

EIS Access Report

Date of Report: 5 April 2018

Re: Catherine McAuley Catholic College, Medowie NSW

For: Catholic Schools Office Diocese of Maitland-Newcastle

Assessment: Plans by: Webber Architects

Project Number: 2544

Sheet Numbers: Block A- 03_0101 (Rev G, 16/02/18); 03_0102 (Rev B, 16/02/18); 03_0103 (Rev B, 16/02/18); 03_0104 (Rev F, 16/02/18); 03_0105 (Rev B, 16/02/18); 03_0106 (Rev B, 16/02/18); 03_0111 (Rev B, 16/02/18); 03_0112 (Rev B, 16/02/18); 04_0101 (Rev E, 16/02/18); 04_0102 (Rev E, 16/02/18); 05_0101 (Rev B, 16/02/18); 05_0102 (Rev A, 16/02/18); Block B- 03_0201 (Rev G, 16/02/18); 03_0202 (Rev E, 25/01/18); 04_0201 (Rev D, 16/02/18); 04_0202 (Rev D, 16/02/18); 05_0201 (Rev B, 16/02/18); Block C- 03_0301 (Rev D, 25/01/18); 04_0301 (Rev C, 25/01/18); 04_0302 (Rev C, 25/01/18); 05_0301 (Rev B, 25/01/18); Block D- 03_0401 (Rev E, 16/02/18); 03_0403 (Rev E, 16/02/18); 04_0401 (Rev E, 16/02/18); 04_0402 (Rev E, 16/02/18); 05_0401 (Rev E, 16/02/18); Block E- 03_0501 (Rev F, 16/02/18); 03_0503 (Rev F, 16/02/18); 04_0501 (Rev F, 16/02/18); 04_0502 (Rev F, 16/02/18); 05_0501 (Rev F, 16/02/18); Block F- 03_0601 (Rev E, 16/02/18); 03_0603 (Rev D, 25/01/18); 04_0601 (Rev E, 16/02/18); 04_0602 (Rev E, 16/02/18); 05_0601 (Rev E, 16/02/18); 05_0602 (Rev A, 16/02/18); Block G- 03_0701 (Rev E, 16/02/18); 03_0702 (Rev E, 16/02/18); 03_0705 (Rev B, 16/02/18); 04_0701 (Rev D, 16/02/18); 04_0702 (Rev D, 16/02/18); 05_0701 (Rev A, 16/02/18); 05_0702 (Rev A, 16/02/18); Block H- 03_0801 (Rev F, 16/02/18); 03_0802 (Rev F, 16/02/18); 03_0805 (Rev B, 16/02/18); 04_0801 (Rev D, 16/02/18); 04_0802 (Rev D, 16/02/18); 05_0801 (Rev B, 16/02/18); 05_0802 (Rev A, 16/02/18); Block I- 03_0901 (Rev F, 16/02/18); 03_0902 (Rev F, 16/02/18); 03_0905 (Rev A, 16/02/18); 04_0901 (Rev D, 16/02/18); 04_0902 (Rev D, 16/02/18); 05_0901 (Rev A, 16/02/18); Block J- 03_1001 (Rev F, 16/02/18); 03_1002 (Rev E, 16/02/18); 03_1005 (Rev C, 16/02/18); 04_1001 (Rev D, 16/02/18); 04_1002 (Rev D, 16/02/18); 05_1001 (Rev C, 16/02/18); 05_1002 (Rev A, 16/02/18); Block L- 03_1201 (Rev A, 16/02/18); 03_1203 (Rev A, 16/02/18); Block M- 03_1301 (Rev A, 16/02/18); 03_1305 (Rev A, 16/02/18); 04_1301 (Rev A, 16/02/18); 04_1302 (Rev A, 16/02/18); 05_1301 (Rev A, 16/02/18); Block N- 03_1401 (Rev D 29/03/18); 03_1405 (Rev D, 29/03/18); 04_1401 (Rev D, 29/03/18); 05_1401 (Rev D, 29/03/18); Block O- AR_CD_A_03_1501 (Rev B, 16/02/18); 03_1504 (Rev B, 16/02/18); 04_1501 (Rev B, 16/02/18); 04_1502 (Rev B, 16/02/18); 05_1501 (Rev B, 16/02/18); Block P- 03_1601 (Rev A, 16/02/18); 03_1605 (Rev A, 16/02/18); 04_1601 (Rev A, 16/02/18); 04_1602 (Rev A, 16/02/18); 05_1601 (Rev A, 16/02/18); Block Q ELC- 03_1701 (Rev E, 16/02/18); 03_1705 (Rev C, 16/02/18); 04_1701 (Rev C, 16/02/18); 04_1702 (Rev C, 16/02/18); 05_1701 (Rev C, 16/02/18); Site- 04_0001 (Rev A, 16/02/18); 02_0002 (Rev BB, 04/04/18); 02_0003 (Rev T, 04/04/18); 02_0004 (Rev T, 04/04/18); 02_0005 (Rev U, 04/04/18); 02_0007 (Rev C, 13/10/18); 03_0001 (Rev U, 04/04/18); 03_0002 (Rev R, 04/04/18); 03_0003 (Rev Q, 04/04/18); 03_0004 (Rev R, 04/04/18); 03_0005 (Rev R, 04/04/18); 03_0011 (Rev N, 04/04/18); 03_0012 (Rev M, 04/04/18)

