



FJMT STUDIO

MACARTHUR MEMORIAL PARK

ACCESS REVIEW

Morris-Goding Accessibility Consulting

Final v2

26th September 2017

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REPORT REVISIONS		
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29.06.17	Draft	Overall Site Plan prepared by Florence Jaquet; Landscape Masterplan, Location Plan and DA Presentation drawings for Gatehouse and Administration Buildings, Chapel Building, Chapel and Carparking, Chapel Building Basement, Chapel Building Sections, Café and Function Buildings, Garden Staff Building Prepared by FJMT Architects issued to MGAC Access Consulting on 14.06.2017
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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the design development of the Macarthur Memorial Park located at 166-176 St Andrews Road Varroville, NSW and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Premises Standards 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 development has been reviewed to ensure that ingress and egress, paths of travel, accessible toilets and circulation areas comply with relevant statutory guidelines.

The recommendations in this report are associated with detailed design. These recommendations should be addressed prior to construction certificate.

The main recommendations that have arisen from the access review include:

- (i) Ensure accessible car parking spaces are provided to meet the minimum ratio of accessible to standard car spaces specified according to building use in the DDA Premises Standards Clause D3.5.
- (ii) Ensure accessible car parking spaces to be designed in accordance with AS2890.1 including provisions for minimum dimensions of the parking bays and the shared zones.

2. INTRODUCTION

2.1. General

FJMT Studio has engaged Morris-Goding Accessibility Consulting to provide advice including an access report for the concept development for Macarthur Memorial Park.

The requirements of this access review and report are:

- Review supplied drawings of the existing area and concept.
- Comment on the overall accessibility and suitability of the concept design for use by people with disabilities.
- Provide an access report that will assist designers to ensure that the design complies with the AS 1428 series, Building Code of Australia (BCA), DDA Premises Standards and ultimately the Commonwealth Disability Discrimination Act (DDA).

2.2. Proposed Macarthur Memorial Park

The Macarthur Memorial Park is located at 166-176 St Andrews Road, Varroville NSW.

The proposed development relates to the construction of new buildings, car parks, private footpaths and vehicular roadways.

The park will consist of soft and hard landscape elements with six new buildings including the chapel (Class 9b), staff administration (Class 5), function (Class 9b) and café (Class 6) which will be located in various parts of the memorial park, linked by pedestrian and vehicular pathways. Car parks associated with individual buildings are also included in the development.

The site plan indicates individual buildings and associated car parks and footpaths are built along the natural contours of the land to ensure access ways with level surfaces or walkway gradients can be achieved.

Principal pedestrian entrance for each building is orientated towards the footpaths providing connection to the car parks and the roadway. The footpaths serving car parks and the roadway have level surfaces or gradients not exceeding 1:14 and 1:20 specified in AS1428.1.

Pedestrian networks other than footpaths connecting buildings to associated car parks tend to cut across the contour lines to provide shortest routes between buildings and facilities and have steeper gradients than the gradients specified in AS1428.1.

2.3. Objectives

The report considers user groups such as Public, visitors and staff. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- ✘ People with sensory impairment (hearing and vision)
- ✘ People with mobility impairments (ambulant and wheelchair)
- ✘ 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.

2.4. Statutory Regulations

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

- AS 1428.1:2009 (Design for access and mobility, General requirements for access – New building work)
- AS/NZS 1428.4.1:2009 - (Tactile Ground Surface Indicators)
- AS 1735.12:1999 (Lifts, escalators and moving walks - facilities for persons with disabilities)
- AS 2890.6:2009 (Off-street parking for people with disabilities)
- BCA 2016 parts D3, E3, F2
- DDA - Access to Premises Standards
- DDA - Disability Discrimination Act
- Campbelltown Development Control Plan 2015

3. SITE LINKAGE NETWORK

3.1. Main entry points along site boundaries

The Macarthur Memorial Park is bounded by St Andrews Road to the west, Hume Highway to the south and surrounded by farming areas to the north and east. The main entrance near the northern portion of the St Andrews site boundary Road is connected by roadway to the Café and the Gate House, and from there to a series of roadways providing connection to individual buildings distributed in the north eastern portion of the park site. Two secondary entrances are also located further south of the St Andrews site boundary. A service entrance is also located close to the main entrance on St Andrews Road.

