



FARRELL COYNE PROJECTS

MLC SENIOR SCHOOL CENTRE

ACCESS REVIEW

Morris-Goding Accessibility Consulting

Final

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the re-development of the MLC School Burwood and an appropriate response to the AS1428 series, Building Code of Australia (BCA), and ultimately the Commonwealth Disability Discrimination Act (DDA).

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

The re-development has been reviewed to ensure that ingress and egress, paths of travel; circulation areas and toilets comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the report's recommendations, the proposed development has demonstrated a reasonable degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, and accessible sanitary facilities, can be readily achieved.

The recommendations in this report pertain to detail associated with the building fit out design and should be carried out during the design development/construction certificate stage.

2. INTRODUCTION

2.1. General

Farrell Coyne Projects has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed re-development, alterations and additions to “MLC Burwood School at Park Road, Burwood, NSW.

The requirements of the investigation are to:

- Review supplied drawings of the proposed school re-development.
- Provide a report that will analyse the provisions of disability design, and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The Report considers user groups, who include staff, students and members of the public. The Report attempts to deliver equality, independence and functionality to people with disabilities.

The Report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability and ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community.

2.3. Statutory Requirements

The following standards are to be used to implement the Report:

AS 1428.1 - (80% of people with disabilities accommodated)

AS 1428.2 - Enhanced Access (where relevant)

AS 1428.4 - (Tactile Ground Surface Indicators)

BCA - Building Code of Australia

DDA - Disability Discrimination Act & Access to Premises (Buildings) Standard

3. INGRESS & EGRESS

3.1. Main Entrance to Campus (Rowley Street)

The main pedestrian entry point into the school is from the Rowley Street. The entry is wide and expansive and while detail has not been provided it is understood to be at level with the street and accessible.

It is also understood that there is an accessible path from the main pedestrian entry (Rowley Street) to all areas and buildings within the proposed re-development.

Recommendation:

- (i) Ensure that the continuous accessible path of travel complies with the requirements of AS1428.1. Ensure that the walkways have gradients of 1:33 and 1:40 respectively. The entry doors have appropriate circulation areas and clear widths in accordance with AS1428.1.
- (ii) Provide tactile ground surface indicators at the kerb ramps (road crossings) in accordance with AS1428.4.

3.2. Secondary Entrances to Campus

There is another entry point into the school from Park Road adjacent to the pedestrian crossing; this entry involves steps with a rise of approximately 850mm. There is no direct accessible path of entry adjacent to the stairs. The main entry is some 80m to the west. There appears as if there may be another accessible entry some 60m to the east although this would need to be confirmed.

Recommendations:

- (i) Consideration should be given to the provision of ramped access pathways from Park Road.
- (ii) Handrails on both sides of stair to be in accordance with AS1428.1 and tactile indicators (TGSI) in accordance with AS1428.4

3.3. Building Entries & Connections between Buildings

Very little detail has been provided on the drawings as to the building entries although it is understood that the walkways and breakout spaces around the building will be similar to the adjacent floor level. It is also understood that in many instances entry will be through operable walls which when open provide a wide and expansive opening.

The ground floor of the new 4 storey teaching block, the existing grade 6 building and art teaching space are at RL 26 (or there about). While the lockers, the new café and Sutton wing are at RL 27 (or there about). There appears to be numerous flights stairs between these levels but only ramped accessible. The grade of the ramp has not been established (appears to be 1:14 approximately) however it would appear that there has been no mid landing provided, the plain of the ramp does not appear to be constant, the

cross falls appear to be greater than 1:40 and handrails and kerb rails have not been provided on each side.

A passenger lift is being provided within the new 4 storey teaching block which provides access from ground level to the basement, level 1 and level 2. It does not provide access to the roof level. As it would appear that the roof of the building is trafficable the proposed use of the roof space needs to be identified to establish if the area is exempted under clause D3.4 of the BCA.

A second lift appears to be located in the service area between the café and Sutton Wing. The lift appears to service only level 1 from the ground level and does not appear to service the level 2 staff common room.

There is no direct access between the upper levels of the 4 storey teaching block and the upper levels of other buildings on the campus. Therefore to transit between the upper levels requires a return to ground level for all persons.

