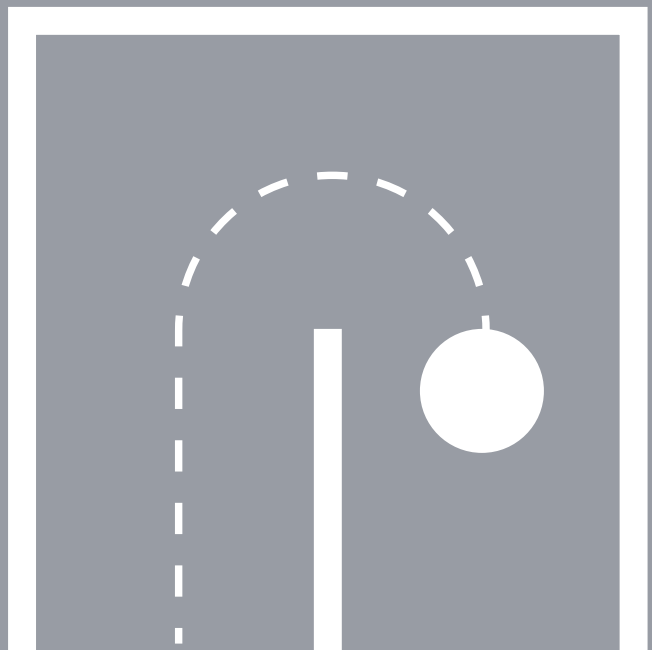


Access Review



St Luke's Grammar School New Senior
School Campus

800 Pittwater Road Dee Why & 224
Headland Road North Curl Curl NSW 2099
Report Issue 1

04/03/20



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Reviewed by: R Thompson

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Issue 1 (Final): 04/03/20



Introduction

Background

This review of the design documents for SSDA submission addresses the requirements for access by staff, students and visitors with a disability or who are older, to the proposed new St Luke's Grammar School Senior Campus at 800 Pittwater Road Dee Why and 224 Headland Road North Curl Curl.

The proposed Senior Campus is to be located within the redevelopment of the existing structures on both sites. New pedestrian links are proposed between both sites.

The review addresses compliance with the Disability (Access to Premises - Buildings) Standards 2010, Parts D3 and F2.4 of the Building Code of Australia 2019 (BCA) and Australian Standards on Access and Mobility.

The key issue in the provision of appropriate access to and within the new building work is the provision of a continuous accessible path of travel:

- (i) from the main points of a pedestrian entry at the allotment boundaries;
- (ii) from another accessible building connected by a pedestrian link;
- (iii) from accessible visitor parking to principal building entrances; and
- (iv) to and within areas normally used by the occupants.

We have reviewed the drawings listed to assess the level of accessibility and compliance with the relevant codes, standards and legislation. The designs have been assessed to ensure that equitable and dignified access for people with disabilities can be provided.

In carrying out an accessibility assessment, the main objective is to ensure access is provided through the provision of accessible facilities and continuous paths of travel to and within all appropriate areas of the buildings.



Introduction

Accessibility Requirements

The Building Code of Australia 2019 (BCA) in conjunction with the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards) apply to new buildings and existing buildings that undergo refurbishment.

