



## Accessibility Review Report – DA Review

**Project Title:** Northside West Stage 2  
23-27 Lytton Street, Wentworthville

**Job Number:** 20466

**Date:** 3 November 2021

**Prepared For:** Erilyan

**Report Version:** 20466\_ADR\_DA\_v1.1

ACCESSIBILITY • ESSENTIAL FIRE SAFETY SERVICES

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Report	Revision	Date	Details
Draft	1.0	15 September 2021	Draft for comment/review
Final	1.1	03 November 2021	For Certification

# ACCESSIBILITY DESIGN REVIEW

**PROJECT:** Northside West Stage 2

**ADDRESS:** 23-27 Lytton Street, Wentworthville

## 1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed Northside West Stage 2 located at 23-27 Lytton Street, Wentworthville.

### 1.1 Project Information & Classification

The proposed development consists of a multi-storey healthcare building known as Northside West and is the second stage of the development which incorporates works across 5 Floors (Lower Ground Floor – Level 3) and associated carparking areas at the subject site.

It is understood the following Building Code of Australia 2019 Amendment 1 building classification(s) apply to the subject building / building part (to be confirmed by the BCA Consultant / PCA) –

Level/Building Part	Building Classification	Use
Lower Ground Level	Class 7a & 9a	Carpark & Healthcare Facility
Ground Floor	Class 6, 7a & 9a	Café, Carpark & Healthcare Facility
Levels 1 – 3	Class 9a	Healthcare Facility

### 1.2 Purpose of the Report

Erilyan 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 submission to the Local Council as part of the Development Application documentation.

### 1.3 Report Scope

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

- Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of Building Code of Australia 2019 Amendment 1 (BCA);
- The Disability (Access to Premises - Buildings) Standards 2010.
- Architectural design documentation prepared by Team 2 Architects, Project No. 903 as follow –

Dwg#	Title	Date – Issue
DA0100	Overall Site Plan – Lower Ground	27.10.2021 – 3
DA0101	Overall Site Plan – Ground Floor	27.10.2021 – 4
DA0102	Overall Site Plan – Level 1	27.10.2021 – 3
DA0103	Overall Site Plan – Level 2	27.10.2021 – 3
DA0104	Overall Site Plan – Level 3	27.10.2021 – 3

- The Guide to the BCA 2019 Amendment 1, prepared by the Australian Building Codes Board.

- Australian Standards AS 1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS/NZS 2890.6-2009 – Off-street parking for people with disabilities.
- Australian Standards AS/NZS 1428.4.1-2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.

## 1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is 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 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 D3, Clause F2.4 and Clause E3.6 of the Building Code of Australia 2011 (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 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:*
  - i. *The building work is carried out for or on behalf of the Crown;*
  - ii. *The building work commences on or after 1 May 2011;*
  - iii. *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 The Disability (Access to Premises - Buildings) Standards 2010 sets out applicable exceptions and concessions. In this instance the following lessee concession is provided –