3.2. Site network

In addition to paved roadways, some pedestrian pathways are also indicated on the site plans which provide secondary connections between some paved roadways as well as to and around featured parkland sites, such as the riparian zones.

From the information provided, there is access from the main pedestrian entry point to all buildings and/or car parks in form of 1:20 walkways or 1:14 pathways (with handrails) which can readily achieve compliance as per AS1428.1 and the DDA premises Standards.

In addition, buildings and car parks are sited along the natural contour lines and footpaths providing connections between individual buildings and associated car parks have gentle gradients of 1:40 or 1:20 complying with AS1428.1 for continuous accessible pathways.

Due to the natural topography and size of the site there are also areas, particularly along the site boundary where landscape pathways and walkways are steeper than 1:14 gradient. However these areas are viewed as external domain/landscaping and do not connect to and/or between buildings and/or facilities, therefore they are not required to be accessible in compliance with AS1428.1.

The overall site strategy also relies on the provision of car parking areas close to each individual building which is required to meet DDA Premises Standards. This will assist reduce pedestrian travel distances and particularly assist people with a disability given the large size of the development.

Recommendations:

- (i) Ensure paths of travel from pedestrian entrance and building linkages are compliant with AS1428.1 and the DDA Premises Standards. Note a possible performance based solution may need to be obtained to meet BCA performance requirements.
- (ii) Provide additional car parking spaces in addition to minimum requirements of DDA Premises Standards table D3.5. This can be addressed in ongoing design development.

4. CHAPEL BUILDING

4.1. External linkages

The chapel's portico faces north, towards the paved courtyard and a memorial pool. It is also surrounded by paved outdoor spaces to its east and west and double swinging doors are located in north, east and west elevations.

There is a drop off point located to the west side of the chapel building. There is a 1:20 walkway provided from the drop off point for pedestrians to access the main path to the chapel open areas and the chapel main entrance doors in accordance to AS1428.1 and the DDA Premises Standards.

There is an outdoor car park located to the east of the chapel building. There is a levelled shared path from the car park to the eastern pedestrian entrance to the chapel compliant with AS1428.1 and the DDA Premises Standards.

The natural ground line falls below the basement level to the south and an egress door has been provided out of the staff work area in the south west corner of the basement.

Recommendation:

- (i) Confirm that firm level surfaces will be provided to the areas between the paved courtyard, the chapel and the pool. Indicate the paved surfaces around the pool and the courtyard on CC plans.

4.2. Ingress and Egress

Pedestrian entrances for the chapel comprise of a series of double swinging doors located on its north, east and west elevations. Each door leaf is more than 1100mm wide and hence able to ensure min. 850mm clear door opening. Sufficient door circulation spaces are provided at entrances to the chapel to fully address AS1428.1.

There is a single swinging door in the south eastern corner of the basement, opening out from the mortuary staff area. A hard-stand area outside this door provides level landing at this doorway. The door has a clear width and required door circulation compliant with AS1428.1 and the DDA Premises Standards.

There is a secondary entry into the mortuary area via a corridor way that leads to a single hinge door. The corridor has a clear width of 1590mm which will allow a wheelchair user to complete at 180 degree turn at any point. The single hinge door has a clear width and sufficient internal and external door circulation spaces that with AS1428.1 and the DDA Premises Standards.

4.3. Paths of Travel

Ground level:

Continuous accessible paths of travel are provided on level surfaces throughout the chapel. Within the public seating area and open areas, sufficient spaces have been provided for persons using a wheelchair to maneuver between the seating aisles and perform 180° turn and allow for two wheelchair users to pass one another.

