



Access Review

Uniting St Columba's
Figtree Street, Lane Cove
Report Issue 2
04/09/20



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Document History:

Issue 1: 17/08/20

Issue 2: 04/09/20



Introduction

Background

Uniting are proposing a new residential aged care facility at their existing site in Lane Cove. The proposed application is for construction of a residential aged care facility (RACF) with 100 new beds adjoining the existing facility (which has 42 beds) and associated common facilities.

This review of the DA design documents addresses the requirements for access by staff, residents and visitors with a disability or who are older, to the proposed new building.

The review addresses compliance with the Disability (Access to Premises - Buildings) Standards 2010, Parts D3, E3.6 and F2.4 of the Building Code of Australia 2019 (BCA) and Australian Standards on Access and Mobility.

The key issue in the provision of appropriate access to the new building is the provision of a continuous accessible path of travel:

- (i) from the main points of a pedestrian entry at the allotment boundary;
- (ii) from another accessible building connected by a pedestrian link;
- (iii) from accessible visitor parking to principal building entrances; and
- (iv) to and within areas normally used by the occupants.

We have reviewed the drawings listed to assess the level of accessibility and compliance with the relevant codes, standards and legislation. The designs have been assessed to ensure that equitable and dignified access for people with disabilities can be provided.

In carrying out an accessibility assessment, the main objective is to ensure access is provided through the provision of accessible facilities and continuous paths of travel to and within all appropriate areas of the buildings.

The Building Code of Australia 2019 (BCA) in conjunction with the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards) apply to new buildings and existing buildings that undergo refurbishment.



Introduction

Accessibility Requirements

Under the BCA 2019, table D3.1 Requirements for access for people with a disability, access to the new building is generally required to and within all areas normally used by the occupants, with the exception of areas that are exempt from accessibility requirements under D3.4 of the BCA.

Under the BCA 2019 classification of buildings, the development includes the following classes: Class 9c (RACF and communal facilities), Class 7a (parking).

To meet the BCA part D3.1 for a new **Class 9c** development access is required:

- From an accessible pedestrian entrance via the proposed lift to all floors containing sole occupancy units and to the entrance doorway of each unit.
- To and within one of each type of common area
- To and within accessible sole occupancy units (five required)

To meet the BCA part D3.1 for a new **Class 7a** development access is required:

- To and within any level containing accessible carparking spaces



Context for Planning & Design

Legislation & Standards

The new work is subject to access provisions in the following documents:

- Commonwealth Disability Discrimination Act (DDA) (1992)
- Disability (Access to Premises - Buildings) Standards 2010
- Building Code of Australia (2019) Part D3, E3.6 & F2.4
- AS1428.1 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 1: General requirements for access – New building work.
- AS1428.2 (1992) Design for access and mobility Part 2: Enhanced and Additional requirements - Buildings and facilities
- AS1428.4 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment -tactile ground surface indicators
- State Environmental Planning Policy (Housing for seniors or people with a disability) 2004 (Amendment No 2) 12 October 2007 - Standards concerning access and useability; at gazettal date 18.01.08
- AS2890.6 (2009) Parking Facilities - Off-street parking for people with disabilities
- AS3745 (2009) Planning for Emergencies in Facilities (referenced)
- AS1428.5 (2010) Design for access and mobility Part 5: Communications for people who are deaf or hearing impaired (referenced)
- Australian Human Rights Commission Guideline on the Application of the Premises Standards (2013)



Context for Planning & Design

Legislation & Standards

DDA

The objectives of the Disability Discrimination Act 1992 (DDA) – section 23, focus on the provision of equitable, independent and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities. The DDA covers existing premises, including heritage buildings, those under construction and future premises. It extends beyond the building itself to include outdoor spaces and within, to address furniture, fittings and practices.

Premises Standards

Disability (Access to Premises - Buildings) Standards (Premises Standards) 2010 which commenced on 01 May 2011, has been incorporated into the BCA (2019) to ensure that access provisions for people with disabilities more fully meet the intent of the DDA. Meeting the Premises Standards ensures fulfilment of obligations under the Disability Discrimination Act in relation to physical access within the buildings. Schedule 1 of the Premises Standards contains the Access Code for Buildings and is equivalent to the BCA provisions for access.

