

04 February 2020

Our Ref: P219_288

Willow Tree Planning
c/o – Bloompark Consulting Pty Ltd
Suite 2.04 | 41 McLaren Street
NORTH SYDNEY NSW 2060

Attention: Peter Brogan

Re: SSD 10371 - Trinity Grammar School – The Renewal Project
Re: Access Capability Statement for State Significant Development Application SSD 10371

1. Introduction

This statement has been prepared by Design Confidence on behalf of Trinity Grammar School (the 'Applicant'). It accompanies an Environmental Impact Statement (EIS) prepared in support of State Significant Development Application 10371 for the proposed development at the existing educational establishment located at 119 Prospect Road, Summer Hill (the 'Site'). The EIS seeks development consent to allow for the following to occur within the site –

- Create an education precinct to create a high-quality teaching and learning environment for staff and students;
- Establish additional floor space to increase availability and efficiency of teaching functions for Trinity Grammar School Summer Hill Campus;
- Improve site access, car parking and surrounding traffic functions in the precinct;
- Strengthen pedestrian linkages throughout the campus;
- Enhance the overall campus aesthetic, upgrade the public domain to create visually interesting transitions through the campus, and promote the heritage elements of the campus;
- Ensure minimal environmental impact;
- Maintain the significant green fields assets and provide opportunities for new outdoor environments;
- Ensure development is compatible with surrounding development and the local context; and
- Create a safe environment to support and nurture the boys growth.

The site and proposed design are considered to meet the objectives of the project as it allows for development on land that has been previously used for educational purposes.

The detailed built form approval of the new teaching and educational facilities, is as detailed below:

- New five (5) storey building at the heart of the Campus to accommodate contemporary, flexible teaching and learning spaces;
- Improve movement and flow for students, with better east-west and north-south links across the school grounds and between levels, including more accessible connections between the Junior School, ovals and car park, and providing strong visual and physical connections;
- Renewal and Refurbishment of existing teaching and learning facilities;
- Reconfiguration and connection of underground car park improve traffic flow for the school drop-off and pick-up zone and improve the safety of boys and visitors who enter the school grounds as pedestrians from Victoria Street;

- New multipurpose pavilion between Ovals 1 and 3 containing a championship size basketball court with practice overlay, spectator seating and amenities;
- Demolition of school-owned residences at 46, 48, 50 and 52 Seaview Street, improving the existing service, maintenance and delivery facilities;
- Improvement and extension to Junior School outdoor teaching, assembly and recreational

The purpose of this report is to provide an assessment of the proposal as described above and detailed within the EIS.

2. Background

Design Confidence has been engaged to provide building regulatory advice regarding the compliance status of the proposed educational development when assessed against the relevant prescriptive requirements as contained within the Building Code of Australia (BCA) 2019 – Volume 1.

This statement has been provided to accompany the Development Application, which is of State Significance. A broad assessment has been undertaken of the proposed design (as detailed within the documentation listed in Table 2.1 below).

Design Confidence has been involved on the project since the development of the architectural concept, the advice being provided to date has been in the context of the accessibility provisions Building Code of Australia (BCA) 2019 – Volume 1, as are principally contained within Parts D3, E3.6, F2.4 and F2.9.

The subject development will be of state significance and has been designed to function as multi-level school. The development will also be provided with a hall which will serve multiple purposes, the hall be designed such that it can be used as an entertainment venue.

This assessment is based upon the architectural documentation prepared by PMDL and listed in table 2.1 below.

Table 2.1 – Architectural Drawings

PLAN TITLE	DRAWING NO	REVISION	DATE
SITE PLAN			
Proposed Site Plan B2	DA110	P1	Nov 2019
Proposed Site Plan B1	DA111	P1	Nov 2019
Proposed Site Plan L0	DA112	P1	Nov 2019
Proposed Site Roof Plan	DA113	P1	Nov 2019
PRECINCT PLAN			
Proposed T&L Precinct Plan B1	DA120	P1	Nov 2019
Proposed T&L Precinct Plan L0	DA121	P1	Nov 2019
Proposed T&L Precinct Plan L1	DA122	P1	Nov 2019
Proposed T&L Precinct Plan L2	DA123	P1	Nov 2019
Proposed T&L Precinct Plan L3	DA124	P1	Nov 2019
Proposed T&L Precinct Plan L4	DA125	P1	Nov 2019
PERFORMING ARTS PRECINCT PLAN			
Proposed Performing Arts Precinct & Multi-Purpose Pavilion Plan B2	DA130	P1	Nov 2019
Proposed Performing Arts Precinct & Multi-Purpose Pavilion Plan B1	DA131	P1	Nov 2019
Proposed Performing Arts Precinct & Multi-Purpose Pavilion Plan L0	DA132	P1	Nov 2019

