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Catholic Education Diocese of
Parramatta

Westmead Catholic
Community

**Access Review -
Final**

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Table of contents

1. Executive Summary	4
2. Introduction	5
2.1 Background	5
2.2 Objectives	5
2.3 Limitations	5
2.4 Accessibility of Design	5
2.5 Statutory Requirements	6
3. General Access Planning Considerations	7
4. Ingress & Egress	8
4.1 External Linkages	8
4.2 Entrances	8
4.3 Emergency Egress	9
5. Paths of Travel	10
5.1 Circulation Areas	10
5.2 Passenger Lifts	10
5.3 Stairs & Ramps	11
6. Facilities & Amenities	12
6.1 Sanitary Facilities	12
6.2 Common Areas	13
6.0. Conclusion	14



1. Executive Summary

The Access Review Report is a key element in the design development of Westmead Catholic Community located at Darcy Road, Westmead, and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris Goding Access Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The review will ensure that ingress and egress, paths of travel, circulation areas, and sanitary facilities comply with relevant statutory guidelines, and in addition, compliance with a higher level of accessibility and inclusiveness benchmarks set by the project.



2. Introduction

2.1 Background

WINIM Developments Pty Ltd has engaged Morris Goding Access Consulting, to provide a design review of Westmead Catholic Community located at Darcy Road, Westmead, NSW 2145. The development consists of a Parish, Teaching areas, Staff rooms and Classrooms and other multipurpose rooms.

The proposed development falls under a number of BCA classifications:

- Class 9b.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development;
- Provide a report that will analyse the provisions of disability design of the development, and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), relevant Australian Standards, and enhanced benchmark requirements set by the project.

2.2 Objectives

The Report seeks to ensure compliance with statutory requirements and enhanced benchmark requirements set by the project. The Report considers user groups, who include students, staff, and members of the public. The Report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment

The Report seeks to provide compliance the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3 Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

2.4 Accessibility of Design

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, Universal Design



principles, the AS 1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

2.5 Statutory Requirements

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with disabilities will be in accordance with:

- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2010;
- Building Code of Australia (BCA) Part D3, F2, E3;
- AS 1428.1:2009 - (General Requirement for Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- AS 2890.6:2009 - (Parking for People with Disabilities);
- AS 1735.12:1999 - (Lift Facilities for Persons with Disabilities);
- Parramatta Development Control Plan 2011. DCP 2011 Part 3 - Development Principles

Please note that there are also additional advisory standards (not currently referenced by BCA or DDA Premises Standards) as well as other relevant guidelines that will be considered, as relevant to promote equity and dignity in line with over-arching DDA principles and aspirational objectives. These include:

- Universal Design Principles;
- Human Rights Commission (HEREOC)
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture;
- AS1428.2:1992 Enhanced and Additional requirements;
- AS1428.4.1 Draft Way-finding Standard;
- AS3745:2010 – Planning for Emergencies in Facilities (to assist with design strategies for provision for escape for people with disability that may require assistance).



3. General Access Planning Considerations

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

Since the 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1-2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

By utilizing AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

MGAC supports the use and consideration of universal design (UD) principles into the design to maximize access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialized 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:

- Principle 1: Equitable Use
- Principle 2: Flexibility in Use
- Principle 3: Simple and Intuitive Use
- Principle 4: Perceptible Information
- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and use



4. Ingress & Egress

4.1 External Linkages

The BCA and DDA Premises Standards contain requirements for site approaches for the use of persons with disabilities. These requirements can be summarised as follows:

- An accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS1428.1:2009. Currently, the affected part i.e. from site boundary to all new works has not been detailed. The affected part is to comply with AS1428.1 and the DDA Premises Standards
- An accessible path of travel between buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS1428.1:2009 is also required.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. There are requirements that are yet to be achieved, however there is sufficient space currently provided or can be provided for amendments to be made so that compliance can be readily achieved in accordance with AS1428.1.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

4.2 Entrances

The BCA and DDA Premises Standards contain requirements for building entry for the use of persons with disabilities. These requirements can be summarised as follows:

