

**State
Significant
Development
Application**

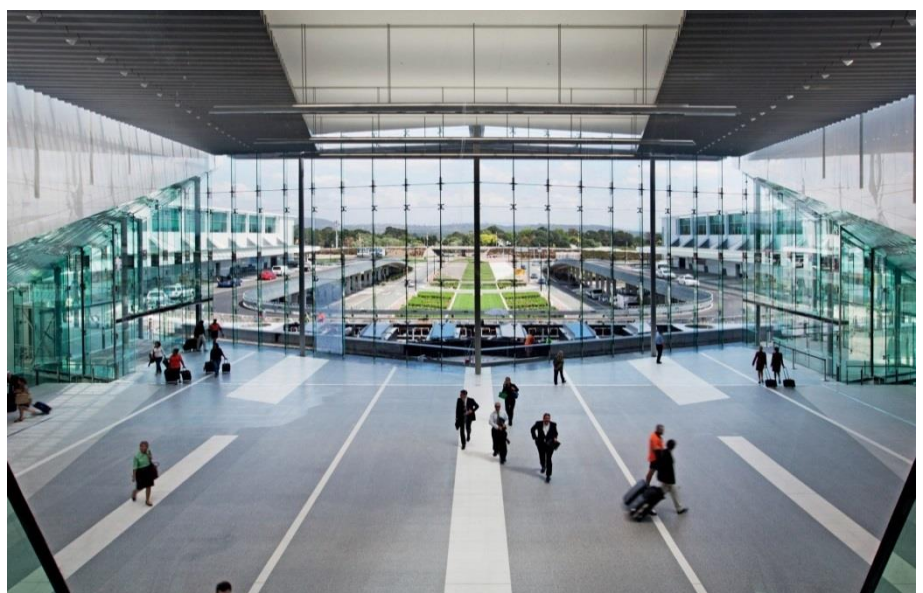
**Green Square Integrated
Community Facility & School**
3 Joynton Avenue
Zetland NSW 2017

**ACCESSIBILITY
REPORT**

Report Prepared for: School Infrastructure NSW (SINSW)

Report Prepared by: David Choe – Access Consultant
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CONTENTS

1. INTRODUCTION	4
1.1 Planning Secretary's Environmental Assessment Requirements (SEARs).....	4
1.2 Relevant SEARs Planning Policy (City of Sydney Access DCP 2004).....	5
1.3 Project Description	5
1.4 Reviewed Documentation	6
1.5 Methodology	7
2. LEGISLATION	8
2.1 National Construction Code / Building Code of Australia	8
2.2 Part D3 - General Building Access Requirements	8
2.3 Disability Discrimination Act 1992 (Cth) (DDA)	8
2.4 Access to Premises Standards 2010	8
3. EXECUTIVE SUMMARY	9
4. BUILDING CODE OF AUSTRALIA - ACCESSIBILITY	10
Access and Facilities for People with Disabilities – Sections D, E, and F	10
D3.2 Access to Buildings.....	10
D3.3 Parts of Buildings to be Accessible	11
D3.4 Exemptions	12
D3.5 Accessible carparking	13
D3.8 Tactile Indicators.....	13
F2.4 Sanitary and Other Facilities	14
5. CONCLUSION	15
6. APPENDIX A – CITY OF SYDNEY ACCESS DCP 2004 REQUIREMENTS.....	16



DOCUMENT ACCEPTANCE

	Name	Signed	Date
Prepared by	David Choe Access Consultant ACAA Affiliate Member 574		19 April 2021

REVISION HISTORY

Revision No.	Prepared by	Description	Date
00	David Choe	DRAFT @ Schematic Design	16 October 2020
01	David Choe	FINAL @ Schematic Design	26 November 2020
02	David Choe	DRAFT State Significant Development Application (SSDA)	09 March 2021
03	David Choe	UPDATED State Significant Development Application (SSDA)	11 March 2021
04	David Choe	FINAL State Significant Development Application (SSDA)	26 March 2021
05	David Choe	UPDATED FINAL State Significant Development Application (SSDA)	19 April 2021
06	Lucy Alderson	UPDATED FINAL State Significant Development Application (SSDA)	23 July 2021

This accessibility report has been prepared based on the available time allocated to conduct the review, and all reasonable attempts have been made to identify key compliance matters pursuant to the BCA and additional issues which have been deemed an impediment to access provision and may increase Client risk of attracting a complaint under the DDA.