BCA

The Building Code of Australia (BCA)(2019) applies to new buildings and existing buildings that undergo refurbishment. In this report the description of the level of accessibility throughout the new work is generally measured against the Deemed-to-Satisfy Provisions of the BCA, in particular Parts D3 and H2.

AS1428 – Standards for Access

The Australian Standards design for access and mobility are a suite of standards relating to the inclusion of features in the built environment that improve access and mobility for people with a disability.

AS1428.1 (2009) sets out minimum requirements for design of buildings and facilities, while AS1428.2 includes enhanced and additional requirements that are not covered in AS1428.1, such as street furniture and reach ranges.

AS1428.4.1 (2009) Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment primarily details the requirements for the application of tactile ground surface indicators (TGSIs).

State Environmental Planning Policy - (Housing for Seniors or People with a Disability) 2004

To meet the requirements set out in the State Environmental Planning Policy - (Housing for Seniors or People with a Disability) the proposed development should:

- have obvious and safe pedestrian links from the site boundary that provides access to public transport services or local facilities, and
- provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.



Context for Planning & Design

Documentation

This assessment is based on discussion with the design team and review of the following architectural documentation prepared by Morrison Design Partnership, issued on 06/07/20.

DA064-PROPOSED SITE PLAN-[P16]

DA101-LEVEL -01 - BASEMENT FLOOR PLAN-[P19]

DA102-LEVEL 00 -GROUND FLOOR PLAN-[DA01]

DA103-LEVEL 01 -FIRST FLOOR PLAN-[P17]

DA104-LEVEL 02 -SECOND FLOOR PLAN-[P17]

DA108-LEVEL RF -ROOF PLAN-[P17]

DA201-ELEVATIONS SHEET 1 - NORTH-[P17]

DA202-ELEVATIONS SHEET 2 - EAST-[P17]

DA203-ELEVATIONS SHEET 3 - SOUTH-[P17]

DA205-COURTYARD ELEVATIONS-[P16]

DA206-ELEVATION SHEET 5 - SOUTH (FIG STREET) & NORTH (CENTENNIAL AVENUE)-[P15]

DA207-ELEVATION SHEET 6 - MATERIAL - SOUTH (FIG STREET) & NORTH (CENTENNIAL AVENUE)-[P15]

DA210-ELEVATIONS SHEET 1 - MATERIAL - NORTH-[P16]

DA211-ELEVATIONS SHEET 2 - MATERIAL - EAST-[P16]

DA212-ELEVATIONS SHEET 3 - MATERIAL - SOUTH-[P16]

DA214-COURTYARD ELEVATIONS - MATERIAL-[P15]

DA301-SECTIONS - SHEET 1-[P16]

DA302-SECTIONS - SHEET 2-[P16]

DA303-SECTIONS - SHEET 3-[P16]

DA304-SECTIONS - SHEET 4-[P16]



Design Review

Accessibility Assessment

Proposed New Work

The proposed new work includes:

Basement

- Existing parking
- New parking
- Lifts
- Services and support zone
- Loading bay
- Hydrant and sprinkler room
- Store rooms
- Maintenance workshop
- Kitchen, kitchen cool room and freezer room
- Laundry
- Waste
- Male and female staff change

Ground Floor

- Main entry
- Entry portico / drop off
- Terraces
- Courtyard garden
- 20 new beds in one household + lounge, sitting and dining rooms, resident laundry
- 21 existing beds in one household + lounge, sitting and dining rooms, resident laundry
- Reception
- BOH areas
- Café
- Sitting area
- Library
- Offices
- Consult rooms
- Staff Room
- Staff amenities
- Training room
- Multi-purpose rooms
- Chapel
- Allied health room
- Lift lobbies
- Male and female toilets
- Unisex accessible sanitary facilities



Design Review

Accessibility Assessment

Proposed New Work

First Floor

- Lift lobbies
- 40 new beds across two households + lounge, sitting and dining rooms
- 21 existing beds in one household + lounge, sitting and dining rooms
- BOH areas
- Resident laundries
- Unisex accessible sanitary facilities

Second floor

- Lift lobbies
- 40 new beds across two households + lounge, sitting and dining rooms
- BOH areas
- Resident laundries
- Unisex accessible sanitary facilities



Design Review

Accessibility Assessment

Proposed New Work

Links to Public Transport

To meet provisions for access and the requirements of Schedule 3 of SEPP (Housing for Seniors or People with a Disability), public transport near the site of the proposed development is available from the bus stop on Burns Bay Road at Fig Tree Street. Bus routes 251, 252, 254, 530 and 536 to Chatswood and the City operate from this bus stop and include accessible services.

