

ACCESS REPORT PROJECT APPLICATION

JUSTINIAN HOUSE REDEVELOPMENT

19TH OCTOBER 2007

This report has been prepared following a review of the plans to Justinian House at the above location having regard to Part D3, E3.6 and F2.4 of the BCA, referenced standards AS1428 parts 1, 2 and 4 and the accessibility provisions of North Sydney Council's DCP 2002 Sections 9.2, 20.3 and 20.4 (see attached extract).

The plans relied upon for the review include:

Dwg No	Revision	Title
07 422 – DA1001	P3	Basement Level 2 Plan
07 422 – DA1002	P4	Basement Level 1 Plan
07 422 – DA1003	P4	Level 1 Plan
07 422 – DA1004	P4	Level 2 Plan
07 422 – DA1005	P4	Level 3 Plan
07 422 – DA1006	P4	Level 4 Plan
07 422 – DA2501	P3	Sections 01
07 422 – DA2502	P3	Sections 02 and 03
07 422 – DA2503	P3	Sections 05 and 07
07 422 – DA2504	P3	Sections 06 and 08

PART D3.2 – ACCESS TO BUILDING ENTRANCE FROM AN ADJOINING BOUNDARY

1. The plans confirm there will be a continuous accessible path of travel from Rocklands Road @RL84.140 to the principal entrance @RL83.500 by way of a 1:20 gradient walkway and subject to construction details of paving adjacent landscaping/pathway edges, doorway threshold and the door schedule the development will comply with Parts D3.2 and D3.3 of the BCA.
2. The principal entrance also incorporates a stairway entrance that will be detailed with handrails, step nosings and tactile ground surface indicators to comply with AS1428 parts 1 and 4 and Part D3.8 of the BCA.
3. Level 2 shall incorporate an on-grade almost level access path from Sinclair Street at approximately RL87.700 to the level 2 reception and lift lobby in accordance with Part D3.2 and D3.3 of the BCA.

PART D3.5 – CARPARKING

4. The plans confirm that of the 118 parking spaces there will be three (3) accessible parking spaces of at least 3200mm width on basement level 1 to comply with AS2890.1 while the access path to the lift and entry height of 2300mm will also comply with Part D3.5 of the BCA and will be consistent with the DDA.

PART D3.3 – INTERNAL CIRCULATION

LEVEL 1 (LOWER GROUND FLOOR ENTRY)

5. **Level 1 (entry level)** – The ground floor level of the building proposes various component areas including:
 - Entry foyer, common breakout lounge and corridors
 - Mercy Foundation
 - Academic Research
 - Auditorium and Conference Room
 - Administration
 - Laboratory and associated utility areas
6. **Building Entry Foyer** - With respect to accessibility the plans illustrate a building entry foyer that provides continuous accessible pathways into and throughout the ground floor areas (Level 1) required to be accessible, in a manner that will comply with AS1428.2 and Part D3.3 of the BCA subject to the comments below regarding access to individual offices and work areas.
7. **Mercy Foundation** – The reception area shall be accessible from the main building foyer and shall provide appropriate doorway circulation space to approach and enter the various offices within the Mercy Foundation in a manner that will comply with AS1428.2 and Part D3.3 of the BCA. Details of the internal fitout of the Utility Room will be confirmed at construction certificate stage to ensure adequate areas to manoeuvre a wheelchair to use a photo copier and the like in accordance with AS1428.2 and Part D3.3 of the BCA.