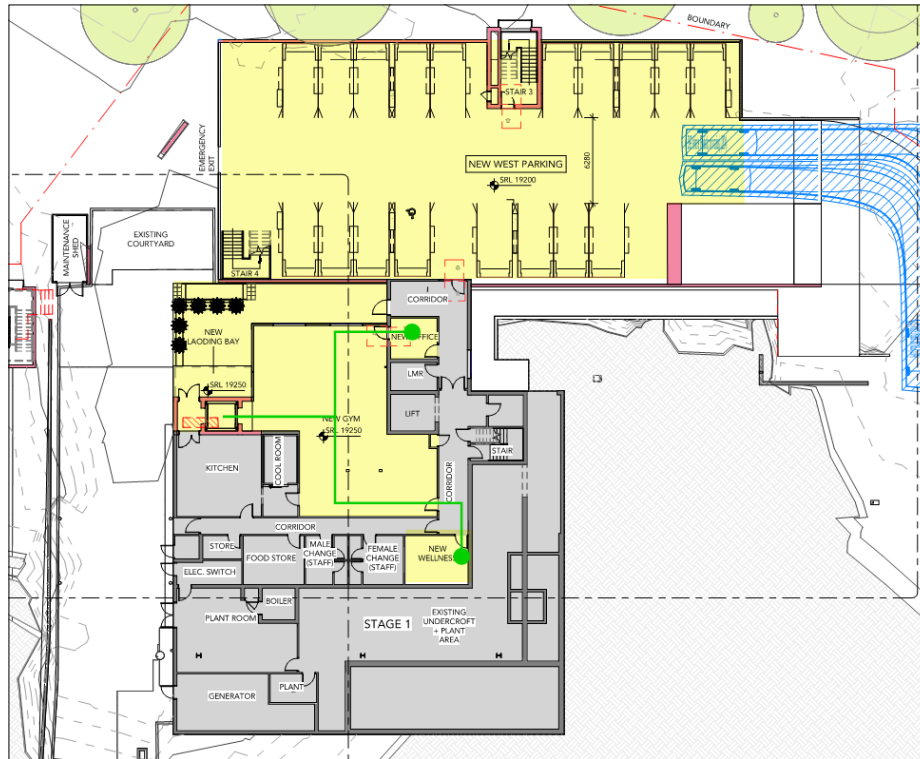
### **Lessees:**

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/whole building lessee 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.**

The following plan extracts are provided as an indication of the new works, including the subsequent potential 'affected part', and should be viewed in conjunction with the remainder of the report.



**Figure 1 – Lower Ground Floor Extract**

**Highlighted Yellow** – New works proposed on Lower Ground Floor

**Highlighted Green** – “affected part” of the building (indicative)

**Grey/ White areas are existing and not proposed with any new works**



**Figure 2 – Ground Floor Extract**

**Highlighted Yellow** – New works proposed on Lower Ground Floor

**Highlighted Green** – “affected part” of the building (indicative)

**Red** arrow identifies location of existing pedestrian entry

**Grey/ White** areas are existing and not proposed with any new works



**Figure 2 – First Floor Extract**

**Highlighted Yellow** – New works proposed on Lower Ground Floor

**Highlighted Green** – “affected part” of the building (indicative)

**Red** arrow identifies location of existing pedestrian entry

**Grey/ White** areas are existing and not proposed with any new works



## 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 –

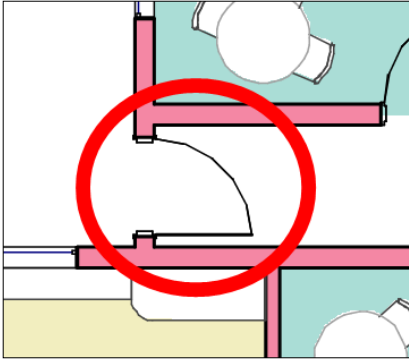
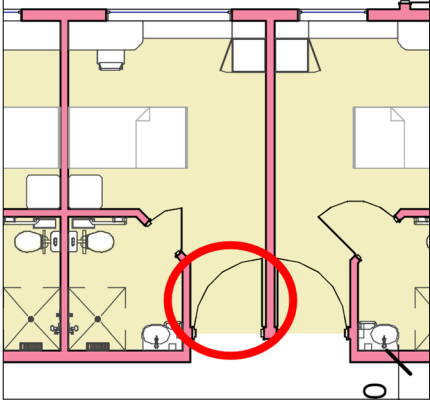
<b><u>Capable of Complying (CoC) –</u></b>	Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.
<b><u>Compliance Departure (CD) –</u></b>	A compliance departure with the DtS provisions of the BCA.
<b><u>Design Detail (DD) –</u></b>	A detail commentary/specification is offered within the report.
<b><u>Performance Solution (PS) –</u></b>	A Performance Solution Report is being pursued to justify the compliance departures
<b><u>Not Applicable (N/A) –</u></b>	Not applicable or not relevant to the project. Commentary provided.
<b><u>Informational (Info) –</u></b>	Provided for informational purposes

