



Priority seating



Level access



Ramped access



Access for less mobile people



Accessible toilet



Accessible toilet

**PUBLIC INFORMATION SIGNS  
DISABILITY**



Assistance dogs allowed



Facilities for the visually impaired



Facilities for hard of hearing



Loop facility



Accessible parking

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# DISABILITY ACCESS PLAN

## BUNDAGEN

### COOPERATIVE LTD

April 2018

## **1. Introduction**

This Access Plan relates to a Development Application (DA) being submitted for Bundagen Cooperative Ltd located at Lot 401 McCabes Rd, Repton NSW (hereafter called Bundagen). It addresses the requirements of the Building Code of Australia (BCA) and The Disability Discrimination Act 1992 with regard to access for persons with a disability.

The subject site is part of the property owned by Bundagen and comprises a single storey timber building used as the central community hall (hereafter called the Main House). Adjacent to the Main House are associated buildings known as the Meditation Space, the Meeting Hall and a children's play room. Together these buildings constitute the Public Precinct area at Bundagen.

The DA relates to a change in use for an existing building (the Main House) to facilitate its use for community gatherings and public events. Car parking is provided on the site adjacent to the Main House. Persons with a disability do not require access to the Meditation Space and Meeting Hall. Consequently, no Disability Access measures are in place for these buildings. Persons with a disability only require access to the Main House and sanitary facilities.

The Main House is Class 9b and 6 under the BCA. Access for persons with a disability has been considered in the design of the Main House through the provision of accessible facilities such as car parking, a wheelchair access ramp and an accessible composting toilet.

The following drawings have been prepared and submitted with the DA:

- Accessible composting Toilet - Floor Plan
- Accessible composting Toilet - North Elevation
- Accessible composting Toilet - South Elevation
- Accessible composting Toilet - East Elevation
- Accessible composting Toilet - West Elevation

It is estimated that one in five people in Australia have a long-term disability (Australian Bureau of Statistics – 2003). This includes people with a physical disability, intellectual disability and sensory impairments such as vision and hearing. It does not include those with a short-term (temporary) disability or the continuing aging population.

Bundagen has adopted a best practice, performance based approach to access. Assessment is based on project specifics and takes into account various factors such as site topography and existing site conditions.

## **2. Legislation**

The requirements of BCA 2011 have been adopted in the preparation of this access report. Access assessment has been made against Access Legislation including:

- The Commonwealth Disability Discrimination Act 1992 (DDA)
- The Building Code of Australia 2011 (BCA) Section D3 – Access for People with Disabilities
- Australian Standards AS1428.1(2009) Amendment 1, AS1428.2(1992), AS1428.4(2009) – Design for Access and Mobility
- Australian Standard AS2890.6 (2009) – Parking Facilities – Off street car parking For People With Disabilities.

The DDA is a complaint based law. Compliance with the BCA alone will not offer protection from a complaint made under the DDA.

## DISABILITY ACCESS REPORT – Bundagen Cooperative

This plan considers current developments and changes in access legislation such as the Access to Premises Standard. Our plan aims to overcome current inconsistencies between the BCA and DDA.

The accessibility of the proposed development has been considered in regard to the relevant access legislation.

A summary of the requirements of relevant legislation follows.

- The **DDA 1992** requires independent, equitable, dignified access to all parts of the building for all building users regardless of disability. The DDA makes it unlawful to discriminate against a person on the grounds of disability. The DDA is a complaint based law and is administered by the Human Rights and Equal Opportunities Commission.
- The **BCA 2011** requires access for people with disabilities to and within all areas usually used by the occupants (Class 5 buildings).
- **AS1428 – Design for Access and Mobility** requires the inclusion of a continuous accessible path of travel from the street footpaths and car-parking areas to the entry and facilities within the building. It also includes requirements for doorways, stairs, toilets, etc.
  - Part 1 (2009) of this standard contains access requirements that are mandatory for the provision of access for persons with a disability and is referred to by the BCA 2011. Amendment 1 of this document was released in 2010.
  - Part 2 (1992) provides enhanced and best practice requirements. While AS1428.2 is not mandatory, the inclusion of its requirements such as accessible reception counters reduce the risk of a complaint made under the DDA. AS1428.2 is referenced by the Human Rights and Equal Opportunities Commission Advisory Notes for Access to Premises that accompanies the DDA.
  - Part 3 (1992) – Requirements for Children and Adolescents with Physical Disabilities is applicable to purpose built developments and therefore has not been considered within this development.
  - Requirements for tactile indicators are included in Part 4 (2009) of this standard. The 2009 version of this standard is referenced by the BCA 2011. Therefore, its requirements have been adopted for the provision of access for persons with a disability.
- **AS2890.6** applies to the car-parking areas generally. AS2890.6 was published on 22 October 2009 and is referenced by BCA 2011.

