens & Window Furnishings**				
	Windows				
	New window	4	m	3,000.00	12,000
	Repair or replace existing timber windows where required (4)	1	item	6,000.00	6,000
	Replace exterior window panels where gaps have occurred (10)	1	item	3,000.00	3,000
	Internal Glazed Screens				
	New internal glazed screen	2	m	1,000.00	2,000
	Window Furnishings				
	Allow for window furnishings	1	item	10,000.00	10,000
	Windows, Internal Glazed Screens & Window Furnishings				**33,000**

Elemental Details

Project: City of Port Phillip - 17 Eildon Rd, St Kilda **Details:** Preliminary Cost Plan - Rev.1
Building: 17 Eidon Road, St Kilda

Code	Description	Quantity	Unit	Rate	Total
10	**Doors & Hardware**				
	External Doors				
	Single swing glazed door, frame & hardware	1	no.	2,500.00	2,500
	Internal Doors				
	Single swing door, frame & hardware	10	no.	1,200.00	12,000
	Door Control System				
	Allow for door control system	1	item	10,000.00	10,000
	Doors & Hardware				**24,500**
11	**Wall Finishes**				
	Wall Covering				
	Allow for wall vinyl / wall tiles/ splashback & waterproofing	1	item	35,000.00	35,000
	Wall Finishes				**35,000**
12	**Floor Finishes**				
	Repair Works				
	Investigate, repair & make good existing floor surface (18, 20)	333	m2	20.00	6,660
	Floor Covering				
	Floor covering to ground floor	233	m2	130.00	30,290
	Ditto to first floor	100	m2	130.00	13,000
	Waterproofing to wet area	49	m2	35.00	1,715
	Tactile indicators to stair 1 & 2	1	item	3,000.00	3,000
	Skirtings				
	Skirtings (FECA)	333	m2	35.00	11,655
	Floor Finishes				**66,320**
13	**Ceiling Finishes**				
	Repair Works				
	Repair rotted eaves around building where required (1)	1	item	3,000.00	3,000
	Make good to existing ceiling where required (5)	324	m2	35.00	11,340
	Repair or replace ceiling to porch entry area (17)	14	m2	100.00	1,400
	Ceiling Linings				
	New ceiling lining	7	m2	150.00	1,050
	Ceiling Insulation				
	Allow for new ceiling insulation	7	m2	25.00	175

Elemental Details

Project: City of Port Phillip - 17 Eildon Rd, St Kilda **Details:** Preliminary Cost Plan - Rev.1
Building: 17 Eidon Road, St Kilda

Code	Description	Quantity	Unit	Rate	Total
13	**Ceiling Finishes**				*(Continued)*
	Ceiling Finishes				**16,965**
14	**Joinery & Toilet Partitions**				
	Cupboards, Drawers & Fittings				
	Ground Floor - Kitchen				
	Sundry joinery to ground & first floor (FECA)	386.00	m2	150.00	57,900
	Toilet Partitions				
	Allow for toilet partitions & doors	1.00	item	8,000.00	8,000
	Joinery & Toilet Partitions				**65,900**
15	**Toilet Accessories, Kitchen Appliances & Signs**				
	Toilet Accessories				
	Toilet accessories	1	item	16,000.00	16,000
	Kitchen Appliances				
	Kitchen appliances - cooktop, dishwashers & oven	1	item	10,000.00	10,000
	Fridges & microwave by others		note		
	Internal Signs				
	Internal signs	1	item	3,600.00	3,600
	Toilet Accessories, Kitchen Appliances & Signs				**29,600**
16	**Painting**				
	Internal & External Painting				
	Internal external painting where required (FECA) (1a, 4d, 5e)	386	m2	80.00	30,880
	Painting				**30,880**
17	**Sanitary Fixtures & Plumbing**				
	Repair Works				
	Investigate, test & repair plumbing (2, 5, 15)	1	item	2,500.00	2,500
	Upgrade Works				
	Ground Floor				
	Retain existing laundry, WC3 & WC4		note		
	Kitchen	1	item	13,000.00	13,000
	WC1 (10j)	1	item	25,000.00	25,000
	WC2 (10j)	1	item	12,000.00	12,000
	UA W/C	1	item	10,000.00	10,000
	First Floor				
	UA W/C	1	item	10,000.00	10,000

Elemental Details

Project: City of Port Phillip - 17 Eildon Rd, St Kilda **Details:** Preliminary Cost Plan - Rev.1
Building: 17 Eidon Road, St Kilda

