

FORMIGA1

Access Compliance Report

Project: S200909 Opal St Clair Construction of New 154 Bed Aged Care Facility

Location: 94-100 Explorers Way, St Clair, NSW, 2759

Completed For: Opal Healthcare

On Behalf of: Pact PM

Date: 13th May 2021

Revision Number: B

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Revision Schedule			
Revision	Date	Report Information	
A	23/04/2021	Reason for Revision	Initial Access Report
			Prepared by
		Name	Scott Naylor
		Signature	
B	13/05/2021	Reason for Revision	Design revised to address non-compliances identified in our original report
			Prepared by
		Name	Scott Naylor
		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 Pact PM to provide a review of access requirements for the proposed 2 storey, 154 bed, 124 bedroom aged care facility.

The proposal to proposed 2 storey, 154 bed, 124 bedroom aged care facility 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 existing Administration Building. 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 the following plans:

- Architectural Plans by Custance, Project Number 3362, Dated 08/04/2021

5.1. Principal Building Characteristics

Aspect	Building
Proposed Classification	Ground Floor - Class 5/9c - Back of House/Aged Care Level 1 - Class 9c - Aged Care NOTE: Allied Health does not form part of a separate Class 6 classification as it does not contain a floor area >10% of the Ground Floor area.
Rise in Storeys	2 Storeys
Effective Height	3.5m
Construction Type	Type C

5.2. Building Code of Australia Access Assessment

Requirement	Comply	Comments
Part D2 Construction of Exits		
D2.15 Door thresholds throughout the Class 9c 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.
Door thresholds throughout the building must not incorporate a step, except where a threshold ramp with a maximum gradient of 1:8 is provided for a maximum height of 35mm.	Yes	Capable of compliance. Insufficient information to verify at this point in time.
Part D3 Access for People with a Disability		
D3.1 Class 5 Areas - To and within all areas normally used by the occupants.	Yes	Access is provided through the principal entrance to the Class 5 areas via walkways.
Class 9c Areas - 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.	Yes	Access is provided through the principal entrance to all Class 9c areas via walkways and lifts.
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.	Yes	Access is provided through the principal entrance to all Class 9c areas via walkways and lifts.

<p>Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <ol style="list-style-type: none"> to the entrance doorway of each sole-occupancy unit; and to and within rooms or spaces for use in common by the residents, <p>located on the levels served by the lift or ramp.</p>	Yes	Access is provided through the principal entrance to all Class 9c areas via walkways and lifts.
<p>Accessible Sole-occupancy Units</p> <ul style="list-style-type: none"> 101 to 200 sole-occupancy units - 5 accessible sole-occupancy units plus 1 additional accessible sole-occupancy unit for every 25 units or part thereof in excess of 100. 	Yes	<p>124 units have been proposed, therefore, 6 SOUs are required to be accessible. A total of 8 SOUs are proposed to be accessible. No such accessible units have been proposed. The design team has indicated that this will be addressed by a Performance Solution.</p>
<p>Not more than 2 required accessible sole-occupancy units may be located adjacent to each other.</p>	N/A	No accessible SOUs have been proposed.
<p>Where more than 2 accessible sole-occupancy units are required, they must be representative of the range of rooms available.</p>	N/A	No accessible SOUs have been proposed.
<p>D3.2 (a) Access to the building is required to be provided from:</p> <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. 	<p>Yes</p> <p>N/A</p> <p>Yes</p>	<p>Accessible path provided.</p> <p>No other buildings are connected.</p> <p>Accessible path provided.</p>
<p>D3.2(b) An accessway must be provided through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances.</p> <p>As the building is >500m², a pedestrian entrance that is not accessible must not be located more than 50m from an accessible entrance.</p>	<p>Yes</p> <p>N/A</p>	<p>Accessible path provided.</p> <p>Only one pedestrian entrance is provided.</p>
<p>D3.3 (a) 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. This includes the provisions of:</p> <ul style="list-style-type: none"> Handrails to both sides of the stairway, Handrail mounting heights 865-1000mm, 300mm handrail extensions,, Stair nosing luminance contrast and dimensions, TGSIs, All other provisions of AS1428.1, Clauses 11 and 12. <p>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. This includes the provisions of:</p> <ul style="list-style-type: none"> Handrail mounting heights 865-1000mm, Stair nosing luminance contrast and dimensions, All other provisions of AS1428.1, Clause 12. 	<p>N/A</p> <p>Yes</p>	<p>Not applicable as all proposed stairs are fire-isolated ramps and stairways or external stairs in lieu of fire-isolated stairways.</p> <p>NOTE: If fire-isolated stairs are to be used for general circulation, they must comply with AS1428.1.</p> <p>Insufficient details have been provided at this stage, however, this item is capable of compliance.</p>