- Access through at least 50% of principal pedestrian entrance/s to all buildings or parts of buildings (i.e. when they have a separate function and/or use e.g. external retail tenancy). Note it is preferred that all entrances are accessible. Currently, there is access into 50% or more of each building entrance of the building in accordance with AS1428.1.
- A non-accessible entry located no more than 50m distance from an accessible entry (for buildings greater than 500m²). Currently, accessible entrances to buildings are located no more than 50m away from an inaccessible entrance, in accordance with AS1428.1.
- All accessible doors with 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009. Currently, all building door entrances achieve 850mm clear width and circulation space in accordance with AS1428.1.
- An accessible path of travel e.g. ramp or lift provided adjacent (or in reasonable proximity) to any stair access. Note: providing choice of access route directly adjacent so that people can start and finish in the same location/travel similar route promotes inclusion and UD principles. Currently, the majority of buildings within the Catholic



Community Centre have lift access to other levels in accordance with the DDA Premises Standards. However, there is a new stair adjacent to activity room 2 and 3 providing access to top levels, from the information provided from WINWM, this stair is an egress stair only (addressed under D2 and not D3 of BCA, i.e. this is not access to top levels or any other level).

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. There are requirements that are yet to be achieved, however there is sufficient space currently provided or can be provided for amendments to be made so that compliance can be readily achieved in accordance with AS1428.1.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

4.3 Emergency Egress

BCA 2016 Part D2.17 has requirements for all fire-isolated egress stairs from areas required to be accessible (not communication stairs) to include at least one continuous handrail designed to be compliant with AS1428.1 Clause 12. Provision of an off-set tread at the base of stair flights or an extended mid-landing that will allow a 300mm extension clear of egress route is considered appropriate for achieving a consistent height handrail (without vertical or raked sections). Such an off-set tread configuration has been shown at the majority of stairs and would appear to be possible elsewhere, subject to further detail design.

Where fire-isolated egress stairs will also be used for communication stair purposes between levels, they should be designed to meet AS1428.1:2009. Confirmation is required on the likely use of certain stairs for this purpose.

There is currently no mandatory requirement within BCA or DDA Premises Standards for provision of independent accessible egress for people with a disability in accordance AS1428.1 and this remains an important DDA issue. Consideration of an accessible egress strategy with emergency evacuation plan will be needed as a minimum starting point.

Consideration of management systems and fire wardens for emergency egress for people with disabilities.

PCA and client to comment on various throughout the projected works to confirm if these are egress only stairs and assessed under BCA D2 (out of accessibility BCA D3 scope).



5. Paths of Travel

5.1 Circulation Areas

The BCA and DDA Premises Standards contain requirements for circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Wheelchair passing bays (1800mm width x 2000 length) when a direct line of sight is not available and are to be provided at 20m max. intervals along access-ways.
- Turning spaces (at least 1540mm W x 2070mm L) within 2m of every corridor end and at 20m.max intervals along all access-ways. This is needed for wheelchairs to make a 180-degree turn, compliant with AS1428.1:2009. Currently, majority of areas have open space and area where passing bays are provided in accordance with AS1428.1. however, various points within the principle/student entry/staff area of ground floor and the path of travel to the parish amenities do not have passing bays provided where no line of sight is provided, amendments are to be made to achieve compliance in accordance with AS1428.1.
- All common-use doors (i.e. not excluded under Part D3.4) with 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009. Currently, various doors do not achieve 850mm clear width and have insufficient latch side clearance, however sufficient room is readily available for amendments to be made to achieve compliance in accordance with AS1428.1.
- All common-use corridors and accessible paths of travel with at least 1000mm min. width when travelling in linear direction Note: Increased clear width paths of travel required for doorway circulation, turning areas etc. Currently, this requirement has been achieved as path of travels are at 1000mm or greater, in accordance with AS1428.1.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. There are requirements that are yet to be achieved, however there is sufficient space currently provided or can be provided for amendments to be made so that compliance can be readily achieved in accordance with AS1428.1.

A Performance Based Solution can be provided for alternative accessible paths, doors and passing bays that are compliant and provide path of travel to the same area as the non-accessible entrance. This is to be further reviewed at design stages.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

5.2 Passenger Lifts

The BCA and DDA Premises Standards contain requirements for passenger lifts and circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:



- Passenger lifts with min. internal size at floor of 1400mm width x 1600mm depth, compliant with BCA/DDA Access Code Part E3.6 and AS1735.12. Currently, this requirement has been achieved in accordance with BCA, DDA premises Standards and AS1735.12.
- All lift lobbies and main corridors on each level with 1800mm min. clear width to allow two wheelchairs ability to space pass each other. Currently, this requirement has been achieved in accordance with AS1428.1.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

