



**DDEG**

Fire Safety | Acoustics | Access | Building Solutions

## **Arcare Huntlee Racf**

**(Land Adjoining 97 Kesterton Rise, North Rothbury  
(Part of Lot 4150 DP 1275574)), Huntlee, NSW**

## **Accessibility Report**

## Arcare Huntlee Racf

### (Land Adjoining 97 Kesterton Rise, North Rothbury (Part of Lot 4150 DP 1275574))

## Accessibility Report

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DDEG (Access) is covered by a  
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Standards Legislation

**Revision History**

Doc.	Rev.	Date	Purpose	Prepared by:	Reviewed by:
ADR	0	14/03/2024	Stakeholder Review	Hannah Collins	Adam Buzasi
ADR	1	02/04/2024	Report for DA	Adam Buzasi	Adam Buzasi
ADR	2	11/06/2024	Report for DA	Adam Buzasi	Adam Buzasi
ADR	3	22/10/2024	Report for DA (Amendments)	Cooper Hall	Bryan Moo
ADR	4	13/11/2024	Report for DA (Amendments)	Cooper Hall	Bryan Moo

## Executive Summary

Knowles Group has appointed DDEG to undertake a design review of the project to assess the accessibility provisions of design documentation as part of the development application for Developers Approval.

We understand the project comprises construction of part one storey and part two storey 96 bed residential care facility.

The body of this report (Section 3) contains advice in respect to the application of Cessnock Development Control Plan (DCP) Part C, Chapters 1 & 6 and Part E, Chapter E17, relevant disability access provisions of the State Environmental Planning Policy (Housing) 2021 Chapter 3, Part 5 – Housing for seniors and people with a disability. This report also evaluates the access provisions against National Construction Code (NCC), Building Code of Australia (BCA) 2022, Disability Discrimination Act (Australian Government, 1992), and the Disability (Access to Premises - Buildings) Standards – the “Premises Standards” (Australian Government, 2010).

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## **1 Introduction**

### **1.1 Purpose**

Knowles Group has appointed DDEG to undertake a design review of the project to assess the accessibility provisions of design documentation as part of the development application.

The body of this report (Section 3) contains advice in respect to the application of Cessnock Development Control Plan (DCP) Part C, Chapters 1 & 6 and Part E, Chapter E17, relevant disability access provisions of the State Environmental Planning Policy (Housing) 2021 Chapter 3, Part 5 – Housing for seniors and people with a disability. This report also evaluates the access provisions against National Construction Code (NCC), Building Code of Australia (BCA) 2022, Disability Discrimination Act (Australian Government, 1992), and the Disability (Access to Premises - Buildings) Standards – the “Premises Standards” (Australian Government, 2010).

This report is only to be used for Arcare Huntlee Racf, with the design as described in the referenced documentation. The report is not to be used to support any other design scheme as changes to the design may affect the evaluation. DDEG Ltd takes no responsibility for any issues associated with the misuse of this report.

### **1.2 Relevant Legislation**

The primary legislation applicable to the community building development is the National Construction Code (NCC), Building Code of Australia (BCA) 2022, Disability Discrimination Act (Australian Government, 1992), and the Disability (Access to Premises - Buildings) Standards – the “Premises Standards” (Australian Government, 2010).

The BCA provides a set of Performance Requirements which must be complied with. The prescriptive deemed-to-satisfy (DTS) Provisions are also described in the BCA. A design that complies with the DTS Provisions is deemed to comply with the Performance Requirements. A Performance Solution is a design that does not comply with the DTS Provisions however is shown to comply with the Performance Requirements by way of an evaluation.

The objective of the Premises Standards (Australian Government, 2010) is to provide the building and design industry with detailed information about how they can design and construct their buildings in a way that meets their responsibilities under the Disability Discrimination Act (Australian Government, 1992).

It is acknowledged that there are limitations to these standards and their use exclusively, will not prevent a claim being made under the DDA. It is noted that the DDA is a complaints-based mechanism, whereby a claim of unlawful discrimination may be taken firstly to the Human Rights Commission and if unsuccessful to the Federal Court of Australia. This report offers a merit-based assessment of those designs and plans against the BCA Performance Requirements and referenced standards with respect to access for people with a disability.