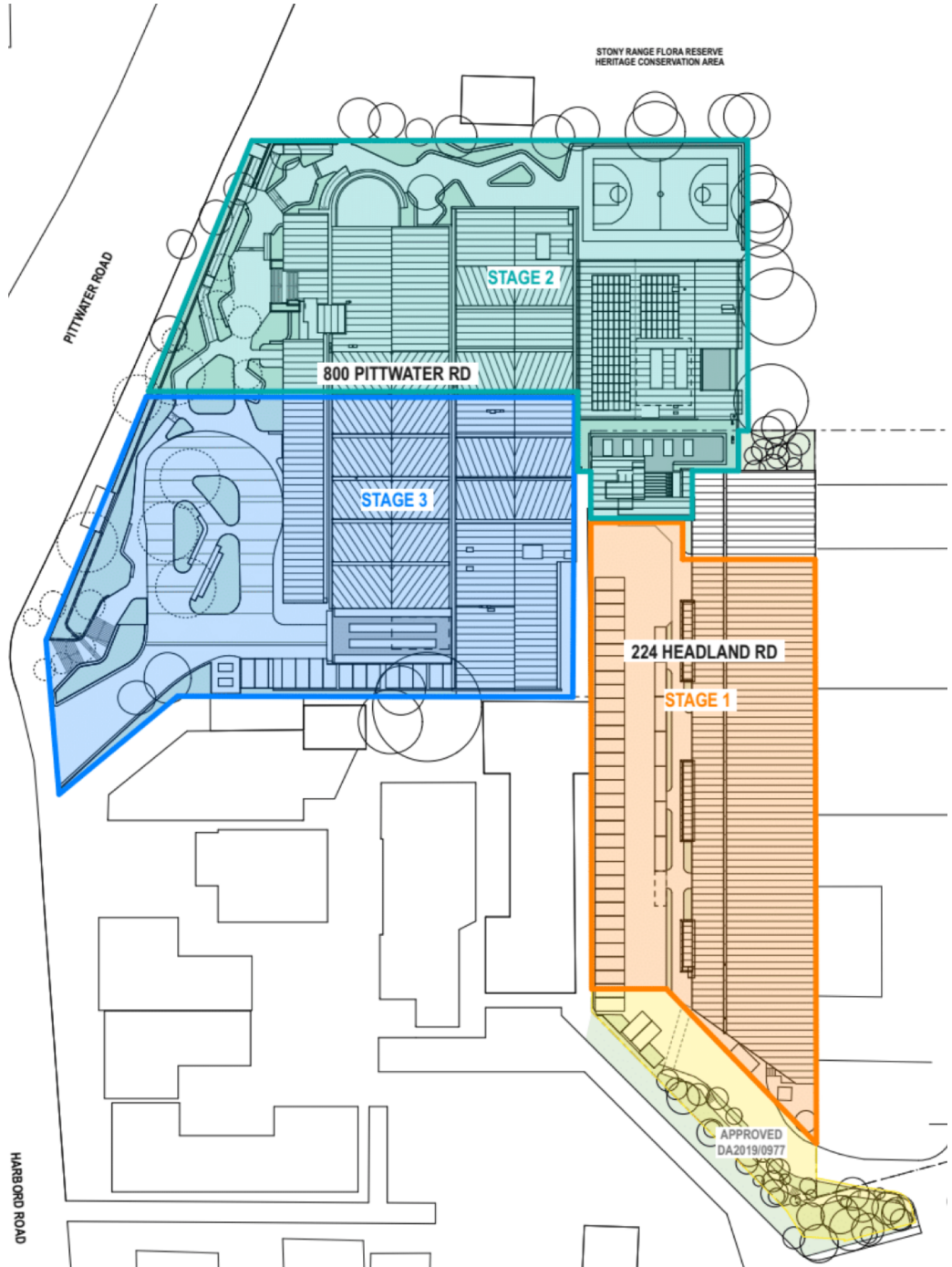
The Premises Standards apply to any new part, and any affected part, of an existing building. A part of a building is a new part of the building if it is an extension to the building or a modified part of the building about which an application for approval for the building work is submitted to the competent authority in the State or Territory where the building is located. The definition of 'affected part' of a building is limited to the path of travel between (and including) the principal pedestrian entrance and the new work.

Under the Premises Standards, access must be provided, to the degree necessary, to enable people to approach the building from the road boundary and from any accessible carparking spaces associated with the building; approach the building from any accessible associated building; access work and public spaces, accommodation and facilities for personal hygiene; and to enable identification of access ways at appropriate locations which are easy to find.

Under the BCA 2019 and Premises Standards table D3.1 Requirements for access for people with a disability, access to the new work in these buildings (class 9b) is required to and within all areas normally used by staff, students and visitors.

Introduction

Proposed Work



Source: TZG Architects Staging Overview



Introduction

Proposed Work

The proposed development will be carried out in three stages:

STAGE 1 OVERVIEW

Location: 224 Headland Road

Scope Summary

- Remove existing internal walls to create large open space for two basketball courts within footprint of former units 2-6 of 224 Headland Road
- In stage 1 Basketball courts will also be used as Dance Studio and Multi-Purpose Hall
- New pedestrian access path from street as proposed in approved DA2019/0977

STAGE 2 OVERVIEW

Location: 800 Pittwater Road

Scope Summary

- Internal refurbishment of IMED and Fitness First tenancies
- Landscaping to Northern portion of site
- Accessible path to main entrance of school
- Basement North carparking reconfigured
- Basement South carparking retained
- New pedestrian path from Officeworks Basement carparking to Officeworks entrance
- Reconfiguration of the southern on-grade car park to include a drop-off / pick-up area and bus turning path
- New infill building between 224 Headland Road and 800 Pittwater Road to provide an accessible vertical connection

