

Development Application access review

For

Access for people with a Disability

For

Wahroonga Adventist School

March 2013

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Access Report

1.0 Introduction

This Access Report has been prepared to review the compliance of the proposed Development Application for the Wahroonga Adventist School against to the various access requirements that apply to this type of development to the extent necessary to issue a Development Application under the Environmental Planning And Assessment Act 1979.

The proposed development will be a new K-12 school campus to be constructed in stages – Junior, Middle and Senior School components - as the school grows over time. The new facility will accommodate existing students and staff relocated from the existing Wahroonga Adventist School site nearby, along with the increase in student and staff numbers as each stage is constructed.

The new campus comprises a basement (with parking facilities) and four levels of accommodation, providing general and specialist teaching areas for kindergarten, primary and secondary school. The Senior School includes a library and hall, which is also intended for use as a meeting space by the church associated with the School. The campus will also include an outdoor playing field and PE court area located on a separate parcel of land a short distance from the main school lot. This area includes a turfed playing area, sealed courts with shade structures, and a small store building with amenities.

The access need of this report has been assessed on the basis of the new works being a class 9b.

Various Access provisions are provided in a range of planning documents, These included but not limited to: The Building Code of Australia (BCA), Premises Standards 2010, Australian Standard AS1428.1-2009 Design for Access and Mobility etc.

2.0 Assessment Criteria

This report considers the following legislation, planning instruments and standards pertaining to access for people with disabilities:

- I. Building Code of Australia (BCA) - Parts D3, E3 and F2.4
- II. Australian Standard AS 1428.1-2009 Design for Access and Mobility
- III. Australian Standard AS 1428.4.1-2009 Tactile ground surface indicators
- IV. Australian Standard AS 2890.6-2009 Off-street parking for people with disabilities.
- V. Premises Standards 2010.
- VI. Ku-Ring-Gai Council – DCP 31 Access

3.0 Building Application Plans

The plans provided to undertake this accessibility assessment are as follows:

Drawing Number	Issue	Description
1318.10 - DA02	P6	Precinct Plan
1318.10 - DA11	P6	Basement Plan
1318.10 - DA12	P5	Ground floor plan
1318.10 - DA13	P4	First floor plan
1318.10 - DA14	P4	Second floor plan
1318.10 - DA15	P4	Thrid floor plan

4.0 Scope and limitations

4.1 Scope

The scope of this assessment is limited to the design documents for the new building works as referenced in the above DA Plans.

4.2 Limitations

The following limitations apply to this assessment:

- The plans are assessed to the extent necessary to issue a DA under the Environmental Planning And Assessment Act 1979. The plans are consistent with the requirements for accessing the DA but certain details may not be specified at this stage.
- Details in regard to access for people with disabilities have been assessed against the provisions of the BCA. Any assessment against AS 1428.1, where not directly referenced in the BCA, is outside the scope of this report.
- The assessment has not considered requirements for people with disabilities under the provision of the *Disability's Discrimination Act 1992*, other than the requirements defined in the *Premises Standards 2010*.
- As the proposed development is all works there is no 'Affected Part' requirement as noted in the *Premises Standards 2010*.

5.0 BCA Requirements for access Relevant Deemed-to-Satisfy Provisions

		Compliance		
Part D3		Yes	No	N/A
D3.1 General building access requirements				
Buildings and parts of buildings must be accessible as required by Table D3.1, unless exempt by D3.4.				
Table D3.1				
Class 9b	To and within all areas normally used by the occupants	√		
D3.2 Access to a building		√		
D3.3 Parts of a building to be accessible – Ramps, Stairs, Lifts Accessways etc		√		
D3.4 Exemptions – Plant room areas		√		
D3.5 Accessible car parking		√		
Table D3.5	Class 9b– Number of accessible car parking spaces.	√		
D3.6 Signage – To be accessed at construction documentation				TBC
D3.7 Hearing augmentation – Hall				TBC
D3.8 Tactile indicators		√		
D3.9 Wheelchair seating in Class 9b				NA
D3.10 Swimming pools				NA
D3.11 Ramps		√		
D3.12 Glazing on an accessway- To be accessed at construction				TBC

