



ABE
CONSULTING

Accessibility Design Review Report - DA

Project Title: RFBI Benhome Aged Care Facility
30 Regent St, Maitland

Job Number: 24104

Date: 14th June 2024

Prepared For: Royal Freemason's Benevolent Institution
C/o HT Building

Report Version: 24104_ADR_DA_v1.3

1.0	INTRODUCTION	3
1.1	Project Information & Classification	5
1.2	Purpose of the Report.....	5
1.3	Report Scope.....	5
1.4	Limitations of the Report	6
1.5	The Disability (Access to Premises – Building) Standards 2010	7
	<i>Principal Pedestrian Entrance(s)</i>	8
	<i>The “Affected Part”</i>	9
2.0	ACCESSIBILITY DESIGN REVIEW	10
	BCA Part D4 – ACCESS FOR PEOPLE WITH DISABILITIES.....	11
	<i>Cl. D4D2 (D3.1 – 2019): General building access requirements</i>	11
	<i>Cl. D4D3 (D3.2 – 2019): Access to Buildings</i>	14
	<i>Cl. D4D4 (D3.3 – 2019): Parts of buildings to be accessible</i>	15
	<i>Cl. D4D5 (D3.4 – 2019): Exemptions</i>	17
	<i>Cl. D4D6 (D3.5 – 2019): Accessible carparking</i>	18
	<i>Cl. D4D7 (D3.6 – 2019): Signage</i>	19
	<i>Cl. D4D8 (D3.7 – 2019): Hearing augmentation</i>	19
	<i>Cl. D4D9 (D3.8 – 2019): Tactile indicators</i>	19
	<i>Cl. D4D10 (D3.9 – 2019): Wheelchair seating spaces in Class 9b assembly buildings</i>	20
	<i>Cl. D4D11 (D3.10 – 2019): Swimming pools</i>	20
	<i>Cl. D4D12 (D3.11 – 2019): Ramps</i>	20
	<i>Cl. D4D13 (D3.12 – 2019): Glazing on an accessway</i>	20
	BCA Part E3 – LIFT INSTALLATIONS	21
	<i>Cl. E3D7 (E3.6 – 2019): Passenger lift types and their limitations</i>	21
	<i>Cl. E3D8 (E3.6 – 2019): Accessible features required for passenger lifts</i>	21
	BCA Part F2 – SANITARY AND OTHER FACILITIES	22
	<i>Cl. F4D5 (F2.4 – 2019): Accessible sanitary facilities</i>	22
	<i>Cl. F4D6 (F2.4 – 2019): Accessible unisex sanitary compartments</i>	22
	<i>Cl. F4D7 (F2.4 – 2019): Accessible unisex showers</i>	23
	<i>Cl. F4D12 (F2.9 - 2019): Accessible adult change facilities</i>	24
3.0	ACCESSIBILITY COMPLIANCE STATEMENT	24
4.0	REVIEW PROVIDED BY	24

Report Status	Revision	Date	Details
Draft	1.0	23 rd May 2024	For review and comment
Final	1.1	5 th June 2024	For DA documentation
Update	1.2	7 th June 2024	Minor detail amendments
Update	1.3	14 th June 2024	Final submission documentation

ACCESSIBILITY DESIGN REVIEW

PROJECT: RFBI Benhome Aged Care Facility

LOCATION: 30 Regent St, Maitland

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed works to the RFBI Benhome Aged Care Facility, located at 30 Regent St, Maitland.

A Development Application (DA) has been prepared on behalf of the Royal Freemasons Benevolent Institution in support of the partial redevelopment of the Maitland Royal Freemasons Benevolent Institution which is an aged care institution consisting of single rooms with private ensuites, library, wellness and activities rooms, as well as services including registered nurses and permanent care staff on site. This Accessibility Design Review report is an attachment to the Statement of Environment Effects

Site Description

The site is located at 30 Regent Street, Maitland legally referred to as Lot 30 in DP 1224638 and has a total site area of approximately 1.4ha. The site has road frontages to Regent Street and Bonar Street and is located in the eastern portion of Maitland. The site is zoned R1 General Residential under the Maitland Local Environmental Plan 2011 (MLEP).

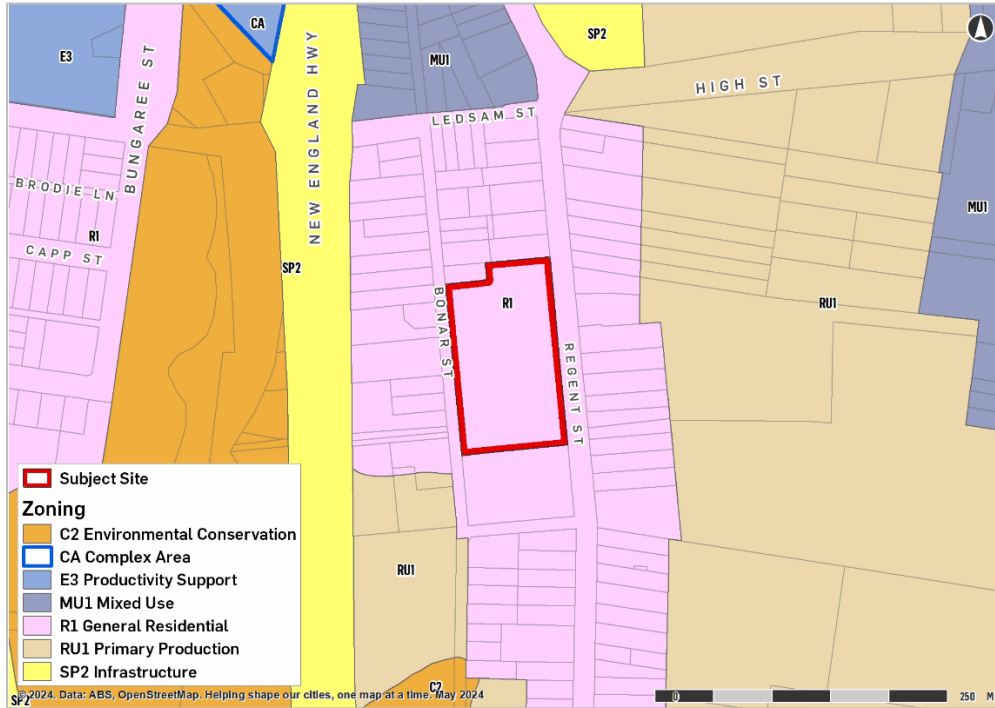
The site is located within the Regent Street Heritage Conservation Area and has multiple heritage buildings on site including 'House', 'Benhome', and 'Cintra' and stables. This application does not propose any alterations or additions to the heritage items on site. Images relevant to the site and its context have been reproduced below.