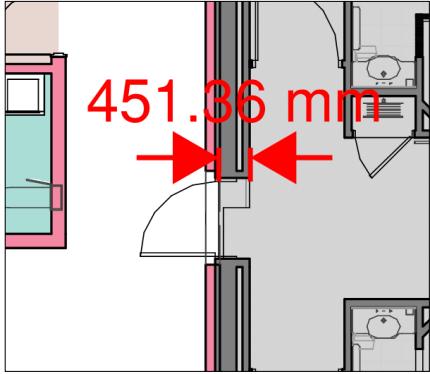
### **Interpretation Note(s) –**

- 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 D3 – ACCESS FOR PEOPLE WITH DISABILITIES

### Cl. D3.1: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4. Table D3.1 requires that access is provided –</p> <p><b><u>Class 5, 6 &amp; 9a –</u></b></p> <p>To and within all areas normally used by the occupants.</p> <p><b><u>Class 7a –</u></b></p> <p>To and within any level containing accessible carparking spaces.</p>	<p>Access is generally proposed throughout the required portions of the building as prescribed by Cl. D3.1 of the BCA.</p> <p><b><u>Doorways</u></b></p> <p>All doorways along an accessway are required to have a clear door opening width no less than 850mm clear and be provided with door circulation spaces as prescribed by AS1428.1-2009.</p> <p>i. <b><u>Compliance Departure:</u></b></p> <p>Some doorways are not provided with a door circulation spaces as required by AS1428.1-2009. Examples of these doorways are provided below –</p> <p><b><u>Corridor doorways/ Doorways to terraces:</u></b></p>  <p><b><u>Doorway to patient SOU's:</u></b></p> 	DD

	<p>i. <u>Resolution:</u></p> <p>Either –</p> <ul style="list-style-type: none"> <li>• Provide the prescribed door circulation spaces; or</li> <li>• Where a compliant scenario cannot be achieved it may be possible to pursue a Performance Solution to justify some compliance departures. This is to be determined on a case-by-case basis and will require further design development/discussion.</li> </ul> <p>ii. <u>Compliance Departure:</u></p> <p>Level 1 doorway located between Stage 1 and Stage 2 works is provided with a door setback exceeding 300mm.</p>  <p>ii. <u>Resolution:</u></p> <p>Doorway is required to have a setback no greater than 250mm to ensure there is no obstruction to the latch-side clearance to the doorway.</p> <p><u>Performance Solutions:</u></p> <p>A number of doorways/ features to doorways may be required to be addressed via a Performance Solution report, these include:</p> <ol style="list-style-type: none"> <li>1. Lack of door circulation space leading to individual patient SOU's.</li> <li>2. Use of anti-ligature door hardware.</li> </ol>
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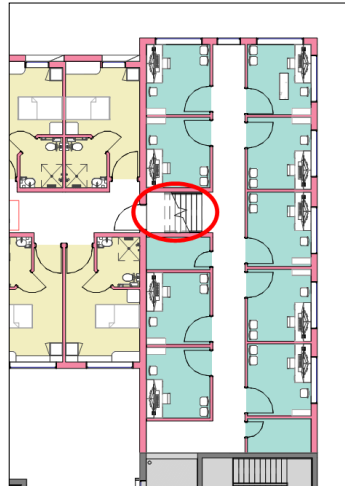
### Accessways

Accessways are to be provided leading to all parts of the building required to be accessible.

A new passenger lift is provided to provide wheelchair access to and within all parts of the building.

#### i. Compliance Departure:

Access between parts of building on Level 1 to consulting rooms is provided with stairway access only.



