22nd December 2015

Alex Soovoroff
Align Projects
GF 258 Stanmore Road
Stanmore NSW 2048
M: 0405 565 640
E: alex@alignprojects.com.au

Dear Alex,

RE: Bathurst Aged Care – Stanley Street Bathurst NSW Development Application Accessibility Report v1

Please find the accessibility assessment report with regards to the proposed 2 x level Residential Aged Care Facility (RACF) at Stanley Street in Bathurst by Opal Aged Care as designed by Group GSA and managed by Align Projects.

The report has made comments in relation to the supplied documentation drawing issue by Group GSA on 17th December 2015 by DropBox link.

The following audit and recommendations are made in accordance with the mandatory requirements of the:

- Disability Access to Premises Standards 2010 (DDA Access Code),
- Building Code of Australia 2015 - Parts D3, E3,
  and
- Accessibility Standards: AS1428.1:2009, AS1428.4.1:2009, AS2890.6:2009, AS1735.12:1999.

These standards specifically outline minimum standards and are intended to deliver a supportive inclusive environment for people with a wide range of disabilities and mobility challenges including vision and hearing impairment, mobility and strength difficulties as well as psychiatric and cognitive disabilities.

Residents, who can also experience confusion and anxiety as a result of medication, are the most important users of the facility, while functionality and wellbeing of staff, family and visitors are also important. The Disability Discrimination Act 1992 sets out to ensure

equitable and dignified access for all, including those who are aging and living in an enabling "home" environment of a Residential Aged Care Facility.

There are occasions where the specifics of the standards can compromise the health and safety of residents and staff, such as two-sided toilet assistance – these will be assessed on their merits and Alternative Solutions could be considered where deemed necessary by the Principal Certifying Authority who will administer the Construction and Occupation Certifications.

The drawings provided for this assessment are DA-0001-B, DA-0100-B, DA-0200-A, DA- 1100-B, DA-1110-C, DA- 1200-A, DA-2000-C, DA-2001-B, DA-2002-B, DA-3000-B, DA-3001-B, DA3100-B and DA8400-B.

- **Project Overview**

The proposed Residential Aged Care Facility is located 2.2km from the Bathurst city centre, 1.1km from the Bathurst Base Hospital and John Matthews Sports Complex. There are views across natural landscape towards the Macquarie River, to the north-east and shares a boundary with a single storey child-care centre.

There are two levels of accommodation, set back and separated from Stanley Street with an open car park for 46 vehicles, 2 of which are dedicated accessible parking bays, separated by a shared zone and located as close to the building's principal point of entry as possible, which has a Porte Cochere for drop-off and pick-up by private and staff vehicles, taxis and mini-busses. A continuous pedestrian accessible path of travel from the allotment boundary is also shown on the issued drawings.

From the dedicated accessible parking bays, through the Porte Cochere, there is a continuous accessible path of travel into and throughout the building, which includes a main block with services and staff facilities on the ground floor and common areas for residents over on level 1. The floors are connected by 2 x passenger lifts and a common open stairway in close proximity to the lifts.

This main block connects on both levels to 4 accommodation wings providing 164 beds within 146 rooms. There are lounges provided for each wing on both levels and on the ground floor, there is an open dining area served by a comprehensive kitchen and servery.

The main block's ground floor has utility areas such as loading dock, garbage, fire control, laundry, maintenance shed, kitchen and storage. For health and safety reasons, these areas will be exempt from access for a person with a disability. The ground floor of the main block will provide accessible features to the café/main entrance and toilet, reception and the admin area, the holding room, corridors and salon.

On level 1, the main block has shared and common facilities for residents and staff that are accessible, such as the TV room, administration offices, staff areas, multi-purpose room, quiet room, toilets, dining area, balconies, nurse stations and treatment rooms. The exempt areas on level 1 are dirty utility, store rooms, cleaner, servery/wash-up.

- ## General access into the building

A pedestrian accessway is provided to the principal (main) point of entry from the furthest row of bays in the car park, which will be clearly marked, be firm, level and slip resistant, without any lip or trip hazard greater than 3mm, drainage grates with small/narrow openings and gradients no greater than 1 in 20. Where ramps, threshold ramps and/or step ramps are introduced, these will comply with the requirements of the BCA and AS1428.1:2009. The required accessible connection from this pathway to the allotment boundary is included.

