

5.0 Access Requirements for Purpose Built Facilities

5.1 Introduction

All purpose built facilities are to provide a continuous accessible path of travel and circulation spaces complying with AS 1428.1 from points of arrival, including links to public transport and parking, to the principal entrance and all public areas.

Main entry routes should be planned to suit all facility users (common entry) and should be direct, providing as short a path of travel as practical. All signage and wayfinding should be clear and comply with BCA requirements to assist people with sensory loss and intellectual impairment.

All buildings are to include equitable provision of accessible parking and accessible sanitary facilities. Facility fit-outs should include counters in reception, tea-making areas and the like to meet the design requirements of AS 1428.2.

5.2 Facilities for Children

A continuous accessible path of travel and circulation spaces complying with AS 1428.1 are to be provided from points of arrival to the principal entrance and all public areas of facilities which are purpose built to include use by children under 16 years of age. The path of travel is to include the required minimum width to allow for people using wheelchairs (may include a child or parent / carer) to pass. (As detailed in Section 3.)

All ramps and stairs are to have handrails to comply with AS 1428.1 and to be provided at two heights 665 mm to 700 mm and 865 mm to 900 mm above the finished floor level.

A unisex accessible sanitary facility to comply with the design requirements detailed in Section 3.3 Toilets is to be provided with any gender-specific facilities. A combined unisex accessible sanitary facility with a shower, complying with the design requirements detailed in Section 3.4. Showers, is to be provided where a shower is provided with any gender-specific facilities.

The base building design of facilities which are purpose built to include use by children under 16 years of age shall effectively adopt the principles and guidelines for access provision as detailed for other facilities in these guidelines. In addition, the design is required to meet the specific requirements of the Department of Community Services (DoCS) Children's Services Regulations as appropriate.

Within these accessible, child-safe building frameworks the specific needs of children with individual access requirements can be provided or minor modifications to areas made: for example, the addition of equipment such as change tables or toilet supports in accessible sanitary facilities or the raising or lowering of individual benches or desks in classrooms to facilitate use as specifically required. It is not appropriate in these facilities to attempt to adopt the design requirements of AS 1428.3 in the base building design, as these guidelines will not meet the requirements of a range of children of varied ages or abilities.

5.2.1 Schools

A continuous accessible path of travel and circulation spaces with the required minimum width to allow for two wheelchair users to pass and complying with AS 1428.1 are to be provided from points of arrival including public transport stops and parking to:

- the principal entrances, reception and sign-in area
- principal’s office, staff room and at least one interview or meeting room
- any unique assembly, congregational, sporting, display or performance areas
- all classrooms where possible, or at least one of each unique-use facility.

All ramps and stairs are to have handrails to comply with AS 1428.1 and to be provided at two heights 665 mm to 700 mm and 865 mm to 900 mm above the finished floor level.

A unisex accessible sanitary facility to comply with the design requirements detailed in Section 3.3 Toilets is to be provided with any gender-specific facilities. A combined unisex accessible sanitary facility with a shower to comply with the design requirements detailed in Section 3.4 Showers is to be provided where a shower is provided with any gender-specific facilities.

The reception and sign-in counter are to have an accessible section with a height of 850 mm \pm 20 mm above the floor. The reception counter is to have an accessible section with a width of 800 mm.

Tea-making facilities for staff are to include the sink tap handle and faucet and a general purpose outlet (GPO) within 300 mm of the front of the bench.

5.2.2 Childcare Centres

A continuous accessible path of travel and circulation spaces complying with AS 1428.1 are to be provided for the principal entrance, reception and sign-in area, director’s office, staff room, at least one interview or meeting room and any performance areas.

The path of travel is to have the required minimum width to allow for two wheelchairs or double strollers to pass.

All ramps and stairs are to have handrails to comply with AS 1428.1 and to be provided at two heights, 665 mm to 700 mm and 865 mm to 900 mm, above the finished floor level.

A combined unisex accessible sanitary facility with a shower as detailed in Sections 3.3 and 3.4 is to be provided.

The reception and sign-in counter are to have an accessible section at 850 mm \pm 20 mm above the floor for a width 800 mm.