### 1.3 Access to Premises Standard Limitations

People who design, build, own, lease, operate or manage a premise have a responsibility under the Disability Discrimination Act 1992 (DDA) not to discriminate against people with disabilities. While complying with the Premises Standards and BCA does not absolve discrimination or lodgement of a complaint with the Australian Human Right Commission, it is considered as reasonable defence.

Facility managers, lessees and property owners are advised that the Disability Discrimination Act 1992 (DDA) places duties on employers and service providers to consider barriers; both physical and non-physical, that people may encounter when trying to access a service or employment.

It is recommended that management implement a process of continued quality improvements with respect to maintaining safe and equitable access and to monitor the amenities to identify any unforeseen issues created by the proposed works.

### 1.4 Reference Documentation

The report is based on information contained in the following documents and drawings:

**Table 1 Reference Documentation**

Document	Prepared by	Issue
<u>Email Summary</u> To: Hannah Collins Subject: RE: Arcare Huntlee Residential Aged care Facility	David Kettle, DFP Planning Pty Ltd	Tue 08/08/2023 9:22 AM
<u>Email Summary</u> To: Upal Raj; Hannah Collins Subject: RE: 176732 - Access Quote - Arcare Huntlee	Lin Zhu, Knowles Group	Wed 13/09/2023 4:15 PM
<u>Drawing Series</u> Huntlee Arcare Job No.: 22106 Drawing A2.00 Proposed Site Plan Drawing A2.01 Proposed Ground Floor Plan Drawing A2.02 Proposed Basement Plan	Marchese Partners	Rev F 04/10/2024

## 1.5 Project Stakeholders

The project stakeholders are listed below:

**Table 2 Relevant Stakeholders**

Contact	Organisation	Role
Lin Zhu	Knowles Group	Client
David Kettle	DFP Planning Pty Ltd	Town Planning Consultant
-	Cessnock City Council	Development Authority
Mark Filicietti	Accord Building Consultants	Building Consultant
Upal Raj	Marchese Partners	Architect
Paul Mulholland	DDEG (Access)	Access Consultant

## 1.6 Report Limitations

The following limitations are applicable with respect to the access advice presented in this report:

- DDEG has prepared this document for the sole use of the client and for the specific purpose expressly stated in the document. No other party should rely on this document without the prior written consent of DDEG. DDEG undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document.
- The information contained in this document provides advice in relation to access and mobility only. No claims are made and no liability is accepted in respect of design and construction issues falling outside of the specialist field of access and mobility.
- Reports marked 'Draft' may be subject to change and are not released as final reports. DDEG accepts no liability pending release of the final version of the report.
- In preparing this document DDEG may have relied upon information provided by the client and other third parties, some of which may not have been verified. DDEG accepts no responsibility or liability for any errors or omissions which may be incorporated into this document as a result.
- The recommendations, data and methodology documented in this report are based on the listed reference documentation. The recommendations apply specifically to the project under consideration, and must not be utilised for any other purpose. Any modifications or changes to the project from that described in the listed reference documentation may invalidate the advice provided in this document, necessitating a revision.
- Subject to the above conditions, this document may be transmitted, reproduced or disseminated only in its entirety.

## 2 Principal Building Characteristics

The building characteristics described below are informative only. The information is based on referenced documentation and is current at the time of writing this report. It is not intended to restrict or limit the design and is subject to clarification or change as the design develops.

It is the responsibility of the design team, services engineers and building surveyor to ensure compliance with all parts of the BCA DTS provisions.

### 2.1 Building Characteristics

We understand the project comprises construction of part one storey and part two storey 96 bed residential care facility.

**Table 3 Building Parameters**

BCA Parameter	
Occupancy	Aged Care Facility
BCA Classification	Class 7a, 9c
Extent of Access	<p>Class 7a To and within any level containing accessible carparking spaces.</p> <p>Class 9c <u>Common areas:</u></p> <p>From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunchroom, lounge room, or the like.</p> <p>Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(a) to the entrance doorway of each sole-occupancy unit; and</p> <p>(b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</p>

