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ACCESSIBILITY REVIEW - CHANGE OF USE

DEVELOPMENT APPLICATION STAGE

S.C.E.C.G.S REDLANDS, CREMORNE

7 & 8 MONFORD PLACE, CREMORNE

DATE ► APRIL 2014
PREPARED FOR ► SCECGS RELANDS, CREMORNE
REPORT NUMBER ► A1986.4 REV 1.0

Access

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C O N T E N T S

REVISION STATUS				
REVISION	**DATE**	**STATUS**	**WRITTEN**	**CHECKED**
A1986.4-Rev 1.0	17/04/15	DRAFT DA REPORT FOR COMMENT / SUBMISSION	AB	ME
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EXECUTIVE SUMMARY & RECOMMENDATIONS

This accessibility review has been prepared on behalf of SCECGS Redlands Ltd ("the Proponent"). It accompanies an environmental impact statement (EIS) prepared in support of State Significant Development Application SSD14_6454 for the staged development of the SCECGS Redlands Senior Campus ("Redlands").

This report provides an accessibility review of the development application relevant to a proposed change of use development. It is understood that the subject existing Class 2 residential buildings (2 buildings) shall be altered for associated Class 5 and Class 9b educational purposes, for a restricted temporary basis as part of a proposed DA Masterplan. The subject two buildings are located at 7 and 8 Monford Place, Cremorne, and form part of the S.C.E.C.G.S. Redlands, Cremorne.

The purpose of this report is to identify the compliance status of the design with the following:

- relevant accessibility related 'deemed-to-satisfy' requirements of the Building Code of Australia 2014 (BCA) (as are contained within Part D3 and Clause E3.6 & F2.4 of the code); and
- The Disability (Access to Premises – Building) Standards 2010; *(Premises Standards).*

A detailed 'Technical Review and Commentary' is provided at Part 2.0 of this report, which includes all appropriate technical assessment results & commentary.

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1.0 INTRODUCTION

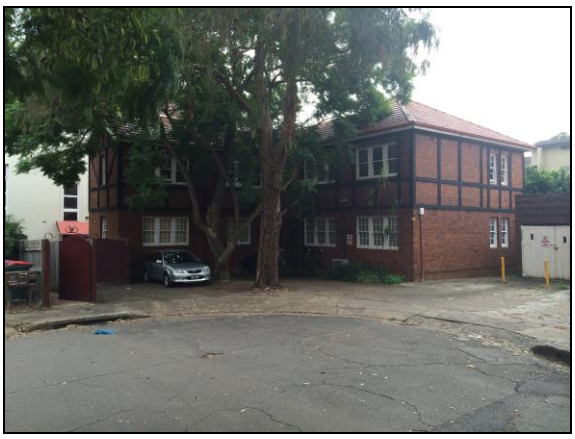
This report provides an accessibility review of the development application relevant to a proposed change of use development. It is understood that the subject existing Class 2 residential buildings (2 buildings) shall be altered for associated Class 5 and Class 9b educational purposes, for a restricted temporary basis as part of a proposed DA Masterplan. The subject two buildings are located at 7 and 8 Monford Place, Cremorne, and form part of S.C.E.C.G.S. Redlands, Cremorne.

The purpose of this report is to identify the compliance status of the existing building along with its proposed intended temporary change of use with the following:

- relevant accessibility related 'deemed-to-satisfy' requirements of the Building Code of Australia 2014 (BCA) (as are contained within Part D3 and Clause E3.6 & F2.4 of the code); and
- The Disability (Access to Premises – Building) Standards 2010; *(Premises Standards).*

It is noted that detailed design has not been provided, and is subject to separate use. Assessment is limited site inspection and to preliminary sketch plans.

8 Monford Place



7 Monford Place

This Access review has been prepared on behalf of SCECGS Redlands Ltd ("the Proponent"). It accompanies an environmental impact statement (EIS) prepared in support of State Significant Development Application SSD14_6454 for the staged development of the SCECGS Redlands Senior Campus ("Redlands").