This Access Report is an assessment of the proposed development to demonstrate consideration of access for people with a disability for the environmental impact statement (excluding car parking for which a separate report has been prepared).

The following comments are based on access requirements of the Building Code of Australia 2016 (BCA), Disability (Access to Premises – Buildings) Standards 2010 (including Amendment No. 1) (Premises Standards), Australian Standards (AS) and Disability Discrimination Act (DDA).

This report contains comments regarding issues of non-compliance, or identifying where insufficient information has been provided for an assessment to be made. Recommendations may also be made to enhance accessibility and minimise the risk of action under the Disability Discrimination Act (DDA).

Unless otherwise specified, all Australian Standards references are from the following:

- AS 1428.1-2009 (including Amendment No. 1)
- AS/NZS 1428.4.1-2009 (including Amendment No. 1)
- AS 1428.5-2010
- AS 1735.12-1999

Access elements	Reference	Assessment
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1. Access requirements

1.1 Access for people with a disability is required:

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|---|---------------------------|-------------------|
| a) From the main points of a pedestrian entry at the allotment boundary. | <i>BCA D3.2
a i</i> | Confirm for
CC |
| b) From another accessible building connected by a pedestrian link. | <i>BCA D3.2
a ii</i> | Confirm for
CC |
| c) From accessible car parking on the allotment. | <i>BCA D3.2
a iii</i> | Confirm for
CC |
| d) Through the principal pedestrian entrance of each building and through 50% of entrances. In a building with a total floor area more than 500m ² , a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. | <i>BCA D3.2 b</i> | Confirm for
CC |
| e) To and within all areas normally used by the occupants. | <i>BCA
Table D3.1</i> | Confirm for
CC |

Comment:

This includes the chapel mezzanine, high school hall stage, drama/dance/lecture room stage in Block A and seminar room in Block G (where a 170mm step is shown at the doorway). An accessible path of travel to these areas is to be confirmed prior to the issue of a construction certificate, otherwise an exemption under BCA D3.4 is to be demonstrated (note that chapel AV control duties would be possible for a wheelchair user and such facilities are to be in an accessible location).