### **3. Access and Approach**

The approach to the building needs to be considered when considering access for persons with a disability. The BCA has three requirements for the approach to a building for persons with a disability. An accessible path of travel is required to the building entrance:

- from the allotment boundary at the main points of pedestrian entry
- from accessible car parking areas and
- from any adjacent and associated accessible building.

The site has access via a 3.0m wide gravel driveway with stable shoulders. The driveway gains access from McCabes Road via an established entry to the Bundagen Cooperative. In this instance, the approach to the Main House has been considered from the accessible car parking area on the southern side of the Main House to the main entrance located on the northern side of the Main House.

#### **3.1 Pedestrian Access**

Pedestrian access to the Main House is from the car parking area at the southern end of the Main House. The driveway should offer an accessible path of travel for persons with a disability. The accessible path of travel refers to a pathway which is grade restricted and provides wheelchair access as per the requirements of AS1428.

For compliance with AS1428.1, the following access requirements apply to the pedestrian areas and should be implemented in the preparation of the construction documentation.

- a) The minimum unobstructed width of all pathways is to be 1000mm (AS1428.1, Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2.
- b) All pathways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, 5mm for bevelled edges -refer to Figure 6).
- c) The maximum allowable cross-fall of pathways is to be 1:40.
- d) Surface of the accessible path of travel to be slip-resistant.
- e) The ground abutting the sides of the pathways should follow the grade of the pathway and extend horizontally for 600mm. We note that this is not required where there is a kerb or handrail provided to the side of the pathway (refer to AS1428.1 Clause 10.2).

Hard surface paths that comply with the relevant standards (i.e. cement stabilised compacted bago paths) will be put in place to provide wheelchair access to and from the following:

- From the car park to the wheelchair access ramp at the Northern end of the Main House
- From the northern end of the Main House to the Disability Accessible composting toilet
- From the northern end of the Main House to the Meditation Building
- From the northern end of the Main House to the Meeting Hall
- From the car park and Northern end of the Main House to the planned Fire Shelter

Please refer to the [Site Map](#) for location and details of proposed Hard Surface Paths.

#### **3.2 Car parking**

Coffs Harbour City Council (CHCC) Development Control Plan 2015 requires allocation of car parking for people with disabilities in accordance with the Disability (Access to Premises - Buildings) Standards 2010. These standards require '1 space for every 50 car parking spaces or part thereof'. There are 24 existing car parking spaces in the Main House parking area including:

- Seventeen 60-degree angle car parking spaces
- Seven parallel parking spaces

## **DISABILITY ACCESS REPORT – Bundagen Cooperative**

It is therefore proposed that one off-street accessible car parking bay be constructed and marked in the location shown on the car parking layout plan (Appendix A of the Traffic and Parking Impact Assessment). The space will be constructed, sealed and marked in accordance with AS 2890.6-2009 Off-street parking for people with disabilities.

Overflow parking areas for workshop days and other events will be signposted and maintained on areas shown in Appendix B of the Traffic Assessment.

Access requirements for the accessible car parking space are as follows:

a. Accessible car parking to be a minimum of 2400mm wide with a shared area to one side of the space 2400mm wide. Circulation space can be shared between adjacent accessible carparks. For a single space, a total width of 4800mm is required.

**The configuration of the accessible car parking is in keeping with the requirements of AS2890.6 (2009). Spaces are provided in a paired configuration with shared circulation areas.**

b. Provide a bollard to the shared circulation space as illustrated in AS2890.6, Figure 2.2.

c. The maximum allowable cross-fall of accessible car parking area to be, 1:33 (for outdoor spaces). This cross-fall applies both parallel and perpendicular to the angle of parking.

d. Designated accessible car parking is to be identified using the International Symbol for Access (ISA) –ground and vertical signage is required. Signage is to comply with AS1428.1.

e. Provide an accessible path of travel, within the meaning of AS1428.1, from the accessible car parking areas to the Main House entrance.

