

Access Report 01 - Development Application Statement Winnunga (16098)



Contents

Revision History	3
Introduction	3
Documentation Reviewed	4
Compliance Statement	4
Purpose of Report	4
Legislative Requirements	5
Exemptions, Concessions & Departures	6
Standard Access Notes & Dimensions	6

Winnunga

Project Number: 16098

Prepared for

Nathan Judd
JUDD Studio
Email: nathan@juddstudio.com.au

Building Surveyor

To be appointed

ACAA Accredited Member

Patricia Flores
Senior Access Consultant
Architecture & Access (Aust) Pty Ltd
Tel: 1300 715 866
Email: pflores@archaccess.com.au
ACAA Accredited Member #247
Association of Consultants in Access Australia

Revision History

Doc #	Rev #	Reason for Issue	Author	QA Reviewer	Date
01	-	Development Application Statement	S.Walmsley	P.Flores	21.07.2023

Introduction

Architecture & Access has been commissioned to provide access consulting services for the development application stage of the proposed development for Winnunga NimmityJah Aboriginal Health and Community Services (Winnunga NAHCS) residential rehabilitation facility at Antill Street in Watson, ACT.

The development consists of:

- accommodation for 24 residents (male)
- therapeutic treatment facilities (including spaces for individual and group sessions)
- resident amenities, including communal areas for cooking, meals and recreation and quiet spaces for smaller scale interactions
- quality outdoor spaces, including a mix of hard and soft landscaped areas, with potential for small scale indoor/outdoor recreation
- associated administrative and staff facilities

Documentation Reviewed

The report is based on drawings, received on 29 June 2023

Drawing No.	Title	Rev
DA-00.10	COVER SHEET & DRAWING LIST	-
DA-01.10 to DA-01.15	ARTISTS IMPRESSIONS	-
DA-03.10	SITE PLAN	-
DA-03.11	DRAFT SUBDIVISION PLAN	-
DA-04.10	AREA PLANS - PRELIMINARY SCHEME	-
DA-06.10	FLOOR PLAN - GROUND LEVEL - MAIN BUILDING	-
DA-06.11	FLOOR PLAN - LEVEL 1	-
DA-06.12	ROOF PLAN	-
DA-06.13	FLOOR PLAN - MEN'S SHED & WASTE ENCLOSURE	-
DA-06.16	DEMOLITION PLAN	-
DA-06.17	TYPICAL ROOM TYPES - ACCESSIBLE	-
DA-06.18	FLOOR PLAN - GROUND LEVEL - WET AREAS	-
DA-06.19	FLOOR PLAN - LEVEL 1 WET AREAS	-
DA-07.10	ELEVATIONS - NORTH & SOUTH	-
DA-07.11	ELEVATIONS - WEST & EAST	-
DA-07.12	COMPOSITE STREET SCAP ELEVATION	-
DA-08.10	SECTIONS	-
DA-09.10	SHADOW DIAGRAMS	-

Compliance Statement

After review of the Development Application documentation, Architecture & Access hereby state in principle that, to the best of knowledge and the information provided, the documentation indicates that compliance with the intent of the Disability Discrimination Act, the requirements of the Disability (Access to Premises – Buildings) Standards and the National Construction Code, including its referenced Australian Standards for disability access, can be achieved within areas of the site and buildings required to be accessible.

This advice shall not be considered as relieving any other party of their responsibilities, liabilities or contractual obligations, inclusive of identified defects and client acceptances.

The building is required to be built in accordance with the drawings and the notes on the drawings to achieve compliance with the requirements of the Disability (Access to Premises – Buildings) Standards and the National Construction Code and its referenced Australian Standards for disability access. Any amendments to the drawings or the notes on the reviewed drawing set may lead to non-compliances and this report may no longer be valid.

Purpose of Report

The purpose of this report is to support the Development Application submission by complementing Access Report 01 (which provided the client and design team with an access evaluation of the proposed plans).

Where issues related to mandatory compliance items that were identified in Access Report 01 have not been revised and resolved or where details were not available at that stage of development, notes and dimensions are to be added to the drawings to ensure the design intent is achieved as the planning is progressed. Details of these notes and dimensions are provided below.

It is essential the objectives of safe, dignified and equitable access are met for all users of the building.

