

PSE ACCESS CONSULTING

Access/Built Environment
Architectural Advice/Training
Adaptation/Certification/B.C.A
ACAA Accredited.

ACCESS/COMPLIANCE/CLARIFICATION.

10th November 2018.

SITE ADDRESS; 392 Galston Road Galston. Community Centre.

Access requirements for people with disability.

The plans assessed indicate all access requirements for the “Community Centre” component of this retirement village development are present with this report giving specifically the technical requirements of this community centre (As well as temporary community centre using two of the residential units 9 & 10 which will be converted back to residential on community centre completion) building and provided amenities.

- The as temporary community centre is of a single level without the features of the finished community centre basement level but the overall requirements of this State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, including amendment No. 2, legislation including requirements of access to the seventy sixteen (76) self-contained **Senior’s living (SEPP)** “*self-contained dwelling*” and accessible pathways between buildings.
- The Community Centre with gym/pool/cinema/library/hairdresser/doctor and facilities for employees and visitors parking is already designed and proposed to be built compliant with AS2890.6-2009 *Parking facilities-Off street parking for people with disability*.
- The wheelchair accessible lift provided for access all level of the buildings and has a lift car size no less than that required to be compliant with **AS1735.12 Lifts Escalators and Moving Walks, Section 2** (minimum 1100mm X 1400mm and door opening of 900mm). This will allows an unobstructed path of travel from the dedicated accessible (disabled) car parking spaces in this development for a person with disability.
- The lift car has the appropriate controls/grab rails and emergency phone/intercom system for operation by a person with disability satisfying the requirements of AS1735.12 Part 7.2 *Provision in lift cars* & Part 7.4 *Design* and NCC Table E3.6b.
- All internal staircases/ramps (Including ramp into pool) where required are proposed to comply with AS1428.1-2009 Clause 10.3 *Ramps*, Figure 14-19 & Clause 11 *Stairways*, Figure 26-29 in finish and construction detail with handrails compliant with AS1428.1-2009 Clause 12 *Handrails* with technical design Figure 14 & 15 *Ramp Handrails* and Figures 26 *Stair handrail*.

- All walkways/stairs/ramps have, where required and limited use due to aged care facility use, the required TGSI's at the top/intermediate and bottom landing compliant with **AS/NZS 1428.4.2 Clause 2.2.3 and Figure A1**, for technical requirements, with appropriate luminance contrast also included on stair nosing as per Figure 27 to comply with BCA/NCC 2016 Part D3.8 *Tactile indicators*.
 - TGSI's would be limited in use as residents with a vision impairment would, normal procedure, be oriented to the building and surroundings and all the relevant tactile signage cues of the community centre for location of paths of travel.
- The entrance doors, and all internal doors, and their circulation area are to the dimension mandated by **AS4299** as well as **AS1428.1** which is called into effect. The doors have a clear opening dimension of **minimum 850mm** compliant with **AS4299 Clause 4.3 entrances, doorways & circulation spaces** as well as with AS1428.1-2009 Clause 13.2 *Clear opening of doorways* and door circulation space dimensions compliant with AS1428.1-2009 Clause 13.3 and Figure 31.
- The BCA/NCC Part D3 *Access for people with disability* Clause 10 Swimming pools (c) calls for pools with a perimeter of 70 metres or greater to have provided "one accessible water entry/exit however due to the "functional use of the building/pool" this pool with a perimeter of less than 70 metres is provided with a ramp.
 - The pool ramp outer bottom handrail will not have the standard 300mm extension and turndown as this could pose OH&S issues for those in a transverse path of travel coming onto bottom landing to exit the pool by the ramp.
 - In this instance subject to a "performance solution" for their deletion (Performance solution detailed in **APPENDIX**) due to present OH&S issues.

D3.10 Swimming pools

- (a) Not less than 1 means of **accessible water entry/exit** in accordance with **Specification D3.10** must be provided for each **swimming pool required by Table D3.1 to be accessible**.
- (b) An **accessible entry/exit** must be by means of—
 - (i) a fixed or movable ramp and an aquatic wheelchair; or
 - (ii) a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or
 - (iii) a platform **swimming pool lift** and an aquatic wheelchair; or
 - (iv) a sling-style **swimming pool lift**.
- (c) Where a **swimming pool** has a perimeter of more than 70 m in length, at least one **accessible water entry/exit** must be provided by a means specified in (b)(i), (ii) or (iii).
- (d) Latching devices on gates and doors forming part of a **swimming pool safety barrier** need not comply with AS 1428.1.