Figure 1 Aerial image of the site



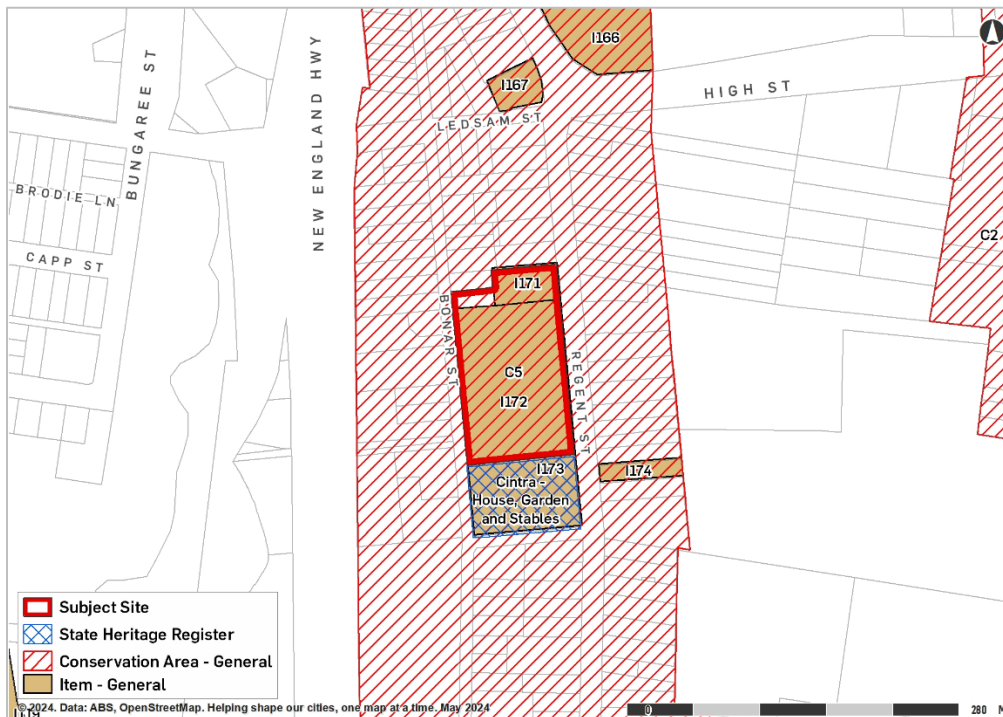
Source: Urbis, 2024

Figure 2 Land Zoning Map



Source: Urbis, 2024

Figure 3 Heritage Map



Source: Urbis, 2024

Project Description

The proposed works will redevelop portions of the site, currently identified as the Royal Freemasons Benevolent Institution, as specified below.

The proposal will include:

- Renovate Rose Cottage and convert the space into the following;
 - 4 x 1-bedroom staff accommodation units with separate kitchen, living/dining, and bathroom facilities.
 - 4 x Additional rooms to be converted from their existing use to Assisted Living Unit (dirty utility room, Lounge room).
 - A café with seating for approximately 30 people.
 - A salon with facilities to support hair and nail procedures.
 - A gym.
 - A multi-purpose room with storage.
- Construct a Level 1 floor consisting of 9 x rooms over the top of the existing carpark located off Bonar Street.
- Minor landscaping to the existing 'Courtyard 3', Rose Cottage and Bonar Street Carpark

1.1 Project Information & Classification

It is understood the following Building Code of Australia 2022 building classification(s) apply to the subject building (to be confirmed by the BCA Consultant / PCA) –

Building / Level / Part	Building Classification	Use
Ground & First Floor Extension	Class 7a/9c	Staff Parking/Residential SOUs
Ground Floor Rose Cottage	Class 3/9c	Residential SOUs/ Resident Facilities

1.2 Purpose of the Report

Royal Freemason's Benevolent Institution c/o HT Building engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for DA submission.

1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- Part D4, Clause E3D7, Clause E3D8, Clause F4D5, Clause F4D6, Clause F4D6, and Clause F4D12 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2022 (BCA)
- The Disability (Access to Premises - Buildings) Standards 2010;

This Accessibility Design Review is based on –

- Architectural design documentation prepared by Includesign Pty Ltd, Project No. 2310, as follows –

Dwg#	Title	Date - Rev
DA 0111	Overall Ground Floor Plan	14.06.2024 - 7

DA 0112	Overall Level 1 Floor Plan	14.06.2024 - 7
DA 0210	Aged Care Extension - Demolition Plan Ground Floor & Level 1	14.06.2024 - 7
DA 0220	Residential Aged Care Extension - Proposed Ground Floor & Level 1 Floor Plans	14.06.2024 - 7
DA230	Residential Aged Care Extension - New Rooms Existing & Demolition Plan	14.06.2024 - 7
DA240	Residential Aged Care Extension - Proposed New Rooms Floor Plan	14.06.2024 - 7
DA 0310	Rose Cottage - Demolition Plan	14.06.2024 - 7
DA 0320	Rose Cottage - Proposed Plan	14.06.2024 - 7

- The Building Code of Australia 2022 (BCA) prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS2890.6-2009 – Off-street parking for people with disabilities.