The corridors at the amenities and facility pods provide a clear width greater than the 1000mm require as per AS1428.1. In addition, 1540mm x 2070mm circulation spaces have been provided within 2m of a corridor end compliant with AS1428.1 and the DDA Premises Standards.

The space in front of the passenger lift is sufficient to provide the passing space (min. 1800mm W x 2000mm) in accordance with AS1428.1.

The doors at the ground floor of chapel provide clear width and circulation spaces in accordance to AS1428.1.

Basement Car park/Mortuary:

There is a suite of staff operation rooms within the mortuary area on the basement level. Continuous paths of travel on level grounds are provided from the accessible parking bays within the basement car park to the mortuary. A passenger lift in the main car parking provides continuous path of travel from the chapel to the basement staff work area.

Paths of travel to and within each room are provided on level surfaces. The majority of doors to each of the rooms have min. 850mm clear opening width based on the information on the plan, with majority of doors also having compliant door circulation spaces required as per AS1428.1 and the DDA Premises Standards.

However, the door to room K will require external (corridor way) circulation space to comply with AS1428.1.

The corridors provide sufficient clear widths of 1540mm which will accommodate wheelchair users to perform 180 degree turns within 2m of corridor ends compliant with AS1428.1 and the DDA Premises Standards.

Exemption under Clause D3.4 of the BCA may be sought from the PCA for plant room, cold room and other areas for which access would be inappropriate because of the purposes for which they are used.

The passenger lift in the car parking area is provided with sufficient landing area to allow passing space for wheelchair users (i.e. min. 1800mm X 2070mm L).

Recommendations:

- (i) Ensure door K external (corridor way) circulation space complies as per AS1428.1. This can be addressed in ongoing design development.
- (ii) Any areas within the basement for which exemption may be sought under Clause D3.4 of the BCA due to particular nature of use of the areas will need a statement to outline the role/activities of people admitted to areas, how area will be secured and any relevant OH & S restraints. Such a statement should also take into consideration need for family members to visit the mortuary as part of the funeral preparation.

4.4. Emergency Egress

Ground level:

Egress paths are provided within the chapel on level grounds. Each of the double hinged doors in the north, east and south elevations of the chapel are capable of serving as final egress doors discharging to open space. WC's and store rooms open into short corridors which lead into the paved outdoor spaces around the chapel.

4.5. Stairs

There are two communication stairs that provide travel from the chapel floor level to the chapel basement level. The stairs are located on opposite sides of the courtyard on the chapel floor level.

The stairs are identical in design. The stairs have a clear width of 1310mm which will allow fitment of handrails that achieve clear width required to comply with AS1428.1. The stairs are recessed 600mm away from the vehicle travel boundary at the base which will allow for fitment of handrail extensions and TGSI's compliant with AS1428.1.

Recommendations:

- (i) Ensure handrails are provided on both sides of the stairs compliant with AS1428.1 section 11.
- (ii) Provide TGSI's at the top and bottom of the stairs compliant with AS1428.1 section 9.

4.6. Passenger Lift

Based on the plans provided, the internal floor dimensions of the passenger lift appear to satisfy and exceed the minimum 1100mm W x 1400mm L required by DDA Premises Standards.

There is a path of travel from the accessible parking bays to the lift lobby compliant with AS1428.1 and the DDA Premises Standards.

Recommendation:

- (i) Ensure the passenger lift will be provided with lift controls and handrails in full compliance with AS1735.12.

4.7. Accessible WC

There are 2 accessible toilets located at the chapel building, one accessible toilet is located on the eastern pod on the chapel ground level and the other accessible toilet is located on the mortuary staff area on the basement level.

The accessible toilet located in the eastern pod of the chapel ground level internal dimensions measure 3250mm x 2100mm which will allow fitment of all fixtures and circulation spaces to comply with AS1428.1 and the DDA Premises Standards. In addition, the door clear width and circulation space to access this accessible toilet comply with AS1428.1 and the DDA Premises Standards.

