

Roseville College SWELL Building

27 Bancroft Avenue, Roseville NSW 2069

Access Review - DA

22 October 2019



REPORT REVISIONS		
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Table of contents

1.	Executive Summary	4
2. 2.1 2.2 2.3 2.4		5 5 6 6
3.	General Access Planning Considerations	7
4. 4.1 4.2 4.3		8 8 8
5. 5.1 5.2 5.3	Paths of Travel Circulation Areas Passenger Lifts Stairs	10 10 10 10
6. 6.1 6.2 6.3 6.4 6.5 6.6	y ,	12 12 13 13 14 14
7.	Conclusion	16
8	Marked Plans	17



1. Executive Summary

This Access Review Report is part of a key component for the proposed Roseville College SWELL building located at 27 Bancroft Ave, Roseville. It is prepared in response to the Disability (Access to Premises – Buildings) Standards 2010 made under the Disability Discriminated Act 1992 (DDA); the Building Code of Australia (BCA); and the relevant Australian Standards – Design for Access and Mobility provisions.

Morris Goding Access Consulting has prepared this report to provide strategies and written advice to maximise reasonable provisions of access for the project and for people with disabilities.

The aim of the review is to ensure that the accessibility provisions comply with the relevant statutory requirements. In addition, and as a guiding principle; consideration of a higher degree of accessibility to meet the intent of the DDA of inclusive, dignified and equitable access.



2. Introduction

2.1 Background

Morris Goding Access Consulting has been engaged to provide an accessibility design review of the proposed development.

The development consists of a new 3 storey SWELL Centre with the following facilities:

- Carparking.
- Rooftop hardcourts replacing the 2 existing multipurpose sports courts to be demolished.
- Indoor 6 lane 25 metre swimming pool and amenities.
- Gymnasium.
- Additional learning spaces.

Part 1 staging development: Carpark portion – two-storey carpark, rooftop hardcourts above, storage, amenities, and landscaping.

Part 2 staging development: Pool extension – 6 lane 25-metre swimming pool, rooftop hardcourt, gym, learning spaces, bathrooms and change rooms, staff areas, lobby, goods lift, storage, and landscaping.

The development falls under the following BCA classifications and is to be confirmed by the PCA:

- Class 7a Carpark.
- Class 9b School.
- Class 10b Swimming Pool.

The general building access requirements for the above classifications are:

- Class 7a: to and within any level containing accessible carparking spaces.
- Class 9b: to and within all areas normally used by the occupants.
- Class 10b: to and into swimming pools with a total perimeter greater than 40m.

The requirements of this review is 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), and relevant Australian Standards.



2.2 Objectives

This report seeks to ensure compliance with statutory requirements, and in addition, considers enhanced benchmark requirements set by the project. It considers the building user groups and attempts to deliver equality, independence and functional access for people with 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 with the Disability Discrimination Act. In doing so, it 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 the internals of accessible toilets, ambulant toilets, 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.

2.4 Statutory Requirements

The relevant statutory and regulatory requirements are:

- Federal Disability Discrimination Act (DDA).
- Disability (Access to Premises Buildings) Standards 2010.
- Building Code of Australia (BCA) Part D3, E3, F2.
- AS 1428.1:2009 General Requirement for Access.
- AS 1428.4.1:2009 Tactile Ground Surface Indicators.
- AS 2890.6:2009 Parking for People with Disabilities.
- AS 1735.12:1999 Lift Facilities for Persons with Disabilities.

Additional advisory standards not currently referenced, and other relevant guidelines considered include:

- Universal Design Principles.
- Premises Standard Guideline V2 2013.
- Guide to the BCA.



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 of 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 requirements of the DDA Premises Standards (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 utilising 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 maximise 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.

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 maximised, without adding on specialised '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 External Linkages

The BCA and the Premises Standards have requirements for external approaches. The key requirements are:

An accessible path of travel is required:

- From the main pedestrian entry points at the allotment boundary to all building entrances.
- Between accessible buildings (or parts of buildings).
- From accessible car parking spaces to the building entrance.

