Access Compliance Statement

24 View Street Cessnock NSW - Cessnock Hospital Redevelopment

Prepared for: Health Infrastructure

Our Ref: Job 23000347 | Issue date: 23 October 2024

Contents

Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
03	Access Capability Statement for REF – Minor Updates	23-Oct-24	 Jhoana Colorado **Senior Access Consultant** ACAA Associate Member No. 713	 Joel Lewis **Director**

Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared by
01	Access Capability Statement for REF	6-Sep-24	Jhoana Colorado
02	Access Capability Statement for REF – Minor Updates	4-Oct-24	Jhoana Colorado
03	Access Capability Statement for REF – Minor Updates	23-Oct-24	Jhoana Colorado

Commercial in Confidence

1 Executive Summary

MBC Group have assessed architectural design documents prepared by fitzpatrick+partners (refer appendix A) for compliance with the following Legislation:

- The Commonwealth Disability Discrimination Act 1992 (DDA)

  https://www.legislation.gov.au/Details/C2022C00367
- Disability (Access to Premises (Buildings)) Standards 2010 Access Code for Buildings 2010 (DAPBS),

  https://www.legislation.gov.au/Details/F2010L00668
- Disability (Access to Premises – Buildings) Amendment Standards 2020 Government of Australia, https://www.legislation.gov.au/Details/F2020L01245
- Disability Standards for Accessible Public Transport 2002 (DSAPT 2002)
- Disability Standards for Accessible Public Transport Guidelines 2004 (No 3)
- The National Construction Code - Building Code of Australia Volume One 2022 (referred to as BCA).

Australian Standards series for Access, Mobility Specific and Guidelines

- AS1428.1:2009 - General Requirements for Access – New Building Work
- AS1428.4.1:2009 - Means to Assist the Orientation of People with Vision Impairment
- AS1428.2:1992 - Design for Access and Mobility- Enhanced and additional requirements – Buildings and Facilities
- AS2890.1:2004 - Off-Street Car Parking
- AS2890.6:2009 - Off-Street Parking for People with Disabilities
- AS1735.12:1999 - Lift Facilities for People with Disabilities

NCC BCA – Building Australian Code - 2022 Specific

- Part D4 - Access for People with Disability
- Part E3 - Lift Installations
- Part F4 - Sanitary and other Facilities

Reference and Guidelines

- Guide to the BCA, Current Version, Australian Building Codes Board, www.abcb.gov.au
- Guideline on the Application of The Premises Standards, 2013, Australian Human Rights Commission, https://humanrights.gov.au/our-work/disability-rights/guidelines-application-premises-standards

- Guide to the BCA, Current Version, Australian Building Codes Board, www.abcb.gov.au
- Guideline on the Application of The Premises Standards, 2013, Australian Human Rights Commission,

  https://humanrights.gov.au/our-work/disability-rights/guidelines-application-premises-standards
- AS1428.2:1992 Enhanced and Additional requirements

  https://www.saiglobal.com/PDFTemp/Previews/OSH/as/as1000/1400/14282.pdf
- AS1428.4.1:2018 – Design for access and mobility, Part 4.2: Means to assist the orientation of people with vision impairment – Wayfinding signs https://store.standards.org.au/reader/as-1428-4-2-2018?preview=1
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture, https://humanrights.gov.au/our-work/disability-rights/publications/advisory-note-streetscape-public-outdoor-areas-fixtures
- Advisory Note on the streetscape, public outdoor areas, fixtures, fittings, and furniture (2013).
- AS1428.1: 2021 – Design for access and mobility, Part 1: General requirements for access – New building work
- Health Infrastructure – Wayfinding for Healthcare Facilities 2022- Second Edition. https://www.health.nsw.gov.au/Hospitals/Publications/wayfinding-for-healthcare-facilities.pdf
- Cessnock City Council DCP

The purpose of this statement is to evaluate the current design proposal against the Deemed-to-Satisfy (DtS) provisions of the National Construction Code Series 2022 (Volume 1) - Building Code of Australia (BCA), DDA Premises Standards 2010, and AS1428.1 Suite, and to assure the Consent Authority that the design can comply without requiring significant amendments.

Universal Design (UD)

Access is paramount in providing an inclusive environment for all users within the community. The Access Code is focused on ensuring that all users are equally catered for in society.

It is recommended to use the Universal Design principles in all projects as this will ensure a holistic approach in the provision of access for all members of society.