Tea-making facilities are to include the sink tap handle and faucet and a GPO within 300 mm of the front of the bench.

5.3 Residential Developments / Visitable, Adaptable and Universal Design Housing

Equitable access is to be provided to all new housing developments to ensure that residents and visitors can access apartments, parking and communal use areas. Any communal room or recreational facility shall be accessible and comply with the appropriate design requirements detailed in Section 3 Amenities.

These Guidelines outline the requirements for all multi-unit residential development to provide;

- Visitable Access to 100% of units.
- Adaptable Housing to at least 10% of all units to a minimum of class B of AS4299.

5.3.1 Visitable Access

All residential developments are to include the opportunity for a continuous accessible path of travel and circulation spaces complying with AS 1428.1 with links from points of arrival, including public transport and parking, to all principal entrances, common use areas and facilities.

The paths of travel through common domain areas, including all pathways and corridors, are to have the required minimum width to allow for two wheelchair users to pass. All doors and floors in these areas are to have a colour contrast of at least 30% to the walls.

All apartments included in each development are to be designed within universal design principles and so as to be visitable by people with a disability. That is where all living areas, including outdoor spaces (such as a courtyard, balcony or terrace), are accessible at the time of initial construction and include circulation spaces and clear door openings to meet the requirements of AS 1428.1.

A toilet on an accessible path of travel and with circulation spaces meeting the requirements of AS 4299 Adaptable Housing 1995 (proposed to become AS 1428.8) is to be provided at the time of initial construction.

5.3.2 Adaptable Housing

Adaptable apartments are to be included in each development providing a mix of future accessible one, two and three bedroom apartments for people with disabilities, older people and families with children.

Adaptable apartments are to be detailed in pre- and post- adaption drawings and documentation provided to facilitate the future modification of areas for inclusion of accessible features cost effectively if and when required.

Adaptable apartments are to be distributed equitably, providing a choice of levels, aspect and price range.

At the time of construction the adaptable apartment is to be provided with the following:

- the entry door and at least one bedroom and one bathroom and the laundry are to include circulation spaces to meet the requirements of Adaptable Housing (currently AS 4299) and including minimum clear door openings of 850 mm
- the bathroom is to include a WC pan located adjacent to a fixed wall to allow for future installation of grabrails; a shower recess which does not have a hob; and walls that can accommodate grabrails
- floor surfaces are to be slip resistant
- adequate storage space is to be provided for discrete accommodation of mobility equipment
- the kitchen is to include a wall oven and adjacent bench space and designed to allow for future modification to meet all requirements of Adaptable Housing (currently AS 4299)
- light switches, power points and other controls shall be installed in accordance with AS4299
- all outdoor spaces, such as a courtyard, balcony or terrace, are to have the potential to be modified at minimal cost to be accessible
- private parking space that complies with the requirements for Adaptable Housing (currently AS 4299)
- a continuous accessible path of travel complying with the requirements of AS 1428.1 is to be provided to an accessible private parking space; accessible letterbox; accessible garbage and recycle disposal; additional storage where provided; and all common use facilities, such as a swimming pool, gym, barbecue and equitable use of landscaped areas.

5.4 Hotels and Accommodation

Hotel, serviced apartment and short-term accommodation developments are to include a continuous accessible path of travel and circulation spaces complying with AS 1428.1 from points of arrival, including public transport and parking, to all principal entrances, common use areas and facilities such as reception, lounges, restaurants, bars, function rooms and unique facilities, such as barbecue areas, swimming pools and gyms.

The paths of travel, including all pathways and corridors, are to have a sufficient width or passing bays to allow for two wheelchair users to pass.

Where sound amplification or public address systems are used in auditoria or the like, a listening system to aid people with hearing impairment is to be provided. Provision should be made for the inclusion of visual emergency alarms for patrons who are deaf or hearing impaired.

A unisex accessible sanitary facility with a design that meets the requirements detailed in Section 3.3 Amenities is to be provided wherever toilets for the public are provided. In areas of high use, such as function areas, a sanitary facility for people with ambulant disabilities complying with AS 1428.1 is to be provided in the gender-specific facilities. Where showers are provided for public use, a unisex accessible sanitary facility is to include a shower.

