



**BAPS AUSTRALIA**

# **BAPS TEMPLE KEMPS CREEK**

**ACCESS REVIEW**

**Morris-Goding Accessibility Consulting**

**FINAL**

27 November 2017

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*This report prepared by:*



John Ward  
Access Consultant  
**Morris Goding Accessibility Consulting**

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## **1. EXECUTIVE SUMMARY**

The Access Review Report is a key element in design development of the proposed BAPS Temple at Aldington Road, Kemps Creek, and an appropriate response to the AS1428 series, Building Code of Australia (BCA), and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris-Goding Accessibility Consulting has prepared the Draft Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The development has been reviewed to ensure that ingress and egress, paths of travel; circulation areas, toilets and car parking comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the reports recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible parking, accessible accommodation and accessible sanitary facilities, can be readily achieved.

The recommendations in this report are associated with schematic design. These recommendations should be addressed in the further development of the proposal.

## **2. INTRODUCTION**

### **2.1. General**

BAPS Australia has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed Temple located at Aldington Road, Kemps Creek.

The proposal consists of a redevelopment of rural land into a place of worship, with associated residences, multi-function facility, gardens and other outdoor areas.

The proposed development is bound by Aldington Road to the west and rural land on all other sides. The proposed development is expected to include the following BCA classifications:

- Class 3 (Monks residence)
- Class 5 (office space within the Central Facility and Monks residence)
- Class 6 (dining areas within the Central Facility)
- Class 7a (carparking)
- Class 9b (Central Facility and Mandir)

Note: Class 5, 6 and 7a elements within the Central Facility (and Class 5 elements within the Monks residence) are not expected to apply as these are of lesser floor area within the dominant classification of each building. The PCA is to confirm the relevant BCA classifications and the applicability of BCA A3.3 (a) (i) concession concerning minor floor area classification (if used). This report has been prepared on the basis that only Class 9b and Class 3 are relevant. Should other building classifications be deemed relevant this report must be updated.

The requirements of the investigation are to:

- Review supplied design drawings of the proposed development,
- Provide guidance for the provisions of disability design of the development, and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

### **2.2. Objectives**

The report considers user groups such as staff, member of the public, visitors and residents. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- ✘ People with sensory impairment (hearing and vision)
- ✘ People with mobility impairments (ambulant and wheelchair)
- ✘ People with dexterity impairments

The Report seeks to provide compliance with the DDA. In doing so, the Report attempts to eliminate, as far as possible, discrimination against persons on the grounds of disability.

### **2.3. Limitations**

This report is limited to the accessibility provisions of the buildings in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

### **2.4. Accessibility of Design**

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, the AS 1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disability.

The Project Architects and an appropriately qualified accessibility consultant will examine key physical elements during design development stage, to identify physical barriers and incorporate solutions as a suitable response to disability statutory regulations and other project objectives.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disability in the provision of appropriate access, where the approach or access to and within a premises, makes it impossible or unreasonably difficult for people with disability to make use of a particular service or amenity.

The design will comply with the requirements of the DDA Access to Premises Standards and include requirements for accessible buildings, linkages and the seamless integration of access provisions compliant with AS1428.1. The developed design will consider all user groups, who include members of the public, visitors, residents and staff members.

### **2.5. Statutory Requirements**

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with disability will be in accordance with:

- Federal Disability Discrimination Act (DDA)
- AS 1428.1:2009 (General Requirements for Access-New Building Work)
- AS 1428.4.1:2009 (Tactile Indicators)
- AS 2890.6:2009 (Parking Facilities)
- AS 1735.12:1999 (Lifts, Escalators, & Moving Walks)
- BCA – Building Code of Australia 2016 (Part D3, E3, F2)
- DDA Access to Premises Standards 2010
- Penrith DCP 2014

### **3. INGRESS & EGRESS**

#### **3.1. General**

Under the BCA and DDA Premises Standards an accessway must be provided to a building required to be accessible from the main points of pedestrian entry at the allotment boundary. In the case of this proposal the pedestrian entrance at the boundary is clearly at the mid-point of the frontage. The entrances at the frontage corners are for vehicle entry and exit only.

The following headings of this section will describe and make commentary on the access provisions to the buildings in the order of procession from the site entrance.