<p>D3.3(b) Every passenger lift must comply with BCA E3.6.</p>	Yes	Insufficient details have been provided at this stage, however, this item is capable of compliance.
<p>D3.3(c)(i) Passing bays must be provided at maximum 20m intervals and comply with AS1428.1.</p>	Yes	Passing bays are provided throughout the building.
<p>D3.3(c)(ii) Turning spaces must be provided at maximum 20m intervals and within 2m of a dead end passage in accordance with AS1428.1 (ie. 1540mm x 2070mm).</p>	Yes	Passing bays and turning spaces are provided throughout the building.
<p>D3.3(f) A ramp or lift is not required to be provided to other levels apart from the entrance level as the building does not contain more than 3 storeys and each floor area is not >200m².</p>	N/A	Lifts provided.
<p>D3.3(g) and (h) Carpet pile height shall not exceed 11mm and the backing thickness shall not exceed 4mm.</p>	Yes	Capable of compliance. Insufficient information to verify at this point in time.
<p>D3.4 It is not necessary to provide access to the following areas:</p> <ol style="list-style-type: none"> An area which would be inappropriate because of its particular use, or An area that would pose a health or safety risk for people with a disability, or A path of travel to a space exempted in (a) or (b). 	Yes	Areas considered exempt are areas such as Dirty Utility, Storeroom, Cleaners Room, etc. where only able bodied staff would be required to access. Other staff areas such as Staff Room, Office, Interview, etc. are still required to be accessible. Please refer to the accompanying markup showing exempted. Areas such as back of house storerooms are only exempted for wheelchair access, therefore, other access provisions such as door colour contrasting is required to be achieved.
<p>D3.5 Accessible carparking spaces must be constructed in accordance with AS2890.6, generally as follows:</p> <ul style="list-style-type: none"> 2400mm x 5400mm car space, 2400mm x 5400mm shared space next to car space, Bollard to shared space, Hatching to shared space, Signage to car space (max 1200mm x 1200mm). <p>The ratio of accessible carparking spaces shall be 1 space for every 100 carparking spaces or part thereof.</p>	Yes	Compliance is shown on the plans
<p>D3.6 Braille signage in accordance with BCA Specification D3.6 (ie. between 1200-1600mm above the floor, on the latch side of the door and where this is not possible, located on the door itself, etc.).</p>	Yes	Capable of compliance. Insufficient information to verify at this point in time.

<p>Required signage is as follows:</p> <ul style="list-style-type: none"> • Exits - Each exit door required to be provided with a sign under BCA E4.5, • Accessible WCs, • Ambulant WCs. 		
<p>D3.7 Hearing Augmentation systems in accordance with BCA D3.7.</p>	Yes	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. Typically these types of inbuilt amplification systems are not installed in aged care, however, if proposed, hearing augmentation is capable of compliance.
<p>D3.8 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).</p> <p>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 the absence of a suitable barrier.</p> <p>All Class 3, 9a or 9c areas of the building containing aged care need not be provided with TGSIs as per D3.8(c).</p>	<p>Yes</p> <p>No</p> <p>N/A</p>	<p>Only external stairs in lieu of fire-isolated stairs have been proposed, therefore, TGSIs are not required.</p> <p>No such TGSIs or suitable barrier has been proposed to separate the accessway to the vehicular way. The design team has indicated that this will be addressed by a Performance Solution.</p> <p>Accessible paths do not appear to contain overhead obstructions <2m. However, if it becomes evident that overhead obstructions exist. Compliance can be achieved by either TGSIs or a suitable barrier.</p> <p>This concession has been applied.</p>
<p>D3.11 Ramps must not be connected to have a combined vertical rise of more than 3.6m.</p>	N/A	No ramps proposed.
<p>D3.12 All glazing to accessways, where there is no chair rail, handrail or transom, must be clearly marked with a solid contrasting line in accordance with AS1428.1 if the glazing is capable of being mistaken for a doorway opening.</p>	Yes	Insufficient details have been provided at this stage, however, this item is capable of compliance.
<p>In areas required to be accessible, the following are to be considered:</p> <ol style="list-style-type: none"> Accessways must be a minimum 1m width and increased for door circulation, turning areas and passing areas are required, Doors shall provide a minimum 850mm clear opening width, 	<p>Yes</p> <p>Yes</p>	<p>1m widths provided.</p> <p>Doors throughout resident use areas required 870mm clear widths, thus achieving compliance. All non-resident use areas comply with 850mm clear widths.</p>

