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Universal Property Group

16 Chapman Street, Werrington NSW – Proposed Mixed Use Industrial Development

DA Access Review - Final

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1. Executive Summary

The Access Review Report is a key element in the design development of Proposed Mixed Use Industrial Development located at Lot 16 Chapman Street, Werrington NSW and 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 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.

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2. Introduction

2.1 Background

Universal Property Group has engaged Morris-Goding Access Consulting, to provide a design review of Proposed Mixed Use Industrial Development located at Lot 16 Chapman Street, Werrington NSW. The Mixed- use industrial development consists of,

- 14 lots for warehouses,
- 1 lot for neighbourhood shops
- 1 lot for recreation facilities (Lot 4002, Lot 4003, Lot 4004, Lot 4005, Lot 4006, Lot 4007, Lot 4101, Lot 4102, Lot 4103, Lot 4104, Lot 4105, Lot 4106, Lot 4107, Lot 4108, Lot 4109 and
- Lot 4110 on approved subdivision DA19/0704 stage 4A and 4B)
- Associated car parking and amenities. This includes 2 accessible car parking bays.

Figure 1.Site Location (Shown in Yellow)

The proposed development falls under a number of BCA classifications:

- Class 5 (commercial office, medical centre)
- Class 6 (commercial tenancies/retail, café, shopping centre, restaurant, shops)
- Class 7a (carpark)
- Class 7b (storage facility)
- Class 9b (recreational facilities)

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 visitors, 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 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: internals of accessible/ambulant toilet, 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 Project Architect and an appropriately qualified accessibility consultant will examine key physical elements during the design development stage, to identify physical barriers and incorporate solutions as a suitable response to disability statutory regulations and other project objectives.

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.

The design will comply with the requirements of the DDA Access to Premises Standards and include requirements for accessible buildings, linkages and the seamless integration of access provisions compliant with AS1428.1. The developed design will consider all user groups, who include members of the public, visitors, clients and staff members.

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) Amdt1 - Part D3, F2, E3;
- AS 1428.1:2009 - (General Requirement of 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);
- Penrith City Council DCP

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

- Universal Design Principles;
- Human Rights Commission (HEREOC)
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture;
- AS1428.2:1992 Enhanced and Additional requirements;
- AS1428.4.1 Draft Way-finding Standard;

- AS3745:2010 – Planning for Emergencies in Facilities (to assist with design strategies for provision for escape for people with disability that may require assistance);

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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 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 DDA Premises Standards' requirements (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 utilizing 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 maximize 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.

A UD approach has numerous benefits for the client as an education provider, for businesses within the building, for individual users and for society in general. An inclusive environment that can be accessed, understood and used by as many people as possible, is good business sense, is more sustainable and is socially progressive, in line with the aims of the DAP.

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 maximized, without adding on specialized '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 ongoing 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 DDA Premises Standards contain requirements for site approaches for the use of persons with disabilities. These requirements can be summarised as follows:

- It will be necessary to provide an accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS1428.1:2009.
- An accessible path of travel between buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS1428.1:2009 is also required.
- An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

Currently, these requirements have not been achieved as there is not clear indication of the location of the continuous accessible path of travel from the allotmnent boundary to the principal pedestrian entrance (PPE) of the proposed buildings. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

There are no accessible carparking bays provided for warehouses. Provide accessible car parking bays for compliance at warehouses and ensure all dedicated car parking spaces and share areas are 1:40 max. gradient or, 1:33 max. gradient (bitumen). There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

4.2 Entrances

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

- Access is required through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings (ie. when they have a separate function and/or use eg. external retail tenancy). Note it is preferred that all entrances are accessible.
- A non-accessible entry cannot be located more than 50m distance from an accessible entry (for buildings greater than 500m2).
- All accessible doors to have 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009. Note: Manual doors require lightweight door forces to be operable by people with disabilities (20N max.). We

recommend that main entrances include automated sliding doors to be used where possible. Currently, this requirement has not been achieved as various doors have lacked clear circulation space in accordance with AS1428.1. Ensure doors provide 530mm (internal) and 510mm (external) in accordance with AS1428.1 Fig 31 and 32 or doors are to be automated. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

