

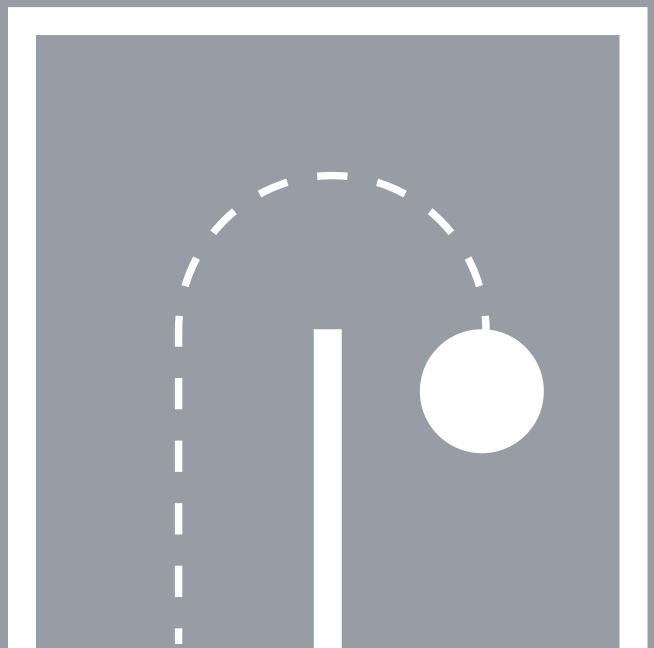
# Access Review

Kambala School Sport, Wellbeing and  
Senior Learning Precinct

794 New South Head Road Rose Bay  
NSW 2029

SSDA Report

16/07/20





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Document Author: J Barling

Reviewed by: M Jack

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## Introduction

## Background

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This report supports a State Significant Development Application (SSDA) submitted to the Department of Planning, Infrastructure and Environment (DPIE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), for the proposed redevelopment of the sports precinct of Kambala School at 794 -796 New South Head Road, Rose Bay.

This application is SSD by way of clause 8 and schedule 1 under *State Environmental Planning Policy (State and Regional Development) 2011* on the basis that the development is for the purpose of an existing school and has a Capital Investment Value of more than \$20 million.

This report has been prepared having regard to the Secretary's Environmental Assessment Requirements issued for the project by DPIE, ref no SSD-10385 issued on 24 November 2019.

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, and 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 boundary;
- (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, facilities and landscaped areas.



## Introduction

## Overview of Proposed Development

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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.

This SSDA includes detailed plans for a new sport, wellbeing and senior learning precinct. Accordingly, consent is sought for the following:

- The excavation of part of the existing sports field to facilitate the construction of the following:
  - sports facilities including weights room and dance rooms;
  - indoor multipurpose sports courts for use by up to 1500 people;
  - innovative and flexible teaching and learning spaces;
  - amenities, store rooms, plant, circulation and ancillary spaces
  - reinstatement of the sports field surface on the roof (sports field and perimeter fencing)
  - spectator seating / bleachers;
- The removal of the tennis courts (currently on the roof of the music building), and the construction of the following:
  - a wellbeing centre, called the SHINE centre, to accommodate the Kambala SHINE program
  - a new staff centre, called the KITE centre, to accommodate staff workstations, meeting areas, staff development workshop rooms and amenities
  - reinstatement of the tennis courts, lighting and perimeter fencing on the new roof
- a new eastern forecourt for the school, new external landscaped areas and new courtyards;
- minor works to the existing music building to facilitate a new connection to the new courtyard;
- the partial demolition of the Hawthorne building and the construction of a new façade, roof and landscaping; and
- the demolition of the Arts building and the construction of new facades to adjacent affected buildings, and new landscaping to the footprint of the demolished building





## Introduction

## Accessibility Requirements

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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.

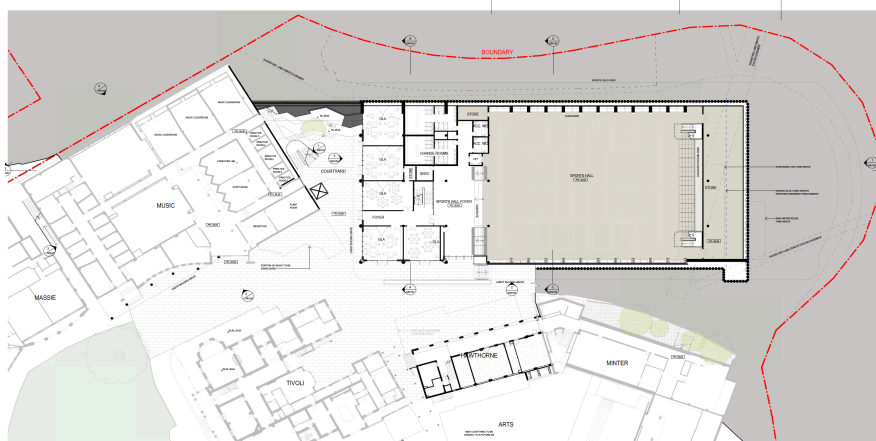
Under the Premises Standards, access must be provided, to the degree necessary, to enable people to approach the building from the road boundary and from any accessible carparking spaces associated with the building; approach the building from any accessible associated building; access work and public 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 building work, which are class 9b buildings and associated landscaped areas, is required to and within all areas normally used by staff, students and visitors.

