

Morris Goding Access Consulting

Cottage Surgery Alterations

2/345 Condamine St, Manly Vale NSW 2093

Access Review – DA

16 May 2019

Morris Goding Access Consulting ABN 70 414 330 060 Studio 6, Level 1 56 Bowman Street Pyrmont NSW 20 09
 T
 02 9692 9322

 F
 02 9692 8433

 W
 mgac.com.au

NSW QLD VIC



REPORT REVISIONS					
Date	Version	Drawing No / Revision			
16.05.19	01	Project 1904, DA drawing set dated 28.04.19			

This report prepared by:

Alalo

Lee-May Whong Senior Access Consultant Morris Goding Access Consulting



Table of contents

1	Executive Summary	4
2 2.1 2.2 2.3 2.4 2.5	Introduction Background Objectives Limitations Accessibility of Design Statutory Requirements	5 5 5 6 6
3	General Access Planning Considerations	7
4 4.1 4.2 4.3 4.4 4.5 4.6	Accessibility Provisions Premises Standards Affected Part Entrance Circulation Areas Step Ramp Sanitary Facilities Signage	8 8 8 9 9 10
9	Conclusion	11
10	Marked Plans	12



1 Executive Summary

The Access Review Report is a key element in the design development of the proposed Cottage Surgery Alterations located at 2/345 Condamine St, Manly Vale, 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 Access 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

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

The development consists of the proposed Cottage Surgery with the provision of consultation rooms, accessible toilet, administration and waiting area.

The development falls under the following BCA classification:

- Class 5 (consultation office)

For a Class 5 building, access is required to and within all areas normally used by the occupants.

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 students, 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 with 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 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 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 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.

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, E3;
- AS 1428.1:2009 (General Requirement for Access);
- AS 1428.4.1:2009 (Tactile Ground Surface Indicators);

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 the over-arching DDA principles and aspirational objectives. These include:

- Universal Design Principles;
- Human Rights Commission (HEREOC)
- AS1428.2:1992 Enhanced and Additional requirements;
- AS1428.4.1 Draft Way-finding Standard;



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 Accessibility Provisions

4.1 Premises Standards Affected Part

When new building works (e.g. make goods to commercial tenancy, provision of new toilets) are 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 works and the affected part.

The affected part is defined as the principal pedestrian entrance and 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.

Depending on the location of 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 should be reviewed on a case by case basis. The affected part does not include other items such as sanitary facilities and car parking.

<u>Assessment:</u>

For this development, the affected part consists of the existing entry on the western facade leading directly to the waiting area.

Accessibility has been provided with appropriate door requirements and the provision of a step ramp at the entry. Directional signage incorporating the international symbol of access is also provided on the southern facade to assist persons with disability with wayfinding.

4.2 Entrance

The BCA and DDA Premises Standards contain access requirements for building entrances for the use by persons with disabilities. These requirements can be summarised as follows:

- All accessible doors with 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009.
- An accessible path of travel eg. ramp or lift 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:

The proposed accessible entrance consists of a single sliding door and a new step ramp and landing leading to the waiting area.

This entrance appears appropriate and capable of achieving compliance. Ensure minimum clear door width of 850mm is provided, and new step ramp and landing is to AS 1428.1 requirements. Confirm details at design development stage.

4.3 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) 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) 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.
- All common-use doors (ie. not excluded under Part D3.4) with 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009.
- All common-use corridors and accessible paths of travel with at least 1000mm min. width when travelling in linear direction Note: Increased clear width paths of travel required for doorway circulation, turning areas etc.

<u>Assessment:</u>

<u>External path of travel</u>: A new path is provided with appropriate turning spaces and appears capable of achieving compliance. Confirm details at design development stage.

<u>Internal path of travel</u>: The internal path of travel provides minimum 1000mm clear width and appropriate door circulation spaces and appears capable of achieving compliance. Confirm details at design development stage.

4.4 Step Ramp

The BCA and DDA Premises Standards contain requirements for step ramps for the use of persons with disabilities. These requirements can be summarised as follows, step ramp to have:

- A maximum rise of 190mm;
- A length no greater than 1900mm; and
- A gradient not steeper than 1:10.
- The edges of step ramp to have either a wall of a minimum height of 450mm; or a kerb or kerb rail where an open balustrade is provided.
- Landings 1200mm length or 1500mm length for 90 degree turns.

<u>Assessment:</u>

A new step ramp and landing is provided and is capable of achieving compliance. Ensure minimum 450mm high barrier is provided to step ramp. Alternatively, provide kerb and kerb rail if open balustrade is provided. Confirm details at design development stage.

4.5 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, 6, 7a, 9b: 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.

- For Class 9b: If common-use change facilities provided (ie. both toilets and showers) a separate combined accessible WC/shower adjacent to male and female change rooms is required, compliant with AS1428.1 under BCA/DDA Access Code Part F2.4.
- An even number of left hand (LH) and right hand (RH) transfer WC pans (accessible toilets) within the building. Alternating LH/RH layouts on each subsequent level is the most appropriate and inclusive approach.
- Accessible WC with 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1.
- An ambulant cubicle within every standard toilet bank adjacent to an accessible toilet under DDA Access Code Part F2.4 compliant with AS1428.1:2009.