- An accessible path of travel eg. ramp or lift needs to be provided adjacent (or in reasonable proximity) to any stair access. Note: providing a 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

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

There are not enough details to confirm compliance. However, there is sufficient space for amendments to be made to readily achieve compliance during a further stage.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

4.3 Emergency Egress

BCA 2016 Part D2.17 has requirements for all fire-isolated egress stairs from areas required to be accessible (not communication stairs) to include at least one continuous handrail designed to be compliant with AS1428.1 Clause 12. Provision of an off-set tread at the base of stair flights or an extended mid-landing that will allow a 300mm extension clear of egress route is considered appropriate for achieving a consistent height handrail (without vertical or raked sections). Such an offset tread configuration has been shown at the majority of stairs and would appear to be possible elsewhere, subject to further detail design.

Where fire-isolated egress stairs will also be used for communication stair purposes between levels, they should be designed to meet AS1428.1:2009. Confirmation is required on the likely use of certain stairs for this purpose.

There is currently no mandatory requirement within BCA or DDA Premises Standards for provision of independent accessible egress for people with a disability in accordance AS1428.1 and this remains an important DDA issue. Consideration of an accessible egress strategy with an emergency evacuation plan will be needed as a minimum starting point.

Consideration of waiting spaces within fire-stairs should be strongly considered for people with mobility impairment. The current configuration of stairs suggests the spatial requirements would not be incorporated without layout amendments, but if provided with future design development these would generally require:

- 850mm min. clear width egress door and 510mm min. external door circulation area, compliant with AS1428.1:2009;

- Wheelchair space (800mm W x 1300mm L min. dimensions) within fire-isolated stair, outside of the required egress path, that can be accessed on a continuous path of travel.
- Alternative evacuation means eg. emergency passenger lift/s could be provided instead of/or only in addition to ‘waiting spaces’ in line with ABCB Handbook and/or consideration of stair evacuation devices (with appropriate storage and staff training) within fire stairs.

Assessment

There are stairs proposed for egress linking ground floor and level 1 at Lot 40005-2 (retail) and 40006-2 (recreational facilities) do not provide middle landings off-set tread. This is to be adjust for compliance.

There is egress stairs that are open and these are not gated to restrict the traffic. These can be mistaken as commonly used stairs. Stairs are to be gated at the top and ensure compliance with BCA D2.7.

5. Paths of Travel

5.1 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) is also required when a direct line of sight is not available and are to be provided at 20m max. intervals along accessways. Currently, this requirement has not been achieved as there are various corners without a line of sight that does not provide passing bays. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

- Turning spaces (at least 1540mm W x 2070mm L) are required within 2m of every corridor end and at 20m.max intervals along all accessways. This is needed for wheelchairs to make a 180-degree turn, compliant with AS1428.1:2009. Currently, this requirement has not been achieved as the ground floor lacks 1540mm x 2070mm at dead-end corridors. It is recommended to relocate the proposed gate and where lacking, provide gates. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

- Turning spaces (at least 1500mm W x 1500mm L with splays) are required to achieve a 90-degree turn. This is needed for wheelchairs to make a 180-degree turn, compliant with AS1428.1:2009. Currently, this requirement has not been achieved as there are various corners without 1500mm x 1500mm provision. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

- All common-use doors (ie. not excluded under Part D3.4) to have 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009. Currently, this requirement has not been achieved as various doors in the continuous accessible path of travel do not provide 530mm (internal) and 510mm (external) latch side clarences. These are to be adjusted or automated. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

  There are proposed pedestrian paths that lead to doors and the pedestrian pathway is 1meter in lieu of 1240mm min. in accordance with AS1428.1 Fig.31(c), adjust for compliance. This is to be adjusted for compliance. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

- Where bi-fold doors are provided ensure 530mm (internal) and 510mm (external) latch side clearance and door leaf (operable leaf) is 850mm min clear.

- All doors in the continuous accessible path of travel are to be threshold level.