8. **Academic Research** - The area shall be accessible from the main building foyer via a 2000mm width corridor that will provide appropriate doorway circulation spaces to approach and enter the various offices and workstation areas in a manner that will generally comply with AS1428.2 and Part D3.3 of the BCA, with a minor adjustment to the IT Server room door, which can be detailed at construction certificate stage in accordance with AS1428.2 to satisfy Part D3.3 of the BCA. Details of the Meeting Room entry doorway will be confirmed at construction certificate stage in accordance with AS1428.1 and Part D3.3 of the BCA.
9. **Auditorium** - The auditorium proposes a tiered seated seating arrangement that will be accessible from the main building foyer/open plan breakout area via a 2000mm width ramped corridor to the lower level and the front of the auditoria. The accessible entry will provide appropriate doorway circulation spaces to approach and enter the auditoria and wheelchair accessible seating spaces in a manner that will comply with AS1428.2 and Part D3.3 of the BCA.
10. The stairway approach to the top level of the auditoria shall be detailed at construction certificate stage in accordance with AS1428.4 and Part D3.8 of the BCA regard tactile indicators.
11. The auditoria shall also include hearing augmentation to assist people with hearing impairment consistent with Part D3.7 of the BCA and Council's DCP 2002.
12. Conference Room and courtyard breakout access are also readily available from the main building foyer/open plan breakout area and will provide appropriate doorway circulation spaces to approach and enter the spaces in a manner that will comply with AS1428.2 and Part D3.3 of the BCA, subject to details of the access door adjoining the foyer providing 520mm minimum latchside clearance.
13. **Administration** - The area shall be accessible from the main building foyer via a 2000mm width corridor that will provide appropriate doorway circulation spaces to approach and enter the various offices, workstation areas, staff lounge and meeting room in a manner that will generally comply with AS1428.2 and Part D3.3 of the BCA. Details of the doorways will be confirmed at construction certificate stage in accordance with AS1428.2 and Part D3.3 of the BCA.
14. **Lifts** - The plans indicate two lifts that will provide appropriate access to all upper and basement carpark levels of the building to readily comply with Part D3.3 of the BCA. Details of the lift cars, handrails and controls shall be confirmed at construction certificate stage in accordance with AS1735.12 and Part E3.6 of the BCA.
15. **Main Stair** - The stairway adjacent to the entry foyer linking the level 1 (ground) and level 2 areas shall be detailed at construction certificate stage to include tactile indicators and handrails on both sides consistent with AS1428.1.

LEVEL 2 (UPPER GROUND FLOOR ENTRY)

16. **Level 2** - The level 2 areas of the building proposes various components including:
 - Sinclair Street entrance, lift lobby, reception, common corridors
 - Clinical Trials section and Research Office
 - Outdoor Courtyard Deck and Bridge
 - Patient Lounge and Admin/Research
 - Suites 1 to 6 Consultation sections

17. Level 2 shall incorporate an on-grade almost level access path from Sinclair Street at approximately RL87.700 to the level 2 reception and lift lobby in accordance with Part D3.2 and D3.3 of the BCA.
18. The level 2 entrance/reception area incorporates 1800mm width primary corridors to facilitate access to the Clinical Trials section, Research Office and various Consultation Suites. The plans indicate appropriate doorway circulation spaces to approach and enter the various offices within the Clinical Trials and Research Office in a manner that will comply with AS1428.2 and Part D3.3 of the BCA. Details of the internal fitout of the reception counter will be confirmed at construction certificate stage to ensure adequate doorway circulation space to the Tea point and Research Office in accordance with AS1428.2 and Part D3.3 of the BCA.
19. **Courtyard Deck** – The plans indicate an outdoor courtyard deck between Clinical Trials and Suite 2 that includes two doorway approaches, and subject to the doorway landing/circulation width adjacent to the Clinical Trials being increased to 1600mm minimum width and 520mm latch side clearance at the doorway with level threshold access then the area will comply with AS1428.2 and Part D3.3 of the BCA.
20. **Patient Lounge and Admin/Research** – The plans illustrate an open plan patient Lounge which provides ample access and circulation spaces. The Admin/Research Office directly adjacent provides three entrance doors that all provide accessible entry subject to the doors adjacent to Stair 1 and Office 8.2 being amended to provide 520mm latch side clearance as required by AS1428.2.
21. **Suites 1 and 2** – Suites 1 and 2 shall be accessible from the main internal corridor and waiting areas and shall provide appropriate doorway circulation space to approach and enter the various rooms in a manner that will comply with AS1428.2 and Part D3.3 of the BCA, except for Consult Room 2.1 which requires a minor relocation of the doorway to ensure 520mm latch side clearance.
22. **Suite 3** – Suite 3 shall be accessible from the main internal corridor and 1500mm width secondary access corridor and shall provide appropriate doorway circulation space to approach and enter the various rooms in a manner that will comply with AS1428.2 and Part D3.3 of the BCA.
23. **Suite 4** – Suite 4 shall be accessible from the main internal corridor and 1500mm width secondary access corridor and shall provide appropriate doorway circulation space to approach and enter the various rooms in a manner that will comply with AS1428.2 and Part D3.3 of the BCA, except for the hallway doorway adjacent to Office 4.2.1/Utility 2.3 which requires a minor relocation of the doorway to ensure 520mm latch side clearance.
24. **Suites 5 and 6** – Suites 5 and 6 shall be accessible from the main internal corridor and waiting areas and shall provide appropriate doorway circulation space to approach and enter the various rooms in a manner that will comply with AS1428.2 and Part D3.3 of the BCA.
25. **Stair** – The stairway adjacent to the entry foyer linking the level 2 and level 3 areas shall be detailed at construction certificate stage to include tactile indicators and handrails on both sides consistent with AS1428.1.