PLAN TITLE	DRAWING NO	REVISION	DATE
Proposed Performing Arts Precinct & Multi-Purpose Pavilion Plan L1	DA133	P1	Nov 2019
Proposed Performing Arts Precinct & Multi-Purpose Pavilion Plan L2	DA134	P1	Nov 2019
Proposed Performing Arts Precinct & Multi-Purpose Pavilion Plan L3	DA135	P1	Nov 2019
Proposed Performing Arts Precinct Roof & Multi-Purpose Pavilion Plan	DA136	P1	Nov 2019
PROPOSED MAINTENANCE PLAN			
Proposed Maintenance Plan B1	DA140	P1	Nov 2019
Proposed Maintenance Plan L0	DA141	P1	Nov 2019
Proposed Maintenance Plan L1	DA142	P1	Nov 2019
SECTIONS			
Site Sections AA, BB, GG	DA300	P1	Nov 2019
Site Sections CC, DD	DA301	P1	Nov 2019
Site Sections EE, FF	DA302	P1	Nov 2019
DECANTING SPACE			
Decanting Space Proposal	DA400	P1	Nov 2019

3. Access Compliance Strategy

In the context of this report and the BCA, the accessibility requirements in accordance with the BCA can be described as follows—

CLASSIFICATION	ACCESSIBILITY REQUIREMENTS
Class 5 - Offices	Access is required to and within all areas normally used by the occupants.
Class 7a – Car parking	Access is required to and within any levels containing accessible car parking spaces.
Class 9b – Assembly building / School	Access is required to be provided to and within all areas normally used by the occupants, including to wheelchair seating spaces provided in accordance with Clause D3.9. Access is not required to be provided to tiers/platforms of seating areas that do not contain wheelchair seating spaces.
All buildings	Access is not required to be provided to the areas afforded the concession under Clause D3.4.

The following rooms / areas and associated accessways have been afforded the concession under D3.4 and access for people with disabilities need not be provided to these areas—

- Plant and equipment rooms;
- Storage rooms/areas;
- Cleaners rooms;
- Services rooms/areas;
- Loading docks and the like;
- Commercial kitchen areas, such as Cafeteria prep area and the like.

The following outlines the proposed compliance strategy for the development noting that compliance will be achieved via both prescriptive measures and performance-based solutions.

Table 3.1 below outlines the relevant accessibility measures that will provided as part of the development such that compliance with the BCA is achieved.

Table 3.1 Accessibility Measures

BCA CLAUSE	COMMENT	PROPOSED STANDARD OF PERFORMANCE
D3.1	<ul style="list-style-type: none"> - It is proposed that nil access is provided to the new Maintenance building. - It is understood that parts of the existing Quadrangle building will be subject internal works, however level access is not proposed to be provided due to the existing building constraints and the heritage nature of the building. - It is proposed that nil access is provided to the demountables proposed as part of the decanting space proposal. 	<p>A performance-based solution will be employed in this instance. Requirements of the performance solution will be subject to further analysis of the function and use of the building.</p>
D3.2	<ul style="list-style-type: none"> - The external accessway between buildings comprises a series of walkways adjacent to stairways. - Concern is raised in regards the new path proposed from the basement car park to the Junior School. <p>Compliance with this clause is readily achievable – pending development of landscape design relating to series of ramps / walkways on the accessway from the site boundary and between buildings.</p>	<p>BCA D3.2, AS1428.1-2009 Cl. 10.2 (walkways) and 11 (stairways)</p>
D3.3	<p>It is noted that in some instances, doors have been illustrated with reduced circulation space due to existing constraints.</p>	<p>A performance-based solution will be employed in this instance. Requirements of the performance solution will be subject to further analysis of the function and use of the building.</p>
D3.5	<ul style="list-style-type: none"> - As design progresses, ensure a minimum 2200mm headroom from the car park entry/exit to the accessible spaces can be achieved. Moreover, the headroom above the accessible spaces and associated shared area is required to be minimum 2500mm. - It is recommended that an accessible parallel parking space is incorporated along the drop off/Pick up area, located as close as possible to the lifts. 	<p>BCA CL. D3.5 and AS/NZS2890.6:2009</p>
D3.6	<ul style="list-style-type: none"> - Signage details have not yet been provided for assessment. Detail shall be provided within future design progression for assessment and comment. - It is recommended that any wayfinding signage is also provided with raised text and braille. 	<p>BCA Cl. D3.6, BCA Spec D3.6 and AS1428.1-2009 Cl. 8</p>
D3.7	<p>A hearing augmentation system will be required where an inbuilt amplification system is proposed (other than for emergency warning).</p>	<p>BCA Cl. D3.7</p>