#### **3.2. Main Entrance – Central Facility**

Approximately one third of the total site area at the front of the site immediately behind the street boundary is dedicated to formal pathways, landscaped gardens and vehicular road and parking. This area is known as “Landscape Zone” and the majority of this area is generally at a constant level.

The eastern edge of the Landscape Zone is mostly concentrated with vehicular roads and parking and is raised from the general surface level by 1300mm. At present the pedestrian connection between the two levels consists only of a stair, which on its own is inaccessible. It will be necessary to integrate with the stair (or substitute with) a ramp or walkway in compliance with AS1428.1. The required spatial area would appear to be in place to allow such amendments. Note also that the accessible car parking spaces at the Landscape Zone level will need an accessible path of travel connection to the main pedestrian thoroughfare. This requires confirmation as the extent of hard and soft landscaping elements cannot be determined from the architectural drawings.

The eastern boundary to the Landscape Zone borders the beginning of the built forms to the Central Facility. Walls, stairs, balustrades and dome-topped colonnade structures effectively form an edge to the forecourt to the Central Facility which is set almost 2m above the Landscape Zone level.

Although it is not entirely clear from the drawings it is understood that a passenger lift will be inserted within one of the domed structures and this will provide an accessible path link between Landscape Zone and Central Facility forecourt.

The same journey can be taken via two stair flights symmetrical with the formal approach through the Landscape Zone. It is not entirely clear how these stairs interface with the Central Facility forecourt as no penetrations through the wall are evident. What is however evident from the elevations is that these stairs continue to a viewing platform almost 3m above the level of the Central Facility forecourt. For reasons of equity it is strongly recommended that the passenger lift continues to this level also, so that persons with mobility impairment are able to enjoy a similar amenity, particularly as the enclosure would appear to permit this. Notwithstanding the importance of maintaining the traditional architectural aesthetic it will be necessary to incorporate features such as handrails, nosings and TGSIs in the stair design in accordance with AS1428.1.

From the forecourt the formal paved approach to the Central Facility continues however it will be necessary to consider suitable paved surfaces linking the aforementioned lift lobbies which are not currently evident on the plans.

The formal pedestrian approach concludes with a raised covered walkway at the same level of the ground floor level of the Central Facility and is raised from the surrounding external levels by approximately 450mm. The covered walkway surrounds the majority of the perimeter of both wings of the Central Facility. Although the majority of the covered walkway is accessible by stairs these are suitably collocated with ramps in accordance with the requirements.

There are multiple entrance doorways to both wings of the Central Facility. All of these are a double leaf type and are suitably wide to offer the required 850mm minimum clear opening width at the active leaf. All required clearances to both sides of the doors is in place and in accordance with AS1428.1.

Two building entrances at the south-east corner of the site (behind the stage) are effectively inaccessible as they open to corridors containing a stair only. In order to meet BCA and DDA Premises Standards maximum limits between inaccessible and accessible building entrances (50m) it will be necessary to include an additional entrance between Fire Stair 12 and the adjacent Lift. The inaccessible entrance will also be fitted with directional signage to effectively guide a person with mobility impairment to the accessible alternative.

It is noted that basement level of the Central Facility includes accessible parking spaces. There is suitable path of travel from these car spaces to the passenger lifts which extend down to this level.

*Recommendations:*

- (i) The stair in landscape zone must be amended or replaced to include an accessible path of travel link between the two levels, i.e. a ramp or walkway in compliance with AS128.1. Provide details at CC stage.
- (ii) Ensure that the passenger lift which connects Landscape Zone with Central Facility level extends to the high level viewing platform, for equity with the adjacent stairs and platform. Provide details at CC stage.
- (iii) Ensure accessible car parking spaces and lift lobbies are connected to main pedestrian thoroughfares via suitable trafficable surfacing. Provide details at CC stage.
- (iv) Ensure inaccessible entrances at the rear of the Central Facility are appropriately signed to direct a person to a new accessible entrance within 50m (locate new entrance between Fire Stair 12 and the adjacent lift). Provide details at CC stage.
- (v) Ensure all stairs, ramps and walkways are designed in accordance with AS1428.1, including suitable handrails, nosings, TGSIs etc. Provide details at CC stage.