There are 7 Principles and their subsequent Guidelines to be considered when undertaking the design of a new project:

No.	Principle	Guidelines
1	**Equitable use**	The design is useful and marketable to people with diverse abilities. - Provide the same means of use for all users: identical whenever possible; equivalent when not. - Avoid segregating or stigmatizing any users. - Provisions for privacy, security, and safety should be equally available to all users. - Make the design appealing to all users. Example: Online content that is designed so that it is accessible to everyone, including students who are blind and using text-to-speech software.
2	**Flexibility in use**	The design accommodates a wide range of individual preferences and abilities. - Provides choice in methods of use. - Accommodate right- or left-handed access and use. - Facilitate the user's accuracy and precision. - Provide adaptability to the user's pace. Example: A civic facility that allows a visitor to choose to read or listen to a description of the contents of a display case employs this principle.
3	**Simple and intuitive use**	Use of the design is easy to understand regardless of the user's experience, knowledge, language skills, or current concentration level. - Eliminate unnecessary complexity. - Be consistent with user expectations and intuition. - Accommodate a wide range of literacy and language skills. - Arrange information consistent with its importance. - Provide effective prompting and feedback during and after task completion. Example: Control buttons on specific equipment for common use (staff and visitors) are labelled with text and symbols that are simple and intuitive to understand.
4	**Perceptible information**	The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities. - Use different modes (pictorial, verbal, tactile) for redundant presentation of essential information. - Provide adequate contrast between essential information and its surroundings. - Maximise "legibility" of essential information. - Differentiate elements in ways that can be described (i.e., make it easy to give instructions or directions).

No.	Principle	Guidelines
		- Provide compatibility with a variety of techniques or devices used by people with sensory limitations. Example: Broadcasting television closed captions for user (staff and visitors) with hearing loss.
5	**Tolerance for error**	The design minimizes hazards and the adverse consequences of accidental or unintended actions. - Arrange elements to minimize hazards and errors: most used elements, most accessible; hazardous elements eliminated, isolated, or shielded. - Provide warnings of hazards and errors. - Provide fail safe features. - Discourage unconscious action in tasks that require vigilance. Example: Online content that is designed to be accessible to everyone, including students/teachers who are blind or partially blind or visitors/users using text-to-speech software.
6	**Low physical effort**	The design can be used efficiently and comfortably and with a minimum of fatigue. - Allow user to maintain a neutral body position. - Use reasonable operating forces. - Minimize repetitive actions. - Minimize sustained physical effort. Example: Automated doors, windows, lighting, air-conditioning, etc. Sensor doors and basin and sink taps/water mixers.
7	**Size and space for approach and use**	Appropriate size and space are provided for approach, reach, manipulation and use regardless of user's body size, posture or mobility. - Provide a clear line of sight to important elements for any seated or standing user. - Make reach to all components comfortable for any seated or standing user. - Accommodate variations in hand and grip size. - Provide adequate space for the use of assistive devices or personal assistance. Example: Adjustable workbenches for visitors, users and adjustable desks for staff.

Base Extracted from Universal Design Principles | RL Mace Universal Design Institute (udinstitute.org)

2 Introduction

2.1 Purpose

This Access Compliance Statement report has been prepared by MBC-Group on behalf of Health Infrastructure to assess the potential environmental impacts that could arise from the redevelopment of the Cessnock Hospital health service at 24 View Street, Cessnock.

This report has been prepared to evaluate the current design proposal against the Deemed-to-Satisfy (DtS) provisions of the National Construction Code Series 2022 – Building Code of Australia (BCA), the DDA Premises Standards 2010, and the AS1428.1 Suite. The assessment provides assurance to the Consent Authority that the design is capable of compliance without significant design amendments, supporting the Review of Environmental Factors (REF).

This report accompanies a Review of Environment Factors that seeks approval for the construction and operation of a new two-storey clinical services building and refurbishment works.

The project scope includes the following clinical services:

- Emergency Department (ED)
- Medical Imaging
- Perioperative Suite
- Sterilizing Services Unit (SSU)
- 2 x 28 Bed Inpatient Units (IPUs)
- Pharmacy
- Mortuary
- Front of House (FOH) services

The overall project scope also includes the following:

- Demolition of select existing structures.
- In-ground infrastructure and enabling works
- A new acute services building containing the above clinical services
- A new primary vehicular and pedestrian entrance to the hospital campus from Jurd Street
- New vehicular drop-off
- Refurbishment of the existing on-grade car park
- A new connection between the new hospital building and the existing
- Landscaping.
- New kerb gutter and road resurfacing to Jurd Street.

For a detailed project description, refer to the Review of Environmental Factors prepared by Ethos Urban.

Statement of Significance regarding the National Construction Code 2022 Volume One – Building Code of Australia (BCA) Class 2 to 9 buildings

Based on the identification of potential issues and an assessment of the nature and extent of the impacts of the proposed development, it is determined that:

- The proposal ensures compliance with accessibility standards, including the Disability Discrimination Act (DDA) requirements. Accessibility provisions, such as ramps, pathways, parking, and building entryways, are integrated into the design to meet the needs of all individuals, including those with disabilities, ensuring equal access throughout the development.
- Potential impacts will be effectively mitigated or managed to minimize effects on the local community. The impacts, which are primarily related to accessibility, are low to moderate in scope. Mitigation will be achieved through compliance with the Building Code of Australia (BCA), as detailed in this report. The design can meet the required standards either through Deemed-to-Satisfy (DtS) provisions or a performance-based solution
- The landscape plan reflects these recommendations, ensuring accessibility compliance is capable of being achieved. Upon implementing the proposed mitigation measures, potential impacts on accessibility can be appropriately managed, leading to minimal disruption to the locality or community.
- The overall assessment of the proposal, including accessibility considerations, is resolved for the lodgement of the Review of Environmental Factors (REF). Currently the design aligns with DDA requirements, the proposal will contribute to a well-balanced, inclusive, and environmentally responsible development.