This application seeks a staged development approval comprising a concept proposal for the school over five stages and consent for a detailed proposal for the first stage development referred to as "Stage 1". Details of the project are described below:

(1) **Concept Proposal**: A Concept Proposal has been prepared for the site to guide its future redevelopment and is intended to provide a statutory framework for the long term planning of the site. The Concept Proposal will be delivered in five stages and will generally involve the following buildings and works:

Stage 1 – New Learning Hub:

- Demolition of existing buildings and structures.
- Construction of a new multi-purpose education building with basement car park and associated vehicular entry off Gerard St.
- Temporary fitout of a portion of the basement carpark shell for music and general education uses
- Construction of landscaped podium over new basement carpark and music facilities
- Creation of a new internal vehicular link between Waters Rd and Military Rd

Stage 2 - Sports and Performing Arts Centre:

- Demolition of existing buildings and structures
- Construction of a new sports and performing arts centre

Stage 3 - Redlands Hall, Roseby Building and Liggins Building Refurbishment:

- Internal alterations and additions of existing buildings

Stage 4 - Humphery Learning Hub and Resource Centre:

- Construction of a new multi-purpose education building with swimming pool and associated facilities at roof top level
- Decanting of temporary music facilities upon completion of the new Humphery Learning Hub providing additional carparking

Stage 5 - Adams Centre Extension:

- Alterations and additions to the Adams Centre at 219 Military Road

(2) Detailed Proposal for "Stage 1" development – New Learning Hub:

- Demolition of existing buildings and structures (Mowll Building, 1, 3, 7, 9 and 11 Gerard Street, 7 and 8 Monford Place, staff offices, multi-purpose building and Design and Technology buildings on the western boundary).
- Fit-out of 7 and 8 Monford Pl for temporary use as an educational facility.
- Construction of a new purpose built education building generally comprising a four storey building with basement car park and outdoor learning area at roof level.
- Temporary fitout of a portion of the basement carpark shell for music and general education uses.
- Construction of landscaped podium over new basement carpark and music facilities.
- Creation of new vehicular access road off Gerard Street for the new basement car park.
- Creation of new internal vehicular access link facilitating ingress from Waters Rd and egress onto Military Rd.
- Associated landscaping improvements.
- New services infrastructure.
- New servicing area including loading dock and waste enclosure.
- Erection of temporary demountable classrooms.

The purpose of this access review is to provide an assessment of the proposal as described above and detailed within the EIS, relative only to 7 and 8 Monford Place, Cremorne.

SITE PLAN

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BUILDING IDENTIFICATION PLAN

Ref	Building Details
1	Adams Centre
2	Staff offices
3	Main reception and administration (2 Monford Place)
4	Hattersley Sports Courts
5	Multi-purpose building accommodating medical room, meeting rooms, staff rooms and classroom
6	Liggins Building
7	Roseby Building (drama studio and science)
8	Residential flat building (8 Monford Place)
9	Residential flat building (7 Monford Place)
10	Residential flat building (5 Monford Place)
11	Dwelling house (6 Winnie Street)
12	Design and technology
13	Canteen & assembly hall
14	Mowll Building
15	Design and technology (21 Waters Road)
16	Humphery Building (Humanities / library)(23 Waters Road)
17	Lang Gymnasium (25-27 Waters Road)
18	Facilities / ICT (1 Gerard Street)
19	Music tuition (3 Gerard Street)
20	Performing arts (7 Gerard Street)
21	Music (9 Gerard Street)
22	Visual arts (11 Gerard Street)

1.1 Basis of Report

This assessment is based upon –

1. Sketch plans (unnumbered, undated).
2. Site inspection conducted by AED Access' Anthony Banham on 09 April 2015.
3. The Building Code of Australia 2014 (BCA) prepared by the Australian Building Codes Board.
4. The Guide to the BCA 2014, prepared by the Australian Building Codes Board.
5. The Disability (Access to Premises – Building) Standards 2010.
6. Australian Standards AS1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
7. Australian Standards AS1428.4.1-2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.

1.2 Limitations of the Report

This report does not assess / include the following –

- Consideration for use of the buildings on a permanent basis.
- Any parts of the BCA not directly referenced in this report.
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing).
- Disability Discrimination Act 1992 (*DDA focuses on results and does not offer prescriptive compliance options).*
- Work Health & Safety considerations.
- Work Cover Authority requirements.
- Federal / Local / State planning policies and/or guidelines.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000.
- Does not provide concessions, alternative solutions or exemptions from the requirements of the BCA, other than any directly identified in the Executive Summary of this report.