The car park driveway extends to a Porte Cochere at the main entry to the building, which has landings internally and externally that are level, slip resistant, with at least 30% luminance contrast, appropriate directional and instructional signage and all features to satisfy AS1428.1:2009. The door will have a clear opening of at least 850mm for the operable leaf, if not fully automated. All doors entering the building from the outside will be accessible other than doors to areas that are considered exempt.

Level access (or threshold ramp) will also be provided to balconies and terraces through doors that have all the required accessible features as set out in AS1428.1:2009.

- ## Access within and throughout the building

This Residential Aged Care Facility is classified by the Premises Standard (APS) and the Building Code of Australia (BCA) as follows:

"aged care building means a Class 9c building for residential accommodation of aged persons who, due to varying degrees of incapacity associated with the ageing process, are provided with personal care services and 24-hour staff assistance to evacuate the building during an emergency."

In and throughout common areas, the standards require the following access:

- "From a pedestrian entrance *required* to be *accessible* to at least one floor containing *sole-occupancy units* and to the entrance doorway of each *sole-occupancy unit* located on that level" and

- "To and within not less than one of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, *swimming pool*,

common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunchroom, lounge room, or the like".

By building classification, access is required to all common parts of the building normally used by the occupants and up to the front doors of each sole occupancy unit, except those required to be accessible. The Access to Premises (Buildings) Standard and Building code of Australia table 3.1 requires that in a class 9c building where between 101 and 200 sole occupancy units are provided that 7 of the units are totally accessible and compliant with AS1428.1. These are not shown on the drawings as it is the repeated and successful policy of the operator and their project managers to prepare and submit an Alternative Solution, prepared by Morris Goding Access Consulting, to the Principal Certifying Authority that satisfies the relevant Performance Requirements.

The design of the corridors includes allowance for two wheelchairs to pass each other and/or make a 180° at the corridor 'dead ends'.

- ## Access to and around the common outdoor area

No documentation has been provided showing common outdoor areas, which will be provided with all accessible features and facilities, including cues and landmarks to assist with orientation wide pathways. Plants in landscaped areas will be non-toxic and non-injurious and do not attract pests or create tripping hazards from falling leaves, seed pods, branches etc.

Accessible paths of travel will be provided to all key features and facilities throughout the landscaping and be at least 1200mm wide where straight, 1500mm where curved and 1800mm where passing of two wheelchairs is required. There will be a maximum cross-fall of 1 in 40 and paths will be designed and built to avoid ponding, which creates a slip-hazard.

Any and all outdoor furniture and/or facilities will have at least 30% luminance contrast to the background and seating will be to dimensions best suited to an aged-care facility.

- ## Exemptions

Areas exempt from access by people with a disability are the plant rooms, roof and loading facilities, waste handling areas and the like.

These specific areas on the ground floor are the loading dock, garbage, fire control, laundry, maintenance shed, kitchen and storage. Level 1 has exempt areas including dirty utility, store rooms, cleaner and servery/wash-up.
Although residents might be restricted from entering the staff area for their own safety, this area, its facilities and features are not exempt by the APS and the BCA. Clearly, it is likely

that nursing staff in a Residential Aged Care Facility need to be able bodied, but not all duties, including management, could be performed by a person with a disability, including a temporary disability. Staff and meeting rooms, staff sanitary facilities and administration spaces are not deemed exempt from access requirements.

• Access into and around rooms

The building has 4 wings radiating out from the central main block.
The accommodation schedule shows that there are 164 in 146 rooms:

Wing	Floor	Beds	Rooms
1	Ground Floor	16	16
1	Level 1	24	18
2	Ground Floor	18	18
2	Level 1	18	18
3	Ground Floor	24	18
3	Level 1	24	18
4	Ground Floor	20	20
4	Level 1	20	20
	Totals	**164**	**146**

As previously mentioned, the APS and BCA table 3.1 requires that, in a class 9c building, where between 101 and 200 sole occupancy units are provided, that 7 of the units are to be totally accessible and compliant with AS1428.1. This provision will be proposed as an Alternative Solution.