Assessment:

Ensure paths from the allotment boundary to the entrance doorway, and paths between buildings are accessible within the meaning of AS 1428.1. Path from the proposed carparking spaces to the building can comply. Ensure details to BCA and AS 1428.1 requirements.

Confirm all design development and construction details at subsequent design stages.

4.2 Entrances

The BCA and the Premises Standards have requirements for building entrances. The key requirements are:

- Access through no less than 50% of all entrances, including the principal pedestrian entrance.
- For buildings greater than 500msq, a non-accessible entrance must be located less than 50m from an accessible entrance.
- Doors to have a minimum 850mm clear opening width and compliant door circulation spaces.

Assessment:

The following is to be considered:

- Any inaccessible entrances that are more than 50m from an accessible entry will require the provision of access.
- Confirm entry from Bancroft Ave is an entry or for fire egress purposes only. Consideration of access may be required if this is an entrance and is more than 50m from an accessible entry.
- Ensure door circulation does not intrude into the accessible car parking bay on level 1.

Ensure details to BCA and AS 1428.1 requirements.

Confirm all details during subsequent design stages.

4.3 Emergency Egress



The BCA and the Premises Standards have requirements for fire isolated stairs. The key requirements are:

- At least one continuous handrail at a consistent height compliant with AS1428.1, Clause 12.
 - Note that handrails will not comply (without vertical or raked sections) unless treads are offset at intermediate landings; or landing depth is increased. This detail should be considered at early design stages to avoid non-compliance at the construction phase.
- Compliant nosing strip with appropriate luminance contrast.

Assessment:

All fire isolated stairways appear capable appropriate with the exception of the stairs south of the marshalling are requiring the stair to be staggered or landing depths increased for compliant handrails at detail design stage. Ensure details to BCA and AS 1428.1 requirements.

Confirm all design development and construction details at subsequent design stages.

Advisory:

Currently there are no mandatory requirements for the provision of fire egress for people with disability and remains an important issue and concern. We recommend consideration for an allocated wheelchair footprint (800 \times 1300mm) within the fire isolated stairway, additionally, consideration of an accessible egress strategy with emergency evacuation plan is recommended.



Paths of Travel

5.1 Circulation Areas

The BCA and the Premises Standards have requirements for accessible paths of travel. The key requirements are:

- A minimum of 1000mm clear path width be provided along an accessible path.
- A 1500 x 1500mm turning space be provided for a wheelchair to make a 90 degree turn.
- A 1540 x 2070mm turning spaces be provided for a wheelchair to make a 180 degree turn within 2m of an end of corridor and at maximum 20m intervals along an access path.
- 1800 x 2000 passing spaces be provided at maximum 20m intervals when a direct line of sight is not available.
- Accessible doors to have a minimum of 850mm clear opening width to the active leaf and appropriate door circulation areas.

Assessment:

The circulation spaces along paths of travel are capable of achieving compliance. Ensure details to BCA and AS 1428.1 requirements.

Confirm all design development and construction details at subsequent design stages.

5.2 Passenger Lifts

The BCA and the Premises Standards have requirements for passenger lifts. The key requirements are:

- A minimum of 1100 x 1400mm lift car size for lifts travelling less than 12m.
- A minimum of 1400 x 1600mm lift car size for lifts travelling more than 12m.
- Lift access features be complaint with BCA E3.6 and AS 1735.12.

Assessment:

There is one lift provided. The lift car size appear appropriate. Ensure details to BCA E3.6 and AS 1735.12 requirements.

Confirm all design development and construction details at subsequent design stages.

5.3 Stairs

The BCA and the Premises Standards have requirements for communication stairs. The key requirements are:

- Handrail and handrail extensions be provided on both sides of the stairway.
- Contrasting nosing strip at the edge of the stair riser.