Paths of travel are proposed to link the new principal entry of the proposed building with street frontages and links to the local transport services via existing public footpaths.

Relatively level access via at grade pathways and accessible paths of travel are available to the bus stops, from the proposed new pedestrian entrance to the site, a distance of approximately 200m.

In our opinion the site location complies with the requirements to be within 400m of links to services and facilities set out in the State Environmental Planning Policy - (Housing for Seniors or People with a Disability) 2004 part 2 clauses 26 and 38 for location and access to facilities.

Pedestrian Access to the Site Boundary

To provide pedestrian access from the site entrance on Fig Tree Street to the entrance level of the proposed RACF, an accessible path of travel is required to meet BCA and Premises Standards requirements.

A footpath with crossfalls and gradients that are capable of complying with AS1428.1 is proposed to be provided within the new development, linking the new RACF building with the footpath on Fig Tree Street.

Parking

To meet the Access to Premises Standards and BCA, one accessible parking space is proposed to be provided in the basement. The accessible parking is conveniently located adjacent the lift lobby so that continuous accessible paths of travel into the building can be provided.



Design Review

Accessibility Assessment

Proposed New Work

Internal Areas

To meet BCA D3.2, the proposed principal pedestrian entrance to the residential aged care facility is indicated on the ground level via the entry portico.

To meet the BCA D1.6(b)(f), Part D3 and the Disability (Access to Premises - Buildings) Standards 2010, the RACF design is indicated to include the following:

- Lift access linking all levels of the building. The dimensions of the lifts are proposed to be sufficient to accommodate a stretcher in accordance with BCA E3.2(b).
- Corridor dimensions of minimum 1.5m and 1.8m for the full width of a doorway providing access into a sole-occupancy unit or communal bathroom
- Doorway openings of 1070mm where the doorway opens from a public corridor to a sole-occupancy unit and 800mm in non-resident use areas.
- Doorways for public and staff areas (excluding any exempt areas meeting the BCA part D3.4) include a clear opening at the active leaf (minimum 1070mm to resident rooms, 870mm in 9c common areas and 850mm in offices) and circulation spaces to meet the requirements of AS1428.1 (2009) clauses 13.2 and 13.3 and figures 31 – 34; with some exceptions – see recommendations
- Unisex accessible sanitary facilities in common areas with dimensions and layout to meet AS1428.1
- Back of house areas are proposed to be exempt areas under BCA D3.4 as they are areas where access would be inappropriate because of the particular purpose for which the area is used. These areas include: back of house areas, kitchen, laundries (except resident laundries), store, plant areas, dirty utility, dirty linen, clean store.

Proposed Performance Solutions

- To meet the BCA DP1, DP2 and the intent of D3.8(c), tactile ground surface indicators (tgsi) are recommended to be excluded from the port cochere, where the drop off area will be at the same grade as the pedestrian walkway. The BCA exemption from the use of tgsi on stairs and ramps in areas frequented by older people acknowledges that older people may develop a shuffling gait as part of the ageing process and tgsi can create potential trip hazards. As a functional performance solution, the roadway and pedestrian areas are proposed to be highlighted with contrasting texture and colour and a pedestrian crossing provided at the main entry to identify the pedestrian link.
- Accessible Bedrooms (sole occupancy units) in accordance with BCA D3.1 and the Disability (Access to Premises - Buildings) Standards 2010 are not proposed to be included due to the facility being an assisted care setting – approach to be confirmed by Uniting, a performance solution can be documented prior to CC stage.