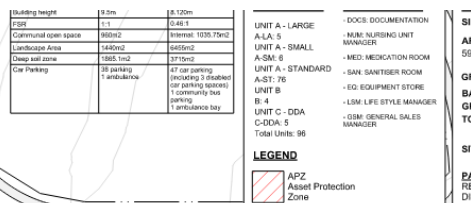


BCA Parameter	
Sole Occupancy Units: If the building or group of buildings contain—	To and within—
1 to 10 sole-occupancy units	1 accessible sole-occupancy unit.
11 to 40 sole-occupancy units	2 accessible sole-occupancy units.
41 to 60 sole-occupancy units	3 accessible sole-occupancy units.
61 to 80 sole-occupancy units	4 accessible sole-occupancy units.
<b>81 to 100 sole-occupancy units</b>	<b>5 accessible sole-occupancy units (Based on 96 SOU's).</b>
101 to 200 sole-occupancy units	5 accessible sole-occupancy units plus 1 additional accessible sole-occupancy unit for every 25 units or part thereof in excess of 100.
201 to 500 sole-occupancy units	9 accessible sole-occupancy units plus 1 additional accessible sole-occupancy unit for every 30 units or part thereof in excess of 200.
more than 500 sole-occupancy units	19 accessible sole-occupancy units plus 1 additional accessible sole-occupancy unit for every 50 units or part thereof in excess of 500.
	Not more than 2 required accessible sole-occupancy units may be located adjacent to each other. Where more than 2 accessible sole-occupancy units are required, they must be representative of the range of rooms available.

With consideration to the use of particular spaces and understanding that they are off-limits to the public, the following areas have been deemed inappropriate and may be exempt from access under Clause D3.4, therefore these areas have not been included as part of this assessment:

- Dry/Chem Store
- Cleaners
- Medical
- Pad Room
- Pantry
- Equipment
- San.
- Bins Room
- Maintenance
- Clinical
- Kitchen
- Archive





### Figure 2 Ground Floor Plan

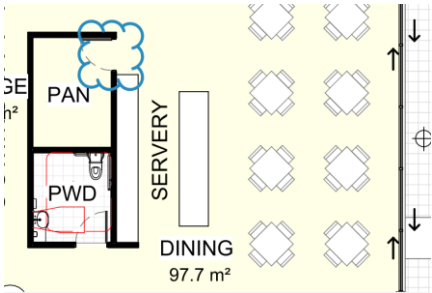
### 3 BCA Findings

Arcare Huntlee Racf	
BCA Requirement	Comment
<p><b>D4D2 General building access requirements</b></p> <p>Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5.</p> <p>Class 7a To and within any level containing accessible carparking spaces.</p> <p>Class 9c <u>Common areas:</u></p> <p>From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunchroom, lounge room, or the like.</p> <p>Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(a) to the entrance doorway of each sole-occupancy unit; and</p> <p>(b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</p>	<ul style="list-style-type: none"> <li>▪ The level of access required by the BCA will be assess in the below tables.</li> </ul>


Arcare Huntlee Racf	
BCA Requirement	Comment
<b>Table D4D2</b> <ol style="list-style-type: none"> <li>Based on 96 SOU's not less than 5 shall be accessible and designed in accordance with AS 1428.1.</li> <li>Where more than 2 accessible sole-occupancy units are required, they must be representative of the range of rooms available.</li> </ol>	<ul style="list-style-type: none"> <li>Five rooms have been nominated as Accessible, these include Room 33, 39, 50, 56 and 88. Internal clearances are to be assessed during the CC Stage once documentation has developed to capture joinery.</li> <li>Compliance is achievable and will be assessed during the CC Stage once documentation has developed to capture joinery.</li> </ul>

Arcare Huntlee Racf	
BCA Requirement	Comment
<p><b>D4D3 Access to buildings</b></p> <p>3. 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 a 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>	<ul style="list-style-type: none"> <li>■ Based on current floor plan, the following comments are in relation to the path of travel from the allotment boundary to the Principal Pedestrian Entrance of the building. To ensure compliance is achieved, the following is to be adopted into the drawings in accordance with Clause 10.2 of AS 1428.1:</li> <li>■ Walkways to comply with Clause 10.2 of AS 1428.1 including: <ul style="list-style-type: none"> <li>○ Sides of the walkway are to be firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm, unless provided with a Kerb, Kerb rail and handrail or wall min 450mm high.</li> </ul> </li> <li>■ Compliance to be verified at CC stage once documentation has developed.</li> <li>■ Two (2) lifts are provided between the accessible carpark within the basement and the building.</li> </ul>
<p>4. 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 total floor area more than 500m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance,</li> </ul> <ul style="list-style-type: none"> <li>■ except for pedestrian entrances serving only areas exempted by D4D5.</li> </ul>	<ul style="list-style-type: none"> <li>■ Compliance achieved.</li> </ul>