STAGE 3 OVERVIEW

Location: 800 Pittwater Road

Scope Summary

- Internal refurbishment of Officeworks
- New extension to south of existing building
- Temporary spaces in Stage 2 reconfigured
- Landscaping to remainder of site
- Front parking area to be reconfigured to accommodate bus and kiss and drop area
- Basement carpark



Introduction

Proposed Work

224 Headland Road

Level 0 (Stage 1)

- Basketball Court 1
- Basketball Court 2
- 2 new entries to existing building
- Relocation of accessible parking spaces
- Lift and stairs linking to 800 Pittwater Road facilities

800 Pittwater Road (Stage 2)

Level 0

- Plant work
- Access to carpark from new lift and stair

Level 1

- Parking – 6 external spaces (temporary)
- New external ramp linking to principal platform lift and principal entry foyer
- New external ramps linking to footpath on Pittwater Road
- Public and student reception areas
- Offices for Principal, Head of Campus and Assistant Head of Campus, board room
- Toilets including accessible sanitary facility
- Café and staff area, located within heritage area
- Administrative office areas including accessible sanitary facility and first aid room
- Multipurpose area and seminar room
- Temporary GLA rooms (2)
- Lift lobby and lift access linking to pool reception
- Pool, with ramped access
- Pool viewing area and change facilities including an adult change facility and 2 unisex accessible sanitary facilities
- Court area

Level 2

- Library hub
- Flexible learning areas
- 3 seminar rooms
- 7 GLAs - including 4 stage 2 temporary rooms
- Unisex accessible toilet and shower
- Linking lift and stair lobby
- 2 areas of male and female toilets including 2 unisex accessible sanitary facilities
- Roof terrace within heritage space

Level 3

- 6 general learning areas and flexible learning area
- Hub 1 and 2
- Visual Arts precinct, Food Technology, biology/chemistry, physics and D&T workshop
- Store and preparation areas
- Toilet facilities including unisex accessible sanitary facilities



Introduction

Proposed Work

Level 4

- Roof terrace
- Sociable stair
- Lift access

800 Pittwater Road (Stage 3)

Level 0

- Landscaping and provision of passenger drop off point
- Plant and store areas including garbage area

Level 1

- Auditorium with stage access via a ramp
- Theatre with tiered seating and 2 accessible seating spaces
- Relocated café and facilities
- Toilets including 2 unisex accessible sanitary facilities
- Relocated administration areas
- 2 GLAs, a flexible learning area, music, and drama student learning areas
- 2 tutorial rooms
- Gallery/chapel hub in heritage space

Level 2

- Access to upper level of theatre and 2 accessible seating spaces
- 9 GLAs
- Flexible learning areas
- 3 Seminar rooms
- Gym and dance spaces
- Recoding, green screen and media presentation areas
- Sociable seating stair 3

Level 3

- Reorganization of southern area GLAs, chemistry, physics and biology areas and associated preparation and store area
- Male and female toilets
- Roof terrace 3

Level 4 and 5

- Additional roof work



Context for Planning & Design

Legislation & Standards

The new work is subject to access provisions in the following documents:

- Disability (Access to Premises - Buildings) Standards 2010
- The Building Code of Australia (BCA) 2019 parts D3, E3.6 and F2.4
- AS1428.1 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 1: General requirements for access – New building work.
- AS1428.2 (1992) Design for access and mobility Part 2: Enhanced and Additional requirements - Buildings and facilities
- AS2890.6 (2009) Parking Facilities - Off-street parking for people with disabilities
- AS1735.12 lifts Escalators and moving walks Facilities for persons with disabilities
- AS3745 (2009) Planning for Emergencies in Facilities (referenced)
- AS1428.5 (2010) Design for access and mobility Part 5: Communications for people who are deaf or hearing impaired (referenced)
- Australian Human Rights Commission Guideline on the Application of the Premises Standards (2013)
- The Disability Discrimination Act 1992 (DDA)
- Disability Standards for Education 2005



Context for Planning & Design

Legislation & Standards

DDA

The objectives of the Disability Discrimination Act 1992 (DDA) – section 23, focus on the provision of equitable, independent and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities. The DDA covers existing premises, including heritage buildings, those under construction and future premises. It extends beyond the building itself to include outdoor spaces and within, to address furniture, fittings and practices.

Premises Standards

Disability (Access to Premises - Buildings) Standards (Premises Standards) 2010 which commenced on 01 May 2011, has been incorporated into the BCA (2019) to ensure that access provisions for people with disabilities more fully meet the intent of the DDA.

The Premises Standards apply to any new part, and any affected part, of an existing building. A part of a building is a new part of the building if it is an extension to the building or a modified part of the building about which an application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located.