### **3.3 Entrances**

There is one main entrance to the Main House consisting of double sliding doors accessible via a ramp and steps. A number of other access doors exist in the building accessible for persons without a disability. The following access requirements apply to all entrance doors and should be addressed during preparation of the construction documentation.

a. Entrances to comply with AS1428.1(2009), Clause 13 as part of the accessible path of travel.

b. Doors are to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel. For double doors, each leaf should achieve this clearance to allow for single leaf operation.

c. Door thresholds to be level to provide seamless entry as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where bevelled edges are provided between surfaces – refer to Figure 6.

d. Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)

e. Provide decals to glass doors to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid. AS1428.1, Clause 6.6.

## **4. Interior**

The Main House has a gross floor area of 164.84 m<sup>2</sup> and includes a commercial standard kitchen which is currently used as part of the food cooperative and can be used to service the Café seating in the hall and deck areas

### **4.1 Doorways Generally**

## **DISABILITY ACCESS REPORT – Bundagen Cooperative**

AS1428 has requirements for doorways within the accessible path of travel. Access requirements for doorways within the accessible path of travel are as follows and should be adopted in the preparation of the construction documentation. We note that doorways throughout the Main House offer circulation areas conducive to compliance with the following requirements.

- a. Doorways within the accessible path of travel to have a minimum clear opening width of 850mm (AS1428.1(2009), Clause 13.2).
- b. All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum cross-fall of 1:40.
- c. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.
- d. Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)

### **4.2 Floor Finishes**

All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the Main House. Maximum allowable construction tolerance is 3mm (5mm for bevelled edges) as part of the accessible path of travel. Refer to AS1428.1(2009), Clause 7.2 for further details.

### **4.3 Controls**

Controls such as light switches and GPOs are to be located within the accessible height range of 900-1100mm above the floor level to comply with AS1428.1(2009), Clause 14.

### **4.4 Signage**

AS1428 contains information for signage to assist persons with a disability. Signage acts as a way finding device and so should be easily read by all users of the development.

Access requirements for signage are as follows and should be considered in the design of the signage. It is intended that signage be easily comprehended by all users of the Main House.

- a. Signage should comply meet the intent of AS1428.1, Clause 8.
- b. The size, type and layout of lettering on signs should be easily comprehensible. The use of pictograms is encouraged wherever possible.
- c. All lettering / pictograms to have a minimum 30% luminance contrast to the background colour to assist persons with a vision impairment.
- d. Signage should be located where directional decisions are made to enable the appropriate decisions to be made prior to the change of direction.
- e. Signage to be located within the height range of 1200-1600mm. Where a sign may be obscured, for example in a crowd situation, it should be placed at a height of minimum 2000mm.

## **5. Sanitary Facilities**

The Disability Access to Premises Standard 2010 requires the provision of sanitary facilities catering for persons with a disability as follows:

- A unisex accessible toilet at each level for a multilevel building. Where more than one bank of toilets is provided at any level, at least 50% of those banks will have an accessible toilet facility.
- A unisex accessible shower where one or more showers are provided (1 accessible shower for every 10 or part thereof).
- A sanitary compartment suitable for a person with an ambulant disability (PAD cubicle) for use by males and females at each bank of toilets where one or more toilets are provided.

### **5.1 Unisex Accessible Toilet Facilities**

There is an accessible toilet facility provided near the Main House – refer to Site Plan for location of this facility.

The Unisex Accessible Toilet is compliant with AS1428.1 (2009), Refer to Accessible Toilet Drawing submitted with the DA for further details.

## **7. Summary**

Drawings for the Main House and associated buildings constituting the Public Precinct Area at Bundagen, Lot 401 McCabes Rd Repton NSW, have been reviewed against the requirements of the Building Code of Australia 2011 and The Disability Discrimination Act 1992 with regard to access for persons with a disability.

We consider that the drawings presented for assessment generally comply with Building Code of Australia 2011 and the intent of the Disability Discrimination Act 1992. Access for persons with a disability has been addressed in the design of the development. The requirements of AS1428.1 (2009) have been presented throughout this plan which has been adopted by BCA 2011.

Hard surface paths, creation of a designated Disability Car Parking space and modifications to an existing composting toilet are required to comply with the relevant sections of the BCA – these works have been explained in this report and are detailed in the drawings accompanying the DA.

Best practice options, as noted in this plan, are not mandatory but will minimise the risk of a complaint made under the DDA.