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Sydney Catholic Schools

Marist Catholic College North
Shore

Access Review – SSD DA

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1. Executive Summary

The Access Review Report is a key element in the design of the new buildings and refurbishment at Marist Catholic College North Shore, located at 270 Miller Street, North Sydney NSW 2060, and an appropriate response to the AS1428 series, Building Code of Australia (BCA), and DDA Access to Premises Standards (including DDA Access Code).

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 proposed development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, and sanitary facilities comply with relevant statutory guidelines.

The recommendations in this report are to be developed in the ongoing design development and should be confirmed prior to construction certificate stage. As the project proceeds, further review of documentation is strongly recommended to ensure that appropriate access is provided to and throughout the development.

2. Introduction and Overview

2.1 Introduction

This report supports a Stage Significant Development (SSD) Development Application (DA) for the expansion and redevelopment of Marist Catholic College North Shore, which is submitted to the Department of Planning, Industry and Environment (DPIE) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act). Sydney Catholic Schools is the proponent of the SSD DA.

2.2 Background

A 24-month study undertaken by Sydney Catholic Schools has identified a major deficiency in the provision of affordable, non-government education within the North Sydney Local Government Area (LGA).

The study also identified that the choice for families is extremely limited, as almost all of the schools in North Sydney provide single-sex education, with co-educational schools significantly underrepresented.

Sydney Catholic Schools, as operators of St Mary's Catholic Primary School and Marist College North Shore, is responding to this challenge and has identified a strategic response that can positively support the future of North Sydney.

2.3 Site Description

The site is located at 270 Miller Street, North Sydney within North Sydney LGA. It is bound by Carlow Street to the north, Ridge Street to the south, Miller Street to the east, and Ridge Lane to the west. It is surrounded by a mix of civic, residential and commercial uses.

It is approximately 700m north of the North Sydney CBD and located opposite St Leonards Park and North Sydney Oval. The site is strategically located between the Crows Nest and North Sydney, which will soon be connected by the Sydney Metro. The site is approximately 250m to the north of the future Sydney Metro Station at the corner of Miller and McLaren Streets.

Existing development on the site includes St Mary's Primary School, Marist College North Shore, St Mary's Church and Parish Centre, the former Presbytery and Monastery, as well as the two acquired terraces along Miller Street and a childcare centre known as the Jacaranda Cottage.

The site comprises 26 lots and has a total area of 22,420m². The locational context of the site is shown at Figure 1 and an aerial photograph of the site is shown at Figure 2.

