

## DS 1.4 – Access Standards for Buildings and Facilities

### 1.0 Introduction

#### 1.1 Purpose

This policy serves as a guideline to prescribe additional enhanced measures adapted from the Institute of Access Training Australia's *preferred requirements* outlined in their access audit checklists.

The criteria prescribed under part 4.0 of this policy was developed in response to the findings of the MARCIA PhD research project which found that many elements of the current *Disability (Access to Premises – Buildings) Standards 2010* were insufficient in meeting best practice access benchmarks for community members with a disability

#### 1.2 Scope

These measures are proposed to be applied to all Shire of Collie buildings and facilities as an enhancement to the criteria prescribed under the *Disability (Access to Premises – Buildings) Standards 2010*. For elements of buildings and facilities not addressed in these Standards the current *Disability (Access to Premises – Buildings) Standards 2010* are to prevail

### 2.0 Legislative Framework

- *Local Government Act 1995*
- *Disability Discrimination Act 1992*
- *AS/NZS 2890.6-2009*
- *AS 1428.1-2009*
- *AS 1428.2-1992*
- *AS 1428.3-1992*
- *AS 1428.4-2002*
- *AS 1428.5-2010*

### 3.0 Application of Policy

This policy applies to all Shire of Collie buildings and facilities

#### 4.0 Policy Provisions

4.1 Buildings and Associated Facilities are to have the following measures considered in design:

##### a) Accessible Car Parking

Enhanced Design Measures – Accessible Car Parking	Applicable Technical Standard
Provide elevated signs above designated accessible parking bay (DAPB) with blue international symbol.	AS / NZS 2890.6 – A3
If elevated signs are not visible from car park entry, provide directional signs to the DAPB.	AS / NZS 2890.6 – A3
Ensure that the vehicle path to the DAPB has a min. overhead clearance of <b>2500mm</b> .	AS / NZS 2890.6 Cl. 2.4
Ensure the DAPBs are adjacent to, or as near as possible, to the principal pedestrian entry of the building of facility.	N/A
Ensure the area for the DAPB is well lit and the lighting is even.	AS 1428.2 Cl. 19
If the DAPB is parallel (to the roadway / parking aisle), ensure it is a min. width of <b>3600mm</b> with an appropriate 1600mm wide x 7800mm long connecting pathway.	AS / NZS 2890.6 Cl. 2.2.2
Provide directional Tactile Ground Surface Indicators (TGSI) on any pathway adjacent to a DAPB, where a kerb ramp is at a mid-block or where there is not a direct path of travel.	AS 1428.4.1 Cl. 3.1 (c) (i)

##### b) Change / Shower Facilities

Enhanced Design Measure – Change / Shower Facilities	Applicable Technical Standard
Ensure the shower doorway has a min. clear opening width of <b>900mm</b>	AS 1428.1 Cl. 13.2
Ensure that taps are clearly identified as hot and cold (colour and text)	N/A
Ensure access to the main internal area has a min. clear space of 2450 x 2450mm to allow circulation for a 360° wheelchair turn	AS 1428.2 Cl. 6.3
Ensure appropriate clearance below washbasin suitable for wheelchair access for a child	AS 1428.3 Cl. 10.4 Obsolescent
Ensure drink fountain controls are at appropriate heights that are easy to use for children of each age group	AS 1428.3 Cl. 12.1 Obsolescent
Ensure taps are easy to operate for children of each age group	AS 1428.3 Cl. 12.3 Obsolescent
Door closures to be used by children, are to have a force less than 2.9N to open from 0-90 degrees.	AS 1428.3 Cl. 12.1 /12.2 Obsolescent
Accessible tables to be provided, at a height of 565-660mm	AS 1428.3 Cl. 13.2

for ambulant children with disabilities and at a height of 625-770mm for children using wheelchairs	Obsolescent
Ensure there is a provision of accessible wheelchair circulation spaces, being a min. 1300mm long and 800mm wide, for a parallel wheelchair approach, adjacent to shelves and benches	AS 1428.2 24.2(a)
Ensure the 1:14 ramps have landings every 2.2m (or 1:17 every 3.5m, or 1:22 every 4.2m) (note; requirements of changes in direction)	AS 1428.3 Cl. 7 Obsolescent
Ensure handrails on the landings of ramps are at a height of 825mm and at a consistent height of 860mm on the ramp	AS 1428.3 Cl. 7 Obsolescent