The above will ensure that potential impacts are mitigated effectively, resulting no effect on the locality, community and environment.

2.2 Methodology

The methodology applied in undertaking this assessment has included: -

- A desktop review: A comprehensive review of architectural plans, as detailed in Appendix A, to assess compliance with relevant accessibility standards and codes.
- Code Compliance Assessment: Evaluation of the architectural plans against the following relevant accessibility standards and codes:
- National Construction Code Series (Volume 1) Building Code of Australia 2022, Parts D, E & F (as applicable/relevant)
- Australian Standard Suite Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards) and relevant State-based regulations
- Discussions with the design development team to gain an understanding of the development proposed.

2.3 Limitations

This statement **does not include** or imply any detailed assessment for design, compliance or upgrading for:

- Work Health & Safety Act 2011 and Regulations: Compliance with these is not covered.
- Workcover Authority Requirements: These are outside the scope of this report.
- Structural and Services Design Documentation: No assessment of these elements is included.
- BCA and Standards: Only the sections directly referenced in this report are assessed; all other parts are excluded.
- Fittings and Fixtures: Any fittings and fixtures not provided in the architectural documentation are excluded. Loose furniture shown on the plan is considered indicative only. Those responsible for furnishing should ensure their layout does not cause circulation deficiencies per AS 1428.1-2009.
- Crossfalls and Floor Levels: These are excluded if not provided in the documentation.
- Regulatory Authorities: Requirements from other authorities, such as Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Workcover, and Roads and Maritime Services, are not included.
- BCA 2022 Sections: Sections B, C, E, F, G, H, I, J, and Parts D1 and D2 are excluded and covered in a separate BCA Report.
- Australian Standards: Unless specifically referred to, these are not assessed.
- Services and Equipment: Any operating services or equipment within the design are not covered.
- Federal, State, and Local Policies/Legislation: Only those directly referenced in this report are included.
- Disability Discrimination Act 1992 (DDA): Although this report covers the Disability (Access to Premises – Buildings) Standards 2010 according to BCA accessibility requirements, adhering to the DDA does not ensure protection from complaints. The DDA is outcome-focused and does not provide specific compliance measures.
- Any drawings not included in Appendix A are not reviewed.

2.4 Mitigations Measures

Project Stage ***Design (D)*** ***Construction (C)*** ***Operation (O)***	**Mitigation Measures**	**Relevant Section of Report**
D	**Mitigation Measure:** Address and respond to the recommendations concerning the *Deemed-to-Satisfy* provisions (DTS) outlined in the Access Report.	Section 4

3 Development Description

3.1 Proposed Development

The proposed development comprises the construction of a new two-storey clinical services building including:

- Demolition of select existing structures.
- Construction of a new hospital building on the site's northern portion.
- Realignment of internal roads and a new primary vehicular and pedestrian entrance to the hospital campus from Jurd Street.
- Refurbishment of existing at-grade car park.
- Installation and realignment of selected services.
- Installation of selected services.
- Installation of ancillary development including, but not limited to, lighting and signage.
- New kerb, gutter and road resurfacing to Jurd Street.
- Landscape.

3.2 Location

The site is located at 24 View Street, Cessnock, in the Cessnock Local Government Area. It is occupied by Cessnock Hospital health service, a district-level hospital in the Hunter New England Local Health District. The site comprises the following lots.

- Lot 7 DP13203
- Lot 8 DP13203
- Lot 1 DP103663
- Lot 10 DP5442
- Lot B DP103664
- Lot 2 Section 20 DP5442
- Lot 1 DP254743
- Lot 11 DP882585