BCA

The Building Code of Australia (BCA)(2019) applies to new buildings and existing buildings that undergo refurbishment. In this report the description of the level of accessibility throughout the new work is generally measured against the Deemed-to-Satisfy Provisions of the BCA, in particular Parts D3, E3.6 and F2.4.

AS1428 – Standards for Access

The Australian Standards design for access and mobility are a suite of standards relating to the inclusion of features in the built environment that improve access and mobility for people with a disability.

AS1428.1 (2009) sets out minimum requirements for design of buildings and facilities, while AS1428.2 includes enhanced and additional requirements that are not covered in AS1428.1, such as street furniture and reach ranges.

Disability Standards for Education 2005

The objects of these standards are:

- to eliminate, as far as possible, discrimination against persons on the ground of disability in the area of education and training; and
- to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law in the area of education and training as the rest of the community; and
- to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

Reasonable adjustment is an adjustment, measure or action (or a group of measures or actions) taken by an education provider that has the effect of assisting a student with a disability.



Context for Planning & Design

Management Strategies

In the proposed new building work it is important, within the limitations of the existing structures, to provide general paths of travel, circulation spaces and accessible facilities, within areas not exempt by the BCA part D3.4, to meet the intent of the Disability Discrimination Act.

In addition to accessible paths of travel, accessible parking and accessible sanitary facilities, it will be necessary to develop operational management strategies that meet the proposed intention to provide equipment and adapt areas within the centre to meet the requirements of specific individuals with a disability.

Operational management strategies are required to meet the specific requirements of visitors, students and staff with a disability whose individual requirements cannot be addressed within the base buildings and existing building facilities. An operational management strategy acknowledges the need to meet full accessibility compliance through the provision of policy strategies. A design that has the potential to be modified as required to suit individuals with a disability is desirable.

Ongoing development of operational management strategies are recommended for the following:

- emergency egress for people with sensory and mobility impairment
- modification of individual work areas to meet individual staff and student requirements
- provision of assistance to students who have difficulty accessing the campus from Headland Road

Documentation

This assessment is based on discussion with the design team and review of the following architectural documentation prepared by Tonkin Zulaikha Greer Architects, issued to funktion on 2nd March 2020:

DRAWING LIST		Scale @ A1
A 000 GENERAL INFORMATION		
A-000	COVER PAGE	1:1000
A-001	LEGEND	
A-002	SITE PLAN	1:500
A-003	STAGING OVERVIEW	1:500
A-004	SIGNAGE PLAN	1:500, 1:200
A 010 EXISTING PLANS + ELEVATIONS - 224 HEADLAND RD		
A-010	LEVEL 0 EXISTING PLAN, 224	1:200
A-011	LEVEL 1 EXISTING PLAN, 224	1:200
A-012	EXISTING ROOF PLAN, 224	1:200
A-013	EXISTING ELEVATIONS, 224	1:200
A 020 EXISTING PLANS + ELEVATIONS - 800 PITTWATER RD		
A-020	LEVEL 0 EXISTING PLAN, 800	1:200
A-021	LEVEL 1 EXISTING PLAN, 800	1:200
A-022	LEVEL 2 EXISTING PLAN, 800	1:200
A-023	LEVEL 3 EXISTING PLAN, 800	1:200
A-024	LEVEL 4 EXISTING PLAN, 800	1:200
A-025	EXISTING ELEVATIONS, 800	1:200
A-026	EXISTING ELEVATIONS, 2,800	1:200
A 030 DEMOLITION PLANS + ELEVATIONS - 800 PITTWATER RD		
A-030	LEVEL 0 DEMOLITION PLAN, 800	1:200
A-031	LEVEL 1 DEMOLITION PLAN, 800	1:200
A-032	LEVEL 2 DEMOLITION PLAN, 800	1:200
A-033	LEVEL 3 DEMOLITION PLAN, 800	1:200
A-034	LEVEL 4 DEMOLITION PLAN, 800	1:200
A-035	WEST + NORTH DEMOLITION ELEVATIONS, 800	1:200
A-036	EAST + SOUTH DEMOLITION ELEVATIONS, 800	1:200
A 040 DEMOLITION PLANS + ELEVATIONS - 224 HEADLAND RD		
A-040	LEVEL 0 DEMOLITION PLAN, 224	1:200
A-041	LEVEL 1 DEMOLITION PLAN, 224	1:200
A-042	ROOF DEMOLITION PLAN, 224	1:200
A-043	DEMOLITION ELEVATIONS - 224 HEADLAND ROAD	1:200
A 100 GENERAL ARRANGEMENT PLANS - 224 HEADLAND RD		
A-100	LEVEL 0 PLAN, 224	1:200
A-101	LEVEL 1 PLAN, 224	1:200
A-102	ROOF PLAN, 224	1:200
A 110 GENERAL ARRANGEMENT PLANS - 800 PITTWATER RD		
A-110	LEVEL 0 PLAN - STAGE 2, 800	1:200
A-111	LEVEL 1 PLAN - STAGE 2, 800	1:200
A-112	LEVEL 2 PLAN - STAGE 2, 800	1:200
A-113	LEVEL 3 PLAN - STAGE 2, 800	1:200
A-114	LEVEL 4 PLAN - STAGE 2, 800	1:200
A-115	LEVEL 5 PLAN - STAGE 2, 800	1:200
A-116	LEVEL 0 PLAN - STAGE 3, 800	1:200
A-117	LEVEL 1 PLAN - STAGE 3, 800	1:200
A-118	LEVEL 2 PLAN - STAGE 3, 800	1:200
A-119	LEVEL 3 PLAN - STAGE 3, 800	1:200
A-120	LEVEL 4 PLAN - STAGE 3, 800	1:200
A-121	LEVEL 5 PLAN - STAGE 3, 800	1:200
A 200 ELEVATIONS - 224 HEADLAND RD		
A-200	ELEVATIONS, 224	1:200
A 210 ELEVATIONS - 800 PITTWATER RD		
A-210	ELEVATIONS WEST + NORTH, 800	1:200
A-211	ELEVATIONS EAST + SOUTH, 800	1:200
A 300 SECTIONS - 224 HEADLAND RD		
A-300	SECTIONS 1, 224	1:200
A 310 SECTIONS - 800 PITTWATER RD		
A-310	SECTIONS 1, 800	1:200
A-311	SECTIONS 2, 800	1:200
A-312	SECTIONS 3, 800	1:200
A-313	TYPICAL WALL SECTIONS, 800	1:50
A 400 SCHEDULES AND AREAS		
A-400	GFA +FSR CALCULATION, 224	1:500
A-401	GFA +FSR CALCULATION, 800	1:500
A-402	OPEN SPACE CALCULATION	1:500
A-403	ACCOMMODATION SCHEDULE, 224	
A-404	ACCOMMODATION SCHEDULE - STAGE 2, 800	
A-405	ACCOMMODATION SCHEDULE - STAGE 3, 800	
A-406	CAR PARKING SCHEDULE	
A 500 SHADOW DIAGRAMS		
A-500	SHADOW DIAGRAMS - 21 JUNE	1:500
A-501	SHADOW DIAGRAMS - 21 JUNE	1:500
A-502	SHADOW DIAGRAMS - NEIGHBOURS	
A 600 VISUALIZATION		
A-600	MATERIALS SCHEDULE	
A-601	EXTERIOR PERSPECTIVE	
A-602	INTERIOR PERSPECTIVE	



Design Review

Accessibility Assessment

Accessible Paths of Travel

Overview

To meet the Access to Premises Standards Part 2.1 and BCA D3.2, accessible paths of travel are proposed to be provided from the allotment boundary and the accessible parking spaces to the principal entrances of the buildings and linking to all areas of new work within the buildings.

A vertical connection link is proposed between the buildings on 800 Pittwater Road and 224 Headland Road. This new building will provide an internal accessible link throughout all levels of 800 Pittwater Road connecting to a covered walkway linking into the Ground Floor of 224 Headland Road.

224 Headland Road

Headland Road is proposed to be upgraded by providing a new stairway connecting the Headland Road footpath and the driveway on 224 Headland Road. This upgrade is not part of this SSDA, but is part of the approved DA2019/977. While it is outside the scope of current work, it forms a required link for accessibility.

Currently the pedestrian access to 224 Headland Road is via the shared driveway only and a blind corner at the bottom of the driveway poses a risk to pedestrians. The proposed upgrade will improve access by removing the blind spot.

The new path located adjacent to the driveway and linking from the existing concrete path adjacent to the building, to a new set of stairs linking to the footpath on Headland Road is proposed to be identified with pavement marking. The stairs are proposed to meet AS1428.1 clause 11 to include handrails (designed to assist children using the facility) and highlighting strips on the nosings and AS1428.1 to include tactile ground surface indicators.

Due to the existing steep topography, it is proposed that the previous operational management strategy be maintained for emergency egress to provide an accessway from the point of pedestrian entry at the property boundary for people with a sensory or mobility impairment as a performance solution to meet the Premises Standards and BCA D3.2.