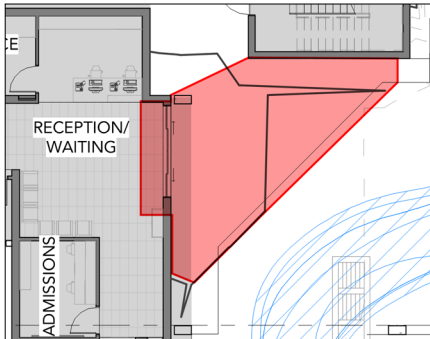
#### i. Resolution:

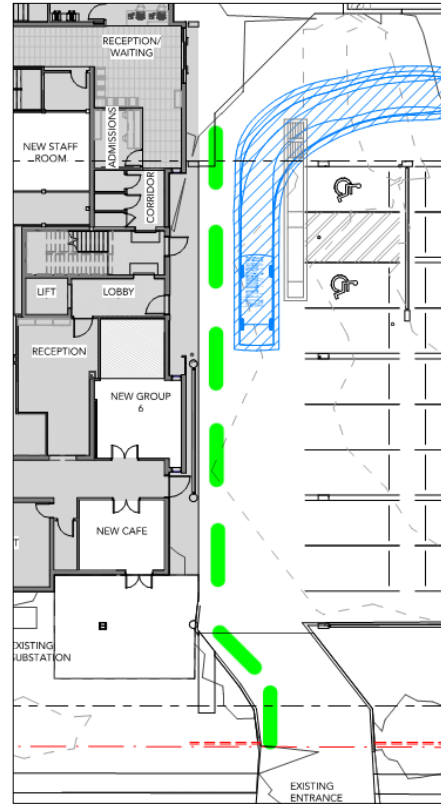
Either –

- Provide an accessway between these parts of the building on Level 1; or
- Where a compliant scenario cannot be achieved it may be possible to pursue a Performance Solution to justify some compliance departures. This is to be determined on a case-by-case basis and will require further design development/discussion.

	<p><u>Detail Design:</u></p> <p>Consideration is to be given to access between internal and external parts of the building at terraces and entrances.</p> <p>Ensure a flush/ level transition between internal and external floor levels are provided.</p> <p>Further review of this will occur at Detail Design Stage.</p>	
"Affected Part"	<p>Along the 'affected part' on the Ground Floor there are a number of compliance departures identified, these include:</p> <ul style="list-style-type: none"> <li>- Double leaf doorways in multiple locations are indicated with an active leaf clear opening of less than 850mm.</li> <li>- Single door leaf leading to the existing lift lobby is proposed with a lack of latch-side clearance to the doorway.</li> <li>- The corridor in front of the new meeting room is provided with a lack of wheelchair turning space within 2m of the end of the accessway.</li> <li>- Level 1 – Single door leaf within existing corridor leading to consult rooms is not provided with adequate latch-side clearance.</li> </ul> <p>Refer to drawing mark-up for details of each compliance departure.</p>	CD

## Cl. D3.2: 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"> <li>• from the main points of pedestrian entry at the allotment boundary; and</li> <li>• from another accessible building connected by a pedestrian link; and</li> <li>• from any required accessible carparking space on the allotment.</li> </ul> <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"> <li>• through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</li> <li>• in a building with a floor area more than 500m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.</li> </ul> <p>except for pedestrian entrances serving only areas exempted by D3.4.</p>	<p>The following pathways are proposed –</p> <ul style="list-style-type: none"> <li>• <b>1x</b> Principal Pedestrian Entrance (PPE) to the building from the Stage 1 area of works indicated by a Red arrow below.</li> <li>• <b>1x</b> Principal Pedestrian Entrance (PPE) to the 'café' from Lytton Street indicated by a blue arrow below; and</li> <li>• <b>1x</b> accessible entry to the building from the accessible parking space indicated by a green arrow below.</li> </ul> <p>The existing building entry will be utilised as part of the new works to Stage 2 development works.</p> <p>At a minimum the existing door/ landing and kerb ramp will need to be assessed as part of the “affected part” assessment. See figure below:</p>  <p>Further consultation with the certifier will be required to ascertain whether the pathway between the allotment boundary and building entry will be affected.</p>	DD



Compliance is readily achievable.