LEVEL 3

26. **Level 3** - The level 3 areas of the building proposes various components including:
 - Lift lobby, reception, common corridors
 - Dermatology section and Research Office
 - Melanoma Network unit

- Administration B

27. **Dermatology section** - The level 3 lift lobby/reception area incorporates 1250mm-1500mm width primary corridors to facilitate access to the Dermatology section providing appropriate doorway circulation spaces to approach and enter the various offices in a manner that will comply with AS1428.2 and Part D3.3 of the BCA. Details of the internal fitout of the reception counter will be confirmed at construction certificate stage to ensure adequate doorway circulation space to enter Office 3.6 in accordance with AS1428.2 and Part D3.3 of the BCA.

28. **Melanoma Network Unit** - The level 3 lift lobby/reception area incorporates 1400mm-1800mm width primary corridors to facilitate access to this section providing appropriate doorway circulation spaces to approach and enter the various offices in a manner that will comply with AS1428.2 and Part D3.3 of the BCA, except the Tea Room 9.5 which has limited doorway circulation space to enter and internal manoeuvrability.

29. **Administration B section** - The level 3 lift lobby/reception area incorporates 1250mm-1500mm width primary corridors to facilitate access to the admin section providing appropriate doorway circulation spaces to approach and enter the various offices in a manner that will comply with AS1428.2 and Part D3.3 of the BCA.

30. **Doors** - Subject to the door schedule confirming 920mm minimum width doors with 850mm clear opening widths, lever door handles 900-1100mm AFFL, level thresholds and compliant doorway circulation space for the designated direction in accordance with AS1428.2 at construction certificate stage then the redevelopment will readily satisfy Parts D3.2 and D3.3 of the BCA and Council's DCP 2002.

PART D3.6 – IDENTIFICATION SIGNAGE (TACTILE & BRAILLE)

31. Details of tactile and Braille signage will be provided at construction certificate stage for ALL sanitary facilities in accordance with Specification D3.6 to satisfy Part D3.6 of the BCA and will be consistent with the DDA.

32. Identification and wayfinding signage shall also have regard to Council's DCP 2002 – Section 20.4 (b) as attached.

PART D3.7 – HEARING AUGMENTATION

33. The auditoria shall also include hearing augmentation to assist people with hearing impairment consistent with Part D3.7 of the BCA and Council's DCP 2002.

PART D3.8 – TACTILE GROUND SURFACE INDICATORS

34. The plans show several public access stairways which will be documented at construction certificate stage to incorporate hazard warning tactile ground surface indicators in accordance with AS1428.4 to satisfy Part D3.8 of the BCA and will be consistent with the DDA. The subject stairs include:

- Outdoor stairways at Levels 1 and 2
- Main stairway – Level 1 to Level 2
- Stair 1 – Level 1 to Level 2
- Stairway adjacent to the Sinclair Street entry – Levels 1 to 2 and Level 3

PART E3.6 – LIFTS

35. While the plans confirm lifts to all levels the review confirms the intention to install lifts complying with AS1735.12 which will be documented at construction certificate stage to readily satisfy Part E3.6 of the BCA and the DDA.

PART F2.4 – SANITARY FACILITIES

36. The plans indicate that there will be accessible toilets and showers on levels 1, 2, 3 and subject to the following minimum sizing, internal spatial areas and doorway circulation spaces then the accessible sanitary facilities can comply with AS1428.1 and Part F2.4 of the BCA.