800 Pittwater Road

An entry point in the north-western corner of the site is proposed, which links the existing pedestrian pathway at the Pittwater Road allotment boundary, via a series of 1:20 accessways to the temporary parking in Stage 2, and drop off and parking in Stage 3 that links with the principal entry and reception stairs and platform lift.

Lift access from the basement level accessible car parking spaces to the principal entrance is proposed.

Lift 02 and stair 06 provide vertical access linking the level of the Headland Road site externally with the Pittwater Road building on the eastern side on all levels.



Design Review

Accessibility Assessment

Accessible Paths of Travel

Parking

To meet the Premises Standards clause D3.2 and BCA 2019 D3.2, there are proposed to be 4 designated accessible car parking space to meet the overall capacity of 132 spaces. 2 spaces are proposed on each site.

To meet the Premises Standards D3.2, the accessible car parking spaces are proposed to have a layout and dimensions to meet AS2890.6. An accessible pedestrian path is proposed to link the accessible car parking spaces with the principal entrances. The parking is proposed as follows:

Stage 1 total overall 222	Pittwater Road:	4 accessible spaces
	Headland Road:	2 accessible spaces
Stage 2 total overall 172	Pittwater Road:	3 accessible spaces
	Headland Road:	2 accessible spaces
Stage 3 total overall 132	Pittwater Road:	2 accessible spaces
	Headland Road:	2 accessible spaces

Accessways Throughout Areas of New Work

To meet the requirements of the Premises Standards and BCA part D3.1, continuous accessible paths of travel meeting the functional requirements of AS1428.1 (2009) are proposed to and throughout the new building work in each stage, including circulation space at corridors and doors and lift, stair and ramp access.

Lift Access

Lifts are indicated to have a lobby circulation space to meet AS1428.1. Further design detail will be required to demonstrate the lift features in accordance with BCA E3.6 and AS1735.12.

A lift is proposed in the southern end of the 224 Headland Road building, linking to the existing school clothing store.

In the 800 Pittwater Road building, the following lift links are proposed:

- Lift 1 New lift in existing lift shaft, linking basement, Level 1 and Level 2
- Lift 2 New Lift linking 224 Headland Road externally (level 5) with Pittwater Road Levels 0,1,2, 3, 4 and 5
- Lift 3 Stage 3 Pittwater Road new lift linking Levels 0, 1, 2, 3
- External Platform lift New lift proposed at principal entry



Design Review

Accessibility Assessment

Accessible Paths of Travel

Stairs

800 Pittwater Road stairs include:

- Existing Stair 1 level 0 carpark to Level 1
- Stair 1 new stair linking all levels
- Existing Stair 2 – clock tower stair
- Stair 2 new general circulation stair linking Level 1 - Level 2
- Stair 3 seating stair / link Level 1 to Level 2
- Stair 4 linking level 0 with level 2
- Stair 5 linking level 0 with level 3
- Stair 6 linking level all levels of the Pittwater Road building and linking to the Headland Road site
- Stair 7 linking level 1 with level 3
- Stair 8 linking level 2 with level 3
- Stair 9 social stair for seating and linking to roof terrace 4 on level 4
- Stair 10 linking 224 Headland Road with level 4 Pittwater Road
- Existing heritage stairs at principal entry

Ramps

New ramps include:

- External landscaped ramps (proposed maximum gradient 1:20) that link the drop off area with the principal entry, platform lift and pedestrian entrance from Pittwater Road
- Ramp to stage in auditorium
- Ramp into pool

Wheelchair Seating Spaces

The auditorium is proposed to have loose seating, so wheelchair seating spaces are not required.

In the theatre, five wheelchair seating spaces are required for 220 seats, and 5 wheelchair seating spaces are proposed, grouped as not less than 1 single space and not less than 1 group of 2 spaces and not more than 5 spaces in any other group. Two spaces are located at the front and 3 spaces at the back, linked by lift 2.

Bleacher seating adjacent the pool is shown to include two wheelchair seating spaces.



