



**BLACKETT
MAGUIRE+
GOLDSMITH**

Access Report

**NCC Vol 1 – Part D3 & Access to Premises
Standards 2010 – Assessment Report**

SSDA

Nepean Hospital Redevelopment

Health Infrastructure



**Health
Infrastructure**

Revision 1

Date: 11 July 2019

Project No.: 170515



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CONTENTS

A.	INTRODUCTION	3
A.1	BACKGROUND / PROPOSAL	3
A.2	AIM	3
A.3	PROJECT TEAM	3
A.4	DOCUMENTATION	3
A.5	REGULATORY FRAMEWORK	3
A.6	LIMITATIONS & EXCLUSIONS	3
A.7	TERMINOLOGY	4
B.	KEY CHARACTERISTICS & COMPLIANCE ITEMS	6
B.1	BUILDING CLASSIFICATION	6
C.	BCA ASSESSMENT	7
C.1	BCA DEEMED-TO-SATISFY COMPLIANCE ISSUES:	7
	SECTION D – ACCESS AND EGRESS	7
D.	CONCLUSION	26

REVISION STATUS				
REVISION	DATE	STATUS	PREPARED BY	REVIEWED BY
0	27.07.2018	Schematic Design – Accessibility Report	Adam Durnford Jackson Boyd	David Blackett
1	11.07.2019	BCA Design Report – s 4.55 Submission	Adam Durnford	David Blackett

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A. INTRODUCTION

A.1 BACKGROUND / PROPOSAL

- + Blackett Maguire + Goldsmith Pty Ltd (BM+G) have been commissioned by CPB Contractors to undertake a high level review of the State Significant Development Application Drawings against the requirements of the BCA relating to access for a person with a disability for the proposed new Acute Services Building proposed to be constructed as part of the Nepean Hospital Redevelopment project.

The high level review has been undertaken as part of the proposed section 4.55 submission to the Department of Planning to amend Development Application No. 8766 dated 25 February 2019.

A.2 AIM

The aim of this report is to:

- + Undertake an assessment of the proposed alterations and additions to the existing aged care facility against the Deemed-to-Satisfy (DTS) provisions of Part D3 of the BCA 2016 (including Amendment 1).
- + Identify any BCA compliance issues that require resolution/attention for the proposed redevelopment.
- + Review the design documentation against the Access to Premises Standards 2010.

A.3 PROJECT TEAM

The following BM+G Team Members have contributed to this Report:

- + Adam Durnford – Associate Director
- + David Blackett – Director

A.4 DOCUMENTATION

The following documentation has been reviewed, referenced and/or relied upon in the preparation of this report:

- + Building Code of Australia 2016 (including Amendment 1)
- + Guide to the Building Code of Australia 2016 (including Amendment 1)
- + Access to Premises Standards 2010
- + Schematic Issue Architectural Drawings issued by BVN.

A.5 REGULATORY FRAMEWORK

Pursuant to clause 145 of the Environmental Planning and Assessment (EPA) Regulation 2000 all new building work must comply with the current BCA however the existing features of an existing building need not comply with the BCA unless upgrade is required by other clauses of the legislation.

A.6 LIMITATIONS & EXCLUSIONS

The limitations and exclusions of this report are as follows:

- + The following assessment is based upon a review of the architectural documentation.
- + The Report does not address matters in relation to the following:
- + Local Government Act and Regulations.



- + Occupational Health and Safety (OH&S) Act and Regulations.
- + WorkCover Authority requirements.
- + Water, drainage, gas, telecommunications and electricity supply authority requirements.
- + BM+G Pty Ltd do not guarantee acceptance of this report by Local Council, NSW Fire Brigades or other approval authorities.
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A.7 TERMINOLOGY

Performance Solution (Alternative Solution)

Means a method of complying with the Performance Requirements other than by a Deemed-to-Satisfy Solution.

Building Code of Australia (BCA)

Document published on behalf of the Australian Building Codes Board. The BCA is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia and is adopted in New South Wales (NSW) under the provisions of the EPA Act and Regulation. Building regulatory legislation stipulates that compliance with the BCA Performance Requirements must be attained and hence this reveals BCA's performance based format.

Construction Certificate

Building Approval issued by the Certifying Authority pursuant to Part 4A of the EPA Act 1979.

Deemed to Satisfy Provisions (DTS)

Provisions which are deemed to satisfy the Performance Requirements.

Health-care building

A building whose occupants or patients undergoing medical treatment generally need physical assistance to evacuate the building during an emergency and includes—

- (a) a public or private hospital; or
- (b) a nursing home or similar facility for sick or disabled persons needing full-time care; or
- (c) a clinic, day surgery or procedure unit where the effects of the predominant treatment administered involve patients becoming non-ambulatory and requiring supervised medical care on the premises for some time after treatment.

National Construction Code Series (NCC)

The NCC was introduced 01 May 2011 by the Council of Australian Governments. The BCA Volume One (Class 2 to 9 Buildings) is now referenced as the National Construction Code Series Volume One — BCA.

Occupation Certificate

Building Occupation Approval issued by the Principal Certifying Authority pursuant to Part 4A of the EPA Act 1979.

Performance Requirements of the BCA

A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must meet.

Compliance with the Performance Requirements can only be achieved by-



- (a) complying with the DTS Provisions; or
- (b) formulating an Alternative Solution which-
 - (i) complies with the Performance Requirements; or
 - (ii) is shown to be at least equivalent to the DtS Provisions; or
- (c) a combination of (a) and (b).



B. KEY CHARACTERISTICS & COMPLIANCE ITEMS

B.1 BUILDING CLASSIFICATION

The following table presents a summary of relevant building classification items of the proposed Acute Services Building:

+	BCA Classification:	Class 5 – Office/Consultation
		Class 9a – Health Care
+	Access required:	Class 5 – Yes. To and within all areas used by occupants
		Class 9a – Yes. To and within all areas used by occupants



C. BCA ASSESSMENT (PART D3)

C.1 BCA DEEMED-TO-SATISFY COMPLIANCE ISSUES:

The following comments have been made in relation to the relevant BCA compliance issues associated with access for a person with a disability for the proposed new Acute Services Hospital Building as part of the Nepean Hospital Redevelopment.

SECTION D – ACCESS AND EGRESS

PART D3- Access For Persons With a Disability

D3.1	Areas Required to be Accessible	The extent of access required depends on the classification of the building. Buildings and parts of buildings must be accessible as set out in Table D3.1 unless exempted by Clause D3.4. A building, or part thereof, must comply with the requirements of BCA Part 3 if accessibility is deemed to be applicable under Table D3.1, unless otherwise exempted under Clause D3.4.
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Discussion:

Access for persons with disabilities must be provided, at a minimum, to and within all areas normally used by the occupants. This includes to and within all beds, throughout all patient care areas, staff areas and communal areas used by building occupants.

Access need not be provided to:

- (a) An area where access would be inappropriate because of the particular purpose for which the area is used.
- (b) An area that would pose a health or safety risk for people with a disability.
- (c) Any path of travel providing access only to an area exempted by (a) or (b).

