PHILIP CHUN
Building Compliance

Schematic Design Report

ACCESS

Wagga Wagga Base Hospital (WWBH) Stage 3 Redevelopment

Access/DDA
Schematic Design Report

Report prepared for: Health Infrastructure NSW
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DOCUMENT ACCEPTANCE

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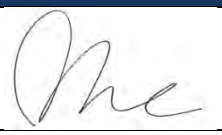
Prepared by	David Choe *Access Consultant* *ACAA Affiliate Member 574*		29 March 2018

REVISION HISTORY

Revision No.	Prepared by	Description	Date
00	David Choe	Preliminary Issue for Comment	12 December 2017
01	David Choe	SEARS Submission	29 March 2018
02	David Choe	Schematic Design Review	29 March 2018
03	David Choe	Updated Schematic Design Review	16 May 2018
04	David Choe	Re-updated Schematic Design Review	12 June 2018

This report has been prepared based on the available time allocated to conduct the review, and all reasonable attempts have been made to identify key compliance matters pursuant to the Building Code of Australia (BCA) and additional issues which have been deemed an impediment to access provision and may increase Client risk of attracting a complaint under the Disability Discrimination Act 1992 (Cth) (DDA).

The information provided within this report is relevant to this project and the documentation referenced. As such the information provided may not be transferred to other projects. This report must not be issued for public comment or be used for any other purpose without prior permission from Philip Chun Access.

Philip Chun Access accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than providing guidance to alleviate access barriers in the built environment and reduce Client risk of attracting a complaint under the DDA.

1. INTRODUCTION

This report documents a high level review of the proposed project documentation with consideration to all aspects of accessibility to the site and throughout the development and with reference to the Building Code of Australia (BCA), Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), relevant Australian Standards as they relate to access to premises and the spirit and intent of the Disability Discrimination Act 1992 (Cth) (DDA).

This report has been prepared by Philip Chun Access with the aim of providing reasonable recommendations in regards to access to premises. Philip Chun Access has endeavoured to clearly identify each issue of concern with respect to the building element and with reference to relevant legislation and guidelines. This has been done based purely on the level of detail provided.

Matters that fall outside the scope of this report include structure or installation methods and assessment against Occupational Health and Safety legislation.

1.1 Site and Contexts

The new redevelopment will be located on the Wagga Wagga Base Hospital Campus at Wagga Wagga NSW. The proposed redevelopment will be located to replace the existing Hospital main entry buildings and abut to the existing stage 2 Acute building.

1.2 Reviewed Documentation

The concept design phase documentation assessed comprises of the following report and relevant drawing documents issued by Martin and Ollmann Architects.

Document Number	Revision Number	Issue Date
SSD-ACB-1110	06	07/06/2018
SSD-ACB-1120	06	07/06/2018
SSD-ACB-1130	06	07/06/2018
SSD-ACB-1140	06	07/06/2018
SSD-ACB-1150	06	07/06/2018
SSD-ACB-1160	06	07/06/2018
SSD-ACB-1170	06	07/06/2018

1.3 Methodology

Philip Chun Access aims to provide achievable recommendations related to the provision of access to premises based on current legislation and best practice options, enabling independent, equitable and functional access for everyone.

This report should be read in conjunction with the attached marked plans, included as Appendix C. which should be read in conjunction with the subsequent sections of this report.

2. LEGISLATION

2.1 Disability Discrimination Act

The accessibility assessment process covers all aspects of the infrastructure (premises), to the extent required to meet the objectives of the Disability Discrimination Act 1992 (Cth) (DDA), including, however not limited to, Section 23 which relates to access to premises and facilities which the public may enter or use.

The Act is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and, in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

2.2 Access to Premises Standards

In contrast to building regulations, the DDA is not prescriptive. The provision and implementation of the Premises Standards in 2010, and corresponding changes to the BCA, is a significant step towards achieving equal access to premises, social justice and inclusion for people with disabilities.

It is noted that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA. It is acknowledged that the Premises Standards could address a broader range of accessibility issues including considerations to accessibility of parkland, playgrounds, transport vehicles, interior fit-out of buildings, and fixtures and fittings. As such, there are features which fall beyond the scope of the Standards which may be subject to the general complaints provisions of the DDA.

Where new work that requires building or construction approval is undertaken on an existing building, such as an extension or refurbishment, there is a requirement to ensure the new part or modified part of the building complies with the Premises Standards.

In addition to the new work requirement, there is a requirement to provide a continuous accessible path of travel from the principal public entrance to the new or modified part of an existing building; this includes the principal pedestrian entrance of the existing building that contains a new part. This is referred to as the ‘affected part’ of a building (Subsection 2.1(5) of the Premises Standards).

Areas outside of the new work and the affected part work do not have any access requirements imposed by the Premises Standards but these areas will continue to be subject to the general complaints framework of the DDA.

2.3 National Construction Code / Building Code of Australia

The National Construction Code (NCC) comprises the Building Code of Australia (BCA) and the Plumbing Code of Australia (PCA). NCC is all encompassing and contains Volumes One, Two and Three; The Guide; and the Consolidated Performance Requirements.

Part D3 of the BCA and Premises Standards prescribes the minimum requirement for access to a building. Access for people with disabilities is required through the principal pedestrian entrance and throughout the building in accordance with Table D3.1.The following table outlines the general building use matrix with corresponding access requirements for this project:

Building Use Matrix			
Levels	**BCA Class**	**Use**	**Access Requirements**
Basement Floor Level	7a Carpark	Carpark	To and within any level containing accessible carparking spaces
Ground	6 Retail	Retail	To and within all areas

Building Use Matrix			
Level			normally used by the occupants.
	9a Non-Patient Care areas	Oral Health Ambulatory Clinics Pastoral Care	To and within all areas normally used by the occupants.
	9b An assembly building not being a school or an early childhood centre.	Education	To and within all areas normally used by the occupants.
Level 1	9a Patient Care – Treatment areas	Renal	To and within all areas normally used by the occupants.
	9a Non Patient Care areas	Ambulatory Clinics Rehab and Allied Health Extended Hours Services	To and within all areas normally used by the occupants.
Level 2	5 Office	Administration	To and within all areas normally used by the occupants.
	9b An assembly building not being a school or an early childhood centre.	Education	To and within all areas normally used by the occupants.
	9a Patient Care – Ward areas	Older Persons Mental Health	To and within all areas normally used by the occupants.
Level 3	5 Office	Administration	To and within all areas normally used by the occupants.
Level 4	5 Ancillary areas	Plant	N/A – Part D3.4 Exemption
	9a Patient Care – Ward areas	SMHSOP - IPU	To and within all areas normally used by the occupants.
Level 5	9a Ancillary areas	Plantroom	N/A – Part D3.4 Exemption
Level 6	Roof		N/A – Part D3.4 Exemption

3. ACCESS AND APPROACH

3.1 Approach from the Allotment Boundary

BCA Part D3.2

The BCA requires that a continuous accessible path of travel within the meaning of AS1428 .1 (2009) be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.

Comments:
Please confirm external accessible paths of travel (proposed RLs) as per BCA requirement.

Ensure pedestrian path from the allotment boundary is accessible within the meaning of AS 1428.1 (2009) requirements.

This can be detailed to comply during subsequent schematic and detailed design development stages.

Refer to Appendix A for compliance requirements regarding pathways, ramps and walkways and Appendix C for associated mark ups.

3.2 Approach between Buildings on Site

BCA Part D3.5

The BCA requires that a continuous accessible path of travel within the meaning of AS1428.1 (2009) be provided between associated accessible buildings.

Comments:
Latest schematic design drawings indicate that there are four linkages between the new stage 3 ambulatory building to the existing stage 2 acute hospital building for the public and the staff to access.

The first and second linkages between the new and existing buildings are on the ground floor. The first link consists of two consecutive and linear 1:14 ramps (each measuring 7.14m in length) with an intermediate landing (2m in length) adjacent to the central landscape area. The ramps are readily capable of being accessible with further detailing during subsequent detailed design stages.

The second link is via the external pathway on ground floor connecting the new eastern airlock entrance into the new stage 3 building from the existing entry into ASB. The external pathway is readily capable of being accessible with further detailing and coordination during subsequent detailed design stages.

The third linkage consists of four consecutive and linear 1:20 walkways with three intermediate level landings to provide a continuous accessible path of travel between the new stage 3 building to the existing stage 2 building on level 1. Generally the walkways are readily capable of being accessible with further detailing during subsequent detailed design stages.

The fourth linkage is a new link bridge provided on level 4 to connect. Ensure the link bridge provides continuous accessible path of travel between the new and existing hospital buildings in accordance with AS 1428.1 (2009) requirements.

The above linkages between the new and existing buildings can be detailed to comply during subsequent schematic and detailed design development stages.

Refer to Appendix A for compliance details and Appendix C for associated mark ups.

3.3 Building Entrance

BCA Part D3.2

A continuous, accessible path of travel must be provided through the principal pedestrian entrance and not less than 50% of all pedestrian entrances / exits.

Where the total floor area of the building exceeds 500m^2, therefore the distance of travel between accessible and inaccessible entrances must not exceed 50 metres.

Where a door required to be accessible has more than one door leaf, one of the leaves must have a clear opening of 850mm.

Comments:
Latest schematic design drawings indicate that out of the three building entrances all 3 entry point is capable of being along a continuous accessible path of travel from the allotment boundary.

Ensure main building entrance is along continuous accessible path of travel from the allotment boundary compliant with AS 1428.1 (2009) requirements.

This can be detailed to comply during subsequent schematic and detailed design development stages.

Refer to Appendix A for compliance details and Appendix C for associated mark ups.

3.4 Accessible Carparking

BCA Part D3.5

Accessible carparking, designed and constructed in accordance with AS 2890.6 (2009), is required to be provided as per the below ratio:

Class of building to which the Class 7a building or carparking area is associated	Number of accessible carparking spaces required
Class 9a	
(a) Hospital (non-outpatient area).	1 space for every 100 carparking spaces or part thereof.
(b) Hospital (outpatient area): (i) Up to 1 000 carparking spaces; and (ii) For each additional 100 carparking spaces or part thereof in excess of 1 000 carparking spaces.	 1 space for every 50 carparking spaces or part thereof. 1 space.
(c) Nursing home.	1 space for every 100 carparking spaces or part thereof.
(d) Clinic or day surgery not forming part of a hospital.	1 space for every 50 carparking spaces or part thereof.

Comments:
Latest schematic design drawings indicate that out of total 48 new car parking spaces on the basement level of the new stage 3 building, there are 2 x new accessible car parking spaces capable of achieving compliance in accordance with AS2890.6 (2009).

Please confirm the total number, distribution and uses of new vs existing car parking spaces (incl. accessible spaces) provided along with the total number of beds proposed within the new stage 3 hospital building for both outpatient and non-outpatient.

Confirm adequate number of accessible car parking facilities will be provided per BCA requirement above for entire site.

This can be coordinated to comply during subsequent schematic and detailed design development stages.

Refer to Appendix A for compliance details and Appendix C for associated mark ups.

3.5 Approach from the Accessible Carpark

BCA Part D3.2

The BCA requires that a continuous accessible path of travel within the meaning of AS1428.1 (2009) be provided from the accessible car parking areas to the main building entrance.