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BCA Requirement	Comment
<p>5. Where a pedestrian entrance required to be accessible has multiple doorways—</p> <ul style="list-style-type: none"> <li>○ if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and</li> <li>○ if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Compliance achievable. To be verified at CC stage once door schedules have been developed.</li> </ul>
<p>6. Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p>	<ul style="list-style-type: none"> <li>▪ Compliance achievable. To be verified at CC stage once door schedules have been developed.</li> </ul>
<p><b>D4D4 Parts of buildings to be accessible</b></p> <p>a) In a building required to be accessible—</p> <p>a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with—</p> <ul style="list-style-type: none"> <li>▪ for a ramp, clause 10 of AS 1428.1; and</li> <li>▪ for a stairway, clause 11 of AS 1428.1; and</li> <li>▪ for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;</li> </ul>	<ul style="list-style-type: none"> <li>▪ Compliance achievable. To be detailed and verified at CC stage once documentation has developed.</li> </ul>
<p>b) every passenger lift must comply with E3D7 and E3D8;</p>	<ul style="list-style-type: none"> <li>▪ Compliance achievable. To be verified at CC stage. Ensure certificates of compliance are provided by the lift manufacturer verifying compliance of the lift type and design.</li> </ul>

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BCA Requirement	Comment
<p>c) Accessways must have—</p> <p>a) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and</p> <p>b) turning spaces complying with AS 1428.1—</p> <ul style="list-style-type: none"> <li>within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</li> <li>at maximum 20 m intervals along the accessway.</li> </ul>	<ul style="list-style-type: none"> <li>Reductions are apparent within specific staff restricted spaces, including but not limited to turning circulation space of 1540mm X 2070mm within enclosed spaces and door circulation spaces (i.e., 510mm/530mm latch-side clearance). Examples of reductions are shown in the figures below, and may not be limited to;</li> </ul>  <p><b>Figure 3 Pan Room with reduced external latch-side clearance.</b></p>



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BCA Requirement	Comment
	 <p><b>Figure 4 Cafe with reduced 180-degree turning space less than 1540mm x 2070mm at the end of an accessway.</b></p> <ul style="list-style-type: none"> <li>Compliance via DTS Provisions is achievable at a detriment to the usable floor space of the proposed design.</li> <li>Alternatively, compliance could be demonstrated via a Performance based approach. This could be demonstrated via the expected roles and responsibilities of staff members operating within these spaces and the building.</li> <li>Areas would not qualify for DTS Provision D4D5 Exemptions as it is not an inherent operational health and safety risk although roles of staff operating within them may necessitate that.</li> </ul>
d) An intersection of accessways satisfies the spatial requirements for a passing and turning space; and	<ul style="list-style-type: none"> <li>General Note.</li> </ul>
e) A passing space may serve as a turning space.	<ul style="list-style-type: none"> <li>General Note.</li> </ul>

Arcare Huntlee Racf	
BCA Requirement	Comment
<p>f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—</p> <p>a) containing not more than 3 storeys; and</p> <p>b) with a floor area for each storey, excluding the entrance storey, of not more than 200 m<sup>2</sup>; and</p>	<ul style="list-style-type: none"> <li>From the basement plan compliance is achieved as lift access will be available.</li> <li>Ensure certificates of compliance are provided by the lift manufacturer verifying compliance of the lift type and design.</li> </ul>
<p>g) Clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and</p>	<ul style="list-style-type: none"> <li>Compliance achievable. To be detailed and verified at CC stage once documentation has developed.</li> </ul>
<p>h) The carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.</p>	<ul style="list-style-type: none"> <li>Compliance achievable. To be detailed and verified at CC stage once documentation has developed.</li> </ul>
<p><b>D4D5 Exemptions</b></p> <p>The following areas are not required to be accessible:</p> <p>a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <p>b) An area that would pose a health or safety risk for people with a disability.</p> <p>c) Any path of travel providing access only to an area exempted by (a) or (b).</p>	<ul style="list-style-type: none"> <li>Areas that may meet this exemption include staff restricted kitchens, storerooms, plants rooms, bin room or the like. Consultation to be undertaken with the Building Certifier at CC stage.</li> </ul>
<p><b>D4D6 Accessible carparking</b></p> <p>a) Subject to (b), must be provided in accordance with (2) in—</p> <p>i. a Class 7a building required to be accessible; and</p> <p>ii. a carparking area on the same allotment as a building required to be accessible; and</p>	<ul style="list-style-type: none"> <li>The drawings nominate at least one accessible carpark to meet compliance. The design and details of the accessible carpark as per AS 2890.6 are to be detailed and verified at CC stage once documentation has developed.</li> </ul>