The accessible toilet located in the staff area of the mortuary internal dimensions measure 2750mm x 1910mm which will allow fitment of all fixtures and circulation spaces to comply with AS1428.1 and the DDA Premises Standards. In addition, the door clear width and circulation space to access this accessible toilet comply with AS1428.1 and the DDA Premises Standards.

Recommendation:

- (i) Ensure fittings and fixtures of accessible toilets are fitted in accordance to AS1428.1 section 15.

4.8. Ambulant WC's

An ambulant cubicle is provided in each male and female toilet within the chapel. The dimensions of the ambulant cubicles are capable of complying with AS1428.1. Doorways to the ambulant cubicle are greater than min. 700mm wide.

Recommendation:

- (i) Ensure fittings and fixtures of ambulant cubicles comply with AS1428.1 section 16.

4.9. Accessible car parking space

The chapel building has an underground parking level. From the information provided, the underground car parking level has 93 parking bays.

From the information provided there are 4 accessible parking bays and 2 share areas provided, compliant with Table D3.5 of the DDA Premises Standards.

The 2 share areas and 4 accessible parking bays provided measure 2.4m x 5.4m compliant with AS2890.6.

There is path of travel from the accessible parking bays to the lift lobby as the parking bays are within close proximity of the lift lobby compliant with AS1428.1.

There is also a car parking lot with 105 parking bays in open space and with close proximity of the chapel building. There is path of travel from the car parking bays to the main entrance of the building.

From the information provided, there is a share area and 2 accessible parking bays provided measuring 2.4m x 5.4m compliant with AS2890.6.

The plans show that the accessible parking bays and share area can readily achieve compliance as per AS2890.6 and the DDA Premises.

Recommendation:

- (i) Provide 3 (in total) accessible bays with sufficient share areas for the open space car park in accordance to Table D3.5 of the DDA Premises Standards.

4.10. Wheelchair Seating

From the information provided fixed seating is not provided at the chapel building, therefore wheelchair seating spaces will not be required.

5. GATE HOUSE

5.1. External linkages

The gatehouse is built along the east west axis next to a vehicular driveway designed for a hearse. The gatehouse cross section indicates the natural ground level will be lowered for the public footpath and the building's finished floor levels to be same.

The footpath and entrances into the building are shown as 1:20 walkways which can readily be made compliant per AS1428.1 and the DDA Premises Standards.

Recommendation:

- (i) Ensure walkways and external linkages transitions to gate house including from associated car park are compliant as per AS1428.1 and the DDA Premises Standards.

5.2. Ingress and Egress

The main entrance to the office space in the gatehouse building is done so by a single hinge door located central to the building. There is a path of travel provided from the gatehouse footpath which at all areas provides a min. clearance of 1000mm and allows wheelchair users to complete 90 degree turns where required and allow two wheelchair users to pass one another at certain areas of the path compliant with AS1428.1 and the DDA Premises Standards.

The single door that provides entrance to the staff area achieves the 850mm min. clear width required by AS1428.1. However, the door will require greater external door circulation space to achieve compliance as per AS1428.1.

Recommendation:

- (i) Ensure entrance door has sufficient circulation space as per AS1428.1 section 13.

5.3. Paths of Travel

A platform structure supporting the gatehouse building and the outdoor deck surrounding provides level paths of travel within and around the building. The internal corridor in front of the funeral director's office and the security room measures 1550mm wide on the plan and hence appears to provide AS1428.1 compliant space for a 180° turn using a wheelchair.

The open corridor adjacent to the northern elevation measures 1050mm wide on plan. This width is acceptable as wheelchair turning spaces are provided at each end of this corridor.

The open corridors around the two accessible public toilets allow a wheelchair user to perform a 90° turn at the intersection of the corridors and in front of the entrance into the toilet airlock.

Doors into individual rooms exceed min. 850mm clear opening width and are provided with latch side and hinge side clearances which comply with the AS1428.1 provisions.

The corridor outside the security room measures 1540mm to allow a wheelchair user to turn 180° compliant as per AS1428.1 and the DDA Premises Standards.