Comments:

Accessible linkages to new accessible car parking spaces on basement floor can comply. However, accessible linkages to existing accessible car parking spaces can be coordinated to comply during subsequent schematic and detailed design development stages.

Refer to Appendix A for compliance details and Appendix C for associated mark ups.

4. ACCESSIBILITY PROVISIONS

4.1 Internal Paths of Travel

BCA Part D3.1 and D3.3

The BCA requires that accessways complying with AS 1428.1 (2009) is to be provided to and throughout areas of buildings required to be made accessible, including:

- Minimum corridor widths of not less than 1000mm;
- Passing spaces with a minimum width and length of 1800 x 2000mm to be provided in corridors at maximum 20 metres intervals where a direct line of sight is not available. A passing space may serve as a turning space.
- Turning spaces with a minimum width and length of 1540 x 2070mm to be provided within 2 metres of the end of corridors and at maximum 20 metres intervals.
- Increased landings are required at changes of direction, including 1500 x 1500mm turning spaces to facilitate a 60-90 degree turn, and 1540 x 2070 for a 180 degree turn.

Accessible path of travel is required to be step free, not include a stairway, turnstile, revolving door, escalator, moving walk or other impediment. Accessible path is required to have a slip-resistant surface (AS 1428.1 (2009), Clause 6.1 and 7.1).

Comments:
Latest schematic design drawings indicate there are multiple internal areas with insufficient wheel chair turning spaces and/or insufficient passing spaces at maximum 20m intervals along access ways where there are poor lines of sight.

The insufficient areas can be detailed to comply during subsequent schematic and detailed design development stages.

Refer to Appendix A for compliance details and Appendix C for associated mark ups.

4.2 Floor Finishes / Surfaces

BCA Part D3.3

The following applies to interior finishes and surface materials, in keeping with AS1428.1 (2009):

- Where carpet or any soft flexible materials are used as flooring material, the pile height or pile thickness is to be no greater than 11mm and the carpet backing to be not more than 4mm thick.
- Matting recessed within a continuous accessible path of travel to have a surface level difference to surrounding materials not more than 3mm for vertical and 5mm for rounded or bevelled edges.
- Grates are to have openings no greater than 13mm in diameter and any slotted openings to be no more than 13mm wide and orientated perpendicular to the dominant direction of travel.

Comments:
Floor finishes have not been indicated at this stage of the development process. We recommend that this item be addressed during subsequent design stages.

Refer to Appendix A for compliance requirements.

4.3 Internal Doors

4.3.1 Circulation Spaces at Doorways

Doors and doorways to be provided with the following circulation clearances as per AS 1428.1 (2009):

Table 5.3(a) Hinged Door Requirements:

Door Approach	Door opening direction	Clearances (mm)		
		Latch side	Hinge side	Depth in front of door
Front	Towards occupant	530	110	1450
	Away from occupant	510	-	1450
Latch Side	Towards occupant	900	110	1670
	Away from occupant	660	240	1240
Hinge Side	Towards occupant	900	660	1670
	Away from occupant	340	560	1220
Either Side	Towards occupant	900	660	1670
	Away from occupant	660	560	1240

Table 5.3(b) Sliding Door Requirements:

Door Approach	Clearances (mm)		
	Latch side	Slide side	Depth in front of door
Front	530	-	1450
Slide Side	395	660	1280
Latch Side	660	185	1230
Either Side	660	660	1280

Note: the above clearances are based on an unobstructed door opening width of 850mm, which is the minimum required clearance. Widths greater than 850mm have different requirements. This will be reviewed upon the provision of a door schedule and detailed architectural drawings.

Where a door required to be accessible has more than one door leaf, one of the leaves must have a clear opening of 850mm.

The distance between successive doors within airlocks, vestibules and the like require a minimum 1450mm depth between swing doors, and 900mm for the path of travel to ambulant toilet cubicles.

> *Comments:*
> *Latest schematic design drawings indicate there are multiple internal doorways with insufficient door circulation spaces and generally most doorways with insufficient clear open widths less than 850mm, non-compliant with AS1428.1 (2009).*
>
> *This can be detailed to comply during subsequent schematic and detailed design development stages.*
>
> *Refer to Appendix A for compliance details and Appendix C for associated mark ups.*

4.3.2 Door Operational Forces

Door operating forces are required to meet AS 1428.1 (2009), Clause 13.5.2 (e).

Where a door closer is fitted to doors other than fire doors and smoke doors, the force required at the door handle to operate the door does not exceed:

- 20N to initially open the door;
- 20N to swing the door; and
- 20N to hold the door open between 60 and 90 degrees.

Comments:
Door operational forces have not been indicated at this early stage of the development process. We recommend that the abovementioned item be addressed during subsequent design stages. We also recommend operation force requirements be noted on construction documentation.

Refer to Appendix A for compliance details.

4.4 Exemptions

BCA Part D3.4

The following areas are not required to be accessible:

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).

Comments:
The following areas may be the subject of a D3.4 exemption:
- *Plant and storage areas on basement car parking level*
- *Multiple areas on levels ground, 1, 2, 4*
- *Entire plant level 5*
- *Entire roof level*

We recommend that exemptions be sought for such areas from the relevant Building Certifier due to the inappropriateness and health or safety risks of these areas. At current schematic design stage, majority of rooms have yet been identified with their specific use in addition to general zoning. All rooms should be identified for their specific use in addition to general zoning to determine, which rooms can be exempt under BCA Part D3.4.

Refer to Appendix A for compliance details and Appendix C for associated mark ups.

4.5 Signage

BCA Part D3.6

Braille and tactile signage is required to be provided throughout any building required to be made accessible in accordance with BCA specification D3.6 and AS1428.1 (2009) and required to identify:

- Each sanitary facility;
- Any space with a hearing augmentation system;
- Accessible unisex facilities and indicate whether the facility is suitable for left or right handed use;
- Ambulant accessible sanitary facilities on the door of the cubicle;
- Where an entrance is not accessible, directional signage to identify nearest accessible entrance;
- Where a bank of sanitary facilities is not provided with an accessible sanitary facility, directional signage to identify nearest accessible sanitary facility; and
- Each door required by BCA Part E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by either the floor level number, the floor descriptor or combination of these.

Comments:
Signage details have not been indicated at this early stage of the development process. We recommend that the abovementioned items be addressed during subsequent design stages.

Refer Appendix A for compliance requirements.

4.6 Tactile Indicators

BCA Part D3.8

Tactile indicators are required to be provided, in accordance with AS1428.4.1 (2009) to:

- A stairway;
- A ramp, other than kerb ramp;
- Any overhead obstruction less than 2 metres above the finished floor level, other than a doorway, where a suitable barrier has not been provided; and
- Where an accessway meets a vehicular way in the absence of a kerb or kerb ramp.

Comments:
At current schematic design stage, tactile indicators have not been indicated sufficiently on the drawings. We recommend that the abovementioned items be addressed during subsequent design stages.

Refer to Appendix A for compliance details and Appendix C for associated mark ups.

4.7 Glazing on an Accessway

BCA Part D3.12

The BCA requires that where full height glazing that can be mistaken for an unobstructed opening is provided along an accessway, the glazing must be provided with visual identification as per AS 1428.1 (2009).

Comments:
Glazing details have not been indicated at this early stage of the development process. If required, we recommend this item be addressed during subsequent design stages.

Refer Appendix A for compliance requirements.

4.8 Slip Resistance

BCA Part D2.14

Landings in a stairway are required to have:

(a) a surface with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586; or
(b) a strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586, where the edge leads to a *flight* below.

Application	Surface Conditions	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

Comments:
Slip resistance requirements have not been indicated at this early stage of the development process. We recommend this item be addressed during subsequent design stages.

4.9 Thresholds

BCA Part D2.15

The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless:

(a) In patient care areas in a Class 9a health-care building, the door sill is not more than 25 mm above the finished floor level to which the doorway opens; or
(b) In a Class 9c aged care building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold; or
(c) In a building required to be accessible by Part D3, the doorway:
    (i) Opens to a road or open space; and
    (ii) Is provided with a threshold ramp or step ramp in accordance with AS 1428.1 (2009); or

In NSW D2.15 (d) and (e):

(d) in a Class 9b building used as an entertainment venue, the door sill of a doorway opening to a road, open space, external stair landing or external balcony is not more than 50mm above the finished floor level to which the doorway opens; or
(e) in other cases:
    (i) the doorway opens to a road or open space, external stair landing or external balcony; and
    (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.

Comments:
Threshold details have not been indicated at this early stage of the design development process. We recommend that the abovementioned items be addressed during subsequent design stages. Refer to Appendix A for compliance requirements.

5. VERTICAL CIRCULATION

5.1 Passenger Lifts

BCA Part E3

Every passenger lift in an accessible building is required to be suitable for use by people with a disability and offer compliance with AS1725.12. Typically, the following are required to be provided:

Lift dimensions:

- Lift floor dimensions of not less than 1100 x 1400mm for lifts which travel not more than 12m.
- Lift floor dimensions of not less than 1400 x 1600mm for lifts which travel more than 12m.
- Provision for a stretcher facility within at least one emergency lift required by E3.4, or where an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12m, in at least one of those lifts to serve every floor served by lifts.

Lift Features:

- Handrail complying with the provisions for a mandatory handrail in AS1735.12.
- Minimum clear door opening complying with AS1735.12.
- Passenger protection system complying with AS1735.12.
- Lift landing doors at the upper landing.
- Lift car and landing control buttons complying with AS173.5.12.
- Lighting in accordance with AS1735.12.
- 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.

All passenger lifts serving more than 2 levels are required to possess:

- Automatic audible information within the lift car to identify the level each time the car stops.
- Audible and visual indications at each lift landing to indicate the arrival of the lift car.
- Audible information and audible indication must be provided in a range between 20-80dB(A) at a maximum frequency of 1500Hz.

Comments:
At current concept stage, lift car details have not been indicated. We recommend that the abovementioned items be addressed during subsequent design stages. Refer to Appendix A for compliance requirements.

5.2 Walkways

The ground surface abutting 1:20 to 1:33 walkways on either side are required to be provided with:

- A firm and level surface of a different material, and following the grade of the walkway extending for a minimum of 600mm horizontally; or
- A kerb; or
- A kerb rail and handrail; or
- A 450mm low height wall.

Note that ramps and walkways require the following landing spaces at appropriate intervals:

- 1200mm length for no change of direction.
- 1500mm length for a 90 degree turn.
- 1540 x 2070mm turning space for a 180 degree turn.

Comments:
Schematic design drawings indicate there are multiple walkways capable of achieving compliance with the above requirements through further coordination during subsequent detailed design

stages. We recommend that the abovementioned items be addressed during subsequent design stages.

Refer to Appendix A for compliance details and Appendix C for associated mark ups.

5.3 Ramps

BCA Part D3.3

All ramps (if and where provided) other than fire-isolated ramps must meet the requirements of BCA Clause D3.3 and Clause 10 of AS1428.1 (2009), including:

- Minimum clear width of 1m
- Maximum gradient of 1:14, being consistent throughout its length
- Provision of suitably located and sized landings
- Continuous handrails to both sides of the ramp, meeting Clause 12 in AS1428.1, extending 300mm beyond the top and bottom of the ramp
- Provision of suitable kerb rails to either side of the ramp
- Provision of tactile ground surface indicators to the head and foot of the ramp, meeting AS1428.4 (2009)

Ramps must be set back from transverse paths of travel to allow for installation of warning tactile ground surface indicators and handrail extensions without protrusion into the adjacent pathway (BCA D3.3).