### **3.3. Main Entrance – Mandir**

Entry to the Mandir from the pedestrian entrance at the street boundary must firstly be negotiated to and through the Central Facility as described in the previous section. The drawings would appear to indicate that pedestrians can move around Central Facility on level paved surfacing clear of the roadways. Alternatively it is possible to travel to the



raised covered walkway of the Central Facility mentioned previously and exit on its eastern end.

Travel to the Mandir from this location entails moving through a series of terraces. The front face of each terrace is very close in style and composition as the previously described construction associated with the Central Facility forecourt. Each of these terrace faces consists of walls, stairs, balustrades and dome-topped colonnade structures (one of which includes a passenger lift).

The journey from Central Facility to Mandir consists of five levels connected by stairs and passenger lifts. There are suitable level paved areas along the full path of travel.

The Mandir itself operates on four separate levels, the entry forecourt, ground level (including surrounding elevated walkway), “Mandir” level and “Mandir” first level. All levels of the Mandir are accessible through the use of passenger lifts. The surrounding elevated walkway is made accessible through a number of low-rise passenger lifts collocated with the stairs. A larger passenger lift has been built into one of the two major front towers of the Mandir and provides an accessible connection linking forecourt and ground level (Worship Room) and “Mandir” level (Mandir Terrace). Another low-rise lift completes the procession and links the Mandir Terrace with the Mandir proper.

*Recommendations:*

- (i) Ensure all stairs are designed in accordance with AS1428.1, including suitable handrails, nosings, TGSIs etc. Provide details at CC stage.
- (ii) Ensure passenger lifts are compliant with AS1735.12 and BCA E3.6. Provide details at CC stage.

### **3.4. Main Entrances – Monks residences**

Entry to the Monks residences from the pedestrian entrance at the street boundary must firstly be negotiated to and through the Central Facility and Mandir as described in the previous sections.

From the Mandir it is possible to travel to the Monks residences in one of two ways:

-via the “Mandir” level and a pedestrian bridge over the roadway (although at present there is a levels discrepancy this is expected to be resolved with walkways or ramps)

-via a tunnel under the roadway (accessible at each end by passenger lifts)

The entrance door at the ground floor foyer is presently too narrow to offer the required minimum clear opening width at the active leaf and widening, or rebalancing of the door leaves is required.

There is also an eastern foyer at this level. This approach to the building is inaccessible as the access road which circles the building consists of steep sections which are impossible to traverse. However it is not inconceivable that this entrance could serve as a drop-off point or more long term parking in the area (not currently shown). At present no doorway is depicted and there is little information concerning the surrounding levels. More detail is required for review.

*Recommendations:*

- (i) Resolve levels differences between Mandir level and ground floor foyer through ramps or walkways at the bridge in compliance with AS1428.1. Provide details at CC stage.
- (ii) Amend entrance doorway at the western foyer for compliant minimum clear opening width or 850mm. Provide details at CC stage.
- (iii) Confirm details of door to eastern foyer and ensure compliance with AS1428.1.
- (iv) Consider detailing of a setdown / pickup zone at the eastern side of the building, or long term parking in this area to include an accessible car parking space in accordance with AS2890.6.
- (v) Ensure passenger lifts are compliant with AS1735.12 and BCA E3.6. Provide details at CC stage.

**3.5. Emergency Egress**

Emergency egress provisions for the development would in many cases be satisfied by the same (non-fire isolated) stairs offering regular communications between floors. Refer to Paths of Travel section of this report for details concerning these types of stairs.

Fire isolated stairs are expected to be required for the Central Facility building at a minimum. Confirmation is required on the need for fire-isolated stairs at the Monks residence. BCA 2016 Part D2.17 has requirements for all fire-isolated egress stairs from areas required to be accessible (that are not also proposed as communication stairs) to include at least one continuous handrail designed to be compliant with AS1428.1 Clause 12. Provision of an off-set tread at the base of stair flights or an extended mid-landing that will allow a 300mm extension clear of egress route is considered appropriate for achieving a consistent height handrail (without vertical or raked sections).

Where fire-isolated egress stairs will also be used for communication stairs purposes between levels, they should be designed to meet full compliance with AS1428.1:2009. Confirmation is required on the likely use of certain stairs for this purpose.

There is currently no mandatory requirement within BCA or DDA Premises Standards for provision of independent accessible egress for people with disability in accordance AS1428.1 and this remains an important DDA issue. Consideration of an accessible egress strategy with a documented emergency evacuation plan will be needed as a minimum starting point.