Code	Description	Quantity	Unit	Rate	Total
17	**Sanitary Fixtures & Plumbing**				*(Continued)*
	Staff room kitchenette	1	item	11,000.00	11,000
	Connection				
	Connect services to existing main	1	item	2,000.00	2,000
	Drinking Fountains				
	Drinking fountains	1	item	5,000.00	5,000
	Boiling Water Units				
	Boiling water units	1	item	12,000.00	12,000
	Sanitary Fixtures & Plumbing				**102,500**
18	**Electrical Services**				
	Upgrade Works				
	Upgrade switchboard & reconfigure lighting, power, data & etc. (FECA)	386	m2	260.00	100,360
	Intercom to entrance	1	no.	2,000.00	2,000
	Hearing augmentation	1	item	20,000.00	20,000
	Testing, Commissioning & Etc.				
	Testing, commissioning & etc.	1	item	3,000.00	3,000
	Builder's Works & Coordination				
	Builder's works & coordination	1	item	10,286.00	10,286
	Electrical Services				**135,646**
19	**Mechanical Services**				
	Repair Works				
	Repair exhaust flue to dryer (7)	1	item	2,000.00	2,000
	Repair or replace heater in baby room (14)	1	item	4,000.00	4,000
	Upgrade Works				
	Replace air conditioner (7g)	1	item	27,000.00	27,000
	Kitchen exhaust system	1	item	2,500.00	2,500
	UA WC exhaust system	2	item	3,600.00	7,200
	Testing, Commissioning & Etc.				
	Testing, commissioning & etc.	1	item	2,500.00	2,500
	Builder's Works & Coordination				
	Builder's works & coordination	1	item	4,520.00	4,520

Elemental Details

Project: City of Port Phillip - 17 Eildon Rd, St Kilda **Details:** Preliminary Cost Plan - Rev.1
Building: 17 Eidon Road, St Kilda

Code	Description	Quantity	Unit	Rate	Total
19	**Mechanical Services**				*(Continued)*
	Mechanical Services				**49,720**
20	**Lift**				
	Passenger Lift				
	Passenger lift to serve 2 floors	1	item	70,000.00	70,000
	Builder's works & coordination	1	item	5,000.00	5,000
	Lift				**75,000**
21	**Fire Protection**				
	Fire Protection				
	Allow for fire protection	1	item	3,000.00	3,000
	Fire Protection				**3,000**
22	**Design Variable**				
	Design Variable				
	Allow for variance in design during documentation development	1	item	86,089.00	86,089
	Design Variable				**86,089**
23	**Siteworks inc. Landscaping**				
	Preliminaries				
	Preliminaries	1	item	11,363.00	11,363
	Clear Site				
	Clear site as required	22	m2	10.00	220
	Bulk Cut & Fill				
	Bulk cut & fill to building addition area (GFA)	7	m2	50.00	350
	Ditto to pathway & ramp	19	m2	20.00	380
	Pool Fence & Gate				
	Pool fence	6	m	1,200.00	7,200
	Extra over for 970 wide gate	1	no.	800.00	800
	Pathway				
	100 Thk. concrete paving slab with SL82 top, 0.2 thk. polythene membrane & 50 thk. sand bed	11	m2	200.00	2,200
	Entry Ramp & Landing				
	100 Thk. concrete paving slab with SL82 top, 0.2 thk. polythene membrane, 50 thk. sand bed & 50 thk. crushed rock	8	m2	250.00	2,000
	Tactile indicator	1	item	8,500.00	8,500
	Drill, dowel bars & epoxy to existing paving	1	item	1,500.00	1,500

Elemental Details

Project: City of Port Phillip - 17 Eildon Rd, St Kilda **Details:** Preliminary Cost Plan - Rev.1
Building: 17 Eidon Road, St Kilda

Code	Description	Quantity	Unit	Rate	Total
23	**Siteworks inc. Landscaping**				*(Continued)*
	Handrails on both sides & kerb rails	1	item	5,000.00	5,000
	External Ramps to Decks 1 & 2				
	Works to external ramp deck 1 & 2 inc. handrails	1	item	16,000.00	16,000
	Repair Works				
	Repair or replace rotted pergola to rear of building (3)	41	m2	500.00	20,500
	Replace or secure panels to external fencing where missing (9)	1	item	2,000.00	2,000
	Repair south side gate to fix jamming (11)	1	item	250.00	250
	Relay playground paving to fix uneven surfaces (12)	1	item	5,000.00	5,000
	Repair panels to fence that have moved from overgrown branches & roots from tree (16)	1	item	inc. above	0
	Repair or replace decking to front of Toddler room (21)	11	m2	350.00	3,850
	Design Variable				
	Allow for variance in design during documentation development	1	item	8,712.00	8,712
	Siteworks inc. Landscaping				**95,825**