Comments:
Schematic design drawings indicate there are multiple ramps capable of achieving compliance with the above requirements through further coordination during subsequent detailed design stages. We recommend that the abovementioned items be addressed during subsequent design stages.

Refer to Appendix A for compliance details and Appendix C for associated mark ups.

5.4 Stairs

BCA Part D3.3

Stairs will need to meet BCA requirements for accessibility. The layouts shown indicate that compliance is capable of being met. Details can be reviewed when available as part of further design detailing. At this stage, it is assumed that many stairways will be used for egress only, which can be confirmed as part of the further assessment process.

All stairways, excluding fire-isolated stairs, are required to be designed and constructed in accordance with AS 1428.1 (2009), Clause 11. Stairs to have a minimum clear unobstructed width of 1000mm, and to include the provision of handrails, handrail extensions, opaque risers, contrasting nosing strips and tactile indicators as per the following:

- Handrails both sides with appropriate profile and extensions;
- Tread and riser dimensions per BCA Table D2.13;
- Opaque risers with no over-hanging treads or angled risers exceeding 25mm setback;
- Visual nosing strips; and
- Warning tactile ground surface indicators per AS 1428.4.1 (2009) (BCA D3.8)

Stairways must be set back from transverse paths of travel to allow for installation of warning tactile ground surface indicators and handrail extensions without protrusion into the adjacent pathway (BCA D3.3). This also applies to internal stairs and is an important design element to ensure sufficient space to allow handrail extensions to the top and bottom of stairs.

Further to this, it is recommended that fire-isolated stairways proposed to be used as a means of general communication between floors should meet these enhanced requirements for the safety of all occupants.

Comments:

Schematic design drawings indicate there are multiple stairs ramps capable of achieving compliance with the above requirements through further coordination during subsequent detailed design stages. We recommend that the abovementioned items be addressed during subsequent design stages.

Refer to Appendix A for compliance details and Appendix C for associated mark ups.

5.5 Fire-Isolated Stairs

BCA Part D3.3

All fire-isolated stairways are required to have luminance contrast to the stair nosing as per AS 1428.1 (2009), Clause 11.1(f) and (g).

As per BCA Clause D2.17 (a) and (vi), handrails within the fire isolated stairways are required to comply with AS 1428.1 (2009), Clause 12. The height of handrails is to be between 865-1000mm and be consistent along the length of the stair.

Comments:
Schematic design drawings indicate there are multiple fire-isolated stairs capable of achieving compliance with the above requirements through further coordination during subsequent detailed design stages. We recommend that the abovementioned items be addressed during subsequent design stages.

Refer to Appendix A for compliance details and Appendix C for associated mark ups.

6. SANITARY FACILITIES

6.1 Unisex Accessible Sanitary Facilities

BCA Part F2.4

The BCA states that accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a) & (b) as per below:

Class of building	Minimum accessible unisex sanitary compartments to be provided
Class 5, 6, 7, 8 and 9 – except for within a ward area of a Class 9a *health-care building*	Where clause F2.3 of the *BCA* requires closet pans: (a) 1 on every *storey* containing *sanitary compartments*; and (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

BCA Table F2.4(a)

Class of building	Minimum accessible unisex showers to be provided
Class 5, 6, 7, 8 and 9 – except for within a ward area of a Class 9a *health-care building*	Where clause F2.3 of the *BCA* requires 1 or more showers, not less than 1 for every 10 showers or part thereof

BCA Table F2.4(b)

Based on the above, accessible sanitary and shower facilities are not formally required within ward areas for patient and staff under the BCA (although the DDA would continue to require suitable equitable access to facilities). However, such facilities are required within treatment, non-patient care areas, and all other areas.

At a minimum, accessible sanitary and shower facilities for patients, public and staff must be provided within treatment and non-patient care areas, and all other areas (BCA F2.4). However, in order to meet the DDA, an accessible sanitary and shower facility for public, visitors and staff with disabilities should be provided wherever gender facilities are proposed.

- The internal dimensions and layout of these facilities must be appropriate to ensure circulation of not less than 1900mm x 2300mm to the pan and 1600mm x 2350mm to the shower, in accordance with AS 1428.1 (2009). The washbasin may not encroach greater than 100mm into these spaces when located opposite to the pan.
- All accessible facilities to be designed and constructed with appropriate selection and placement of fixtures and fittings which enable access by all users and meet the compliance requirements of AS 1428.1 (2009) (BCA F2.4).
- Facility doors must be openable and/or removable from the outside in an emergency situation, specifically where there is less than 1200mm between the pan and the nearest part of the doorway (BCA F2.5).
- Provision of alternate left and right handed facilities should be included in the scheme, which should be provided with suitable signage.
- Signage provision in accordance with AS1428.1 (2009) and BCA D3.6

Comments:
At current schematic design stage, location and distribution of all sanitary facilities (incl. unisex accessible sanitary facilities) have yet to be identified.
Please identify all sanitary facilities and confirm their type.

Details of this nature have not been provided at this early stage of the design process. We recommend the items mentioned above be addressed during subsequent design stages.

Refer to Appendix A for compliance details and Appendix C for associated mark ups.

6.2 Ambulant Toilet Cubicles

BCA Part F2.4

Cubicles for use by a person with an ambulant disability need to be included in the scheme, in accordance with AS 1428.1 (2009) and (BCA F2.4). This should be reviewed and included within the scope of the scheme; which is in addition to wheelchair accessible unisex facilities, noted above.

Ambulant toilet facilities should be provided to meet the guidance identified in BCA Part F2.4(c), which prescribed the following requirement:

- 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 AS1428.1 must be provided for use by males and females

Furthermore, design detailing should follow the guidance in Clause 16 of AS1428.1 (2009), which includes the following requirements:

- Each ambulant cubicle will require a clear circulation space of 900mm x 900mm internally between the ambulant pan (610mm to 660mm depth projection) and the cubicle door in its most open position (if door swings into the cubicle)
- Each ambulant cubicle will require a clear circulation space of 900mm x 900mm externally between the cubicle door in its most open position (if door swings out of the cubicle) to any obstruction
- Each ambulant cubicle shall achieve a clear width ranging between 900mm to 920mm
- Each ambulant cubicle shall be provided with a cubicle entry door achieving a clear open width of minimum 700mm
- If ambulant cubicle is provided within a larger male and/or female bank of toilets, the entry door/s (incl. door forming air locks) to the toilets (other than unisex accessible toilet) shall achieve a clear open width of minimum 700mm
- If airlocks are provided leading to the ambulant toilet facility, a clear circulation space of 900mm x 900mm is required between consecutive door swings in each air lock
- Each ambulant cubicle requires provision of grab rails on both sides
- Each ambulant cubicle requires provision of a coat hook
- Signage provision in accordance with AS1428.1 (2009) and BCA D3.6

Comments:
At current schematic design stage, location and distribution of all sanitary facilities (incl. ambulant sanitary facilities) have yet to be identified.

Details of this nature have not been provided at this early stage of the design process. We recommend the items mentioned above be addressed during subsequent design stages.

Further discussion with the client will be required to determine the suitability for these facilities to be designed for people with ambulant disabilities, as noted above and to meet the requirements of the tables above.

Refer to Appendix A for compliance details and Appendix C for associated mark ups.

Note: Unisex ambulant sanitary compartments are technically non-compliant with BCA Part F2.4.

7. PATIENT AREAS

7.1 Patient Areas

Within patient areas, specifically the inpatient units, not less than one bedroom and ensuite in each ward and of each type should be designed to permit access for all, in order to facilitate access to and within all areas normally used by the occupants.

All patient rooms will need to be accessible for use by the patient as well as visitors. Further discussion with the client is required to determine the suitability for these facilities to be designed for people with disabilities.

As mentioned above, within patient areas, specifically the inpatient units, not less than one bedroom and ensuite in each ward and of each type should be designed to permit access for all, including appropriate internal doors, internal paths of travel to and within suites and sufficient circulation space to permit independent and dignified movement by people with disabilities (DDA). Whilst the BCA does provide an exemption to accessible sanitary accommodation in ward areas, it is recommended for inclusion to meet the spirit and intent of the DDA as well as providing flexible facilities for patients who may be admitted who also have a disability, particularly a mobility disability (DDA).

All areas of a Class 9a ward should be accessible for the patients as well as staff and visitors (except the sanitary accommodation noted above). Note: Whilst accessible sanitary facilities are not required in ward areas, provision for equitable access remains relevant under the DDA.

Accessible rooms should be representative of the range of amenity available, e.g. not less than one standard room, and not less than one room with access to a balcony, in each ward, where a ward benefits from such a feature (DDA).

Any accessible rooms should incorporate an accessible ensuite, designed and constructed with appropriate selection and placement of fixtures and fittings which enable access by all users and meet the compliance requirements of AS 1428.1 (2009) (DDA). The facility may exclude installation of a shower seat and backrest at the pan, and incorporate increased setout of the pan from the adjacent wall and drop-down grabrails to either side of the pan to facilitate occupational health and safety requirements for the provision of patient support by staff, as detailed below (refer also to Section 4).

General arrangement layouts of typical inpatient rooms and accessible rooms should be provided and reviewed to establish level of compliance, when available. These should be finalised and agreed to ensure they remain accessible for patients and visitors in particular.

All corridors in hospitals should be provided with suitable handrails to meet D2.17 of the BCA.

> *Comments:*
> *At current schematic design stage, detailed layout plans for patient areas, including ward rooms and fully accessible rooms (one to each ward) have not been provided for review.*
>
> *Details of this nature have not been provided at this early stage of the design process. We recommend the requirements mentioned above be addressed during subsequent design stages. Refer to Appendix A for compliance requirements.*
>
> *Further discussion with the client will be required to determine the suitability for these facilities (at least one accessible bedroom and ensuite in each ward of each type) to be designed for people with disabilities, as noted above.*

7.2 Treatment Consulting and Waiting Areas

All non-patient care areas, including consulting suites and treatment spaces, such as medical imaging must be designed to permit access by all (unless considered for exemption under D3.4 of the BCA - see Appendix A). Further discussion with the client is required to determine the suitability for these facilities to be designed for people with disabilities.

All non-patient care areas, including consulting suites and treatment spaces and therapy areas must be designed to permit access by all, including appropriate internal doors, internal paths of travel to and within suites and sufficient circulation space to permit independent and dignified movement by people with disabilities (BCA D3.1).

Waiting areas should be designed with sufficient circulation space to permit movement of people with disabilities between furniture items. A range of seating, including seats at 450 - 520mm height with armrests and backrests will be provided, including designated wheelchair seating spaces (of minimum 900mm width x 1300mm length) setback from pathways with companion seating located adjacent (DDA).

Comments:
At current schematic stage with regards to waiting areas, limited information has been provided including range of seating provided. There will need to be designated wheelchair seating spaces proposed within waiting areas.