### c) Contrasts

Enhanced Design Measure - Contrasts	Applicable Technical Standard
Provide a clear colour and luminance contrast between bollards (e.g. contrasting strip close to the top) and the background and / or surrounding area	N/A
Provide a clear colour and luminance contrast between counter tops and supporting surface	N/A
Provide a clear colour and luminance contrast between any cupboards and door handles	N/A
Provide a clear colour and luminance contrast between emergency alarm buttons and the background and / or surrounding area	N/A
Provide a clear colour and luminance contrast between equipment controls (fans, air conditioners, heaters tec) and the background and / or surrounding area	N/A
Provide a clear colour and luminance contrast between exposed vertical building supports (posts, columns etc) and the background and / or surrounding area	N/A
Provide a clear colour and luminance contrast between flushing controls on toilets and the background and / or surrounding area	N/A
Provide a clear colour and luminance contrast between furniture and the floors	N/A
Provide a clear colour and luminance contrast between grab and hand rails and the background and / or surrounding area	N/A
Provide a clear colour and luminance contrast between kerb ramps and the background and / or surrounding area	N/A

Provide a clear colour and luminance contrast between lift buttons and the background and / or surrounding area	N/A
Provide a clear colour and luminance contrast between light switches and the background and / or surrounding area	N/A
Provide a clear colour and luminance contrast between lips and edges and the background and / or surrounding area	N/A
Provide a clear colour and luminance contrast between path edges and pathways and the background and / or surrounding area	N/A
Provide a clear colour and luminance contrast between poles and the background and / or surrounding area	N/A
Provide a clear colour and luminance contrast between power points and the background and / or surrounding area	N/A
Provide a clear colour and luminance contrast between ramp edges and the background and / or surrounding area	N/A
Provide a clear colour and luminance contrast between shower doors and curtains and the background and / or surrounding area	N/A
Provide a clear colour and luminance contrast between taps and the background and / or surrounding area	N/A
Provide a clear colour and luminance contrast between vertical and horizontal connections (e.g. floor and wall) and the background and / or surrounding area	N/A
Provide a clear colour and luminance contrast between window frames and the background and / or surrounding area	N/A

**d) Customer Service Areas**

<b>Enhanced Design Measure – Customer Service Areas</b>	<b>Applicable Technical Standard</b>
Where there is a reception counter / ticket or tellers booth provide a wheelchair accessible section at a height of 830 – 870mm with leg clearance at a height of 800 – 840mm underneath, for a min. length of 900mm	AS 1428.2 Cl. 24.1.1
Ensure that some of the seating provided in customer services is 450 – 520mm high, with armrests at a height of 220 – 300mm above the seat and a seat back	AS 1428.2 Cl. 27.2
Ensure customer service area is appropriately lit and is the lighting even	AS 1428.2 Cl. 19
Ensure display and information stands are within common reach ranges (230 – 1350mm) for wheelchair users (Note:	AS 1428.2 Cl. 22

different angles of approach e.g. side approach)	
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**e) Entrances**

<b>Enhanced Design Measure – Entrances</b>	<b>Applicable Technical Standard</b>
Provide an electric automatic self-opening door that has an opening width of 900mm	N/A
If the automatic door has a control push button ensure controls are a min. of 25mm dia., proud of the surface (activating door before the button becomes level with surrounding surface) and at a height between 900 – 1200mm	AS 1428.1 Cl. 13.5.3 (b)
If there is a doorbell, ensure that it is accessible and easy to operate, and located at a height between 900 – 1200mm	N/A
Ensure there is appropriate lighting at the entry for night time use	N/A