5.3 Stairs & Ramps

The BCA and DDA Premises Standards contain requirements for stairs and ramps for the use of persons with disabilities. These requirements can be summarised as follows:

- Ramps maximum 1:14 gradient with landings at no more than 9 metre intervals.
- Ramps with handrails on both sides with minimum 1 metre clearance in accordance with AS1428.1.
- Landings 1200mm length with 1500mm length at 90 degree turns
- Stairs handrails on both sides in accordance with AS1428.1
- Stairs and ramps with offset to ensure no encroachment of handrail extensions into from transverse path of travel at top and bottom of stair/ramp

Currently, ramps and stairs are to either be provided or amendments to be made at new projected works for ramp landings, gradients to comply with mentioned requirement and AS1735.12.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. There are requirements that are yet to be achieved, however there is sufficient space currently provided or can be provided for amendments to be made so that compliance can be readily achieved in accordance with AS1428.1.

A Performance Based Solution can be provided for alternative accessible paths in lieu of stair access only.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.



6. Facilities & Amenities

6.1 Sanitary Facilities

The BCA and DDA Premises Standards contain requirements for sanitary facilities suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- At least 1 unisex accessible toilet, adjacent to every bank of toilets (where provided) on each storey, compliant with AS1428.1 under BCA/DDA Access Code part F2.4. If more than 1 toilet bank provided on each level, accessible toilet is required at 50% min. of toilet banks at each level. Currently, this requirement has not been achieved in various buildings and areas within buildings (refer to MGAC mark ups dated 25/02/2020 for locations). Accessible toilets are to be provided in accordance with AS1428.4 and the DDA Premises Standards.

PCA to provide commentary on Parish Building and other Acc. WC's (locations as per mark ups).

- An even number of left hand (LH) and right hand (RH) transfer WC pans (accessible toilets) within the building. Alternating LH/RH layouts on each subsequent level is the most appropriate and inclusive approach. Currently this requirement has not been achieved as all Acc. WC within the learning centre building are majorly LH transfers on all level.
- Accessible WC with 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1.
- An ambulant cubicle within every standard toilet bank adjacent to an accessible toilet under DDA Access Code Part F2.4 compliant with AS1428.1:2009. Currently, various areas do not have ambulant toilets, various WC's are also unisex labelled. These are to be designed as per AS1428.1 (ambulant cubicles) and to be classified as Male or Female. PCA to provide commentary on unisex classification and number of banks and subsequently the total number of accessible toilets required.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. There are requirements that are yet to be achieved, however there is sufficient space currently provided or can be provided for amendments to be made so that compliance can be readily achieved in accordance with AS1428.1 and the DDA Premises Standards i.e. at least 50% accessible toilets to the total number of banks provided throughout a building, separate part of a building or or level of a building and complaint Male, Female and Male and Female Ambulant Cubicles in accordance with AS1428.1.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.



6.2 Common Areas

The BCA and DDA Premises Standards contain requirements for common use areas suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- Access to a unique common use facilities and areas (e.g. common courtyards, terraces, seating spaces etc.) is required in accordance with DDA Premises Standards.

There is a tier seating space provided on level 3. Wheelchair seating space is to be provided in accordance with AS1428.1 and DDA Premises Standards Table D3.9.

There are “inquiry rooms” within levels, these areas are exempt under D3.4 of BCA if these areas and rooms are used by teacher staff only (which jobs are to be done by fully able person as duties are hazardous and strenuous and cannot be performed for those with a disability). The client is to confirm this assessment and provide documentation, otherwise full accessibility requirement is to be achieved within these rooms.

Currently, there is stair access only to the REC room. A wheelchair accessible path is to be provided to REC room in accordance with AS1428.1 and the DDA Premises Standards.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. There are requirements that are yet to be achieved, however there is sufficient space currently provided or can be provided for amendments to be made so that compliance can be readily achieved in accordance with AS1428.1.

A Performance Based Solution can be provided for alternative accessible room of the same function in lieu of the non-accessible room.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.



6.0. Conclusion

MGAC has assessed the proposed scheme for Westmead Catholic Community. The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, common area access, sanitary facilities and parking can be readily achieved.

It is recommended and required that all works and recommendations are to be carried at further design stages in accordance with AS1428.1, the DDA Premises Standard and all other relevant standards and codes as noted in section 2.5 of this report.

It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.