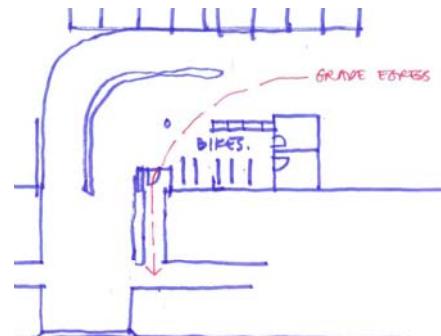
- WC 12.6 (Level 1) – 1800mm X 2600mm with a 1800mm X 3000mm doorway approach.
- WC 1.7 (Level 2) – 2000mm X 2200mm with a 2000mm X 2000mm doorway approach.
- WC 2.8 (Level 2) – 2000mm X 2400mm with a 2000mm X 2000mm doorway approach.
- WC 3.9 (Level 3) – 2000mm X 2400mm with a 1600mm X 2000mm doorway approach.

37. Therefore subject to further documentation at construction certificate stage the accessible sanitary facilities will readily satisfy Part F2.4 of the BCA.

PLACES OF REFUGE – DCP 2002 SECTION 20.3 (IX. AND X.)

- ix. *Places of safe refuge are incorporated into the overall design of buildings. Lift lobbies or toilets may be used as all or part of a safe refuge.*
- x. *Design the building so that evacuation procedures for people with disabilities are in place.*

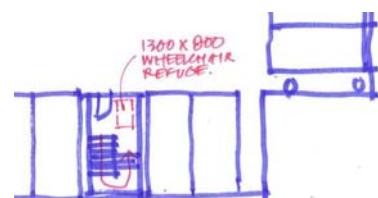
38. The development proposes two basement parking levels and three above ground levels, although basement 1 and levels 1 and 2 have at-grade entrances to adjoining streets. Therefore the primary consideration of safe refuges is focussed on the basement level 2 and level 3.



39. **Basement Level 1** – The adjoining sketch illustrates an egress passage and doorway exit to Rocklands Road shall facilitate an appropriate opportunity for the provision of a ramped egress path to satisfy this aspect of Council's DCP 2002.

JUSTINIAN
HOUSE
LEVEL B1
GRADE EGRESS.

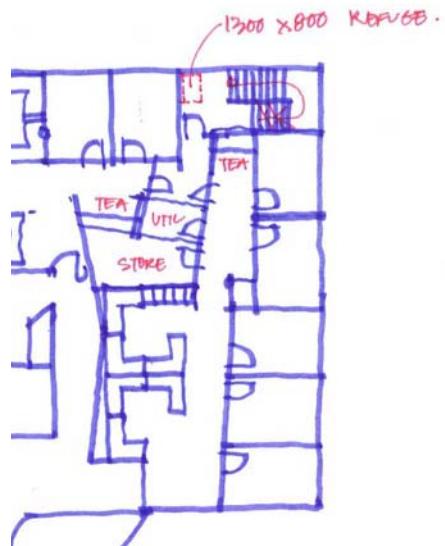
40. **Basement Level 2** – The adjoining sketch illustrates a fire/smoke isolated stairway landing on basement level 2 provides an appropriate opportunity for the provision of a 1300mm X 800mm wheelchair refuge area to satisfy this aspect of Council's DCP 2002.



JUSTINIAN HOUSE
LEVEL B2
WHEELCHAIR
REFUGE.

41. **Level 3** – The adjoining sketch illustrates a fire isolated stairway at level 3 that can facilitate an appropriate opportunity for the provision of a 1300mm X 800mm wheelchair refuge area to satisfy this aspect of Council's DCP 2002.

42. **Procedures and Communication** – In addition to the provision of refuge areas further documentation of a communication system within the refuges would be required at construction certificate stage and ultimately the development of appropriate emergency and evacuation procedures.



SUMMARY

In summary it is evident from this accessibility review, which includes various references to further documentation at construction certificate stage, that the building will provide appropriate access in accordance with Parts D3, E3.6 and F2.4 of the BCA, relevant Australian Standards and consistent with the objectives of the Disability Discrimination Act and Council's Accessibility requirements of DCP 2002, including the provision of places of refuge for building levels that do not have ag-grade ramp egress.

Mark Relf,
Access Consultant (ACAA)

APPENDIX A -



CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, HREOC Advisory Notes on Premises, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia and Committee of Management member.
- Accredited Member of the Access Institute of NSW.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.