An aerial image of the site is shown at **Figure 1**

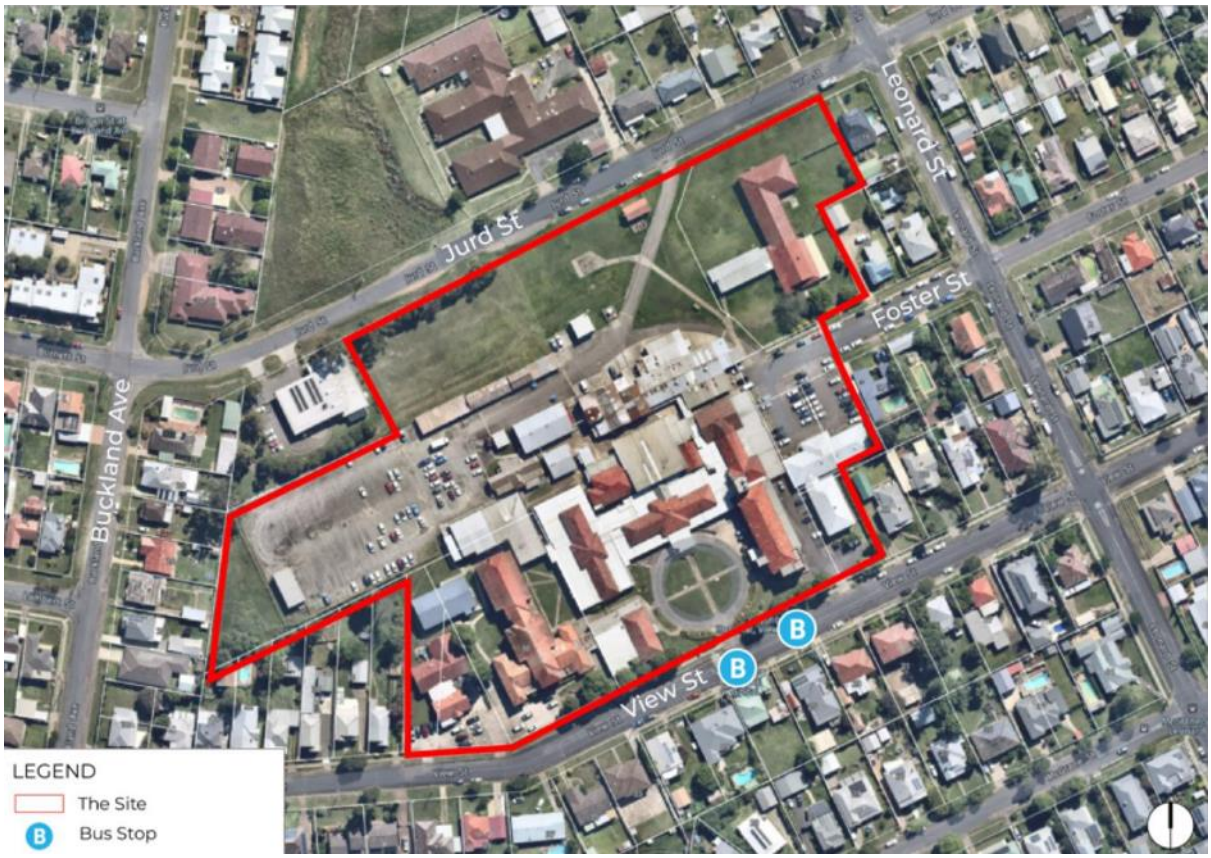


Figure 1 Site Aereal

Source: Near Map

3.3 Use and Building Class – Accessibility

The proposed development shall contain the following classifications:

Certification	Descriptions	Access Requirements
Class 9a	Heath Care building	Access is required -to and within all areas normally used by the occupants.

4 Assessment

4.1 Relevant BCA Edition

MBC Group has been contracted to assess the subject building against the Building Code of Australia (Access Provisions) Volume One 2022 (referred to as BCA Compliance). Development Application and Construction Certificate provisions are not applicable to the project.

4.2 Compliance with the BCA Access Provisions

A desktop assessment was carried out against the technical provisions of the BCA access provisions and compliance matters will be addressed in the Construction/Crown Certificate documentation. It is noted that the proposed development must comply with the relevant requirements, and this can be achieved by complying with the Performance Requirements of the BCA:

4.3 Performance Solutions – Accessibility

The assessment of the design documentation has revealed that the following areas or items are departures from the NCC BCA 2022 and are required to be assessed against the relevant Performance Requirements of the NCC BCA. These are as following:

DTS Clause	Description of Non-Compliance	Performance Requirement
F4	The ground floor includes an ambulant cubicle with a drop-down grab rail (23.00.P.O.U.019). The door must swing outwards to provide a clear 900mm x 900mm circulation space in front of the path (excluding the door swing). This deviates from the Building Code of Australia (BCA) and needs to be addressed through a Performance Solution.	F4P1
F4	Staff toilets will not provide separate ambulant facilities for male and female. This design deviates from the Building Code of Australia (BCA) and needs to be addressed through a Performance Solution.	F4P1
D4	Office 23.00.POU.008 Lack 510mm external latch side clearance. This design deviates from the Building Code of Australia (BCA) and needs to be addressed through a Performance Solution.	D1P1

The Performance Solution noted above will be subject to consultation and approval by relevant stakeholders as part of the Construction/Crown Certificate process via the performance-based design process (PBDB).

5 Mandatory Requirements Accessibility Assessment & Recommendations for Access for People with a Disability

The following details the accessibility compliance of the proposed development. The assessment is limited to the significant issues ascertainable from the current level of design detail. Further detailed assessment will be required at the Detailed Design Stage/construction/Crown Certificate Stage to demonstrate full compliance with the relevant access provisions.