1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is a Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D4, Clause E3D7, Clause E3D8 and Clause F4D5 of the Building Code of Australia 2022 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;

- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advice be sought from an independent specialist slip safety consultant.

1.5 The Disability (Access to Premises – Building) Standards 2010

The Disability (Access to Premises - Buildings) Standards 2010 provides the prescriptive requirements set out regarding the upgrade of an existing building where works are being undertaken.

The Premises Standards apply to:

- a new building
- a new part of an existing building
- the *affected part* of an existing building.

The new parts of a building and any subsequent affected part are outlined as per the below extracts of The Disability (Access to Premises - Buildings) Standards 2010 –

New Part:

A part of a building is a **New Part** of the building if it is an extension to the building or a modified part of the building about which:

- *An application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the state or territory where the building is located; or*
- *All of the following apply:*
 - The building work is carried out for or on behalf of the Crown;*
 - The building work commences on or after 1 May 2011;*
 - No application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the state or Territory where the building is located.*

Affected Part:

- the principal pedestrian entrance of an existing building that contains a new part and
- any part of an existing building that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

Furthermore, Part 4 of The Disability (Access to Premises - Buildings) Standards 2010 sets out applicable exceptions and concessions. In this instance the following lessee concession is provided –

Lessees:

If the lessee of a *new part* of a building submits an application for approval for the building work, the following people do not have to ensure that the *affected part* of the building complies with these Standards:

- The building Certifier;
- The building developer;
- The building manager.

It is understood that the proposed works are being undertaken by the building owner/management/sole tenant and as such, an ‘affected part’ upgrade is triggered.

New works and the subsequent ‘affected part’ are required to comply with the current accessibility provisions of the BCA/Access Code.

The following plan extract is provided as an indication of the applicable principal pedestrian entrance(s) from where the 'affected part' is assessed, and should be viewed in conjunction with the following upgrade/compliance tables.

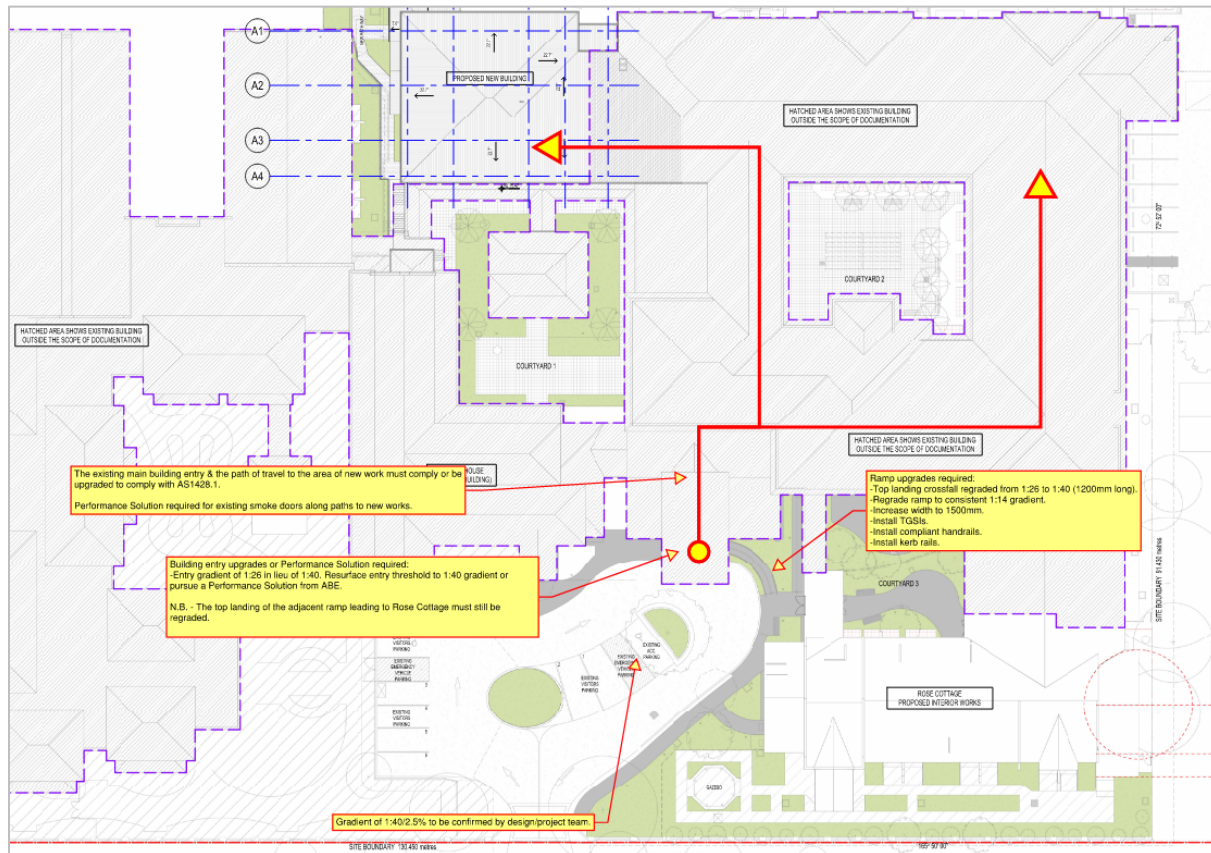


Figure 1 – Ground Floor plan extract

Arrows – Indication of the Principal Pedestrian Entrance & “affected part” paths of travel.

