



Accessibility Design Review Report – DA

Project Title: **Proposed Veterinary Hospital**
1121 & 1123 Pittwater Road, Collaroy

Job Number: **20285**

Date: **16 December 2020**

Prepared For: **Dr Peter Prendergast**
c/o Big City Design

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Report Status	Revision	Date	Details
Draft	1.0	11 December 2020	For review and comment
Final	1.1	16 December 2020	For documentation

ACCESSIBILITY DESIGN REVIEW

PROJECT: Proposed Veterinary Hospital
LOCATION: 1121 & 1123 Pittwater Road, Collaroy

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed Veterinary Hospital located at 1121 & 1123 Pittwater Road, Collaroy.

1.1 Project Information & Classification

The proposed development consists of the refurbishment and additions to an existing heritage listed building for a change of use to a Veterinary Hospital, located at the subject site.

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

Building/Level/Part	Building Classification	Use
Ground Floor	Class 6	Carparking & Veterinarian
Sub Floor + First Floor	Class 6	Veterinarian

1.2 Purpose of the Report

Dr Peter Prendergast c/o Big City Design engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for submission to the Local Council as part of the Development Application documentation.

1.3 Report Scope

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

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

This Accessibility Design Review is based on –

- Architectural design documentation prepared by Big City Design, Project No. CO7-203282, as follow –

Dwg#	Title	Date - Rev
DA-02	SITE PLAN	16.12.2020 – A
DA-04	DEMOLITION FLOOR PLAN	16.12.2020 – A
DA-05	PROPOSED FLOOR PLANS	16.12.2020 – A

- The Building Code of Australia 2019 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019, prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.

- Australian Standards AS1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS2890.6-2009 – Off-street parking for people with disabilities.

1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is a Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D3, Clause F2.4 and Clause E3.6 of the Building Code of Australia 2019 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advice be sought from an independent specialist slip safety consultant.

2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into Six (6) main categories, as follows –

Capable of Complying (CoC) – Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.

Compliance Departure (CD) – A compliance departure with the DtS provisions of the BCA.

Design Detail (DD) – A detail commentary/specification is offered within the report.

Performance Solution (PSR) – A Performance Solution Report is being pursued to justify the compliance departures

Not Applicable (N/A) – Not applicable or not relevant to the project. Commentary provided.

Informational (Info) – Provided for informational purposes

Interpretation Note(s) –

- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report as it is not considered to form part of the building as addressed by the BCA.

BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES

Cl. D3.1: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4. Table D3.1 requires that access is provided –</p> <p>Class 6</p> <ul style="list-style-type: none"> To and within all areas normally used by the occupants. 	<p>Access is generally proposed throughout the required portions of the building(s) as prescribed by Cl. D3.1 of the BCA.</p> <p>Doorways:</p> <p>All doorways along an accessway are required to have a clear door opening width no less than 850mm clear (to the active leaf) and be provided with door circulation spaces as prescribed by AS1428.1-2009.</p> <div data-bbox="808 747 1295 1318"> <p>(a) Swing door</p> <p>(b) Cavity sliding door</p> </div> <p>Design Detail:</p> <p>Ensure the prescribed doorway latch-side clearance is provided to the active leaf of all common area doorways used by the occupants in accordance with AS1428.1-2009. This must be achieved from the inside edge of the opening.</p> <p>Design Detail:</p> <p>Ensure latch-side and hinge-side clearance is achieved from the inside edge of the doorway opening, regardless of the opening width.</p>	CoC

Design Detail:

Ensure level transitions or compliant ramps and landings are provided between internal and external areas.

Design Detail:

Ensure minimum 30% luminance contrast between doorways and surrounding surfaces is provided.