Consideration of waiting spaces within fire-stairs should be strongly considered for people with mobility impairment. The current configuration of stairs suggests the spatial requirements would not be able to be incorporated without layout amendments, but if provided with future design development these would generally require:

- 850mm min. clear width egress door and 510mm min. external door circulation area, compliant with AS1428.1:2009;
- Wheelchair space (800mm W x 1300mm L min. dimensions) within fire-isolated stair, outside of the required egress path, that can be accessed on a continuous path of travel OR

- Alternative evacuation means e.g. emergency passenger lift/s could be provided instead of/or only in addition to 'waiting spaces' in line with ABCB Handbook and/or consideration of stair evacuation devices (with appropriate storage and staff training) within fire stairs.

*Recommendations:*

- (i) Provide at least one accessible handrail at a consistent height in egress stairs from a required exit, compliant with AS1428.1:2009 Clause 12 as required under BCA 2016 part D2.17.
- (ii) Confirm use of any emergency egress stairs that have potential for use as inter-tenancy communications stairs for future accessibility review, including identifying locations where this is or may occur. This will introduce the need for enhanced accessibility features in these instances (over and above the requirements for emergency egress).
- (iii) Consideration for the Client to make egress stairs accessible and incorporate a wheelchair refuge space clear of the egress path. This would require significant amendments of the current configuration (advisory).
- (iv) Consideration for the Client to make preparation of an emergency management plan which would include the use of a fire warden, to identify strategies to facilitate emergency egress for people with disability (advisory).
- (v) Consideration for emergency warning systems within the development to include audible and visual alarms compliant with AS1428.2 (advisory).

## 4. PATHS OF TRAVEL

### 4.1. Level of Access Within Buildings

Access is to be provided according to the BCA and DDA Access Code Part D3 including Table D3.1 for the range of building classifications present in the scheme including:

- Class 3 (Monks residence)
- Class 5 (office space within the Central Facility and Monks residence)
- Class 6 (dining areas within the Central Facility)
- Class 7a (carparking)
- Class 9b (Central Facility and Mandir)

Note: Class 5, 6 and 7a elements within the Central Facility (and Class 5 elements within the Monks residence) are not expected to apply as these are of lesser floor area within the dominant classification of each building. The PCA is to confirm the relevant BCA classifications and the applicability of BCA A3.3 (a) (i) concession concerning minor floor area classification (if used). This report has been prepared on the basis that only Class 9b and Class 3 are relevant.

For Class 3 areas: Access is required from building entrance/s:

*Under Table D3.1:*

- To at least one floor containing sole occupancy units, and to the entrance doorway of all sole occupancy units on that floor (and to all levels containing sole occupancy units, and to their entrance doorways, where these levels are served by a passenger lift or ramp complying with AS1428.1:2009 is installed).
- To and within all rooms and spaces used in common by the residents, at the entrance level and also to any level served by a passenger lift or ramp complying with AS1428.1:2009 (note: there must be at least one of each type of common use room or space available on an accessible floor).

For 9b areas: Access is required from building entrance/s:

*Under Table D3.1:*

- To and within all areas normally used by the occupants (including public, visitors, staff, students etc.) in compliance with AS1428.1:2009. Note: this excludes areas that would normally be exempted under BCA Part D3.4 eg. loading docks, plant/equipment rooms. Note: this may need to be reviewed on case by case basis.

### 4.2. General

From the main entrances to the various buildings, there are generally suitable access pathways and clearances to all other areas within the building via the passenger lifts and

corridor spaces, appropriate for wheelchair manoeuvrability compliant with AS1428.1 and the DDA Premises Standards.

The lift lobbies on all levels of the development have ample circulation space to allow two wheelchair users to pass each other compliant with AS1428.1 and the DDA Premises Standards.

In general, the main paths of travel throughout the development are level and have appropriate clearances that are generally wide enough (at least 1800mm) to allow two wheelchair users to pass each other in accordance with AS1428.12 and the DDA Premises Standards.

The ends of the corridors on all floors have suitable width (at least 1550mm) to allow wheelchair users to perform 180° turns. There are appropriate passing bays suitable for wheelchair users to pass one another.