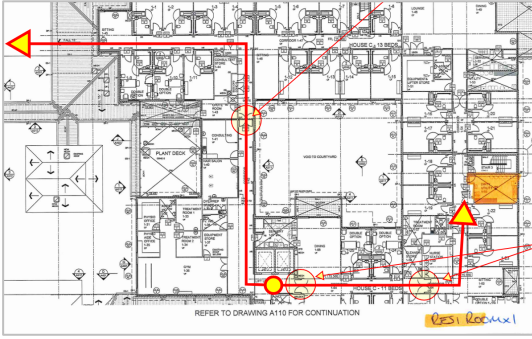
Principal Pedestrian Entrance(s)

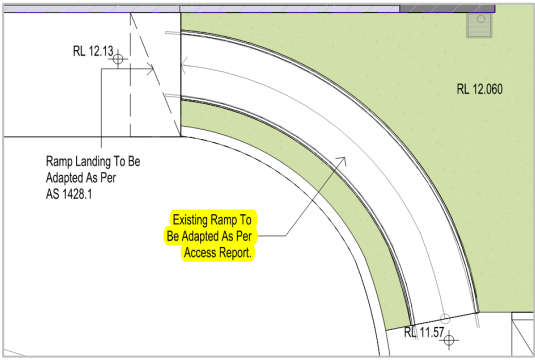
Requirements	Comment(s)/Recommendation(s)	Status
The Principal Pedestrian Entrance and in some cases the pathway leading to it are required to comply or be upgraded to comply with the accessibility provisions and standards listed in Section 1.	<p>The building has 1x existing entry being assessed for the purposes of this development (Figure 1 yellow circle).</p> <p>It has been determined that a new entry to Rose Cottage will be provided, and this will be assessed in addition to the existing entry to satisfy the Premises Standards.</p> <p>The following associated compliance issues are required to be upgraded as a condition of undertaking the proposed works. Refer to the below and attached mark-ups for necessary upgrades.</p> <ul style="list-style-type: none"> Entry call button/intercom needs to be relocated between 900mm - 1250mm AFFL. 	CoC/ PSR

- The buildings entry has an external landing area gradient of 1:26 in lieu of 1:40. Stakeholders have requested ABE provide a Performance Solution to address the existing gradient. This will be subject to the condition that the landing to the adjacent ramp leading to Rose Cottage is resurfaced to 1:40.



The “Affected Part”

Requirements	Comment(s)/Recommendation(s)	Status
<p>The pathway from the nominated Principal Pedestrian Entrance(s) to the area(s) of new works are required to comply or be upgraded to comply with the accessibility provisions and standards listed in Section 1.</p>	<p>There are several accessible pathways related to the proposed development.</p>  <p><i>Example of affected part in existing corridors.</i></p> <p>Refer to the below and attached mark-ups for necessary upgrades.</p> <ol style="list-style-type: none"> The external ramp between the building entry and Rose Cottage must undergo the following upgrades. <ol style="list-style-type: none"> Top landing crossfall regraded from 1:26 to 1:40 (1200mm long). Regrade ramp to consistent 1:14 gradient. 	<p>CoC/ PSR</p>

	<p>iii. Increase width to 1500mm. iv. Install TGSIs. v. Install compliant handrails. vi. Install kerb rails.</p>  <p>2. Active leaf of existing double doors leading to areas with proposed works measured clear openings less than 850mm wide. Performance Solution to be pursued.</p> <p>3. Lack of luminance contrasting to existing doorways. Performance Solution can be pursued.</p>	
--	--	--

2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into Six (6) main categories, as follows –

Capable of Complying (CoC) – Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.

Compliance Departure (CD) – A compliance departure with the DtS provisions of the BCA.

Design Detail (DD) – A detail commentary/specification is offered within the report.

Performance Solution (PSR) – A Performance Solution Report is being pursued to justify the compliance departures

Not Applicable (N/A) – Not applicable or not relevant to the project. Commentary provided.

Informational (Info) – Provided for informational purposes

Interpretation Note(s) –

- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report as it is not considered to form part of the building as addressed by the BCA.

BCA Part D4 – ACCESS FOR PEOPLE WITH DISABILITIES

Cl. D4D2 (D3.1 – 2019): General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by D4D2 (Table D3.1 - 2019), unless exempted by D4D5. D4D2 requires that access is provided –</p> <p>Class 6</p> <p>To and within all areas normally used by the occupants.</p> <p>Class 7a</p> <p>To and within any level containing accessible carparking spaces.</p> <p>Class 9b</p> <ul style="list-style-type: none"> To and within all other areas normally used by the occupants. <p>Class 9c</p> <ul style="list-style-type: none"> To and within all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces. From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. To and within not less than 1 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, lunch room, lounge room, or the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed— <ul style="list-style-type: none"> (a) to the entrance doorway of each sole-occupancy unit; and (b) to and within rooms or spaces for use in common by the residents, 	<p>Access is generally proposed throughout the required portions of the building as prescribed by Cl. D4D2 of the BCA.</p> <p>Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p><u>Design Detail:</u></p> <p>Ensure sufficient allowance in overall width and individual leaf size is made for additional components required on smoke doors to achieve an 850mm active opening. Aluminium or seal trims often reduce the clear opening once constructed due to tight tolerances, resulting in the need for additional Performance Solutions at OC.</p> <p><u>Design Detail:</u></p> <p>Ensure sufficient latch-side clearance is accommodated to all new doorways. Construction issues and the addition of skirting or FF&E can often encroach on clearances when the bare minimum is used.</p> <p>Accessible SOUs:</p> <p><u>Class 9c</u></p> <p>A total of 12x Class 9c SOUs are proposed.</p> <p>2x Accessible SOUs are required to be provided as part of the 13 new units.</p> <p>An accessible SOU requires AS1428.1 circulation space to all rooms/areas & Acc WC + Shower.</p> <p><u>Performance Solution:</u></p> <p>A Performance Solution can be pursued to address the reduction/omission of accessible SOUs based on the operator’s design requirements for specific demographic care.</p> <p><u>Class 3</u></p> <p>A total of what is assumed as 4x Class 3 SOUs are proposed within Rose Cottage.</p>	<p>CoC/ PSR</p>