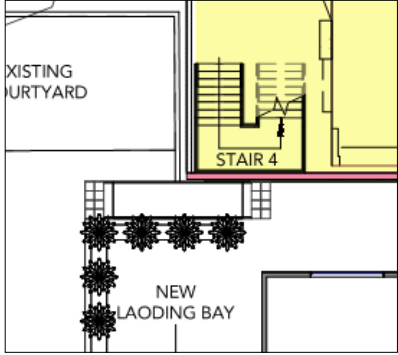


Figure 1 – Site Plan Mark-up

### Cl. D3.3: Parts of buildings to be accessible

DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –		
<ul style="list-style-type: none"> <li>for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</li> </ul>	<p>All non-fire-isolated ramps are required to comply with AS1428.1-2009.</p> <p>A single ramp is proposed on the Lower Ground Floor behind Stair 4.</p>	CD



	 <p>Drawings are to indicate the proposed gradient of the subject ramp.</p> <p>Compliance is otherwise readily achievable.</p>	
<ul style="list-style-type: none"> <li>for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</li> </ul>	<p>All non-fire-isolated stairways are required to comply with AS1428.1-2009.</p> <p>Unless new stairways are fully fire-isolated stairways all new stairways are to be designed to accord with AS1428.1-2009.</p> <p>Ensure stairways are setback from internal corners and the like to allow for the installation of handrail extensions.</p> <p>Compliance is otherwise readily achievable.</p>	DD
<ul style="list-style-type: none"> <li>for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</li> </ul>	<p>Confirm which stairways are proposed to be fully fire-isolated.</p>	DD
<p>Accessways must have—</p> <ul style="list-style-type: none"> <li>passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available</li> <li>turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway.</li> </ul>	<p>Compliance is readily achievable corridor are generally provided with 1900mm clear widths.</p>	CoC

## Cl. D3.4: 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"> <li>• An area where access would be inappropriate because of the particular purpose for which the area is used.</li> <li>• An area that would pose a health or safety risk for people with a disability.</li> <li>• Any path of travel providing access only to an area exempted by (a) or (b).</li> </ul>	<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"> <li>• Plant &amp; equipment room(s)</li> <li>• Loading Dock</li> <li>• Storage rooms</li> <li>• Commercial kitchen</li> </ul>	Info

## Cl. D3.5: Accessible carparking

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Accessible carparking spaces are to be provided in accordance with Table D3.5 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"> <li>• are to comply with AS2890.6-2009.</li> <li>• 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</li> <li>• 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</li> </ul> <p><b><u>Class 9a –</u></b></p> <p><i>Hospital (non-outpatient area) –</i></p> <ul style="list-style-type: none"> <li>• 1x space for every 100 carparking spaces or part thereof.</li> </ul> <p><i>Hospital (outpatient area) –</i></p> <p>Up to 1000 carparking spaces;</p> <ul style="list-style-type: none"> <li>• 1x space for every 50 carparking spaces or part thereof.</li> </ul> <p><i>Clinic or day surgery not forming part of a hospital –</i></p>	<p><b><u>Class 9a -</u></b></p> <p>A total of <b>60x</b> new carparking spaces are proposed.</p> <p><b>2x</b> accessible carparking spaces are indicated on plan.</p> <p>The size location and number of accessible carparking spaces is readily capable of complying.</p> <p>Ensure that a minimum 2500mm head height clearance is provided above the dedicated accessible parking space and shared zone.</p> <p>Also ensure a minimum 2200mm head height clearance is provided between the carpark entry and accessible parking spaces.</p> <p>Confirm use of all new parking spaces.</p>	DD

1x space for every 50 carparking spaces or part thereof.		
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### **Cl. D3.6: Signage**

