

# State Significant Development Application Report

## ACCESS

## Hastings Secondary College - Port Macquarie Campus 16 Owen St, Port Macquarie NSW 2444

**Report Prepared for:** School Infrastructure NSW (SINSW)  
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Philip Chun Accessibility Pty Ltd

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## DOCUMENT ACCEPTANCE

	Name	Signed	Date
Prepared by	David Choe Access Consultant ACAA Affiliate Member No. 574		21 April 2021

## REVISION HISTORY

Revision No.	Prepared by	Description	Date
00	David Choe	DRAFT	19 February 2021
01	David Choe	FINAL	29 March 2021
02	David Choe	UPDATED FINAL	16 April 2021
03	David Choe	UPDATED FINAL	21 April 2021

This 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 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 Access.

Philip Chun Access accepts no responsibility for any loss suffered as a result 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

Philip Chun Accessibility Pty Ltd has been commissioned by School Infrastructure NSW (SINSW) on behalf of the Department of Education (DOE) to prepare an accessibility report to accompany a State Significant Development Application (SSDA) to the NSW Department of Planning, Industry and Environment (DPIE) for proposed upgrades to Hastings Secondary College (Port Macquarie Campus), previously known as Port Macquarie High School.

Hastings Secondary College consists of two campuses, being Westport and Port Macquarie. This report has been prepared for proposed works at the Port Macquarie Campus, which consists of two properties, the main campus and the Ag Plot.

The works subject to this proposal are to be carried out on the main Port Macquarie campus which is located at 16 Owen Street, Port Macquarie (the site). The site has a secondary street frontage to Burrawan Street and adjoins Oxley Oval along the eastern boundary.

On 23 December 2020, the Secretary of the DPIE issued Secretary's Environmental Assessment Requirements (SEARs) for SSD Application No. 11920082. This report has been prepared in accordance with the SEARs requirements.

### Location/ Site Description

The site is located approximately 1.2km south east of the Port Macquarie town centre, with access from Oxley Highway (Gordon Street) via Owen Street to the centre, William Street via Owen Street to the north and Burrawan Street via Owen Street to the south. A maintenance access road exists to the east of the site along Burrawan Street.

The site is located at 16 Owen Street, Port Macquarie and is legally known as Lot 111 in DP 1270315. The Port Macquarie Campus site is located within a coastal setting (east), with residential (single two storey and residential flat buildings) located to the west and south and Port Macquarie Bowling Club to the north. The surrounding street network provides on-street parking. Maintenance vehicular access is located off Burrawan Street.

No Natural watercourses are mapped as traversing the site. Scattered vegetation is located throughout the site, with a small area of vegetation concentrated towards the pedestrian access area.

The Port Macquarie Campus site is gently sloping downwards in three general 'platforms' towards the north, with distinct views out towards the ocean and the Hastings River. It also has a distinct view line to the row of Norfolk pine trees along the coastline. The siting of the campus provides many opportunities for ongoing cultural connection to Country. Current built form has an established language of two (2) story, face brick, low pitched metal roof buildings.

### Proposed Development

The upgrades will support high-quality educational outcomes to meet the needs of students within the local community and deliver innovative learning and teaching spaces as follows:

- Demolition works to accommodate new works;
- Upgrade to school entry;
- Construction of new two (2) storey Creative and Performing Arts (CAPA) building;
- Construction of new Police Citizens Youth Club (PCYC);
- Partial refurbishment of Building L;
- Refurbishment and alteration to Building B;
- Removal of Building S and demountable buildings;
- New lift connections, covered outdoor learning area (COLA) and covered walkways;
- Associated earthworks, landscaping, stormwater works, service upgrades; and
- Tree removal/ tree safety works.



No change to current staff or student numbers is proposed.