D3.2	Access to Buildings	Accessways must be provided to accessible buildings from the main points of pedestrian entry at the allotment boundary and any accessible car parking space or accessible associated buildings connected by a pedestrian link. Access must be provided to and within all areas normally used by occupants (as required by Clause D3.1) within this building from the main points of pedestrian entry at the allotment boundary; from another accessible building connected by a pedestrian link; and any accessible car parking space. Accessways are to be provided to accessible buildings from the main points of pedestrian entry at the allotment boundary and any accessible car parking space or accessible.
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Discussion:

Access must be provided to each of the main entrances of the hospital from the internal hospital streets, adjoining buildings provided with linkways via compliant walkways (maximum gradient of 1:20) or ramps (maximum gradient 1:14) in accordance with AS 1428.1 in addition to from accessible car parking spaces provided in association with the development.



Set Down Areas:

For public drop off / setdown areas, if a kerb is provided separating the drop-off area from the pavement, a compliant kerb ramp will need to be provided. The detailing of the parallel set down will need to satisfy the provisions of AS 2890.6 – 2006.

Where the pedestrian pathway and the driveway is at the same grade it will be necessary to achieve a 30% luminous contrast between the walkway and the driveway. Details of the materials, colour and texture will need to be provided as part of the detailed Design Development / Construction Issue Architectural Documentation.

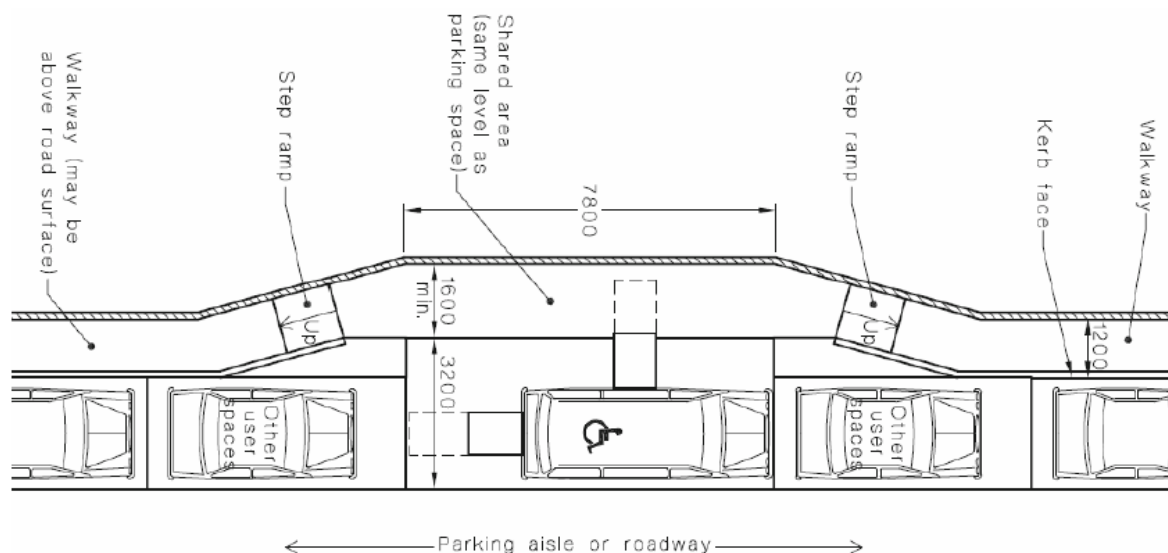


Figure No. 1 Requirements for parallel parking

If the setdown area is level with the pavement, tactile indicators and bollards are required to be provided as required by AS 1428.4 – 2009.

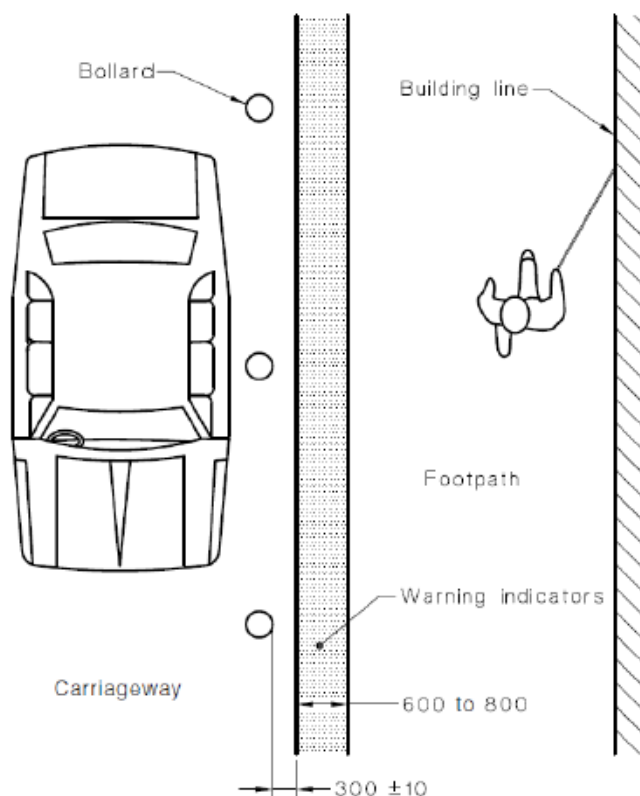


Figure No. 2 Requirements tactiles / bollards



Accessible Walkways (AS 1428.1 – 2009 Section 10.2):

The requirements for walkways are as follows:

- + Walkways can have a gradient up to 1:20. Anything steeper is a ramp and requires kerbs or kerb rails plus handrails to both sides.
- + A walkway with a gradient less than 1 in 33 does not require landings but does require a crossfall of maximum 1 in 40 (maximum cross fall of 1 in 33 if the surface is bitumen).
- + Walkways steeper than 1 in 33 do not require a crossfall to the main walkway but do require a crossfall of 1 in 40 to landings