Details of this nature have not been provided at this early stage of the design process. We recommend the requirements mentioned above be addressed during subsequent design stages. Refer to Appendix A for compliance requirements.

8. HEARING AUGMENTATION

8.1 Hearing Augmentation

Where an inbuilt amplification system (other than one used for emergency purposes only) is installed in a meeting / conference or teaching room, an appropriate assistive listening system must be provided.

If Reception counters are screened between the patients and staff, a hearing augmentation listening system must be provided (per D3.7 of BCA).

> *Comments:*
> *At current schematic design stage, it is unclear from the documentation if any hearing augmentation listening systems are proposed. However, since there is a proposal for an education area/program on level 02 of the new stage 3 building, this area will likely to have a building classification of 9b, which will require provision of hearing augmentation system.*
>
> *During subsequent design stages, provide details of any proposed hearing augmentation listening systems for Philip Chun review and comment.*

Note: Consideration to the design specifications of AS 1428.5 (2010) is recommended, however, this is not mandatory to meet the Premises Standards.

9. ADDITIONAL ACCESSIBILITY CONSIDERATIONS

As detailed above, it is acknowledged that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA only.

Philip Chun Access provides the following as a summary of additional accessibility issues that can be addressed in order to reduce Client risk of attracting a discrimination complaint. Refer to Appendix B for specific requirements.

- Changing Places Sanitary Facilities
- Fire Egress for People with Disabilities
- Seating in Public Areas
- Signage and Wayfinding
- Access controlled entries to carparks
- Luminance Contrast
- Lighting and Glare

10. CONCLUSION

We have assessed the architectural documentation available to date and have reviewed the proposed building works with respect to the Building Code of Australia and Premises Standards. The design is at an early conceptual program stage where the inherent BCA philosophies need to be further investigated during subsequent design stages. The finer details with respect to BCA compliance can be finalised prior to the issue of a Construction Certificate.

The proposed development can be capable of achieving access for people with disabilities and meeting relevant standards subject to further review and coordination during subsequent design stages.

APPENDIX A

Mandatory Access Compliance Requirements

A1 ACCESSIBLE CARPARKING

Accessible carparking to be a minimum of 2400mm wide with a shared area to one side of the space 2400mm wide. Circulation space can be shared between adjacent accessible carparks. For a single space, a total width of 4800mm is required. The car space and the shared zone should be a minimum of 5400mm long.

Provide a bollard to the shared circulation space as illustrated in AS2890.6, Figure 2.2.
The maximum allowable crossfall of an accessible carparking area is to be 1:40, (1:33 for outdoor spaces). This crossfall applies both parallel and perpendicular to the angle of parking.

For covered carparking, the clear height of the accessible carparking space to be 2500mm as illustrated in AS2890.6, Figure 2.7 and approach path is to have a minimum of 2200mm.

Designated accessible carparking is to be identified using the International Symbol for Access (ISA) and line marked as specified in AS2890.6.

A2 EXTERNAL PATHWAYS AND WALKWAYS

The minimum unobstructed width of all pathways and walkways is to be 1000mm (AS1428.1 (2009) Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2 (1992).

All pathways and walkways are to be constructed with no lip or step at joints between abutting surfaces. A construction tolerance of 3mm is allowable, 5mm for bevelled edges -refer to Figure 6 of AS1428.1 (2009).

The maximum allowable crossfall of pathways and walkways is to be 1:40. The surfaces of an accessible path of travel are to be slip-resistant.

The ground abutting the sides of the pathways and walkways should follow the grade of the pathway and extend horizontally for 600mm. This is not required where there is a kerb or handrail provided to the side of the pathway (refer to AS1428.1 (2009) Clause 10.2).

Maximum allowable gradient of the walkway is 1:20 and maximum length between landings to be 15m (for 1:20 gradient). Landings to be a minimum 1200mm in length (where there is no change in direction). For changes in direction of 180º, landings to be 1540mm in length – refer to AS1428.1 (2009) Clause 10.8.

A3 KERB RAMPS

Kerb ramps to comply with AS1428.1 (2009) Amendment 1 Clause 10.7.

Maximum gradient of the kerb ramps to be 1:8 and maximum length to be 1520mm (providing a maximum height of 190mm).

Kerb ramps to have a non-slip surface as required by AS1428.

A tooled joint should be provided between parts of the kerb ramp to assist persons with a vision impairment with orientation.

A4 STEP RAMPS

The configuration of the step ramps to comply with the requirements of AS1428.1 Clause 10.6.
Maximum gradient of the step ramp is to be 1:10 and maximum length to be 1900mm (providing a maximum height of 190mm).
Provide landings at the top and bottom of the step ramp to comply with AS1428.1 Clause 10.8.2.

Step ramp to be enclosed on both sides (minimum height 450mm) or a kerb and handrail needs to be installed. Where a kerb is to be installed, the height of kerb rails is to be less than 65mm or greater than 150mm above the finished surface level of the ramp. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail.

A5 PEDESTRIAN CROSSINGS

Where kerb ramps are to be provided at the roadway to provide an accessible path of travel for persons with a disability they are to comply with AS1428.1(2009), Clause 10.7.

Where a pedestrian crossing is at the same level as the roadway, provide tactile indicators to both sides of the roadway to alert persons with a vision impairment of the hazard. Tactile indicators to be 600-800mm deep across the width pedestrian crossing. Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

A6 ACCESSIBLE RAMPS

Ramps are to comply with AS1428.1 (2009) Clause 10.3. Maximum allowable gradient of the ramp is 1:14, minimum clear width to be 1000mm and maximum length between landings to be 9m (for 1:14 gradient).

Accessible ramp are to have a maximum rise of 3.6m (BCA Part 3.11).

Externally, ramps are required to be set back a minimum 900mm from the property boundary (AS1428.1 (2009) Clause 10.3 (f)). This allows tactile indicators and handrail extensions to occur within the boundary and not protrude into the footpath area.

Internally, ramps are required to be set back a minimum 600mm from an internal corridor (AS1428.1 (2009), Clause 10.3 (f)). This allows tactile indicators and handrail extensions to be provided an not protrude into the corridor area.

Provide handrails, with extensions, to both sides of the ramp to comply with AS1428.1 (2009), Clause 12. Handrails are to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails are required on both sides of the ramp to cater for left and right handed disabilities.

Where a ramp is not enclosed, provide kerb rails in accordance with AS1428.1 (2009). The height of kerb rails is to be less than 65mm or greater than 150mm above the finished surface level. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail.

Provide tactile indicators at the top and bottom of the ramps to comply with BCA Part D3.8 and AS1428.4.1 (2009). Tactile indicators are to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour. Tactile indicators at the top and bottom of the ramps to be 600-800mm deep across the width of the ramp and set back 300mm from the edge of the ramp (refer AS1428.4 (2009) Figure A1).

Tactile indicators will be required at a mid-landing where the ramp is not continuous. Where the handrail is continuous along both sides of the mid-landing, tactile indicators are not required.

A7 THRESHOLD RAMPS

Threshold ramps are to comply with AS1428.1 (2009) Clause 10.5.

Threshold ramps are to have a maximum rise of 35mm, maximum length of 280mm and maximum gradient of 1:8.

Threshold ramps to be located within 20mm of the door leaf that it services.

A8 BUILDING ENTRANCES

Entrances to comply with AS1428.1(2009), Clause 13 as part of the accessible path of travel.

Door are to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel.

Door threshold to be level to provide seamless entry as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where bevelled edges are provided between surfaces – refer to Figure 6.

Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)

For glass doors, provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid. AS1428.1(2009), Clause 6.6.

A9 TACTILE INDICATORS AT THE BUILDING ENTRANCE

BCA Clause 3.8 (a) (v) states that for a building that is 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 – in the absence of a suitable barrier – an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building…if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4.

Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

Tactile indicators to be 600-800mm deep across the width of the path of travel.

A10 DOORWAYS

Doorways within the accessible path of travel are 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.

All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1 (2009), Figure 31. Circulation areas are to have a maximum crossfall of 1:40.

Doorways to have minimum 30% luminance contrast as described in AS1428.1 (2009), Clause 13.1.

Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1 (2009), Clause 13.5) and allows for single handed operation.

A11 TACTILE INDICATORS

Installation of tactile indicators is to be in accordance with AS1428.4.1 (2009).

Tactile indicators are to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

Tactile indicators are to be 600-800mm deep across the width of the path of travel.

A12 VISUAL INDICATION TO GLAZING

Provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid pattern to AS1428.1 (2009) Clause 6.6.

A13 SIGNAGE

The BCA has requirements for Braille and tactile signage within Specification D3.6. This provides information for the provision of statutory signage
Braille and tactile signage is required to be provided throughout any building required to be made accessible in accordance with BCA specification D3.6 and AS1428.1 (2009) and must identify:

- Each sanitary facility
- Any space with a hearing augmentation system
- Accessible unisex facilities and indicate whether the facility is suitable for left or right handed use
- Ambulant accessible sanitary facilities on the door of the cubicle
- Where an entrance is not accessible, directional signage to identify nearest accessible entrance
- Where a bank of sanitary facilities is not provided with an accessible sanitary facility, directional signage to identify nearest accessible sanitary facility.
- Each door required by Part E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by either the floor level number, the floor descriptor or combination of these.

In addition, AS1428.2 (1992) contains additional information as to the form of signage.

Signage should be easily comprehended by all building users. In this regard, the use of pictograms is highly recommended. The message that the sign conveys should be unambiguous.

Placement of signage should be considered at the following locations:

- Where it is clearly visible to people in bot a standing and seated position.
- At changes in direction.
- At locations where directional decisions are made.
- As required to amenities and exits.

A14 HEARING AUGMENTATION

A hearing augmentation system must be provided where an inbuilt amplification system is provided, other than one used for emergency purposes only as required by BCA Part D3.7.

Further, for buildings that are required to be accessible, the BCA (Part D3.7) requires hearing augmentation systems at service counters **where the user is screened from the service provider.**

While it is not referenced by the BCA, AS1428.5 (2010): Communication for people who are deaf or hearing impaired contains information regarding assisted listening systems and can be used to ensure equitable facilities are provided for this user group.

The standard provides information relating to design solutions and equipment for the following:

- Assisted listening systems.
- Early warning systems
- Visual display systems for intercommunication, public announcements and the like
- Telephone services and telecommunications available to the public.

A15 PASSENGER LIFTS

Every passenger lift in an accessible building must be suitable for use by people with a disability and offer compliance with AS1725.12. Typically, the following is required to be provided:

Lift dimensions

- Lift floor dimensions of not less than 1100 x 1400mm for lifts which travel not more than 12m.
- Lift floor dimensions of not less than 1400 x 1600mm for lifts which travel more than 12m.
- Provision for a stretcher facility within at least one emergency lift required by E3.4, or where an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12m, in at least one of those lifts to serve every floor served by lifts.

Lift Features

- Handrail complying with the provisions for a mandatory handrail in AS1735.12.
- Minimum clear door opening complying with AS1735.12.
- Passenger protection system complying with AS1735.12.
- Lift landing doors at the upper landing.
- Lift car and landing control buttons complying with AS173.5.12.
- Lighting in accordance with AS1735.12.
- 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.