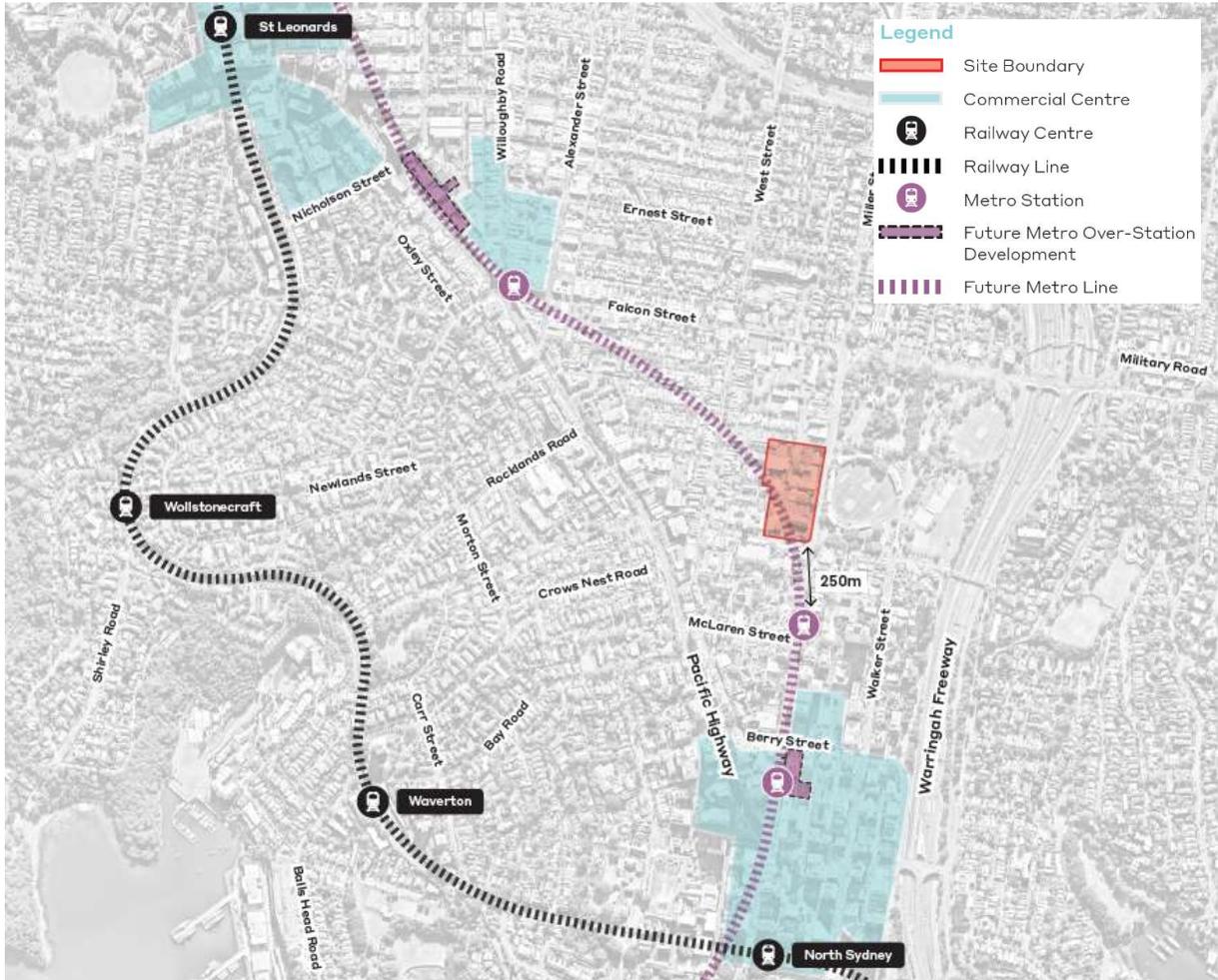


Figure 1 Site Context

Source: Ethos Urban



Figure 2 Site Aerial
Source: Ethos Urban



2.4 Overview of the Proposed Development

The SSD DA seeks approval for:

- Retention of key buildings including St Mary's Church and Parish Centre, the former Presbytery and Monastery, St Mary's Primary School and some existing buildings on the western boundary.
- Demolition of existing buildings along Miller Street and Carlow Street, including the childcare centre and terrace houses.
- Construction of a mixed-use education precinct comprising a high school and early learning centre, including:
 - adaptive reuse of the existing Presbytery, and alterations and additions to retained educational buildings;
 - construction of a multistorey educational building on the corner of Miller Street and Carlow Street;
 - construction of a multistorey mixed-use building along Miller Street, accommodating teaching facilities, an early learning centre and an auditorium.
 - construction of a new basement car park; and
 - provision of ancillary canteen/café uses.
- Landscaping and public domain works, including the creation of a new plaza along Miller Street, adjoining St Mary's Church.

3. Access Overview

3.1 Objectives

The report attempts to deliver equality, independence and functionality to all people with disability inclusive of:

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

In addition, through considering universal design principles, the report also seeks to encourage increased inclusion of:

- Older people
- People with Children
- People of non-English speaking backgrounds
- Diverse community groups

This 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.

3.2 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, AS1428 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.

3.3 Universal Design Principles

Universal Design is a philosophy and approach that uses principle based thinking within the design and planning process. It is based on seven recognized principles that were developed in 1997 by a working group of architects, product designers, engineers and environmental design researchers, led by the Centre for Universal Design, North Carolina State University, USA.

The Principles were developed to “*guide the design of environments, products and communications to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design*” (Mace 1985). They 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

The consideration and application of universal design principles within the early planning and design stages of the project will assist in creating an inclusive environment that can be accessed, understood and used by as many people as possible.

An accessible environment that is designed on universal design principles is one that considers all people including older people, families with children and people pushing prams, people from other cultures and language groups, tourists in transit and people with disability.