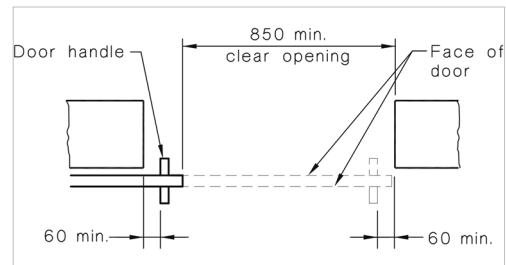
Verification of 30% luminance contrast between doorways and surrounding surfaces should be provided prior to CC sign off. This can be estimated by obtaining the luminance reflectance value (LRV) of the paint colour or product from the manufacturer, laboratory testing or on site testing prior to completion.

Design Detail:

Verification of slip resistant surface finishes on all accessways should be provided prior to CC sign off. It is recommended to refer to HB-198 and test in accordance with AS4586-2013.

Design Detail:

Ensure hardware circulation space of 60mm either side is provided to sliding doorways in the open/closed position. This generally requires an active leaf cavity/clearance of 1000mm.



Access between areas:

Access is required to and within all areas normally used by the occupants.

Paths of Travel:

All pathways require a minimum of a 1000mm clear pathway and not include impediments such as steps or turnstiles.

	Compliance is otherwise readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.	
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Cl. D3.2: Access to Buildings

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>An accessway must be provided to a building required to be accessible –</p> <ul style="list-style-type: none"> • from the main points of pedestrian entry at the allotment boundary; and • from another accessible building connected by a pedestrian link; and • from any required accessible carparking space on the allotment. <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> • through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and • in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. <p>except for pedestrian entrances serving only areas exempted by D3.4.</p>	<p>Access is required from the main points of pedestrian entrance at the allotment boundary, from associated accessible carparking spaces and from another accessible building connected by a pedestrian link to the subject building.</p> <p>Compliance is readily achievable with minor design development and/or specification to AS1428.1-2009 at the Detailed Design Stage.</p>	CoC

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

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –</p>		
<ul style="list-style-type: none"> • for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 	<p>Compliance is readily achievable with minor design development and/or specification to AS1428.1-2009 at the Detailed Design Stage.</p>	CoC
<ul style="list-style-type: none"> • for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and 	<p><u>Compliance Departure:</u></p> <p>Several minor technical compliance departures are noted to the stairways of the building.</p>	CoC

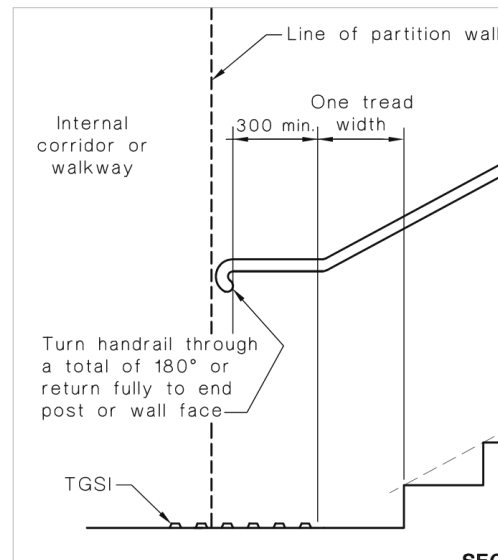
Compliance is readily achievable with minor design development and/or specification to AS1428.1-2009 at the Detailed Design Stage.

D3.4 exemptions and or Performance Solutions may also be applicable.

Ensure all non-fire isolated stairways are provided with the associated accessible features such as handrails and TGSIs in accordance with AS1428.1 & AS1428.4.

Design Detail:

Ensure handrail extensions are setback/protected by a wall or similar in accordance with AS1428.1-2009.



Design Detail:

Ensure nosing chamfers/radius is no greater than 5mm x 5mm.

Design Detail:

Ensure nosing strips are set back no further than 15mm from the nosing edge (inclusive of the chamfer).