5.1 Affected Part

DTS Clause	Description of Non-Compliance	Compliance Status
D4	The new works have activated the relevant part of the compliance requirements. MBC is unable to confirm compliance from the existing Principal Pedestrian Entrance (PPE) to the new works. According to the Disability Discrimination Act (DDA) and the Premises Standards, minor upgrades to building site linkages must be updated to meet current standards. MBC may consider a Performance Solution. This solution should include accessible drop-off areas and compliant accessible car parking adjacent to the Principal Pedestrian Entrance (PPE). Additional information is to be provided for review to confirm compliance. *There's enough room for adjustments to be made and resolve this issue at a later stage.*	Capable

The Affected Part requirements appear capable of being achieved, subject to verification during the detailed design phase prior to the Crown/Construction Certificate (CC) stage, to ensure compliance with all relevant codes and standards.

5.2 Access to Buildings (Site Connections)

DTS Clause	Description of Non-Compliance	Compliance Status
D4	Ensure accessible car paring bays are as close as possible to the linkage footpath. *There's enough room for adjustments to be made and resolve this issue at a later stage.*	Capable

The site connections requirements appear capable of being achieved, subject to verification during the detailed design phase prior to the Crown/Construction Certificate (CC) stage, to ensure compliance with all relevant codes and standards.

5.3 NCC BCA Part D4D3 – Access to Buildings (Entrances)

DTS Clause	Description of Non-Compliance	Compliance Status
D4	Provided documentation has been reviewed and the requirements noted above appear capable of being achieved. There will be levels access in all commonly use entrances use by building occupants. The principal entry points have sufficient clear opening widths and latch side clearances in accordance with AS1428.1 Figures 31 and 32.	Achieved

The Entrances requirements appear capable of being achieved, subject to verification during the detailed design phase prior to the Crown/Construction Certificate (CC) stage, to ensure compliance with all relevant codes and standards.

5.4 Continuous Accessible Path of Travel (CAPT)

A continuous accessible path of travel is defined as an uninterrupted pathway to and from within a premises or building environment which provides linkage to all programs, goods and services within a premises or building. Therefore, the following items are located via this pathway.

DTS Clause	Description of Non-Compliance	Compliance Status
D4	Provided documentation has been reviewed and the requirements noted above appear capable of being achieved as all levels where required provide suitable 1540x2070mm at end corridors to perform "U" turns in accordance with AS1428.1. Outdoor commonly use areas provide compliance in accordance with A1428.1.	Achieved

DTS Clause	Description of Non-Compliance	Compliance Status
The continuous accessible path of travel requirements appears capable of being achieved, subject to verification during the detailed design phase prior to the Crown/Construction Certificate (CC) stage, to ensure compliance with all relevant codes and standards.		

5.5 Stairs, Ramps and Walkways (Common Use)

Every stairway, except for ramps and stairways in areas exempted by D3.4 (service maintenance, etc).

DTS Clause	Description / Recommendations	Compliance Status
D4	Provided documentation has been reviewed and the requirements noted above appear capable of being achieved as stairs and ramps will ensure adequate space for handrail extensions to be installed at a later stage.	Capable
The stairs, ramps and walkways requirements appear capable of being achieved, subject to verification during the detailed design phase prior to the Crown/Construction Certificate (CC) stage, to ensure compliance with all relevant codes and standards.		

5.6 Passenger Lifts – BCA Part E4 and D4 & AS1735.12

New lifts required to be accessible must comply with BCA E3 and D3 and relevant parts of AS1735.12.

DTS Clause	Description / Recommendations	Compliance Status
E3	Provided documentation has been reviewed and the requirements noted above appear capable of being achieved.	Achieved

5.7 Sanitary and other Facilities

DTS Clause	Description / Recommendations	Compliance Status
F4	Provided documentation has been reviewed and the requirements noted above appear capable of being achieved.	Capable
*Ensure Left-hand (LH) and right-handed (RH) mirror image facilities to be even where two or more accessible unisex facilities provided. Balance is to be provided between consecutive floor with the same user.		

DTS Clause	Description / Recommendations	Compliance Status
	*Ensure ambulant facilities must comply with the requirements of Clause 16 of AS1428.1:2009. This includes 900mm x 900mm clear circulation spaces in front of the pan, outside of the cubicle and at the entry door (this is to exclude the door swing). Note: MBC understands that an adult changing facility is located adjacent to this project and can be used by visitors. Directional signage is to be provided at the unisex toilets indicating the location of the nearest adult changing facility.	

The sanitary facilities requirements appears capable of being achieved, subject to verification during the detailed design phase prior to the Crown/Construction Certificate (CC) stage, to ensure compliance with all relevant codes and standards.