NORTH SYDNEY COUNCIL DCP 2002 – ACCESSIBILITY EXTRACTS

20.3 Quality built form - Entrances and exits

- h. Entrances and exits cater for the disabled and are clearly visible from the street and convey a sense of address**
 - i. Main entrances and exits located at the front of the site visible from the street
 - ii. At least one main entrance to the building is incorporated in a continuous path of travel.
 - iii. Entrances are not obscured by landscaping or other obstacles and have clear sight lines
 - iv. Entrances are clearly identifiable to reduce confusion and unintentional entry *
 - v. If exits are closed after hours, indicate at the entrance of the building *
 - vi. Provide a level landing between the door and the end of a ramp in accordance with BCA standards *
 - vii. Entrance lobbies are well illuminated, with seating provided and a firm and level non-slip floor surface *
 - viii. **All specifications relating to doors and circulation spaces are in accordance with AS1428.2. ***
 - ix. Places of safe refuge are incorporated into the overall design of buildings. Lift lobbies or toilets may be used as all or part of a safe refuge *
 - x. Design the building so that evacuation procedures for people with disabilities are in place.

20.4 Quality urban environment

The design of buildings meets the needs of the widest range of people in the community from childhood to old age. This includes people with any form of disability. Commercial areas should be barrier free for the disabled travelling within the centre in the public domain as well as in the use of private property. Safe and enjoyable continuous paths of travel should be provided for pedestrians with rear lanes offering convenient short cuts.

Natural surveillance of areas lowers the likelihood of vandalism and crime. Clear sight lines and the proximity of dwellings and retail areas to the public domain assist in creating a safer environment. High walls and barriers obscure sight lines and can increase the likelihood of crime.

Accessibility

- a. A path of travel is continuous, relatively straight and does not incorporate any obstacle preventing safe access by people with disabilities, having regard for AS 1428.1**
 - i. Paths are at least 1000mm wide, excluding skirtings, handrails and other obstructions.
 - ii. There is at least 2000mm headroom at all times.
 - iii. At the end of paths and ramps, there are contrasting surfaces.
 - iv. Ramps are not the only or prime method of moving from one level to another. Where it is appropriate, provide lifts
 - v. Gradients between landings are constant and the angle of approach to changes in gradient is at or near zero degrees
 - vi. Kerb ramps are provided from the footpath to the road at all intersections and through traffic islands where practicable. The kerb ramps are flush with the footpaths and roadways and avoid ridges which create barriers for wheelchairs and child strollers. Tactile surfaces indicate a kerb ramp for people with impaired vision
 - vii. The ramp and sloping sides are slip resistant and of colours that contrast with the adjoining surfaces

- viii. Tactile surfaces are integrated in the design in accordance with BCA.
- ix. Lift design and associated functions are in compliance with AS 1735.12 and AS 1428.1 *
- x. Information concerning the level and direction of travel both in lifts and lift lobbies is both visible
 - i. and audible *
- xi. Controls for lifts are accessible to all and control buttons and lettering are raised *
- xii. In fixed seating venues provide one wheelchair space for each 100 seating places or part thereof, with a minimum of 2 spaces. The positioning of spaces provides equal amenity and choice for all users *

b. All signs and symbols including their location, size, and illumination are designed to be understood by all users, including those with sensory disabilities

- i. International symbols should be used, with specifications relating to signs, symbols and size of lettering complying with AS 1428.1 *
- ii. Height of letters on signage is in accordance with AS 1428.1 *
- iii. Signs and other information indicating access and services should incorporate tactile communication methods in addition to visual methods to assist people with various disabilities such as, people with sight impairment or intellectual disabilities

c. Design which considers the hearing impaired (*specifications relating to hearing augmentation are found in Australian Standard 1428.1*)

- i. Appropriate signage identifies areas where a hearing augmentation device is provided, it's a type, and whether it is turned on or off *
- ii. Places of assembly provide hearing augmentation for at least 15% of the seating *

9.2 Car parking

- viii. Design car parking and loading spaces in accordance with AS2890.1 which requires 1-2% of spaces provided to be designated for use by people with mobility impairment *
- ix. Car parking spaces for people with disabilities or their associates are provided adjacent or close to the principal public entrance in accordance with AS1428.1 *