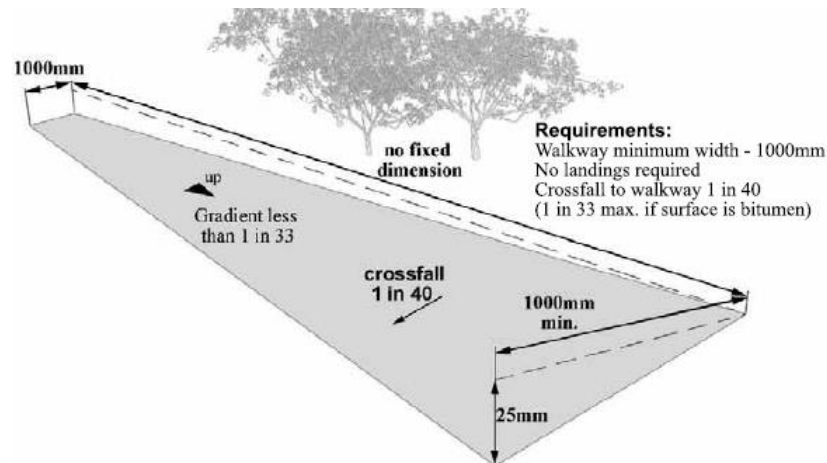


Figure No. 3 Requirements for a Walkway with a Gradient Less Than 1 in 33

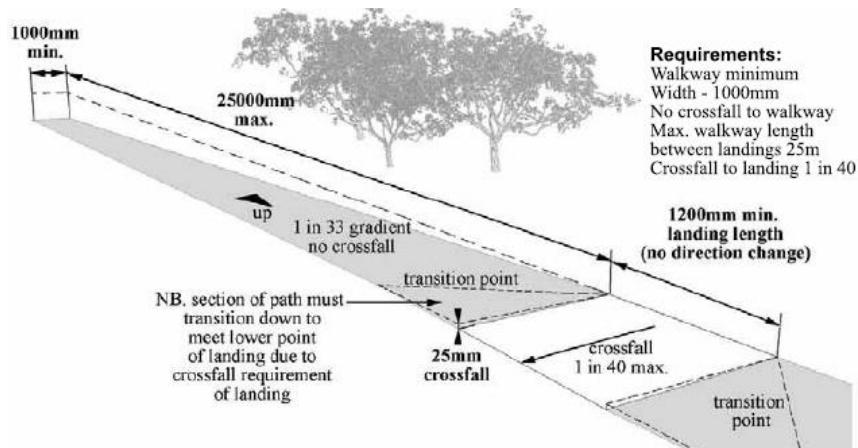


Figure No. 4 - Requirements for a Walkway with a 1 in 33 Gradient

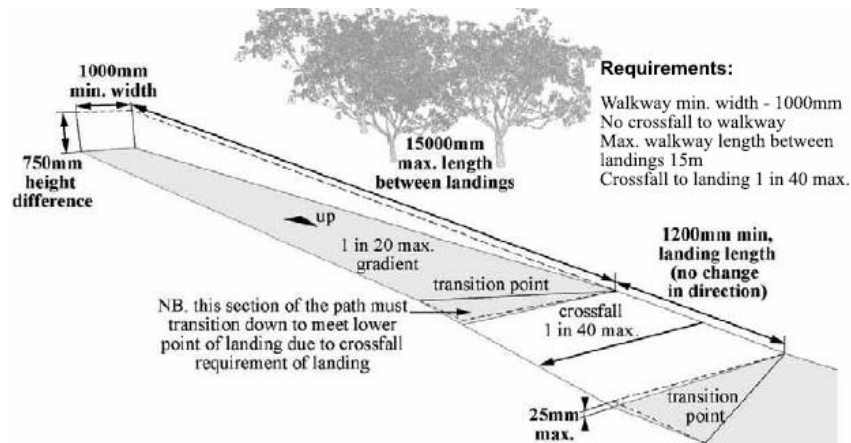


Figure No. 5 - Requirements for a Walkway with a 1 in 20 Gradient

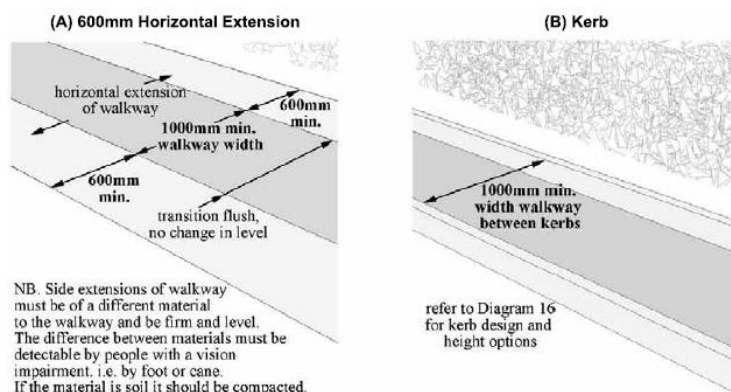


Figure No. 6 - Requirements for Edges of Walkways

Accessible Ramps (AS 1428.1-2009 Section 10.3):

Accessible ramps are required to be designed and constructed in accordance with the following:

- + The maximum gradient is to be 1:14.
- + Landings are to be provided at the top and bottom of the ramp and at intervals not exceeding 9m.
The landings to the ramps are required to have a minimum width of 1200mm.
- + Handrails are to be provided to both sides of the ramp. The handrails are required to be extended 300mm at both the top and bottom of the ramp.
- + The ramps are to be provided with kerb rails that comply with the following:
 - + The minimum height above the finished floor shall be 65mm
 - + The height of the top of the kerb or kerb rail shall not be within the range of 75mm to 150mm above the finished floor.
 - + There cannot be a longitudinal gap or slot greater than 20mm in the kerb or kerb rail within the range 75mm to 150mm above the finished floor.
- + Where ramps are constructed with a change in direction, the angle of approach shall create a 90° angle to the line of transition between the ramp surface and the landing surface.

Doorways:

- + The minimum width of an accessible doorway must have a *clear opening* width of not less than 850mm in accordance with AS1428.1. Where double doors are provided, at least one leaf must have a clear unobstructed width of 850mm.

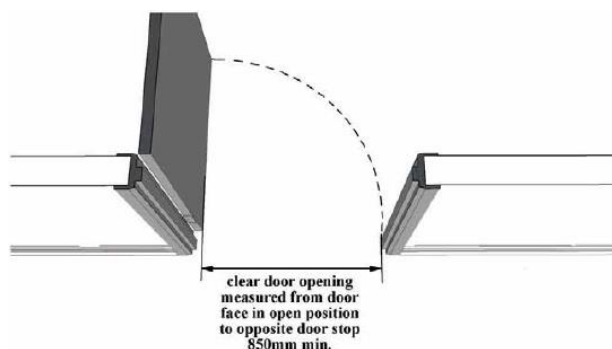


Figure No. 7 - Clear Unobstructed Width of Doorway

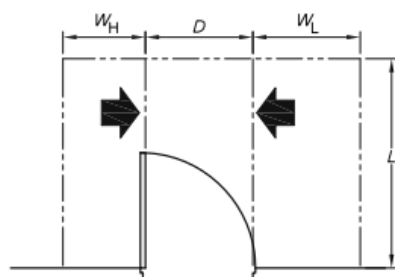
- + Circulation space is required to all doorways throughout the building that are required to be accessible in accordance with Section 13 of AS 1428.1 – 2009 (see diagrams below). Circulation space is not required to be provided to rooms where access for a person with a disability is not required i.e. dirty utility / clean utility rooms, plant rooms, comms rooms etc.



Swing Doors:

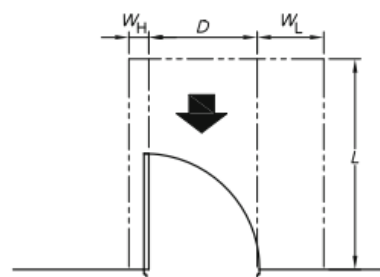
Door Opens Towards User:

Both Sides Approach:



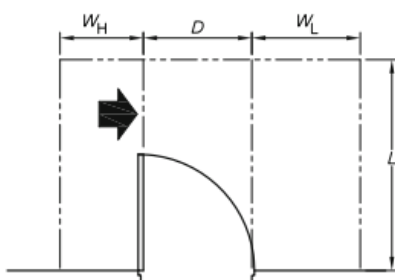
D	L	W _H	W _L
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

Front On Approach:



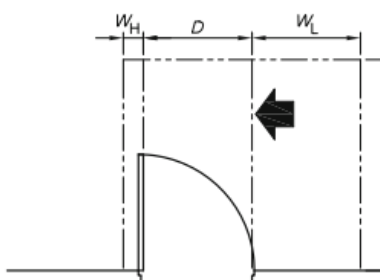
D	L	W _H	W _L
850	1450	110	530
900	1450	110	530
950	1450	110	530
1000	1450	110	530

Hinge Side Approach:



D	L	W _H	W _L
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

Latch Side Approach:

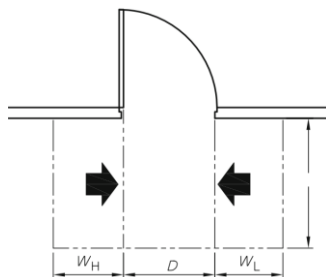


D	L	W _H	W _L
850	1670	110	900
900	1670	110	900
950	1670	110	900
1000	1670	110	900



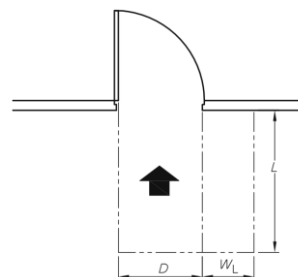
Door Opens Away From User:

Both Sides Approach:



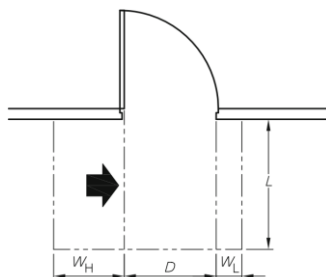
D	L	W _H	W _L
850	1240	560	660
900	1210	510	660
950	1175	460	660
1000	1155	410	660

Front On Approach:



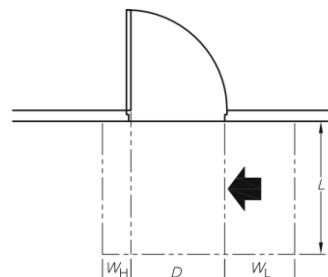
D	L	W _H	W _L
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

Hinge Side Approach:



D	L	W _H	W _L
850	1220	560	340
900	1185	510	340
950	1160	460	340
1000	1140	410	340

Latch Side Approach:



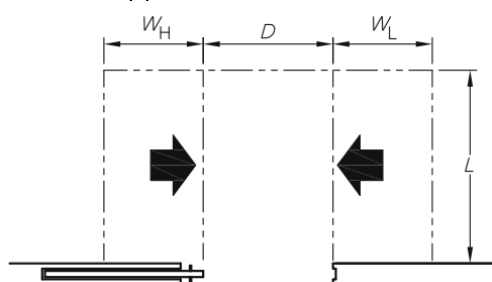
D	L	W _H	W _L
850	1240	240	660
900	1210	190	660
950	1175	140	660
1000	1155	90	660



Sliding Doors:

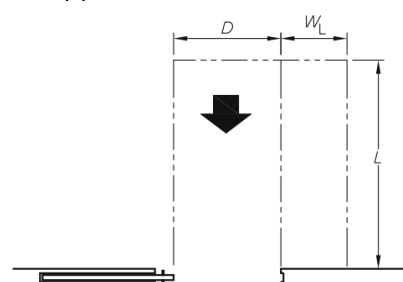
Recessed In Wall:

Both Sides Approach:



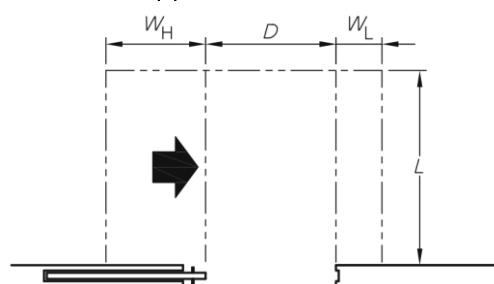
D	L	W_H	W_L
850	1280	660	660
900	1280	610	660
950	1280	560	660
1000	1280	510	660

Front On Approach:



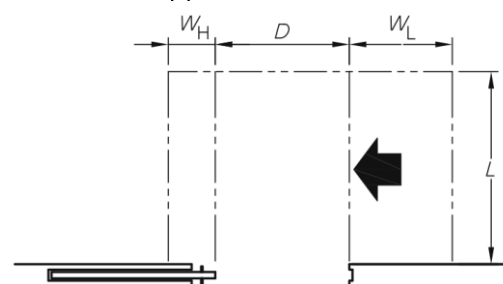
D	L	W_H	W_L
850	1450	0	530
900	1450	0	530
950	1450	0	530
1000	1450	0	530

Slide Side Approach:



D	L	W_H	W_L
850	1280	660	395
900	1280	610	395
950	1280	560	395
1000	1280	510	395

Latch Side Approach:



D	L	W_H	W_L
850	1230	185	660
900	1230	180	660
950	1230	180	660
1000	1230	180	660

Surface Mounted

For any side on approach:

Add dimension t to W_L and W_H .

For only a front on approach:

Add dimension t to L , W_L and W_H .

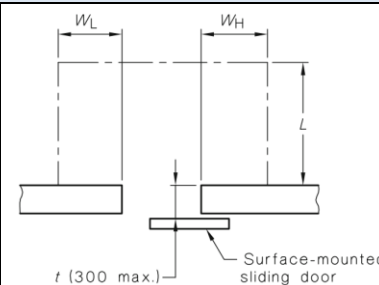


Figure No. 8 – Required circulation space to doorways



D3.3	Parts of Buildings Required to be Accessible	Every accessway, or ramp and stairway within a fire-isolated exit, must comply with AS1438.1 unless exempted by Clause D3.4. Accessways must comprise passing spaces and turning spaces complying with sub-clause (c), (d) & (e). In a Class 5/6/7b/8 building containing: + No more than 3 storeys + Excluding entrance level, no storey with a floor area >200m² An accessible ramp or lift need not be provided to serve any storey other than the entrance. The carpet pile height requirements of AS1428.1 do not apply, in lieu of the requirements of sub-clause (g) and (h).
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Discussion:

Accessible Ramps:

Refer to comments provided above under Clause D3.2 for requirements pertaining to ramps.

Accessible Stairways:

All stairways excluding the fire isolated stairways are required to be designed in accordance with AS 1428.1. In this instance, the following is required:

Note:-

Fire isolated stairways that are used as circulation stairways are required to be designed and constructed in accordance with the following. In this instance Fire Stair 1 is required to be designed in accordance with AS 1428.1 – 2009.

- + A handrail to each side of stairway.
- + Handrails are required to be extended at the top and bottom of the stairway. At the bottom of the stairway, the handrails are required to extend one tread width plus 300mm from the last riser. At the top of the stairway, the handrails are required to extend 300mm from the last riser.
- + Solid opaque risers.
- + Contrast nosing's to the stair treads.
- + The handrails are to have a maximum dimension of 50mm and be spaced a minimum distance of 50mm from the wall.

Note:-

Handrails within the fire isolated stairways are only required to comply with Clause 12 of AS 1428.1 which regulates the size of the handrails, cross section and distance from adjacent walls surfaces etc. In this instance the extensions at the top and bottom of the handrails are not required within the fire isolated stairway.