5.4. Emergency Egress

Egress to either the vehicular roadway or the landscape outdoor space can be readily provided for a person with a disability. Both of the hinged entrance doors to the gatehouse are able to serve as egress doors providing access to the landscaped outdoor space or the roadway adjacent to the building. As noted above, the entry doors are not provided with the required 510mm latch side clearances.

Recommendation:

- (i) Ensure doors of the gatehouse building egress doors comply with AS1428.1.

5.5. Accessible WC's

There are 3 accessible toilets provided at the gatehouse.

There are 2 accessible toilets classified as public toilets and are adjacent to one another, located to the west of the gatehouse building. The dimensions are identical and measure 2660mm x 1900mm which will allow fitment of all fixtures and circulation spaces to comply with AS1428.1 and the DDA Premises Standards.

In addition, the door circulation spaces to access the public accessible toilet comply with AS1428.1, however, the door clear width to these accessible toilets measure at 830mm.

There is an accessible toilet located within the staff area of the gatehouse. The internal dimensions of this accessible toilet measure at 3070mm x 1900mm which will allow fitment of all fixtures and circulation spaces to comply with AS1428.1 and the DDA Premises Standards. In addition, the door clear width and circulation space to access this accessible toilet complies with AS1428.1.

Recommendation:

- (i) Ensure fittings and fixtures of accessible toilets are fitted in accordance to AS1428.1 section 15. Note. Current 1900mm width does not allow any construction tolerance

5.6. Accessible car parking space

The gatehouse building has 3 car parking bays provided within close proximity of the building. However, the parking spaces are defined as hearse parking. Therefore accessible parking spots will not need to be provided and are exempt under the DDA Premises Standards D3.4.

There is also a car parking lot with 8 parking bays in open space and with close proximity of the Gatehouse building. There is path of travel from the car parking bays to the main entrance of the building.

From the information provided, there is a share area and 1 accessible parking bay provided measuring 2.4m x 5.4m compliant with AS2890.6.

The plans show that the accessible parking bays and share area can readily achieve compliance as per AS2890.6 and the DDA Premises.

6. ADMINISTRATION

6.1. External linkages

There is a footpath, 2.4m wide, is provided at the main double swinging door entrance to the administration building. The longitudinal and cross sections for the building and the footpath indicate level surface will be provided on the footpath and level transition will be provided between the footpath and the finished floor surfaces within the building.

The footpath provides site linkages to the outdoor car park north of the building and the nearby buildings. Based on the levels indicated on the site plan, the footpaths are shown as 1:20 walkways which can readily achieve compliance as per AS1428.1 and the DDA Premises Standards.

Recommendation:

- (i) Ensure walkways and external linkages transitions to administration building including from associated car park are compliant as per AS1428.1 and the DDA Premises Standards.

6.2. Ingress and Egress

The double swinging door opening into the central hallway satisfies the minimum door opening width and doorway circulation space dimensions required by AS1428.1.

Recommendation:

- (i) Ensure the door operational force required to operate the pedestrian entrance doors will be lightweight (20N), suitable for people with disabilities. If this cannot be achieved for the common building entrance, an automatic or power operated main entry door is to be provided, compliant with AS1428.1.

6.3. Paths of Travel

Common corridors have widths sufficient to provide 180° wheelchair turning space compliant with AS1428.1. The doorways are capable of achieving minimum doorway circulation spaces required by AS1428.1.

6.4. Emergency Egress

Emergency egress paths are provided on level surfaces throughout, leading to the external footpath through the double swinging door entrance. It is unclear if the doors at corridor ends are egress only or also for common-use for alternate entry and egress.

Recommendation:

- (i) Ensure all common-use doors of the administration building egress doors comply with AS1428.1.

6.5. Accessible WC>Showers

There are 3 accessible toilets within the administration building. There is 1 accessible toilet labeled for public use and 2 accessible toilets with showers facility within the staff area of the administration building.