Legislative Requirements

The Disability Discrimination Act. (DDA) 1992

The DDA is Commonwealth legislation which was enacted in 1993. It aims to eliminate discrimination against people on the grounds of disability in many areas, including the following:

- Work;
- Accommodation;
- Education;
- The provision of goods and services; and
- Access to premises.

Whilst Section 23 of the DDA stipulates that it is unlawful to discriminate, it does not provide information on how to design, construct or manage buildings in a way that is not discriminatory.

The Disability (Access to Premises - Buildings) Standard. (DAPS) 2010

The DAPS purpose is to define how to provide dignified and equitable access for people with disabilities which meets the intent of the DDA. This provides greater access for people with disabilities as well as greater certainty for building owners and developers that their obligations under the DDA have been met.

Access is required to be provided to all levels of buildings and all facilities and services operating from them, unless to do so would impose an unjustifiable hardship or the purpose of an area is unsuitable for a person with a disability or poses a health and safety risk for that person.

National Construction Code/Building Code of Australia (NCC/BCA)

The requirements of the DAPS were included in the National Construction Code/Building Code of Australia (NCC/BCA) in 2011 and apply to all new buildings and those undergoing building works which require a building permit.

Australian Standards for Disability Access

The Australian Standards referenced by the NCC/BCA provide many of the technical details on the construction of accessible buildings.

Reference Documents

The following reference documents have been used in the preparation of this report:

- Disability Discrimination Act 1992 (Cth.) (DDA)
- Disability (Access to Premises - Buildings) Standard 2010 (Cth.) (DAPS)
- National Construction Code (NCC) 2022 Volume One Amendment 1 - Building Code of Australia 2022 Sections D4D3, E3D7, E3D8, F4D5, F4D6 and F4D7
- AS 1428.1:2009 Design for access and mobility - General Requirements for Access - New Building Work
- AS 1428.1:2021 Design for access and mobility - General Requirements for Access - New Building Work

- AS/NZS 1428.4.1:2009 Tactile Ground Surface indicators for the Orientation of People with Vision Impairment
- AS/NZS 2890.6:2009 Off street parking for people with disabilities
- AS 1735 Suite of standards - Lifts, escalators and moving walks
- AS 1288:2006 Glass in Buildings – Selection and installation
- AS 1428.2:1992 Design for access and mobility - Enhanced and Additional Requirements - Buildings and Facilities
- Additional Requirements:
 - CHS-Hydraulics Standard Inclusions (section 10.4 specifies FF&E for toilets and basins)
 - CHS – Flooring – specifies slip ratings
 - ST -16 Hearing Augmentation

Exemptions, Concessions & Departures

Exemptions

Access for people with disabilities is not required to be provided to areas which are exempt under Section D4D5 of the NCC/BCA (2022), including:

- An area where access would be inappropriate because of the particular purpose of that area;
- An area which would pose a health and safety risk for people with a disability, or
- Any path of travel to those areas.

Subject to the acceptance of the Building Surveyor, areas which may be considered suitable for an exemption from the requirements of access for people with disabilities are:

- Facility Laundry & Linen Room
- Comms room
- Cleaner's room
- Storage areas (containing heavy/large storage items)
- Overnight Shift Staff Sleeping

Standard Access Notes & Dimensions

Minimum dimensions to be added to town planning permit drawings

1. Dimensions of accessible car parking spaces and shared zones.
2. Critical dimensions of ramps, landings, corridors, including required passing & turning spaces, and sanitary facilities for people with disabilities.
3. Gradients of access paths, ramps and car park areas.

Standard access notes to be added to town planning permit drawings

1. Accessible car space and shared space to comply with AS2890.6:2009, including size of space (5400x2400mm) and bollard, located 750-850mm in from the shared space entrance.