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BCA Requirement		Comment
b) 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; and  c) subject to (d), must comply with AS/NZS 2890.6; and  d) need not be identified with signage 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.		
	2. Class 9c building—  a) 1 accessible space for every 100 carparking spaces or part thereof	<ul style="list-style-type: none"> <li>Number of accessible carparking is compliant based on current nominated carparking spaces as three (3) accessible carparking spaces provided on drawings. The design and details of the accessible carpark as per AS 2890.6 are to be detailed and verified at CC stage once documentation has developed.</li> </ul>
	<b>D4D7 Signage</b>  In a building required to be accessible—  a) Braille and tactile signage complying with Specification 15 must— <ul style="list-style-type: none"> <li>i. incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—               <ul style="list-style-type: none"> <li>A. sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or sole-occupancy unit in a Class 3 or Class 9c building; and</li> <li>B. space with a hearing augmentation system; and</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Compliance achievable. To be detailed and verified at CC stage once documentation has developed.</li> </ul>

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BCA Requirement		Comment
	ii. identify each door required by E4.5 to be provided with an exit sign and state— <ul style="list-style-type: none"> <li>A. “Exit”; and</li> <li>B. “Level”; and either               <ul style="list-style-type: none"> <li>• the floor level number; or</li> <li>• a floor level descriptor; or</li> <li>• a combination of the two</li> </ul> </li> </ul>	
	b) Signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying— <ul style="list-style-type: none"> <li>i. the type of hearing augmentation; and</li> <li>ii. the area covered within the room; and</li> <li>iii. if receivers are being used and where the receivers can be obtained.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Compliance achievable. To be verified at CC stage.</li> </ul>
	c) Signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use.	<ul style="list-style-type: none"> <li>▪ Compliance achievable. To be verified at CC stage.</li> </ul>
	d) Signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility.	<ul style="list-style-type: none"> <li>▪ Compliance achievable. To be verified at CC stage.</li> </ul>

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BCA Requirement		Comment
	e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and	<ul style="list-style-type: none"> <li>N/A</li> </ul>
	f) Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.	<ul style="list-style-type: none"> <li>Compliance will be achieved. To be detailed and verified at CC stage once documentation has developed.</li> </ul>
	<p><b>D4D8 Hearing augmentation</b></p> <p>1. 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>i. in a room in a Class 9b building; or</li> <li>ii. in an auditorium, conference room, meeting room or room for judicatory purposes; or</li> <li>iii. at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</li> </ul>	<ul style="list-style-type: none"> <li>Compliance achievable. To be detailed and verified at CC stage once documentation has developed.</li> </ul>

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BCA Requirement		Comment
	<p>2. If a hearing augmentation system required by 1 is—</p> <ul style="list-style-type: none"> <li>i. an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or</li> <li>ii. a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than— <ul style="list-style-type: none"> <li>▪ if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and</li> <li>▪ if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and</li> <li>▪ if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and</li> <li>▪ if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Compliance achievable. To be detailed and verified at CC stage once documentation has developed.</li> </ul>

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BCA Requirement		Comment
	3. The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18.	
	4. 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.	<ul style="list-style-type: none"> <li>Compliance achievable. To be detailed and verified at CC stage once documentation has developed.</li> </ul>
	<p><b>D4D9 Tactile indicators</b></p> <p>1. For a building required to be accessible, tactile ground surface indicators 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) a stairway, other than a fire-isolated stairway; and</li> <li>b) an escalator; and</li> <li>c) a passenger conveyor or moving walkway; and</li> <li>d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</li> <li>e) in the absence of a suitable barrier— <ul style="list-style-type: none"> <li>i. an overhead obstruction less than 2 m above floor level, other than a doorway; and</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Compliance achievable. To be detailed and verified at CC stage once documentation has developed.</li> </ul>

