

Guide to this Report

1	Regulatory and Statutory Requirement for Action	Unless the audited premises are to be extensively modified and thus require at least compliance with the BCA, for existing buildings there is no regulatory requirement for rectifications. Instead, the need for rectifications must be assessed by those responsible for the premises in light of the objectives of the DDA, as embodied within Standards under it (such as the Disability Standards for Accessible Public Transport, Education and Employment [proposed]), and in light of the possibility of action being successfully taken under the DDA by an aggrieved building user.
2	Prioritisation	Prioritisation of rectifications in this report is based on Authority, Occupancy, and Deferment Option. 'Authority' is a document containing requirements or recommendations (or opinions as noted below).
		A further basis of prioritisation that might be appropriately applicable is the amount by which something is deficient -see Variance below.
	Authority	Authority is categorised as Primary and Secondary.
		Prioritisation in terms of Authority is based on Primary Authority Ranks and Priority Levels.
		The Primary Authorities are: <ul style="list-style-type: none"> ● Building Code of Australia (BCA); ● Proposed Access Code for Buildings (ACB); ● Advisory Notes on Access to Premises (ANAP) issued by the Human Rights and Equal Opportunity Commission.
		The Secondary Authorities are Australian Standards. The key standards are AS1428, AS1735, and AS 2890. See further separate list.
		The Primary Authorities typically rely for technical detail upon Secondary Authorities, that is, the Primary Authorities invoke provisions of Secondary Authorities. For this report, the Primary Authority does this by an "invoking clauses" which reference "invoked clauses" of the Secondary Authority.
		Tertiary authorities are recognised texts, of which 'Building Sight' (BS) is one. See further separate list. Tertiary authorities are not invoked or referenced by any of the Primary Authorities, however, the reliability of the texts means that they may be regarded as according with the goal and scope of ANAP.
		Quaternary authority is the opinion of the author.
	Primary Authority Ranks	Reports are grouped into Primary Authority Ranks A to E, ranked on the same basis as the numerical Priority Levels above. The primary authority ranks accommodate the fact that some of the provisions of the ACB and BCA relate to the same feature but are of different requirements. In other words, in these instances, the ACB provisions replace those of the BCA.
	Priority Levels	<ul style="list-style-type: none"> ● Level 1 relates to the requirements of the BCA, or to matters not specifically covered by the BCA but that require urgent attention (such as hazards); ● Level 2 relates to the ACB; ● Level 3 relates to ANAP; ● Level 4 relates to recommendations of published guidelines (e.g. BS); ● Level 5 relates to the judgment of the auditor.
		The Groups are not cumulative, hence, for example, Group 2 represents requirements additional to those of Group 1. The greater the number of Groups satisfied, the greater the probability of satisfying the DDA
	Report Authorities and the DDA	The DDA is complaints-based legislation with no detailed compliance criteria. However, satisfaction of the Authorities upon which this report is based will increase the likelihood of satisfying the objectives of the DDA.
		Generally, the greater the cumulative number of Authorities satisfied, commencing with Priority 1, BCA, the greater the probability of satisfaction of the DDA.

Item No.	Feature	No. of Instances
2	Occupancy	<p>This is a very approximate indication of users who most typically use or are invited to use the rooms and spaces of a facility. A = All patrons/occupants, including the general public; S = Specific "patrons", such as students or patients; P = Professional and Administrative personnel; M = Maintenance personnel.</p>
	Deferment Option Rating	<p>Where a sequential rectification program is necessary, e.g. because of cost constraints, generally rectification for publicly accessible areas should be effected before student, staff and maintenance personnel areas; rectifications for student areas may need to be effected before staff and maintenance personnel areas; and staff areas may need to be effected before maintenance personnel areas.</p> <p>This indicates the opportunity that might reasonably be regarded as existing for rectifying deficiencies at a future date.</p> <p>Five ratings are used in this report: 0, 1, 2, 3 and 9 as follows: 0 = no deferment is appropriate, as would apply to a building feature or space to which the public is openly invited; 1 = short-term deferment might be justifiable; 2 = medium term deferment, 3 = long-term deferment, e.g. for a staff area in relation to which suitable arrangements can be made with a new staff member pending completion of rectifications; 9 = indefinite deferment.</p> <p>Ratings appearing under "Safety" and Emergency Egress" should all be regarded as "0".</p>
3	Variance	<p>This is the amount by which the feature or attribute is deficient. Together with priority and deferment rankings, variance might also be a basis of prioritisation, for example, where the variance is extremely small. However, care should be exercised in applying this because even a small difference in the size or quality of a feature or attribute could disadvantage or exclude a building occupant.</p>
4	Prioritisation in terms of features and attributes	<p>Prioritising rectifications on the basis of features or attributes is inherently problematical. For example, with respect to features, handrails may be as important to ambulant people with a disability as, say, ramps are for people who use mobility appliances (although handrails can also be useful for people with mobility appliances), or as hearing augmentation and visible communication systems are for people with a hearing impairment. With respect to attributes, prioritisation infers that the needs of one group of people is more important than those of another - a difficult proposition to substantiate. One criterion for prioritisation that has some legitimacy is the proportion of the population of people with disabilities represented by the various disability groupings, such as people with vision impairment or people who use mobility appliances. The characteristics of the most typical patrons, assuming that the degree of typicality can be established, is another possible basis for prioritisation.</p> <p>This report does not assess priorities in these terms.</p>
5	Cost Estimates	<p>Cost estimates are not site-specific and hence reflect a very wide range.</p> <p>Site specific cost estimates should be obtained from a building cost consultant.</p>
6	Instances of Locations, Features and Deficiencies	<p>A Location may have more than one Feature, and a Feature may have more than one Deficiency, consequently, the numbers of Locations, Features and Deficiencies in the various summaries in this report will not necessarily correspond.</p> <p>Deficiency counts</p> <p>The counts of deficiencies in this report provide an approximate indicator of the types of deficiencies found on campus.</p> <p>A low count for a type of deficiency does not necessarily mean that the deficiency is insignificant. For example, the absence of a single sanitary facility in a building or floor of a building may render that building or floor effectively unavailable for some people with disabilities.</p>
7	Authority and clause citations	