<b>DtS Provision</b>	<b>Status</b>
<p>In a building required to be accessible signage complying with Spec. D3.6, 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"> <li>• braille and tactile signage must identify each sanitary facility and space with hearing augmentation;</li> <li>• braille and tactile signage must identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor level number;</li> <li>• 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;</li> <li>• signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use;</li> <li>• signage to identify an ambulant accessible sanitary facility must be located on the door of the facility;</li> <li>• directional signage where a pedestrian entrance is not accessible.</li> <li>• directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility.</li> </ul> <p><b>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.</b></p>	DD

### **Cl. D3.7: Hearing augmentation**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<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"> <li>• in a room in a Class 9b building;</li> <li>• in an auditorium, conference room, meeting room or room for judicatory purposes;</li> <li>• at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</li> </ul> <p>Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.</p>	<p>If an inbuilt amplification systems (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. D3.7.</p> <p><b>Confirm where an in-built amplification is provided (if any).</b></p>	DD

### **Cl. D3.8: Tactile indicators**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS/NZS 1428.4.1.:2009 must be provided to warn people who are blind or have a vision impairment that they are approaching –</p> <ul style="list-style-type: none"><li>• a stairway, other than a fire-isolated stairway;</li><li>• an escalator/moving walk;</li><li>• a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp;</li><li>• 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.</li></ul>	<p>Class 9a health-care building need not comply with (a)(i) and (iv) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p>	<p>DD</p>

### **Cl. D3.9: Wheelchair seating spaces in Class 9b assembly buildings**

N/A – Not a Class 9b building.

### **Cl. D3.10: Swimming pools**

N/A – No swimming pool with a perimeter >40m is proposed.

### **Cl. D3.11: Ramps**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>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.</p>	<p>Compliance is readily achievable.</p>	<p>DD</p>

### **Cl. D3.12: Glazing on an accessway**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>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.</p>		<p>DD</p>

## BCA Part E3 – LIFT INSTALLATIONS

### Cl. E3.6: Passenger lifts

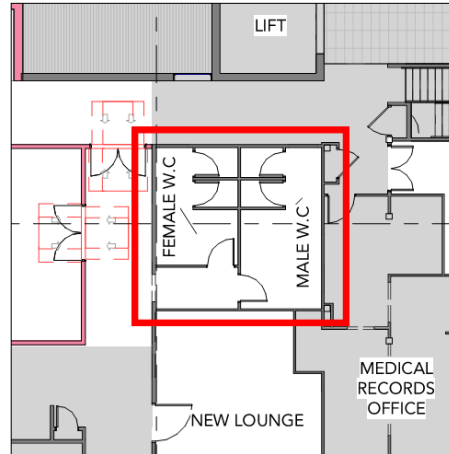
DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Every passenger lift must –</p> <ul style="list-style-type: none"> <li>• be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and</li> <li>• have accessible features in accordance with Table E3.6b; and</li> <li>• not rely on a constant pressure device for its operation if the lift car is fully enclosed.</li> </ul>	<p>1x new passenger lift is proposed.</p> <p>The proposed passenger lift shall have the following features –</p> <ul style="list-style-type: none"> <li>• Handrail complying with the mandatory handrail provisions of AS1735.12,</li> <li>• Lift floor dimensions not less than 1,100mm x 1,400mm where the lift vertical travel is less than 12m,</li> <li>• Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is more than 12m,</li> <li>• Minimum clear door opening complying with AS1735.12,</li> <li>• Passenger protection system complying with AS1735.12,</li> <li>• Lift landing doors at the upper landing,</li> <li>• Lift car and landing control buttons complying with AS1735.12,</li> <li>• Lighting in accordance with AS1735.12,</li> <li>• Automatic audible/visual information within the lift car and at the landings as prescribed,</li> <li>• 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.</li> </ul> <p>A design compliance certificate is to be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p> <p><u>Compliance Departure –</u></p> <p>A stairway platform lift is proposed in the location indicated below –</p> <p><u>Resolution –</u></p> <p>Either –</p> <ul style="list-style-type: none"> <li>• Provide a compliant lift type; or</li> <li>• Where a compliant scenario cannot be achieved it may be possible to pursue a Performance Solution to justify the absence of an accessway to the subject</li> </ul>	CoC

