

**PSE ACCESS CONSULTING**

Access/Built Environment  
Architectural Advice/Training  
Adaptation/Certification/B.C.A  
ACAA Accredited.

## ACCESS/COMPLIANCE/DESIGN STATEMENT

21<sup>st</sup> November 2019.

SITE ADDRESS; 4 Mowanba Place Thredbo, Bernti's BAR

Accessible (disabled) sanitary facility;

Accessibility requirements for people with disability.



Planning,  
Industry &  
Environment

17 DEC 2019

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This report is in regard to accessibility and appropriate facilities at 4 Mowanba Place Thredbo Bernti's BAR project for the additions and alterations complying with the relevant Australian Standard AS1428.1-2009 *Design for access and mobility* AS2890-2009 Part 6 *Parking facilities-Off street parking for people with disability* in addressing the requirements of BCA/NCC-2019 Part D3 *Access for people with disability* & Part D3.5 *Accessible carparking* and Disability Discrimination Act 1992 (DDA) pertaining to the provision of appropriate accessible parking, if required, for people with disability.

The design of sanitary facility (shown below) with the entry door opening outward and from an area outside any circulation requirements/exclusion zones and a AS1428.1 compliant corner basin allows for a 1540mm clear circulation area and 1400mm "exclusion zone" between the pan and basin with 800mm minimum (AS1428.1 Figure 1 wheelchair footprint 90 percentile) beside the system for wheelchair side transfer.

### Summary;

- The proposed sanitary facility, size compliant with requirements of a unisex accessible (disabled) sanitary facility with the technical specifications (the dimensions required by AS1428.1-2001 Clause 10.2 *Accessible unisex sanitary facility* typically at minimum 1600mm X 2500mm).
  - The sanitary facility, size compliant with requirements of a unisex accessible (disabled) sanitary facility compliant with AS1428.1-2009 *Design for access and mobility* Clause 10.2 *Accessible unisex sanitary facility* at 1600mm X 2500mm with AS1428.1 compliant corner basin outside 1400mm "exclusion zone" between the pan and basin
    - i. The entry door, opening out with self-closer, is to be compliant with **AS1428.1-2009 Clause 13.2** Figure 31 with a minimum 850mm clear opening dimension and the maximum 5mm construction tolerance threshold specified by **AS1428.1 Clause 5.1.2** Note: *a construction tolerance of up to 5mm is acceptable using rounded or bevelled edges.*

- ii. Present is proposed the “exclusion zone arch” of 1400mm in front of the pan to basin to opposing wall.
- iii. The toilet pan will be in the correct position as per **AS1428.1-2009 Design for access and mobility Clause 15.2.2 WC pan clearances & Figure 38 Water closet pan clearances, seat height and width** at 790mm to front of pan & 450mm-460mm centre from the side wall & the seat 460mm-480mm high.
- iv. The grab rails are to be fitted correctly at pan for position and design compliant with **AS1428.1-2009 Clause 15.2.7 & Figure 42 Position of grab rails in water closet** as with all other fittings and fixtures including the hand dryer, basin, a shelf and a cloth hanger.
- v. The clear turning circle requirement of **1540mm** (Red dashed circle) will be present to comply with **AS1428.2 Clause 6.2 (full 180° turn would be in one manoeuvres from stationary thus turning length of 2070mm not applicable)** and **AS1428.1-2009 Design for access and mobility Clause 6.5.1** for <90° turn for manoeuvring to close door and face the pan and the floor with a slip resistant surface as specified in **AS1428.1 Clause 12 Surface on a continual accessible path of travel.**
- vi. The appropriate signage is to be installed along with a locking mechanism on the sanitary facility entrance door for privacy.

