

Access Report

**Proposed Education
Establishment**
57 Carrington Street
WEST WALLSEND NSW

For: Allambi Care
Ref: LP_21212



Executive Summary

Architectural documentation for the Proposed Educational Establishment located at 57 Carrington Street West Wallsend, has been reviewed for the purposes of a State Significant Development Application, against current accessibility legislation.

We consider that the drawings presented for assessment, for the purposes of a development application, generally comply with current statutory requirements. The following table summarises compliance status.

Item No.	Description	Compliance Status
New Work and The Affected Part		
4.1	Affected Part	Compliant
4.2	New Work	Compliant
Interior		
5.1	Extent of Access Generally	Compliant
5.2	Circulation Areas	Compliant
5.3	New Doorway	Compliant configuration
5.4	Floor Finishes	To be addressed during detailed design
5.5	Carpet	To be addressed during detailed design

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Revision Summary:

Date	Description	Revision
9 August 2021	Access Report	draft
9 August 2021	Access Report	1

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Qualifications:

Lindsay Perry, principle of Lindsay Perry Access Pty Ltd, is a qualified Access Consultant, holding the Certificate IV in Access Consulting. Her other qualifications are as follows:

- Internationally Certified Access Consultant GAATES ICAC BE-02-106-18
- ACAA Accredited Member No. 136
- Registered Architect NSW 7021
- Livable Housing Assessor 20047
- NDIS SDA Assessor SDA00049

**Clarifications:**

This report is limited to items within drawings listed in this report only.
Construction is to be in accordance with the recommendations made in this access report to ensure compliance.

Any dimensions quoted throughout this report and within Australian Standards are CLEAR dimensions, not structural. This needs to be considered during construction to account for wall linings and the like.

Best practice options, as noted in the report, are not mandatory but will minimise the risk of a complaint made under the DDA.

The recommendations throughout this report reflect the professional opinion and interpretation of Lindsay Perry Access Pty Ltd. This may differ from that of other consultants.

1 Project Background

The project is essentially the change-of-use of an existing building to accommodate an educational establishment for Allambi Care.

Formerly known as The Clyde Inn, we understand the building is identified as having heritage significance at a local level. Minimal works are proposed as a part of the proposed development being a new partition wall to create two classroom areas and removal of the existing raised stage area. No works are proposed external to the building.



Figure 1 | Existing Building

2 Reviewed Documentation

Architectural documentation prepared by CKDS Architecture has been reviewed as follows:

dwg no.	drawing name	revision
SK-1003	Site Plan	02
SK-1101	Ground Floor Plan	02

Survey prepared by deWitt Consulting has been reviewed as follows:

dwg no.	drawing name	revision
1316DET	Detail and Contour Survey	04.03.09



3 Legislation

Access assessment has been made against Access Legislation including:

- The Commonwealth Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises (Buildings)) Standards 2010
- Access Code for Buildings 2010
- The National Construction Code Building Code of Australia Volume 1 2019 (BCA)
 - Section D2.14 / D2.15 / D2.17 – landings, thresholds and slip resistance
 - Section D3 – Access for People with Disabilities
- Australian Standard AS1428.1 (2009) Amendment 1 & 2, – Design for Access and Mobility
- Australian Standard AS1428.2(1992) – Design for Access and Mobility: Enhanced and additional requirements – Buildings and facilities
- Australian Standard AS1428.4.1 (2009) Amendment 1 – Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators

A summary of the requirements of relevant legislation follows.

- The **DDA** requires independent, equitable, dignified access to all parts of the building for all building users regardless of disability. The DDA makes it unlawful to discriminate against a person on the grounds of disability.
- The **Disability (Access to Premises - buildings) Standards 2010** (the Premises Standards) commenced on 1 May 2011. Any application for a building approval for a new building or upgrade of an existing building on or after that date triggers the application of the Premises Standards.
The Premises Standards include an **Access Code** written in the same style as the Building Code of Australia. It has a number of Performance Requirements that are expressed in broad terms and references a number of technical Deemed-to-Satisfy Provisions.
- **The Building Code of Australia (BCA)** is contained within the National Construction Code (NCC) and provides the minimum necessary requirements for safety, health, amenity and sustainability in the design and construction of new buildings (and new building work in existing buildings) throughout Australia. The BCA is a performance-based code.

The BCA for Class 9b buildings requires access for people with disabilities to and within all areas usually used by the occupants.