<u>Assessment:</u>

A unisex accessible sanitary facility is provided meeting BCA requirements and appears appropriate. Confirm details at design development stage.

4.6 Signage

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 but not limited to:

- All male, female and accessible toilet identification signs to include appropriate raised tactile pictogram, raised text (in title case) and Braille.
- The signage to be located on the wall, adjacent to latch side of door between 1200-1600mm height AFFL (single lines tactile text to be located between 1250-1350mm <u>AFFL.</u>
- Accessible toilet sign to include international symbol of access (wheelchair logo) in white on blue background, compliant with AS1428.1.
- Sign to also include 'LH' or 'RH' to indicate a left-hand or right-hand transfer onto toilet pan. Minimum font size to be 20mm san serif, compliant with AS1428.1.
- Ensure signage provides minimum 30% luminance contrast with sign background that in turn contrasts with background wall surface.

<u>Assessment:</u>

<u>Accessible toilet signage</u>: Ensure signage to the accessible toilet is provided as per BCA Specification D3.6 and AS 1428.1 requirements. Confirm details at design development stage.

This entrance appears appropriate and capable of achieving compliance. Ensure minimum clear door width of 850mm is provided, and new step ramp and landing is to AS 1428.1 requirements. Confirm details at design development stage.



<u>Directional signage (external wayfinding</u>): Ensure signage incorporates the international symbol of access as per AS 1428.1 requirements.

Installation height is recommended to be located on the wall, at a height between 1200-1600mm height from FFL (advisory).

9 Conclusion

MGAC has reviewed the proposed scheme. The drawings indicate that accessibility requirements can be readily achieved, subject to recommendations noted in the marked plans being addressed at further design stages.



10 Marked Plans



				(·/ · · · · · · · · · · · · · · · · · ·		2012221110 00111120
				(b) Sub Floor Ventilation:	NIL tree removal associated with proposed works.	DWELLING TO PROPOS
MAXIMUM PERMISSABLE SITE COVERAGE -	40% / 426.44m ²	APPORTIONMENTRATIO:	0.36	 (i) 150mm minimum bearer to ground clearance or 200mm minimum for particleboard. 	MATERIALS:	WITH MIN 1.80 GRADE
MAXIMUM PERMISSABLE FLOOR AREA -	430m ²			(ii) Sub floor vents minimum 6000mm/m (External Wall).	Items specified as per accompanying 'a.m. designs'	
		SITE AREA-	383.8m ²	(iii) Weep holes at 1200mm maximum centres to comply with A.S. 1640.	architectural drawings.	
EXISTING FLOOR AREA -	192.6m ²			(c) Reinforcement	TERMITES:	TREATMENT FOR THE
EXISTING DWELLING ROOF AREA -	219.5m ²	TOTAL ROOF AREA:	146.1m ²	(i) Trench mesh for concrete footings lapped minimum 500mm with 50mm minimum cover.	- Due to the nature of termites it is extremely difficult to	SUBTERRANEAN TERM
EXISTING HARDSTAND / PAVED AREA -	118 4m ²	CONDITIONED FLOOR AREA:	52.7m ²	(ii) Fabric mesh to be lapped minimum 225mm with 25mm minimum cover.	prevent them gaining access to a building. It is therefore	
TOTAL EXISTING SITE COVERAGE -	337 9m ² or 66%	UNCONDITIONED FLOOR AREA:	6.5m ²	(d) Brickwork: is to comply with A.S. 3700 - Flashing as per AS / NZS 2904.	the owners responsibility to ensure regular maintenance	WITH AS 3600.1 PROTE
TOTAL EXISTING LANDSCAPE AREA	176 8m ² or 34%	AREA OF GARDEN & LAWN:	231.9m ²	(e) Wet Areas - Provide impervious floor and wall coverings to all wet areas to AS 3740	and competent inspection of the new building is carried	TERMITES' PART 1; NE
		AREA OF INDIGENOUS / I OW WATER USE SPECIES	231.9m ²	(2004).	out on an ongoing basis.	
				(f) Concrete: Strength to be minimum 20 Mpa at 28 days per A S 1480	ASBESTOS:	
AREA NUTES:				(g) Steps / Stairs:		
				Min Tread - 240mm		
- ALL EXISTING SITE AREAS & CALCULATIONS				Max Riser Height - 190mm		
UNAFFECTED BY PROPOSED WORKS				Min Head Clearance _ 2000mm (Recommended)		
- TOTAL AREAS FOR BOTH UNITS 1 & 2				Min Width of Stainway 750mm cloar of all obstructions on handrails halustrados ate		
- FLOOR AREA INCLUSIVE OF GARAGES				Min Handrail Height 965mm above tread paging		
				Iviiii. Haliulali Helyii 000iiiii above ileau losiiy.		
				- ruzumin above landing, ramps etc.		
				(n) insulation: is to comply with clause 3.12.1.1 (d) & VIC amendment 1.2 of the Building		
				Code of Australia.		













CONSTRUCTION MANAGEMENT 1:200

CONSTRUCTION MANAGEMENT PLAN

- Intended timing of deliveries to site.

- minimize possibility of damage and to provide security against theft.
- NOTE Material deliveries are to be timed so that only materials required for the scope of works to be carried out at that stage are on site in order to ensure the site is not cluttered and to allow easy access for trades to and from the site.