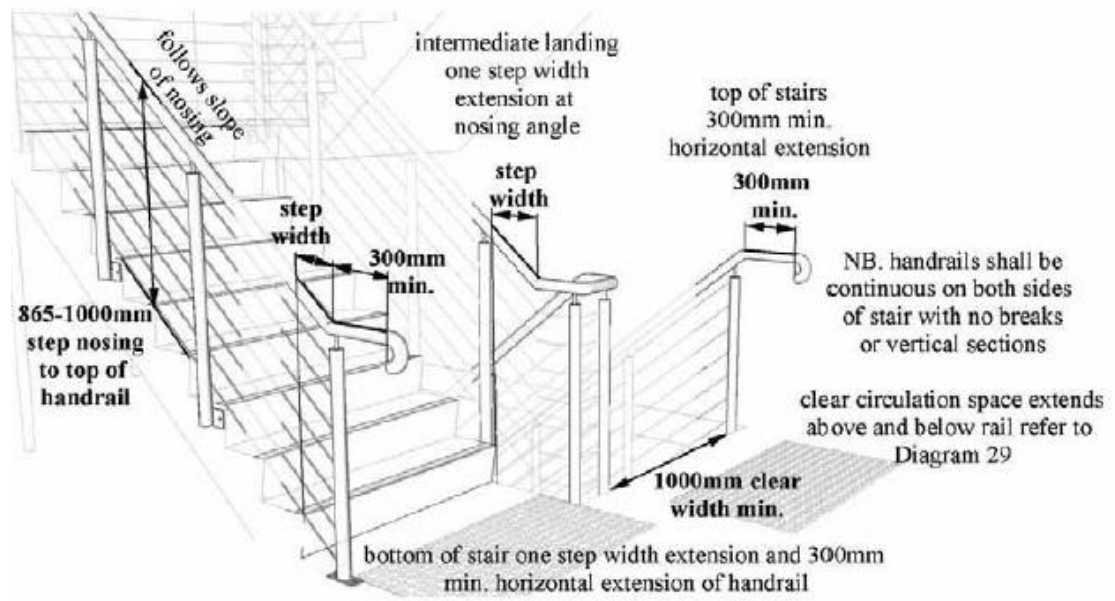


Figure No. 9 – Handrails to Stairways

Internal Accessways:

- + Each accessway within the building is required to have:
- + Passing spaces complying with AS 1428.1 at maximum 20m intervals on those parts of the accessway where a direct line of sight is not available; and
- + Turning spaces complying with AS 1428.1 –
 - + Within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and
 - + At maximum 20m intervals along the accessway

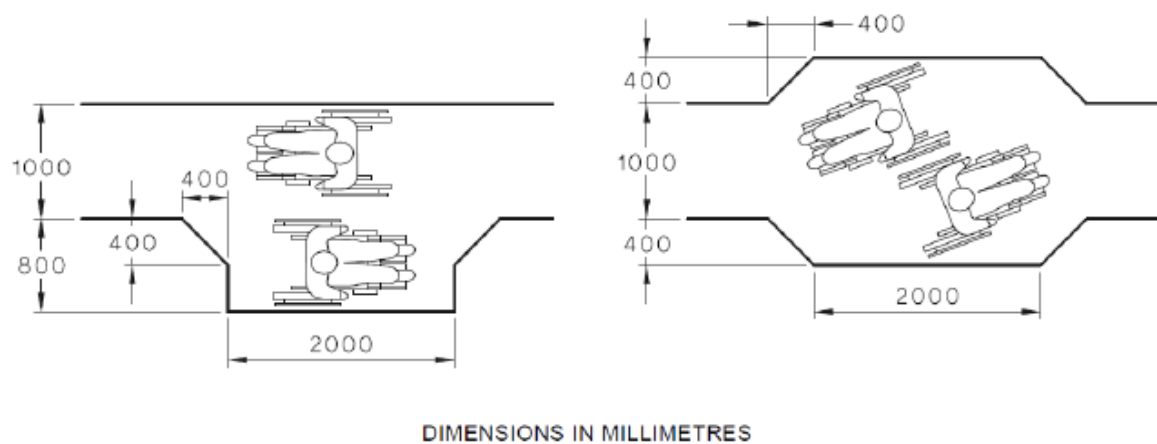


Figure No. 10 – Examples of passing space for wheelchairs

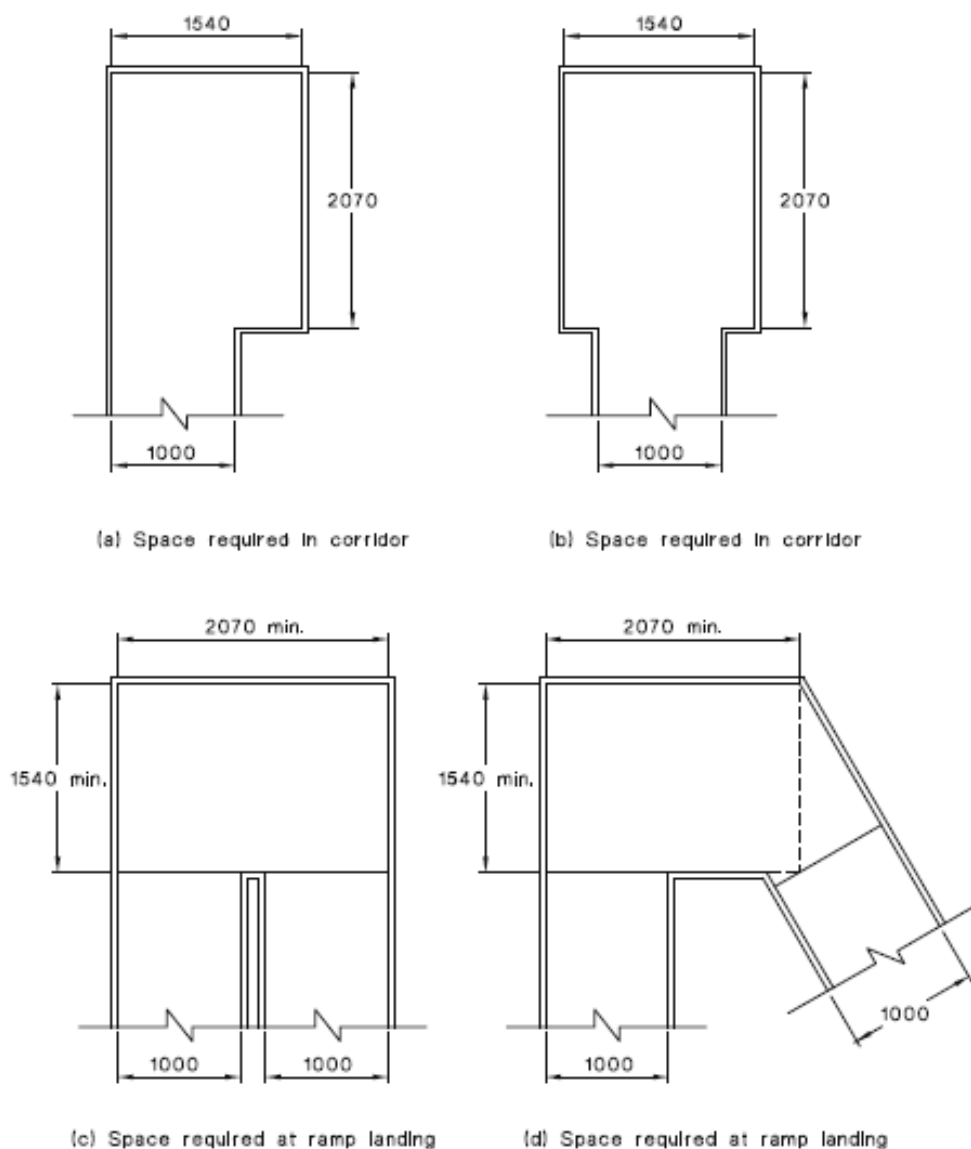


Figure No. 11 – Space required at end of corridor for a 90° to a 180° turn

Accessible Fixtures & Fittings:

- + All fixtures, fittings and door hardware are to comply with Section 13.5 & Section 14 of AS1428.1-2009.
- In this instance, toggle style light switches and GPO outlets etc. should be provided within all patient care areas including within all sanitary facilities used by a person with a disability. If sanitary facilities used by a person with a disability are not proposed to be provided with toggle style switches, then lighting to the space will be required to be activated by a sensor.
- + All access control swipe or fob readers will need to be installed between 900mm – 1100mm above FFL and a minimum distance of 500mm from any internal corner.
 - + Any video intercom units will be required to be installed so that they are not closer than 500mm from an internal corner.
 - + All reception counters located within the main building and Emergency Department etc. are to include a portion of the counter that is accessible.
 - + All waiting areas are required to be provided with an area that can accommodate a wheelchair. The minimum size is 1300mm x 800mm.