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|---|---------------------------|-------------------|
| f) To wheelchair seating spaces (provided in accordance with BCA D3.9) in the chapel (fixed seating is not to be provided in the high school hall and primary school hall). | <i>BCA
Table D3.1</i> | Confirm for
CC |
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|---|-----------------|--|
| 1.2 It is not necessary to provide access for people with a disability to or within an area where access would be inappropriate because of the particular purpose for which the area is used and/or an area that would pose a health or safety risk for people with a disability. | <i>BCA D3.4</i> | |
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Comments:

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|---|--|--|
| a) It is typically not considered necessary to provide access to and within areas such as a commercial kitchen (eg canteen), store rooms, nappy change, bottle preparation and cot rooms as it is anticipated that the duties of staff in these areas will require physical capabilities. | | |
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Access elements	Reference	Assessment
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- b) We note that a person with a disability (ie a wheelchair user) may have the abilities required to fulfill certain duties and DDA action may be taken if facilities are not accessible. It is therefore recommended that accessible features be incorporated where practicable (eg doorways, flush transitions and circulation/turning spaces). We further recommend that the employer consider DDA risk in their policies, procedures and position descriptions as it is unlawful to discriminate against people with a disability in employment.

2. Continuous accessible path of travel

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| 2.1 | The continuous accessible path of travel to and within areas required to be accessible is to comply with AS 1428.1. A scaled assessment indicates that this is generally achievable subject to confirmation of specific dimensions and features which are not fully detailed on the plans at this early stage of design including flush transitions between floor surfaces, gradients of accessways, dimensions of landings, turning spaces at the end of an accessway (eg in the chapel kitchenette) and level ground or a barrier beside external walkways. | AS 1428.1 |
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Comments:

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|----|---|---------------------|-------------------|
| a) | A barrier or other environmental cue will be required at the top of tiered seating. | AS 1428.1
10.2 a | |
| b) | A step is shown between the chapel alter serving area and meeting room. However, access is not necessarily precluded as it can be provided through the waiting/reception room. | | Confirm for
CC |
| c) | Stairs are shown in Block L between the green room and the intermediate landing of the ramp. This precludes backstage access for people with a disability who will be required to go through the main hall for access between the stage and green room. It is recommended that consideration be given to providing backstage access, or that a suitable management plan be developed (eg temporary screening be installed in the main hall where such access is necessary). | | Confirm for
CC |

Access elements	Reference	Assessment
<p>d) It is recommended that consideration be given to the Educational Facilities Standards and Guidelines (EFSG) as best practice. These require an increased width of at least 1350mm for an accessible path of travel (except for a ramp providing access to a raised platform within a hall which remains subject to the minimum clear width of 1000mm). Also, corridors which are less than 2000mm wide are to have turning spaces of at least 1540mm x 2070mm at intervals of not more than 6m.</p>	<p><i>EFSG DG19.03</i></p>	<p>Consider best practice</p>
<p>3. Approaches and entrances</p>		
<p>3.1 Access from the allotment boundary and from accessible car parking is not fully detailed at this early stage of design. The accessible path of travel is to comply with AS 1428.1 and CC plans are to confirm compliance.</p>	<p><i>BCA D3.2 a</i></p>	<p>Confirm for CC</p>
<p>3.2 In this case, the principal pedestrian entrances are considered to be the entrance to each building. In the absence of any ramp or stairs shown for the entrances (apart from a ramp to the chapel sacristy entry), they are anticipated to have a gradient not steeper than 1:40 and therefore be accessible. Where this varies on site, further details are to be assessed to determine compliance. Note that a level change of up to 35mm is acceptable at entrances with a ramped threshold provided in accordance with AS 1428.1.</p>	<p><i>BCA D3.2 a i, b</i></p>	<p>Confirm for CC</p>
<p>3.3 Ramps are shown for access throughout the site. They are also shown for access to the primary school hall stage and for entry to the chapel sacristy. These are to comply with AS 1428.1 and plans are to demonstrate compliance at CC stage with further details and dimensions, including a maximum gradient of 1:14, landings at maximum 9m intervals, a minimum width of 1500mm for curved ramps, handrails and kerbs/kerbrails on both sides, and tactile ground surface indicators at the top and bottom. The BCA requires that the slip-resistance of ramps be tested in accordance with AS 4586 and comply with BCA Table D2.14.</p>	<p><i>BCA D3.3 a Table D2.14 D2.10 c AS 1428.1 10</i></p>	<p>Confirm for CC</p>
<p>Comment: Where a ramp intersects with the property boundary or transverse path of travel, it is to be set back so that the handrail and tactile ground surface indicators do not protrude beyond the boundary or into the transverse pathway.</p>	<p><i>AS 1428.1 10.3 f g Fig. 16, 17</i></p>	