1.3 BCA Assessment Data

Our understanding of the Building Code of Australia (2014) classification(s) in relation to the subject building is as follows (confirmed by BCA Consultant) –

7 Monford Place, Cremorne

Proposed BCA Building Classifications:	Class 5 office Class 7b archive storage Class 9b assembly / school use

8 Monford Place, Cremorne

Proposed BCA Building Classifications:	Class 7b archive storage Class 9b assembly / school use

A3.3 Multiple Classification
Where parts have different purposes if not more than 10% of the floor area of a storey, being the minor use, is used for a purpose which is a different classification, the classification applying to the major use may apply to the whole storey.

A1.7 Language
A reference to a building in the BCA is a reference to an entire building or part of a building, as the case requires.

2.0 ASSESSMENT DATA – PREMISES STANDARD

2.1 Disability (Access to Premises – Buildings) Standards 2010

The Disability (Access to Premises – Buildings) Standards 2010 commenced operation on 1 May 2011, in line with the adoption of the BCA 2011 which was revised to align with the Access Code in the Premises Standards. The overall aim of the Premises Standards is twofold. First it is to provide the building and design industry with detailed information about how they can design and construct their buildings in a way that meets their responsibilities under the DDA. Second it is to improve access to buildings for people with a disability to ensure the greatest possible participation in the social, economic, cultural and political life of the community.

2.2 Premises Standard "Affected Part" Background

In general this Access Code tells those responsible for buildings when and where access is required and then refers to technical specification documents such as Australian Standard 1428.1-2009 to describe how to design and build in an accessible way.

When new building work takes place in an existing building and a building approval is required for that new work (Clause 2.1(4) as shown below defines a new part of a building), the requirements for upgrading access are limited to the area of new work and the 'affected part'.

2.1 Buildings to which Standards apply

*(4) 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:*

(a) 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; or

(b) all of the following apply:

(i) the building work is carried out for or on behalf of the Crown;

(ii) the building work commences on or after 1 May 2011;

(iii) no application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the State or Territory where the building is located.

*(5) An **affected part** is:*

(a) the principal pedestrian entrance of an existing building that contains a new part; and

(b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

The concept of an 'affected part' of an existing building is a new concept brought about by Clause 2.1(5) of the Premises Standard as reproduced above. The introduction of this defined area reflects the desire to improve general accessibility of existing buildings over time where full upgrades of a building are not taking place.

Subsection 2.1(5) defines the term 'affected part' of a building. An 'affected part' means the path of travel between (and including) the principal pedestrian entrance of an existing building to the 'new part' or modified part of the building. This path of travel must provide a continuous accessible path of travel from the principal pedestrian entrance to the new part or modified part of the building. The requirement for upgrading of the 'affected part' of buildings recognises that there is little value in improving access in new parts of existing buildings if people with disability cannot get to those new parts. Refer to the below extract indicating the extent of an "affected part" of a building.