Part E3.6	Compliance		
	Yes	No	N/A
E3.6 Passenger Lifts – <i>Details to be confirmed at construction documentation</i>	√		

Part F2.4	Compliance		
	Yes	No	N/A

F2.4 Accessible sanitary facilities

In a building required to be accessible-

(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and	√		
(b) accessible unisex showers must be provided in accordance with Table F2.4(b); and			N/A
(c) at each bank of toilets where there is one or more toilets in addition to any accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with ASI 428.1 must be provided for use by males and females; and	√		
(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and	√		
(e) the circulation space, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of ASI 428.1; and	√		
(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and	√		
(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirrored image facilities must be provided as evenly as possible; and	√		
(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and			N/A
(i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required to be provided with a lift.			N/A

Table F2.4(a)

Accessible unisex sanitary compartments

Minimum accessible unisex sanitary compartments to be provided.

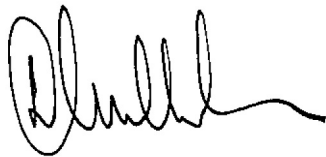
Class 9b

(a) 1 on every storey containing sanitary compartments; and	√		
(b) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.	√		

6.0 Conclusion

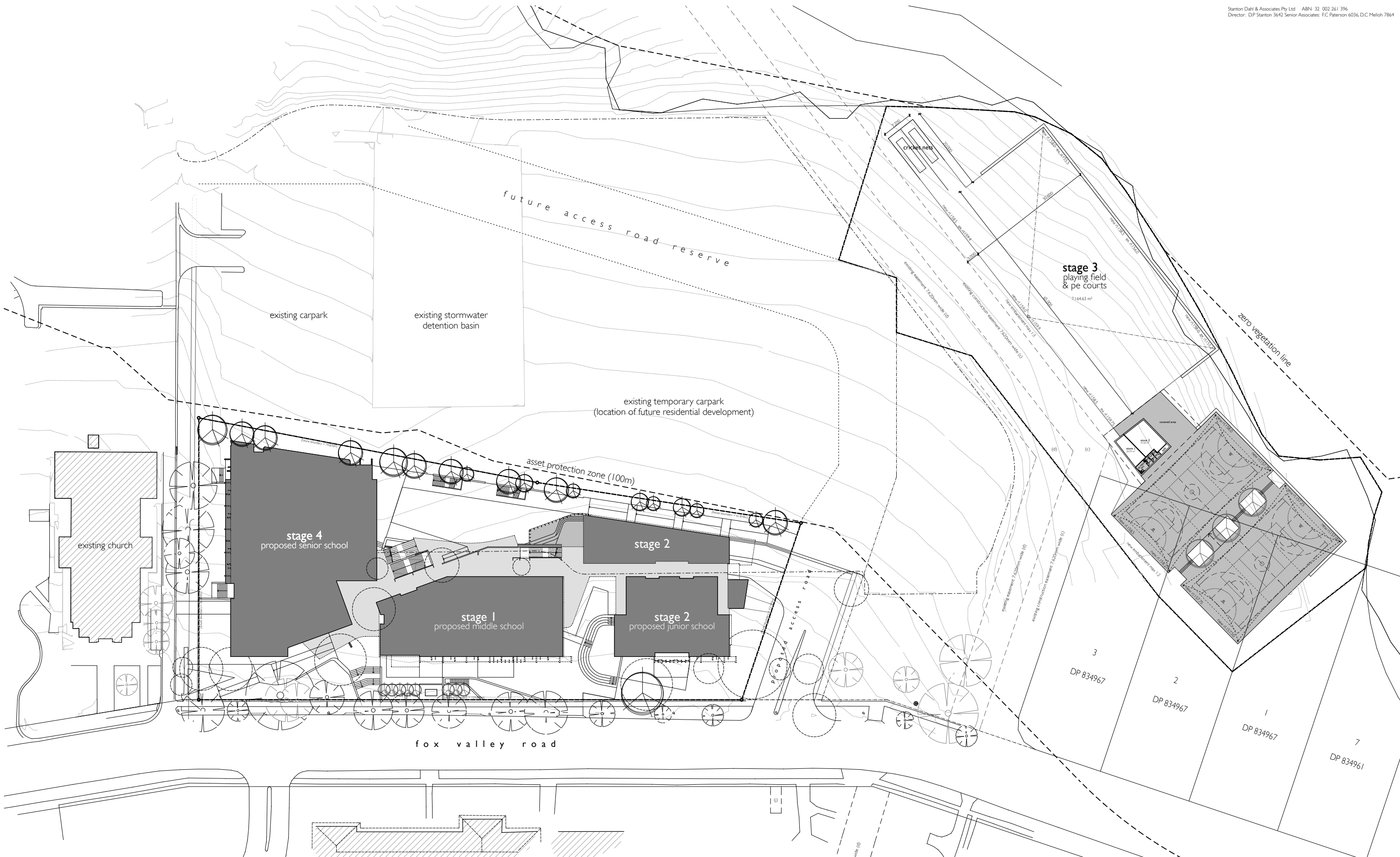
The proposed new development for the Wahroonga Adventist School, addresses all the access requirements as required in the relevant sections of the BCA and the Premises Standards 2010 for a Development Application. It is also noted that as this documentation is for a DA, the level of detail is greatly reduced. Specific items will need further information at Construction Certificate and construction stages. These include but are not limited to:

- Signage to ASI428.1-2009
- Luminance contrast requirements
- Door hardware and circulation requirements
- Switches and GPO's
- Stair ramp and handrail details
- Sanitary facilities fit out details
- Construction tolerances

A handwritten signature in black ink, appearing to read 'D. Melloh', with a long horizontal flourish extending to the right.

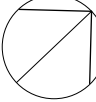
Douglas Melloh
Senior Associate
Architect 7864
Access Consultant ACAA Accredited - 217
Stanton Dahl Architects

7.0 Appendix



amendment	date
P6 - issue for information	19/02/13
P5 - revise playing field store	11/02/13
P4 - general revision	05/02/13
P3 - issue for co-ordination	31/01/13
P2 - neighbourhood notification issue	19/12/12
P1 - preliminary neighbourhood notification issue	18/12/12

note: all dimensions are to be verified on site and any discrepancies referred to the architect for determination. figured dimensions are to take precedence over scaled dimensions.


 drawn jck
 checked se/db
 plot date 11/03/13
 scale 1:400 @ A1

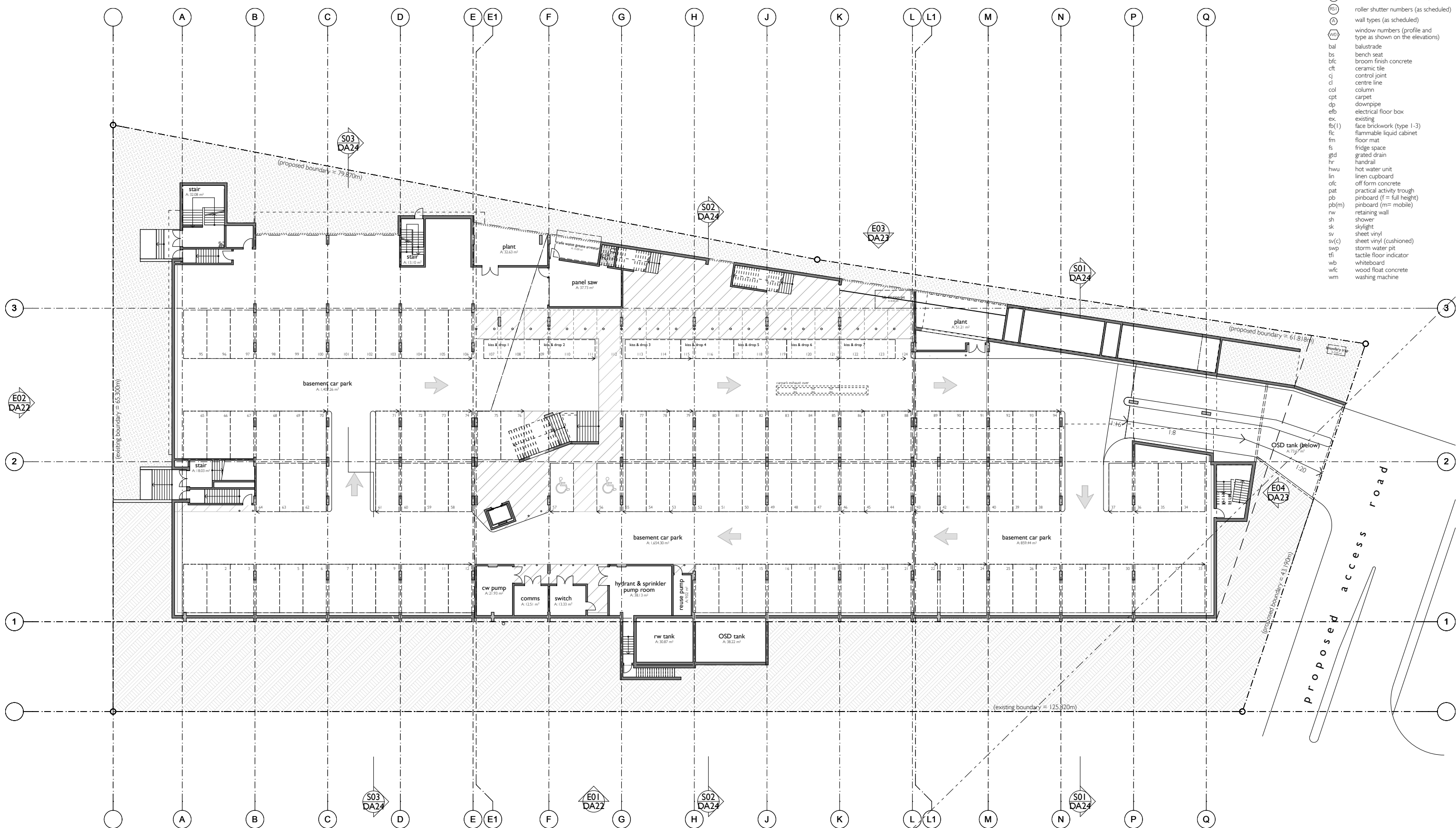
warrongga adventist school
 fox valley road, warrongga