#### **4.3. Doors**

In general, the majority of doors appear to have appropriate clearances and circulation at doorways in compliance with AS1428.1. Review is required of the many double leaf doors, where the active leaf is required to offer suitable minimum clear opening width (this is clearly not achieved in some locations). Amendments are required to the airlock which accesses some of the accessible toilets. At present there is insufficient separation between doors for compliance with AS1428.1 cl.13.4. There are also some minor instances of insufficient latch side clearance at some doorways which must be corrected.

##### *Recommendation:*

- (i) Review double leaf doors throughout the proposed design to ensure 850mm minimum clear opening width at the active leaf. Provide confirmation at CC Stage.
- (ii) Amend the airlocks to some of the accessible toilets for compliant distance between doorways in accordance with AS1428.1. Provide updates at CC Stage.
- (iii) Review instances of insufficient latch side clearance to doorways and make amendments at CC stage for compliance with AS1428.1.

#### **4.4. Lifts**

There is widespread use of passenger lifts throughout the project as the principal method of extending access to and within all buildings and landscaped areas.

##### *Recommendation:*

- (i) Ensure minimum car floor size suitable to the total vertical travel of each lift in accordance with BCA E3.6. Provide details at CC stage.
- (ii) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12. Include specification at CC Stage.

#### **4.5. Stairs**

The design includes numerous stairs throughout the buildings and external spaces. These include the following:

- internal stairs within the Monks residence linking all floors which are understood to be in frequent use and are not fire isolated for emergency purposes;
- external stairs associated with the connection between landscape levels and directly integrated with the Mandir building;
- internal stairs at the Central Facility associated with the split level at the Stage (all other stairs inside the building are assumed to be fire isolated for emergency purposes and are covered in an earlier section of this report);
- stairs associated with building entrances (e.g. Central Facility covered walkway)

*Recommendations:*

- (i) In accordance with the DDA Premises Standards all of the above mentioned stairs will be required to be designed in full accordance with AS1428.1 which will include handrails to both sides, TGSIs, and suitable nosing strips and closed riser faces. At present this level of detail is not included in the scheme. Provide details at CC Stage.

#### **4.6. Ramps**

The only ramps in the scheme concerning travel within buildings is to be found at the Central Facility and is associated with the split level configuration of floors around the Stage. These ramps are required to be designed in full accordance with AS1428.1. At present the usual features such as handrails and TGSIs are not yet shown. Note also that ramp flight lengths are limited to 9m maximum length, at present one single flight of 13m is shown.

*Recommendations:*

- (i) Internal ramps at the Central Facility are to be designed in full accordance with AS1428.1 which will include handrails and kerbs to both sides and TGSIs. Note also that maximum length of flight is limited to 9m. Provide details at CC Stage.

## 5. SANITARY FACILITIES

### 5.1. General Requirements

The BCA and DDA Premises Standards contain requirements for sanitary facilities suitable for the use of persons with a disability. These requirements can be summarised as follows:

- For Class 3: Provide at least 1 unisex accessible toilet, designed in accordance with AS1428.1:2009, adjacent to every bank of toilets in common areas containing male and female sanitary compartments. In addition provide at least one accessible toilet in every accessible sole occupancy unit provided, designed in accordance with AS1428.1:2009.
- For Class 5, 7 and 9: Provide at least 1 unisex accessible toilet, adjacent to every bank of toilets (where provided) on each storey, compliant with AS1428.1:2009 under BCA/DDA Access Code part F2.4. If more than 1 toilet bank is provided on each level an accessible toilet is required at 50% minimum of toilet banks at each level.
- As even a number of left hand (LH) and right hand (RH) transfer WC pans (at accessible toilets) as possible is required within the buildings under DDA Premises Standards Part F2.4 (g). Alternating LH/RH layouts on the floor where more than one provided, or on each subsequent level if only one provided, is viewed as the most appropriate and inclusive approach.
- An ambulant cubicle is required within every standard toilet bank adjacent to an accessible toilet under the DDA Access Code Part F2.4 compliant with AS1428.1:2009.

### 5.2. Accessible Toilets – Monks residence

For details concerning the provision of accessible toilets to the accessible SOUs refer to the accommodation section of this report.