- + It is recommended that a minimum of one or two lockers within each bank of lockers be designated for a person with a disability. The handle of the locker along with any locks etc. are required to be located between 900mm – 1100mm above FFL.

Luminance Contrast of Doorways:

- + All doorways shall have a minimum luminance contrast of 30% provided between –
 - + door leaf and door jamb;
 - + door leaf and adjacent wall;
 - + architrave and wall;
 - + door leaf and architrave; or
 - + door jamb and adjacent wall.
- + The minimum width of the area of luminance contrast shall be 50 mm.
- + Doors that are not required to comply with above requirements include doorways used by clinical staff members, maintenance staff etc. leading to the following rooms:
 - + Dirty Utility
 - + Clean Utility
 - + Equipment Store Rooms
 - + General Store Rooms
 - + Set Up and Clear Up Rooms associated with Operating Theatres
 - + Plant Rooms
 - + Comms Rooms

D3.4	Exemptions	The following areas, and any path of travel providing access only to these areas, are not required to be accessible: + An area deemed inappropriate to access due to the areas particular use + An area that would pose a health or safety risk for people with a disability.
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Discussion:

Access for a person with a disability is not required to be provided to any area deemed inappropriate due to the particular use or an area that would pose a health or safety risk for people with a disability. Examples of rooms or areas that are not required to be accessible for a person with a disability include:

- + Plant Rooms
- + Comms Rooms
- + Clean Utility Rooms
- + Dirty Utility Rooms
- + Cleaners Rooms
- + Any areas that would not be deemed appropriate for use by a person with a disability i.e. clinical areas (subject to confirmation from the access consultant).

D3.5	Accessible Carparking	Unless otherwise exempt under sub-clause (b) & (d), accessible carparking spaces are required to be provided in accordance with Table D3.5 and AS2890.1 in a Class 7a carpark or carparking area required to be accessible.
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Discussion:

It is noted that a multi storey car park is being constructed in association with the new Stage 1 Tower which contains a compliant number of accessible car parking spaces for a person with a disability.

It is noted that the Emergency Drop Off area contains provision for an accessible car parking space. The accessible car parking space is required to be designed in accordance with AS 2890.6.

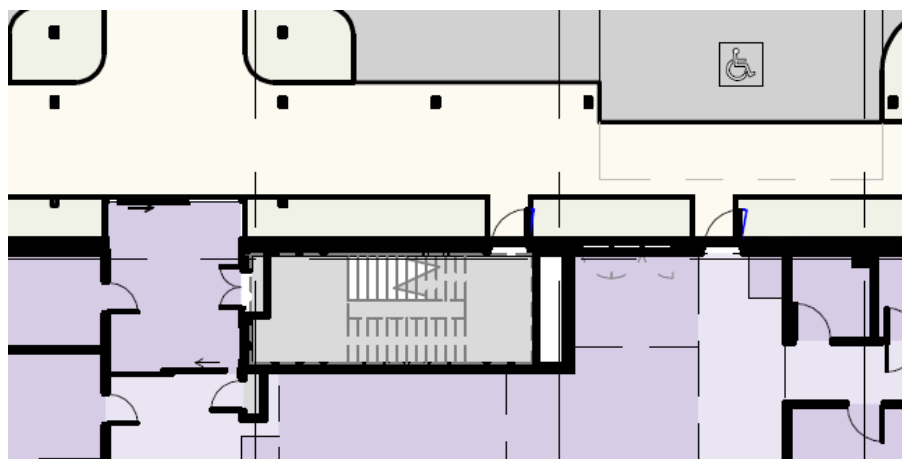


Figure No. 12 – Accessible car parking spaced adjacent to the ED Entry

D3.6	Signage	In a building required to be accessible, braille and tactile signage must be provided to all: + Required accessible sanitary facilities + Spaces with hearing augmentation + Ambulant sanitary facilities + Non-accessible pedestrian entrances + Each door required to be provided with an exit sign Braille and tactile signage is to comply with sub-clause (a) and Specification 3.6.
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Discussion:

Exit Doors:

The DtS Provisions requires Braille signage for egress systems from the building. In this instance the following is required to be provided:-

- + Identify each door required by **E4.5** (door to be provided with exit signs) to be provided with an exit sign and state –
 - + **“Exit”**; and
 - + **“Level”** followed by the floor number

Signs identifying a door required by E4.5 to be provided with an exit sign must be located:

 - + On the side that faces a person seeking egress; and
 - + On the wall on the latch side of the door with the leading edge of the sign located between 50mm and 300mm from the architrave; and
 - + Where (ii) is not possible, the sign may be placed on the door itself.



The provision of Braille and tactile exit signage with the message, *for example*. “**Exit - Level 1**” assists people with vision impairment to orientate themselves in case of an emergency situation and to find an exit and evacuate the area in a safe and equitable manner.

Signage Specification:

The signage is to be:-

- + Located between 1200-1600mm above FFL
- + Signs with single lines of characters are to have the line of the tactile characters between 1250mm-1350mm above FFL
- + Signage tactile characters must be raised or embossed to a height between 1mm-1.5mm
- + Upper case letter to be between 20mm-55mm

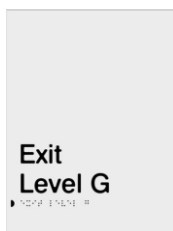
Signage is to be contrasting & is to comply with BCA Specification E3.6.

Signage Locations:

The Braille & tactile egress signage is to be located adjacent or on (see above) each door that:-

- + Provides direct egress into a fire isolated stairway
- + Provides direct discharge from the storey into a passageway or lobby (airlock) associated with the fire isolated stairway
- + Provide direct discharge from a fire isolated stairway to open space (discharge door)