The construction is proposed to be staged across four stages. The provision of an accessible path of travel applies to the proposed staged construction, so that an accessible path of travel to existing buildings during construction is provided, as well as to completed work in each stage.

## Introduction

## Proposed Work



Level 1 Plan Source: AJ+C Architects



Level 2 Plan Source: AJ+C Architects



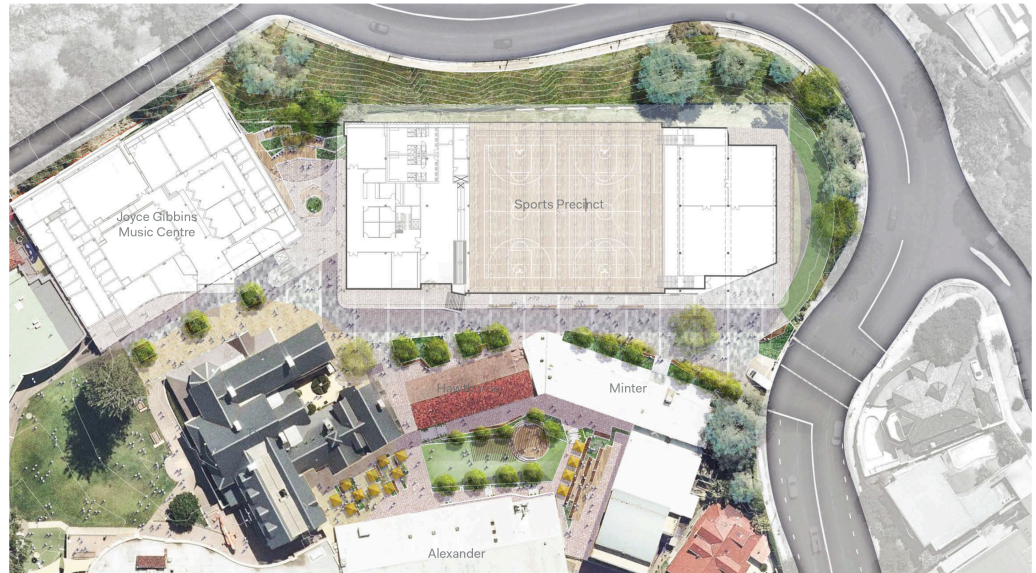
Level 3 Plan Source: AJ+C Architects



## Introduction

## Proposed Work

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### Proposed Landscape Concept

Source: Oculus



## Introduction

## Proposed Work

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The work is proposed to occur in **four stages**:

**Stage 1A:** Master-planning, elevate sporting fields, interim C.O.L.As in lieu of senior learning and sports science, new sports hall (and associated change rooms, foyer and plant room) and grandstand to new fields.

**Stage 2A:** Construction of two storey senior learning and "Lite SHINE" block.

**Stage 2B:** Sports science block and outdoor PDHPE to the east.

**Stage 2C:** Partial demolition of Hawthorne, new replacement facade and work to 'make good', landscaping to forecourt and all along main spine.

**Stage 2D:** Landscaping adjacent to music building.

**Stage 3:** Demolition of Art building & new courtyard.

**Stage 4:** Additions above existing music building including SHINE and KITE centre (and associated structural alterations to existing building), and upgrade of adjacent landscaping.

The following is an overview of the proposed work on each level (**all stages**):

### Level 1

- New sports and fitness building principal entrance, GLA's, toilets, basketball courts, fixed bleachers, telescopic bleachers
- Stair and lift connection from entrance level to court level
- Lift connecting Levels 1 and 2 in sports and fitness building
- External stairs and lift connecting Levels 1, 2 and 3

### Level 2

- Void over basketball courts
- GLAs and learning commons / student common room
- Toilets
- Music building Level 2 Wellness Centre (called SHINE) and staff centre (called KITE)
- Sports learning areas (dance rooms and weights rooms) and PDHPE staff room
- Lift and stair access to field level from southeast side of building

### Level 3

- External netball courts and football field with bleacher seating
- External basketball courts and tennis courts
- Link bridge to existing Minter building

### Landscaping

- Pedestrian Axis – Entrance Plaza from New South Head Road, Transition Space and Tivoli Plaza
- Northern Courtyard
- South Zone – Café Hub and South Lawn and Playfair Terrace



## Context for Planning & Design

### Legislation & Standards

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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

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#### 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

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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

### Documentation

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This assessment is based on discussion with the design team and review of the following architectural documentation prepared by Allen Jack and Cottier Architects, issued to funktion in June 2020:

DA1001 Existing Campus Plan

DA1002 Existing Campus Environmental Conditions

DA1003 Project Scope

DA1004 Key Plan

DA1005 Proposed Campus Plan

DA1101 Level 1 Demolition Plan

DA1102 Level 2 Demolition Plan

DA1103 Level 3 Demolition Plan

DA2101 Level 1 Plan

DA2102 Level 2 Plan

DA2103 Level 3 Plan

DA3101 Elevations Sheet 1

DA3102 Elevations Sheet 2

DA3201 Sections Sheet 1

DA3102 Sections Sheet 2

DA3103 Sections Sheet 3

DA3204 Sections Sheet 4

Landscape Concept developed by Oculus was also reviewed.