The unisex public accessible toilet internal dimensions measure 2640mm x 1900mm which will allow fitment of all fixtures and circulation spaces to comply with AS1428.1 and the

DDA Premises Standards. In addition, the door clear width and circulation space to access this accessible toilet comply with AS1428.1 and the DDA Premises Standards.

The unisex accessible toilets containing accessible showers are identical in sizing and have internal dimensions of 3300mm x 2450mm which will allow fitment of all fixtures and circulation spaces to comply with AS1428.1 and the DDA Premises Standards. In addition, the door clear width and circulation space to access this accessible toilet comply with AS1428.1 and the DDA Premises Standards.

Recommendation:

- (i) Ensure fittings and fixtures of accessible toilets are fitted in accordance to AS1428.1 section 15. Note. Current 1900mm width does not allow any construction tolerance

6.6. Accessible car parking space

The administration building has 18 parking bays in open space and with close proximity of the building. There is path of travel from the car parking bays to the main entrance of the building.

Form the information provided, there is a share area and 1 accessible parking bay provided measuring 2.4m x 5.4m compliant with AS2890.6.

The plans show that the accessible parking bays and share area can readily achieve compliance as per AS2890.6 and the DDA Premises.

7. CAFÉ

7.1. External linkages

There is a paved forecourt and there is a footpath provided at the main entrance to the café. There is a footpath with a 4.2% gradient (i.e. approximately 1:20 gradient) is proposed to provide connection from the forecourt to the car park which readily achieve compliance as per AS1428.1 and the DDA Premises Standards.

Recommendations:

- (i) Ensure level transition from external pavement surfaces, the forecourt, café drop off point and the café entrance hall.
- (ii) Ensure the 1:20 walkway connecting to building entrance is compliant with AS1428.1 and the DDA Premises Standards.

7.2. Ingress and Egress

There is access provided to the main entry doors of the café from the open pedestrian point via a 1920mm opening compliant with AS1428.1.

There is a single hinged door providing entry to the café. The door has sufficient clear width and door circulation space compliant with AS1428.1 and the DDA Premises Standards.

7.3. Paths of Travel

Generally, there is a continuous path of travel from the main entrance to all parts of the building that achieve compliance with AS1428.1. In addition, the doors provided to transition between the café interior and exterior comply with AS1428.1 and the DDA Premises Standards.

The 1100mm common corridor width in front of the WC circulation area (1550mm) is technically compliant with AS1428.1 as there is sufficient space to turn 90 degrees.

There is a sufficient path of travel to the amenities compliant with AS1428.1 and the DDA Premises Standards.

The central kitchen, cool room and store room will be exempt under BCA clause D3.4 and preclude use by a wheel chair use. Therefore these rooms will not require having accessible requirements met as the natures of duties are considered hazardous for a wheelchair or ambulant persons.

7.4. Emergency Egress

Continuous paths of travel provided within the building are suitable for providing unassisted evacuation route to open space through the main building entrance.

7.5. Accessible WC

There is a unisex accessible toilet located in bank of toilets of the café building. The internal dimension of the accessible toilet measures 2700mm x 2070mm which will allow fitment of all fixtures and circulation spaces to comply with AS1428.1 and the DDA Premises Standards. In addition, the door clear width and circulation space to access this accessible toilet comply with AS1428.1 and the DDA Premises Standards.

Recommendation:

- (i) Ensure fittings and fixtures of accessible toilets are fitted in accordance to AS1428.1 section 15.

7.6. Ambulant WC

One ambulant cubicle is proposed in each male and female toilet, capable of achieving the circulation spaces compliant with AS1428.1 Figures 53.

Recommendation:

- (i) Ensure fittings and fixtures of ambulant cubicles are fitted in accordance to AS1428.1 section 16.

7.7. Accessible car parking space

From the information provided, the café building has 20 parking bays in open space and with close proximity of the building. There is path of travel from the car parking bays to the main entrance of the building.