 for
 seventh day adventist,
 greater sydney conference
 precinct plan
 job number 1318.10 dwg. no. / issue & amendment DA02 / P6

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legend:

- (D)
- (RS)
- (S)
- (W)
- bal
- bs
- bfc
- cft
- cl
- col
- cpt
- dp
- efb
- ex
- fb(1)
- flc
- fm
- fs
- gtd
- hr
- hwu
- lin
- ofc
- pat
- pb
- pb(m)
- rw
- sh
- sk
- sv
- sv(c)
- swp
- tft
- wb
- wfc
- wm
- door numbers (as scheduled)
- roller shutter numbers (as scheduled)
- wall types (as scheduled)
- window numbers (profile and type as shown on the elevations)
- balustrade
- bench seat
- broom finish concrete
- ceramic tile
- control joint
- centre line
- column
- downpipe
- electrical floor box
- existing
- face brickwork (type 1-3)
- flammable liquid cabinet
- floor mat
- fridge space
- grated drain
- handrail
- hot water unit
- linen cupboard
- off form concrete
- practical activity trough
- pinboard (f = full height)
- pinboard (m = mobile)
- retaining wall
- shower
- skylight
- sheet vinyl
- sheet vinyl (cushioned)
- storm water pit
- tactile floor indicator
- whiteboard
- wood float concrete
- washing machine