Design Detail:

Ensure luminance contrast of nosing strips does not extend down the riser more than 10mm

<ul style="list-style-type: none"> for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and 	<p>All elements of the nosing strip must achieve the minimum 30% luminance contrast to the surrounding tread/riser.</p> <p><i>N.B. – Cl. D2.17(a)(vi) of the BCA is generally assessed by the PCA / BCA Consultant. Where assessment of this Clause is required by this office please confirm and provide detail.</i></p>	DD
<p>Accessways must have—</p> <ul style="list-style-type: none"> passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway. 	<p>Compliance is readily achievable with minor design development and/or specification to AS1428.1-2009 at the Detailed Design Stage or application of D3.4 exemptions.</p>	CoC

Cl. D3.4: Exemptions

DtS Provision	Comment(s)/Recommendation(s)	Status														
<p>The following areas are not required to be accessible –</p> <ul style="list-style-type: none">• An area where access would be inappropriate because of the particular purpose for which the area is used.• An area that would pose a health or safety risk for people with a disability.• Any path of travel providing access only to an area exempted by (a) or (b).	<p>Exemptions are to be reviewed on a case-by-case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) –</p> <ul style="list-style-type: none">• Storage rooms• Plant rooms• Caretaker only areas <p>Stakeholders have requested a D3.4 exemption for the following areas. TBC.</p> <table><tr><td>• Upper deck</td><td>• Product display</td></tr><tr><td>• Bin room</td><td>• Dog recovery</td></tr><tr><td>• Dog ward</td><td>• Theatres 1 & 2</td></tr><tr><td>• Grooming</td><td>• Pre op</td></tr><tr><td>• Dog enclosure 1 & 2</td><td>• Staff amenities & Staff deck</td></tr><tr><td>• Laundry</td><td>• Cat & Dog treatment</td></tr><tr><td>• Radiology</td><td>•</td></tr></table> <p>A Performance Solution will be required if these areas are not deemed as D3.4 exempt.</p>	• Upper deck	• Product display	• Bin room	• Dog recovery	• Dog ward	• Theatres 1 & 2	• Grooming	• Pre op	• Dog enclosure 1 & 2	• Staff amenities & Staff deck	• Laundry	• Cat & Dog treatment	• Radiology	•	Info
• Upper deck	• Product display															
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• Radiology	•															

Cl. D3.5: Accessible carparking

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Accessible carparking spaces are to be provided in accordance with Table D3.5 of the BCA in a Class 7a building and a carparking area on the same allotment as a building required to be accessible.</p> <p>Accessible carparking spaces –</p> <ul style="list-style-type: none"> are to comply with AS2890.6-2009. need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public <p><u>Class 6 –</u></p> <p>1x space for every 50 carparking spaces or part thereof.</p>	<p>Compliance is readily achievable with minor design development and/or specification to AS/NZS 2890.6-2009 at the Detailed Design Stage.</p> <p><u>Design Detail –</u></p> <p>Bollards are to be located in the centre of the width of the shared zone, 800mm +/- 50mm from the entry of the space.</p> <p><u>Design Detail:</u></p> <p>Ensure accessible parking spaces and shared zones are 5400mm long x 2400mm wide and provided on a gradient of 1:40 or shallower in all directions.</p> <p>Un unmarked circulation space of 2400mm x 2400mm is required at either the front or back of the accessible space.</p> <p>Ensure a head height of 2.2m is provided leading to all accessible parking, with 2.5m provided directly above all accessible parking/shared zones.</p>	CoC

Cl. D3.6: Signage

DtS Provision	Status
<p>In a building required to be accessible signage complying with Spec. D3.6, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows –</p> <ul style="list-style-type: none"> braille and tactile signage must identify each sanitary facility and space with hearing augmentation; braille and tactile signage must identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor level number; signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained; signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; signage to identify an ambulant accessible sanitary facility must be located on the door of the facility; directional signage where a pedestrian entrance is not accessible. directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. 	DD

A design compliance certificate should be obtained from the signage designer/contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards.