located on the levels served by the lift or ramp

- Sole-occupancy units

If the building or group of buildings contain-

- 1 to 10 Class 9c SOUs require access to and within 1x accessible SOUs.
- 11 to 40 Class 9c SOUs require access to and within 2x accessible SOUs.
- 41 to 60 Class 9c SOUs require access to and within 3x accessible SOUs.
- 61 to 80 Class 9c SOUs require access to and within 4x accessible SOUs.
- 81 to 100 Class 9c SOUs require access to and within 5x accessible SOUs.
- 101 to 200 Class 9c SOUs require access to and within 5x accessible SOUs plus 1x additional accessible SOU for every 25 units or part thereof in excess to 100.

Not more than 2 required accessible sole-occupancy units may be located adjacent to each other.

Where more than 2 accessible sole occupancy units are required, they must be representative of the range of rooms available.

Info

In the context of the BCA - Schedule 3 - definitions (& The Disability (Access to Premises – Building) Standards 2010):

Accessible means having features to enable use by people with a disability.

1x Accessible SOUs is required to be provided as part of the 4x new units.

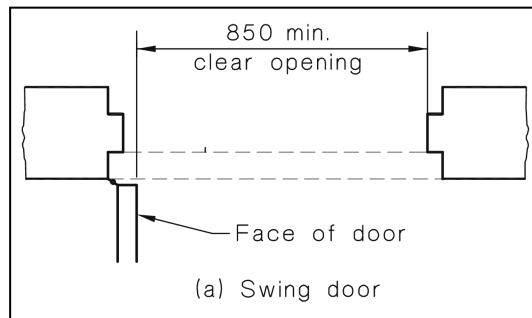
An accessible SOU requires AS1428.1 circulation space to all rooms/areas & Acc WC + Shower.

Performance Solution:

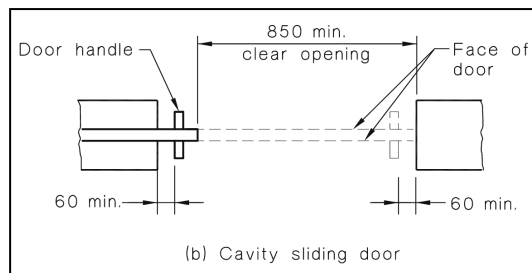
A Performance Solution can be pursued to address the reduction/omission of accessible SOUs.

Doorways

All doorways along an accessway are required to have a clear door opening width no less than 850mm clear (to the active leaf) and be provided with door circulation spaces as prescribed by AS1428.1-2009.



Ensure hardware clearance of **60mm either side** is provided to sliding doorways in the open/closed position.



Design Detail:

Latch-side clearance must be achieved from the inside edge of the doorway opening, regardless of the opening's width.

Design Detail:

Where sliding doorways are power operated, the latch-side clearance may be reduced to 0mm for a front on approach.

Ensure control buttons and card readers are located $\geq 500\text{mm}$ from an internal corner, over a level surface/landing and installed at a height between $900\text{mm} - 1250\text{mm}$.

Design Detail:

Ensure level transitions or compliant threshold ramp/ ramps with landings are provided at doorways.

Design Detail:

Ensure minimum 30% luminance contrast between doorways and surrounding surfaces is provided.

Note: the minimum width for the luminance contrast is to be 50mm when the architrave/frame is used.

This can be estimated by obtaining the luminance reflectance value (LRV) of the paint colour or product from the manufacturer, laboratory testing or on site testing prior to completion.

The actual contrast may vary when applied.

Walls	LRV TBC
Doors	LRV TBC
Contrast %	= TBC %

Access between areas

Access is required to and within all areas normally used by the occupants (excluding areas that are unsafe or unsuitable for everyday access, refer D4D5 exemptions).

Design Detail:

Ensure level/AS1428.1 transitions such as a threshold ramp are provided for access between new and refurbished or internal and external areas.

Paths of travel

Pathways shall not include impediments such as steps or turnstiles without an accessible alternative provided.

	<p>Changes in direction and other circumstances may require a greater width than 1000mm.</p> <p><u>Design Detail:</u></p> <p>Verification of slip resistant surface finishes on all accessways should be provided prior to OC sign off. It is recommended to refer to HB-198 for area ratings and test in accordance with AS4586-2013.</p> <p><u>Design Detail:</u></p> <p>Ensure any tracks/grooves (including for water shedding or sliding doors) and grate slots/holes are no greater than 13mm wide (depending on orientation) and are recessed to maintain flush/level pathways.</p> <p><i>NOTE: Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.</i></p>	
--	---	--

Cl. D4D3 (D3.2 – 2019): Access to Buildings

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>An accessway must be provided to a building required to be accessible –</p> <ul style="list-style-type: none"> • from the main points of pedestrian entry at the allotment boundary; and • from another accessible building connected by a pedestrian link; and • from any required accessible carparking space on the allotment. <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> • through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and • in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. <p>except for pedestrian entrances serving only areas exempted by D4D5.</p>	<p>As the proposed works are understood to be solely within the existing building/site, some of the provisions in D4D3 are not applied as there are no new associated pedestrian accessways proposed under this approval.</p> <p>Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p>Allotment Boundary</p> <p>N/A – no new or modified pedestrian entries proposed.</p> <p>Accessible parking</p> <p>No new accessible parking will be provided with the Bonar St parking modification. It is still recommended to achieve compliant access between the standard parking areas and staff entry.</p> <p>Existing accessible parking is located at the front of the sight.</p> <p>Other accessible buildings</p>	CoC/ DD