<p>c. Door circulation spaces in accordance with AS1428.1, Clause 13.3,</p>	<p>Yes</p>	<p>Compliance is achieved.</p>
<p>d. Door opening forces shall not exceed 20N. Particular attention should be given to glass sliding doors along accessible paths of travel,</p>	<p>Yes</p>	<p>Capable of compliance. Insufficient information to verify at this point in time.</p>
<p>e. Luminance contrast, circulation spaces and door hardware in accordance with AS1428.1 to all doors in all areas that have not been exempted under BCA D3.4 as mentioned above,</p>	<p>Yes</p>	<p>Capable of compliance. Insufficient information to verify at this point in time.</p>
<p>f. Floor grates, door mats, sliding door tracks and abutment surface tolerances shall comply with AS1428.1. Particular attention should be given to glass sliding doors along accessible paths of travel,</p>	<p>Yes</p>	<p>Capable of compliance. Insufficient information to verify at this point in time.</p>
<p>g. 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,</p>	<p>Yes</p>	<p>Capable of compliance. Insufficient information to verify at this point in time.</p>
<p>h. In accessible sanitary compartments and accessible SOUs, 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>	<p>Yes</p>	<p>Capable of compliance. Insufficient information to verify at this point in time. NOTE: No accessible SOUs have been proposed.</p>
<p>Part E3 Lift Installations</p>		
<p>E3.6 Every passenger lift must have accessible features in accordance with BCA Table E3.6b (eg. minimum lift car dimensions of 1100 x 1400mm, handrails, door opening width, control buttons, etc. in accordance with AS1735.12)</p>	<p>Yes</p>	<p>Insufficient details have been provided at this stage, however, this item is capable of compliance.</p>
<p>Part F2 Sanitary and Other Facilities</p>		
<p>F2.4 (a) Unisex sanitary facilities are to be provided in every accessible SOU.</p>	<p>Yes</p>	<p>No such accessible units have been proposed. The design team has indicated that this will be addressed by a Performance Solution.</p>
<p>F2.4 (a) Where sanitary compartments serve areas that are not exempt under D3.4, not less than 50% of the banks must contain accessible WCs.</p>	<p>Yes</p>	<p>Only one required bank has been provided in the Back of House area and this bank contains an accessible sanitary facility. NOTE: Accessible sanitary compartments are not required in common areas as these sanitary compartments are not required under BCA F2.3. If they are provided with signs labelling them accessible, then they must conform to all requirements of BCA F2.4 and AS1428.1. All common area WCs have been labelled as accessible at this point in time.</p>

<p>F2.4(c) Where a bank of WCs contain one or more WC in addition to the accessible WC, separate ambulant WCs are required to be provided (1x for each gender or 1x unisex).</p>	Yes	Ambulant facilities have been proposed to the staff back of house area.
<p>F2.4(g) 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 evenly.</p>	Yes	<p>The plans have not yet been developed to show details of the accessible WC layouts through the Ground Floor and compliance with this item is assumed at this point in time.</p> <p>NOTE: Accessible sanitary compartments are not required in common areas as these sanitary compartments are not required under BCA F2.3. If they are provided with signs labelling them accessible, then they must conform to all requirements of BCA F2.4 and AS1428.1. All common area WCs have been labelled as accessible at this point in time.</p>

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.