

FORMIGA1

Access Compliance Report

Project: S180601 Bolton Clarke Willowdale - New 143 Bed RACF

Location: 247 Jamboree Avenue, Denham Court, NSW, 2565



Completed For: Bolton Clarke

Date: 15th October 2018

Revision Number: A

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Revision Schedule				
Revision	Date	Report Information		
A	15/10/2018	Reason for Revision	Initial Access Design Review	
			Prepared by	Reviewed by
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		Signature		

This report has been prepared and checked by the experienced team at Formiga1. For any queries regarding this report, please contact our office.

1. Introduction

Formiga1 has been engaged by Bolton Clarke to provide a review of access requirements for the construction of a new residential aged care facility. A total of 143 sole occupancy units are proposed together with common and recreation areas, staff areas, kitchen, laundry, carparking and storage.

The proposal to construct this new 143 bed RACF has a number of access considerations to be addressed. These access requirements are for people with disabilities under the Access to Premises Standard 2010 and the Building Code of Australia.

2. Purpose

The purpose of this report is to provide guidance as to how building access compliance can be achieved in accordance with the Environmental Planning and Assessment Regulation 2000. We understand that the proposed development is subject to a Development Application and this report will form part of the DA package provided to Council for their determination.

This report seeks to outline the basis from which performance solutions can be developed for a number of access aspects. An exhaustive list of variations to individual prescriptive measures will need to be completed as the design is further developed and performance solutions compiled.

3. Scope, Limitations and Exclusions

The scope of this assessment is limited to accessibility requirements for the proposed Residential Aged Care Facility. This report does not constitute an assessment of or address all safety provisions enforced under the BCA or Local Government Act (eg. Occupational Health and Safety Act, Water, drainage, gas, telecommunications and electricity supply authority requirements, etc.) The application of the Disability (Access to Premises) Standard 2010 has been assessed as part of this report, however, no other provisions of the Disability Discrimination Act 1992 have been reviewed.

4. Compliance Methodology

The Environmental Planning and Assessment Regulation 2000 outlines the approval processes for different types of buildings and the method by which they are assessed. These works have been assessed against the Building Code of Australia 2016 that is currently enforced. However, as a requirement of the EP&A Regulation, Clause 145, the final design for approval is to be assessed against the BCA enforced at the date of the application for the Construction Certificate. Therefore, the advice provided in this report may become outdated if a revised BCA is released before the Application for a Construction Certificate is received.

The application of the Disability (Access to Premises) Standard and provision for access for people with disabilities will need to be addressed against the current BCA. As this is based in Commonwealth Legislation, State regulatory transitional provisions do not apply and compliance with the current code is required. However, the Access to Premises Standard 2010 outlines that compliance with the current code can be onerous in certain circumstances. In these circumstances, unjustifiable hardship can be argued in a Performance Solution.

Please note that the Deemed to Satisfy Provisions of the BCA are not the only method of compliance and a Performance Solution is expected as part of any work in any building. Generally, compliance with BCA Part D3 will be required throughout.

5. Building Compliance

The assessment has been based on Architectural plans by Conrad Gargett, Project Number 18 005, Drawings SK1000 SD issue 1, SK1001 SD issue 3, SK1002 SD issue 4, SK1003 SD issue 5, SK1005 SD issue 2, SK1011 SD issue 1, SK1040 SD issue 0, SK1041 SD issue 0.

5.1. Principal Building Characteristics

Aspect	Building
Proposed Classification	Basement - Class 7a (Carpark) Ground Floor - Class 5/9c (Back of House Staff Areas/Aged Care) Level 1 - Class 9c (Aged Care)
Rise in Storeys	3 Storeys
Effective Height	<12m
Construction Type	Type A