The information provided within this accessibility report is relevant to this project and the documentation referenced. As such the information provided may not be transferred to other projects. This report must not be issued for public comment or be used for any other purpose without prior permission from Philip Chun Accessibility.

Philip Chun Accessibility accepts no responsibility for any loss suffered because of any reliance upon such assessment or report other than providing guidance to alleviate access barriers in the built environment and reduce Client risk of attracting a complaint under the DDA.



1. INTRODUCTION

1.1 Planning Secretary's Environmental Assessment Requirements (SEARs)

Philip Chun Accessibility has been commissioned by School Infrastructure NSW (SINSW) to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the SSD-10381 for the development of Green Square Integrated Community Facility and School.

Specifically, this Accessibility Report addresses the following relevant Planning Secretary's Environmental Assessment Requirements (SEARs) as per below:

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the Environmental Planning and Assessment Act 1979
Schedule 2 of the Environmental Planning and Assessment Regulation 2000

Application Number	SSD-10381
Project Name	Green Square Integrated Community Facility and School
Location	3 Joynton Avenue, Zetland
Applicant	NSW Department of Education
Date of Issue	15/11/2019
Key Issues	<p>The EIS must address the following specific matters:</p> <p>2. Policies</p> <p>Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none">- City of Sydney Access Development Control Plan 2004
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none">- Accessibility Report



1.2 Relevant SEARs Planning Policy (City of Sydney Access DCP 2004)

It is to be noted, City of Sydney Access Development Control Plan 2004 (Access DCP) is a relevant planning policy from SEARs that will be applicable to SSD-10381. Much of the Access DCP's technical requirements effectively mirrors requirements (excl. Adaptable Housing) from BCA D3, E3.6 and F2.4 and Disability (Access to Premises Standards) 2010.

The subject development proposal (SSD-10381) for Green Square Integrated Community Facility and School can readily meet the relevant requirements of Access DCP through further detailed design coordination during subsequent detailed design development stages post-SSDA.

Refer to Appendix A – City of Sydney Access DCP 2004 for applicable requirements (i.e. excluding Adaptable Housing) that can be readily coordinated during subsequent detailed design development stages post-SSDA.

1.3 Project Description

The proposed development is located at 3 Joynton Avenue Zetland. The development is known as the Green Square Integrated Community Facility and School. This is a joint project between School Infrastructure NSW and the City of Sydney Council.

The development will comprise a four storey building made up of various indoor and outdoor functional spaces including:

- Primary education facilities for up to 600 kindergarten to year 6 students
 - o Indoor and outdoor learning spaces
 - o Administration and staff rooms
 - o Library and School community hall
- shared multi function spaces within for school and community use
 - o 2 x multipurpose community facilities rooms to be operated solely by City of Sydney
 - o 2 x multipurpose rooms to be shared by the City of Sydney and the primary school
- At ground level there is:
 - o play spaces which will be a shared use between school and community.
 - o multipurpose games court



1.4 Reviewed Documentation

The SSDA documentation assessed comprises of the following relevant documents issued by BVN Architecture via Info Exchange Transmittal ID 00080 dated 05/03/2021 and additional associated landscape drawings issued via email dated 22nd March 2021:

Drawing No.	Drawing Title	Issue	Date
DA-A10-XX-01	PROPOSED SITE PLAN	A	05/03/21
AR-DA-B10-B0-00	GA PLAN – BASEMENT	A	05/03/21
DA-B10-00-00	GA PLAN – GROUND LEVEL	A	05/03/21
DA-B10-01-00	GA PLAN -LEVEL 01	A	05/03/21
DA-B10-02-00	GA PLAN - LEVEL 02	A	05/03/21
DA-B10-03-00	GA PLAN - LEVEL 03	A	05/03/21
L-200	General Arrangement – North Groundfloor	I	16/03/21
L-201	General Arrangement – South Groundfloor	I	16/03/21



1.5 Methodology

Philip Chun Accessibility aims to provide achievable recommendations related to the provision of access to premises based on current legislation and best practice options, enabling independent, equitable and functional access for everyone.