Design Review

Accessibility Assessment

Recommendations

In ongoing design, to comply with the Disability (Access to Premises - Buildings) Standards 2010 and BCA, include the following in the proposed new work:

- i. Accessible parking to be provided with a layout and overhead clearance that complies with AS2890.6.
- ii. Slip resistant surfaces on accessways that are traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- iii. The reception counter to include a section of counter with dimensions compliant with AS1428.2 to facilitate access by a person using a wheelchair.
- iv. All doorways for public and staff areas (excluding any exempt areas meeting the BCA part D3.4) are to include a clear opening at the active leaf (minimum 1070mm to resident rooms, 870mm in 9c common areas and 850mm in offices) and circulation spaces to meet the requirements of AS1428.1 (2009) clauses 13.2 and 13.3 and figures 31 – 34; or an automatic door opener. The following doors require review to achieve latch side or circulation space that complies with AS1428.1:
 - a. Staff access corridor door GL-83
 - b. Staff room door GL-84
 - c. Hot desk room door
 - d. Air locks to male and female toilets
- v. To meet the BCA part D3.12 (2019), unframed glazed doors and walls are to be provided with visual indicators to fully comply with AS1428.1 clause 6.6 (2009)
- vi. Doors are to provide luminance contrast to meet AS1428.1 clause 13.1
- vii. All door handles and related hardware shall allow the door to be unlocked and opened with one hand and be such that a hand of a person who cannot grip will not slip from the handle during the operation of the latch as per AS1428.1 (2009) clauses 13.5.1 - 3 and figures 35 – 37.
- viii. Provide pathways compliant with AS1428.1 linking to outdoor areas, including flush door thresholds or the inclusion of threshold ramps that meet AS1428.1 clause 10.5 – maximum 1:8 gradient and 280mm length.
- ix. Ensure in ongoing design that the unisex accessible sanitary facilities include a unisex accessible sanitary facility with a layout, circulation space (door, WC pan, basin) and fittings to meet the requirements of AS1428.1 clause 15.
- x. Ensure in ongoing design that the ambulant cubicles in the male and female toilets have features and circulation space that complies with AS1428.1 clause 16.
- xi. Provide left and right-handed layout accessible sanitary facilities as evenly as possible.



Design Review

Accessibility Assessment

Recommendations

- xii. To meet BCA D3.3 and AS1428.1 clause 11, ensure in ongoing design that the general use stairs include handrails on both sides of the stairs that include a 300mm horizontal extension at the top and bottom set back by a minimum of 600mm so that the handrail does not protrude into the transverse path of travel as per AS1428.1 (2009) figure 26(A); nosing profiles which include 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing that includes a minimum luminance contrast of 30% with the tread to comply with AS1428.1 figures 27(a) and (b); and opaque risers.
- xiii. Fire isolated stairs are required to comply with AS1428.1 clause 11(f) and (g) and BCA D2.17(vi) / AS1428.1 clause 12.
- xiv. To meet the BCA D2.17, in a class 9c facility, handrails must be provided along both sides of every passageway or corridor used by residents and must be fixed not less than 50mm clear of the wall and where practicable, continuous for their full length.
- xv. If an inbuilt amplification system is to be installed in the multi-function rooms and chapel, BCA (2019) part D3.7 requires a hearing augmentation system to be provided where an inbuilt amplification system, other than one used for emergency warning is installed. If required, an induction loop must be provided to not less than 80% of the floor area of the room.
- xvi. The passenger lifts are to have dimensions, circulation space at the lift lobby and door clearance that comply with BCA D3.3 (b) and E3.6 and include the following features in accordance with AS1735.12:
 - a. A handrail complying with the provisions for a mandatory handrail in AS 1735.12 clause 5.3
 - b. Minimum clear door opening of 900mm as in AS 1735.12 section 2
 - c. Passenger protection system complying with AS 1735.12 clause 4.2
 - d. Lift car and landing control buttons complying with AS 1735.12 section 7 for Braille, tactile and luminance contrast
 - e. Lighting complying with AS 1735.12 section 10
 - f. Emergency hands-free communication.



Conclusion

Conclusion

This review addresses the requirements for access by people with a disability or who are older, to this facility as residents and their visitors and is reviewed for compliance with the Disability (Access to Premises - Buildings) Standards 2010, relevant sections of the Building Code of Australia (BCA) 2019 and Australian Standards on Access and Mobility.

Provided the accessible features and recommendations are demonstrated in ongoing design, it is our opinion that the proposed Uniting St Columba's development at Fig Tree Street, Lane Cove, can comply with the accessibility requirements of the Building Code of Australia as expressed by Parts D1.6, D2.17, D3, E3 and F2.4, the Disability (Access to Premises - Buildings) Standards and various referenced Australian Standards.

I certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work being certified and I hold appropriate current insurance policies.

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