Aside from the ensuite sanitary compartments to the SOUs there are a number of additional sanitary compartments throughout the building. Technically, under the BCA as a Class 3 development, all of these toilet banks must contain an accessible facility. The following is noted however:

- the toilet behind the VIP Kitchen is not in a common area and would be expected to cater only for able bodied kitchen hands;
- the toilet behind the Main Office is not in a common area;
- the toilet behind the Monks Medical Room, while not in a common area, will, due to the functionality of the room, be expected to cater to individuals using wheelchairs or with some other form of mobility impairment

The remaining banks of toilets must include an accessible toilet and this is expected to be achievable given the proportions of most rooms. At the western entry foyer the room is flanked by two separate toilet compartments, considered to be part of the same bank. One of these rooms must be upgraded to an accessible toilet in accordance with AS1428.1.

*Recommendations:*

- (i) Amend the design to include accessible toilets in common areas, in accordance with AS1428.1, in the process ensure an even distribution of left hand and right hand transfer WCs.

**5.3. Accessible Toilets – Central Facility**

There is a continuous path of travel to the accessible WCs located on all floors of the building via the passenger lifts. The accessible WCs have suitable internal dimensions for a layout in compliance with AS1428.1 and can be confirmed at CC stage.

Although there are a large number of toilet banks which include an accessible facility throughout the building, and the basement and ground levels are particularly well served, there is a slight imbalance of facilities on Level 1 and Level 2 which will require conversion of some standard toilet banks to an accessible facility to meet the BCA requirements.

The balance of left hand and right hand transfer WCs must be evenly distributed throughout the building. This has generally been provided and can be confirmed at CC stage.

*Recommendations:*

- (i) Provide details at CC stage demonstrating compliance of the accessible WCs with the requirements of AS1428.1.
- (ii) Amend the configuration of some standard toilet banks at Level 1 and Level 2 for layouts in compliance with AS1428.1 in order to meet the 50% minimum number of toilet banks with accessible facility as required by the BCA. Provide details at CC stage.

**5.4. Ambulant Cubicles – Residence and Central Facility**

The majority of accessible toilets shown in the scheme are directly associated with a separate bank of toilets, in each case this adjoining bank is allocated to one sex only. Generally the provision is in place for an ambulant compartment at each location, as required by the BCA, and details can be confirmed at CC stage.

*Recommendations:*

- (i) Provide details at CC stage demonstrating an ambulant toilet compartment at each banks of toilets next to an accessible facility in compliance with the requirements of AS1428.1.

**5.5. Accessible Showers****General**

The BCA and DDA Premises Standards contain requirements for shower facilities suitable for the use of persons with a disability. These requirements can be summarised as follows:



- For Class 3: Provide 1 accessible shower, designed in accordance with AS1428.1:2009, for every 10 showers provided in common areas. In addition provide at least one accessible shower in every sole occupancy unit provided, designed in accordance with AS1428.1:2009.
- For Class 5, 7 and 9: Provide 1 accessible shower, designed in accordance with AS1428.1:2009, for every 10 showers provided, where showers are required under BCA F2.3.

**Monks residence**

For detailing concerning the provision of accessible showers within accessible SOUs refer to the next section of this report.

Within some of the common area sanitary facilities a shower compartment has been indicated however at present none of these appear to be configured in accordance with AS1428.1.

**Central Facility**

It is not clear if common area shower facilities are intended at any location. The Hall may be deemed Class 9b “*theatre*”, in which case toilets and showers are required under BCA F2.3 for “*participants*”. This would be a trigger for the need for accessible showers.

*Recommendations:*

- (i) Confirm the BCA requirement for showers associated with the Central Facility theatre / hall and ensure adjacent accessible facilities. Provide confirmation at CC stage.
- (ii) Ensure the shower facility within common area sanitary compartments at the Monks residence provides for an accessible shower in compliance with AS1428.1.

## **6. ACCESSIBLE ACCOMMODATION**

### **6.1. Accessible Accommodation: Quantity**

There are a total of 11 sole occupancy units ('SOUs') in the Monks Residence. Two of the Ground Level SOUs will be detailed as accessible as indicated by the alternative bathroom arrangements. This would meet the minimum quantity of accessible SOUs under the DDA Access Code 2010 / BCA 2017.

*Recommendations:*

- (i) The nominated Ground Level SOUs are to be designed as accessible as required under DDA Access Code 2010 Table D3.1.