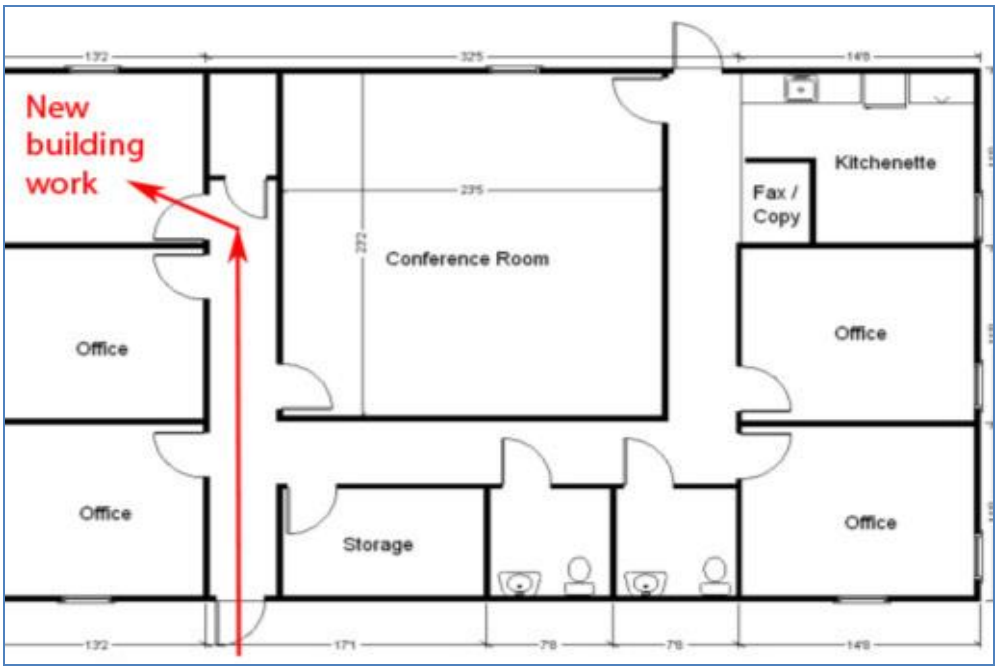


Figure 2.2(a): Diagram illustrating extent of affected part (Extract from Guide to Premises Standard)

2.3 Premises Standards Commentary

The following commentary summarises the compliance status of the architectural design in relation to the Premises Standards.

For the proposed alterations to the existing building, BCA 2014 applies only to the proposed alterations / new work. No need occurs within the *BCA* for upgrade of existing portions of the building.

However, an existing building upgrade provision at Part 2.1(5) of the *Premises Standards*, known as the 'affected part' can trigger the need for upgrade of the existing building and a compliant *continuous accessible path of travel* from the building principal pedestrian entrance to new work.

Where the Premises Standards 'affected part' is triggered, the need would exist to upgrade existing building parts as necessary to achieve a *continuous accessible path of travel* from the principal pedestrian entrance to new work; irrespective of the initial project intention to upgrade the subject existing building part(s).

In this instance, we confirm a 'mandatory' necessity exists to upgrade the 'affected part' as a result of the subject premises being occupied by a single tenant and/or the building undergoing works proposed by the building owner.

Summary

On the basis that a concession is **not** achieved and an 'affected part' upgrade is necessary for this project; compliance with the Premises Standards is to be achieved as detailed at Part 3.0 of this report.

Due to the extent of work to the buildings, an affected part upgrade is not identified; rather the entire buildings are assessed as required to comply with the current provisions of the BCA.

3.0 TECHNICAL REVIEW ASSESSMENT & COMMENTARY

The following table details the compliance status of the architectural design in terms of the prescriptive accessibility provisions of BCA 2014, as are contained within Part D3 and Clauses E3.6 & F2.4 of the code.

The table identifies compliance assessment outcomes into one of four (4) categories, as follows –

Complies – BCA design compliance is achieved.

Does not comply – A BCA compliance departure requires rectification. Resolution options are provided.

N/A or Informational – Either not applicable or not directly relevant to the project. Detail provided for information purposes only. No action required.

Design Detail – A detailed commentary is provided within the report. Such instances should not be considered deficiencies, but matters for consideration by the design team / assessment authority at relevant stages of design.

BCA Interpretation Note(s) –

(i) Readily moveable furniture has been treated as indicative only. The person/s responsible for furnishing the building (parts) should ensure their furnishing layout/s do not cause AS1428.1 circulation deficiencies.