All passenger lifts serving more than 2 levels must possess:

- Automatic audible information within the lift car to identify the level each time the car stops.
- Audible and visual indications at each lift landing to indicate the arrival of the lift car.
- Audible information and audible indication must be provided in a range between 20-80dB(A) at a maximum frequency of 1500Hz.

A16 STAIRS

Stair construction is to comply with AS1428.1 (2009) Clause 11.1.

Stairs are to have closed or opaque risers. Open risers cause confusion for persons with a vision impairment and may trigger conditions such as epilepsy due to light penetrating through the open risers.

Where the stair intersects with an internal corridor, the stair shall be set back in accordance with AS1429.1 (2009) Figure 26C/D to allow adequate space for handrail extensions and tactile indicators.

Provide handrails, with extensions, to both sides of the stair (AS1428.1 (2009) Clause 11.2). Handrails are to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails should be continuous around the landings where possible. Handrails are required on both sides of the stair to cater for left and right handed disabilities. A central handrail is also an acceptable solution where adequate width is available.

Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser.

Stair nosings shall not project beyond the face of the riser.

Provide tactile indicators at the top and bottom of the stair to comply with BCA Part D3.8 and AS1428.4.1 (2009).

Tactile indicators are to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

Tactile indicators at the top and bottom of the stair to be 600-800mm deep across the width of the stair set back 300mm from the edge of the stair.

A17 FIRE ISOLATED STAIRS

Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser. Stair nosings shall not project beyond the face of the riser.

As per BCA Clause D2.17 (a) (vi), handrails within the fire isolated stairways are required to comply with Clause 12 of AS 1428.1 (2009).

A18 UNISEX ACCESSIBLE SANITARY FACILITIES

Set-out of fixtures and fittings within the accessible sanitary facilities to offer compliance with AS 1428.1 (209) Clause 15 as follows.

Crucial dimensions for the toilet are 450mm from centreline of pan to side wall, 800mm from front of pan to rear wall and a seat height of 470mm.

A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see figure 43).

For the basin, a minimum dimension of 425mm is required from the centreline of the basin to the side wall and height of basin to be between 800 and 830mm.

Grabrails to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800mm.

Taps to have lever handles, sensor plates or similar controls. For lever taps, a minimum 50mm clearance to be provided to adjacent surfaces.

Toilet seat shall be of the full round type, be securely fixed in position when in use and have fixings that create lateral stability. They should be load rated to 150kg, have a minimum 30% luminance contrast to the background colour (eg pan, wall or floor) and remain in the upright position when fully raised.

Provide a backrest to accessible toilets to comply with AS1428.1, Clause 15.2.4.

Accessible toilet to be identified using the International Symbol for Access. Pictograms / lettering to have a minimum 30% luminance contrast to the background colour. Signage is to comply with AS1428.1, Clause 8 and include information in tactile and Braille formats (as required by the BCA).

Doorways to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel. Adequate circulation area at the latch side of the doorway is required to allow independent access to the facility – for details refer to AS1428.1, Figure 31.

Door hardware to be located within the accessible height range of 900-1100mm above the finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

Controls such as light switches within the accessible toilet facilities to be in the accessible height range of 900-1100mm above the finished floor level to comply with AS1428.1(2009), Clause 14. Controls should be located not less than 500mm to a corner.

A19 UNISEX ACCESSIBLE SHOWERS

Showers are to comply with AS 1428.1, Clause 15.5 and include accessible features such as grabrails, adjustable height shower rose and fixtures within an accessible height range.

The minimum dimension of an accessible shower to be 1160 x 1000mm. A folding seat, at a height of 470mm is to be provided. All taps to be located within the height range of 900-1100mm above the finished floor level.

Circulation space in front of the shower is to be provided as illustrated in AS1428.1, Figure 47.

A20 PEOPLE WITH AMBULANT DISABILITIES CUBICLES (PAD)

PAD cubicles within male and female toilets to be in compliance with AS1428.1, Clause 16.

Width of PAD cubicles to be 900-920mm.

Provide grabrails to PAD cubicles to comply with AS1428.1, Clause 17 and Figure 53A.

Doors to have a minimum opening width of 700mm and comply with AS1428.1, Figure 53B.

Provide signage to the PAD cubicles to comply with AS1428.1, Clause 16.4.

Provide 900x900 circulation space in front of pan and each side of doors on path to the toilet. Door are not to swing into circulation spaces.

APPENDIX B

Best Practice Recommendations

B2 CHANGING PLACES

Changing Places Australia is an initiative of the Association for Children with a Disability to provide safe and clean accessible toilets for use by people with severe disabilities. The goal is to have “changing places” incorporated within high use public buildings such as sporting venues, shopping centres and transport interchanges. A standard unisex accessible toilet offers a facility for independent use. Often being designed to minimum dimensions, they generally do not allow for assistance from a carer which is required by many people with severe disabilities. The lack of suitable changing places presents a barrier to inclusion within the community for many Australians.

Philip Chun Access is taking a pro-active role in ensuring that the provision of a changing place is at least considered within the design / redevelopment of major public buildings. The key design principles to be incorporated include a ceiling hoist, adequate circulation areas to allow for up to two assistants, and an adult change table which is fully adjustable.

Over 200,000 Australians are in need of facilities like this to be able to participate in their communities. The provision of changing places promotes inclusion and is expected to be adopted by many Councils’ planning policies in the near future.

B3 FIRE EGRESS FOR PEOPLE WITH DISABILITIES

HREOC Advisory notes on access to premises, Item 5.21 states that, in an emergency, all users should be provided with a means of egress from a premises to a place of comparative safety. This ensures people with disabilities to be provided with the same level of protection as other premises users or building occupants.

We recommend that signage displaying the International Symbol of Access (ISA) be provided to identify any places of comparative safety provided. Signage should state that the area is safe in the event of an emergency. Evacuation procedures for the building should address the provision of places of comparative safety for people with limited mobility. Signage should comply with BCA D3.6 and BCA Specification 3.6 and have braille and tactile components.

We also recommend that as a part of the emergency evacuation plan for the building, egress for persons requiring assistance be addressed. The provision of places of comparative safety within fire isolated passages would be advantageous to persons with a disability. This consists of a waiting area large enough to accommodate a wheelchair where persons can wait for assistance from emergency services. The waiting area should be identified with appropriate signage that incorporates the International Symbol for Access.

B4 SEATING TO PUBLIC AREAS

Where seating is located within public areas, a proportion of accessible seating should be provided offering compliance with AS1428.2 (1992) Clause 27.

B5 SIGNAGE AND WAYFINDING

Signs and symbols should be provided to inform all users. Provide a signage system which informs all users (HREOC Advisory notes on access to premises, Item 5.15).

The development of a wayfinding strategy with consideration to landmarks and visual features of the development is recommended. This would include the use of varied finished surfaces to differentiate areas of each building.

Signs including symbols, numbering and lettering shall be located where they are clearly visible to people in both a seated and standing position. That is, they should be placed within a zone at a height not less than 1400 mm and not more than 1600 mm above the plane of the finished floor. Where space in this zone is used up, the zone for placement of signs may be extended downward to not less than 1000 mm from the plane of the finished floor. This height assists people to read from either a seated or a standing position, and also assists people with low vision to read the information on the sign. Letters and symbols in relief assist people with severe visual disabilities.

Where a sign can be temporarily obscured, e.g. in a crowd, the sign should be placed at a height of not less than 2000 mm above the plane of the finished floor.

Signs to assist way-finding should be provided at changes of direction and at sites where directional decisions are made, to enable the appropriate decisions to be made before a change of direction occurs.

Where the surface of the wall surrounding the sign provides insufficient contrast (e.g. patterned wallpapers), the background area to the sign may need to be increased in size.

The message that the sign carries should be unambiguous.
Tactile floor plans or maps and prerecorded auditory instructions at the main entrance and at other useful locations can be of assistance to people with visual impairment.

B6 ACCESS CONTROLLED ENTRIES TO CAR PARKS

Where an entry to a car park is access control, the access or intercom pedestal should be position so that it is accessible by a driver who uses a wheelchair. The access /intercom pedestal to be positioned in accordance with AS2890.6:2009 Appendix A4.

B7 LUMINANCE CONTRAST

Luminance contrast is the light reflected from one surface or component, compared to the light reflected from another surface or component. A luminance contrast of 30% between two surfaces is generally accepted as a minimum when considering it as a navigational / wayfinding tool for people with Vision impairment.

In this regard, we recommend that the provision of a minimum 30% luminance contrast between surfaces be adopted in the following instances to assist people with vision impairment negotiate the built environment:

- Provide luminance contrast between walls and doors.
- Generally, contrasting wall and floor surfaces should be provided. At a minimum, skirting boards which provide suitable contrast to the floor surface assist people with low vision in identifying perimeters of corridors and accessible spaces.
- For joinery, Counters or benches to achieve a minimum 30% luminance contrast with the counter / bench face to which it is viewed. Additionally, Counter / bench surfaces to have a matte or low sheen finish;
- For handrails and grabrails, provide a luminance contrast between the rail and the wall colour;
- For signage, provide luminance contrast so that message can be conveyed – luminance contrast required between the information in the sign and base sign colour.

Note: Statutory requirements for luminance contrast include tactile indicators, stair nosing strips, toilet seats and door / wall identification.

B8 LIGHTING AND GLARE

Minimum interior lighting levels of maintenance illumination are to be in accordance with AS1680.1 (1990) and with consideration to AS1428.2 (1992) Clause 19. Consistent lighting levels should be provided throughout, without pools of light or dark areas.

Glare and excessively reflective surfaces should be avoided. This includes glare from windows.

APPENDIX C

Associated Mark Ups

Please identify all rooms and their uses in addition to generic zoning to determine whether access is required to and within or whether it can be exempt under Part D3.4

Tactile ground surface indicators (TGSIs) are to be provided setback 300mm from the top and bottom of the stairway, for a depth of 600-800mm, for the full width of the path of travel.

Stairs to comply with AS 1428.1 (2009), Clause 11 including:
- min. 1m clear width path of travel between inner surfaces of handrails on both sides
- handrails to both sides with appropriate extensions to top and bottom;
- opaque risers;
- 50-75mm wide luminance contrasting strip at the stair nosings;
- A minimum 30% luminance contrast is to be achieved between the stair nosing and the background;
- The area of luminance contrast must not extend down the riser more than 10mm; and
- Stair nosings to have a slip resistance rating of X;R10 when dry, and W;R11 when wet.

Tactile ground surface indicators (TGSIs) are to be provided setback 300mm from the top and bottom of the stairway, for a depth of 600-800mm, for the full width of the path of travel.

DOCKER STREET

BOUNDARY

EXISTING RL 181.160 APPROX.