	<p>N/A.</p> <p>Principal Pedestrian Entrances (Building)</p> <p>The main building Principal Pedestrian Entrance must be upgraded as per previous affected part commentary and attached mark-up.</p>	
--	--	--

Cl. D4D4 (D3.3 – 2019): Parts of buildings to be accessible

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with –</p>		
<ul style="list-style-type: none"> • for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 	<p>All non-fire-isolated ramps are required to comply with AS1428.1-2009.</p> <p>Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p>Refer to affected part upgrade tables and attached mark-ups for required ramp rectifications.</p> <p><u>Design Detail:</u></p> <p>Ensure a level landing is provided at changes in direction, prescribed intervals and doorways along walkways and ramps in accordance with AS1428.1-2009.</p> <p><u>Design Detail:</u></p> <p>Ensure one of the following forms of abutment from AS1428.1-2009 will be provided to either side of all walkways (1:20 or shallower).</p> <ul style="list-style-type: none"> • The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600mm; • Kerb in accordance with Figure 18 (AS1428.1); • Kerb rail and handrail in accordance with Figure 19; or • A wall not less than 450 mm in height. 	<p>CoC</p>

- for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and

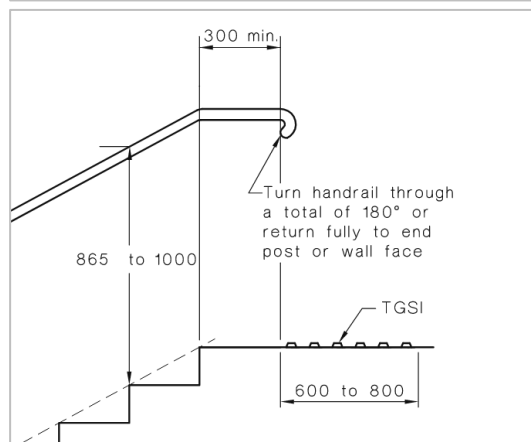
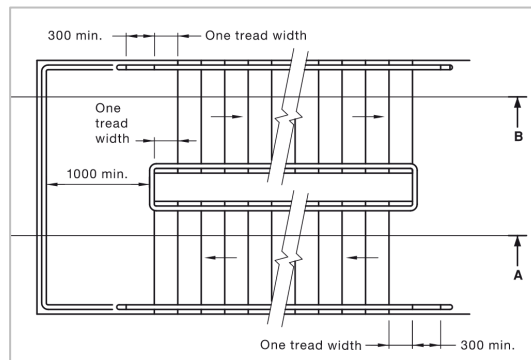
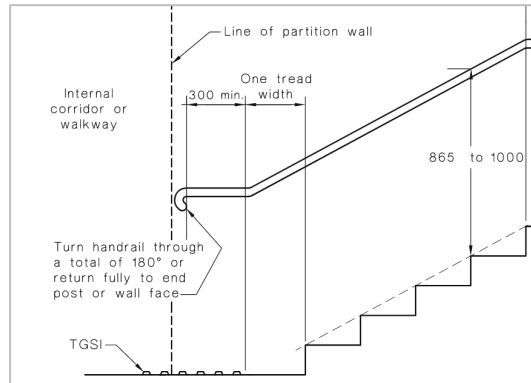
All non-fire-isolated stairways are required to comply with AS1428.1-2009.

Info

Plans do not appear to indicate any new or modified stairways for general occupant use.

Design Detail:

Ensure handrail extensions are provided at top and bottom landings of non-fire isolated stairways and setback/protected by a wall or similar in accordance with AS1428.1-2009.



- for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and

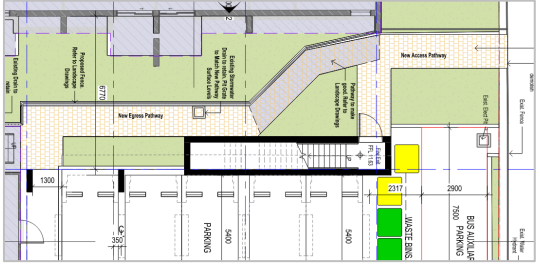
N/A - Plans do not appear to indicate any new or modified stairways.

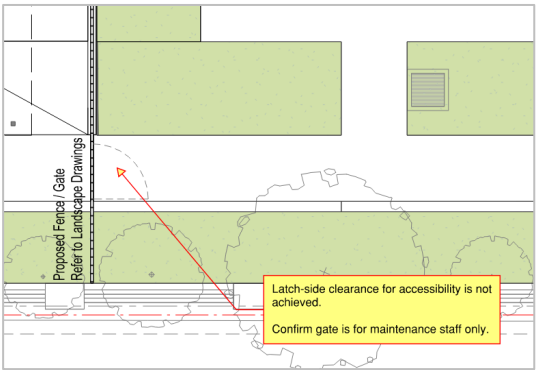
N/A

N.B. – Cl. D3D22(1)(f) of the BCA relating to fire-isolated stairways is not assessed by

	<i>ABE. Where assessment of this Clause is required by this office, please confirm and provide detail for a variation.</i>	
<p>Accessways must have—</p> <ul style="list-style-type: none"> • passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available. • turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway. 	<p>Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p><u>Design Detail:</u></p> <p>Ensure 180° turning (2070mm x 1540mm) space and is provided within 2m of a termination or at maximum 20m intervals along any new or altered accessways (e.g., bin rooms).</p> <p>Ensure passing (2000mm x 1800mm) space and is provided at maximum 20m intervals along any accessways where there are obstructed lines of sight along any new or altered accessways.</p>	CoC/ DD