Cl. D3.7: Hearing augmentation

N/A – No areas requiring hearing augmentation have been indicated on plan.

Cl. D3.8: Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS1428.4.1-2009 must be provided to warn people who are blind or have a vision impairment that they are approaching –</p> <ul style="list-style-type: none"> • a stairway, other than a fire-isolated stairway; • an escalator/moving walk; • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. 	<p><u>Design Detail:</u></p> <p>Plans do not indicate TGSIs. Ensure TGSIs are provided to all applicable building elements in accordance with AS1428.4.1-2009.</p> <p>Compliance is readily achievable with minor design development and/or specification to AS1428.4.1-2009 at the Detailed Design Stage</p>	CoC

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

N/A – No fixed seating is proposed.

Cl. D3.10: Swimming pools

N/A - No swimming pools proposed.

Cl. D3.11: Ramps

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>On an accessway, a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.</p>	<p>Compliance is readily achievable with minor design development and/or specification to AS 1428.1-2009 at the Detailed Design Stage</p>	CoC

Cl. D3.12: Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.</p> <p><u>Design Detail:</u></p>		DD

Verification of 30% luminance contrast between visual indicators and surrounding surfaces is required before CC sign off. This can be estimated by obtaining the luminance reflectance value of the paint colour or product from the manufacturer, laboratory testing or on site testing prior to completion.

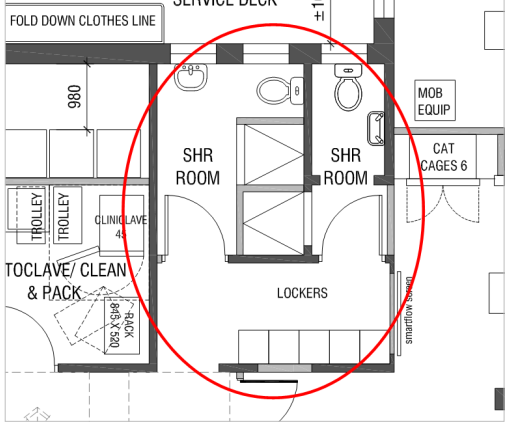
BCA Part E3 – LIFT INSTALLATIONS

Cl. E3.6: Passenger lifts

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Every passenger lift must –</p> <ul style="list-style-type: none"> • be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and • have accessible features in accordance with Table E3.6b; and • not rely on a constant pressure device for its operation if the lift car is fully enclosed. 	<p>The proposed passenger lifts shall have the following features –</p> <ul style="list-style-type: none"> • Handrail complying with the mandatory handrail provisions of AS1735.12, • Lift floor dimensions not less than 1,100mm x 1,400mm where the lift vertical travel is less than 12m, • Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is more than 12m, • 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 AS1735.12, • Lighting in accordance with AS1735.12, • Automatic audible/visual information within the lift car and at the landings as prescribed, • 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. <p>A design compliance certificate should be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	DD

BCA Part F2 – SANITARY AND OTHER FACILITIES

Cl. F2.4: Accessible sanitary facilities

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible:</p> <ul style="list-style-type: none"> • Accessible unisex sanitary compartments must be provided as in accordance with Table F2.4(a), • Accessible unisex showers must be provided in accordance with Table F2.4(b), • At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females. • An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels. • Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1. • An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and • Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible. 	<p>Compliance is readily achievable with minor design development and/or specification to AS1428.1-2009 at the Detailed Design Stage.</p> <p><u>Design Detail</u></p> <p>If the first floor area is not deemed acceptable for a D3.4 exemption, a Performance Solution will be required to omit the provision of an accessible unisex sanitary facility and male/female ambulant sanitary compartments.</p> 	CoC

3.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the relevant project design documentation to determine the compliance status of the proposed development against Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2019 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and related pertinent Australian Standards.

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

4.0 REVIEW PROVIDED BY

Prepared by:



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Accessibility Consultant

Reviewed by:



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Director

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DISCLAIMER

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