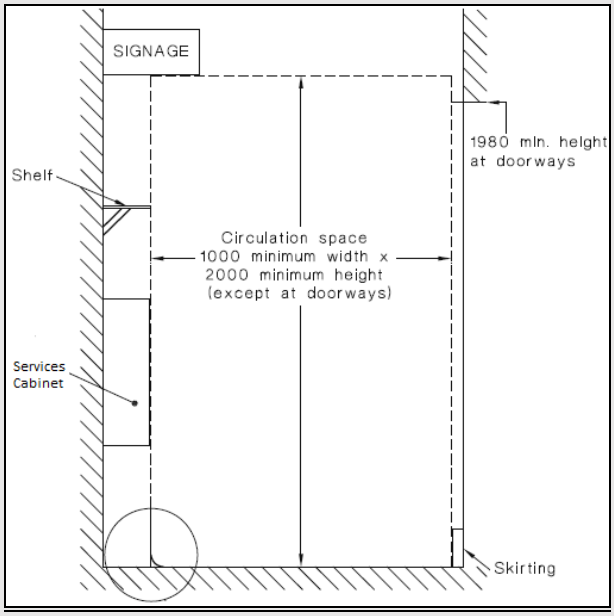
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	N/A OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
SECTION D **ACCESS & EGRESS**					
PART D3 - ACCESS FOR PEOPLE WITH DISABILITIES					
D3.1 - General building access requirements Buildings and parts of buildings must be accessible as required by Table D3.1, as follows: *Class 5* Access must be provided to and within all areas normally used by the occupants. *Class 7b* Access must be provided to and within all areas normally used by the occupants. *Class 9b* Access must be provided to and within all areas normally used by the occupants.		X			Access is required to and within the building to all areas normally used by occupants in accordance with AS1428.1-2009. *Compliance Departure* The buildings have existing access barriers to ground lobby (entry steps), steps into ground floor apartments (No. 7), corridors that prevent compliant accessways and circulation, steps to first floors, doorways less than the required 850mm. *Resolution* As agreed to by relevant stakeholders, it is understood this matter to be addressed as follows: ▪ Pursue a BCA *Alternative Solution* to resolve this matter to demonstrate the suitability of the current level of access. Reliance would be placed upon partial upgrade of building features for use by persons with ambulant disabilities, provision of accessible features in the proposed temporary demountable building, suitable management-in-use plan prepared by SCECGS, whilst having regard to the temporary nature of the proposed use and the existing site

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	N/A OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
					constraints and building features. In this regard, the following summary of AS1428.1-2009 requirements for accessways is provided to assist the project team.

Summary of AS1428.1-2009 Requirements for accessways

Continuous accessible path of travel –

All paths of travel shall achieve unobstructed heights and widths in accordance with cl. 6 of AS 1428.1 – see diagram below for detail.



Doorways / Doors –

(i) All doorways shall have a minimum luminance contrast of 30% between –
- door leaf and door jamb;
- door leaf and adjacent wall;
- architrave and wall;
- door leaf and architrave;
- door jamb and adjacent wall.

(ii) The minimum width of the area of luminance contrast shall be 50mm,

(iii) Door hardware should be generally located between 900-1100mm from the floor and be of lever type with a clearance between the handle and the door face at the centre of the handle being not less than 35mm and not more than 45mm in accordance with AS1428.1-2009,

(iv) Doors shall have a clear opening width of 850mm.

(v) Door handles and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.

(vi) 'D' type handles shall be provided on sliding doors.

(vii) Any snibs shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.

(viii) For doors (other than fire doors and smoke doors) where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the 20N,

(ix) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	N/A OR INFORMATIONAL	DESIGN DETAIL	COMMENTS

closing face of a side-hung door,

(x) The location of controls for doors and gates above a level surface shall be provided as per Clause 13.5.3.

(xi) Manual controls for power-operated doors shall be located no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.

(xii) Push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the door before the button becomes level with the surrounding surface.

Floor or ground surfaces on continuous accessible paths of travel and circulation spaces –

(i) A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability.

(ii) Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows –

- 0 ±3mm vertical change in level – *see Figure 1*
- 0 ±5mm change in level provided the edges have a beveled or rounded edge to reduce the likelihood of tripping – *see Figure 2*
- Various tolerances for raked joint pavers – *see Figure/s 3a - level surfaces, 3b - irregular surfaces & 3c - domed surfaces.*