Recommendations:

- (i) The first opening leaf of the main entry doors of the buildings must provide a clear opening of 850mm and have circulation spaces compliant with section 13 of AS1428.1-2009.
- (ii) Access ramps on the accessible path of travel between buildings must comply with AS1428.1-2009.
- (iii) Ensure that lift access is provided to the level 2 staff common room.
- (iv) Provide handrails on both sides of stairs and ramps to be in accordance with AS1428.1 and tactile indicators (TGSI) in accordance with AS1428.4

3.4. Emergency Egress

The main entries of buildings (described in 3.3) are the generally the most appropriate means of accessible emergency egress from a building.

Recommendation:

- (i) Consideration should be given the establishment safe haven on each level above ground level where direct egress away from the fire compartment has not been achieved. The management of the campus will need to establish a fire evacuation procedures, in which the evacuation of persons with disabilities is addressed.
- (ii) If emergency warning alarms are installed consider also the provision for audio and visual capability as stipulated in AS1428.2.

4. PATHS OF TRAVEL

4.1. Circulation Areas

In general, areas within the buildings appear level and accessible throughout. However the circulation spaces are non-compliant at the sliding doors teaching spaces and laboratories along the southern side of the 4 storey building. The extent of furniture within some of the smaller quiet rooms & meeting rooms may also obstruct the circulation spaces of doorways.

In general, the major paths of travel expecting high levels of pedestrian use appear to have clear widths of not less than 1800mm to allow two wheelchair users to easily pass one another in accordance with AS1428.1.

Recommendations:

- (i) Ensure the finished floor surface is slip resistant according to AS4586.
- (ii) Ensure that the large sliding doors open and close with a force of less than 20N
- (iii) Ensure all doors have doors with clear widths of 850mm in accordance with AS1428.1-2009, generally this will require a door leaf at least 920mm wide.

4.2. Lift

The passenger lifts provide access between levels of the buildings. The lift in the new 4 storey teaching block provides access between all 4 accessible levels of the building. It would appear that the lift adjacent to the café only provides access between ground and level 1 and does not provide access to level 2 staff common room.

The lifts are to have internal dimensions in accordance with Part E 2 of the BCA and DDA Premises Standards.

Recommendation:

- (i) Ensure that the lift adjacent to the café provides access to the staff common room
- (ii) Ensure grab rail, control panel, lighting, audio and visual indicators are in accordance with AS1735.12

5. AMENITIES & FACILITIES

5.1. Public Accessible Toilet

There is a common use accessible toilet adjacent to the bank of student, staff toilets in the new 4 level teaching block. There also appears to be an accessible toilet provided adjacent to the amenities within the new 1st floor of the middle school building.

The accessible toilets are to have internal dimensions as required under AS1428.1 and BCA part D3. There are accessible paths of travel leading to the accessible toilets. The toilets are suitably located adjacent student and staff toilets.

At the moment there appears to be no cubicles within the student and staff toilet facilities designed for use by persons with an ambulant level of disability

Recommendations:

- (i) To satisfy AS1428.1, the circulation area around the toilet pan of 2300mm x 1900mm. The wash basin must sit outside this area, and if needed only encroach into this area by 100mm (max) in accordance with AS1428.1.
- (ii) Ensure toilet door has clear opening width of 850mm, compliant with AS1428.1.
- (iii) Ensure, there is at least one cubicle within each bank of the student and staff toilets, is designed as an ambulant cubicle

5.2. Car Parking

There appears to be no car parking being provided on site as part of this project.

6. MISCELLANEOUS

6.1. Lighting

Recommendations:

- (i) In general the maintenance illumination levels should be 150 lux for paths of travel, corridors and stairs, 250 lux for counters. All lighting levels to comply with AS1428.2.
- (ii) External lighting to be adequate for people with impaired vision and located along the paths of travel.

6.2. Landscaping

Within the courtyards there appears to be a number of elevated pods and while it is not clear at this time as to the proposed use of the pods, if it is envisaged that these may be used in a formal nature (play, drama or alike) as a stage or platform, then consideration should be given to making some of these pods accessible

Recommendations:

- (i) Consideration should be given to the use of the elevated landscaping pods in and around the courtyards and if the provision of access to them would be inclusive.

6.3. Signage

Recommendations:

- (i) Signage to comply with BCA part D3.6 and AS1428.1 requirements.
- (ii) Provide way finding signage to passenger lifts and accessible toilet