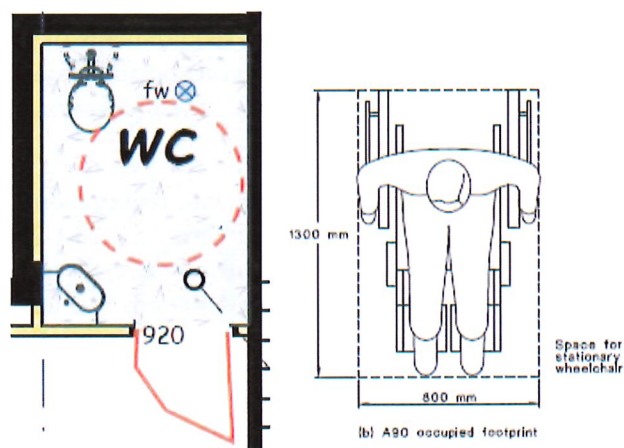
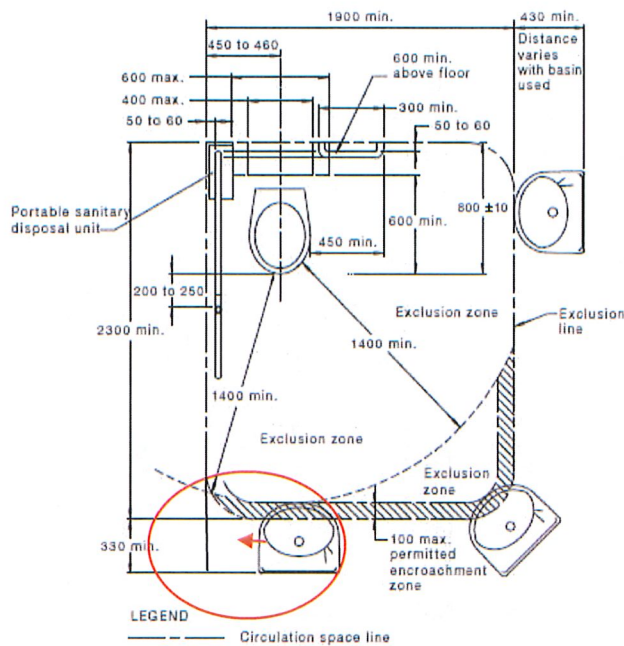


FIGURE 1 FOOTPRINT FOR AN OCCUPIED WHEELCHAIR



NOTE: This circulation space may overlap any other circulation spaces specified in this Standard.

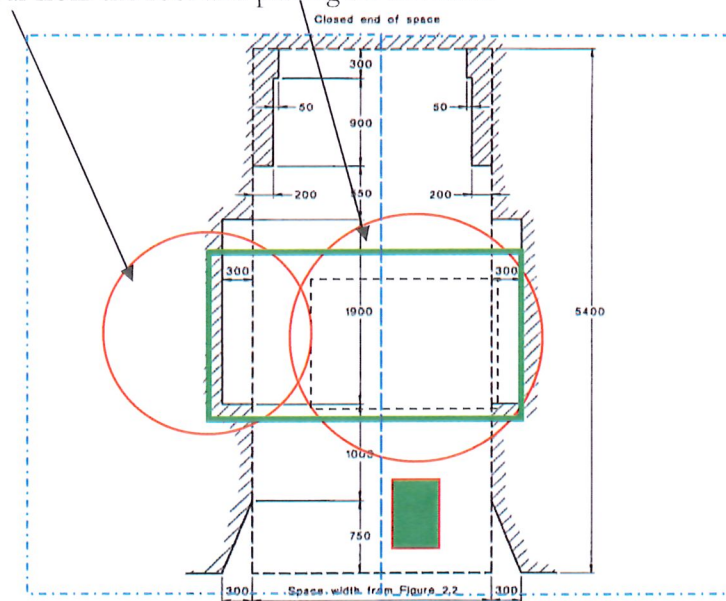
DIMENSIONS IN MILLIMETRES

FIGURE 43 CIRCULATION SPACE FOR WC PAN—RIGHT-HAND TRANSFER (LEFT-HAND TRANSFER IS MIRROR REVERSED)

- In this proposed instance a garage is provided for the manager and six spaces for the “general public” residents of the hotel/bar and as there is a history, for hotel, of no usage of an accessible (disabled) car space it is proposed, an allowance, to not designate/sign the sixth space as a an accessible (disabled) car space (Allowance under **NCC 2019 Part D3.5 Accessible Car Parking (d) for 5 spaces**) but have adjoining space designated/signed as a “shared area.
- Arrangements could be made with management by a visitor who requires it as an accessible (disabled) car space to reserve it for their use.
- □ As six vehicle parking spaces are proposed for employees and visitors the NCC 2019 Part D3.5 *Accessible Car Parking (d)* allows, when spaces no more than five, for an accessible space not to be “identified with signage so as to restrict the use of the parking space only for people with disability”.
- □ This means no “shared area” is required, space is provided, beside any space and the/all parking spaces can be technically and feature designed to comply with the parking space of AS2890.2009 Part 6 *Parking facilities-Off street parking for people with disability* Section 2.2 *Parking space-dimensions* Point 1 *Angle parking spaces*.