KERB

EXIT

EGRESS

6 BIKE LOCKERS 1840x715mm

VOID BELOW STAIRCASE

AHU ROOM

MAIN SWITCHROOM

FAN ROOM

CARPARK EXHAUST DUCT

CARPARK EXHAUST

LINE OF CARPARK ABOVE

EXISTING RL 181.620

EXISTING RL 181.690

LINE OF BUILDING OVER SHOWN DASHED

EXISTING RL 181.630

ENTRY

EGRESS

RETAIL STORAGE OPTION

LINE OF BUILDING OVER SHOWN DASHED

CARPARK RL 180.360

TURNING BAY

BOLLARD

EXCAVATION LINE

MASONRY

RETAIL STORAGE OPTION

PLENUM AIRSPACE

4 BIKE RACKS

LIFT LOBBY RL 180.360

BOLLARD

VERTICAL METAL CLADDING

PLENUM AIRSPACE

L4 PIT

L3

L2

L1

LINE OF BUILDING OVER SHOWN DASHED

LINE OF CARPARK ABOVE

POTENTIAL LOCATION FOR CONTAINMENT CELL

LINE OF CARPARK ABOVE

EXISTING RL 181.320 APPROX.

NEW COURTYARD ABOVE EXISTING RL 181.580 APPROX

RL 180.360

EXISTING RL 182.520 APPROX

EGRESS

LINE OF SSB ABOVE

FIRE STAIR FROM ABOVE

LINE OF HARVEY HOUSE ABOVE

STAGE 3 SETOUT

LINE OF ASB ABOVE

Accessible car parking spaces must be designed in accordance with AS 2890.6 (2009), including the following:
- Appropriate signage; and
- Minimum head height clearances of 2.5m across the entire accessible bays and shared zone and 2.2m for the paths of travel leading to the accessible bays and shared zone in accordance with Clause 2.4.

Provide line-marking to the perimeter of bays, inclusive of the international symbol for access.

International symbol for access to be in white on a blue (Ultramarine) rectangle with no side more than 1200mm in length. Symbol to be located in the centre of the dedicated space between 500-600mm from the roadway end of the bay (AS 2890.6, Clause 3.1).

NOT FOR CONSTRUCTION

PHILIP CHUN Access Consulting Building Compliance

Ref: AN17-210103_Wagga Wagga Base Hospital_SDR04
Reviewed by: David Choe
Date: 12/06/18

LEGEND

Mandatory requirements under the BCA 2016 and Disability (Access to Premises) Standards 2010.

Additional enhanced recommendations in accordance with the spirit and intent of the DDA. These items are considered industry best practice and are provided for Client consideration.

Advisory note - for information / clarification only.

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GENERAL NOTE

BCA PART D3.4 EXEMPTION AREAS

Areas highlighted with a red fill can be subject to Part D3.4 exemption of BCA and under this premise not required to be accessible as they are considered as:

(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). (BCA Clause D3.4).

GENERAL NOTE

ACCESSIBLE CAR PARKING

- SEARS submission drawings indicate that out of total 48 new car parking spaces on the basement level of the new stage 3 building, there are 2 x new accessible car parking spaces capable of achieving compliance in accordance with AS2890.6 (2009).

- Please confirm the total number, distribution and uses of new vs existing car parking spaces (incl. accessible spaces) provided along with the total number of beds proposed within the new stage 3 hospital building for both outpatient and non-outpatient.

FIRE-ISOLATED STAIR HANDRAIL

Strongly consider accommodating an offset tread width at the base of each fire-isolated stairway landings (incl. intermediate landing) to ensure at least one consistent height handrail (e.g. inner rail) in line with the intent of Part D2.17 of BCA.

Ensure min. 1m clear path of travel along entire stair flight, landing and egress pathway measured from inner surface of handrail to a wall or obstruction.

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PROJECT:

WAGGA WAGGA HEALTH SERVICE REDEVELOPMENT
Changing more than the buildings

STAGE 3 DEVELOPMENT
CNR EDWARD & DOCKER STREET
WAGGA WAGGA NSW 2650

DRAWING TITLE:

GENERAL ARRANGEMENT - BASEMENT CARPARK

SCALE:	DRAWN BY:	QA:	ISSUE DATE:
1:200@A1	JR	CM	7/06/2018

ref:17022 CH.03

PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
17022	SSD-ACB-1110	06

ref:BIM Server: BIMSERVER - BIM Server 2\17022 Wagga Wagga Hospital Stage 3\17022 CH.03 17022 CH.03

Please identify all rooms and their uses in addition to generic zoning to determine whether access is required to and within or whether it can be exempt under Part D3.4

Each flight of ramp may need to be widened to ensure min. 1000mm clear width between inner surfaces of handrails on both sides, compliant with AS1428.1-2009. Currently 1m without handrails on both sides.
Proposed ramp to comply with AS1428.1 (2009), Clause 10.3 including:
- Handrails to both sides;
- Appropriate handrail extensions top and bottom of the ramp;
- TGSIs to top and bottom of the ramp (to AS 1428.4.1(2009)); and
- Have a minimum slip resistance rating of X;R10 when dry, and W;R11 when wet.

Stair should be widened to accommodate 1m clear width path of travel between handrails

Need min. latch side clearance of 530mm (when door swings towards user) along 1450mm clear depth, for a frontal approach compliant with AS1428.1-2009.

For each doorway if required to be accessible, need min. latch side clearance of 530mm (when door swings towards user) along 1450mm clear depth, for a frontal approach compliant with AS1428.1-2009.

Need min. latch side clearance of 510mm (when door swings away from user) along 1450mm clear depth when door swings accommodating min. 850mm clear open width doorway, compliant with AS1428.1-2009.

Stairs to comply with AS 1428.1 (2009), Clause 11 including:
- handrails to both sides with appropriate extensions to top and bottom;
- opaque risers;
-50-75mm wide luminance contrasting strip at the stair nosings;
- A minimum 30% luminance contrast is to be achieved between the stair nosing and the background;
- The area of luminance contrast must not extend down the riser more than 10mm; and
- Stair nosings to have a slip resistance rating of X;R10 when dry, and W;R11 when wet (i.e. P4 in AS4586-2013).
- Tactile ground surface indicators (TGSIs) are to be provided setback 300mm from the top and bottom of the stairway, for a depth of 600-800mm, for the full width of the path of travel.

Stair to be widened to accommodate 1m clear width path of travel between handrails

Confirm gradient of this sloping pathway to assess compliance with AS1428.1-2009.

Each flight of ramp may need to be widened to ensure min. 1000mm clear width between inner surfaces of handrails on both sides, compliant with AS1428.1-2009. Currently 1m without handrails on both sides.
Proposed ramp to comply with AS1428.1 (2009), Clause 10.3 including:
- Handrails to both sides;
- Appropriate handrail extensions top and bottom of the ramp;
- TGSIs to top and bottom of the ramp (to AS 1428.4.1(2009)); and
- Have a minimum slip resistance rating of X;R10 when dry, and W;R11 when wet.

The intermediate ramp landing may need to be widened to ensure min. 1540mm clear width between inner surfaces of handrails on both sides, compliant with AS1428.1-2009. Currently 1540mm - 1550mm without handrails on both sides.

Stairs to comply with AS 1428.1 (2009), Clause 11 including:
- handrails to both sides with appropriate extensions to top and bottom;
- opaque risers;
-50-75mm wide luminance contrasting strip at the stair nosings;
- A minimum 30% luminance contrast is to be achieved between the stair nosing and the background;
- The area of luminance contrast must not extend down the riser more than 10mm; and
- Stair nosings to have a slip resistance rating of X;R10 when dry, and W;R11 when wet (i.e. P4 in AS4586-2013).
- Tactile ground surface indicators (TGSIs) are to be provided setback 300mm from the top and bottom of the stairway, for a depth of 600-800mm, for the full width of the path of travel.

It is presumed these are bank of male and female toilets. Confirm if otherwise.

If this room has been identified as a room requiring access to and within such as an accessible sanitary facility (i.e. not exempt under BCA Part D3.4), need min. latch side clearance of 340mm (when door swings away from the user) along 1220mm clear depth when accommodating min. 850mm clear open width doorway, compliant with AS1428.1-2009 for a hinge-side approach.

Stairs to comply with AS 1428.1 (2009), Clause 11 including:
- handrails to both sides with appropriate extensions to top and bottom;
- opaque risers;
-50-75mm wide luminance contrasting strip at the stair nosings;
- A minimum 30% luminance contrast is to be achieved between the stair nosing and the background;
- The area of luminance contrast must not extend down the riser more than 10mm; and
- Stair nosings to have a slip resistance rating of X;R10 when dry, and W;R11 when wet (i.e. P4 in AS4586-2013).
- Tactile ground surface indicators (TGSIs) are to be provided setback 300mm from the top and bottom of the stairway, for a depth of 600-800mm, for the full width of the path of travel.

Need to accommodate min. 1540mm wide by 2070mm long wheel chair turning space to allow wheel chair users to turn 90 to 180 degree turns, compliant with AS1428.1-2009. Currently the bottom ramp landing is 1490mm wide.

The ground surface abutting the 1:20 walkway on either side is to be provided with:
- A firm and level surface of a different material, and follow the grade of the walkway extending for a minimum 600mm horizontally; or
- A kerb; or
- A kerb rail and handrail; or
- A 450mm low height wall.

Each flight of ramp may need to be widened to ensure min. 1000mm clear width between inner surfaces of handrails on both sides, compliant with AS1428.1-2009. Currently 1m without handrails on both sides.

If these rooms have been identified as rooms requiring access to and within (i.e. not exempt under BCA Part D3.4) Need min. latch side clearances of 510mm (when door swings away from user) and 530mm (when door swings towards user) along 1450mm clear depth when door swings accommodating min. 850mm clear open width doorway, compliant with AS1428.1-2009.

Stairs to comply with AS 1428.1 (2009), Clause 11 including:
- handrails to both sides with appropriate extensions to top and bottom;
- opaque risers;
-50-75mm wide luminance contrasting strip at the stair nosings;
- A minimum 30% luminance contrast is to be achieved between the stair nosing and the background;
- The area of luminance contrast must not extend down the riser more than 10mm; and
- Stair nosings to have a slip resistance rating of X;R10 when dry, and W;R11 when wet (i.e. P4 in AS4586-2013).
- Tactile ground surface indicators (TGSIs) are to be provided setback 300mm from the top and bottom of the stairway, for a depth of 600-800mm, for the full width of the path of travel.

Confirm RLs along all the proposed external linkages/domain to assess compliance with AS1428.1-2009.

Proposed ramp to comply with AS1428.1 (2009),
Clause 10.3 including:
- Handrails to both sides;
- Appropriate handrail extensions top and bottom of the ramp;
- TGSIs to top and bottom of the ramp (to AS 1428.4.1(2009)); and
- Have a minimum slip resistance rating of X;R10 when dry, and W;R11 when wet.

Need required external door circulation spaces along wheel chair traversable surfaces.

Confirm/show this missing area to assess compliance with AS1428.1-2009.

If this vestibule room has been identified as a room requiring access to and within (i.e. not exempt under BCA Part D3.4):
- need min. latch side clearances of 510mm (when door swings away from the user) and 530mm (when door swings towards user) each along 1450mm clear depth, for a frontal approach compliant with AS1428.1-2009.
- need 1450mm clearance between consecutive door swings along a vestibule for compliance with AS1428.1-2009.

LEGEND

Mandatory requirements under the BCA 2016 and Disability (Access to Premises) Standards 2010.

Additional enhanced recommendations in accordance with the spirit and intent of the DDA. These items are considered industry best practice and are provided for Client consideration.

Advisory note - for information / clarification only.