Access elements	Reference	Assessment
<p>3.4 Step ramps are shown to the chapel stage. These are to comply with AS 1428.1, including a maximum length of 1900mm, maximum rise of 190mm, a gradient not steeper than 1:10, landings appropriate to the change in direction and any doorways, and splayed sides or suitable barriers. The BCA requires that the slip-resistance of ramps be tested in accordance with AS 4586 and comply with BCA Table D2.14.</p>	<p><i>BCA D3.3 a</i> <i>D2.14</i> <i>D2.10 c</i> <i>AS 1428.1</i> <i>10.1 a</i> <i>10.6.1</i> <i>10.8.2</i></p>	<p>As indicated on plans/ confirm for CC</p>
<p>3.5 Stairs are shown throughout the site for alternative access and internally for multi-storey buildings and those with a stage. All stairs which are not fire isolated are to have accessible features complying with AS 1428.1, including opaque risers, sharp nosing profile, non-slip contrasting edge strips, handrails on both sides and tactile ground surface indicators at the top and bottom. The BCA requires slip-resistance of stair treads and landings or their nosing strips to be tested in accordance with AS 4586 and comply with BCA Table D2.14.</p>	<p><i>BCA D3.3 a</i> <i>Table</i> <i>D2.14</i> <i>D2.13 a v</i> <i>D2.14 a ii</i> <i>AS 1428.1</i> <i>11.1</i></p>	<p>Confirm for CC/ consider performance solution</p>

Comments:

- a) For stairs alongside tiered seating (eg the COLA), a central handrail may achieve compliance on a performance basis, offering left and right handed use while maintaining access into tiered seating.
- b) Where there is open space beneath stairs, tactile ground surface indicators or a suitable barrier will be required at any overhead obstruction less than 2m above floor level.

4. Doorways

<p>4.1 Doorways are required to have a minimum clear opening width of 850mm (at least one leaf of multiple leaf doors is to meet this requirement). Doorways are not fully detailed on the plans at this early stage of design and CC plans are to demonstrate compliance. Features such as luminance contrast to the doors or frames, opening force of the doors, level or ramped thresholds, glazing identification and door hardware are to comply with AS 1428.1.</p>	<p><i>BCA D3.2 e</i> <i>AS 1428.1</i> <i>13</i></p>	<p>Confirm for CC</p>
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Comments:

- a) Door to the male/female toilets are not required to be wheelchair accessible and are to have a minimum clear width of 700mm.