2. LEGISLATION

2.1 National Construction Code / Building Code of Australia

The Accessibility needs of this Report have been assessed based on the new development having a primary BCA classification of Class 9b, as advised by the relevant Building Surveyor.

2.2 Part D3 - General Building Access Requirements

Part D3 of the BCA and Premises Standards prescribes the minimum requirement for access to a building. Access for people with disabilities is required through the principal pedestrian entrance and throughout the building in accordance with Table D3.1.

The following table outlines the general building access requirements for this project:

Class of building	Access requirements
Class 9b <i>Schools</i>	To and within all areas normally used by the occupants. To wheelchair seating spaces provided in accordance with D3.9. To and within all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.

2.3 Disability Discrimination Act 1992 (Cth) (DDA)

The Disability Discrimination Act 1992 (Cth) has a section that addresses access requirements for 'buildings', under Section 23, which relates to access to premises and facilities which the public may enter or use.

There is also a mechanism within the DDA to create specific Disability Standards. These Standards provided more details and certainty in specific areas.

The following Standards apply to this SSDA - Disability (**Access to Premises** –Buildings) Standards 2010.

2.4 Access to Premises Standards 2010

The purpose of the Premises Standards (and corresponding changes to the Building Code of Australia and state and territory building law) is:

- to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with disability, and
- to give certainty to building certifiers, developers and managers that if the Standards are complied with they cannot be subject to a successful complaint under the DDA in relation to those matters covered by the Premises Standards.

This Accessibility Report refers to clauses within BCA 2019 and referenced Australian Standards such as AS1428 series. This report does not refer to the Access to Premises Standards 2010, as the BCA access provisions discussed within this report are in effect mirrored from Schedule 1 (Access Code) of the Premises Standards. Any reference to access requirements in the BCA is also, by default, consistent with the provisions of the Premises Standards.



3. EXECUTIVE SUMMARY

We have reviewed the SSDA documentation, available to date, and the proposed design against the Building Code of Australia 2019 and Premises Standards. The proposed development is capable of compliance with the necessary Access requirements.

It is noted that this documentation is for State Significant Development Application (SSDA) and as such the level of detail for some items may not be resolved. These specific items will require further clarification at the Developed Design and Construction Stages to confirm compliance with the relevant detailed access requirements within the BCA 2019 and Premises Standards. These will include, but not be limited to the following:

1. Accessible and Braille Signage,
2. Luminance Contrast requirements,
3. Door clear widths, door circulation areas and door hardware,
4. Switches, Controls and GPO's,
5. Stairs, Ramps, and handrail details,
6. Lift details,
7. Sanitary facilities fit out details,
8. Hearing augmentation details,
9. Construction tolerance limitations.

The proposed new development can achieve access for people with disabilities on addressing the following issues identified throughout this report during subsequent detailed design development stages post-SSDA phase:

- a) There is a parallel accessible car parking space proposed on the ground floor, which needs to be provided with an adjacent shared zone of minimum 1.6m width by 7.8m length within the allotment boundary that is level/flush with the car parking space for compliance with AS2890.6-2009 as required by BCA D3.5.
- b) There are multiple doorways along required accessways on ground floor, levels 1 and 3 of the new school building that can be increased in door circulation spaces for manual operation and/or that can be on power operation or automation for compliance with AS1428.1-2009 and to provide access to and within all areas in accordance with BCA D3.1.
- c) There is a vestibule along a required accessway outside the unisex accessible sanitary compartment on level 02, that can be modified to accommodate minimum 1450mm clearance between the successive door swings for compliance with AS1428.1-2009 and to provide access to and within all areas in accordance with BCA D3.1.
- d) An additional performance based solution is possible and may be required for handrail set outs on the external domain on the ground floor along northern Zetland Avenue boundary outside Multipurpose 1A and 1B.
- e) There is an unisex accessible sanitary compartment proposed on level 02 that can be increased in overall all dimensions (e.g. min. 2350mm wide by 2750mm long), to accommodate all the required circulation spaces around a pan, basin and shower for compliance with AS1428.1-2009 as required by BCA F2.4.
- f) There are two unisex accessible sanitary compartments provided on level 1 of the new school building that can be modified to achieve an even balance of Left Hand and Right-Hand Transfer toilet facilities in accordance with BCA F2.4.
- g) Generally, if staff and students cannot share ambulant and unisex accessible sanitary compartments, this will need to be addressed with an accompanying signed management letter/plan from the school. An additional performance-based solution is possible and may be required during subsequent detailed design development stages.