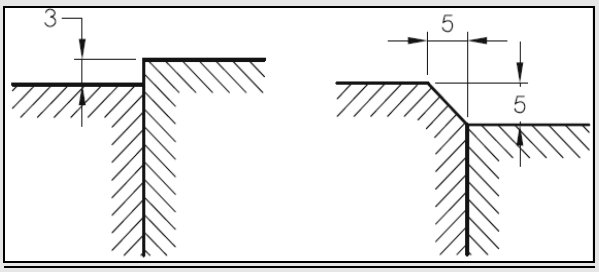


Figure 1

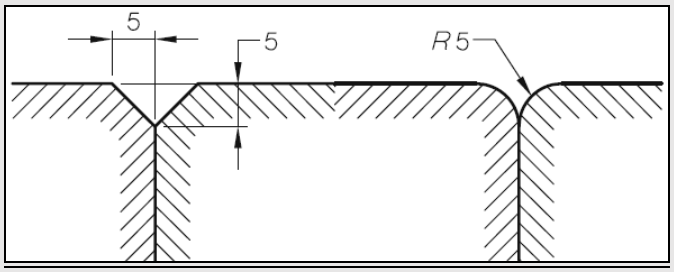


Figure 2

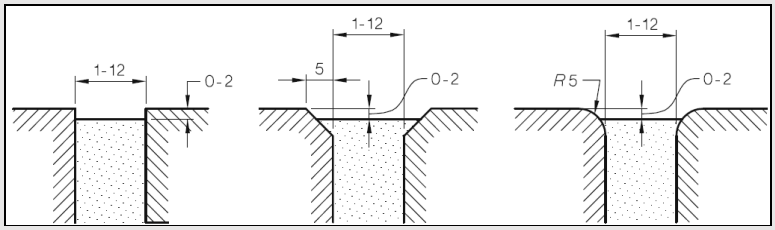


Figure 3a – For continuous paving units – level surfaces

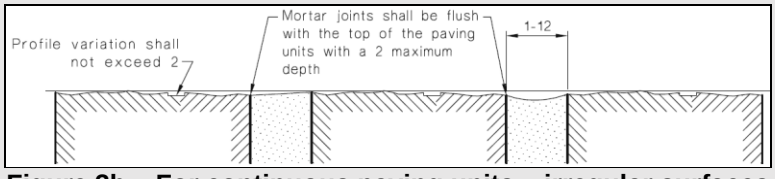


Figure 3b – For continuous paving units – irregular surfaces

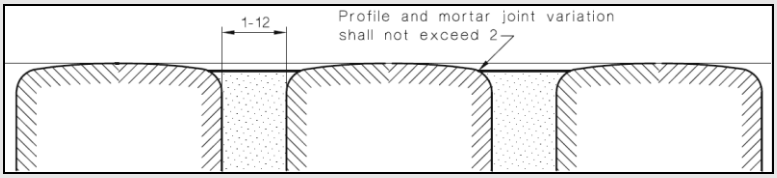


Figure 3c – For continuous paving units – domed surfaces

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	N/A OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
(iii) Where carpets or any soft flexible materials are used on the ground or floor surface – ▪ The pile height or pile thickness, shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm, ▪ Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge, ▪ At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded beveled edge no higher than 5mm or above that height a gradient of 1:8 up to a total maximum height of 10mm. (iv) Matting recessed within an accessible path of travel – ▪ Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or beveled, above or below the surrounding surface; and ▪ Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or beveled. <u>*Switches and Controls –*</u> (i) All new switches and controls, other than power points, shall be located not less than 900mm nor more than 1100mm above the finished floor and not less than 500mm from internal corners. (ii) Rocker action and toggle switches shall be provided an accordance with Clause 14.2 in accessible residential sole-occupancy units.					
<u>D3.2 - Access to Buildings</u> An accessway must be provided to a building required to be accessible: ▪ From the main points of pedestrian entry at the allotment boundary; and ▪ From another accessible building connected by a pedestrian link; and ▪ From any required accessible carparking space on the allotment. An accessway must be provided through the principal pedestrian entrance, and: ▪ through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and ▪ in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. ▪ Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.		X			Access is required from the main points of pedestrian entrance at the allotment boundary to the building, and an accessway must be provided through the principal pedestrian entry. <u>*Compliance Departure*</u> The main building entries contain steps, and a change in level from the property boundary to the entry lobbies of approximately 0.5m rise, and paved pathways with inconsistent falls, surface abutments and surface finishes. Additionally, pathways to other school buildings are temporary in nature and are such that do not comply with accessway requirements of AS1428.1. <u>*Resolution*</u> As agreed to by relevant stakeholders, it is understood this matter to be addressed as follows: ▪ Pursue a BCA *Alternative Solution* to resolve this matter to demonstrate the suitability of the existing buildings not being provided with compliant accessways. Reliance would be placed upon provision of accessible features in the proposed temporary demountable building that directly mimic the features in the subject building (for staff and student purposes),