Access elements	Reference	Assessment
<ul style="list-style-type: none"> b) Sliding doors will require 60mm clearance on each side of the D handle when in the open and closed position. The width of the door leaf and constructed opening must therefore take this into consideration to ensure that a minimum 850mm clear will still be achieved. 	<p>AS 1428.1 Fig. 30</p>	
<p>4.2 Circulation space is required at each door with a maximum gradient and crossfall of 1:40. Dimensions are to be confirmed on site to ensure minimum clearances, which vary depending on the direction of approach and clear width of the door, achieve compliance with AS 1428.1. Note that dimensions are to be clear of the finished surface (eg wall/skirting) or any other obstruction (eg fire equipment) and are minimum dimensions. Plans were scaled where dimensions are not shown and circulation spaces were generally found to be in accordance with AS 1428.1 with the exception of:</p>	<p>AS 1428.1 13.3</p>	<p>As scaled from plans</p>
<ul style="list-style-type: none"> a) The entrance to the music suite foyer (Block A, level 1) has reduced latch side circulation space internally. At least 530mm clearance is required. 		<p>Amend for CC</p>
<ul style="list-style-type: none"> b) The Block A hospitality and food technology sliding doors have joinery encroaching into latch side circulation space. At least 530mm clearance is required. 		<p>Amend for CC</p>
<ul style="list-style-type: none"> c) The confessional on the sacristy side of the chapel lacks latch side circulation space internally. At least 530mm latch side clearance is required. 		<p>Amend for CC</p>
<ul style="list-style-type: none"> d) There appear to be columns located within latch side circulation spaces for some Block D doorways. Ensure doors are recessed no more than 300mm and have circulation space appropriate to the direction of approach. 		<p>Confirm for CC</p>
<ul style="list-style-type: none"> e) Joinery is encroaching into the latch side circulation space for the door of the Block K sick bay. At least 530mm latch side clearance is required. 		<p>Amend for CC</p>
<ul style="list-style-type: none"> f) The door between the Block K reception area and duplicating area has reduced latch side circulation space. At least 530mm is required where the door swings toward the user. 		<p>Amend for CC</p>
<ul style="list-style-type: none"> g) The Block L work room requires at least 530mm latch side circulation space internally. 		<p>Amend for CC</p>
<ul style="list-style-type: none"> h) In Block P, a bag store encroaches into latch side circulation space for the north-western GLPA. At least 510mm latch side clearance is required externally. 		

Access elements	Reference	Assessment
5. Lifts		
<p>5.1 A passenger lift is proposed in Blocks A and I to provide an accessible path of travel to upper storeys. The lifts are to comply with BCA E3.6 including minimum floor dimensions of 1100mm x 1400mm. Plans are to show further details for assessment at CC stage and certification is to be obtained from the lift supplier regarding compliance with BCA E3.6.</p> <p>Comment: While Blocks G, H and J also contain upper storeys and have internal stairs, a lift is not provided within these buildings. However, compliance may be achieved on a performance basis when considering access around the site, including the use of ramps around the centre of the high school and using the lifts in Blocks A and I for access to upper storeys of these other buildings.</p>	BCA E3.6	Confirm for CC/ consider performance solution
6. Internal space		
<p>6.1 Wheelchair seating spaces are required in the chapel, given the provision of fixed seating. The BCA prescribes three wheelchair seating spaces, comprising one single space and one group of two spaces, for up to 150 fixed seats (additional wheelchair seating spaces are required where there are more than 150 fixed seats). Wheelchair seating spaces are to have dimensions in accordance with AS 1428.1 which vary depending on the location.</p> <p>Comment: Three individual wheelchair seating spaces are indicated on plans and CC plans are to adjust these so that two are co-located as required by the BCA. In their current configuration, the spaces at the front of the chapel will require additional room in front of them. The space at the rear will have sufficient room when aligned with the adjacent row of seating. Specific dimensions are to be confirmed when locations are determined.</p>	BCA D3.9	Confirm for CC
<p>6.2 Plans indicate a curtain style separation between the two sides of each confessional. This is supported as it will enable flexibility with wheelchair turning space.</p>		As indicated on plans

