MGAC
morris goding accessibility consulting

SYDNEY ADVENTIST CHURCH

DEVELOPMENT AT 172 FOX VALLEY RD, WAHROONGA

ACCESS REVIEW

Morris Goding Accessibility Consulting

FINALv3

19 February 2013

TABLE OF CONTENTS

1. EXECUTIVE SUMMARY 3
2. INTRODUCTION 4
   - 2.1. General 4
   - 2.2. Objectives 4
   - 2.3. Statutory Requirements 4
3. INGRESS & EGRESS 5
   - 3.1. Main Entrance 5
   - 3.2. Emergency Egress 5
4. PATHS OF TRAVEL 6
   - 4.1. General 6
   - 4.2. Doors 6
   - 4.3. Lifts 6
   - 4.4. Internal Stairs 6
   - 4.5. Café Area ..... **Error! Bookmark not defined.**
5. SANITARY FACIILITIES 7
   - 5.1. Accessible Toilets 7
   - 5.2. Ambulant Cubicles 7
6. MISCELLANEOUS 8
   - 6.1. Accessible Car Parking 8
   - 6.2. Lighting 8
   - 6.3. Signage 8

1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the proposed development 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 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 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, accessible parking and accessible sanitary facilities, can be readily achieved.

The recommendations in this report are associated with detailed design. These recommendations should be addressed prior to construction certificate.

The main recommendations that have risen from the access review include:

(i) The mid landing of the ramp would need to have an area of 2070mm x 1540mm to allow a wheelchair user to functionally turn in accordance with AS1428.1.

(ii) Provide a left handed pan within the accessible toilet on level 2.

2. INTRODUCTION

2.1. General

Sydney Adventist Church has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed development located at 172 Fox Valley Road, Wahroonga.

The development encompasses 3 buildings connected by a central atrium area and bridges on the upper levels. Building 1 has 3 levels and Buildings 2 and 3 have 4 levels. These buildings have a common atrium and 2 basement levels of common car parking below.

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), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The Access Review Report considers user groups, who include staff 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. 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 – 1999 (Lifts, Escalators, & Moving Walks)
- AS2890.6 – 2009 (Car parking)
- BCA - Building Code of Australia
- DDA Premises Standards 2010
- Ku-Ring-Gai Council DCP 1997

3. INGRESS & EGRESS

3.1. Main Entrance

The path of travel from the site boundary is via an accessible 1:14 ramp. This ramp provides access from the Fox Valley Road pedestrian footpath to the main entry.

The main entry has an automatic sliding door operation. There are appropriate circulation areas and a continuous path of accessibility from entry ramp into foyer.

Recommendations:

(i) The mid landing of the ramp would need to have an area of 2070mm x 1540mm to allow a wheelchair user to functionally turn in accordance with AS1428.1.

(ii) Ensure ramp and stair has handrails on both sides compliant with AS1428.1 and TGSIs compliant with AS1428.4.1.

3.2. Emergency Egress

There are 2 emergency egress stairs identified in the drawings. The main accessible emergency egress is via the main entry doors on ground floor.

Recommendations:

(i) Consider that emergency services should include audible and visual warnings and signals to assist people with sensory disabilities.

(ii) Consider provision of fire refuges for wheelchair use in all fire stairs

4. PATHS OF TRAVEL

4.1. General

In general, the main paths of travel throughout all floors of the development are level and have appropriate clear widths and circulation areas. The paths of travel are continuous throughout all floors and will suitably allow wheelchair users to turn 180º or have the ability to pass another wheelchair user when travelling in the opposite direction in accordance with the DDA Premises Standards.

The lifts provide access between all levels of the building. There is an accessible path of travel to the lifts from all other parts of the development.

4.2. Doors

In general, all doors within the development have an open clear width of at least 850mm, compliant with AS 1428.1. All doorways required to be accessible have appropriate circulation space and clear depth in accordance with AS1428.1 Fig. 31.

4.3. Lifts

There are 2 passenger lifts accessing all levels of the building. These lifts are located at the centre of the atrium.

The lift cars have internal dimensions in accordance with AS1735.12 and the DDA Premises Standards.

The lift lobbies on all levels have appropriate circulation areas and will suitably allow wheelchair users to turn 180º or have the ability to pass another wheelchair user when travelling in the opposite direction in accordance with the DDA Premises Standards.

Recommendation:

(i) Ensure all lift cars have internal components (control panel, handrails, visual & audio devices) that comply with AS1735.12.

4.4. Internal Stairs

There are two fire stairways within the development.

There is a central stair adjacent the lift core that appears to be a communication stairway.

Recommendations:

(i) Provide handrails on both of stair 5

(ii) Provide tactile ground indicators at stair, compliant with AS1428.4.1.

5. SANITARY FACIILITIES

5.1. Accessible Toilets

There are centrally located accessible toilets on each floor. Each accessible toilet is located adjacent to banks of male and female toilets.

All accessible toilets in the development are identically laid out and all have internal dimensions in accordance with AS1428.1-2009. The internal dimension provides sufficient circulation space around the toilet pan and washbasin, compliant with AS1428.1.

Recommendation:

(i) Provide a left handed pan within the accessible toilet on level 2.

5.2. Ambulant Cubicles

All banks of male and female toilets have ambulant cubicles. All ambulant cubicles have a 900mm x 900mm circulation space outside the door.

Recommendation:

(i) Reposition the ambulant cubicle away from the entry door in the male toilets on all floors.

6. MISCELLANEOUS

6.1. Accessible Car Parking

There are 2 accessible car bays 28 & 38 that are positioned close to the lift lobby which is the appropriate quantum and design in accordance with the DDA Premises Standards and Ku-Ring-Gai Council DCP.

The accessible car bay can achieve dimensions of 5400mm long and 2400mm wide with an adjacent shared zone 5400mm long and 2400mm wide, compliant with AS2890.6.

There are an additional 4 accessible car bays 60, 61, 76 and 77.

6.2. 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.

6.3. Signage

Recommendation:

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