- The parking space accessible (disabled) car space (required only as accessible when an accessible unit in hotel is occupied by person with disability/wheelchair user) is also design compliant with the clear space (Clear of column) requirements of AS2890.1 *Off street parking* for placement of the wheelchair after removal from the roof and placing on the floor.



DIMENSIONS IN MILLIMETRES  
 NOTE: The preferred design envelope provides for structural elements to be clear of all four side doors whereas the Standard provides for the opening of the front door only (when nose in) (see Figure 5.1).

FIGURE 5.2 PREFERRED DESIGN ENVELOPE AROUND PARKED VEHICLE TO BE KEPT CLEAR OF COLUMNS, WALLS AND OBSTRUCTIONS

- The entrance doors and the entrance foyers and all their internal doors and their circulation area will be of a dimension mandated by AS1428.1 Clause 7.2 & 7.3. The doors have a clear opening dimension (Minimum 850mm for single leaf or at least one of a duel leaf door configuration) compliant with **AS1428.1 Clause 7.2** & Figure 11 and internal and external circulation spaces compliant AS1428.1 Clause 7.3 & Figure 12.

This sanitary facility in meeting the technical requirements of a unisex accessible (disabled) sanitary facility make it “suitable for general use by a person with disability acting independently or with usual assistance, addressing AS1428.1-2009 2 APPLICATION and **is as built will be safe and healthy for use by all.**

## 2 APPLICATION

This Standard is referenced by the BCA and the Premises Standards for the provision of access for people with disabilities. As a BCA and Premises Standards referenced document, it is applicable to buildings as and when specified in the BCA and Premises Standards.

The requirements specified in this Standard are intended to permit general use of buildings and facilities by people with disabilities acting independently, or where a person’s usual method of operation is with an assistant, in the company of that assistant.

## BCA/NCC-2019; Part D3 Access for People with disability

The BCA is referred to as a 'performance based' code, describing acceptable **Performance Requirements** that **buildings** and other structures throughout Australia must meet.

### **D3.1 General building access requirements**

## SECTION D ACCESS AND EGRESS

### OBJECTIVE

#### DO1

The *Objective* of this Section is to—

- (a) provide, as far as is reasonable, people with safe, equitable and dignified access to—
  - (i) a building; and
  - (ii) the services and facilities within a building; and
- (b) safeguard occupants from illness or injury while evacuating in an emergency.

### D3.5 Accessible carparking

- (a) subject to (b), must be provided in accordance with Table D3.5 in—
  - (i) a carparking area on the same allotment as a building *required* to be *accessible*; and
- (d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.

### FUNCTIONAL STATEMENTS

#### DF1

A building is to provide, as far as is reasonable—

- (a) safe; and
- (b) equitable and dignified, access for people to the services and facilities within.

### PERFORMANCE REQUIREMENTS

#### DP1

Access must be provided, to the degree necessary, to enable—

- (a) people to—
  - (i) approach the building from the road boundary and from any *accessible* carparking spaces associated with the building; and
  - (ii) approach the building from any *accessible* associated building; and
  - (iii) access work and public spaces, accommodation and *facilities for personal hygiene*; and
- (b) identification of *accessways* at appropriate locations which are easy to find.

### D3.2 Access to buildings

- (a) An *accessway* must be provided to a building *required* to be *accessible*—
- (i) from the main points of a pedestrian entry at the allotment boundary; and
  - (ii) from another *accessible* building connected by a pedestrian link; and
  - (iii) from any *required accessible* carparking space on the allotment.
- (b) In a building *required* to be *accessible*, an *accessway* must be provided through the principal pedestrian entrance, and—
- (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
  - (ii) in a building with a total *floor area* more than 500 m<sup>2</sup>, a pedestrian entrance which is not *accessible* must not be located more than 50 m from an *accessible* pedestrian entrance,

### Disability (Access to Premises-Buildings) Standard-2010.

#### *Purpose of the Premises Standards*

4. The purpose of the Premises Standards is to provide:
- a nationally applicable set of provisions that detail what must be done to provide for non-discriminatory access to public buildings for people with disability
  - the first and perhaps the most significant step in the development of consistent and uniform requirements for non-discriminatory building access — bringing together the access requirements under the DDA and building law, and

Premises Standards would harmonise the requirements of the Building Code and the Disability Discrimination Act in relation to access to buildings through incorporation of the Access Code into the Building Code. The Access Code forms Schedule 1 of the Premises Standards and contains its technical requirements.

Yours sincerely



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Accredited by,  
Association of Consultants in Access Australia  
Accreditation No. 185.