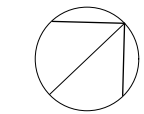


preliminary

P6 - OSD tank revised	07/03/13
P5 - issue for information	19/02/13
P4 - updated issue for co-ordination	11/02/13
P3 - issue for client review	04/02/13
P2 - issue for co-ordination (issued as DA04)	22/01/13
P1 - preliminary issue (issued as DA04)	24/12/12

amendment	date
drawn	jok
checked	se/db
plot date	11/03/13
scale	1:200 @ A1

note: all dimensions are to be verified on site and any discrepancies referred to the architect for determination. figured dimensions are to take precedence over scaled dimensions.



drawn jok
 checked se/db
 plot date 11/03/13
 scale 1:200 @ A1

warrong adventist school
 fox valley road, warrong
 for
 seventh day adventist,
 greater sydney conference

basement plan
 job number 1318.10 dwg. no. / issue & amendment DA11 / P6

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Legend:

- (D1) door numbers (as scheduled)
- (RS1) roller shutter numbers (as scheduled)
- (S) wall types (as scheduled)
- (W0) window numbers (profile and type as shown on the elevations)
- bal balustrade
- bs bench seat
- bfc broom finish concrete
- ctf ceramic tile
- cj control joint
- cl centre line
- col column
- cpt carpet
- dp downpipe
- efb electrical floor box
- ex existing
- fb(1) face brickwork (type 1-3)
- flc flammable liquid cabinet
- fm floor mat
- fs fridge space
- gtd grated drain
- hr handrail
- hwu hot water unit
- lin linen cupboard
- ofc off form concrete
- pat practical activity trough
- pb pinboard (f = full height)
- pb(m) pinboard (m = mobile)
- rw retaining wall
- sh shower
- sk skylight
- sv sheet vinyl (cushioned)
- sv(c) sheet vinyl (cushioned)
- swp storm water pit
- tft tactile floor indicator
- wb whiteboard
- wfc wood float concrete
- wm washing machine



preliminary

description	date
P5 - issue for information	19/02/13
P4 - updated issue for co-ordination	11/02/13
P3 - issue for client review	04/02/13
P2 - issue for co-ordination (issued as DA05)	22/01/13
P1 - preliminary issue (issued as DA05)	24/12/12
amendment	
note: all dimensions are to be verified on site and any discrepancies referred to the architect for determination. figured dimensions are to take precedence over scaled dimensions.	

drawn	jok
checked	se/db
plot date	11/03/13
scale	1:200 @ A1

wahroonga adventist school
 fox valley road, wahroonga
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 greater sydney conference