BCA CLAUSE	COMMENT	PROPOSED STANDARD OF PERFORMANCE
	Detail shall be provided within future design progression for assessment and comment.	
D3.8	Tactile indicators will be required at stairway and ramp landings. Detail shall be provided within future design progression for assessment and comment.	BCA Cl. D3.8 and AS/NZ1428.4.1:2009
D3.9	Wheelchair seating spaces will be required where fixed seating is proposed. Within future design progression, confirm seating capacity at each room/area provided with fixed seating in order to determine the required number and grouping of wheelchair seating spaces in accordance with the requirements of this clause.	BCA Cl. D3.9
D3.10	No works to the swimming pool are proposed at this stage.	N/A
D3.11	Compliance with this clause is readily achievable – pending development of landscape design relating to series of ramps / walkways on the accessway between buildings.	BCA Cl. D3.11, AS1428.1-2009 Cl. 10.3 (ramps), 10.5 (step ramps) and 10.8 (landings)
D3.12	Visual indicators will be required where full height glazing is proposed. Detail shall be provided within future design progression for assessment and comment.	BCA Cl. D3.12 and AS1428.1-2009 Cl. 6.6
E3.6	Three (3) new passenger lifts are proposed as part of the subject development, connecting all levels via the external walkways in the arrow building. An existing lift is relied upon for circulation within the Founder's building. Further information is required in regards the existing lift. Confirm internal lift car dimensions. If available, provide installation certificate from the lift supplier for assessment.	BCA Cl. E3.6 and AS1735.12-1999
F2.4	<ul style="list-style-type: none"> - Wet area detailed drawings including wall elevations shall be provided as design progresses for assessment and comment. - In accordance with BCA F2.3, staff and students are not permitted to share sanitary facilities within a school building. Hence, separate accessible facilities shall be provided for each occupant group. 	BCA Cl. F2.4 and AS1428.1-2009 Cl. 15 (accessible WCs) and 16 (ambulant WCs)
F2.9	Accessible adult change facilities are not required to be provided.	N/A

4. Summary

Our strategy for ensuring compliance will be refined and documented over the coming months in conjunction with the continual development of the architectural documentation, if required.

In order to achieve compliance with the accessibility provisions of the BCA, whilst preserving the functional and aesthetic requirements of the project, the use of performance-based designs may be required. It is our belief that performance-based design can deliver a building that meets the Performance Requirements of the BCA.

We are of the opinion that compliance can be achieved, be it via either complying with the DTS provisions or Performance requirements of the BCA.

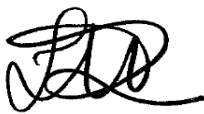
We trust that the above information is sufficient for the Department of Planning in assessing the merit of the architectural design from a planning perspective.

This statement should not be construed as relieving any other parties of their legislative obligations.

I possess Indemnity Insurance to the satisfaction of the building owner or my principal.

Yours Faithfully,

Verified By



Fatima Mendes Raposo
Consultant | Accessibility
For Design Confidence (Sydney) Pty Ltd



Luke Sheehy
Principal
For Design Confidence (Sydney) Pty Ltd