5.8 Communal and Exempted Areas – BCA

Under the DDA Premises Standards and BCA all common use rooms normally used by occupants of the building are to be accessible, except areas exempt under BCA D4D5 (former D3.4) Services /maintenance only use areas, which are areas where access would be inappropriate because of the particular purpose for which the area is used or that would pose a health or safety risk for people with a disability.

- Accessibility is required to common use terraces, open/outdoor spaces within buildings.

DTS Clause	Description / Recommendations	Compliance Status
D4	Landscape proposed stairs, it is assumed that there is a continuous accessible path of travel (CAPT) adjacent. Further information is to be provided for review. *There's enough room for adjustments to be made and resolve this issue at a later stage.* Provided documentation has been reviewed and the requirements noted above appear capable of being achieved.	Capable

The communal areas access requirements appears capable of being achieved, subject to verification during the detailed design phase prior to the Crown/Construction Certificate (CC) stage, to ensure compliance with all relevant codes and standards.

5.9 Carparking Spaces for People with a Disabilities

Carparking Spaces for People with Disability are to be provided in accordance with Table D3.5 of the Disability (Access to Premises Standards) 2010 and NCC BCA.

DTS Clause	Description / Recommendations	Compliance Status
D4D6	Class 9a – Hospital - 1 space for every 100 carparking spaces	Capable
	Outpatient area -1 space for every 50 carparking spaces or part thereof for each additional 100	Capable
	Where there is a level difference between the accessible carparki Provision of a kerb ramp is to be in accordance with AS1428.1. Proposed parking schedule is as follows: **PARKING SCHEDULE** PRELIMINARY ONLY 100% SCHEMATIC DESIGN 19/07/2024 See table below	Capable

	Location	Type	Existing	Proposed	Difference	Comments
A	Foster St Carpark	Accessible	5	4	-1	
		Staff	3	0	-3	Existing car park to be retained with adjustments to layout as required to accommodate New Loading Dock
		Public	30	15	-15	
		Transfer Vehicle	1	1	0	
		Sub Total	**37**	**18**	**-19**	
B	Main Carpark	Accessible	0	5	5	
		Staff - Fleet	18	18	0	
		Public	70	61	-9	Existing on-grade car park to be resurfaced with a new layout to current design standards. Staff and public split TBC pending further design review and consultation.
		Staff	70	70	0	
		RCH - Trade	2	0	-2	
		Sub Total	**160**	**152**	**-8**	
C	RCH - Zone	RCH - Trade	6	6	0	Existing RCH arrangement to be de-commissioned
D	Pathology	RCH - Pathology	5	5	0	Existing RCH arrangement to be de-commissioned
E	View St Clinic Carpark	Public	17	17		
		Accessible	0	0		No change.
		Sub Total	**17**	**17**	**0**	
F	Old Main Entry	Staff	6	6	0	No change.
G	Community + Oral Health Carpark	Public	22	22		
		Staff	0	0		No change.
		Accessible	3	3		
		Sub Total	**25**	**25**	**0**	
H	New Loading Zone	Car spaces		7	7	New line marking and fencing to define new Loading Zone within existing Foster Street Carpark.
		HRV spaces		2	2	
		Sub Total		**9**	**9**	
J	New FOH Carpark & Drop-off	Public - Short Term		3	3	
		Public - Drop Off		13	13	Priority short term parking & drop-off.
		Accessible		4	4	Excluces any on-street parking along Jurd Street.
		Sub Total		**20**	**20**	
K	New Ambulance Bay Zone	Ambulance Bays		3	3	
		Other		3	3	Other includes corrections, police and mortuary parking.
		Sub Total		**6**	**6**	
		Staff Total	79	76	-3	
		Fleet Total	18	18	0	
		Accessible	6	10	4	
		Public	139	133	-6	
		RCH	13	10	-3	
		Total	**255**	**253**	**-2**	

The accessible car parking requirements appear capable of being achieved, subject to verification during the detailed design phase prior to the Crown/Construction Certificate (CC) stage, to ensure compliance with all relevant codes and standards.

6 Conclusion

This Access statement outlines the findings of an assessment of the referenced architectural documentation for the proposed development against the Deemed-to-Satisfy provisions of the National Construction Code Series (Volume 1) Building Code of Australia 2022.

The review documentation is capable of archiving DDA and NCC BCA Access Compliance at this stage.