**f) Emergency Egress / Evacuation**

<b>Enhanced Design Measure – Emergency Egress / Evacuation</b>	<b>Applicable Technical Standard</b>
Provide an accessible (e.g. appropriate door handle, clear door opening width, opening force) emergency exit in addition to the main entry	N/A
Provide clear, visible, accessible signage on emergency exits	N/A
Ensure there is a continuous accessible path of travel from the building to any nominated assembly area (e.g. firm path, no steps or stairs, well lit)	N/A
Ensure there is a continuous accessible path of travel from the building to any nominated assembly area (e.g. firm path, no steps or stairs, well lit)	N/A
Provide audible emergency alarms in the building	N/A
Provide visible emergency alarms in the building	N/A
Provide refuge places for people with mobility difficulties on levels above the main entrance	N/A
Provide audible security alarm at any security checkpoints	N/A
Provide visible security alarm at any security checkpoints	N/A
Ensure that any fire hoses and extinguishers are located at a height between 700 – 1200mm	N/A
Ensure that the emergency management plan located at an accessible height in a public area in an accessible format (e.g. large print, tactile, Braille)	N/A

**g) Hearing Augmentation**

<b>Enhanced Design Measure – Hearing Augmentation</b>	<b>Applicable Technical Standard</b>
Provide hearing augmentation in public accessible rooms that have capacity for 5 or more participants	AS 1428.5 – 3
Provide hearing augmentation in any lift to assist with communication in an emergency	AS 1428.5 – 3
Ensure that any rooms where there are presentations, training or entertainment that any seating provides good lines of sight for lip reading	N/A
Ensure there is effective lighting for lip reading and sign language interpreters	N/A
Consider acoustic design elements to reduce noise (e.g. rubber tips on furniture legs, soft furnishings, low pile carpet, double glazing, quiet equipment etc.)	N/A

#### **h) Kitchen/Dining/Canteen Areas**

<b>Enhanced Design Measure – Kitchen/Dining/Canteen Areas</b>	<b>Applicable Technical Standard</b>
Ensure any counters have a wheelchair accessible section at a height between 830 – 870mm for a min. length of 900mm and a leg clearance underneath at a height between 800 – 840mm for a min. length of 900mm	AS 1428.2 Cl. 24
Ensure the sink / basin is accessible to people in wheelchairs at a height between 770 – 800mm with leg clearance height underneath between 640-650mm with appropriate unobstructed circulation space	AS 1428.2- A5
If there is a canteen / servery window ensure it has a wheelchair accessible section at a height between 830 – 870mm with a leg clearance underneath at a height of 800mm	AS 1428.2 Cl. 24
Ensure any operative components of any vending machine, for pre-packaged food and drink is accessible and at a height between 700 – 1200mm	AS 1428.2 Cl. 29
If seating is available, ensure it is at a height of 450 – 520mm with armrests located at a height between 220 – 300mm above the seat and backs	AS 1428.2 Cl. 27.2
If tea and coffee facilities are provided (other than vending machine), ensure the highest operable components are located at a height between 900 – 1100mm	N/A

#### **i) Landscaping**

<b>Enhanced Design Measure – Landscaping</b>	<b>Applicable Technical Standard</b>
Ensure pathways are free from plant species that develop	N/A

overhanging foliage, and / or leaves or drop seed pods, berries, leaf and bark litter	
Ensure landscape designs, materials, plants, etc., that contribute to pedestrian safety	N/A
Where possible utilise plantings to provide orientation or direction cues for people with vision impairment e.g. distinctive scents, sounds, appearance or texture	N/A
Ensure any planter boxes are appropriately located clear of any pathway	N/A

**j) Lifts-Passenger**

<b>Enhanced Design Measure – Lifts-Passenger</b>	<b>Applicable Technical Standard</b>
Provide appropriate wheelchair circulation space with floor size of 1700 x 1900mm	AS 1428.2 – Cl. 12
Ensure any handrails have appropriate colour and luminance to the background and / or surrounding area	N/A
Ensure walls in lift are of a non-reflective material	N/A
Ensure emergency procedures in the event of a lift malfunction are in an accessible format	N/A