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GENERAL NOTE

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Areas highlighted with a red fill can be subject to Part D3.4 exemption of BCA and under this premise not required to be accessible as they are considered as:

(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). (BCA Clause D3.4).

GENERAL NOTE

DOORWAYS

- Ensure all common doorways required to be accessible each achieve min. 850mm clear open width (generally achieved by 920mm wide door leaf), compliant with AS1428.1-2009.

- Ensure all common doorways required to be accessible have accessible door hard wares, closers and controls, compliant with AS1428.1-2009

- Ensure all doors (excl. doors to areas exempt under Part D3.4) achieve sufficient luminance contrast, compliant with AS1428.1-2009

ACCESSIBLE SANITARY FACILITIES

- At current schematic design stage, location and distribution of all sanitary facilities (incl. unisex accessible sanitary facilities and ambulant sanitary facilities to serve males and females) have yet to be identified.

- Please identify all sanitary facilities and confirm their type to assess BCA Part F2.4 compliance

- Ensure an even distribution/balance of left hand and right hand transfer accessible toilets

- Ensure sanitary compartment suitable for person with ambulant disability is provided to each gender sanitary facility, per BCA Clause F2.4(c) and AS 1428.1 (2009).

FIRE-ISOLATED STAIR HANDRAIL

Strongly consider accommodating an offset tread width at the base of each fire-isolated stairway landings (incl. intermediate landing) to ensure at least one consistent height handrail (e.g. inner rail) in line with the intent of Part D2.17 of BCA.

Ensure min. 1m clear path of travel along entire stair flight, landing and egress pathway measured from inner surface of handrail to a wall or obstruction.

Access Consulting
PHILIP CHUN Building Compliance
Ref: AN17-210103_Wagga Wagga Base Hospital_SDR04
Reviewed by: David Choe
Date: 12/06/18

GROUND FLOOR

SCALE:	DRAWN BY:	QA:	ISSUE DATE:
1:200@A1	JR	CM	7/06/2018

ref:17022 CH 03

PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
17022	SSD-ACB-1120	06

ref:BIM Server\ BIMSERVER - BIM Server 21\17022 Wagga Wagga Hospital Stage 3\17022 CH 03 17022 CH 03

NOT FOR CONSTRUCTION

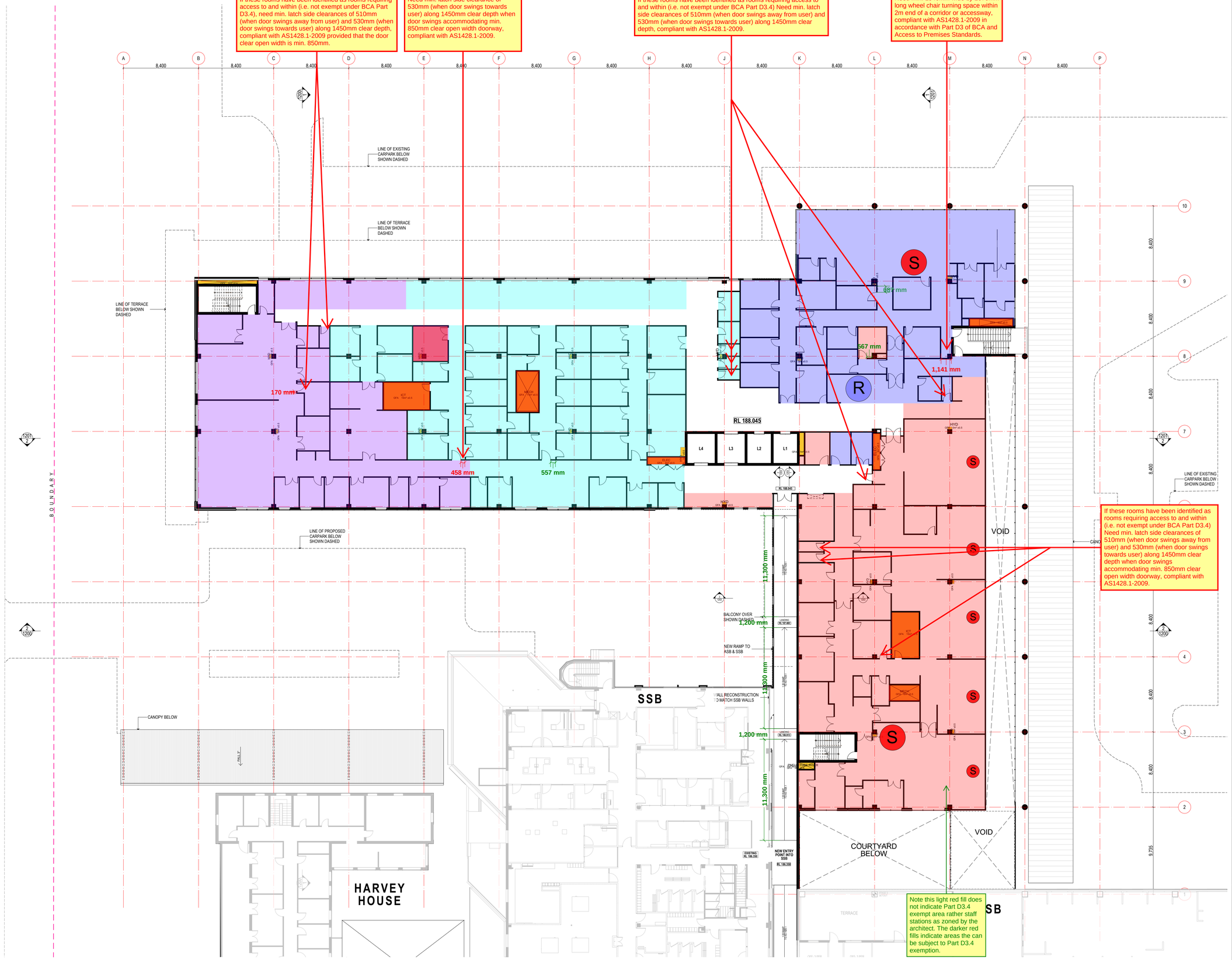
Please identify all rooms and their uses in addition to generic zoning to determine whether access is required to and within or whether it can be exempt under Part D3.4

If these rooms have been identified as rooms requiring access to and within (i.e. not exempt under BCA Part D3.4), need min. latch side clearances of 510mm (when door swings away from user) and 530mm (when door swings towards user) along 1450mm clear depth, compliant with AS1428.1-2009 provided that the door clear open width is min. 850mm.

Need min. latch side clearance of 530mm (when door swings towards user) along 1450mm clear depth when door swings accommodating min. 850mm clear open width doorway, compliant with AS1428.1-2009.

If these rooms have been identified as rooms requiring access to and within (i.e. not exempt under BCA Part D3.4) Need min. latch side clearances of 510mm (when door swings away from user) and 530mm (when door swings towards user) along 1450mm clear depth, compliant with AS1428.1-2009.

Need min. 1540mm wide by 2070mm long wheel chair turning space within 2m end of a corridor or accessway, compliant with AS1428.1-2009 in accordance with Part D3 of BCA and Access to Premises Standards.



If these rooms have been identified as rooms requiring access to and within (i.e. not exempt under BCA Part D3.4) Need min. latch side clearances of 510mm (when door swings away from user) and 530mm (when door swings towards user) along 1450mm clear depth when door swings accommodating min. 850mm clear open width doorway, compliant with AS1428.1-2009.

Note this light red fill does not indicate Part D3.4 exempt area rather staff stations as zoned by the architect. The darker red fills indicate areas the can be subject to Part D3.4 exemption.

NOT FOR CONSTRUCTION

PHILIP CHUN Building Compliance
Access Consulting

Ref: AN17-210103_Wagga Wagga Base Hospital_SDR04
Reviewed by: David Choe
Date: 12/06/18

LEGEND

Mandatory requirements under the BCA 2016 and Disability (Access to Premises) Standards 2010.

Additional enhanced recommendations in accordance with the spirit and intent of the DDA. These items are considered industry best practice and are provided for Client consideration.

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(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).
(BCA Clause D3.4).

GENERAL NOTE

DOORWAYS

- Ensure all common doorways required to be accessible each achieve min. 850mm clear open width (generally achieved by 920mm wide door leaf), compliant with AS1428.1-2009.

- Ensure all common doorways required to be accessible have accessible door hard wares, closers and controls, compliant with AS1428.1-2009

- Ensure all doors (excl. doors to areas exempt under Part D3.4) achieve sufficient luminance contrast, compliant with AS1428.1-2009

ACCESSIBLE SANITARY FACILITIES

- At current schematic design stage, location and distribution of all sanitary facilities (incl. unisex accessible sanitary facilities and ambulant sanitary facilities to serve males and females) have yet to be identified.

- Please identify all sanitary facilities and confirm their type to assess BCA Part F2.4 compliance

- Ensure an even distribution/balance of left hand and right hand transfer accessible toilets

- Ensure sanitary compartment suitable for person with ambulant disability is provided to each gender sanitary facility, per BCA Clause F2.4(c) and AS 1428.1 (2009).

FIRE-ISOLATED STAIR HANDRAIL

Strongly consider accommodating an offset tread width at the base of each fire-isolated stairway landings (incl. intermediate landing) to ensure at least one consistent height handrail (e.g. inner rail) in line with the intent of Part D2.17 of BCA.

Ensure min. 1m clear path of travel along entire stair flight, landing and egress pathway measured from inner surface of handrail to a wall or obstruction.

FIRST FLOOR

SCALE:	DRAWN BY:	QA:	ISSUE DATE:
1:200@A1	JR	CM	7/06/2018

ref:17022 CH 03

PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
17022	SSD-ACB-1130	06

ref:BIM Server: RIVERVIEW - BIM Server 21/17022 Wagga Wagga Hospital Stage 3/17022 CH 03 17022 CH 03

Please identify all rooms and their uses in addition to generic zoning to determine whether access is required to and within or whether it can be exempt under Part D3.4

If these rooms have been identified as rooms requiring access to and within (i.e. not exempt under BCA Part D3.4) Need min. latch side clearances of 510mm (when door swings away from user) and 530mm (when door swings towards user) along 1450mm clear depth, compliant with AS1428.1-2009 provided each entry door achieves min. 850mm clear open width.

Ensure level/flush threshold at accessible doorways to external areas. If this cannot be achieved, provide a threshold ramp to comply with AS 1428.1(2009),
Clause 10.5 including the following:
- Maximum rise of 35mm;
- Maximum length of 280mm;
- Maximum gradient of 1:8;
- Be located within 20mm of the door leaf which it serves; and
- Edges of threshold ramp shall be tapered or splayed at a minimum of 45 degrees where the ramp does not abut a wall.

NB: This can be coordinated to comply during subsequent detailed design development stage.

Possible drawing error?

If these rooms have been identified as rooms requiring access to and within (i.e. not exempt under BCA Part D3.4) Need min. latch side clearances of 510mm (when door swings away from user) and 530mm (when door swings towards user) along 1450mm clear depth, compliant with AS1428.1-2009 provided each entry door achieves min. 850mm clear open width.

If these rooms have been identified as rooms requiring access to and within (i.e. not exempt under BCA Part D3.4) need 1240mm clear depth external door circulation space provided the doors each achieve min. 850mm clear open width, compliant with AS1428.1-2009. In other words the corridor needs to be widened to 1240mm to accommodate compliant external door circulation spaces.