Best regards,

Jhoana Colorado
Senior Access Consultant
MBC Group

7 Appendix A – Design Documentation

The following documentation was used in the assessment and preparation of this statement:

Drawing No.	Title	Date	Drawn By	Revision
CHR-AR-DRG-100000	DEPARTMENT PLANS GROUND FLOOR	9/08/24	Fitzpatrick+partners	E
CHR-AR-DRG-100100	DEPARTMENT PLANS LEVEL 1	9/08/24	Fitzpatrick+partners	E
CHR-AR-DRG-100300	DEPARTMENT PLANS ROOF	9/08/24	Fitzpatrick+partners	E
CHR-AR-DRG-100200	DEPARTMENT PLANS LEVEL 2 PLANT	9/08/24	Fitzpatrick+partners	E

8 Appendix B – Best Practice Recommendations for Architect Reference

The following recommendations do not have impact on the building sign off under the DDA Access Code for Buildings or the BCA/NCC. Any raised specific Best Practice & Universal Design Recommendations details are provided below:

Adult Change Facility
*Consideration to be given to the provision of an adult change to be design in accordance with NCC BCA
Continues Accessible Path of Travel
-It is recommended to maintain a maximum incline surface gradient of 1:21 as a best practice for accessibility and inclusion.
Ramps & Walkways
-It is recommended to maintain a maximum incline surface gradient of 1:21 as a best practice for accessibility and inclusion.
Stair
-Design the stairs with longer treads of 300mm depth and lower risers of 150mm height to facilitate easier ascending and descending.
Emergency warning systems
-Emergency warning systems shall include both audible alarms and visual alarms. This applies to emergency evacuation signals, traffic signals and audible alarms for safety. -Audible emergency alarms shall produce audible signals in accordance with the requirements for output of loudspeakers in AS 2200.2, except that levels shall exceed by 15 dB(A) the noisiest background sound pressure level averaged over a period of 60 s, and the level shall not be less than 75 dB(A). -Visual alarms in accordance with AS 2220.1 shall be arranged to flash in conjunction with the audible emergency alarms. The flashing frequency of visual alarms shall be approximately 1 Hz. -Auxiliary alarms provided for people with hearing impairments shall be connected to the building emergency system or there shall be a standard electrical socket into which an alarm unit can be connected to be activated by the building alarm system. Instructions for use of the auxiliary alarm or connections shall be provided. -Incorporate of accessible emergency evacuation refuges, pathways, and assembly zones, both indoors and outdoors, and include appropriate signage. -Install smoke/fire refuges adjacent to elevators and equip them with communication devices. -Inclusive wayfinding signage can also play a crucial role in emergency evacuation situations, ensuring everyone can navigate safely during critical times. (Refer to wayfinding and signage.
Hearing Augmentation (Frequency Modulation) FM & Infrared system (IR)
-Systems transmit audio signals directly to the users through personal receivers, offering a higher level of privacy. -Hearing loops, in contrast, transmit signals that can be picked up by anyone with a compatible hearing aid, potentially compromising privacy.

Adult Change Facility

-Use infrared light to transmit audio, making them less susceptible to interference from electromagnetic sources, which can be a concern in places with a lot of electronic equipment. FM systems also offer a reliable signal without electromagnetic interference.
-IR and FM systems can be used in various settings, including theatres, conference rooms, and classrooms. They are adaptable to different spaces and offer a wider range of applications than hearing loops.
-IR and FM systems work with a broader range of hearing aids and cochlear implants, ensuring accessibility for a wider range of users.

Kitchen/Utility Areas

-Benches are to be along the wall in lieu of island type.
-Vending machines controls to be within the reach range on a seating position.

Neurodivergent Design

The concept of neurodiversity emphasizes that these variations are a natural part of human diversity. Refer to students or staff, visitors, etc - individuals with conditions such as autism, ADHD (attention deficit hyperactivity disorder), dyslexia, and other neurological conditions.

Sensory Considerations:

-Provide quiet spaces or rooms with controlled lighting for individuals sensitive to sensory stimuli.
-Use materials and finishes that minimize glare, noise, and harsh lighting.

Wayfinding and Signage:

-Use clear and consistent signage with simple, easily recognizable symbols and fonts.
Implement color-coding or tactile signage for those who may benefit from it.

Spatial Layout:

-Create flexible and adaptable spaces that can be easily reconfigured to accommodate different sensory needs or preferences.
-Ensure clear sightlines and minimize clutter to reduce sensory overload.

Quiet Spaces/ Acoustics:

-Use acoustic treatments like sound-absorbing materials to reduce noise levels.
-Design spaces to minimize echoes and reverberations.
Offer quiet spaces for individuals who may need a break from social interactions.

Lighting Design:

-Incorporate adjustable lighting options to accommodate individuals who are sensitive to different light levels.
-Use natural lighting where possible but provide shading options to control brightness.

Flexibility in Furniture and Fixtures:

-Use adjustable and adaptable furniture to accommodate different postures and preferences.
-Provide quiet workstations or sensory-friendly seating options.