- Where a double door is provided at least one leaf is to provide 850mm min. clear width (active leaf). Currently, this requirement has not been achieved as double doors in the continuous accessible path of travel do not achieve 850mm min clear width. Active leaf

is to ensure 850mm min. clear width opening door. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

- All common-use corridors and accessible paths of travel to be at least 1000mm min. width when traveling in linear direction (or 1200mm min. under DSAPT). Note: Increased clear width paths of travel required for doorway circulation, turning areas, etc.
- Ensure curved walkways have 1500mm min. clear width with appropriate min. inside curve radius compliant with AS1428.1.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

Non-compliances above noted are to be addressed for compliance.

There are various pedestrian pathways that measure 1500mm – 1600mm wide, however, these are over 60meters long and these do not provide a passing bay. Provide 1800mm wide pedestrian pathways or 2000mm x 1800mm (passing bay) at 20-meters intervals.

5.2 Passenger Lifts

The BCA and DDA Premises Standards contain requirements for passenger lifts and circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Passenger lifts to have min. internal size at the floor of 1100mm width x 1400mm depth, compliant with BCA/DDA Access Code Part E3.6 and AS1735.12. (Less than 12 meters traveled). Currently requirement appears capable of being achieved
- All lift lobbies and main corridors on each level to have 1800mm min. clear width to allow two wheelchairs ability to space past each other.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

5.3 Stairs & Ramps

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

- Ramps are to have a maximum 1:14 gradient with landings at no more than 9 metre intervals. Ramps are to have handrails on both sides with a minimum 1 metre clearance in accordance with AS1428.1.

- Walkways are to have maximum 1:20 gradient with landings at no more than 15 metres intervals. Walkways are to have kerbs or suitable barrier on both sides with minimum 1 metre clearance in accordance with AS1428.1.
- Landings are to have 1200mm length with 1500 mm length at 90-degree turns.
- Ramps and walkways doorways at landings are to comply with AS1428.1 Fig. 25(D).
- Stairs are to have handrails on both sides in accordance with AS1428.1.
- Stairs and ramps are to be offset to ensure no encroachment of handrail extensions into from the transverse path of travel at the top and bottom of the stair/ramp. Currently, this requirement has not been achieved as there are various warehouses with stairs that are encroaching into transversal circulations and in some cases, encroachments are into door latch side circulation and to closed to entry doors. Stairs are to be set-back away from door circulations, lift lobbies and transversal circulations in accordance with AS1428.1. Stair is to be pushback for compliance. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.
- Stairs and ramps are to be offset from the property allotment boundary 900mm min. this is to ensure no encroachment occurs at a later stage of handrail extensions into from transverse path of travel.
- Middle landings off-set tread configuration must be provided to ensure the consistent height of the stair handrail. Currently, the requirement of the off-set tread at the base and the middle landings has not been achieved as off-set has not been provided. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.
- Doorway threshold ramp is to have a 1:8 gradient, 35mm max. height and 280mm max. length, compliant with AS1428.1. Currently this requirement is not achieved as LOT 4005 (retail) have 18mm internal/external) level difference. Provide a threshold ramp or kerb ramp to address level differences. Ensure suitable landings 1500mmx1500mm (90-degree turn) or 1200mm (one diction) are provided. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.
- Step ramp is to have a 1:10 gradient, 190mm max. height and 1900mm max. length.
- 1:14 Ramp is to have handrails on both sides in accordance with AS1428.1.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

Gradients and majority of RL levels have not documented. Provide ramp and walkway gradients and ensure these are compliant with AS1428.1. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

6. Facilities & Amenities

6.1 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: Provide 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 is provided on each level, an accessible toilet is required at 50% min. of toilet banks at each level. Currently, this requirement has not been achieved as warehouses do not provide unisex accessible toilets. Warehouses are to provide unisex toilet for compliance to cater for staff in wheelchairs.

  Canteen at Lot 4006 appears to provide space for sanirary facilities. Fursther information is require, ensure unisex accessible toilet is provideda djsdcent to female and male bank of toilets, these also are to incorporate ambulant cubicles to cater for people with ambulant disabilities.