5.2. Building Code of Australia Access Assessment

Requirement	Comply	Comments
Part D2 Construction of Exits		
Door thresholds throughout the building must not incorporate a step, except where a ramp with a maximum gradient of 1:8 is provided for a maximum height of 25mm.	Yes	Capable of compliance. Insufficient information to verify at this point in time.
Part D3 Access for People with a Disability		
Common Areas From a pedestrian entrance to at least 1 floor containing units, and any floor accessed by a lift or ramp, and to the entry door of all units on that floor. To and within not less than 1 of each type of common use facility.	Yes Yes	Provided. Provided.
Sole Occupancy Units When 101 to 200 units are proposed, provide 5 accessible sole occupancy units + 1 for every 25 units or part thereof in excess of 100. NOTE: Where more than 2 accessible units are provided they must represent the range of rooms available.	No	A minimum of 7 accessible SOUs are required for the proposed building. No such accessible units have been proposed. An amended design or a Performance Solution will be required.
Access to the building is required to be provided from: <ol style="list-style-type: none"> The main pedestrian entry points at the allotment boundary, and Another accessible building connected by a pedestrian link, and Any required accessible carparking space on the allotment. 	Yes N/A Yes	Access provided by ramp Accessible carparking spaces are provided in Basement. Accessible path provided via lifts.

An accessway must be provided through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances.	Yes	Two entrances into the building are provided (main entrance and staff entrance). The main entrance is accessible, whereas the staff entrance is not. Therefore, 50% of entrances are accessible.
Every ramp or stairway (excluding fire-isolated ramps and stairways or external stairs in lieu of fire-isolated stairways) in accessible areas must comply with AS1428.1. However, fire-isolated stairways and external stairs in lieu must still comply with Clause 11.1(f) and (g) of AS1428.1 for nosing construction and Clause 12 of AS1428.1 for handrail construction.	Yes	Capable of compliance. Handrail requirements to both sides of stairs and ramps generally require a minimum ramp/stair width of 1.2m to achieve the required 1m minimum egress width. NOTE: If fire-isolated stairs or external stairs in lieu of fire-isolated stairs are to be used for general circulation, they must comply with AS1428.1.
Passing bays must be provided at maximum 20m intervals and comply with AS1428.1.	Yes	Corridors are generally 2.5-2.8m in width throughout and achieve the minimum requirements for passing spaces.
Turning spaces must be provided at maximum 20m intervals and within 2m of a dead end passage in accordance with AS1428.1.	Yes	Corridors are generally 2.5-2.8m in width throughout and achieve the minimum requirements for turning spaces.
Carpet pile height shall comply with BCA D3.3 (g) and (h).	Yes	Capable of compliance. Insufficient information to verify at this point in time.
It is not necessary to provide access to the following areas under BCA D3.4: a. An area which would be inappropriate because of its particular use, or b. An area that would pose a health or safety risk for people with a disability, or c. A path of travel to a space exempted in (a) or (b).	Yes	Areas considered exempt are the staff back of house areas on the Ground Floor and other areas such as storerooms, comms rooms, sculleries, serveries, cleaners cupboards, dirty utility rooms, etc.
Accessible carparking spaces in accordance with BCA D3.5.	Yes	2x car spaces are provided, whereas only 1 is required.
Braille signage in accordance with BCA D3.6.	Yes	Capable of compliance. Insufficient information to verify at this point in time.
Hearing Augmentation systems in accordance with BCA D3.7.	N/A	A hearing augmentation system will be required if an inbuilt amplification system is installed in order to carry out the intended functions of the space. The plans do not show any such spaces.
Tactile ground surface indicators (TGSIs) are to be provided to all stairways, escalators and ramps (other than fire-isolated stairways and ramps, step ramps, kerb ramps or swimming pool ramps)	N/A	As this building is a Class 9c, raised-dome buttons can be installed to handrails in lieu of TGSIs. Raised-dome buttons must be installed in accordance with AS1428.4.1.