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	N/A OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
					suitable management-in-use plan prepared by SCECGS, whilst having regard to the temporary nature of the proposed use and the existing site constraints and building features. We refer to the AS1428.1-2009 summary at Clause D3.1 to assist the design team with detailed design and/or construction.
<u>D3.3 - Parts of buildings to be accessible</u> In a building required to be accessible: ▪ every ramp & walkway *(except fire-isolated)* must comply with Clause 10 of AS1428.1-2009; ▪ every stairway *(except fire-isolated* must comply with Clause 11 of AS1428.1-2009; ▪ All fire-isolated stairways are required to comply with Clause 11.1(f) and (g) of AS 1428.1-2009. ▪ accessways must have passing spaces complying with AS1428.1 at max 20m intervals where a direct line of sight is not available; and ▪ turning spaces complying with AS1428.1 within 2m of the end of accessways where it is not possible to continue travelling along the accessway, and at max. 20m intervals along the accessway. ▪ the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shall be 11mm, 4mm and 15 mm respectively.				X	All stairs and ramps (other than required fire-isolated stairs and ramps) are to be design detailed to comply with the relevant requirements of Clause 10 and 11 of AS1428.1-2009. *<u>Compliance Departure</u>* The buildings contain entry steps to the foyers, and an internal and external stair serving the first floor of both buildings. *<u>Resolution</u>* As agreed to by relevant stakeholders, it is understood this matter to be addressed as follows: ▪ Pursue a BCA *Alternative Solution* to resolve this matter to demonstrate the suitability of partially upgraded stair features. Reliance would be placed upon partial upgrade of the existing stairs to include suitable handrail and slip-resistant contrasting nosings, provision of accessible features in the proposed temporary demountable building, suitable management-in-use plan prepared by SCECGS, whilst having regard to the temporary nature of the proposed use and the existing site constraints and building features. Suitable passing and turning spaces are generally provided in the buildings to comply with this clause and AS1428.1-2009. Compliance is readily achievable. In this regard, the following summary of AS1428.1-2009 requirements for stairs and ramps are provided to assist the design team.

<u>Summary of AS1428.1-2009; Clause 10 & 11 Requirements (Ramps & Stairs)</u>

<u>Clause 10.2 – Walkways</u>

Walkways shall comply with the following:

- The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	N/A OR INFORMATIONAL	DESIGN DETAIL	COMMENTS

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 one of the following is provided:
  - Kerb in accordance with Figure 18.
  - Kerb rail and handrail in accordance with Figure 19.
  - A wall not less than 450 mm in height.
- Landings at top and bottom and at:
  - 25m intervals or less for 1:33,
  - 15m intervals or less for 1:20,
- For walkways shallower than 1 in 33, no landings are required.

Clause 10.3 – Ramps

Ramps shall comply with the following:
- Max 1:14 gradient for ramps exceeding 1.9m,
- Gradient constant throughout with max. 3% tolerance and max 1:14 gradient,
- Landings at top and bottom and at:
  - 9m intervals or less for 1:14,
  - 15m intervals or less for 1:20,
- Change in direction to have 90° angle of approach as per Figure 13,
- Handrails on each side as per Clause 12,
- Set back min. 900mm from boundary,
- Intersections at internal corridors to be set back min. 0.4m,
- Handrails to extend min. 300mm horizontally past transition point at top and bottom, except where inner handrail is continuous at intermediate landings,
- Kerbs and kerb rails on both sides at min. height of 65mm, not be between 75mm and 150mm high and have no gaps or slots greater than 20mm within the range of 75mm to 150mm,
- Kerbs and kerb rails to be located so that ramp-side face is either flush or no greater than 100mm away from handrail (Figure 19), min. 150mm high if handrails has vertical posts (Figure 19 a, b, c), and be min. 200mm between 65mm-75mm kerb to support posts (Figure 19 d).

Clause 10.5 - Threshold ramps
- Threshold ramps at doorways to have a max. rise of 35mm, max length of 280mm, max gradient of 1:8 and be located within 20mm of the door leaf.
- Edges of the threshold ramp shall be tapered or splayed at max 45^{o} if not abutting a wall.

Clause 10.6 - Step ramps
- Step ramps shall have max. rise of 190mm, max. length of 1.9m, max. gradient of 1:10.
- Edges of the step ramp to have 45^{o} splay where there is pedestrian traffic or otherwise be protected by suitable barrier such as a min. 450mm wall or kerb / kerb rail with open balustrade.
- Step ramps to have slip-resistant surfaces.

