



**NSW GOVERNMENT DEPARTMENT OF
EDUCATION**

**THORNEY ROAD
FAIRFIELD WEST**

ACCESS REVIEW

Morris Goding Accessibility Consulting

FINAL

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of proposed new works as part of the existing Fairvale High School located at 1 Thorney Road, Fairfield West 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 development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, lifts, 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 an appropriate 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 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.

The main recommendation provided within this report is as follows:

- Ensure accessible WC's within the new 3 level building have room increased to support internal circulation spaces around the pan, wash basin and shower recess compliant with AS1428.1. It is to be noted that adjustments to these rooms can be easily achieved and will be reviewed during the design stage of the development.

2. INTRODUCTION

2.1. General

The NSW Department of Education and JDH Architects have engaged Morris-Goding Accessibility Consulting to provide a design review of the proposed development at Fairvale High School Including.

- Multipurpose Hall
- New 3 Storey Building
- Block A Refurbishment
- New Cola

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 Federal Disability Discrimination Act (DDA), DDA Access to Premises Standards (including DDA Access Code), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The Access Review Report considers user groups, who include staff, students and visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

1. People with sensory impairment
2. People with mobility impairments
3. People with dexterity impairments

The 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.

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, TGSI's, handrail design, signage, hearing augmentation etc. that will be included in construction documentation.

2.4. Statutory Requirements

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

- AS 1428.1 – 2009 (General Requirements for Access)
- AS 1428.4.1 – 2009 (Tactile Ground Surface Indicators)

- AS 1735.12 – (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia 2014
- DDA Premises Standards 2010

3. AFFECTED PART

When new building works is being undertaken in an existing building that requires a building approval (CC or CDC), the requirements for upgrading access are limited to the area of new work and the “affected part”.

The affected part is defined as the continuous accessible path of travel from the principal pedestrian entrance to the new building works, which needs to be compliant with AS1428.1-2009 and DDA Premises Standards.

Depending on the new building works in the existing building, the affected part could include the main entry, entry foyer, lift lobbies, passenger lifts, corridors and doorways. The affected part does not include other items such as sanitary facilities and car parking.

For this reason the following report will be divided that will highlight areas under the “Affected Part” and “Proposed New Works”.

3.1. Existing Main Entry

The existing main entry (herewith known as Public Entrance) consists of 2 hinged gated doors with open clear widths compliant with AS1428.1. However, the controls for the gate are at a height non-compliant with AS1428.1. Although it has been observed that the gates are closed between certain hours, issues may be raised as visitor wanting to entire the school grounds (whilst the gates are closed) does present accessibility issues.

Currently, the main entry gates provide a direct link to the existing school grounds and proposed new works. This area has ample circulation space with gradients and cross falls compliant with AS1428.1. Currently there are obstacles along the path (road humps) that will be inappropriate for wheelchair users. However, it is to be noted that modification to this space can be easily achieved and will be reviewed during the design stage of the development.

Recommendations:

- (i) The main entry gates to be modified to ensure equitable access compliant with AS1428.1.
- (ii) The existing path of travel to be modified to satisfy compliance with AS1428.1.
- (iii) Ensure the path of travel is suitably slip resistant and traversable by a wheelchair or walking frame, compliant with AS 1428.1:2009 and HB197/AS4856 (wet pendulum method).

4. EXTERNAL LINKAGES

4.1. Stairs

There are 3 new stairs proposed along the external walkways surrounding the new 3 story building. Currently 2 stairs provide a link from the new works/tiered seating area to the existing school grounds. The 3rd stair is located near the breezeway providing link from the new 3 story building to the existing assembly sports Court

The stairs have clear widths that will support handrail TGSi compliant with AS1428.1.

Recommendations:

- (i) Handrail to be provided on both sides to all stairs compliant with AS1428.1.
- (ii) TGSi to be provided near the ends to all stairs compliant with AS1428.4.

4.2. Ramps

There are 2 ramps along the East side of the new 3 story building. The ramps provide a link from the new works to the existing school grounds.

The ramps have a minimum 1900mm x 2100mm clear width and a length that will assist wheelchair users compliant with AS1428.1.

A continuous handrail has been provided on both side of the ramp compliant with AS1428.1.

The circulation space near the top and bottom end of the ramp have clear widths that will ensure ample manoeuvrability for wheelchair users compliant with AS1428.1.

Recommendations:

- (i) Ensure the handrails provided are compliant with AS1428.1.
- (ii) TGSi to be provided near both ends of the ramp compliant with AS1428.4.

4.3. Walkways

Currently, a level walkway has been proposed from the main public entry to the entry doors to all new buildings. The walkways have clear widths that would allow wheelchair users to turn 180° or pass another wheelchair user when traveling in the opposite direction.

Recommendation:

- (i) Ensure common area floor surfaces are suitably slip resistant and traversable by a wheelchair or walking frame, compliant with AS 1428.1:2009 and HB197/AS4856 (wet pendulum method).