Even though the sole-occupancy units do not require access into and around the inside, it is recommended that best practice be applied by providing as many accessible features as possible, such as long lever mixer handles, slip-resistant surfaces, caution-controlled thermostatic mixing valves and the like.

• Accessible Car Parking

2 x dedicated accessible parking bays are provided in the car park, at locations as close as possible to the principal point of entry and comply with AS2890.6. Clear and compliant signage will make the dedicated accessible parking bays easy to identify.

Accessible car bays are 2400mm wide by 5400mm long adjacent to shared zone which is 2400 by 5400mm long with a bollard installed at the start of the shared zone - provided with the international symbol of access, to Australian Standards. These will be appropriately located and marked on the ground surface and indicated with yellow slip resistant lines

(unbroken between 80 and 100mm wide on all sides – except any side delineated by a kerb, barrier, wall).

A continuous accessible path of travel connects the accessible parking to the building's main entry.

- **Stairs**

There is a common open stairway inside the building in close proximity to the lifts. This stairway will be designed and constructed with all the accessible features required by the BCA and AS1428.1.

Stairs shall have opaque risers and nosings shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25 mm. Stair nosing profiles will also have a sharp intersection, be rounded up to 5 mm radius or be chamfered up to 5 mm × 5 mm. At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing.

The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall be 3mm or less. Where the luminance contrasting strip is not set back from the front of the nosing, then any area of luminance contrast shall not extend down the riser more than 10 mm.

Domed indicators near the end of the handrails will provide hazard warning for people with vision impairment or who are blind. If the facility management plan chooses to use Tactile Ground Surface Indicators (TGSIs), they shall be installed at the top and bottom of the stairway in accordance with AS 1428.4.1.

There are 5 x fire escape stairways – one at the end of each wing and main block. Detail drawings will be submitted at Construction Certification that show that stair treads have suitable offsets as required by AS1428.1:2009 to avoid varying the handrail height and/or having a sloping handrail on a level landing.

It is noted that, according to the BCA, although fire-isolated stairs do not need all the access features required by an open common area stair, if the stair is being used as a communication stairway between floors, it is subject to the application of AS1428.1:2009 as with a common open stairway. A facilities management plan will clarify the usage and therefore the applicable compliance.
Stair features will include handrails on both sides, contrasting step nosing strips on all treads, 30% min. luminance contrast between all stair doorways and adjacent surface/s, lever action

handles on stair doors with returns or similar to assist people with dexterity impairment. The handle to be installed between 900mm and 1100mm above the finished floor level.

All handrails of stairs will be installed with circular/elliptical handrails having 30 to 50mm diameter, with 270° clear arc around top of handrail (extending for 600mm min. height), installed between 865mm and 1000mm height above the step nosing, compliant with AS1428.1 Clause 12(d). Where a handrail terminates at the top of a flight of stairs, the handrail will extend 300mm (horizontal) past the step tread then turn 180° downwards or returns fully to post/wall, compliant with AS1428.1 Clause 11.2(e), fig 26. Where a handrail terminates at the base of a flight of stairs, the handrail will extend one tread width (at the same angle) plus 300mm (horizontal) from last riser, then turn 180° or returns fully to post/wall compliant with AS1428.1 Clause 11.2(d), fig 28(b).

- ## Ramps

No ramps are indicated within the building. Should ramps, step ramps and/or threshold ramps be incorporated anywhere in the development, including landscaping, they will comply with the requirements of AS1428.1:2009 Part 5.

All doors leading to/from the outside of the building will be level or have a threshold ramp with a maximum rise of 35mm, be no longer than 280mm and have a maximum gradient of 1 in 8.

Landings on either side of a threshold ramp will be of sufficient circulation dimensions for the navigation of a wheelchair and have a maximum gradient of 1 in 40.

- ## Passenger Lifts

2 x passenger lifts form the vertical continuous accessible path of travel and will comply with AS1735.12. Both passenger lifts will have internal dimensions of at least 1100 wide x 1400mm long with a clear door opening of at least 900mm. The centre-line of standard lift call buttons in all lift lobbies will be located at a height of between 900 and 1200mm above the finished floor level and an internal lift control panel with centre line of control buttons located at a height no less than 700mm and no greater than 1250mm above FFL. The components of the floor level buttons shall possess Braille, raised tactile symbols and numbers, visual and auditory indicators.