Authority citations	<p>If the Primary and Secondary Authorities are identified in the body of this report, they are indicated in the following form:</p> <p>[ACB] Only a Primary Authority applies (a Secondary Authority is not invoked)</p> <p>[BCA > ASxxxx.0000] A Primary Authority invokes a Secondary Authority (e.g. an Australian Standard)</p> <p>[ACB > ASxxxx.0000 (ASxxxx.0000)] A Primary Authority invokes a Secondary Authority (e.g. an Australian Standard) which, in turn, invokes another Secondary or Tertiary Authority (e.g. an Australian Standard).</p> <p>[ANAP; BS] The Primary Authority does not invoke a subordinate Authority, but the subordinate authority (e.g. the Tertiary Authority, BS) can be adduced from the Primary Authority).</p>
Invoked & invoking clauses	<p>If invoked and invoking clauses are identified in this report, they are indicated in the following form:</p> <p>[ANAP > ASxxxx-0000 :: Cl. 5.13 > Cl.11.2] A Primary Authority invokes a Secondary Authority (e.g. an Australian Standard). In this example, the invoking clause is 5.13 (of ANAP) and the invoked clause is 11.2 (of ASxxxx-0000)</p> <p>[ACB > ASxxxx.0000 (ASxxxx.0000) :: Cl. 5.13 > Cl. 11.2 (Cl. 6.3)] A Primary Authority invokes a Secondary Authority (e.g. an Australian Standard) which, in turn, invokes another Secondary or Tertiary Authority (e.g. an Australian Standard). The invoking clause is 5.13, the invoked clause is 11.2, and the clause of the subsidiary Secondary or Tertiary Authority is 6.3).</p>

Item No.	Feature	No. of Instances
8	Explanation of Attributes	<p>Analysis in terms of attributes is intended to facilitate assessment of accessibility with respect to user groups and performance requirements. More than one Attribute will typically apply to many persons with a disability.</p> <p>BalanceSupport Availability of suitable handrails on steps, stairs, and inclined accessways (ramps and walkways). This category also includes the function of pulling along (e.g. on a ramp) or up (e.g. from a toilet pan), or lowering down (e.g. onto a toilet pan).</p> <p>Cognisability Cognisability of environment, including visible, audible and tactile intelligibility of signs and information, and way-finding generally.</p> <p>EmergencyEgress Suitability, including for people with disabilities, of emergency egress provisions: alarms, exit signs, egress paths/facilities.</p> <p>Operability Facility of operating devices, such as control buttons and door handles, to be: a) operated by people with manipulatory impairments; b) reached (including by people in wheelchairs or by very short or very tall people).</p> <p>Personal Amenity Usability of sanitary facilities (toilets, bathrooms, showers).</p> <p>Refreshments Accessibility of kitchens, tea-making facilities and food/drinks vending machines.</p> <p>Safety Absence of injurious features and conditions</p> <p>Services Opportunity for: a) transacting business with facility staff at counters; b) participating in social activities (e.g. theatre attendance).</p> <p>Sufficiency Availability and distribution of features (e.g. car spaces, wheelchair accessible toilets, theatre wheelchair spaces).</p> <p>Wheelability a) Trafficability of pedestrian surfaces for wheelchairs and wheeled mobility appliances. It is also a de facto criterion for trafficability of pedestrian surfaces for ambulant people with ambulatory impairments. b) Availability of space for wheelchair access.</p>