**k) Stage / Assembly Spaces**

<b>Enhanced Design Measure –Stage / Assembly Spaces</b>	<b>Applicable Technical Standard</b>
Ensure there is some seating available which is 450 – 520mm high with armrests provided at a height of 220 – 300mm above the seat and back	AS 1428.2 Cl. 27.2
Ensure boundaries of any stage or podium are defined by barriers or an appropriate contrast to the floor surface, (colour and texture)	AS 1428.2 Cl. 26.2
Ensure all stage / podium controls are able to be operated by a person when seated	AS 1428.2 Cl. 26.2 (b) / 6.3
Ensure there is appropriate lighting to the area Provide clear, concise signage, incorporating Braille and tactile components that identifies all elements e.g. toilet, emergency exits	N/A

**l) Signage**

<b>Enhanced Design Measure –Stage / Assembly Spaces</b>	<b>Applicable Technical Standard</b>
Provide signage (including tactile and Braille) that is located at the main building entry, both inside and out, giving directional and general information about buildings and facilities including services and access for people with	N/A

disabilities	
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4.2 Public Domain Works are to have the following measures considered in design:

a) *Pathways (accessways)*

<b>Enhanced Design Measure – Pathways (accessways)</b>	<b>Applicable Technical Standard</b>
Ensure pathway is a min. of 1800mm wide	AS 1428.1 Cl. 6.3
Ensure that objects on pathway, such as seats, tables, drinking fountains, bins etc have luminance contrast (intensity of light reflected) of not less than 0.3 (30%) to background or surrounding surfaces	AS 1428.2 Cl. 27.1 (b)
Ensure the edges of the pathways are in colour contrast to their background (e.g. colour strip or grass on same ground surface)	N/A
Provide seating at a height between 450 – 520mm with armrests between 220 – 300mm above the seat with a back provided along the pathway at a minimum of every 60m along the pathway set back a minimum of 500mm	AS 1428.2 Cl. 27.1 (a)
Ensure there is uniform appropriate lighting along length of pathway for night time use	N/A
Install warning (hazard) TGSIs at changes in direction along the pathway	AS 14.28.4.1 Cl. 3.2 / 3.3
If there is a childproof gate ensure that it has an accessible doorbell or intercom system, located at a height between 900 – 1200mm, which can be heard from inside the premises	N/A
If the entrance / childproof gate is located within a continual height fence, ensure it is highlighted to assist recognition by a child or a person with vision impairment	N/A

b) *Playgrounds*

<b>Enhanced Design Measure – Playgrounds</b>	<b>Applicable Technical Standard</b>
Provide designated accessible car parking in any onsite car park, close to the entry of the playground	N/A
Provide a continuous accessible path of travel, with a min. width of 1800mm to the playground from the property boundary and accessible car park	N/A
Provide a continuous accessible path of travel through the playground	N/A
Provide a firm, slip resistant pathway with a surface texture that is traversable by a person using a wheelchair to and through the playground equipment	N/A



Ensure appropriate directional and hazard TGSIs are provided where required on the pathways	N/A
Ensure that objects along the pathways such as seats, tables, drinking fountains, bins etc. are set back a min. of 500mm	N/A
Ensure that objects along the pathways, such as seats, tables, drinking fountains, bins etc. have an effective contrast to surrounding areas	N/A
Ensure edges of pathways are in contrast to the surrounding / background area	N/A
Provide clear lines of sight from any seating / viewing areas to and over the play equipment	N/A
Provide shade / shelter over play equipment and seating	N/A
Provide a variety of accessible play components including ground level and above ground components	N/A
Provide appropriate seating for children and adults with backrests and armrests	N/A
Provide accessible facilities e.g. drink fountains, toilets, change tables	N/A
Ensure there is uniform appropriate lighting to the area	N/A
Provide clear concise signage	N/A

*c) Ramps*

<b>Enhanced Design Measure – Ramps</b>	<b>Applicable Technical Standard</b>
Ensure that ramp has a slope / gradient no steeper than 1:20	AS 1428.1 Cl. 10.3 (a) (b)
Ensure ramp has an obstructed width of 1800mm in between handrails	AS 1428.1 Cl. 6.3 / 10.3 (e) / 12
Ensure handrails have a consistent min. height of 900mm throughout the ramp and any landing	AS 1428.1 Cl. 12 (e)
Ensure the edges of ramps have colour contrast to their background	AS 1428.2 Cl. 8.4.5
Provide uniform lighting of the ramp for night time use	AS 1428.2 Cl. 19
Ensure that handrails are of non-reflective material and are a contrasting colour to the background	N/A