3.4 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;
- Disability Standards for Education 2005
- Building Code of Australia 2019 (BCA) Part D3, F2, E3;
- AS 1428.1:2009 - (General Requirement of Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- AS 1735.12:1999 - (Lift Facilities for Persons with Disabilities);
- AS 2890.6:2009 – (Parking for Persons with Disabilities);
- North Sydney Development Control Plan 2013

Reference has also been made to advisory disability planning principles including:

- Education Facilities Standards and Guidelines (EFSG)

- Universal Design Principles;
- AS1428.2 – 1992 (Enhanced and Additional Requirements - Buildings & Facilities);
- AS1428.5 – 2010 (Communication for People who are Deaf or Hearing Impaired);
- Human Rights Commission (HEREOC) Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture;
- 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).

3.5 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.

4. Proposed Scheme and Regulatory Background

4.1 DDA Premises Standards

The Disability (Access to Premises – Buildings) Standards 2010 ('Premises Standards 2010') are a federal legislative instrument that was made under the Disability Discrimination Act 1992 (DDA). The Premises Standards 2010 prescribe minimum design and performance standards of accessibility in relation to built premises in general.

The site is subject to the requirements of the Premises Standards due to proposals for buildings, or spaces, within the development, that are categorised by a particular building classification in the Building Code of Australia.

The BCA building classifications of relevance to the development will include at a minimum:

- Class 9b

Areas of the development classified under the above BCA building classifications will need to consider the following key issues;

- Access to and within principal entrances to the premises from the allotment boundary.
- Access to and within common use areas.
- Access to and within all areas normally used by the occupants.
- Accessible car parking spaces.
- Signage for persons with disabilities.
- Sanitary facilities for persons with disabilities.

5. Ingress & Egress

5.1 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.
- 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.
- An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required.

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. New and refurbished buildings all appear to be accessible from the allotment boundary. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

5.2 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 entrances, including the 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.
- A non-accessible entry located no more than 50m distance from an accessible entry (for buildings greater than 500m²).
- All accessible doors with 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009.
- 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.

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 Emergency Egress

BCA 2019 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).

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.

6. Paths of Travel

6.1 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.
- 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.
- 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.

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, with suitable spatial provision in place. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

6.2 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.
- All lift lobbies and main corridors on each level with 1800mm min. clear width to allow two wheelchairs ability to space pass each other.

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.

6.3 Stairs, Ramps and Walkways

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
- Walkway maximum 1:20 gradient with landings at no more that 15m intervals
- Edge protection to walkways
- Tactile indicators to stairs, ramps and escalators

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.

7. Facilities & Amenities

7.1 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:

- For Class 5, 6, 7a, 9b: 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.
- For Class 9b: If common-use change facilities provided (i.e. both toilets and showers) a separate combined accessible WC/shower adjacent to male and female change rooms is required, compliant with AS1428.1 under BCA/DDA Access Code Part F2.4.
- 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.
- 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.

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, with suitable spatial provision and indicative amenities arrangements. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.2 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:

- Accessibility to common use courtyards within buildings.
- Wheelchair access is required to any external and outdoor terrace areas including roof terraces compliant 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, with no barriers to access evident. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.3 Parking

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

- For class 9b school, 1 space for every 100 carparking spaces or part thereof.

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. The proposal makes a suitable split in the allocation across the main functions. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.4 Hearing Augmentation

Recommendations:

- As a Class 9b building, the multipurpose space/auditorium, any spaces used for conference, meetings rooms, educational/lecture spaces that provide inbuilt amplification systems (except those solely for emergency warning purposes) require a hearing augmentation system to comply with BCA and DDA Access Code Part D3.7.
- Hearing loops are required to at least 80% of floor area with inbuilt amplification system. Infra-red or FM systems (that require the use of receivers) need to ensure coverage to 95% of floor area of room/areas served by inbuilt amplification system. The no. of receivers to be provided for each venue is to be determined based on D3.7 (b) (ii).

7.5 Signage, Wayfinding & Technology

Recommendations:

- The development will be required to meet BCA and DDA Premises Standards for all statutory signage requirements e.g. identification signage for accessible entrances, sanitary amenity signage, hearing augmentation signage, accessible egress signage; and directional signage from non-accessible elements to identify alternative accessible route to comply with DDA Access Code/BCA Part D3.6 and AS1428.1.

8. Conclusion

MGAC has assessed the proposed scheme for Marist Catholic College North Shore.

The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, common area access, and sanitary facilities can be readily achieved. 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.