## Design Review

### Accessibility Assessment

## Accessible Paths of Travel

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### 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 at New South Head Road and Bayview Hill Road to the principal entrances of the buildings and linking to all areas of new work within the buildings.

The proposed landscaping will provide connections with accessible gradients via a new pedestrian axis that will connect to the principal entrances of the new sports and fitness building, as well as to the existing Minter, Hawthorne, Tivoli and Music Buildings.

Lift access is proposed to link all levels of the proposed new work via lifts in several locations – one centrally in the sports and fitness building, one to the west adjacent the music building and one to the east adjacent the PDHPE offices.

### 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.

The following lift links are proposed:

- Lift in the Sports and Fitness Building linking L1 (lower), L1 (upper) and L2
- Lift adjacent the Music Building linking Levels 1, 2 and 3 of Sports and Fitness building and Music / Wellness centre building
- Lift adjacent the PDHPE staff area linking the entrance plaza level with the field level

### Stairs

New stairs include:

- External stairs adjacent the Music / Wellness building linking Levels 1,2,3
- External entrance stairs at the Sports and Fitness Building linking to the pedestrian axis
- External stair adjacent the PDHPE staff area linking the entrance plaza level with the court level
- Internal stairs in the Sports and Fitness Building linking entrance level with the court level
- Internal stairs in the Sports and Fitness Building linking Levels 1 and 2
- Egress stairs in Sports and Fitness Building (eastern end)





## Design Review

### Accessibility Assessment

## Accessible Paths of Travel

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### Ramps

New ramps include:

- External landscaped ramps (accessways with proposed maximum gradient 1:20) that form the accessible pedestrian axis between the buildings
- New ramp access into existing music building (eastern entrance)
- Vehicular ramp linking Level 2 with field level (not an accessible path of travel); lift access is provided to field level

### Wheelchair Seating Spaces

The auditorium is proposed to have telescopic bleacher seating, so wheelchair seating spaces are not required. However, wheelchair seating spaces in front of the bleacher seating along with loose seats should be considered for events when the bleacher seating is used.

The landscaping also has informal and bleacher seating. Consideration for wheelchair seating spaces in these areas is also recommended, to meet the intent of the DDA.

### Sanitary Facilities

To meet the Premises Standards and BCA (2019) part F2.4 the following sanitary facilities are proposed, (including left hand and right-hand layout accessible sanitary facilities):

Level 1:

- Toilets in the sports and fitness building including male and female change areas, ambulant cubicles and 2 x unisex accessible combined toilet / shower / change rooms

Level 2:

- Student toilets in the sports and fitness building including ambulant cubicles and a unisex accessible sanitary facility
- Student and staff toilets in the Wellness Centre, including unisex accessible sanitary facilities.
- Staff toilets in the staff centre, including ambulant cubicles and a unisex accessible sanitary facility.

### 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 rooms
- Plant rooms
- Electrical and comms rooms



## Design Review

### Recommendations

#### Accessible Paths of Travel to the Buildings

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. The series of 1:20 access ways 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.
- iv. 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.
- v. 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
- vi. Ramps to include gradients, handrails, kerbs and tactile ground surface indicators to meet the requirements of AS1428.1 clause 10.3 and figures 13-19:
  - a. A maximum slope of 1:14
  - b. A constant gradient between level landings
  - c. An unobstructed/clear width minimum 1000mm
  - d. Minimum landing length of 1200mm where there is no change in direction; 1540mm x 2070mm at the change in direction
  - e. Handrails on both sides that include a 300mm horizontal extension at the top and bottom and set back by a minimum of 300mm so that the handrail does not protrude into the transverse path of travel



## Design Review

### Recommendations

#### Accessible Paths of Travel Through the Buildings

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 external stairs)
- 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. Automatic door push button controls (where used) are to be installed in accordance with AS1428.1 clause 13.5.3 – minimum 500mm from an internal corner and 900-1250mm AFFL.
- v. 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)
- vi. Doorways are required to be provided with luminance contrast to meet the requirements of AS1428.1 (2009) clause 13.1.
- vii. 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.
- viii. 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).
- ix. 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.
- x. 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.



## Design Review

### Recommendations

#### Sanitary Facilities

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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 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).



## Design Review

### Recommendations

#### Wayfinding, Emergency Egress, Hearing Augmentation

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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 Sports and Fitness building. If required, an induction loop must be provided to not less than 80% of the floor area of the room.



## Conclusion

## Conclusion

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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 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 Kambala School Sport, Wellbeing and Senior Learning Precinct 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

Qualifications: Bachelor of Applied Science (Occupational Therapy) (1999)

Affiliations: Accredited with Association of Consultants in Access, Australia (No.300)

Registered Occupational Therapist (no: OCC0001724072)