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- Technical drawing of a shower stall showing dimensions in millimetres. The drawing includes a top view and a side view. The top view shows a rectangular stall with a width of 1450 mm and a depth of 1900 mm. The interior width is 1100 mm and the interior depth is 1500 mm. A shower curtain is shown in the center. The side view shows a height of 1600 mm and a depth of 450 mm. The shower curtain is 850 mm high and 425 mm wide. The stall is labeled 'SHOWER STALL' and 'SEAT'.
- DIMENSIONS IN MILLIMETRES

The diagram illustrates the layout of a portable toilet facility with various dimensions and circulation space lines. Key dimensions include:

- Overall width: 1900 min.
- Overall height: 430 min.
- Distance from wall to toilet: 450 to 400.
- Distance from wall to disposal unit: 600 max.
- Distance from wall to disposal unit: 400 max.
- Distance from wall to disposal unit: 50 to 60.
- Distance from wall to disposal unit: 600 min. above floor.
- Distance from wall to disposal unit: 300 min.
- Distance from wall to disposal unit: 50 to 60.
- Distance from wall to disposal unit: 600 min.
- Distance from wall to disposal unit: 450 min.
- Distance from wall to disposal unit: 200 to 250.
- Distance from wall to disposal unit: 2500 min.
- Distance from wall to disposal unit: 1400 min.
- Distance from wall to disposal unit: 1400 min.
- Distance from wall to disposal unit: 100 max. permitted encroachment zone.
- Distance from wall to disposal unit: 330 min.

The diagram also shows circulation space lines and exclusion zones. A legend indicates that the solid line represents the circulation space line. A note states: "NOTE: This circulation space may overlap any other circulation spaces specified in this Standard."

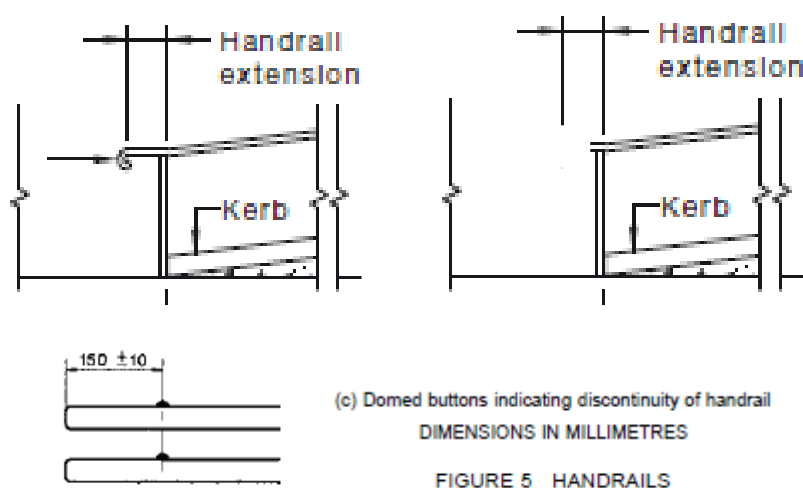
LEGEND
 ——— Circulation space line

NOTE: This circulation space may overlap any other circulation spaces specified in this Standard.

DIMENSIONS IN MILLIMETRES

APPENDIX;

- The handrail 300mm extension and turndown at the outside bottom of ramp handrail are, if considered appropriate for OH&S but would suggest handrails at all stairs/ramps) to be eliminated and fitted with domed button (AS1428.2 Clause 10.1.1 & Figure 5) to indicate discontinuation of handrail, without the 300mm extension and turndown.
- The implemented “Alternative solution” is to eliminate, as far as possible, the handrails protruding (ONE STAIR TREAD + 300MM EXTENSION AND TURNDOWN = 400mm +) into a transverse path of travel at bottom of ramp/stairs and turned down through 90° to the ground (AS1428.1 Figure 26(D)) fitted with domed button, to these areas while retaining the requirements for access with flexibility in design allowed by AS1428.1-2009 Preface in regard this problem area and address the “performance requirements” of BCA/NCC.



10.1.1 General The following general requirements apply for handrails:

- (c) Where a handrail is not continued, a tactile indicator in the form of a domed button shall be provided in accordance with Figure 5.

Where the Building Code of Australia does not required the installation of TGSIs (e.g. residential aged care facilities), handrails shall have a raised tactile warning, in the form of a domed button 4 mm to 5 mm in height and 10 mm to 12 mm in diameter, and shall be provided on the top of the handrail, 150 ± 10 mm from the end of the handrail.

The domed button (raised tactile warning) provides for the vision impaired an equivalent tactile warning indicator for the “discontinuity of handrails” as the 300mm extension and turndown thus meeting the “performance requirements” of BCA/NCC.

AS 1428.1—2009

Because of the variety of situations which may need to be addressed when designing buildings and facilities, it is seen as necessary for the Standard to provide a range of data so that the requirements for access can be met and allow for flexibility in design where limitations are imposed by other building conditions. The intention is to make the Standard a practical reference document for designers, particularly with regard to problem areas such as doorways and sanitary facilities.