4. BUILDING CODE OF AUSTRALIA - ACCESSIBILITY

The table below is an assessment of the proposed works against the relevant applicable DtS provisions of the BCA and Premises Standard Access Code. Each line item provides a summary description of the DtS provision and comments on the status of compliance. This table must be read in conjunction with BCA and Premises Standard Access Code.

No	BCA Requirements	Status of Compliance	Discussion
Access and Facilities for People with Disabilities – Sections D, E, and F			
1.	D3.1 General building access requirements Section D3 requires suitable access be provided to and within all areas of the building normally used by the occupants.	Note only	
D3.2 Access to Buildings			
1.	Access from the Allotment Boundary. The BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.	Can Comply	Complies in Principle There are multiple ramps intending to provide continuous accessible paths of travel respective pedestrian entry points to various building entrances.
2.	Access from the Accessible Carparking The BCA requires a continuous accessible path of travel be provided from the accessible carparking areas to the main entrance.	Can Comply	Complies in Principle There are multiple ramps intending to provide continuous accessible paths of travel from one parallel accessible car parking space to various building entrances.
3.	Access Between Buildings on Site The BCA requires a continuous accessible path of travel be provided between associated accessible buildings.	Can Comply	Complies in Principle There are multiple ramps intending to provide continuous accessible paths of travel between various building entrances.
4.	Building Entrances The BCA requires a continuous, accessible path of travel to be provided through the principal pedestrian entrance and not less than 50% of all pedestrian entrances.	Can Comply	Complies in Principle There are multiple ramps intending to provide continuous accessible paths of travel between various building entrances.



No	BCA Requirements	Status of Compliance	Discussion
D3.3 Parts of Buildings to be Accessible			
1.	Every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply AS 1428.1; as required.	Can Comply Possible Performance Based Solution	<p>Complies in Principle.</p> <p>There appears to be multiple stairs and ramps outside areas exempt under BCA Clause D3.4 that are spatially capable of achieving compliance.</p> <p>An additional performance solution is possible and may be required for handrail set outs on the external domain on the ground floor along northern Zetland Avenue boundary outside Multipurpose 1A and 1B.</p>
2.	Every passenger lift must comply with E3.6;	Can Comply	<p>Complies in Principle.</p> <p>There appears to be one new passenger lift proposed for the new school building.</p> <p>Full compliance is subject to further design modifications and coordination during subsequent detailed design development stages.</p>



No	BCA Requirements	Status of Compliance	Discussion
D3.4 Exemptions			
1.	Exempt areas are not required to be accessible:	Exemptions Applicable	<p>The following areas and rooms within the school new building can be exempt from disability access under Clause D3.4 of BCA:</p> <ul style="list-style-type: none"> a) FIRE PUMP & COLD WATER PUMP ROOMS & ASSOCIATED AIRLOCK b) PERF STORE c) CMTY STORE d) CHAIR/STAGE STORE e) CMTY CHAIR STORE f) OSHC STORES g) OFFICE STORE h) CANTEEN i) ALL CLEANER'S ROOMS/CLOSETS j) ALL BCRs k) ALL MCRs l) SWITCH ROOM m) WASTE/BULK STORE n) WASTE STORAGE o) POP ROOM p) SPORTS/PE STORE q) ALL FHH CUPBOARDS/CABINETS r) ALL CUPBOARDS/CABINETS CONTAINING SERVICES SUCH AS EDBs, MSSBs, INVERTERS s) ALL ROOF CONDENSERS t) GARDEN STORE u) CSS v) BULK STORE w) LAUNDRY <p><u>NB: For the various store rooms listed above, D3.4 can exemption can be applied to rooms storing objects that require proper manual handling procedures. The above list is not final and is subject to change as further details in relation to the objects and items stored in the rooms are unveiled during subsequent detailed design development stages, post SSDA.</u></p>