Arcare Huntlee Racf		
BCA Requirement		Comment
	<ul style="list-style-type: none"> <li>ii. an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5.</li> </ul>	
	2. Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.	<ul style="list-style-type: none"> <li>▪ Compliance achievable. To be detailed and verified at CC stage once documentation has developed.</li> </ul>
	3. A Class 9c aged care building need not comply with (1)(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.	<ul style="list-style-type: none"> <li>▪ Compliance achievable. To be detailed and verified at CC stage once documentation has developed.</li> </ul>
	<p><b>D4D10 Wheelchair seating spaces in Class 9b assembly buildings</b></p> <p>Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with the following:</p> <ul style="list-style-type: none"> <li>a) The number and grouping of wheelchair seating spaces must be in accordance with Table D4D10.</li> <li>b) In a cinema — <ul style="list-style-type: none"> <li>i. with not more than 300 seats — wheelchair seating spaces must not be located in the front row of seats; and</li> <li>ii. with more than 300 seats — not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ N/A</li> </ul>



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BCA Requirement		Comment
	<b>D4D11 Swimming pools</b>  1. Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool required by Clause D4D2 to be accessible.	<ul style="list-style-type: none"> <li>N/A</li> </ul>
	<b>D4D12 Ramps</b>  On an accessway— <ul style="list-style-type: none"> <li>a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and</li> <li>b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.</li> </ul>	<ul style="list-style-type: none"> <li>Based on the current Ground Floor plans, no variations to this clause have been identified.</li> </ul>
	<b>D4D12 Glazing on an accessway</b>  On an accessway, 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.	<ul style="list-style-type: none"> <li>Compliance achievable. To be detailed and verified at CC stage once documentation has developed.</li> </ul>
	<b>E3D7 Passenger Lift Types and their Limitations</b>  In an accessible building, every passenger lift must be one of the following types subject to the limitations (if any) of each lift type;	<ul style="list-style-type: none"> <li>Compliance achievable. To be verified at CC stage. Ensure certificates of compliance are provided by the lift manufacturer verifying compliance of the lift type and design.</li> </ul>
	<b>Limitations on use of types of passenger lifts</b>	
	Electric passenger lift	No limitation.
	Electrohydraulic passenger lift	No limitation.

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BCA Requirement			Comment
	Inclined lift	No limitation.	▪ N/A
	Stairway platform lift		▪ N/A
	Low-rise platform lift		▪ N/A
	Low-rise, low-speed constant pressure lift		▪ N/A
	Small-sized, low-speed automatic lift	Must not travel more than 12m.	▪ N/A
	A passenger lift must not rely on a constant pressure device for its operation if the lift car is fully enclosed.		
	<b>E3D8 Application of features to passenger lifts</b> In an accessible building, every passenger lift must have the following features where applicable: <ul style="list-style-type: none"> <li>a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except—               <ul style="list-style-type: none"> <li>i. a stairway platform lift; and</li> <li>ii. a low-rise platform lift.</li> </ul> </li> <li>b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.</li> <li>c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12 m, except a stairway platform lift.</li> <li>d) Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.</li> </ul>		▪ Compliance achievable. To be verified at CC stage. Ensure certificates of compliance are provided by the lift manufacturer verifying compliance of the lift type and design.

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BCA Requirement		Comment
	<ul style="list-style-type: none"> <li>e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.</li> <li>f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.</li> <li>g) Lift landing doors at the upper landing for all lifts except a stairway platform lift.</li> <li>h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except— <ul style="list-style-type: none"> <li>i. a stairway platform lift; and</li> <li>ii. a low-rise platform lift.</li> </ul> </li> <li>i) Lighting in accordance with AS 1735.12 for all enclosed lift cars.</li> <li>j) For all lifts serving more than 2 levels— <ul style="list-style-type: none"> <li>i. automatic audible information within the lift car to identify the level each time the car stops; and</li> <li>ii. audible and visual indication at each lift landing to indicate the arrival of the lift car; and</li> <li>iii. audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz.</li> </ul> </li> <li>k) 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, for all lifts except a stairway platform lift.</li> </ul>	