- **AS1428 – Design for Access and Mobility**
 - Australian Standard AS1428.1 (2009) Amendment 1 & 2, – Design for Access and Mobility contains access requirements that are mandatory for the provision of access for persons with a disability and is referenced by BCA
 - Australian Standard AS1428.2(1992) – Design for Access and Mobility: Enhanced and additional requirements – Buildings and facilities
 - Australian Standard AS1428.4.1 (2009) Amendment 1 – Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators

4 New Work and The Affected Part

The Disability (Access to Premises – Buildings) Standards apply to **...a new part, and any affected part, of a building**, to the extent that the part of the building is...a Class 3, 5, 6, 7, 8, 9 or 10 building (Clause 2.1).

New work is defined as follows (Clause 2.1 (4)):

- An extension to the building or a modified part of the building.

An **affected part** is defined as follows (Clause 2.1 (5)):

- 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.

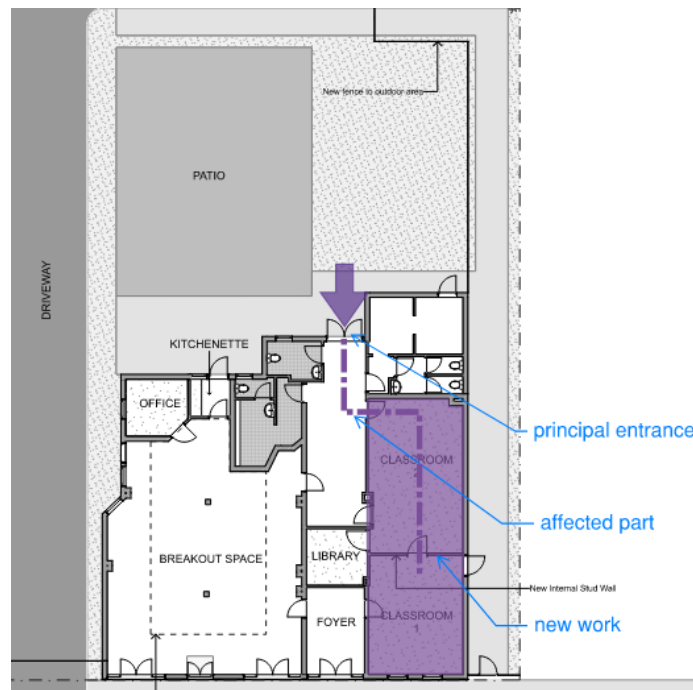


Figure 1 | The Affected Part – Ground Floor

In this instance, the **new work** is the construction of the partition wall to create two (2) classrooms. The **affected part** is the path of travel from the principal entrance to the classrooms, which is an existing condition.

The rear entrance doorway has been established as the principal pedestrian entrance with respect to accessibility, offering a relatively level entrance and providing access from the car parking area. All students will come to site with their youth workers, being transported by private vehicle.

The entrance from the Carrington Street footpath has an existing step that cannot be altered due to the heritage constraints imposed on the built form and façade.



The Guidelines in the Application of the Premises Standards Version 2, February 2013 (Clause A.7) states:

The Premises Standards introduce a new concept referred to as the 'affected part' of an existing building. The introduction of this defined area reflects the desire to improve general accessibility of existing buildings over time where full upgrades of a building are not taking place.

The requirement for upgrading of the 'affected part' of buildings recognises that there is little value in improving access in new parts of existing buildings if people with disability cannot get to those new parts.

Affected part means the path of travel between (and including) the principal pedestrian entrance of an existing building to the 'new part' or modified part of the building. This path of travel must provide a continuous accessible path of travel (see 'Accessway' as defined in A1.1 of the Access Code) from the principal pedestrian entrance to the new part or modified part of the building.

The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work but does not extend from the entrance to the allotment boundary or any required carparking spaces.

Note on extent of Principal Pedestrian Entrance:

The Guidelines in the Application of the Premises Standards Version 2, February 2013 (Clause A.7) advise the following:

Where new works on an existing building trigger the 'affected part' upgrade a continuous accessible path of travel is only required from the principal pedestrian entrance to the area of the new work. This does not extend to the allotment boundary. Where an access barrier, such as a step, is located at the threshold of a principal pedestrian entrance the 'affected part' upgrade would require the removal of the step.

Where an existing building (of the classes covered by the Premises Standards) is undergoing extension or modification that requires a building approval (a new part) it would be unlawful for that extension or modification to not comply with the Premises Standards. It would also be unlawful to fail to provide an accessible path of travel from the principal pedestrian entrance to the 'new part' of the building.

Note on Existing Sanitary Facilities:

The Guidelines in the Application of the Premises Standards Version 2, February 2013 (Clause A.7) advise the following:

For example, if the modification to an existing building is the relocating of a doorway or the construction of extended office space the access requirements only apply to the new part identified in the building application and **do not extend to other parts of the building or other areas or facilities on the floor such as toilets**, if they are not the subject of the building application.