5. MULTIPURPOSE HALL

5.1. Ingress & Egress

The main entry into the multipurpose hall is found along the hall entry plaza located along the East end perimeter of the building. The entry consists of a pair of hinged doors, each having an 880mm open clear width compliant with AS1428.1. The circulation spaces around the main entry doors will allow wheelchair users the ability to turn 180° or pass other wheelchair users when travelling in the opposite direction compliant with AS1428.1.

A secondary entry has been provided located along the West end perimeter of the building. The entry consists of a pair of hinged doors, each having an 880mm open clear width compliant with AS1428.1. The circulation space around the main entry doors will allow wheelchair users the ability to turn 180° or pass other wheelchair users when travelling in the opposite direction compliant with AS1428.1.

From all of the proposed main entry doors, a continuous accessible path of travel is achieved to all areas within the multipurpose hall compliant with the BCA and DDA Access to Premises Standards.

Recommendations:

- (i) Ensure door components are compliant with AS1428.1.
- (ii) Ensure level door thresholds compliant with AS1428.1.

5.2. Paths of Travel

In general the paths of travel within most areas of the multipurpose have clear widths/circulation spaces that would allow ample manoeuvrability for wheelchair users compliant with AS1428.1.

A stage area has been proposed within the building that is accessed via the use of a vertical platform lift compliant under the BCA and DDA Access to Premises Standards.

Recommendations:

- (i) Ensure common area floor surfaces are suitably slip resistant and traversable by a wheelchair or walking frame, compliant with AS 1428.1:2009 and HB197/AS4856 (wet pendulum method).
- (ii) The Stage platform lift is to be compliant with DDA Access to Premises Standards Part E3.6.

5.3. Stairs

There are 4 stairs proposed within the multipurpose hall. The stairs are located near the Hall Entry Plaza foyer and the stage area. The stairs have clear widths, handrails, TGSi and offset clearances that are compliant with AS1428.1.

Recommendations:

- (i) Handrail to be compliant with AS1428.1.

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- (ii) TGSIs to be provided near the ends to all stairs compliant with AS1428.4.

5.4. Doors

In general hinged doors required to be accessible for wheelchair users have minimum 850mm open clear widths and circulation spaces that will allow ample manoeuvrability for wheelchair users compliant with AS1428.1.

Recommendations:

- (i) Ensure door components are compliant with AS1428.1.
- (ii) Doors to be lightweight to allow for ease of operation for persons with a disability in accordance with AS1428.1.
- (iii) Door thresholds to be compliant with AS1428.1.

5.5. Accessible WC

There are 2 accessible WC proposed as part of the multipurpose hall. Access to the accessible WC is possible to and from all areas within the building compliant with the DDA Access to Premises Standards and AS1428.1.

The AWC's have a minimum 3000mm x 2400mm and 2775mm x 2300mm internal dimension which can support circulation spaces around the toilet pan (2300mm x 1900mm) shower recess and wash basin compliant with AS1428.1.

Recommendation:

- (i) Ensure fittings are compliant with AS1428.1.

5.6. Ambulant Cubicles

There are proposed banks of male and female toilet within the multipurpose hall. The banks are located near the internal sport/outdoor store and along the external walkway area. The proposed ambulant cubicles have layouts that can support sanitary facilities and circulation spaces in accordance with AS1428.1.

Recommendation:

- (i) Ensure fixtures and fitting are compliant with AS1428.1.

6. NEW 3 STOREY BUILDING (BLOCK C)

6.1. Ingress & Egress

The main entry into the building is via the public entry plaza along the south end perimeter of the building as well as a student entry along the East end perimeter of the building.

An art studio & gallery has also been proposed as part of the new building located along the North end perimeter of the building.

In general, access into the public entry plaza, student and art studio & Gallery entrances are all accessible via the new proposed walkway linking the new works to and from the existing school grounds compliant with AS1428.1 and the DDA Access to Premises Standards

All entries consist of hinged doors each having an 880mm open clear width (950mm door leaf approx.) compliant with AS1428.1.

The circulation spaces around the main entry doors will allow wheelchair users the ability to turn 180° or pass other wheelchair users when travelling in the opposite direction compliant with AS1428.1.

From each of the main entry doors, a continuous accessible path of travel is achieved to all common use areas compliant with the BCA and DDA Access to Premises Standards.

Access to the upper levels is possible with the provision of a passenger lift. The lift located towards the West of the building is accessible to and from the main entry compliant with AS1428.1 and the DDA Access to Premises Standards

Recommendations:

- (i) Ensure door components are compliant with AS1428.1.
- (ii) Ensure level door thresholds compliant with AS1428.1.

6.2. Emergency Egress

There are 3 fire stairs in the building connecting all upper levels to the ground floor. These stairs egress out on to the ground floor external area of the building.

The doors into the emergency stairs have open clear widths that will allow safe passage for wheelchair users onto the fire stair landing. In addition the fire stair landings have a considerable open space that can support a fire safety refuges for people in wheelchairs.

Recommendations:

- (i) The lift is to be considered to be operational in the event of an emergency (advisory).
- (ii) Consider emergency services should include audible and visual warnings and signals to assist people with sensory disabilities (advisory).