2. Crossfall within accessible car spaces and shared spaces to not exceed 1:33 (for asphalt) or 1:40 (for concrete) in both directions.
3. Signage and line-marking of accessible car spaces and shared spaces to be in accordance with AS2890.6:2009, including white on blue international symbol of access and yellow line-marking.
4. A pedestrian path of travel from the site boundary to the building entry in accordance with NCC (2022) D4D3 (1), will be provided as appropriate considering security access and purpose of the site.
5. Gradient of paths to be maximum 1:20 with level landings as required by AS1428.1:2009 or a ramp must be provided.
6. All paths of travel to be minimum 1000mm wide. Crossfalls on paths of travel, ramps and walkways to be maximum 1:40 as required by AS1428.1:2009.
7. Paths and floor surfaces shall be slip resistant. Abutments of surfaces on a path of travel shall have no lip or step greater than 5mm and be rounded or bevelled. Joints between pavers to be no wider than 12mm and in compliance with AS1428.1:2009.
8. Drainage grates located on a path of travel to have openings or slots no larger than 13x150mm. The longer dimension of the opening is to be transverse to the direction of travel, as required by AS1428.1:2009.
9. Tactile ground surface indicators to be provided where a pedestrian path intersects with a roadway at the same grade. Indicators are to be setback 300mm from the roadway for a depth of 600-800mm, in a colour which provides a luminance contrast with the background surface, as required by AS1428.4.1:2009.
10. Obstructions such as bins, seats, bike racks, light poles, trees and planters are to be provided away from the building line and outside the path of travel.
11. Level landings at doors to have a maximum crossfall of 1:40. Landing dimensions are to be provided in accordance with AS1428.1:2009. Level transition to be provided at door threshold or threshold ramps in accordance with AS1428.1:2009 with maximum rise of 35mm, gradient of 1:8 and length of 280mm.
12. Door, door frame or adjacent wall to provide a minimum 30% luminance contrast between two of these surfaces.
13. Doors to provide a minimum 850mm clear opening width and door circulation space in accordance with AS1428.1:2009.
14. Door furniture to be located between 900 – 1100mm AFFL. Lever and pull handles to be 'D' profile as required by AS1428.1:2009. Push buttons, intercoms and all door controls to be located 900-1200mm AFL, not within 500mm of an internal corner and as required by AS1428.1:2009.
15. The maximum force to open a door is not to exceed 20N (other than fire doors and smoke doors, where a door closer is fitted).
16. Visual indicators in accordance with AS1428.1:2009 to be provided to all glazed doors, sidelights and windows capable of being mistaken for an opening.
17. Ramp gradients, level landings, handrails and kerbrails to be provided in accordance with AS1428.1:2009.

18. Tactile ground surface indicators to be provided at top and bottom of ramps and stairs (excluding fire stairs) in compliance with AS1428.4.1:2009.
19. Stairs to be provided in accordance with AS1428.1:2009, including contrast nosing to treads and handrails with compliant profile and extensions on both sides of the stair.
20. Fire isolated stairs (where provided) to be provided with contrast nosings to treads and at least one handrail with compliant profile in accordance with NCC/BCA D4D4 (a)(iii) and AS1428.1:2009.
21. Lift car to have minimum car size of 1400mm deep x 1100mm wide, with fitout in accordance with NCC/BCA E3D8. Lift landing buttons to be 900-1200mm AFL, not within 500mm of an internal corner and as required by AS1735.12:1999.
22. Size, fitout and circulation spaces of Unisex Accessible WC shall be provided in compliance with AS1428.1:2009.
23. Size, fitout and circulation spaces of WC cubicles for people with ambulant disabilities to comply with AS1428.1:2009.
24. Hearing augmentation systems to be provided in accordance with NCC/BCA Clause D4D8. Associated raised tactile and Braille signage shall be provided in accordance with NCC/BCA D4D7 and Specification 15.
25. Raised tactile and Braille signage to all sanitary facilities to be provided in accordance with NCC/BCA D4D7 and Specification 15. Signs to be positioned at a height of 1200–1600mm AFL on the wall to the latchside of the door and as required by AS1428.1:2009.
26. Raised tactile and Braille signage to be provided at exit doors to paths of egress, as required by BCA E4D5. Signage shall comply with D4D7(a)(ii) identifying the exit and the level of the building.
27. All light switches & GPOs to be located in accordance with AS1428.1:2009. All light switches to be between 900–1100mm AFFL, GPOs in unisex accessible WCs to be located between 600-1100mm AFFL and no closer than 500mm to internal corners. Switches to be 30mm rocker switches in unisex accessible WCs.
28. Lighting levels to comply with AS1428.1 Clause 17.1, i.e. uniform and in accordance with AS1680.0 to provide for safe movement within buildings.
29. Carpet pile height is to be 11mm maximum in compliance with NCC/BCA D4D4.
30. Kitchen fitout to provide access under bench and sink in accordance with AS1428.2 or be capable of easy modification if required to accommodate wheelchair access.
31. Emergency warning information systems to be provided in accordance with NCC/BCA.