Form the information provided, there is a share area and 1 accessible parking bay provided measuring 2.4m x 5.0m. However, the plans show that the accessible parking bays and share area can readily achieve compliance as per AS2890.6 and the DDA Premises.

Recommendations:

- (i) Ensure share area and accessible parking bay size of 2.4m x 5.4m and share area of same dimensions is provided and compliant as per AS2890.6 and the DDA Premises Standards.

8. FUNCTION

8.1. External linkages

The function centre is connected to the car park to its north by a level footpath and the vehicular drop off point to its east by a walkway with 1:20 gradient.

The footpath and entrances into the function building are shown as 1:20 walkways which can readily be made compliant per AS1428.1 and the DDA Premises Standards.

Recommendation:

- (i) Ensure walkways and external linkage transitions to function building including from associated car park are compliant as per AS1428.1 and the DDA Premises Standards.

8.2. Ingress and Egress

The principal pedestrian entrance located in the building's north eastern elevation consists of double swinging doors located in an entrance hall, set back 2.6m from the paved external path.

The entrance hall has sufficient door clear width and circulation spaces and wheelchair turning spaces complying with AS1428.1 and the DDA Premises Standards.

8.3. Paths of Travel

The function centre is a single storey building with level floor surfaces throughout. A common corridor 3.0m wide provides connection from the main building entrance to the flexible function area. This corridor provides ample space for wheelchair passing space and turning space that comply with AS1428.1 provisions.

The longer service corridor providing connections to the WC "airlock" and the kitchen has a clear width of 1200mm and has a 2070mm x 1540mm turning spaces within 2m of the corridor ends compliant with AS1428.1.

Recommendation:

- (i) Ensure door circulation spaces are provided to the hinged entrance door at the end of the service corridor compliant with AS1428.1.

8.4. Emergency Egress

The double swinging doors in the main pedestrian entrance and the single hinged entrance in the north western elevation are able to serve as egress doors. Continuous paths of travel are provided to both doors, opening onto or close to paved footpaths.

8.5. Accessible WC

There is a unisex accessible toilet located in bank of toilets of the function building. The internal dimension of the accessible toilet measures 2850mm x 1920mm which will allow fitment of all fixtures and circulation spaces to comply with AS1428.1 and the DDA Premises Standards. In addition, the door clear width and circulation space to access this accessible toilet comply with AS1428.1 and the DDA Premises Standards.

Recommendation:

- (i) Ensure fittings and fixtures of accessible toilets are fitted in accordance to AS1428.1 section 15.

8.6. Ambulant WC

One ambulant cubicle is proposed in each male and female toilet, capable of achieving the circulation spaces compliant with AS1428.1 Figures 53.

Recommendation:

- (i) Ensure fittings and fixtures of accessible toilets are fitted in accordance to AS1428.1 section 16.

8.7. Accessible car parking space

From the information provided, the function building has 90 parking bays in open space and with close proximity of the building. There is path of travel from the car parking bays to the main entrance of the building.

Form the information provided, there are 2 accessible parking bays measuring 3.5m x 5.0m However, the plans show that the accessible parking bays and share area can readily achieve compliance as per AS2890.6 and the DDA Premises.

Recommendation:

- (i) Ensure accessible parking size of 2.4 x 5.4m is provided with shared zone of same dimensions and compliant as per AS2890.6 and the DDA Premises Standards.

9. GARDEN STAFF BUILDING

9.1. External linkages

The garden staff building is approached from the car park and the roadway drop off points located west of the building. RL's indicated on the overall site plan indicates that level transition from the public footpath to the paved grounds of the building is achievable.

The footpath and entrances into the garden staff building are shown as 1:20 walkways which can readily be made compliant per AS1428.1 and the DDA Premises Standards.

Recommendation:

- (i) Ensure walkways and external linkage transitions to garden staff building including from associated car park are compliant as per AS1428.1 and the DDA Premises Standards.

