METRO BUILDING CONSULTANCY

04 November 2022

AW Edwards Pty Limited
7/35 Merrigal Road
Port Macquarie NSW 2444

Attention: Craig McIlveen

Hastings Secondary College - Port Macquarie Campus - PCYC Recreational Facility
Building Code of Australia Disabled Access Capability Statement

AW Edwards Pty Limited has requested preliminary Building Code of Australia Access advice for the construction of a PCYC located Hastings Secondary College, Port Macquarie Campus NSW.

We have reviewed the information submitted to date for compliance with the deemed-to-satisfy provisions of Part D3 of the BCA. Note that areas of the design are still being finalised and design compliance against the deemed-to-satisfy provisions or the Performance Requirements of these parts of the Building Code of Australia is yet to be completed. The design will be reviewed again during the design development phase and prior to the issue of the Section 6.28(2) Crown Works Certificate.

The methodology is principally the review of the drawings provided to date. This BCA Access Capability Statement is for the exclusive use of AW Edwards Pty Limited and cannot be used for any other purpose without the prior permission of Metro Building Consultancy. The report is only valid in its entire form.

Documentation available and assessed

The following architectural drawing prepared by Shac were utilised for this BCA Access Capability Statement.

Drawing Number, Revision & Name	Drawing Number, Revision & Name
1007 Rev 06 – PROPOSED SITE PLAN	3001 Rev 04 – NORTH & SOUTH ELEVATIONS
2201 Rev 04 – GROUND FLOOR OVERALL	3002 Rev 04 – EAST & WEST ELEVATIONS
2204 Rev 04 – FIRST FLOOR - OVERALL	3101 Rev 04 – SECTIONS
2401 Rev 03 – ROOF PLAN	

The following table lists the uses and classifications of the proposed PCYC.

Level	Use	Class	Approx. floor area
Ground Floor	Assembly Building (gym, basketball courts, youth hub) and ancillary offices and stores	Class 9b	Approx. 3633m^2
Level 1	Assembly Building (gym, multi purpose room)	Class 9b	Approx. 806m^2

Rise in Storeys & Effective Height:

The building has a rise in storeys of 2.
The effective height of the building is 3.7m.

Type of Construction:

A class 9b building with a rise in storeys of 2 is required to comply with the BCA Type B Construction requirements.

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Disabled Access

Access to the building
The BCA has a requirement that disabled access must be provided to the proposed new building from the main points of pedestrian entry at the allotment boundary.

Disabled access is required to be provided through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances including the principal pedestrian entrance.

An accessible car parking space is required to be provided and an accessible path of travel is required to be provided from the accessible carspace to the proposed building and to the other accessible buildings on site.

Stairs
The proposed internal stairs are required to have opaque risers and the stair nosings are not permitted to project beyond the face of the riser. Each stair tread nosing is required to be provided with a strip not less than 50mm and not more than 75mm deep across the full width of the path of travel.

Stair handrails with a height of 865-1000mm (900mm recommended) are required to be installed on both sides of the stairs, are to be continuous throughout the stair flight and, where practicable, around landings.

Where a handrail terminates at the bottom of a flight of stairs, the handrail is required to extend at least one tread depth parallel to the line of nosings plus minimum of 300mm horizontally from the last riser. The handrail is required to extend a minimum of 300mm horizontally past the nosing on the top riser

Tactile indicators
Tactile indicators comply with AS1428.4.1 2009 must be provided to the two internal stairs and to the underside of the stairs if they are not blocked off.

Doorways
The BCA requires disabled access to be provided to and within all areas normally used by the occupants and the doorways are required to be provided with the required circulation spaces.

Note that the minimum required clear width for the doorways is 850mm and that sliding doors are also required to be provided with a minimum 60mm clearance between the door handle and the frame when fully open and closed.

Accessible carparking
An accessible car parking space is required to be provided and is required to comply with the requirements of AS/NZS 2890.6 2009.

Braille & tactile signage
The Braille and tactile required by the BCA is as follows:

- Ground Floor Exit signage as per BCA Clause D3.6(a)(ii);
- Male ambulant cubicle;
- Female ambulant cubicle;
- Accessible toilets;
- Any rooms with hearing augmentation.

Accessible controls
All switches, card readers, touch screen panels etc must be located at least 500mm from any internal wall and located at a height of 900-1100mm from the floor.

The includes the card readers and push button controls for the proposed auto sliding doors.

Slip resistance
The laboratory test results for the slip resistance of all internal and external floor and ground finishes should be provided for review prior to finalisation of the design eg vinyl, ceramic tiles, stone tiles, pavers, timber decking, timber flooring etc.

Hearing augmentation
A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed in a room in a Class 9b building.

If a PA system is proposed this would trigger a hearing augmentation system. Details and specifications of the proposed hearing augmentation system is to be provided for review.

Accessible toilets and ambulant cubicles
The proposed accessible toilets and ambulant cubicles are required to comply with the requirements of As1428.1 2009.

Glazing
All glazing must be provided with a contrasting strip that is at least 75mm wide, located at a height of 1m and that achieves a 30% contrast to the ground 2m from the glazing.

Lift
As the lift travels not more than 12m it is required to have a floor dimension of not less than 1100mm wide and 1400mm deep.

The lift is required to provided with the following:

- Handrail complying with the provisions for a mandatory handrail in AS 1735.12.
- Passenger protection system complying with AS 1735.12.
- Lift car and landing control buttons complying with AS 1735.12
- 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.

Conclusion

Metro Building Consultancy has reviewed the proposed plans and sees no reason why the Crown Works Certificate cannot be issued upon completion of the design drawings.

As stated previously areas of the design are still being finalised and design compliance against the deemed-to-satisfy provisions or the Performance Requirements of these parts of the Building Code of Australia is yet to be completed. The design will be reviewed again during the design development phase and prior to the issue of the Crown Works Certificate.

If you have any questions in relation to the above, please do not hesitate to contact this office.

Regards

Sean Moore
Metro Building Consultancy
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