ground floor plan
 job number 1318.10
 dwg. no. / issue & amendment DA12 / P5

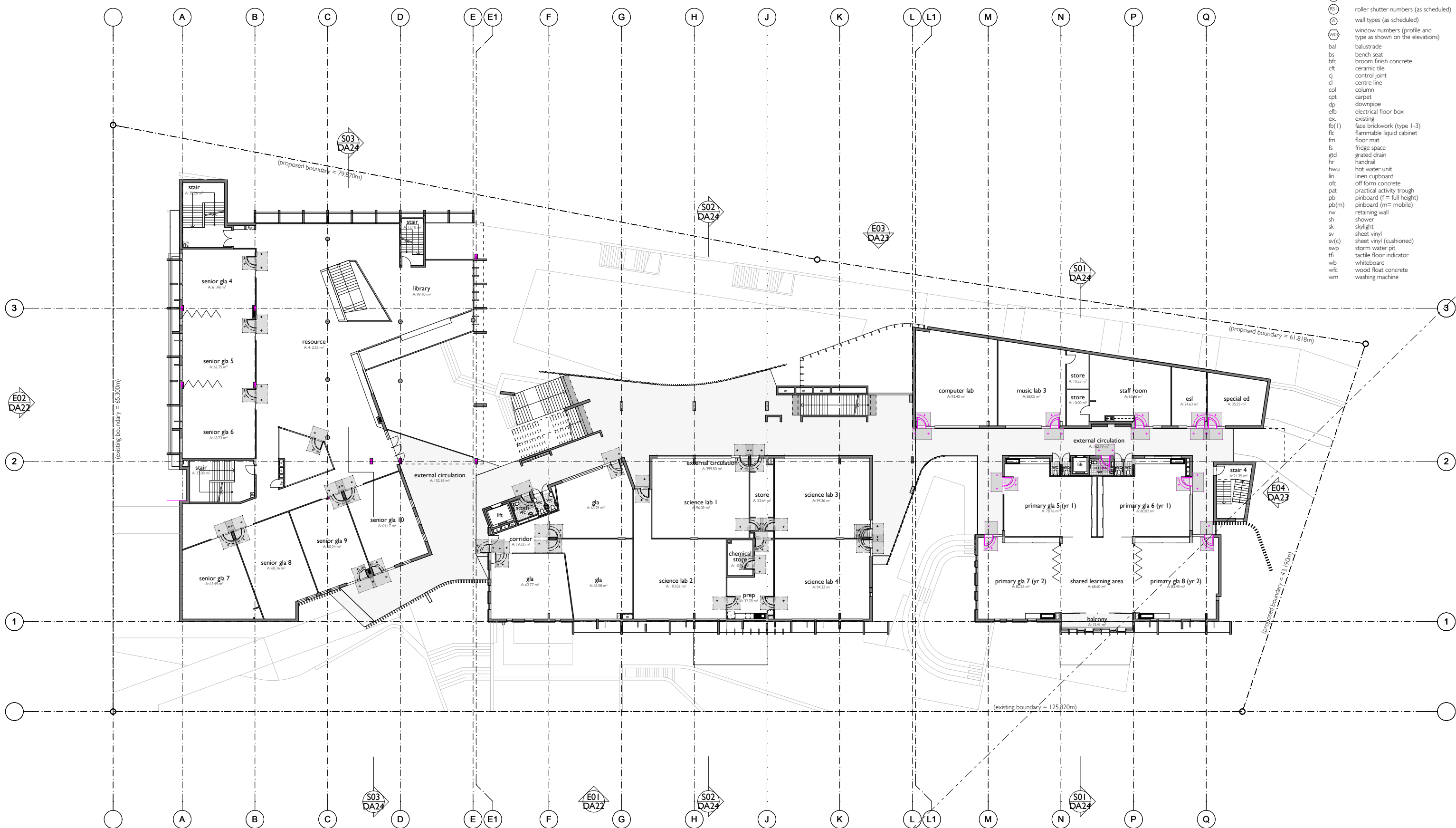
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legend:

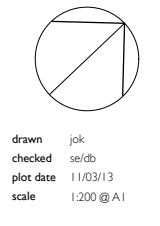
- (D) door numbers (as scheduled)
- (RS) roller shutter numbers (as scheduled)
- (S) wall types (as scheduled)
- (W) window numbers (profile and type as shown on the elevations)
- bal balustrade
- bs bench seat
- bfc broom finish concrete
- ctf ceramic tile
- cj control joint
- cl centre line
- col column
- cpt carpet
- dp downpipe
- efb electrical floor box
- ex existing
- fb(1) face brickwork (type 1-3)
- flc flammable liquid cabinet
- fm floor mat
- fs fridge space
- gtd grated drain
- hr handrail
- hwu hot water unit
- lin linen cupboard
- ofc off form concrete
- pat practical activity trough
- pb pinboard (f = full height)
- pb(m) pinboard (m= mobile)
- rw retaining wall
- sh shower
- sk skylight
- sv sheet vinyl (cushioned)
- sv(c) sheet vinyl (cushioned)
- swp storm water pit
- tft tactile floor indicator
- wb whiteboard
- wfc wood float concrete
- wm washing machine