*d) Kerb Ramps*

<b>Enhanced Design Measure – Kerb Ramps</b>	<b>Applicable</b>
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	<b>Technical Standard</b>
Ensure the openings of kerb ramps are a min. of 1500mm wide	AS 1428.1 Cl. 6.3
Install TGSIs (hazard) indicators at kerb ramps on the accessway (width x 600 – 800mm, setback 300mm + 10mm)	N/A

*e) Stairs*

<b>Enhanced Design Measure – Stairs</b>	<b>Applicable Technical Standard</b>
Ensure there is minimum clearance of 1200mm between handrails	AS 1428.1 Cl. 11.2 (b)
Ensure tread heights are between 150 – 165mm and tread depth is between 275 -300mm	AS 1428.2 – Cl. 13.2
Ensure there is appropriate, uniform lighting of the stairs for night time use	N/A
Install handrails that are of a non-reflective material and that have a contrasting colour to the background	N/A

*f) Tactile Ground Surface Indicators*

<b>Enhanced Design Measure – TGSIs</b>	<b>Applicable Technical Standard</b>
Install directional TGSIs on any pathway adjacent to where a kerb ramp is at a mid-block section or not on a direct path of travel	AS 1428.4.1 Cl 3.1 (c) (i)
Install warning TGSIs at changes in direction in conjunction with directional TGSIs, along the pathway to the Principle Pedestrian Entrance	AS 1428.4. 1 Cl. 2.1 / 2.2 / 2.3
Install hazard TGSIs prior to existing kerb ramps on the pathway (width x 600 – 800mm, setback 300mm + 10mm)	N/A
Install directional TGSIs to provide direction to key elements such as bus stops, kerb ramps, street furniture, toilets, train platforms and road crossings	AS 1428.4. 1 App. D
Ensure that TGSIs are used with consistent application throughout a given area	AS 1428.4. 1 App. A 3.1
Ensure TGSIs are well maintained	N/A

*g) Spectator facilities*

<b>Enhanced Design Measure – Spectator facilities</b>	<b>Applicable Technical Standard</b>
Ensure that any public address system has a text alternative to assist people who are deaf or hearing impaired	N/A
Provide an accessible storage area for mobility aids off any path of travel	N/A
Install easy to grip handrails (hoop design or similar) on any	N/A

stairs within a tiered grandstand or similar seating area	
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*h) Accessible Toilets*

<b>Enhanced Design Measure – Accessible toilets</b>	<b>Applicable Technical Standard</b>
Install a sliding self-opening door with an opening width of 900mm or greater	<b>AS1428.1 Cl. 13.2</b>
Install an emergency alarm in the cubicle for users requiring assistance	
Ensure the door handles or controls have a colour contrast to the background	
Provide appropriate lighting inside toilet	
Ensure taps are clearly identified as hot and cold (colour and text)	
Install a drop down grab rail on transfer side of pan	

**4.3 Matters not considered under parts ‘1’ and ‘2’ of section 4.0 of this policy**

Instances where the criteria prescribed under part 4.0 of this policy does not sufficiently consider the project at hand are to be considered as follows:

- a) Research and adopt ‘best practice’ standards within the industry for the project or scenario at hand; and/or
- b) Consult with DDA user panel established under the MARCIA PhD research project for best practice solution.

**5.0 Unjustifiable Financial Hardship**

Should the cost of adopting a measure prescribed under part 4.0 of this policy be proven in isolation, or in aggregate, to exceed 15% of the cost of the total project valuation then it is deemed by the Shire of Collie to constitute ‘Unjustifiable Financial Hardship’. In this instance only reasonable measures are to be adopted to ensure the financial viability of the project.

Note that this does not apply to grant funding obtained in the interest of providing best practice disability access to an existing or new site.

**Policy Adoption and Review**

Council meeting held:	15 December 2020
Adopted by Minute No:	8631
Date to be reviewed:	November 2023
Previous Revision:	