	<p>area. This is to be determined on a case-by-case basis and will require further design development/discussion.</p> <p><u>Design Detail –</u></p> <ul style="list-style-type: none"> <li>• Ensure lift landing controls are provided no less than 500mm from an internal corner.</li> </ul>	
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## BCA Part F2 – SANITARY AND OTHER FACILITIES

### Cl. F2.4: 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"> <li>• Accessible unisex sanitary compartments must be provided as in accordance with Table F2.4(a),</li> <li>• Accessible unisex showers must be provided in accordance with Table F2.4(b),</li> <li>• 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.</li> <li>• An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels.</li> <li>• Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1.</li> <li>• An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</li> <li>• 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.</li> </ul>	<p><b><u>Accessible sanitary compartments –</u></b></p> <p><b>2x</b> accessible sanitary compartments are proposed to be located on Levels 1, 2 and 3 (total of <b>6</b>) and have compartment sizes capable of complying with AS1428.1-2009.</p> <p>i. <u>Compliance Departure:</u></p> <p>Left and right hand closet pan transfers are not provided as evenly as possible –</p> <ul style="list-style-type: none"> <li>• 6x LH</li> <li>• 0x RH</li> </ul> <p>i. <u>Resolution:</u></p> <p>Ensure LH and RH transfer accessible sanitary compartments are provided as evenly as possible.</p> <p>ii. <u>Compliance Departure:</u></p> <p>An accessible sanitary compartment is not provided in the area indicated below on the Ground floor where works to the male and female bathrooms are proposed –</p>	DD



ii. Resolution:

Provide an accessible sanitary compartment as prescribed.

Detail Design –

Ward areas of a Class 9a building are not required to be provided with accessible sanitary facilities, meaning ensuites of patient SOU's are need not comply with AS1428.1-2009.

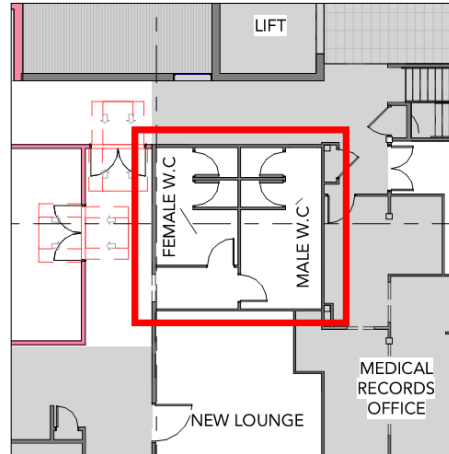
**Ambulant sanitary compartments –**

Ambulant sanitary compartments are proposed for use by males and females and are readily capable of complying.

4x ambulant cubicles are proposed/required. (2x on Ground Floor male/female toilet bank and 2x on Level 1).

i. Compliance Departure:

Drawings are to indicate allocation of ambulant cubicle within Ground Floor toilet bank.



i. Resolution:

Provide allocation of ambulant cubicles within the Ground Floor bank of toilets.





### 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 D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2019 Amendment 1 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and the pertinent Australian Standards.

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

### 4.0 REVIEW PROVIDED BY

<p><b>Prepared by:</b></p>  <p><b><u>John Liska</u></b> Senior Accessibility Consultant B. Construction Management (Hons) Member - Association of Consultants in Access Australia # 462</p>	<p><b>Reviewed by:</b></p>  <p><b><u>Abe Strbik</u></b> Director Member - Association of Consultants in Access Australia # 405</p>
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