preliminary

description	date
P4 - issue for information	19/02/13
P3 - issue for co-ordination	11/02/13
P2 - issue for client review	04/02/13
P1 - preliminary issue (issued as DA06)	24/12/12
amendment	date
drawn	jok
checked	se/db
plot date	11/03/13
scale	1:200 @ A1

note: all dimensions are to be verified on site and any discrepancies referred to the architect for determination. figured dimensions are to take precedence over scaled dimensions.



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 fox valley road, warrong
 for
 seventh day adventist,
 greater sydney conference

first floor plan
 job number 1318.10 dwg. no. / issue & amendment DA13 / P4

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Legend:

- (D) door numbers (as scheduled)
- (RS) roller shutter numbers (as scheduled)
- (S) wall types (as scheduled)
- (W) window numbers (profile and type as shown on the elevations)
- bal balustrade
- bs bench seat
- bfc broom finish concrete
- ct ceramic tile
- cj control joint
- cl centre line
- col column
- cpt carpet
- dp downpipe
- efb electrical floor box
- ex existing
- fb(1) face brickwork (type 1-3)
- flc flammable liquid cabinet
- fm floor mat
- fs fridge space
- gtd grated drain
- hr handrail
- hwu hot water unit
- lin linen cupboard
- ofc off form concrete
- pat practical activity trough
- pb pinboard (f = full height)
- pb(m) pinboard (m= mobile)
- rw retaining wall
- sh shower
- sk skylight
- sv sheet vinyl
- sv(c) sheet vinyl (cushioned)
- swp storm water pit
- tft tactile floor indicator
- wb whiteboard
- wfc wood float concrete
- wm washing machine



preliminary

amendment	date
P4 - issue for information	19/02/13
P3 - issue for co-ordination	11/02/13
P2 - issue for client review	04/02/13
P1 - preliminary issue (issued as DA07)	24/12/12

note: all dimensions are to be verified on site and any discrepancies referred to the architect for determination. figured dimensions are to take precedence over scaled dimensions.

drawn	jok
checked	se/db
plot date	11/03/13
scale	1:200 @ A1

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 fox valley road, warrong
 for
 seventh day adventist,
 greater sydney conference