Design Review

Accessibility Assessment

Accessible Paths of Travel

Sanitary Facilities

To meet the Premises Standards and BCA (2019) part F2.4 the following sanitary facilities are proposed:

Headland Road - no new sanitary facilities proposed

Pittwater Road

Stage 2 Level 1:

- Toilets at reception, including a unisex accessible toilet (RH), male, female and gender-neutral toilets.
- Toilets in admin including a unisex accessible toilet (LH), male and female toilets.
- Toilets at the pool including male and female change, 2 x unisex accessible combined toilet / shower (1 x LH, 1 x RH), staff shower, accessible adult change facility and toilets adjacent the basketball court

Stage 2 Level 2:

- Two banks of toilets (one east, one west) that both include a unisex accessible toilet (LH), male, female toilets and a gender-neutral toilet at one bank of toilets

Stage 2 Level 3:

- One bank of toilets that includes a unisex accessible toilet (LH), male, female toilets and a gender-neutral toilet

Stage 3 Level 1:

- Toilets at reception, including a unisex accessible toilet (RH), male, female and gender-neutral toilets.
- Toilets adjacent the auditorium including a unisex accessible toilet (LH), male, female and gender-neutral toilets.
- Toilets at the pool including male and female change, 2 x unisex accessible combined toilet / shower (1 x LH, 1 x RH), staff shower, accessible adult change facility and toilets adjacent the basketball court
- Toilets in staff room including male, female and unisex accessible (LH)
- Toilets adjacent music SLA (south) including male, female, gender neutral and unisex accessible (RH)

Stage 3 Level 2:

- Two banks of toilets (one east, one west) that both include a unisex accessible toilet (LH), male, female toilets and a gender-neutral toilet at one bank of toilets
- One bank of centrally located toilets that includes male and female toilets
- Staff toilets in the central bank of toilets
- Toilets adjacent staff study (south) that include male and female toilets



Design Review

Accessibility Assessment

Accessible Paths of Travel

Stage 3 Level 3:

- One bank of central toilets that includes a unisex accessible toilet (LH), male, female toilets and a gender-neutral toilet
- One bank of toilets (south) that includes male and female toilets

Cubicles for people with ambulant disabilities are not yet indicated in the drawings.

Exempt areas

The following areas are proposed to meet the Premises Standards and BCA part D3.4 as exempt from accessibility requirements due to the proposed use of the space and requirements for manual handling by staff:

- Store
- Plant and pump rooms
- Electrical and comms rooms
- Pool store
- Sports store



Design Review

Recommendations

Accessible Paths of Travel to the Building

In ongoing design, to comply with the BCA and AS1428.1 2009 include the following:

- i. Maintain circulation space for a wheelchair to turn - 90° turn minimum 1500mm width x 1500mm length; 180° turn minimum 1540mm width x 2070mm length (clause 6.5 and figures 4 and 5).
- ii. Slip resistant surfaces on access ways that are traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- iii. In ongoing design, the designated accessible parking spaces are to include dimensions as indicated (2.4m wide + 2.4m wide shared space), a layout to meet the requirements of AS2890.6 (2009) and identification signage.
- iv. Ensure in ongoing design that parking space related walking and wheelchair unloading areas comprise a slip-resistant, firm plane surface with a fall not exceeding 1:40 in any direction or 1:33 if the surface is a bituminous seal.
- v. The series of 1:20 ramps to include features that comply with AS1428.1 including:
 - a. Minimum clear width 1m and maximum length between landings of 15m
 - b. The floor or ground surface abutting the sides of the walkway to provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless a kerb or kerb and handrail is provided
- vi. Ensure in ongoing design, to comply with BCA D3.3 (b) and E3.6 the lifts are one of the types identified in Table E3.6a.
- vii. Lift 2 must allow circulation space within the lift to allow a 90 degree turn by a wheelchair user – minimum 1500mm x 1500mm.
- viii. All lifts must include the following features in accordance with AS1735.12:
 - a. A handrail complying with the provisions for a mandatory handrail in AS 1735.12 clause 5.3
 - b. Minimum clear door opening of 900mm as in AS 1735.12 section 2
 - c. Passenger protection system complying with AS 1735.12 clause 4.2
 - d. Lift car and landing control buttons complying with AS 1735.12 section 7 for Braille, tactile and luminance contrast
 - e. Lighting complying with AS 1735.12 section 10
 - f. Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received



Design Review

Recommendations

Accessible Paths of Travel Through the Building

In ongoing design, to comply with the BCA and AS1428.1 2009 include the following:

- i. To meet BCA D3.3 and AS1428.1 clause 11, the general use stairs are to include handrails on both sides that include a 300mm horizontal extension at the top and bottom continuing 90 degrees around the wall so that the handrail does not protrude into the transverse path of travel as per AS1428.1 (2009) figure 26(A); nosing profiles which include 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing that includes a minimum luminance contrast of 30% with the tread to comply with AS1428.1 figures 27(a) and (b); tactile ground surface indicators (tgsi) in a band 600mm deep set back 300mm from the top and bottom tread and 300mm deep at the intermediate landings; and opaque risers.
- ii. Stairs in accessways to have a barrier underneath where the overhead clearance is less than 2m, in accordance with AS1428.4.1 (eg new Stair 2, Stair 8)
- iii. All doorways for public and staff areas (excluding any exempt areas meeting the BCA part D3.4) are to include a clear opening at the active leaf (minimum 850mm) and circulation spaces to meet the requirements of AS1428.1 (2009) clauses 13.2 and 13.3 and figures 31 - 34.
- iv. **Assistant HOC office, food tech SLA 2 and D+T workshop 2** – provide latch side clearance internally of 530mm (can be achieved by flipping the door).
- v. Automatic door push button controls to be installed in accordance with AS1428.1 clause 13.5.3 – minimum 500mm from an internal corner and 900-1250mm AFFL.
- vi. To meet the BCA part D3.12 (2019), unframed glazed doors and walls are to be provided with visual indicators to fully comply with AS1428.1 clause 6.6 (2009)
- vii. Doorways are required to be provided with luminance contrast to meet the requirements of AS1428.1 (2009) clause 13.1.
- viii. Luminance contrast (colour of whole column or a band of luminance contrast) is recommended to be applied to columns in or adjacent to access ways.
- ix. The force required to activate door closers, glazed or pivot action doors meet as closely as possible the requirements of AS1428.1 (2009) clause 13.5.2(e).
- x. All door handles and related hardware shall allow the door to be unlocked and opened with one hand and be such that a hand of a person who cannot grip will not slip from the handle during the operation of the latch as per AS1428.1 (2009) clauses 13.5.1 - 3 and figures 35 – 37.
- xi. To meet the BCA part D3.3 (c), corridors include circulation space for a wheelchair to turn within 2m of the end of a passage way where it is not possible to continue traveling along the accessway (90° minimum 1500mm width x 1500mm length; 180° minimum 1540mm width x 2070mm length) to comply with AS1428.1 (2009) clause 6.5 and figures 4 and 5.
- xii. To meet the intent of the DDA, provide an accessible height section of counter at the reception desk and pool reception – 850mm AFFL, to meet AS1428.2 clause 24.1.1.



Design Review

Recommendations

Sanitary Facilities

In ongoing design, to comply with the BCA and AS1428.1 2009 include the following:

- i. The unisex accessible sanitary facilities include a layout, circulation space (door, WC pan, basin) and fittings to meet the requirements of AS1428.1 clause 15.
- ii. Ensure ambulant cubicles to meet AS1428.1 are provided at banks of toilets where there is a unisex accessible toilet in accordance with BCA F2.4.
- iii. Ensure that in ongoing design cubicles for people with ambulant disabilities include features complying with AS1428.1 clause 13.4 and 16 and figures 34 and 53 (signage, entry airlock and cubicle door circulation, WC pan, grabrails, toilet paper dispenser, clothes hook).
- iv. Ensure in ongoing design the adult change facility meets approved guidelines; consider certification of the facility.



Design Review

Recommendations

Wayfinding, Emergency Egress, Hearing Augmentation

In ongoing design, to comply with the BCA and AS1428.1 2009 include the following:

- i. Development of individual evacuation plans for staff or students with a disability is recommended as part of the building operational management strategy.
- ii. To meet AS3745 (2009) Planning for Emergencies in Facilities we recommend in ongoing design that consideration be given to the inclusion of suitable emergency evacuation devices for people to be carried down stairs.
- iii. Braille and tactual signage compliant with the BCA Part D3.6 at required exits.
- iv. In ongoing design, if an inbuilt amplification system is to be installed, BCA (2019) part D3.7 requires a hearing augmentation system to be provided where an inbuilt amplification system, other than one used for emergency warning is installed in a conference room or meeting room in a Class 9B Building, such as the auditorium and theatre. If required, an induction loop must be provided to not less than 80% of the floor area of the room.



Conclusion

Conclusion

Having reviewed the listed drawings, it is our opinion that at this stage of the design, the access provisions for people with physical and sensory disabilities in the proposed new work can comply with the functional accessibility requirements of BCA (2019) sections D3, E3.6 and F2.4; AS1428.1, AS1735.12, AS2890.6 and the Disability (Access to Premises - Buildings) Standards 2010 for accessibility and equity.

With the development and implementation of the recommended operational management strategies, the provision of access for people with a disability in the proposed new St Luke's Senior School can provide continuous accessible paths of travel and the equitable provision of accessible facilities to provide inclusive design to meet the anticipated requirements of staff, students and visitors.

I certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work being reviewed. My company is holding appropriate current insurance policies.

Jen Barling | Access + Inclusion Consultant

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