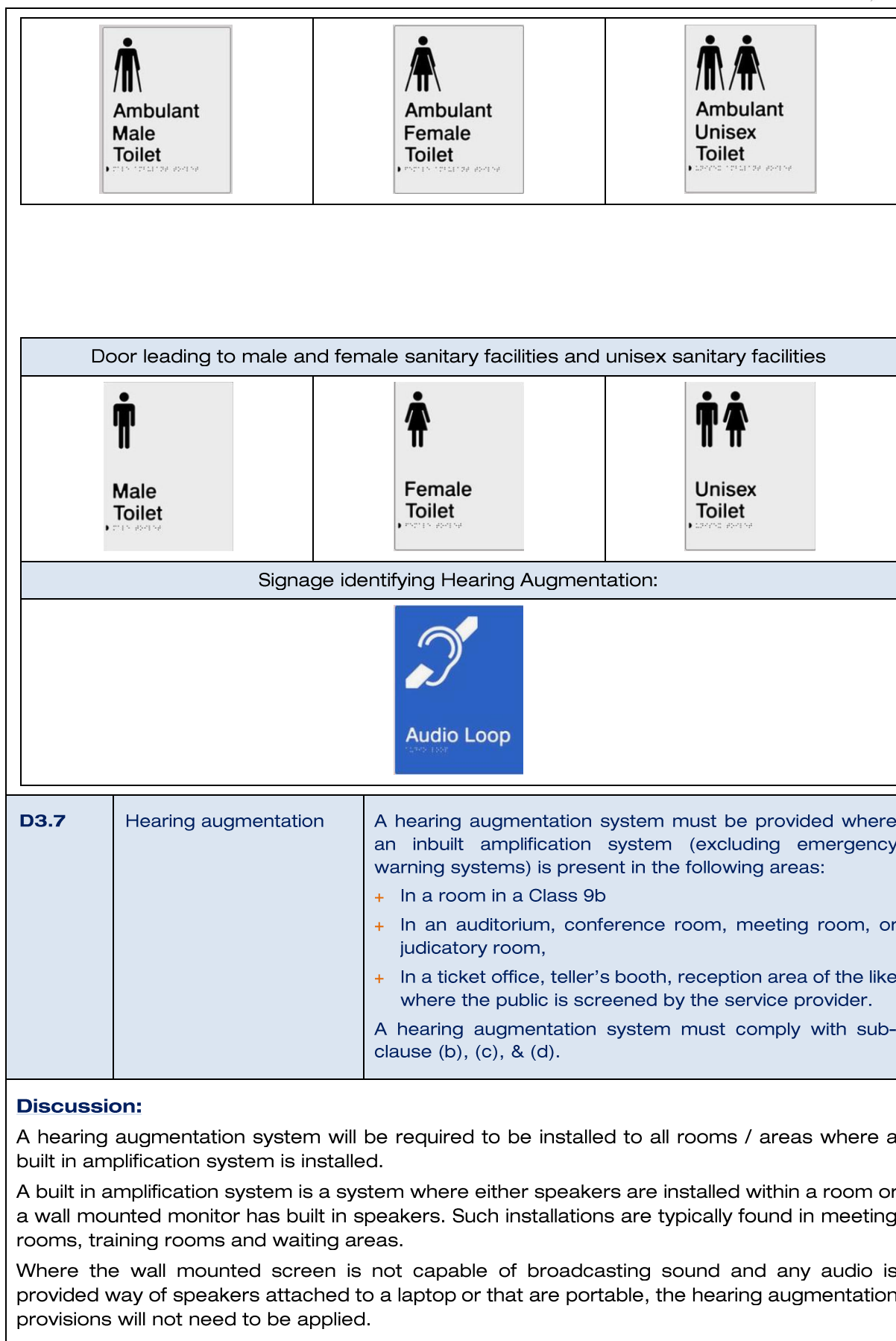
The below signage is an example of what will be required:-



Sanitary Facilities:

Signage will be required to be installed to the sanitary facilities for a person with a disability as follows:

Unisex accessible sanitary facilities:	
Ambulant sanitary compartments (door leading to male and female bank of toilets):	
Ambulant sanitary compartments (door opening to the individual ambulant sanitary compartment):	





D3.8	Tactile Indicators	This clause applies to all doorways and refers to the types of doors that cannot be used in buildings of prescribed uses, the use of power operated doors and the force required to operate sliding doors. If the door is also power operated, it must be opened manually under a force of not more than 110N if there is a malfunction or failure to the power source; or upon the activation of a fire or smoke alarm anywhere in the fire compartment served by the door.
Discussion: It is recommended that tactile ground surface indicators are provided to all external ramps and stairways to the buildings. Tactile ground surface indicators are not required to be installed to internal stairways within the building and a Class 9a building receives a specific concession for their non installation.		
D3.9	Wheelchair seating spaces in Class 9b assembly buildings	A swinging door in a required exit or forming part of a required exit must swing in the direction of egress and must not otherwise impede egress. In addition, the door must not encroach at any part of its swing by more than 500mm on the required width of the exit (with the exception of airlocks and sanitary compartments, and with the exception of buildings or building parts that are less than 200m²).
Discussion: This clause is not applicable to the proposed building.		
D3.10	Swimming Pools	Must have at least 1 accessible water entry/exit for each accessible swimming pool. This is achieved by means or – + A ramp and an aquatic wheelchair; or + A zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or + A platform swimming pool lift and an aquatic wheelchair; or + A sling style swimming pool lift.
Discussion: This clause is not applicable to the proposed building.		
D3.11	Ramps	This clause requires the use of signs to alert persons that the operation of smoke doors and fire doors and doors discharging from fire isolated exits, must not be impaired and must be installed where they can be readily seen.
Discussion: On an accessible accessway a series of connected ramps must not have a combined vertical rise of more than 3.6m and a landing for a step or ramp must not overlap a landing for another step ramp or ramp.		



D3.12	Glazing on an Accessway	This part requires the provision of a contrasting strip, chair rail, handrail or transom across all frameless or fully glazed doorways and surrounding glazing capable of being mistaken for an opening. The decal must be at least 75mm thick, solid and non-transparent in a colour contrasting 30% to the background and be placed 900-1000mm above the FFL for the full width of the glazing.
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Discussion:

- + On an accessway where there is no rail, handrail or transom provided to glazed walls and doors which may be mistaken as an opening must be clearly line marked in accordance with the following:
 - + Must be clearly marked for the full width of the glazed element,
 - + Must be a solid and non-transparent contrasting line,
 - + The contrasting line must have a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing of the opposite side.
 - + Must be not less than 75mm in width,
 - + The lower edge of the contrasting line must be located between 900mm and 1000mm above the finished floor level

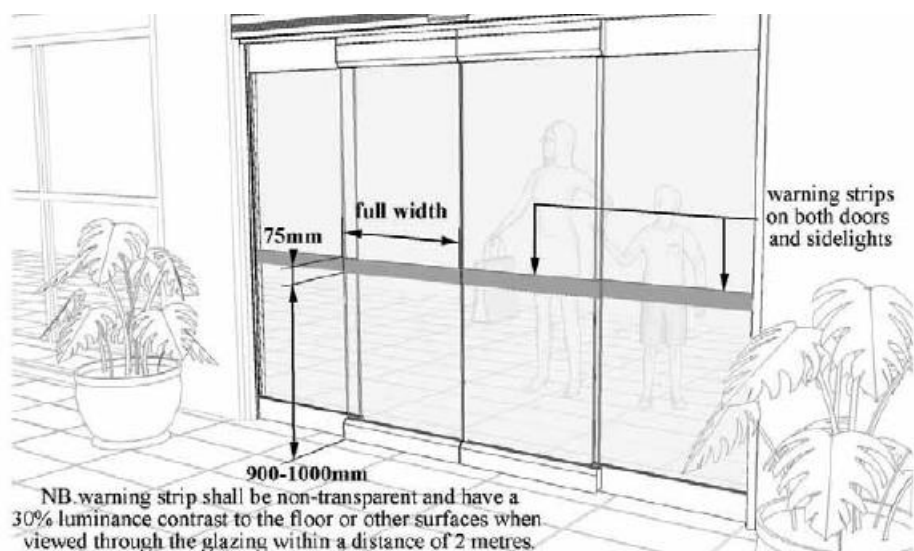
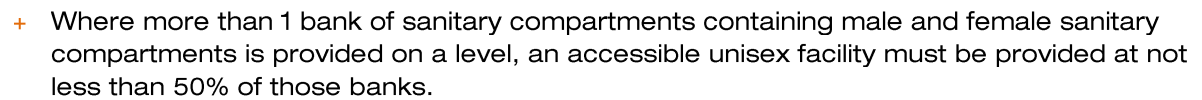


Figure No. 13 – Warning Strips to Full Height Glazing

F2.4	Accessible Sanitary Facilities	Accessible unisex sanitary compartments must be provided, in accordance with Table F2.4(a) and unisex showers must be provided in accordance with Table F2.4(b), in buildings or parts that are required to be accessible. The details for the provision of disable facilities and the standard, AS 1428.1, are set out in sub-clauses (a) to (i).
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Discussion:

- Facilities for a person with a disability must be provided in accordance with the following:
- + Accessible sanitary facilities for use by a person with a disability are required to be provided on each floor adjacent to a bank of male and female sanitary facilities.



