



Morris Goding  
Access Consulting

Deicorp Projects Showground  
Pty Ltd

2 Mandala Parade Doran  
Drive, Doran Drive, Castle Hill  
NSW – Supermarket Fit-Out

**Access Review –  
Final**

5 July 2021



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This report prepared by:

Jhoana Colorado  
Access Consultant  
**Morris Goding Accessibility Consulting**

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## 1. Executive Summary

The Access Review Report is a key element in the design development of new Supermarket and liquor store fit-out located at 2 Mandala Parade Doran Drive, Doran Drive, Castle Hill NSW, 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 Accessibility 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

Deicorp Projects Showground Pty Ltd has engaged Morris-Goding Access Consulting, to provide a design review of new supermarket fit-out, located at 2 Mandala Parade Doran Drive, Doran Drive, Castle Hill NSW. The development consists of,

- Goods trading areas, customers service sections (deli, grocery, bakery, etc) and supermarket goods preparations (back of house).
- Staff areas. This includes offices, kitchenette and associated sanitary facilities.



Figure 1. Ground Floor - Trading Area

The proposed development falls under a number of BCA classifications:

- Class 5 (commercial, office)
- Class 6 (supermarket, liquor store / retail)

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 customers, 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, 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 Project Architect and an appropriately qualified accessibility consultant will examine key physical elements during design development stage, to identify physical barriers and incorporate solutions as a suitable response to disability statutory regulations and other project objectives.

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.

The design will comply with the requirements of the DDA Access to Premises Standards and include requirements for accessible buildings, linkages and the seamless integration of access

provisions compliant with AS1428.1. The developed design will consider all user groups, who include members of the public, visitors, customers and staff members.

## **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;
- AS 1428.1:2009 - (General Requirement of Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- The Hill Shire Local Council DCP.

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.

A UD approach has numerous benefits for the client as an education provider, for businesses within the building, for individual users and for society in general. An inclusive environment that can be accessed, understood and used by as many people as possible, is good business sense, is more sustainable and is socially progressive, in line with the aims of the DAP.

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 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 is required through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings (ie. when they have a separate function and/or use eg. external retail tenancy). Note it is preferred that all entrances are accessible.
- A non-accessible entry cannot be located more than 50m distance from an accessible entry (for buildings greater than 500m<sup>2</sup>).
- All accessible doors to have 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009. Note: Manual doors require lightweight door forces to be operable by people with disabilities (20N max.). We recommend that main entrances include automated sliding doors to be used where possible.
- An accessible path of travel eg. ramp or lift needs to be 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 as there is level access at ground floor from the principal pedestrian entrance (PEE). Further work will be required during design development stage to ensure appropriate outcomes are achieved.

## 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) are also required 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) are required 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 this requirement is not achieved as there is lack suitable circulation at the end of the corridor in the amenities. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.
- Turning spaces (at least 1500mm W x 1500mm L with splays) are required to achieve 90-degree turn. This is needed for wheelchairs to make a 180 degree turn, compliant with AS1428.1:2009.
- All common-use doors (ie. not excluded under Part D3.4) to have 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009. Currently requirement appears capable of being achieved, however, liquor cool room and service desk have a deficient latch side clearance and clear width. Doors are to provide 530mm min.(internal). And 510mm min. (external) latch side clearance or door is to be automated or client is to confirm that this area is indented to be exempted under BCA D3.4. This can be address during a later stage.
- All common-use corridors and accessible paths of travel to be 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. 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.

#### *Assessment*

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. There are 2 base built goods lifts that connect basement 1, ground floor and level 1, these lifts served the BOH of the supermarket tenancy, lifts are for goods transport



goods between these three levels, customers will not have access to these areas only staff that will require to perform physical strength oriented duties to be perform transporting goods and tasks through these three levels.

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:

- Stairs are to have handrails on both sides in accordance with AS1428.1.
- Stairs and ramps are to be offset to ensure no encroachment of handrail extensions into from transverse path of travel at top and bottom of stair/ramp.
- Stairs and ramps are to be offset from the property allotment boundary 900mm min. this to ensure no encroachment occur at later stage of handrail extensions into from transverse path of travel.
- Middle landings off-set tread configuration must be provided to ensure consistent height throughout the stairs handrail.

#### *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. 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:

- For Class 5 commercial and 6 retail. Provide 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.
- Accessible WC requires 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1.
- An ambulant cubicle is required within every standard toilet bank adjacent to an accessible toilet under DDA Access Code Part F2.4 compliant with AS1428.1:2009. Currently requirement appears capable of being achieved for male. However, the female circulation space is deficient. Provide 900mm x 900mm clear circulation space at the entry door. refer to AS1428.1, Fig. 53(B). There is sufficient space for amendments to be made to basins bench to readily achieve compliance during a further stage.

#### *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.

### 6.2 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:

- For class 5 & 6, access is required to all areas normally used by the occupants in this case staff & customers.

#### *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 subject to resolution of some minor issues in regard to lack of suitable door width circulation for the service desk. Ensure 850mm min. clear door circulations is provided or client is to confirm that this area will apply D3.4 exemption due to duties to be performed by staff members. This can be address during a later stage.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

## 7. Conclusion

MGAC has assessed the proposed scheme for supermarket fit-out, located at 2 Mandala Parade Doran Drive, Doran Drive, Castle Hill NSW. The proposed drawings indicate that accessibility requirements, pertaining to external tenancy 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.