- For Class 9b: If common-use change facilities are 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. Change provided lack of suitable circulations of 1540mm x 2070mm to achieve “U” turns and door clarences are deficient. Update layout for compliance.

- An even number of the left hand (LH) and right hand (RH) transfer WC pans (accessible toilets) is required within the building. Alternating LH/RH layouts on each subsequent level are the most appropriate and inclusive approach. Currently, this requirement has not been achieved as Lot 4005(retail) at L1 provides pan at the same location that grounds floor, which is not in accordance with BCA F2.4. Level 1 USAT is to provide RH (right-hand transfer) pan to achieve compliance. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

- Accessible WC requires 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1. Currently, this requirement has not been achieved as Lot 4005 (retail) unisex accessible toilets size is deficient with 2570mm L in lieu of 2630mm min. update for compliance. Note: Basin requires 430mm minimum projection.

- An ambulant cubicle is required within every standard toilet bank adjacent to an accessible toilet under DDA Access Code Part F2.4 compliant with AS1428.1:2009. Currently, this requirement has not been achieved as female and male toilets in this development do not provide ambulant toilets. Provide female and male ambulant toilets for compliance.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

Non-compliances above noted are to be addressed for compliance.

6.2 Common Areas

The BCA and DDA Premises Standards contain requirements for common use areas suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- Accessibility is required to common use courtyards within buildings.
- Wheelchair access is required to any external and outdoor terrace areas including roof terraces compliant with AS1428.1.
- Under the DDA Premises Standards and BCA all commonly use rooms normally used by occupants of the building are to be accessible, except only areas exempt under BCA D3.4 such as plant rooms, loading dock, garbage compactor and the like.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

It is understood that the offices at L1 do not exceed 200m2, which would trigger BCA Clause C1.2(d)(ii). However, as lift access is not provided from ground to L1 in warehouses, this is still a commonly use area and access is required to all offices at L1. Lack of access is discriminatory. This is to be address. MGAC can support compliance under Performance Solution, this can be addressed at later stage.

6.3 Car Parking

The BCA and DDA Premises Standards contain requirements for parking which are applicable to this project. These requirements can be summarised as follows:

- Class 5 commercial, 7b, 7a and 9b development: Provide 1 accessible car bay for every 100 car bays or part thereof, compliant with AS2890.6. Currently, this requirement has not been achieved as there are not accessible parking bays provided other than retail. Provide location of accessible parking bays for each use.
- Class 6 retail development: Provide 1 accessible car bay for every 50 car bays or part thereof, compliant with AS2890.6.
- Accessible car bays require 2.4 metre with 2.4 metre shared area.
- All accessible car bays to be located near relevant lifts and/or associated building entry points to minimise the distance to relevant lift and ensure accessible path of travel between these areas.
- Ensure 2.5m min. height clearance, compliant with AS2890.6 fig 2.7 over accessible car bays with 2.2 m min. vertical clearance leading to the accessible and adaptable

unit car bays (Note: consideration for 2.3 or 2.4m min. height preferred for higher vans/adapted vehicles is recommended as good practice).

- Continuous accessible path of travel from accessible car parking bays to proposed buildings and associated facilities is to be 1:40 max. gradient or 1:33 bitumen.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements.

There are no proposed accessible carparking proposed for warehouses. This is to be updated and ensure provision is incorporated, In accordance with DDA Premises Standards and BCA. There is sufficient space for amendments to be made to readily achieve compliance during a further stage.

Further information is required regarding the 2 accessible parking bays, are these for retail only or for the recreational facilities as well.

On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during design development stage to ensure appropriate outcomes are achieved.

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7. Conclusion

MGAC has assessed the proposed scheme for the Proposed Mixed Use Industrial Development located at Lot 16 Chapman Street, Werrington NSW. The proposed drawings indicate that carparking

accessibility requirements, pertaining to external site linkages, building access, common area access and sanitary facilities are to be reviewed and adjust to achieve compliance.

It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.