



KNOWLES GROUP

WARRIEWOOD AGED CARE

ACCESS REVIEW

Morris Goding Accessibility Consulting

FINAL

6th September 2016

REPORT REVISIONS		
Date	Version	Drawing No / Revision
9.05.2015	Draft	DA-100 [rev B], DA-101, DA-102 [rev B]
6.09.2016	FINAL	1510120-ARCARE- DA-000, DA-010, DA-011, DA-04(A), DA-020, DA-021, DA-100(D)_ DA-104, DA-200, DA-201, DA-300, DA-310, DA-400, DA-500 Issued 05.09.2016

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of Warriewood Aged Care, at 23-27 Warriewood Road, Warriewood, NSW and an appropriate response to AS1428 series, Building Code of Australia (BCA), and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris Goding Accessibility Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The residential development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, car parking and accommodation comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the reports' recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, car parking, and adaptable units can be readily achieved.

The recommendations in this report are associated with detailed design and are achievable. The main recommendations that have arisen from the access review include:

- (i) Ensure handrails are provided of both sides of the common corridors in accordance with BCA2016, Pt. D2.17 and AS1428.1:2009.
- (ii) If double doors are provided to common-use rooms ensure either each leaf achieves 850mm clear opening width and/or provides uneven leafs (one leaf achieving 850mm clear width) in accordance with AS1428.1:2009.
- (iii) Ensure a level threshold (hob-free) is provided between internal and external doorways to all common use courtyards, terraces and landscaped gardens compliant with AS1428.1.
- (iv) Where a 90° turn is to be achieved at top and bottom of ramps ensure the landing shall be not less than 1500mm, compliant with AS1428.1:2009 fig 25(B).
- (v) Ensure the accessible bathrooms of the SOU's have a minimum internal dimension of 2350mm x 2750mm to allow for compliant circulation spaces, in accordance with AS1428.1.
- (vi) Ensure the accessible bathrooms are an even spread of left and right hand transfers on each floor, in accordance with DDA Premises Standards.
- (vii) Ensure a level threshold (hob-free) is provided from the accessible SOU to the adjacent common use courtyard, compliant with AS1428.1.

- (viii) If staff shower and WC facilities are provided ensure an accessible facility is provided adjacent, compliant with AS1428.1:2009 and the DDA Premises Standards.
- (ix) Ensure a sanitary compartment suitable for a person with an ambulant disability is provided at each bank of toilets (staff facilities) in accordance with AS1428.1:2009 and BCA 2016 F2.4.

2. INTRODUCTION

2.1. General

Knowles Group has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed Warriewood Residential Aged Care Facility located at 23-27 Warriewood Road, Warriewood, NSW.

The development proposes three levels including SOU's, with carparking at Basement level and common use facilities over each of the three proposed levels.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development,
- Provide a report that will analyse the provisions of disability design of the development, and,
- Recommend solutions that will ensure the design complies with the Federal Disability Discrimination Act (DDA), DDA Access to Premises Standards (including DDA Access Code), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The Access Review Report considers user groups, who include residents, staff and visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

1. People with sensory impairment
2. People with mobility impairments
3. People with dexterity impairments

The Report seeks to provide compliance with the DDA. In doing so, the Report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3. Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSI's, handrail design, signage, hearing augmentation etc. that will be included in construction documentation.

2.4. Statutory Requirements

The following standards are to be used to implement the Report:

- Disability Discrimination Act 1992
- DDA Access to Premises Standards 2010 (including DDA Access Code)
- BCA 2016 - Building Code of Australia
- AS 1428.1 – 2009 (General Requirements for Access)

- AS 1428.4.1 – 2009 (Tactile Ground Surface Indicators)
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- AS2890.6 – 2009 (Car parking)

3. INGRESS & EGRESS

3.1. Main Entrances

The main pedestrian entrance into the building is located from Warriewood Road, via a car drop off area with adjacent pedestrian footpaths. There are proposed footpaths from the property boundary leading to a covered pedestrian and car shared zone to access the entrance of the building; this pathway appears to be level and in accordance with AS1428.1:2009.

The main entry doors at Ground floor level are two sets of automatic sliding doors separated by an airlock. The entry doors into the building achieve compliant clear opening width and a wheelchair turning area has been provided inside and outside of the doors, compliant with AS1428.1:2009.

There is an entrance from the Lower Ground car parking level into the residential facility. There are two sets of automatic sliding doors separated by an airlock at the entrance. The doors achieve compliant opening width and a passing and turning area has been provided at the entry doors both inside and within the car park, in accordance with AS1428.1. There is a safe waiting area located away from vehicular traffic protected by bollards.

Accessible paths of travel from the pedestrian footpath and property boundary to all the proposed points of entry are achievable and in accordance with AS1428.1 and DDA Premises Standards.