### **6.2. Accessible SOUs: Design**

There is a continuous accessible path of travel from the building entrances to the entry doorway of the intended accessible SOUs. As previously described it will be necessary to alter the internal double doors along the access corridor for compliant opening clear width at the active leaf. The provision of suitable internal latch-side clearances at the entry doorway of each of the accessible hotel SOUs will be required and is achievable.

Table D3.1 of DDA Access Code 2010 / BCA 2016 requires that accessible SOUs are to 'be representative of the range of rooms available', however this is only applicable where more than 2 accessible SOUs are required, meaning this requirement is not applicable.

The SOU bedroom area is to feature suitable internal dimensions to allow for suitable wheelchair circulation in accordance with AS1428.1(2009) around a queen-size bed. This is achievable.

The SOU main entry doorway will require a suitable internal latch-side clearance for compliance with AS1428.1(2009). This is achievable.

A continuous accessible path of travel to the bathroom entry doorway is required, as is the provision of suitable clearances on both sides of the bathroom entry doorway. This is achievable.

The bathroom in each of the accessible SOUs should feature minimum internal dimensions of 2700mm (length) x 2300mm (width). This has been provided however for a compliant layout of fixtures, with all necessary clearances in accordance with AS1428.1 in place, amendments are required. The necessary amendments are considered achievable.

*Recommendations:*

- (i) In accordance with AS1428.1(2009) figure 50, ensure that the bathroom in each accessible SOU has an internal width dimension of 2300mm and compliant setout of fixtures. Provide details at CC stage.

## 7. AMENITIES AND FACILITIES

### 7.1. Car Parking

The BCA and DDA Premises Standards contain requirements for accessible car parking which are applicable to this project. These requirements can be summarised as follows:

- For Class 3: Accessible car parking spaces compliant with AS2890.6:2009 applied as a percentage of total parking spaces matching the percentage of accessible sole-occupancy units provided.
- For Class 9b: 2% of total car parking spaces to be accessible, compliant with AS2890.6.
- All accessible car bays must be located to provide an accessible path of travel, compliant with AS1428.1 to the building (ie. relevant lifts and/or associated entry points) under DDA Premises Standards part D3.2 (1) (c). The intent is to minimise travel distances and ensure a safe accessible path of travel for people with disability when moving between their vehicle and building entrance.
- Ensure 2.5m min. height clearance, compliant with AS2890.6 fig 2.7 over accessible car bays with 2.2 m min. vertical clearance leading to these car bays. (Note: consideration for 2.3 or 2.4m min. height preferred for higher vans/adapted vehicles is recommended as good practice).

Parking has been provided throughout the entire site, on every level and terrace. Accessible car parking in accordance with AS2890.6 has also been distributed throughout the site, beginning at the Landscape Zone and extending as far as the Monks residence level.

There are 297 standard car parking spaces provided in the development. Of these there are 8 associated with the Monks residence with the remainder generally associated with the Mandir and Central Facility.

From the 8 total parking spaces at the Monks residence 4 are shown as accessible generally in accordance with AS2890.6, therefore the percentage of accessible parking greatly exceeds the percentage of accessible SOUs, in compliance with the BCA and DDA Premises Standards.

For the remaining 289 total parking spaces 18 are shown as accessible generally in accordance with AS2890.6, therefore the minimum 2% requirement under Class 9b provisions in the BCA and DDA Premises Standards has been met.

### 7.2. Lighting

*Recommendations:*

- (i) In general the maintenance illumination levels should be 150 lux for paths of travel, corridors and stairs. Ensure all lighting levels comply with AS1680. Provide details at CC stage.

### **7.3. Signage**

#### *Recommendations:*

- (i) Signage to comply with the DDA Premises Standards and BCA part D3.6. Provide details at CC stage.

### **7.4. Hearing Augmentation**

Due to the likely BCA classification for the Central Facility being 9b, under the BCA and DDA Premises Standards any room within which contains an inbuilt amplification system (other than one used only for emergency warning), must be provided with a hearing augmentation system. This will undoubtedly be an issue for the Halls, and possibly also for upper level meeting rooms and conference rooms.

#### *Recommendations:*

- (i) Confirm extent of in-built amplification at CC stage and proposed hearing augmentation system to be implemented.

### **7.5. Hall**

The Halls are not expected to contain any fixed seating, being multipurpose in nature. This requires confirmation as the presence of fixed seating will be a trigger for allocated wheelchair spaces and circulation requirements under the BCA and DDA Premises Standards.