9.2. Ingress and Egress

The building consists of external covered areas and enclosed rooms positioned around open air corridors. Each enclosed room is provided with doors that can achieve the minimum doorway opening width and circulation spaces required by AS1428.1. Level landing and level ground surface are available at the entrance to each room and covered external area.

Exemption under Clause D3.4 of the BCA may be sought from the PCA for some of the areas provided in the building, such as the mechanical workshop and the storage areas due to the particular nature of use that may pose potential OHS risk to people with disability. Access would not be required through doorways serving rooms that are exempted under D3.4.

Recommendation:

- (i) Any areas for which exemption may be sought under Clause D3.4 of the BCA due to particular nature of use of the areas will need a statement to outline the role/activities of people admitted to areas, how area will be secured and any relevant OH & S restraints.

9.3. Paths of Travel

Continuous accessible path of travel is provided along the open air corridors around and between various enclosed and external covered areas. The main circulation corridor adjacent to the building's western elevation is 2300mm wide and is able to provide passing space and 180° turning space to accommodate wheelchair users. There is a walkway from the central external circulation area to the separate covered storage area which is capable of complying with AS1428.1 specifications.

The paved pathway next to the building's rear eastern elevation is 1550mm wide, providing turning space for a person using a wheelchair between the storage area and the mechanical workshop compliant with AS1428.1.

The corridor next to the WC's is 1600mm wide and able to achieve AS1428.1 compliant turning space to allow a person using a wheelchair to perform a 180° turn.

Recommendation:

- (i) Provide a written statement clarifying areas for which exemption under Clause D3.4 is to be sought. Access would not be required to areas which come under D3.4 exemption.

9.4. Emergency Egress

Unassisted emergency egress to open space and road can easily be achieved through the doors and open air corridors around individual rooms. Accessible egress paths can be enhanced by ensuring all open air paths around the rooms are accessible.

Consider providing a walkway behind the building's rear, eastern elevation to provide a complete circulation loop.

9.5. Accessible WC

There are two unisex accessible WC/showers are provided in the building, in addition to a unisex WC. Each WC/shower measures 2500mm W x 3145mm L and is capable of achieving compliance with Figure 50 of AS1428.1 and the DDA Premises Standards that the accessible WC facility be provided as unisex.

Recommendation:

- (i) Ensure fittings and fixtures of accessible toilets are fitted in accordance to AS1428.1 section 15.

9.6. Ambulant WC

There is one ambulant cubicle provided adjacent to the accessible showers. There is 910mm width provided where the pan is placed compliant with AS1428.1 which will ensure correct fitment of handrails and compliant pan and fixtures as per AS1428.1 section 16.

The door to the ambulant cubicle achieved the 700mm min. clear width, in addition with having a 900mm x 900mm circulation space provided in front of the pan and outside the cubicle door compliant with AS1428.1.

Recommendation:

- (i) Ensure fittings and fixtures of accessible toilets are fitted in accordance to AS1428.1 section 16.

9.7. Accessible car parking space

The garden staff building has 12 parking bays in open space and with close proximity of the building. There is path of travel from the car parking bays to the main entrance of the building.

Form the information provided, there is a share area and 1 accessible parking bay provided measuring 2.4m x 5.4m.

The plans show that the accessible parking bays and share area can readily achieve compliance as per AS2890.6 and the DDA Premises.

10. MISCELLANEOUS

10.1. Lighting

Recommendation:

- (i) In general the maintenance illumination levels should be 150 lux for paths of travel, corridors and stairs. Ensure all lighting levels comply with AS1680.

10.2. Signage

Recommendation:

- (i) Signage to comply with the DDA Premises Standards and BCA part D3.6.

10.3. Hearing Augmentation

Recommendation:

- (i) Provide hearing augmentation in areas where an inbuilt amplification system is to be installed (except one used for emergency warning system) in the following areas in accordance with DDA Premises Standards and BCA part D3.7:
 - Class 9b assembly building part (e.g. chapel, meeting rooms and function areas);
 - Any service counters screened to the public (e.g. reception)