3.2. Emergency Egress

There are several fire-isolated stairs that connects upper residential levels and the Basement car parking to Ground floor and Basement level external exit points. The unassisted accessible points of egress from the development are from the Ground floor entry lobby, Basement level units and Basement level communal areas

Consider sizing fire doors to achieve clear opening width of 850mm as this is sufficient width to provide assistance for a person using a wheelchair to move into the stair wells in the case of an emergency. (Advisory) Any stairs and ramps that are non-fire isolated and on an egress route will be required to comply with AS1428.1:2009.

The fire stair configuration is to have one handrail achieving a constant height throughout the fire stair, compliant with BCA 2016 part D2.17.

Recommendations:

- (i) Within fire egress stairs provide one accessible continuous handrail compliant with AS1428.1:2009 Clause 12. This requires a handrail at a constant height which can be achieved by off-setting treads or extending the length of fire stair landings to accommodate a handrail achieving compliance. Clarification and direction from the BCA consultant/PCA will be required.
- (ii) Ensure that all stair treads/nosing and stair landings on required egress routes are slip resistant in accordance with BCA 2016 Table D2.14 (AS4586:2013)

- (iii) Consideration to provide 850mm clear width doors to fire stairs (Advisory).
- (iv) Consideration for emergency services to include audible and visual warnings/ signals to assist people with sensory disabilities (Advisory)

4. PATHS OF TRAVEL

4.1. General

The paths of travel from the Main Entry Foyer to the First floor and Lower Ground floor levels are accessible via the passenger lifts, in accordance with the DDA Premises Standards. Outside all the lift doors on the residential levels a wheelchair passing space of min, 1800 x 2000mm is achieved, compliant with AS1428.1:2009 and BCA 2016.

The connected corridors are the main paths of travel of pedestrian use; the corridors have clear widths greater than 1800mm to allow two wheelchair users to easily pass each other in accordance with AS1428.1. At this stage it appears as there are no handrails to both sides of the corridors. Review is required to provide handrails along both sides of the corridors used by residents, compliant with BCA 2016, D2.17.

There are several sets of double hinged doors within the corridors; these may be smoke doors and held in an open position, however if these doors are not smoke doors, review is required to provide a single operable leaf achieving compliant open width in accordance with AS1428.1:2009,

Doorways to common use rooms on all levels, offices, rooms of a public nature (activity rooms, courtyard, theatre, dining rooms) appear to have circulation spaces at doorways compliant with the requirements of AS1428.1:2009. Where double leaf doors are provided ensure one leaf achieves clear opening width, compliant with AS1428.1:2009. For example double doors to activity rooms; each leaf achieves 800mm clear opening width.

There are several external open spaces provided for common use, these include courtyard areas, terraces and landscaped gardens, the design must ensure that access is available between internal and external spaces, compliant with the DDA Premises Standards.

Recommendations:

- (i) Ensure handrails are provided of both sides of the common corridors in accordance with BCA2016, Pt. D2.17 and AS1428.1:2009.
- (ii) If double doors are provided to common-use rooms ensure either each leaf achieves 850mm clear opening width and/or provide uneven leafs (one leaf achieving 850mm clear width) in accordance with AS1428.1.2009.
- (iii) Ensure a level threshold (hob-free) is provided between internal and external doorways to all common use courtyards, terraces and landscaped gardens compliant with AS1428.1.
- (iv) Ensure the external finished floor surface has a slip resistance in accordance with AS4586 and HB198.

4.2. Lifts

There are two passenger lifts provided which are centrally located within the development. They can achieve the internal dimensions to satisfy the

minimum width of 1400mm and 1600mm length and a lift door opening of 900mm clear width as required by AS1735.12.

Outside the lift doors on all residential levels a circulation area is provided which will allow two wheelchair users the ability to pass one another in an independent and equitable manner, compliant with AS1428.1:2009. The lift located in the Lower Ground car park has a safe waiting area protected by bollards from the vehicular aisles, a wheelchair turning area greater than 1540 x 2070mm has been provided outside the lift doors, compliant with AS1428.1:2009.

Recommendations:

- (i) Lift car components (grab rail, control buttons, lighting) to comply with AS1735.12.
- (ii) Lift lobby call button and arrival indicators to comply with AS1735.12.

4.3. Ramps

There are common use ramps provided on Lower Ground level, they provide an accessible path of travel from common use areas (Dining at Lower Ground level) to external open spaces. It appears as if the ramps are a part of the egress path. Review is required for the ramps to be fully compliant with AS1428.1:2009.

The ramps have handrails on both sides, landings at compliant 9M spacing for a ramp of 1:14 gradient in accordance with AS1428.1:2009. Review is required of the ramps to be set back to allow for handrail extensions without protruding into landing areas and transverse paths of travel.

Where a landing is provided and a 90 degree turn area is to be achieved ensure the landing is compliant with AS1428.1:2009.