Ensuites associated with beds in Ward Areas are not required to be accessible wc's in accordance with AS 1428.1.

The unisex accessible sanitary facilities are required to be designed spatially in accordance with the following Figures:





Figure No. 15 – Allowable encroachment of a washbasin into the hinged door circulation space

- + Within each bank of male and female sanitary facilities, an ambulant sanitary compartment must be provided for each sex for use by a person with an ambulant disability.
 - + The design should allow for the following for patients / members of the public on each level of the building having regard to the size and layout of each floor:
 - + A suitable number of unisex accessible sanitary facilities distributed throughout the floor so that all patients / members of the public have access to
 - + A suitable number of unisex ambulant sanitary compartments distributed throughout the floor.
- Note: The accessible sanitary facilities should be a mix of LH and RH installations throughout.*
- + The design is to allow adequate provision of accessible sanitary facilities for members of staff on each level of the building have regard to the size and layout of each floor:
 - + A suitable number of unisex accessible sanitary facilities distributed throughout the floor
 - + A suitable number of unisex ambulant sanitary compartment available for staff use.

Note: - Where separate male and female staff toilets / changes rooms are provided, male and female ambulant sanitary compartments are to be provided.

Having regard to the above requirements, we note that the Schematic Architectural Design is capable of achieving compliance with the above.

The ambulant sanitary compartments are required to be designed spatially in accordance with the following Figures:

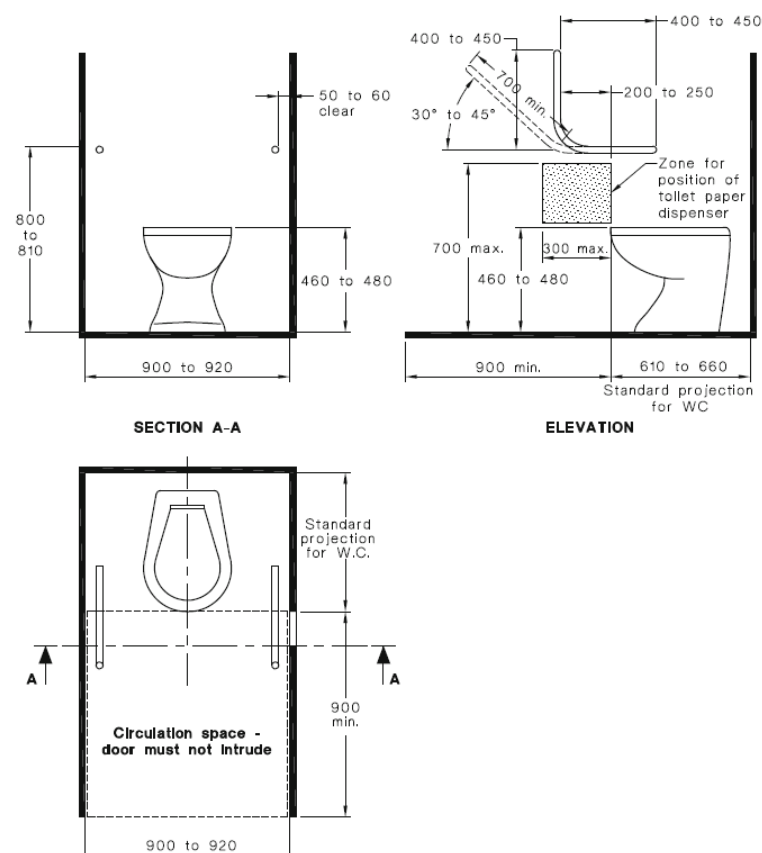


Figure No. 16 – Layout requirements for ambulant sanitary compartments

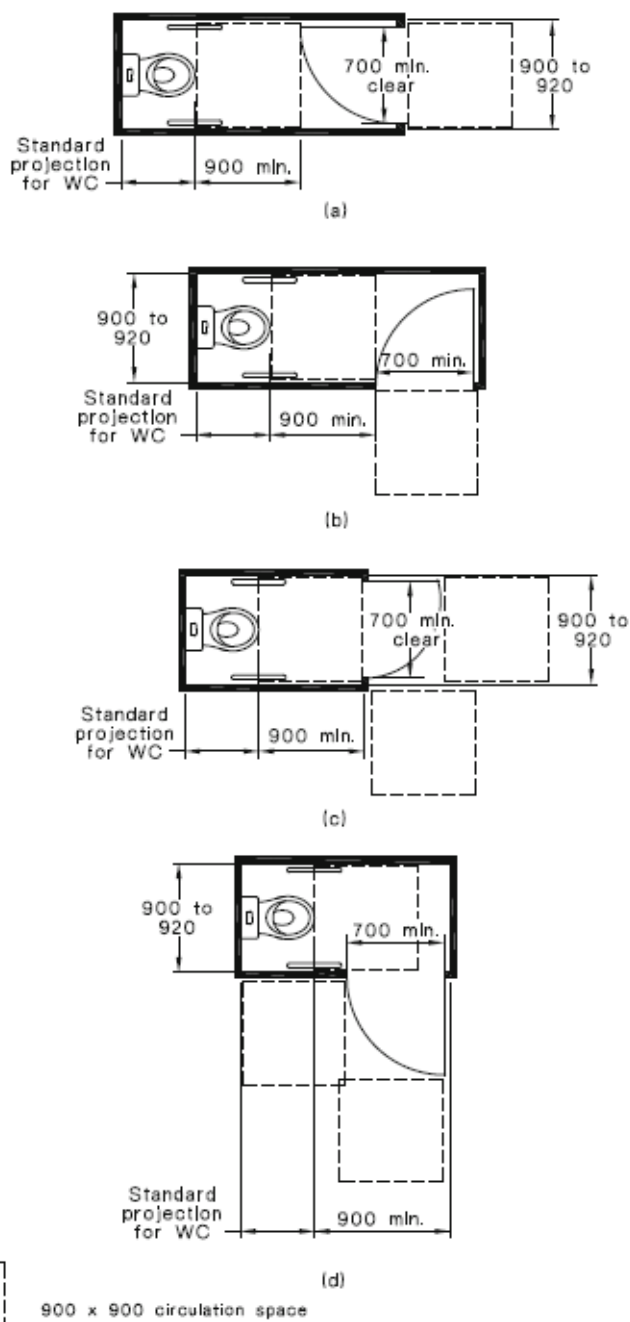


Figure No. 17 – Options for doorways leading to ambulant sanitary compartments



D. CONCLUSION

This report contains a BCA2016 and Access to Premises Standards 2010 assessment of the State Significant Development Submission Architectural Drawings prepared by BVN for the proposed new Acute Services Building proposed to be constructed as part of the Nepean Hospital Redevelopment.

Arising from our assessment we are satisfied that the project design will be able to satisfy the requirements of the BCA2016 and the Access to Premises Standards 2010 if the works are designed and constructed in accordance with the requirements of the BCA and AS 1428.1 – 2009 & AS 2890.6 – 2006 and the subsequent Access Reports and Performance Solutions.