No	BCA Requirements	Status of Compliance	Discussion
D3.5 Accessible carparking			
1.	The accessible carparking space and associated circulation spaces should comply with AS/NZS 2890.6.	<p>Can Comply</p> <p>Design Development Items</p>	<p>Adequate number of accessible car parking space (i.e. one space out of total three new spaces) proposed on the ground floor.</p> <p>The following spatial and operational issues require further design development coordination post SSDA phase:</p> <p>a) There is one parallel accessible car parking space proposed on the ground floor, which needs to be provided with an adjacent shared zone of minimum 1.6m width by 7.8m length within the allotment boundary that is level/flush with the car parking space for compliance with AS2890.6-2009 as required by BCA D3.5.</p>
D3.8 Tactile Indicators			
1.	Tactile ground surface indicators (TGSIs) are required to warn people who have a vision impairment they are approaching a hazardous location.	<p>Can Comply</p> <p>Design Development Items</p>	<p>To be coordinated and addressed to comply during subsequent detailed design development stages post SSDA.</p> <p>The following spatial and operational issues require further design development coordination post SSDA phase:</p> <p>a) Please confirm with council if handrail extensions and TGSIs can protrude out of northern site boundary and onto council foot path on the ground floor.</p>

5. CONCLUSION

We have reviewed the documentation, available to date, and the proposed design against the Building Code of Australia 2019 and Premises Standards. The proposed development is capable of compliance with the necessary Access requirements necessary.

It is noted that this documentation is for State Significant Development Application (SSDA) and as such the level of detail for some items may not be resolved. These specific items will require further clarification at the Developed Design and Construction Stages to confirm compliance with the relevant detailed access requirements within the BCA 2019 and Premises Standards. These will include, but not limited to:

1. Accessible and Braille Signage,
2. Luminance Contrast requirements,
3. Door clear widths, door circulation areas and door hardware,
4. Switches, Controls and GPO's,
5. Stairs, Ramps, and handrail details,
6. Lift details,
7. Sanitary facilities fit out details,
8. Hearing augmentation details,
9. Construction tolerance limitations.

The proposed new development can achieve access for people with disabilities on addressing the following issues identified throughout this report during subsequent detailed design development stages post-SSDA phase:

- a) There is a parallel accessible car parking space proposed on the ground floor, which needs to be provided with an adjacent shared zone of minimum 1.6m width by 7.8m length within the allotment boundary that is level/flush with the car parking space for compliance with AS2890.6-2009 as required by BCA D3.5.
- b) There are multiple doorways along required accessways on ground floor, levels 1 and 3 of the new school building that can be increased in door circulation spaces for manual operation and/or that can be on power operation or automation for compliance with AS1428.1-2009 and to provide access to and within all areas in accordance with BCA D3.1.
- c) There is a vestibule along a required accessway outside the unisex accessible sanitary compartment on level 02, that can be modified to accommodate minimum 1450mm clearance between the successive door swings for compliance with AS1428.1-2009 and to provide access to and within all areas in accordance with BCA D3.1.
- d) An additional performance based solution is possible and may be required for handrail set outs on the external domain on the ground floor along northern Zetland Avenue boundary outside Multipurpose 1A and 1B.
- e) There is an unisex accessible sanitary compartment proposed on level 02 that can be increased in overall all dimensions (e.g. min. 2350mm wide by 2750mm long), to accommodate all the required circulation spaces around a pan, basin and shower for compliance with AS1428.1-2009 as required by BCA F2.4.
- f) There are two unisex accessible sanitary compartments provided on level 1 of the new school building that can be modified to achieve an even balance of Left Hand and Right-Hand Transfer toilet facilities in accordance with BCA F2.4.
- g) Generally, if staff and students cannot share ambulant and unisex accessible sanitary compartments, this will need to be addressed with an accompanying signed management letter/plan from the school. An additional performance-based solution is possible and may be required during subsequent detailed design development stages.



6. APPENDIX A – CITY OF SYDNEY ACCESS DCP 2004 REQUIREMENTS