Recommendations:

- (i) Ensure the handrails to ramps are set back 400mm to allow for handrail extensions, the handrails are to have domed buttons in accordance with AS1428.1:2009 and AS1428.4.1:2009.
- (ii) Where a 90° turn is to be achieved at top and bottom of ramps ensure the landing shall be not less than 1500mm, compliant with AS1428.1:2009 fig 25(B).

5. AMENITIES & FACILITIES

5.1. Accessible Units

There are a total of 130 sole-occupancy units (SOU's) proposed. The BCA 2016 requires a minimum of 7 accessible SOU's for a Class 9C building. The accessible SOU's are located on all levels providing a variety of SOU'S representative of the range of rooms throughout the project, compliant with BCA2016.

The accessible rooms achieve compliant circulation, clear opening widths of doors and door circulation, review is required to provide compliant latch side clearances in accordance with AS1428.1:2009. The bathrooms within the accessible Sou's are generally compliant with AS1428.1:2009.

On each floor the accessible rooms are to be an equal balance of left hand and right handed bathrooms, review is required of the SOU's on Basement level and Ground floor level.

Recommendations:

- (i) Ensure the accessible bathrooms of the SOU's have a minimum internal dimension of 2350mm x 2750mm to allow for compliant circulation spaces, in accordance with AS1428.1; currently the basin is encroaching within the shower circulation.
- (ii) Ensure the accessible bathrooms are an even spread of left and right hand transfers on each floor, in accordance with DDA Premises Standards.
- (iii) Ensure a level threshold (hob-free) is provided for the accessible SOU to the adjacent common use courtyard, compliant with AS1428.1.

5.2. Accessible Toilets

There are several common-use toilets located on each floor. At this stage of the documentation it appears as they intend to be all accessible, review is required for the facilities to be in accordance with AS1428.1:2009.

For future detailing the accessible facilities are to have an even spread of left and right hand transfers to pans, compliant with the DDA Premises Standards and AS1428.1:2009.

Recommendations:

- (i) The accessible WC for common use is to have a circulation area around the accessible toilet pan of 1900mm x 2300mm. The wash basin must sit outside this area, and if needed only encroach into this area by 100mm (max) in accordance with AS1428.1.
- (ii) Ensure accessible toilet doors have clear widths of 850mm, and compliant latch side clearances of 510/530mm, (300mm clear to the basin) in accordance with AS1428.1:2009.
- (iii) Ensure the common use accessible WC's are an even spread of left and right hand transfers, throughout the development, in accordance with DDA Premises Standards.

5.3. Staff Facilities

On Lower Ground floor there is an area for staff change rooms and facilities. Review is required of the path of travel to these facilities to be compliant with AS1428.1:2009. If there is a bank of WC's and showers provided, review is required to provide an accessible facility compliant with the DDA Premises Standards and AS1428.1:2009.

Recommendations:

- (i) Ensure the doors to the staff facilities are accessible, 510/530mm latch side clearance, 850mm clear opening doors, compliant with AS1428.1:2009.
- (ii) If staff shower and WC facilities are provided ensure an accessible facility is provided adjacent, compliant with AS1428.1:2009 and the DDA Premises Standards.
- (iii) Ensure a sanitary compartment suitable for a person with an ambulant disability is provided at each bank of toilets (staff facilities) in accordance with AS1428.1:2009 and BCA 2016 F2.4.

5.4. Car Parking

Within the Basement car parking level there is provision of 66 car spaces of which two are dedicated as accessible car spaces. The number of accessible car bays satisfies 1% of total car bays provided to be accessible in accordance with the BCA & DDA Premises Standards. Currently compliance is achieved.

The accessible car bays have minimum internal dimensions 5.4m x 2.4 (width) with an adjacent shared zone of equal size, in accordance with AS2890.6. The accessible car bays are located in close proximity to the lift and away from vehicular ramps for safety.

Recommendation:

- (i) The accessible car bays to have vertical clearance of 2.5 metres with 2.2 metres vertical clearance leading to them.

6. MISCELLANEOUS

6.1. Signage

Recommendations:

- (i) Signage to comply with BCA part D3.6 and AS1428.1 requirements.
- (ii) Provide way finding signage to accessible car bays, passenger lift and accessible toilets.

6.2. Lighting

Recommendations:

- (i) In general the maintenance illumination levels should be 150 lux for paths of travel, corridors and stairs, 250 lux for counters. All lighting levels to comply with AS1428.2.
- (ii) External lighting to be adequate for people with impaired vision and located along the paths of travel.

6.3. Hearing Augmentation

It is assumed that audio/visual equipment will be provided in at least some of the residential common-use areas.

Recommendation:

- (i) Provision of a system of hearing augmentation compliant with AS1428.1:2009 in all of the lounges which have an in-built system of audio amplification. The DDA Access Code requires the provision of a hearing augmentation system irrespective of the size of the room.