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BCA Requirement		Comment
	<b>F4D5 Accessible sanitary facilities</b>  In a building required to be accessible— a) Accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6.	<ul style="list-style-type: none"> <li>Compliance to be achieved. To be detailed and verified at CC stage once documentation has developed.</li> </ul>
	b) Accessible unisex showers must be provided in accordance with F4D7.	<ul style="list-style-type: none"> <li>Compliance to be achieved. To be detailed and verified at CC stage once documentation has developed.</li> </ul>
	c) 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.	<ul style="list-style-type: none"> <li>Compliance to be achieved. To be detailed and verified at CC stage once documentation has developed.</li> </ul>
	d) An accessible sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products.	<ul style="list-style-type: none"> <li>Compliance to be achieved. To be detailed and verified at CC stage once documentation has developed.</li> </ul>
	e) The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1.	<ul style="list-style-type: none"> <li>Compliance to be achieved. To be detailed and verified at CC stage once documentation has developed.</li> </ul>
	f) An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only.	<ul style="list-style-type: none"> <li>Compliance to be achieved. To be detailed and verified at CC stage once documentation has developed.</li> </ul>
	g) Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.	<ul style="list-style-type: none"> <li>Compliance to be achieved. To be detailed and verified at CC stage once documentation has developed.</li> </ul>

Arcare Huntlee Racf		
BCA Requirement		Comment
	h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations.	<ul style="list-style-type: none"> <li>Compliance to be achieved. To be detailed and verified at CC stage once documentation has developed.</li> </ul>
	i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428. 1.	<ul style="list-style-type: none"> <li>Compliance to be achieved. It is understood that a Performance based approach may be adopted in relation to the Basement Staff change.</li> </ul>
	<p><b>F4D6 Accessible unisex sanitary compartments</b> <b><i>(Bolded Clauses are relevant to the project)</i></b></p> <p>1. Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <p>a) For a Class 1b building—</p> <p>i. not less than 1; and</p> <p>ii. where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided.</p> <p>b) For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1.</p>	<ul style="list-style-type: none"> <li>Compliance achievable. Within Resident bedrooms a Performance based approach will be undertaken to demonstrate compliance.</li> </ul>

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BCA Requirement		Comment
	<ul style="list-style-type: none"> <li>c) For Class 3 and Class 9c buildings—</li> <li>d) in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-occupancy unit, not less than 1; and</li> <li>e) at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1.</li> <li>f) <b>Class 5, 6, 7, 8 or 9 — Where F4D4 requires closet pans—</b> <ul style="list-style-type: none"> <li>i. <b>1 on every storey containing sanitary compartments; and</b></li> <li>ii. <b>where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.</b></li> </ul> </li> <li>g) For a Class 10a building, at each bank of sanitary compartments containing male and female sanitary compartments, not less than 1.</li> </ul> <ul style="list-style-type: none"> <li>2. The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.</li> <li>3. The requirements of (1)(e) do not apply to— <ul style="list-style-type: none"> <li>a) a Class 10a appurtenant to another class of building; or</li> <li>b) a sanitary compartment dedicated to a single caravan/camping site.</li> </ul> </li> </ul>	
	<b>F4D7 Accessible unisex showers</b>	

Arcare Huntlee Racf		
BCA Requirement		Comment
	<p><b><i>(Bolded Clauses are relevant to the project)</i></b></p> <ol style="list-style-type: none"> <li>1. Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows: <ol style="list-style-type: none"> <li>a) For a Class 1b building— <ol style="list-style-type: none"> <li>i. not less than 1; and</li> <li>ii. where private accessible unisex showers are provided for every accessible bedroom, common accessible unisex showers need not be provided.</li> </ol> </li> <li>b) For a Class 2 building, where showers are provided in common areas, not less than 1.</li> <li>c) <b>For Class 3 and 9c buildings—</b> <ol style="list-style-type: none"> <li>i. <b>in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; and</b></li> <li>ii. <b>1 for every 10 showers or part thereof provided in common areas.</b></li> </ol> </li> <li>d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.</li> <li>e) For a Class 10a building, where showers are provided, 1 for every 10 showers or part thereof.</li> </ol> </li> <li>2. The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.</li> </ol>	<ul style="list-style-type: none"> <li>▪ Compliance will be achieved. Within Resident bedrooms a Performance based approach will be undertaken to demonstrate compliance with AS 1428.1, Clause 15, required by F4D7(c)(i).</li> </ul>