The BCA is referred to as a 'performance based' code, describing acceptable Performance Requirements that buildings and other structures throughout Australia must meet.

There are two ways to meet the Performance Requirements. These are referred to as Building Solutions:

- The *Deemed-to-Satisfy* provisions are detailed prescriptive technical requirements within the BCA of how the building is to be constructed and equipped. They include reference to technical details found in Australian Standards such as AS 1428.1, which is currently the main Australian Standard covering access related issues for people with disabilities.
- An ***Alternative Solution*** is one that can be demonstrated to meet the Performance Requirements of the BCA by other means. The purpose of an Alternative Solution is to allow for new ways of achieving the required levels of performance. The onus is on the building applicant to show that the Alternative Solution complies with the Performance Requirements.

Assessment of Alternative Solution criteria

- **BCA Part A05;**

Compliance with the Performance Requirements can only be achieved by-

- (a) Complying with the *Deemed-to-Satisfy Provisions*; or
- (b) Formulate an ***Alternative Solution*** which-
 - (i) Complies with the *Performance Requirements*; or
 - (ii) Is shown to be at least equivalent to the *Deemed-to-Satisfy Provisions*; or
- (c) A combination of (a) and (b).

BCA Part D3.0 Deemed-to-Satisfy Provisions;

- (b) Where a Building Solution is proposed as an ***“Alternative Solution”*** to the Deemed-to-Satisfy Provisions of-
 - (i). D1.1 to D1.16, D2.1, to D2.23 and D3.1 to D3.8

The assessment method for this “alternative solution” in accordance with **A0.9 (d)** is expert judgment

BCA/NCC-2016; Part D3 Access for People with disability

SECTION D ACCESS AND EGRESS

OBJECTIVE

DO1

The *Objective* of this Section is to—

- (a) provide, as far as is reasonable, people with safe, equitable and dignified access to—
 - (i) a building; and
 - (ii) the services and facilities within a building; and
- (b) safeguard occupants from illness or injury while evacuating in an emergency.

PERFORMANCE REQUIREMENTS

DP1

Access must be provided, to the degree necessary, to enable—

- (a) people to—
 - (i) approach the building from the road boundary and from any *accessible* carparking spaces associated with the building; and
 - (ii) approach the building from any *accessible* associated building; and
 - (iii) access work and public spaces, accommodation and facilities for personal hygiene; and
- (b) identification of *accessways* at appropriate locations which are easy to find.

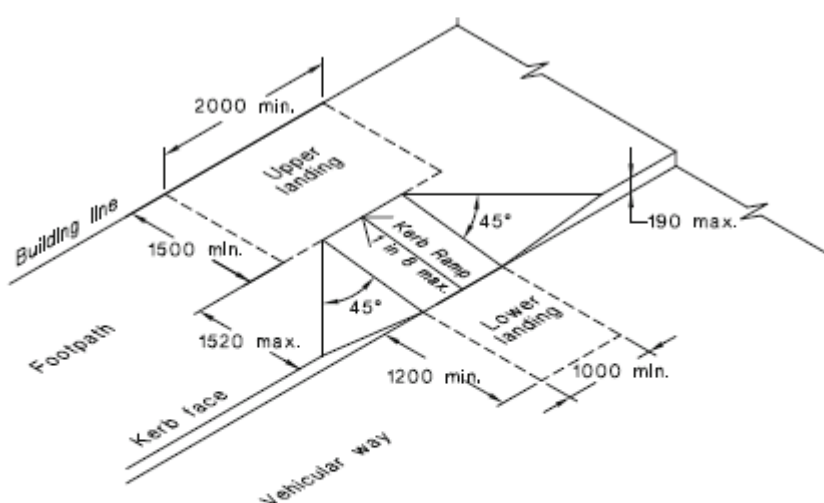
D3.0 Deemed-to-Satisfy Provisions

- (b) Where a *Building Solution* is proposed as an *Alternative Solution* to the *Deemed-to-Satisfy Provisions* of—
 - (i) D1.1 to D1.16, D2.1 to D2.23 and D3.1 to D3.12; and
 - (ii) in a building containing an *atrium*, Part G3; and
 - (iii) for theatres, *stages* and public halls, Part H1; and
 - (iv) for public transport buildings, Part H2,
 the relevant *Performance Requirements* must be determined in accordance with A0.10.

A0.9 Assessment Methods

The following *Assessment Methods*, or any combination of them, can be used to determine that a *Building Solution* complies with the *Performance Requirements*:

- (d) *Expert Judgement*.



ISOMETRIC VIEW

NOTE: Where there is no turn involved, top landing may be reduced to 1200 mm min. in length.

DIMENSIONS IN MILLIMETRES

FIGURE 24(A) INSERTED KERB RAMP

FIGURE 42 POSITIONS OF GRABRAILS IN WATER CLOSETS