- Tactile indicators with appropriate contrast be provided at the top and bottom of stairway.
- Stairs to set back 900mm from the allotment boundary to ensure handrail extensions and tactile indicators does not encroach into the transvers path of travel.

Assessment:

The general layout of the open stairs appear appropriate with the exception of the stair adjacent to the lift on level 1 requiring appropriate handrail extension before turning – to be considered at design development stage. Ensure details to BCA and AS 1428.1 requirements.

Confirm all design development and construction details at subsequent design stages.



Amenities and Facilities

6.1 Sanitary Facilities

The BCA and the Premises Standards have requirements for sanitary facilities. The key requirements are:

- Unisex accessible toilets:
 - 1 unisex accessible toilet be provided on each storey where toilets are provided.
 - Appropriate 1900 x 2300mm clear circulation spaces.
 - If more than 1 bank of toilets are provided on each level, accessible toilet is required at minimum 50% of those banks of toilets.
 - An even number of left hand (LH) and right hand (RH) toilet pan transfers is required throughout the building.
- Accessible showers:
 - · Where showers are provided, 1 in 10 showers are required to be accessible.
 - Appropriate clear circulation spaces.
- Ambulant toilets:
 - A male and female ambulant toilets are required where a bank of toilet are provided in addition to the accessible toilet.
 - Appropriate 900 x 900mm clear circulation spaces in front of toilet pans and at doorways.

Assessment:

Unisex accessible toilets:

The layout of the accessible toilets provided appear appropriate with the exception of the provision of equal LH and RH pan requirement. Ensure this is addressed in further design stages.

Accessible showers:

The layout of the accessible shower within the accessible toilet on ground level appear appropriate.

Ambulant toilets:

The size and dimensions of the male and female ambulant toilets on ground level appear appropriate.

Ensure all sanitary facility details are to BCA and AS 1428.1 requirements.

Confirm all design development and construction details at subsequent design stages.



6.2 Accessible Adult Change Facility

The BCA have access requirements for the provision of Accessible Adult Change Facility. The key requirements of this provision are:

- Accessible adult change facilities cannot be combined with another sanitary facility.
- 1 unisex accessible adult change facility is required for:
 - · Class 6 shopping centre of no less than 3,500 people.
 - · Class 9b sports venue of no less than 35,000 spectators, or swimming pool with a perimeter of no less than 70m.
- Museum, art gallery of no less than 1,500 patrons.
- Theatre of no less than 1,500 patrons.
- Passenger use area of an airport terminal building.

Assessment:

The perimeter of the swimming pool is greater than 70m hence an accessible adult change facility is required and has been provided.

Ensure the following:

- Minimum 950mm clear door width.
- Provision of circulation spaces to hand basin.
- Shower cannot be combined in the accessible change facility.

Ensure details to BCA F2.9 and Specification F2.9 requirements and refer mark up for comments.

Confirm all design development and construction details at subsequent design stages.

6.3 Hearing Augmentation

The BCA and the Premises Standards have access requirements for the provision of Hearing Augmentation Systems. The key requirements of this provision are:

- A hearing augmentation system must be provided where an inbuilt amplification system is provided (other than the emergency warning).
- In a room in a Class 9b building; or
- In an auditorium, conference room, meeting room or room for judicatory proposes; or
- At ticket office, teller's booth, reception area where the public is screened form the service provider.
- An induction loop to cover minimum 80% of the floor area.
- Receiver systems to cover minimum 95% of the floor area.

Assessment:



Hearing augmentation details have not been provided at this early stage of the design process. If required by the BCA, ensure details to BCA and AS 1428.1 requirements.

Confirm all details at subsequent design stages.

6.4 Swimming Pool

The BCA and the Premises Standards have access requirements for the provision of access into swimming pools. The key requirements are:

- Access is required to and into swimming pools with a total perimeter greater than 40m.
- One of the following means must be provided:
 - · A fixed or movable ramp and an aquatic wheelchair; or
 - · A zero depth entry and an aquatic wheelchair; or
 - · A platform pool lift and an aquatic wheelchair; or
 - · A sling-style swimming pool lift.
- For perimeter greater than 70m, sling-style lift cannot be used.