CI. D4D5 (D3.4 – 2019): Exemptions

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>The following areas are not required to be accessible –</p> <ul style="list-style-type: none"> • An area where access would be inappropriate because of the particular purpose for which the area is used. • An area that would pose a health or safety risk for people with a disability. • Any path of travel providing access only to an area exempted by (a) or (b). 	<p>Exemptions are to be reviewed on a case-by-case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) –</p> <ul style="list-style-type: none"> • Storage rooms • Plant rooms • Caretaker/Cleaner only areas • Laundry (staff only) • Kitchens for food prep by staff. • Nurses’ stations <p>Plans indicate a new pathway at the allotment boundary off Bonar St for the building extension. It has been communicated that this is for egress only and as such, has been excluded from ABE assessment.</p> 	Info

	<p>It is assumed that the below proposed gate outside Rose Cottage will be for maintenance staff use only.</p> 	
--	---	--

CI. D4D6 (D3.5 – 2019): Accessible carparking

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Accessible carparking spaces are to be provided in accordance with D4D6 (Table 3.5 – 2019) of the BCA in a Class 7a building and a carparking area on the same allotment as a building required to be accessible.</p> <p>Accessible carparking spaces –</p> <ul style="list-style-type: none"> • are to comply with AS2890.6-2009. • need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public. • need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability. <p><u>Class 5, 7, 8 or 9c –</u></p> <p>1x space for every 100 carparking spaces or part thereof.</p> <p><u>Class 6 –</u></p> <p>1x space for every 50 carparking spaces or part thereof.</p>	<p>No new accessible parking will be provided within the Bonar St parking modifications. The project team has nominated existing accessible parking located at the front of the sight to satisfy Acc. parking requirements.</p> <p>The gradient of the existing parking space must be confirmed as 1:33 or shallower + a bollard added to the shared zone as the minimum requirements for compliance.</p> <p><u>Design Detail:</u></p> <p>Bollards are to be centred in the width of the shared zone, 800mm +/-50mm from the entry of the space.</p> <p><u>Design Detail:</u></p> <p>Ensure accessible parking spaces and shared zones are 5400mm long x 2400mm wide and provided on a gradient of 1:40 or shallower in all directions.</p> <p>An unmarked circulation space of 2400mm x 2400mm is required at either the front or back of the accessible space.</p>	<p>DD</p>

Cl. D4D7 (D3.6 – 2019): Signage

DtS Provision	Status
<p>In a building required to be accessible signage complying with Spec. D4D7, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows –</p> <ul style="list-style-type: none"> • braille and tactile signage must identify each sanitary facility and space with hearing augmentation; • braille and tactile signage must identify each door required by E4D5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor level number; • signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained; • signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; • signage to identify an ambulant accessible sanitary facility must be located on the door of the facility; • directional signage where a pedestrian entrance is not accessible. • directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. <p>A design compliance certificate should be obtained from the signage designer/contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	DD

Cl. D4D8 (D3.7 – 2019): Hearing augmentation

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed –</p> <ul style="list-style-type: none"> • in a room in a Class 9b building; • in an auditorium, conference room, meeting room or room for judicatory purposes; • at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. 	<p>If an inbuilt amplification system (other than one used solely for emergency warning) is provided within the building, suitable hearing augmentation systems are to be provided in these areas and a design and installation certificate are to be obtained from the relevant consultant to Cl. D4D8.</p> <p><i>Project team to confirm if any inbuilt amplification will be provided in the Rose cottage Multipurpose room as hearing aug. will likely be required.</i></p>	DD

Cl. D4D9 (D3.8 – 2019): Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS1428.4.1-2009 must be provided to warn people who are blind or have a vision impairment that they are approaching –</p>	<p><u>Design Detail</u></p> <p>Ensure TGSIs are provided to non fire-isolated stairways and ramping between 1:14 to 1:20.</p>	DD

<ul style="list-style-type: none"> • a stairway, other than a fire-isolated stairway; • an escalator/moving walk; • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. 	<p><u>Design Detail:</u></p> <p>TGSIs need only be a depth of 300mm - 400mm in locations where the next hazard/building element is ≤ 3000mm away. TGSIs shall be 600mm - 800mm deep when the hazard is ≥ 3000mm away.</p> <p><u>Design Detail:</u></p> <p>TGSIs are required at every stairway/ ramp landing where either 1 or both handrails are not continuous. Either provide continuous handrails or TGSIs at all landings with a discontinuous handrail.</p> <p><u>Design Detail –</u></p> <p>Confirm where any overhead obstruction is provided below 2m as these areas are required to be treated with either a barrier or TGSIs. (Underneath stairway TBC)</p>	
--	--	--

Cl. D4D10 (D3.9 – 2019): Wheelchair seating spaces in Class 9b assembly buildings

N/A – No fixed seating is proposed.

Cl. D4D11 (D3.10 – 2019): Swimming pools

N/A - plans do not indicate a swimming pool.

Cl. D4D12 (D3.11 – 2019): Ramps

DtS Provision	Comment(s)/Recommendation(s)	Status
On an accessway, a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	N/A – plan do not appear to include combined series of ramps.	N/A

Cl. D4D13 (D3.12 – 2019): Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.		DD

BCA Part E3 – LIFT INSTALLATIONS

Cl. E3D7 (E3.6 – 2019): Passenger lift types and their limitations

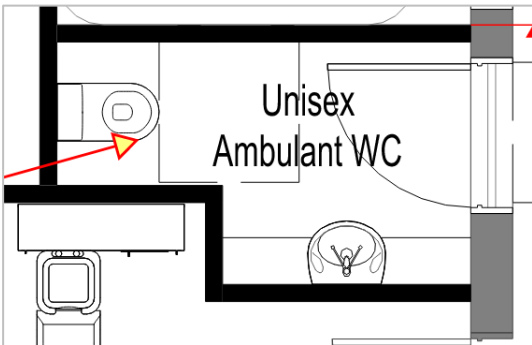
DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Every passenger lift must –</p> <ul style="list-style-type: none"> • be one of the types identified in Cl. E3D7, subject to the limitations on use specified in the Table; and • have accessible features in accordance with Cl.E3D7; and • not rely on a constant pressure device for its operation if the lift car is fully enclosed. 	<p>It is assumed that the existing internal passenger lifts are electric or electrohydraulic passenger lifts with no limitations.</p> <p>Stairway Platform Lifts - N/A</p> <p>Platform lifts - N/A.</p>	N/A