6.3. Paths of travel

The main paths of travel throughout all floors in the building are level and have appropriate minimum 1000mm clear widths. The paths of travel throughout the building have sufficient circulation areas allowing a wheelchair user to make a 180° turn or pass another wheelchair user travelling in the opposite direction compliant with AS1428.1.

Access between the 3 levels of the building is via the use of an internal passenger lift. The lift located towards the West end of the building is accessible from all levels and all corners of the building compliant with AS1428.1 and the DDA Access to Premises Standards (refer to section on lifts).

Recommendation:

- (i) Ensure common area floor surfaces are suitably slip resistant and traversable by a wheelchair or walking frame, compliant with AS 1428.1:2009 and HB197/AS4856 (wet pendulum method).

6.4. Doors

In general, most doors within the building have minimum 850mm clear width (920mm door leaf) and appropriate door circulation compliant with AS1428.1.

Currently door details on the upper levels are yet to be detailed and will be subject for review during the design stage of the development.

Recommendations:

- (i) Ensure all common use doors have minimum 850mm clear width (generally 920mm door leaf) and appropriate door circulation compliant with AS1428.1 Fig. 31.
- (ii) Door controls to comply with AS1428.1.
- (iii) Doors to be lightweight to allow for ease of operation for persons with a disability in accordance with AS1428.1.
- (iv) Door thresholds to be compliant with AS1428.1.

6.5. Stairs

There are a number of internal and external stairs within and surrounding the new building. All stairs will be utilised by students, staff and possibly visitors.

In general all stairs have offset clearances and clear widths that will support compliant handrails, nosings and TGSI compliant with AS1428.1.

Recommendations:

- (i) Ensure all stairs have handrail compliant with AS1428.1.
- (ii) Ensure all stairs have TGSI compliant with AS1428.4.
- (iii) The stairs to have nosing's compliant with AS1428.1.

6.6. Lifts

There is 1 passenger lift proposed that will be providing an accessible path of travel from the ground floor to the upper 2 levels of the building.

The provision of the passenger lift ensures there is an accessible path of travel to and from all common use facilities in the building on all levels, compliant with AS1428.1 and the DDA Premises Standards.

Currently, the lift car has not been identified; however, the lift shaft has a 2000mm x 2000mm internal dimension that could support a lift car compliant with AS1735.12.

The lift lobbies on each level have clear widths will allow wheelchair users to turn 180° or pass another wheelchair user travelling in the opposite direction.

Recommendations:

- (i) Ensure all lift cars have internal components (control panel, handrails, visual & audio devices) that comply with AS1735.12.
- (ii) Ensure all lift lobbies have appropriate audio/visual components and call buttons as specified in AS1735.12.

6.7. Accessible Toilets

Currently, there is an accessible WC near all banks of male and female toilets on all levels of the building.

In general accessible WC's have an internal dimension that will require modifications to support circulation spaces around the wash basin, toilet pan and shower recess compliant with AS1428.1. It is to be noted that adjustments to these rooms can be easily achieved and will be reviewed during the design stage of the development.

Access to the accessible WC's is possible to and from all areas within the building compliant with AS1428.1 and the DDA Access to Premises Standards

Recommendations:

- (i) Ensure accessible WC's have room increased to support internal circulation spaces around the pan, wash basin and shower recess compliant with AS1428.1.
- (ii) Ensure fittings are compliant with AS1428.1.

6.8. Ambulant Cubicles

There are ambulant cubicles within the male and female bank of toilet on each level – located near the accessible WC's compliant with AS1428.1 and the BCA. The proposed arrangements of the sanitary facilities will allow ambulant cubicles provided in accordance with AS1428.1.

Recommendation:

- (i) Ambulant cubicles to be designed in accordance with AS1428.1.

7. BLOCK A (REFURBISHMENT)

7.1. Doors

From the drawings provided, certain ground floor areas (meeting rooms and staff study areas) are proposed to be refurbished.

Clarification is further required as to the level of refurbished works and the level of compliance required.

Currently, the doors leading into the meeting rooms have 880mm open clear widths to assist wheelchair users. However, the staff study doors measure 800mm open clear width that will be inappropriate for wheelchair users.

Recommendations:

- (i) If applicable, doors into the staff study areas to have 850mm open clear width (920mm door leafs) compliant with AS1428.1.
- (ii) If applicable, door components are compliant with AS1428.1.
- (iii) If applicable, doors to be lightweight to allow for ease of operation for persons with a disability in accordance with AS1428.1.
- (iv) If applicable, door thresholds to be compliant with AS1428.1.
- (v) If applicable, the bi-fold doors between meeting rooms to have a latch side clearance compliant with AS1428.1.

8. MISCELLANEOUS

8.1. Lighting

Recommendation:

- (i) In general the maintenance illumination levels should be 150 lux for paths of travel, corridors and stairs. Ensure all lighting levels comply with AS1680

8.2. Signage

Recommendation:

- (i) Signage to comply with BCA part D3.6.