An internal handrail installed at a height between 850 and 950mm with the handrail ends no more than 500mm away from any operating device or button. There will be emergency hands free communication, including a button to alert a call centre of a problem and a signal light to confirm that call has been received, as well as automatic audible information within the lift car to identify each level the lift stops - appropriate visual and audible arrival signals of the lift car

in all lift lobbies and appropriate audible range and frequency, (between 20 and 80dbA at maximum frequency of 1500 Hz), compliant with DDA Access Code Table E3.6(b).

- **Tactile Ground Surface Indicators (TGSI's)**

It is preferred, allowed and advised that the use of tactile ground surface indicators is limited, due to the risk as a trip hazard. Where circumstances allow, the warning effect of TGSIs to blind people and those with vision impairment will be substituted by domed buttons between 4 and 5mm high and between 10 and 12mm in diameter on the top of handrails and positioned between 140 and 160mm from the handrail end, as per AS1428.4.1.

Where TGSI's are installed, they will be slip-resistant and have the following minimum luminance contrast values against the background surface, compliant with AS1428.4.1: Integrated TGSI's (ie. tiles) require at least 30% luminance contrast, discrete TGSI's (ie. the buttons) require at least 45% luminance contrast and composite TGSI's with 2 x materials/colours requires at least 60% luminance contrast.

- **Floor / Ground Surfaces and Slip Resistance**

Surfaces will be firm and slip resistant in wet and dry conditions. Carpet will have low-level pile and be securely attached to floor surface. The slip resistance of flooring systems used, will be traversable by a wheelchair or walking frame in accordance with HB198/AS4586. Minimum wet pendulum test ratings, where certification is required at OC Stage, include: 'V' rating: all ramps (not applicable), 'W' rating: accessible car bay areas and 'X' rating: stair nosings

- **Common and Staff Sanitary Facilities**

There are common and staff sanitary facilities throughout the development – one includes a shower and others only have a toilet and basin. There are 2 x common toilet and basin facilities on the ground floor and 2 x common toilet and basin facilities on level 1. These will be unisex accessible facilities with one on each floor being a left handed transfer and the other a right handed transfer. Within the staff area, there are dedicated sanitary facilities, including an accessible toilet, basin and shower contained within one cubicle. It appears that required special dimensions have been achieved sufficiently to rely on details to be provided a Construction Certification. The staff area also indicates separate male and female facilities. While these facilities don't require the same level of compliance, a male and female cubicle will be provided in each that satisfies the requirements for people with ambulant disabilities as defined in AS1428.1:2009.

- **Circulation and Usability Within Common Areas**

There are dedicated lounge and dining areas, servery, TV room, salon, café, staff room, multi-purpose room, nurse stations, treatment rooms, sitting areas, café and reception that all require fixed and loose furniture, joinery and equipment to allow for circulation of mobility aids. Serveries will allow for people who require service to and from a sitting position, dining furniture that allows meals to be taken from a wheelchair and lounge furniture that has seating with armrests to allow for ease of standing up from a sitting position.

All work stations will be technically height adjusted within the range of 700 to 850mm. If not all are adjustable, consideration for a proportion of workstations/desks to be provided as adjustable with the same dimension and finish as others to assist in reconfiguration for future work-place adjustment.

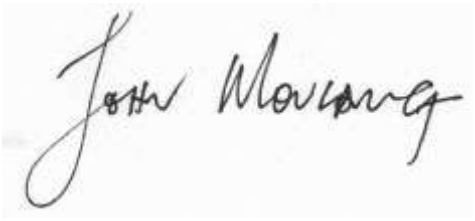
- ## Miscellaneous Items

Details and schedules will be provided assessed and audited at Construction Certification application for doors, finishes, fittings, furnishings, signage and colours.

- ## Conclusion

I conclude that the building, as designed, can progress through design development and be detailed to meet the legislative requirements.

Yours faithfully,



John Moulang
Senior Access Consultant
Morris Goding Accessibility Consulting

REPORT REVISIONS			
Date	**Version**	**Author**	Reviewed
28/01/2016	V1	John Moulang	