Ensure level/flush threshold at accessible doorways to external areas. If this cannot be achieved, provide a threshold ramp to comply with AS 1428.1(2009),
Clause 10.5 including the following:
- Maximum rise of 35mm;
- Maximum length of 280mm;
- Maximum gradient of 1:8;
- Be located within 20mm of the door leaf which it serves; and
- Edges of threshold ramp shall be tapered or splayed at a minimum of 45 degrees where the ramp does not abut a wall.

NB: This can be coordinated to comply during subsequent detailed design development stage.

If these rooms have been identified as rooms requiring access to and within (i.e. not exempt under BCA Part D3.4) Need min. latch side clearances of 510mm (when door swings away from user) and 530mm (when door swings towards user) along 1450mm clear depth when door swings accommodating min. 850mm clear open width doorway, compliant with AS1428.1-2009.

1,914 mm
562 mm
1,334 mm
1,017 mm
520 mm

TERRACE
RL 192.845
HARVEY HOUSE
ASB
NEW ROOF TO PROPOSED LINK
ROOF OVER NEW CORRIDOR BELOW
BOUNDARY

NOT FOR CONSTRUCTION

Access Consulting
PHILIP CHUN Building Compliance

Ref: AN17-210103_Wagga Wagga Base Hospital_SDR04
Reviewed by: David Choe
Date: 12/06/18

LEGEND

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Additional enhanced recommendations in accordance with the spirit and intent of the DDA. These items are considered industry best practice and are provided for Client consideration.

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(c) Any path of travel providing access only to an area exempted by (a) or (b).
(BCA Clause D3.4).

GENERAL NOTE

DOORWAYS

- Ensure all common doorways required to be accessible each achieve min. 850mm clear open width (generally achieved by 920mm wide door leaf), compliant with AS1428.1-2009.

- Ensure all common doorways required to be accessible have accessible door hard wares, closers and controls, compliant with AS1428.1-2009

- Ensure all doors (excl. doors to areas exempt under Part D3.4) achieve sufficient luminance contrast, compliant with AS1428.1-2009

ACCESSIBLE SANITARY FACILITIES

- At current schematic design stage, location and distribution of all sanitary facilities (incl. unisex accessible sanitary facilities and ambulant sanitary facilities to serve males and females) have yet to be identified.

- Please identify all sanitary facilities and confirm their type to assess BCA Part F2.4 compliance

- Ensure an even distribution/balance of left hand and right hand transfer accessible toilets

- Ensure sanitary compartment suitable for person with ambulant disability is provided to each gender sanitary facility, per BCA Clause F2.4(c) and AS 1428.1 (2009).

ACCESSIBLE INPATIENT UNITS/ILUs

As best practice, consider within patient areas, specifically the inpatient units, provisions of not less than one accessible bedroom and accessible ensuite in each ward and of each type should be designed to permit access for all, including appropriate internal doors, internal paths of travel to and within suites and sufficient circulation space to permit independent and dignified movement by people with disabilities (DDA). Whilst the BCA does provide an exemption to accessible sanitary accommodation in ward areas, it is recommended for inclusion to meet the spirit and intent of the DDA as well as providing flexible facilities for patients who may be admitted who also have a disability, particularly a mobility disability (DDA).

Please identify all rooms and their uses in addition to generic zoning to determine whether access is required to and within or whether it can be exempted under Part D3.4

NOT FOR CONSTRUCTION

Access Consulting

PHILIP CHUN Building Compliance

Ref: AN17-210103_Wagga Wagga Base Hospital_SDR04
Reviewed by: David Choe
Date: 12/06/18

LEGEND

Mandatory requirements under the BCA 2016 and Disability (Access to Premises) Standards 2010.

Additional enhanced recommendations in accordance with the spirit and intent of the DDA. These items are considered industry best practice and are provided for Client consideration.

Advisory note - for information / clarification only.

This page and its general notes and/or call up commentaries shall be applicable where relevant on all other pages.

GENERAL NOTE

BCA PART D3.4 EXEMPTION AREAS

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(a) An area where access would be inappropriate because of the particular purpose for which the area is used.

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(c) Any path of travel providing access only to an area exempted by (a) or (b).
(BCA Clause D3.4).

GENERAL NOTE

DOORWAYS

- Ensure all common doorways required to be accessible each achieve min. 850mm clear open width (generally achieved by 920mm wide door leaf), compliant with AS1428.1-2009.

- Ensure all common doorways required to be accessible have accessible door hard wares, closers and controls, compliant with AS1428.1-2009

- Ensure all doors (excl. doors to areas exempt under Part D3.4) achieve sufficient luminance contrast, compliant with AS1428.1-2009

ACCESSIBLE SANITARY FACILITIES

- At current schematic design stage, location and distribution of all sanitary facilities (incl. unisex accessible sanitary facilities and ambulant sanitary facilities to serve males and females) have yet to be identified.

- Please identify all sanitary facilities and confirm their type to assess BCA Part F2.4 compliance

- Ensure an even distribution/balance of left hand and right hand transfer accessible toilets

- Ensure sanitary compartment suitable for person with ambulant disability is provided to each gender sanitary facility, per BCA Clause F2.4(c) and AS 1428.1 (2009).

FIRE-ISOLATED STAIR HANDRAIL

Strongly consider accommodating an offset tread width at the base of each fire-isolated stairway landings (incl. intermediate landing) to ensure at least one consistent height handrail (e.g. inner rail) in line with the intent of Part D2.17 of BCA.

Ensure min. 1m clear path of travel along entire stair flight, landing and egress pathway measured from inner surface of handrail to a wall or obstruction.

THIRD FLOOR

SCALE:	DRAWN BY:	QA:	ISSUE DATE:
1:200@A1	JR	CM	7/06/2018

ref:17022 CN 03

PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
17022	SSD-ACB-1150	06

ref:BIM Server: BIMSERVER - BIM Server 2\17022 Wagga Wagga Hospital Stage 3\17022 CN 03 17022 CN 03

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Ref: AN17-210103_Wagga Wagga Base Hospital_SDR04
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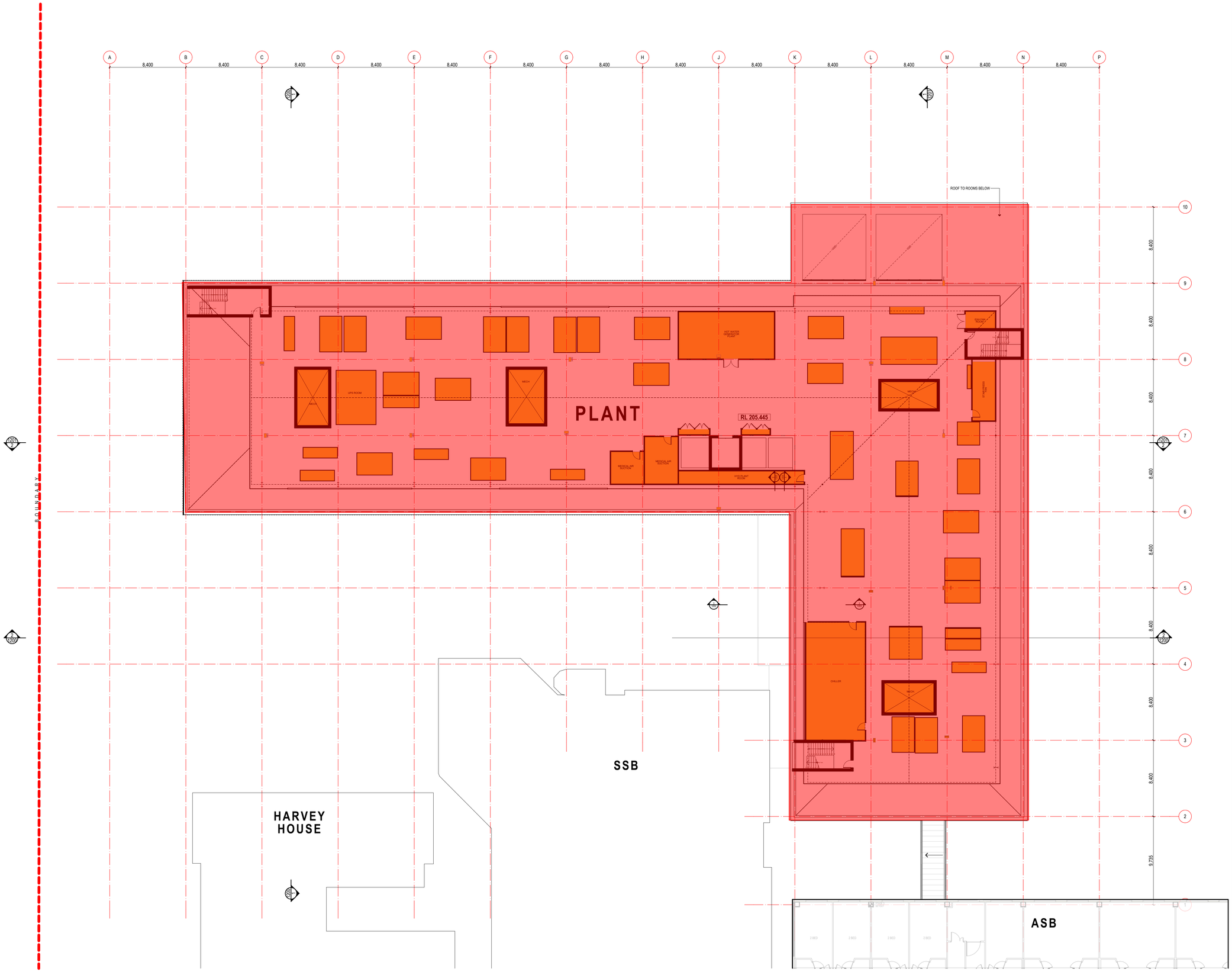

NOT FOR CONSTRUCTION

Access Consulting

PHILIP CHUN Building Compliance

Ref: AN17-210103_Wagga Wagga Base Hospital_SDR04
Reviewed by: David Choe
Date: 12/06/18

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No	Initial	DATE	REVISION DETAILS
01	MRa	16/03/2018	REF DRAFT ISSUE
02	MRa	12/04/2018	SSD ISSUE
03	TKo	13/04/2018	ISSUE FOR SSD
04	MRa	20/04/2018	SSD ISSUE - FOR REVIEW
05	MRa	10/05/2018	SSD ISSUE
06	MRa	7/06/2018	SSD ISSUE

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PROJECT:

WAGGA WAGGA HEALTH SERVICE REDEVELOPMENT
Changing more than the buildings

STAGE 3 DEVELOPMENT
CNR EDWARD & DOCKER STREET
WAGGA WAGGA NSW 2650

DRAWING TITLE:

GENERAL ARRANGEMENT - FIFTH FLOOR

SCALE:	DRAWN BY:	QA:	ISSUE DATE:
1:200@A1	JR	CM	7/06/2018

ref:17022 CN 03

PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
17022	SSD-ACB-1170	06

ref:BIM Server: BIMSERVER - BIM Server 21/17022 Wagga Wagga Hospital Stage 3/17022 CN 03 17022 CN 03