5 Access and Approach

The proposed building works are internal to the building and very minimal. The access and approach to the building is an existing condition that will remain unchanged and therefore is not subject to accessibility upgrades, being outside of the “affected part”.

The definition of ‘affected part’ of a building is limited to the area between the principal pedestrian entrance and the new work but does not extend from the entrance to the allotment boundary or any required carparking spaces.

6 Interior

The proposed building works are minimal being the construction of a new partition wall to provide two (2) classroom areas and removal of the existing raised stage area at the ground floor area. As such, the following accessibility requirements are applicable to Classroom 1 and Classroom 2 only, being the area of “new work”. We note that the existing sanitary facilities are to remain unchanged – therefore, there are no upgrades for accessibility required.

6.1 Extent of Access Generally – BCA

Access for people with disabilities is required to and within all areas normally used by the occupants.

Compliance Summary:

Compliant

6.2 Circulation Areas

BCA (Clause D3.3) requires the provision of turning spaces and passing areas to corridors to enable wheelchair circulation throughout a building.

Turning spaces 1540mm wide by 2070mm long are required within 2m of the end of corridors to enable a wheelchair to turn through 90° and passing areas 1800mm wide by 2000mm long are required every 20m along a corridor unless there is a clear line of sight.

Compliance Summary:

Compliant

6.3 Doorways Generally

A new doorway will be provided within the partition wall being constructed to create Classroom 1 and Classroom 2, AS1428.1 has requirements for doorways within the accessible path of travel to enable independent access for people using a wheelchair and will be applicable to this doorway.

Compliance Summary:

Compliant Configuration

Adequate circulation areas are provided at the new doorway.



Access requirements for the new doorway are as follows.

- a. Doorways within the accessible path of travel to have a minimum clear opening width of 850mm (AS1428.1(2009), Clause 13.2). We recommend the use of a 920 leaf door as a minimum to achieve adequate clear width.
- b. All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.
- c. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.
- d. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)
- e. Door handles and related hardware shall be able to be unlocked and opened with one hand per AS1428.1 (2009), Clause 13.5.1. The handles shall enable a person who cannot grip to operate the door without their hand slipping from the handle. We recommend the use of lever handles.
- f. Doorways to external areas to achieve a level threshold as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where beveled edges are provided between surfaces.
- g. Doorways to have operational forces per AS1428.1 (2009), Clause 13.5.2. A maximum allowable force of 20N is required to operate the door.

6.4 Floor Finishes

All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance is 3mm (5mm for bevelled edges) as part of the accessible path of travel. Refer to AS1428.1(2009), Clause 7.2 for further details. This should be implemented during construction to ensure compliance.

Compliance Summary:

To be addressed during detailed design stages.

6.5 Carpet

AS1428.1 has access requirements for carpet. Where carpet is used as the floor surface, pile height should not exceed 4mm. Exposed edges will be fastened to the floor surface. Carpet trims shall have a vertical face not more than 3mm high.

BCA states that 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.

Compliance Summary:

To be addressed during detailed design stage.



7 Conclusion

This report demonstrates that the fundamental aims of accessibility legislation are achievable within the new work proposed to the Proposed Educational Establishment located at 57 Carrington Street West Wallsend. Spatial planning and general arrangements of facilities will offer inclusion for all building users.

Disability is often defined as any limitation, restriction or impairment which restricts everyday activities and has lasted or is likely to last for at least 6 months. Disabilities can be very varied. They can be physical, cognitive, intellectual, mental, sensory, or developmental. They can be present at birth or can occur during a person's lifetime. They can also be permanent or temporary. In Australia, almost one in five people – 4.3 million – have a disability with one in three having severe or profound core activity limitation.

Equity and dignity are important aspects in the provision of access to buildings for all users. With respect to people with a disability, equity and dignity are sometimes overlooked in the construction of new buildings or refurbishment works. The design approach needs to maintain a high level of equity for people with disabilities and meet the performance requirements of the BCA. The performance requirements adopt two main concepts in the provision of access for people with a disability being to the degree necessary and safe movement. Both of these concepts need to be achieved within the context of equitable and dignified access.

In this respect, a wide range of disabilities needs consideration and a compromise reached between requirements of different disability groups. Measures need to be implemented to ensure inclusion of all users, not a particular disability group in isolation.

This report is limited to items within drawings listed in this report only. Future alterations and additions to the building will render the recommendations in this report null and void as we cannot guarantee continued compliance where changes to the building fabric are made.

All dimensions quoted throughout this report and within Australian Standards are CLEAR dimensions, not structural. This needs to be considered in the preparation of the construction certificate documentation to account for wall linings and the like.

Best practice options, as noted in the report, are not mandatory but will minimise the risk of a complaint made under the DDA.