second floor plan
 job number 1318.10 dwg. no. / issue & amendment DA14 / P4

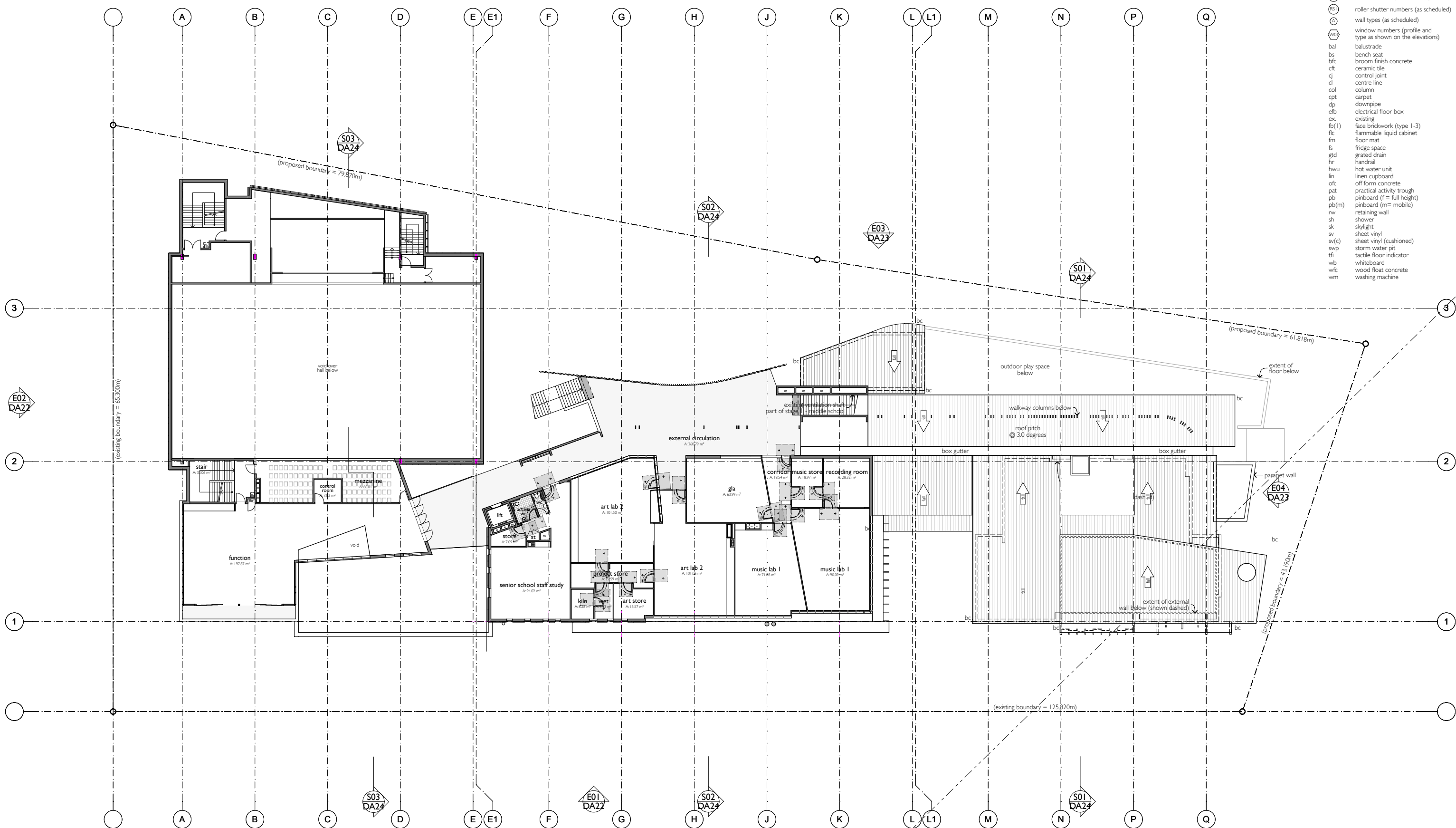
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legend:

- (D)
- (RS)
- (S)
- (W)
- bal
- bs
- bfc
- cft
- cj
- cl
- col
- cpt
- dp
- efb
- ex
- fb(1)
- fc
- fm
- fs
- gtd
- hr
- hwu
- lin
- ofc
- pat
- pb
- pb(m)
- rw
- sh
- sk
- sv
- sv(c)
- swp
- tft
- wb
- wfc
- wm
- door numbers (as scheduled)
- roller shutter numbers (as scheduled)
- wall types (as scheduled)
- window numbers (profile and type as shown on the elevations)
- balustrade
- bench seat
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- ceramic tile
- control joint
- centre line
- column
- carpet
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- electrical floor box
- existing
- face brickwork (type 1-3)
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- pinboard (m = mobile)
- retaining wall
- shower
- skylight
- sheet vinyl
- sheet vinyl (cushioned)
- storm water pit
- tactile floor indicator
- whiteboard
- wood float concrete
- washing machine



preliminary

P4 - issue for information	19/02/13
P3 - issue for co-ordination	11/02/13
P2 - issue for client review	04/02/13
P1 - preliminary issue (issued as DA08)	24/12/12
amendment	date
note: all dimensions are to be verified on site and any discrepancies referred to the architect for determination. figured dimensions are to take precedence over scaled dimensions.	

drawn	jok
checked	se/db
plot date	11/03/13
scale	1:200 @ A1

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third floor plan
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