Facilities for staff are to include equitable provisions for people with disabilities, including parking, unisex accessible sanitary facilities, tea break facilities and workspaces linked to an accessible path of travel.

Accessible units are to be distributed equitably, and a minimum of one family unit with an accessible bedroom and bathroom is to be provided in all developments.

Accommodation other than in sole-occupancy units, provided for:

- up to 10 persons is to include 1 accessible bed
- up to 49 persons is to include 2 accessible beds
- more than 49 and up to 99 persons is to include 4 accessible beds
- more than 99 persons is to include 6 accessible beds.

Accommodation in buildings containing sole-occupancy units:

- up to 20 units, to and within 1 sole-occupancy unit
- for more than 20 but not more than 45 units, to and within 2 sole-occupancy units
- for each additional 30 units or part thereof, to and within 1 additional sole-occupancy unit.

Where parking is provided for guests, an accessible car space is required for each accessible unit.

All accessible units which include outdoor spaces (such as a courtyard, balcony or terrace) are to be provided with an accessible path of travel to these areas.

All accessible units are to be provided with the following:

- all doorways with a clear opening of 850 mm and circulation space complying with AS 1428.1. Doors and lever handles are to be clearly identified with a minimum 30% luminance contrast with the surrounding surfaces. All controls are to be operable with one hand and shall not require tight grasping or twisting of the wrist. Controls are to be located at a height above the finished floor level to meet the requirements of AS 1428.1
- one bedroom capable of accommodating a queen-sized bed or twin beds is to include circulation space to provide a minimum of 1200 mm to any obstruction on the side of the bed and a diameter of 1540 mm at the base of the bed
- one bathroom with circulation space for the WC pan, basin and shower complying with AS 1428.1. All fittings, including grabrails, are to be provided to comply with AS 1428.1, including an accessible vanity basin with a shelf
- floor surfaces are to be slip resistant, stable and traversable by people using mobility equipment
- adequate storage space and a GPO for recharging is to be provided for mobility equipment, such as a wheelchair, scooter or portable hoist. Cupboards and drawers are to be provided with 'D' pull handles and within a reach range of 380 mm to 1120 mm for a front approach and 230 mm to 1350 mm for a side approach for a shelf 300 mm deep. The zone of common reach for an ambulant person with disabilities and wheelchair users for a shelf or counter 300 mm to 400 mm deep is 700 mm to 1200 mm above the floor. Adjustable shelving is best so that it can be arranged to suit the individual; however, drawers or slide out baskets are recommended. Clear floor space must be provided in front of storage cabinets, shelves, cupboards or drawers of not less than 800 mm x 1300 mm that allows either a forward or parallel approach by a person using a wheelchair
- an accessible desk is to be provided of at least 900 mm length at a height of 750 mm to 770 mm with an underside clearance of 730 mm to 750 mm for a minimum depth of 620 mm
- a stable chair is to be provided with a seat height of 400 mm to 450 mm and backrest of 750 mm to 790 mm above the floor; armrests 260 mm ± 40 mm above the seat and a seat depth of 400 mm to 450 mm
- the bed is to have an underneath clearance of 150 mm for use of a portable hoist. The height of the mattress top shall be not less than 480 mm and not more than 500 mm above the floor when compressed by a weight of 90 kg

- a telephone and controls for operating the radio, TV, air conditioning and lights shall be accessible from the bed
 - a telephone to be provided by the bed, fitted with volume control, visual alert signal and built in hearing aid coupler
 - large rocker style switches are preferred and are to be provided with contrast with the surrounding surface. Two-way light switches at the room entry and bed, GPO, telephone and data outlet are to be provided at 900 mm to 1100 mm above the floor. An illumination level of at least 300 lux is to be provided throughout and additional task lighting provided
 - emergency warning systems are to include audible, visual and vibrating alarms. Evacuation instructions are to be provided with raised, tactile and Braille equivalent
 - where a kitchenette is provided, the bench, sink, GPO and appliances are to be accessible
 - where a laundry is provided, the tub and any appliance are to be accessible. A securely fixed drop-down ironing board is recommended.
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