## 1.2 Reviewed Documentation

This report is based upon the following relevant design documents prepared and issued by FJMT Studio via:

- FJMT Extranet on Monday, 19 April 2021 3:02 PM

Link: [https://extranet.fjmtstudio.com/\\_QUN5EC8F0M4IAR](https://extranet.fjmtstudio.com/_QUN5EC8F0M4IAR)  
File Name: SSDA Architectural & Landscape .zip  
File Size: 181.4 MB

Document No	Title	Revision
SSDA-120000	Site Site Plan - Existing	05
SSDA-120010	Site Site Plan - Proposed	05
SSDA-130031	Site Demolition and Preparation Zone 2 - CAPA + Building B Ground Floor-Site Demolition + Preparation Plan	04
SSDA-130032	Site Demolition and Preparation Zone 2 - CAPA + Building B Level 1 - Site Demolition + Preparation Plan	04
SSDA-130033	Site Demolition and Preparation Zone 3 -Building L + T Ground Floor Site Demolition + Preparation Plan	04
SSDA-200000	General Arrangement Plans 1:500 Overall Plan- Lower Ground Floor North PCYC	03
SSDA-200001	General Arrangement Plans 1:500 Overall Plan- Ground floor North PCYC	03
SSDA-200002	General Arrangement Plans 1:500 Overall Plan - Lower Ground L & B	03
SSDA-200003	General Arrangement Plans 1:500 Overall Plan - Ground TAS, Level 1 Block L	03
SSDA-200004	General Arrangement Plans 1:500 Overall Plan - Level 1 TAS	03
SSDA-201010	General Arrangement Plans General Arrangement Plan - CAPA & New Link Ground Floor Plan	05
SSDA-201011	General Arrangement Plans General Arrangement Plan - CAPA & New Link Level 1 Plan	05
SSDA-201020	General Arrangement Plans General Arrangement Plan - Building B Refurbishment Level 1 Plan	05
SSDA-201030	General Arrangement Plans General Arrangement Plan - Building L Refurbishment Ground Floor Plan	05
SSDA-201031	General Arrangement Plans General Arrangement Plan - Building L Level 1	04
SSDA-201060	General Arrangement Plans General Arrangement Plan - North South	05





	Link Lower & Ground Floor	
SSDA-201061	General Arrangement Plans General Arrangement Plan - North South Link Level 1 Plan	05
SSDA-201070	General Arrangement Plans General Arrangement Plan - School Entry Canopy Plan	04
SSDA-201080	General Arrangement Plans General Arrangement Plan - PCYC Lower Ground	04
SSDA-201081	General Arrangement Plans General Arrangement Plan - PCYC Ground Floor	05
SSDA-201082	General Arrangement Plans General Arrangement Plan - PCYC Level 1 Plan	05
SSDA-800001	Landscape Site Plan	03
SSDA-810000	Landscape General Arrangement Plans Landscape Plan – Zone 1 School Entry & CAPA	02
SSDA-810001	Landscape General Arrangement Plans Landscape Plan – Zone 2 PCYC	04

### 1.3 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 all.

Access requirements for people with a disability have been assessed against the provisions of the BCA-2019 and the Premises Standards 2010. Any assessment against Australian Standards such as AS1428.1-2009, where not specifically referenced in the BCA or the Premises Standards, will be provided as recommendations.

### 1.4 Exclusions

This accessibility report has assessed the State Significant Development Application (SSDA) scope of works proposed at Hastings Secondary College and excludes assessments of any Complying Development Certificate (CDC) scope of works.



## 2. LEGISLATION

### 2.1 National Construction Code / Building Code of Australia

The Access needs of this SSDA Accessibility Report have been assessed based on the new work having a primary BCA classification of Class 9b school.

### 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
<b>Class 9b</b> <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 DA - 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 SSDA Accessibility Report refers to clauses within BCA 2019 and referenced Australian Standards. 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 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 CAPA and PCYC buildings, refurbishment to existing buildings B and L and new landscaped works can achieve access for people with disabilities on rectification of the following issues identified throughout this report during subsequent detailed design development stages:

- a) Gradients and crossfalls for all the new landscaped works and all new walkways and ramps and landings along a required accessway can be confirmed, assessed, and coordinated to comply with AS1428.1-2009 during subsequent detailed design development stages.
- b) There are multiple doorways inside new CAPA and PCYC buildings and modified parts of building L that can be power operated or automated or if manually operated – the door circulation spaces can be increased to comply with AS1428.1-2009 during subsequent detailed design development stages.
- c) During subsequent detailed design development stages, the scissor ramp associated with PCYC building can be further developed to prevent wheelchair users travelling outside the allotment boundary to access the PCYC building entrance on ground level from the lower ground level car park where there are accessible car parking spaces proposed.

