



10 July 2023

CWPM - BATHURST
265 Durham Street
BATHURST NSW 2795

Attention: Daniel Milne
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Dear Daniel

COOMA HOSPITAL KEY WORKERS ACCOMMODATION

DESIGN FINALISATION

REPORT ON ACCESS FOR PEOPLE WITH DISABILITIES

The Key Workers Accommodation as outlined in the drawings listed below need to meet NCC and referenced standards including one accessible unit to AS1428.1.

This report outlines what is proposed and access requirements.

Drawings

Nº	REVISION	DRAWING TITLE
A10-002	16/06/23	Location Plan – South Block
A12-001	16/06/23	Demolition Plan – Ground Level
A20-002	16/06/23	Site Plan – South Block
A22-002	16/06/23	South Block – Floor Plan – Ground
A22-003	16/06/23	South Block – Floor Plan – Level 01
A40-002	16/06/23	South Block – Roof Plan
A50-003	16/06/23	South Block – Building Elevations
A51-002	16/06/23	South Block – Building Sections
A90-001	16/06/23	Contextural Study – South Block
A90-002	16/06/23	Shadow Diagrams – South Block – Sheet 01

Access Provisions

1. Parking

Parking exists on site as per the location plan. The parking spaces need to meet AS2890.6 and the path of travel from this parking needs to meet AS1428.1.

A kerb ramp to AS1428.1 to connect parking to the access ways is required.

2. Access From Parking to New Building

Alternatively parking to AS2890.6 can be provided close to the new accommodation block.

The path to be a maximum 1000mm wide plus 600mm either side at same grade or a wall/kerb a maximum 1 in 20 grade (with landing at maximum 15m) and maximum 1 in 40 at turning points. Maximum cross fall to be 1 in 40.

3. Access to Building

The stairs to meet AS1428.1 including closed risers, handrails each side and extended ends, contrast nosing and TGSi.

There should be no step from path to deck and into the accessible unit.

Accessible gate to meet AS1428.1 for a door.

4. Accessible Unit

Doors to be a minimum 920mm leaf (for a minimum 850mm clear opening) with handrails to AS1428.1.

Decals to AS1428.1 to all full height and frameless glass.

Ensuite to meet AS1428.1 and include all details for pan, basin and shower (including coat hooks).

Kitchenette to be accessible with a 870mm high bench, access under sink to AS1428.1 Figure 45, a general power outlet, operational part of taps and other controls a maximum 300mm from front of bench.

Desk to be at 770mm height to top and 720mm clearance under.

Access to deck to be flush.

5. Indoor Entertainment Room

Active leaf of door to meet AS1428.1.

Tea point to be accessible with a 870mm high bench, access under sink to AS1428.1 Figure 45, a general power outlet, operational part of taps and other controls a maximum 300mm from front of bench.

6. General

Doors to contrast with adjacent walls.

Door hardware to AS1428.1.

Yours faithfully



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Director

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