TGSIs are to be provided in areas with an overhead obstruction less than 2m above the floor level (other than a doorway) and/or where an accessway meets a vehicular way in absence of a suitable barrier.	Yes	The information provided at this point in time does not indicate if the main entrance and the vehicular way will be provided with kerb or other suitable barrier to separate these areas. If no kerb or other suitable barrier is proposed, TGSIs will be required. Capable of compliance.
Ramps must not be connected to have a combined vertical rise of more than 3.6m.	Yes	Ramps do not rise more than 1.5m.
<p>In areas required to be accessible, the following are to be considered:</p> <ul style="list-style-type: none"> a. Accessways must be a minimum 1m width and increased for door circulation, turning areas and passing areas are required; b. Doors shall provide a minimum 850mm clear opening width; c. Luminance contrast, circulation spaces and door hardware in accordance with AS1428.1 to all doors in areas for use in common by the residents, accessible SOUs and staff areas that have not been exempted under BCA D3.4 as mentioned above; d. Floor grates, door mats, sliding door tracks and abutment surface tolerances shall comply with AS1428.1; e. Light switches in accessible paths of travel shall be located between the heights of 900-1,100mm and not less than 500mm from internal corners; a minimum dimension of 30x30mm for rocker action or toggle switches or a minimum diameter of 25mm for push-pad switches. GPOs. f. In accessible SOUs and sanitary compartments, light switches shall be a minimum dimension of 30x30mm for rocker action or toggle switches or a minimum diameter of 25mm for push-pad switches. GPOs shall be located between the heights of 600-1100mm above the floor and 500mm from an internal corner. 	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>Adequate allowances appear to have been included as part of the design.</p> <p>Capable of compliance. All resident use areas require a minimum door width of 870mm as per BCA D1.6.</p> <p>Capable of compliance.</p> <p>Capable of compliance.</p> <p>Capable of compliance.</p> <p>No such accessible units have been proposed. An amended design or a Performance Solution will be required.</p>
Part E3 Lift Installations		
Every passenger lift must have accessible features in accordance with BCA Table E3.6b (eg. minimum lift car dimensions of 1,100x1,400mm, handrails, door opening width, control buttons, etc. in accordance with AS1735.12)	Yes	Capable of compliance.
Part F2 Sanitary and Other Facilities		
Unisex sanitary facilities are to be provided in every accessible SOU.	No	<p>No such accessible units have been proposed. An amended design or a Performance Solution will be required.</p> <p>NOTE: Accessible sanitary compartments are not required in common areas as these sanitary compartments are not required under BCA F2.3.</p>

Where sanitary compartments serve staff areas that are not exempt under D3.4, not less than 50% of the banks must contain an accessible PWD sanitary compartment.	Yes	Capable of compliance. Insufficient information to verify at this point in time.
Where a bank of sanitary compartment contain one or more staff toilets in addition to the staff accessible PWD sanitary compartment, separate ambulant facilities are required to be provided (1x for each gender or 1x unisex).	Yes	Capable of compliance. Insufficient information to verify at this point in time.

5.3 Performance Solution Comments

The following minor Performance Solutions are commonly applied to similar facilities and could be applied this project. If these options are considered, please discuss the required reports/documentation necessary to be supplied for the Building Approval with our office.

1. The building is required to be provided with a minimum of 7 accessible sole-occupancy units, these accessible SOUs must also be representative of the range of rooms available. The current design does not allow sufficient clearance spaces required for accessible SOUs.

In the past on your Bolton Point project, Bolton Clarke have indicated that a Performance Solution will be sought after to remove the requirement to provide accessible SOUs based on the assisted living philosophy of aged care facilities and providing all rooms with general compliance in accordance with AS1428.1. Please indicate if this item is proposed to be addressed as DTS or if a similar Performance Solution will be sought after.

6. Conclusion

This report provides an assessment of the referenced architectural documentation against the Environmental Planning and Assessment Act, referenced Australian Standards, as well as, the Performance Requirements and the Deemed to Satisfy provisions of the National Construction Code Series, Building Code of Australia (Volume 1) for the proposed development.

Key compliance issues have been identified through this assessment. These issues are to be resolved prior to the approval stage by means of; Performance Solutions, altered design documentation or clarification of information on building plans.

Notwithstanding the above, it is considered that compliance with the provisions of the BCA is readily achievable, provided the above matters are appropriately addressed by the project team.