Alternatively, recommend the passenger lift within PCYC building to travel down to the basement car park.

- d) 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. Certifier to confirm if an additional performance-based solution report from Philip Chun Accessibility is 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
<b>Access and Facilities for People with Disabilities – Sections D, E, and F</b>			
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.	<b>Note only</b>	
<b>D3.2 Access to New Buildings CAPA &amp; PCYC and New Works to Existing Buildings B &amp; L</b>			
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.	<b>Can Comply</b>	Complies in Principle.  Full compliance is subject to further design modifications and coordination during subsequent detailed design development stages.
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.	<b>Can Comply</b>	Complies in Principle.  Full compliance is subject to further design modifications and coordination during subsequent detailed design development stages.  During subsequent detailed design development stages, the scissor ramp can be further developed to prevent wheelchair users travelling outside the allotment boundary to access the PCYC building entrance on ground level from the lower ground level car park.
3.	Access Between Buildings on Site The BCA requires a continuous accessible path of travel be provided between associated accessible buildings.	<b>Can Comply</b>	Complies in Principle.  Full compliance is subject to further design modifications and coordination during subsequent detailed design development stages.
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.	<b>Can Comply</b>	Complies in Principle.  Full compliance is subject to further design modifications and coordination during subsequent detailed design development stages.
<b>D3.3 Parts of Buildings to be Accessible</b>			
1.	Every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply AS 1428.1; as required.	<b>Can Comply</b>	Complies in Principle.  Full compliance is subject to further design modifications and coordination during subsequent detailed design development stages.



No	BCA Requirements	Status of Compliance	Discussion
2.	Every passenger lift must comply with E3.6;	<b>Can Comply</b>	<p>Complies in Principle.</p> <p>There appears to be three new passenger lifts proposed with one inside the new PCYC building, one inside Building L and the remaining lift proposed between Building B and new CAPA building.</p> <p>Full compliance is subject to further design modifications and coordination during subsequent detailed design development stages.</p>
<b>D3.4 Exemptions</b>			
1.	Exempt areas are not required to be accessible:	<p><b>Exemptions Applicable</b></p> <p><b>To Be Confirmed</b></p>	<p>Rooms/areas for building services and maintenance such as Cleaner's Rooms, Comms Rooms, Laundry etc. can be exempt from accessibility under Clause D3.4 of BCA.</p> <p>There are multiple store rooms and learning activities based rooms and spaces such as Dark Room and Kiln Space that will need to be confirmed if the school intends to make which store rooms and which learning spaces fully accessible during subsequent detailed design development stages.</p> <p>Generally, if there are store rooms or learning spaces that require proper manual handling procedures for lifting and transporting heavy equipment, articles or objects and/or proper Work Health and Safety procedures for handling materials or tools or conditions that pose a risk to safety and health to students and staff such areas can be exempt or be provided with a management letter/plan.</p>
<b>D3.5 Accessible carparking</b>			
1.	The accessible carparking space and associated circulation spaces should comply with AS/NZS 2890.6.	<b>Can Comply</b>	<p>There appears to be a total of 21 x new car parking spaces proposed on the lower ground level of new PCYC building as shown on SSDA-201080 (rev. 03).</p> <p>Out of the 21 x car parking spaces proposed there are 2 x accessible car parking spaces proposed which readily satisfies minimum accessible car parking provision rate of BCA Clause D3.5.</p> <p>Full compliance is subject to detailed design coordination (e.g. adjacent shared zone and head clearances with service trays/sprinklers etc.) post SSDA-phase.</p>



No	BCA Requirements	Status of Compliance	Discussion
<b>D3.8 Tactile Indicators</b>			
1.	Tactile ground surface indicators (TGSIs) are required to warn people who have a vision impairment they are approaching a hazardous location.	<b>Can Comply</b>	To be coordinated and addressed to comply during subsequent detailed design development stages post SSDA.

[illegible]

Note: Further details for all the above/previous pages' items on previous pages and all detailed access requirements will need to be coordinated and confirmed at subsequent detailed design development stages.

## 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:

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