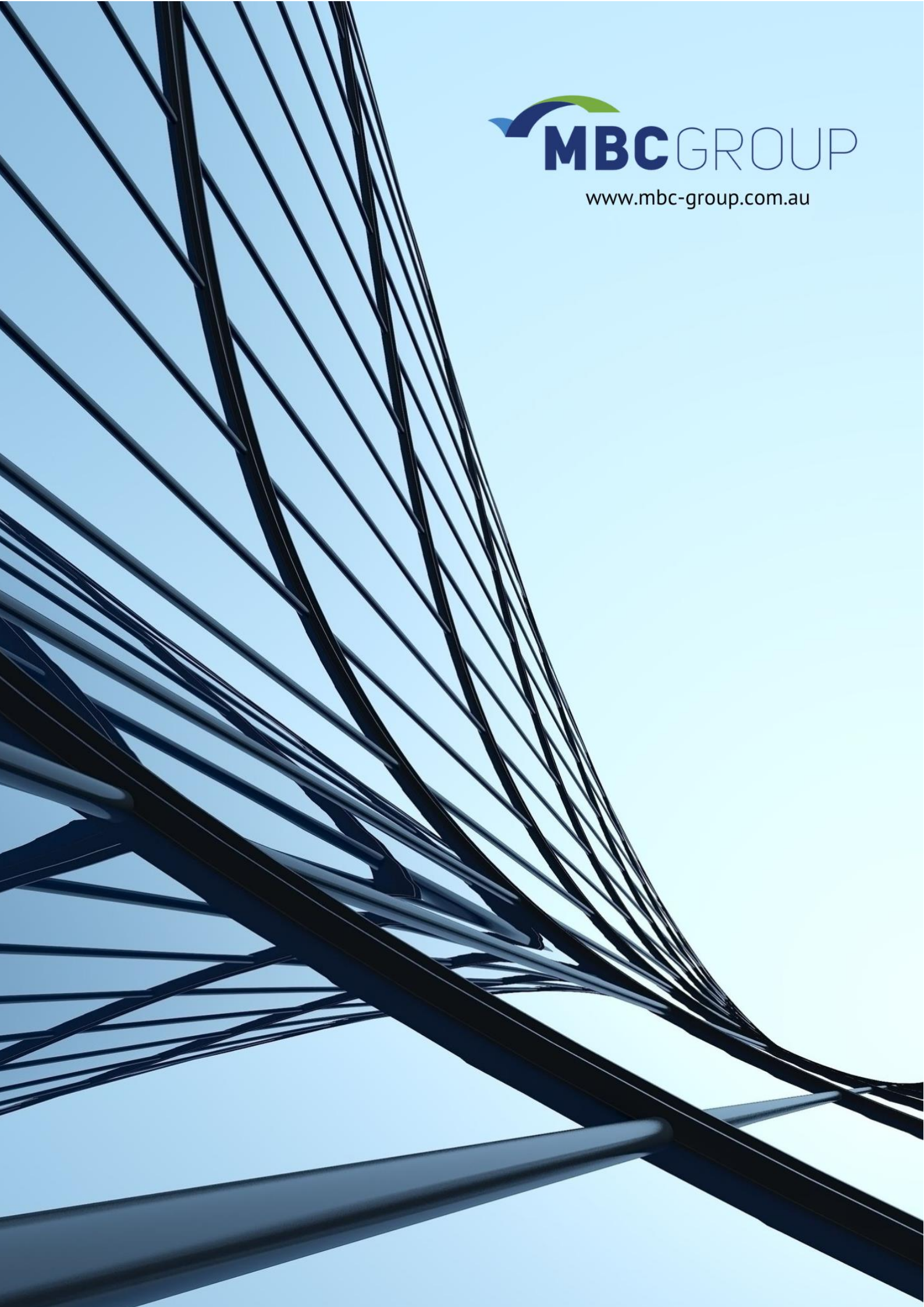
Wayfinding & Signage

Inclusive wayfinding signage takes into account the needs of people with disabilities and aims to remove barriers that may hinder their ability to move around comfortably and independently. Here are some reasons why wayfinding signage is inclusive.

-Accessibility: Signage is created with clear fonts, appropriate colours, and proper contrast to make it easily readable for people with visual impairments.
-Universal Symbols: Wayfinding signage often utilizes internationally recognized symbols that are easily understood by individuals regardless of language or literacy level.

Adult Change Facility

-Tactile Information: For individuals with visual impairments, signage may include braille or tactile elements to provide essential information through touch.
-Clear and Concise: The information on signage is kept simple and concise, making it easier for people with cognitive or learning disabilities to comprehend.
-Placement: Signage is placed at suitable heights and locations to ensure it is visible and accessible to individuals using wheelchairs or other mobility aids.
-Multi-sensory Design: Some inclusive wayfinding signage may incorporate audio or touch-based cues to cater to individuals with different sensory needs.
-Directional Clarity: Wayfinding signage provides clear directions and information to guide people efficiently, reducing confusion and stress.
-Use of technology e.q. https://bindimaps.com/
-Building cues and visual prompts (integrating landscape compositions or interiors).
-Architectural and perceptible hints (including landscape designs or interiors).
-Digital displays: Electronic boards displaying real-time information about appointment schedules, wait times, and important announcements.


MBC GROUP
www.mbc-group.com.au