Assessment:

The perimeter of the pool is greater than 40m and a means of pool access is required and has been provided with the provision of the pool ramp. Ensure details to BCA requirements.

Confirm all design development and construction details at subsequent design stages.

6.5 Signage

The BCA and the Premises Standards have signage requirements. The key requirements are:

- Signage be provided to all male, female, accessible and ambulant toilets. It is to include:
 - Braille and tactile.
 - · International symbol of access.
 - · 'LH' or 'RH' to indicate a left-hand or right-hand transfer onto toilet pan.
 - · Appropriate font size.
- At required fire exits.
- Where hearing augmentation systems are provided.
- Ensure all signage is detectable with raised symbols and 30% luminance contrast to its background, and in turn, contrasts with the background wall surface.
- Directional signage is required at:



- Banks of toilets without an accessible toilet, to direct person to the nearest accessible toilet.
- Non-accessible entrances to direct persons to an accessible entrance.
- Signage to be located on the wall, adjacent to latch side of the door, between 1200 1600mm AFFL (or for single line of tactile text: located between 1250 1350mm AFFL).

Assessment:

Signage details is not provided at this early stage of the design process. Ensure details to BCA and AS 1428.1 requirements.

Confirm all design development and construction details at subsequent design stages.

6.6 Accessible Car Parking Spaces

The BCA and the Premises Standards have requirements for the provision of accessible car parking spaces. The key requirements are:

- For Class 9b development: 1 accessible car parking space for every 100 car parking spaces or part thereof.
- Accessible car parking spaces requires a 2400 x 5400mm parking space and shared area.
- A minimum of 2500mm height clearance is required for the accessible parking spaces.
- A minimum of 2200mm vertical clearance is required from the entry and exits to the accessible car parking spaces (Note: consideration for minimum 2300 2400mm head clearance height is preferred and recommended).

Assessment:

2 accessible car parking spaces has been provided for a total of 59 carparking spaces proposed meeting BCA requirements.

The size and layout of the accessible carparking spaces provided appear appropriate with the exception of the door circulation space to the entrance door required to be outside of the accessible car bay. Ensure details to BCA and AS 2890.6(2009) requirements.

Confirm all design development and construction details at subsequent design stages.



Conclusion

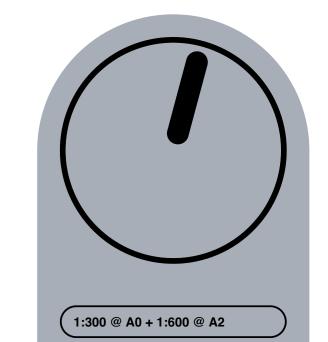
MGAC has reviewed the proposed Roseville College SWELL building. The drawings indicate that access requirements can readily be achieved with consideration to the recommendations noted in the marked plans and within this report being addressed during subsequent design stages.

It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved throughout the developmental stages of the design process and during the construction phase.

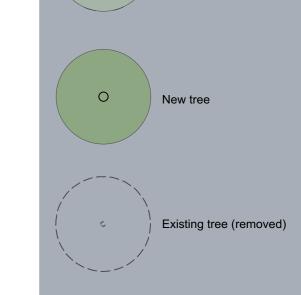


8. Marked Plans





Existing tree (kept)



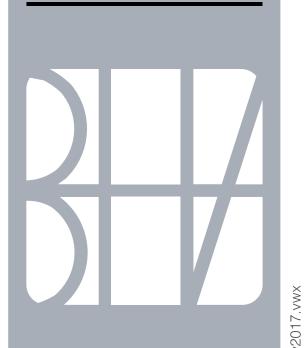
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F 4/10/19 SSDA Submission