Arcare Huntlee Racf		
BCA Requirement		Comment
	<p>3. The requirements of (1)(e) do not apply to—</p> <ul style="list-style-type: none"> <li>a) a Class 10a appurtenant to another class of building; and</li> <li>b) a sanitary compartment dedicated to a single caravan/camping site.</li> </ul>	



## 4 Town Planning Findings

Arcare Huntlee Racf		
Drawing no.	Town Planning Provisions	Comment
<b>See Table 1 – Drawing series</b>	<p><u>Cessnock Development Control Plan (DCP) Part C.1, C.6 and E17:</u></p> <ul style="list-style-type: none"> <li>Part C, Chapter 1, specifies that special parking spaces for disabled persons should be provided at the rate of 1 or 2% of the overall spaces provided for a retail / commercial development. These spaces should be clearly sign posted and have a minimum width of 3.2 metres. Refer to the Australian Standard 1428 Design for access and mobility.</li> <li>Part C, Chapter 6, specifies access provisions which are applicable to Class 1a and 1b dwellings and multistorey housing developments.</li> <li>Part E, Chapter E17 specifies that sufficient spaces should be provided for disabled parking and shall be clearly marked and signposted for this purpose and located as close as possible to the buildings entrance.</li> </ul>	<ul style="list-style-type: none"> <li>Through evaluation of DCP Part C, Chapter 1 &amp; Part E, Chapter E17, it has been determined that carparking requirements will be satisfied through the provision forty-seven (47) carparking spaces, three (3) of which are Accessible as per the requirements of BCA Clause D3.5 and AS 2890.6.</li> <li>Through evaluation of DCP Part C, Chapter 6, it has been determined that this Chapter would not apply to a Class 9c Residential Care Facility.</li> </ul>

Arcare Huntlee Racf		
Drawing no.	Town Planning Provisions	Comment
See Table 1 – Drawing series	<p><u>State Environmental Planning Policy (Housing) 2021 - Part 5</u> Housing for seniors and people with a disability.</p> <p>Schedule 8, subclause 6 – Design principles for seniors housing requires the following in relation to accessibility:</p> <ul style="list-style-type: none"> <li>▪ <i>Have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and</i></li> <li>▪ <i>Provide safe environments for pedestrians and motorists with convenient access and parking for residents and visitors.</i></li> </ul>	<p>Please refer to CAN R0 Arcare Huntlee Racf which has adequately addressed the adjacent requirements.</p> <p>Through evaluation of the adjacent the requirements, we note the following:</p> <ul style="list-style-type: none"> <li>▪ Visitor car parking at Basement Floor will be available to friends and family members, who may collect and return residents to the Aged Care Facility. Access to the Basement Floor Carpark is available internally via a lift which is located adjacent the reception.</li> <li>▪ A mini-bus service will be available to residents when travelling to and from activities outside of the Aged Care Facility. Pick-up and drop-off will occur at the Port Cochere which is located adjacent the reception.</li> </ul>

Through evaluation of the above-mentioned reference documentation, it is our considered opinion that the proposed Arcare Huntlee has provided consideration to the Cessnock Development Control Plan (DCP) Part C, Chapters 1 & 6 and Part E, Chapter E17, and relevant disability access provisions of the State Environmental Planning Policy (Housing) 2021 Chapter 3, Part 5 of the Housing for seniors and people with a disability.

## 5 References

- ABCB. (2022). *National Construction Code Series Volume 1 - Building Code of Australia 2022*. Canberra: Australian Building Codes Board.
- Australian Government. (1992). *Disability Discrimination Act*. Office of Legislative Drafting and Publishing.
- Australian Government. (2010). *Disability (Access to Premises-Buildings) Standards*.
- New South Wales Government. (2021). *State Environmental Planning Policy (Housing) 2021*.
- Standards Australia. (1999). *AS 1725.12 - 1999 Lifts escalators and moving walks (Part 12: Facilities for persons with disabilities)*.
- Standards Australia. (2009). *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)*.
- Standards Australia. (2010). *AS 1428.1 - 2009 Design for Access and Mobility (Part 1: General requirements for access - New building work)(Incorporating Amendment No. 1 & 2)*.
- Standards Australia and Standards New Zealand. (2009). *AS/NZS 2890.6:2009 Parking facilities Part 6: Off-street parking for people with disabilities*. Australia and New Zealand: Joint - Standards Australia and Standards New Zealand.