Cl. E3D8 (E3.6 – 2019): Accessible features required for passenger lifts

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Passenger lifts shall have the following features –</p> <ul style="list-style-type: none"> • Handrail complying with the mandatory handrail provisions of AS1735.12, • Lift floor dimensions not less than 1,100mm x 1,400mm where the lift vertical travel is less than 12m, • Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is more than 12m, • Minimum clear door opening complying with AS1735.12, • Passenger protection system complying with AS1735.12, • Lift landing doors at the upper landing, • Lift car and landing control buttons complying with AS1735.12, • Lighting in accordance with AS1735.12, • Automatic audible/visual information within the lift car and at the landings as prescribed, • Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. 	<p>A design compliance certificate is be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards at detail design (CC) stage.</p>	Info

BCA Part F2 – SANITARY AND OTHER FACILITIES

Cl. F4D5 (F2.4 – 2019): Accessible sanitary facilities

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible:</p> <ul style="list-style-type: none"> • Accessible unisex sanitary compartments must be provided as in accordance with F4D6 (Table F2.4a – 2019), • Accessible unisex showers must be provided in accordance with Table F4D7 (Table F2.4b - 2019), • At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females. • An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels. • Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1. • An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and • Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible. 	<p>Accessible sanitary compartments</p> <p>1x new accessible sanitary compartment is proposed in the Rose Cottage alterations.</p> <p>Compliance is otherwise readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p><u>Design Detail:</u></p> <p>Ensure FF&E is installed as per clause 15 of AS1428.1-2009.</p> <p>Ambulant sanitary compartments</p> <p>A single unisex ambulant sanitary compartment is proposed within the Rose Cottage alterations.</p> <p><u>Performance Solution:</u></p> <p>A Performance Solution will be required for the provision of a unisex sanitary compartment in lieu of separate male and female compartments.</p> 	CoC/ PSR

Cl. F4D6 (F2.4 – 2019): Accessible unisex sanitary compartments

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <p>For Class 3 and Class 9c buildings—</p>	<p>Accessible SOUs</p> <p>A total of 3x accessible SOUs are required based on the provision of new Class 9c & 3 SOUs.</p> <p>Each Acc. SOU requires an Acc. WC + shower.</p>	CoC/ PSR

<ul style="list-style-type: none"> • in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-occupancy unit, not less than 1; and • at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1. <p>For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans—</p> <ul style="list-style-type: none"> • 1 on every storey containing sanitary compartments; and • where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. <p>These requirements do not apply within a ward area of a Class 9a health-care building.</p> <p>Ward area: <i>That part of a patient care area for resident patients and may contain areas for accommodation, sleeping, associated living and nursing facilities.</i></p>	<p><u>Performance Solution:</u></p> <p>Plans do not currently indicate compliant Acc. SOU WCs + Showers. It has been conveyed to ABE that a Performance Solution from ABE will be pursued to address their omission based on the operators' design requirements for specific demographic care.</p> <p><u>Design Detail:</u></p> <p>Plans indicate common use sanitary facilities within the Rose Cottage refurbishment.</p>	
--	---	--

Cl. F4D7 (F2.4 – 2019): Accessible unisex showers

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:</p> <p>For Class 3 and 9c buildings—</p> <ul style="list-style-type: none"> • in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; and • 1 for every 10 showers or part thereof provided in common areas. <p>For Class 5, 6, 7, 8 or 9 buildings,</p> <ul style="list-style-type: none"> • where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof. 	<p>See Section CL. F4D6 for applicable compliance departure relating to Acc. SOU WCs & Acc. showers.</p>	<p>PSR</p>

The requirements for Class 5, 6, 7, 8 or 9 buildings do not apply within a ward area of a Class 9a health-care building.		
--	--	--

CI. F4D12 (F2.9 - 2019): Accessible adult change facilities

N/A - Accessible adult change rooms are not required.

3.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the relevant project design documentation to determine the compliance status of the proposed development against Part D4, Clause E3D7, Clause E3D8, Clause F4D5, Clause F4D6, Clause F4D6, and Clause F4D12 ‘deemed-to-satisfy’ (DtS) requirements of the Building Code of Australia 2022 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and related Australian Standards.

Following this review and with the adoption of the recommendations/Performance Solutions proposed, ABE Consulting can confirm that at the Development Application stage of design, the development can readily achieve compliance with the aforementioned provisions.

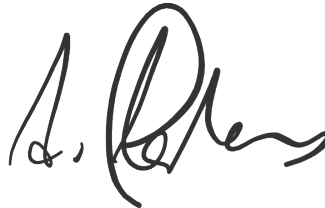
4.0 REVIEW PROVIDED BY

Prepared by:



Sam Freeman
 Senior Accessibility Consultant
 Member - Association of Consultants in Access
 Australia # 757

Reviewed by:



Abe Strbik
 Director
 Member - Association of Consultants in Access
 Australia # 405

DISCLAIMER

This document has been prepared solely for the use of our client in accordance with our current professional standards and as per our agreement for providing compliance consulting services. Although all due care has been taken in the preparation of this document, no warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document. This document represents the opinions of ABE Consulting based on the facts and matters known at the time of preparation of this document. Opinions, judgments and recommendations detailed in this document, which are based on our understanding and interpretation of current statutory and regulatory obligations and standards, should not be construed as legal opinions.