01 Site Plan

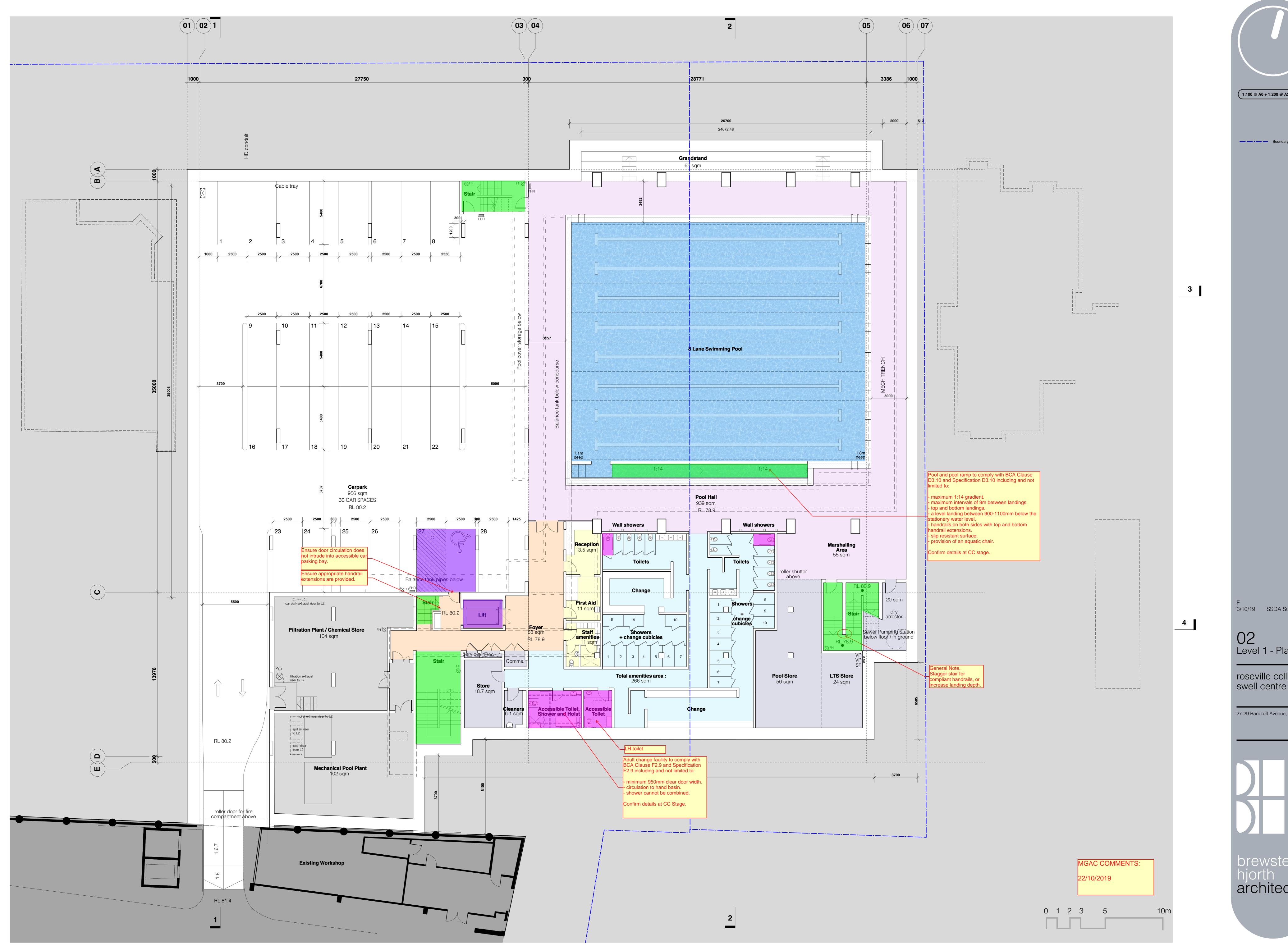
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27-29 Bancroft Avenue, Roseville



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