Access elements	Reference	Assessment
7. Hearing augmentation		
7.1 A hearing augmentation system is to be provided in accordance with BCA D3.7 where an inbuilt amplification system is installed (other than one used for emergency warning purposes only) in a room of a Class 9b building.	<i>BCA D3.7 a</i>	Confirm for CC
8. Sanitary facilities		
8.1 Accessible sanitary facilities are shown in Blocks A, B, E, I, K, L, M, N, O, P and the Early Learning Centre to satisfy BCA F2.4. An accessible WC is also required in Block F given WCs are provided in this building, and where showers in this building are required by BCA F2.3, an accessible shower is required for every 10 showers or part thereof.	<i>BCA F2.4 Table F2.4a AS 1428.1 15</i>	As indicated on plans/ provide accessible facility for Block F
8.2 The accessible sanitary facilities are to comply with AS 1428.1 and a scaled assessment indicates that circulation spaces will be achievable within the room sizes provided (some reconfiguration of fixtures may be necessary in order for compliance to be achieved). Fixtures and fittings, including the WC pan, WC seat, backrest, toilet paper dispenser, sink, shelf, soap dispenser, mirror, clothes hook, grabrails and door hardware, are to comply with AS 1428.1 and CC plans are to demonstrate compliance.	<i>BCA F2.4 AS 1428.1 15</i>	Confirm/ amend for CC
8.3 BCA F2.4 (c) requires a toilet suitable for a person with an ambulant disability for use by males and females at each bank of toilets where an accessible toilet is located and these are indicated on plans by an outward swinging cubicle door or additional space between the pan and door (they will also be required in Block F). The ambulant cubicles are to comply with AS 1428.1 including the WC pan, circulation spaces and grabrails and CC plans are to demonstrate compliance.	<i>BCA F2.4 c AS 1428.1 16</i>	As indicated on plans/ confirm for CC
9. Signage		
9.1 Signage is required in accordance with BCA Specification D3.6 as follows:		
a) All sanitary facilities and associated airlocks are to be identified with Braille and tactile signage.	<i>BCA D3.6 a i A</i>	Confirm for CC
b) The unisex accessible sanitary facilities are to be identified by Braille and tactile signage which incorporate the international symbol of access, male and female symbols and identifying if the facility is for left or right handed use.	<i>BCA D3.6 c AS 1428.1 8.1 a i, ii</i>	Confirm for CC

Access elements	Reference	Assessment
c) Toilet cubicles which are suitable for the use of people with an ambulant disability are to be identified by Braille and tactile signage complying with AS 1428.1 which is located on the door of the cubicle.	<i>BCA D3.6 d AS 1428.1 8.1 e Fig. 9f</i>	Confirm for CC
d) Where a pedestrian entrance is not accessible, signage incorporating the international symbol of access is required to provide directions to the nearest accessible entrance.	<i>BCA D3.6 e</i>	Confirm for CC
e) Each door required by BCA E4.5 to be provided with an exit sign is to be identified by Braille and tactile signage complying with BCA Specification D3.6. These are to state 'Exit' and 'Level' followed by the floor level number and be located in accordance with BCA Specification D3.6.	<i>BCA D3.6 a ii</i>	Confirm for CC

Conclusion

Access will need to comply with the elements identified in this report.

Generally, the plans assessed show that compliance with requirements for access for people with a disability is achievable subject to further details and incorporation of required features. At this early stage of design, full details are not shown on plans. As further planning occurs, consideration is to be given to specific elements including switches and controls, and plans showing more detailed dimensions and features are to confirm compliance at construction certificate stage.

Requirements and recommendations to achieve compliance with the Premises Standards, Building Code of Australia and Australian Standards for accessibility and to minimise the risk of action under the Disability Discrimination Act, have been explained in this report.

Reference numbers are provided for clarification of comments within this report. Alternatively, the undersigned may be contacted on the details below for further clarification.

Report prepared by:

Aja Goddard

Aja Goddard

Access Consultant

ACAA Accredited Member 243

Reasonable care and skill have been exercised in the assessment of the building and the preparation of this report. However, this report shall not be construed as relieving any other party of their responsibilities or obligations.

The advice given is based on the assessment of the plans and other relevant documentation supplied regarding access requirements in the BCA, Australian Standards, Premises Standards and Disability Discrimination Act current at the time. The advice relates specifically to this project and may not apply to any other building or to this building at any other point in time.