Clause 10.8 - Landings

Landings for walkways (up to 1:33) and ramps shall comply with one of the following:
- min. 1.2m if no change in direction as per Figure 25(A),
- min. 1.5m where change in direction not exceeding 90^{o} internal corner to be truncated for min. 500mm in both directions as per Figure 25(B),
- 180^{o} turn, landing as per Figure 25(C).
- Landings for step ramps shall be min. 1.2m in length as per Figure 22(A) and (B). Where a change in direction, the length of the step ramp landing to be min. 1.5m as per Figure 22(A). At doorways, landings as per Clause 13.3 for circulation spaces at doorways shown in Figure 25(D).

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	N/A OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
▪ Landings at kerb ramps shall be min. 1.2m in length, or 1.5m X 2.0m at 'T' junctions. Where a single change in direction is required, landings to be min. 1.5m X 1.5m. Clause 11.1 - Stair construction Stairs to be constructed as follows: ▪ Set back min. 0.9m from boundary, ▪ Where intersection is at an internal corridor, the stair to be set back as per Figure 26(A), ▪ Have opaque risers, ▪ Nosings shall not project beyond the face of the riser and the riser may be vertical of 25mm backwards splay, ▪ Nosing profiles to have a sharp intersection, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm, ▪ 50mm – 75mm strip to full length of nosing, set back a max. 15mm from the front of the nosing, with a 30% min. luminance contrast. If not set back, luminance contrast to extend down the riser by max 10mm. ▪ TGSIs installed as per AS1428.4.1. Clause 11.2 - Stairway handrails Handrails to be continuous throughout the stair flight and around landings and have no obstructions 0.6m above, and as follows: ▪ Design & construction as per Clause 12, ▪ Installed both sides, ▪ No vertical sections and shall follow angle of the stairway nosings, ▪ Extend at bottom of stairs one stair tread depth and min. 300mm horizontally, (300mm extension not required if handrail is continuous, ▪ Dimensions of heights of handrails taken vertically from the nosing or landing to the top of the handrail. Clause 12 - Handrails Design and construction to comply with: ▪ Handrails and balustrades shall not encroach into required circulation, ▪ Circular or elliptical cross-section, not less than 30mm or more than 50mm for more than 270°. Elliptical handrails to have greater horizontal dimensions, ▪ Exposed edges or corners have min. radius of 5mm, ▪ Top of handrail to be between 865mm and 1.0m above nosing or landing, ▪ Height to be constant throughout, ▪ If balustrade is required at a height greater than the handrail, both shall be provided, ▪ Handrails to be securely fixed and rigid with ends turned through a total of 180°, or to the ground, or returned fully to end post or wall face (Figures 26 C and D), ▪ Min. 50mm clearance to adjacent wall or other obstruction, for a height of 600mm, ▪ Handrails to have no obstructions to the passage of a hand along the rail, ▪ Inside handrail at landings to always be continuous as per Figure 28(a).					
D3.4 - Exemptions An area where access would be inappropriate because of the particular purpose for which the area is used, or would pose a health or safety risk for people with a disability; is not required to be accessible.			X		Exemptions are to be reviewed on a case by case basis and when detailed design is achieved. We do however highlight that the following building parts are capable of being offered access exemptions (not exhaustive): ▪ Compactus style storage areas / rooms. ▪ Commercial style laundry / kitchen where an alternative staff use laundry / kitchen is provided

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<u>D3.5 - Accessible carparking</u> Accessible carparking spaces complying with AS2890.6-2009 must be provided in accordance with Table D3.5 in a Class 7a building required to be accessible and on the same allotment as a building required to be accessible.			X		No carparking indicated as part of the proposed temporary change of use.
<u>D3.6- Signage</u> Accessible buildings must have signage to comply with AS1428.1-2009 and as follows – ▪ braille and tactile signage incorporating the international symbol of access or deafness, must identify each sanitary facility and space with hearing augmentation system; and ▪ identify each door required by Clause E4.5 to be provided with an exit sign and state **"Exit"** and **"Level"** followed by the floor number; ▪ signage incorporating the international symbol of access or deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location of receivers; ▪ signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify left or right handed use; ▪ signage to ambulant accessible facility must be on the door of the facility; ▪ directional signage where a pedestrian entrance is not accessible, ▪ directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility.				X	Signage shall be installed in this project as necessary, but shall include as a minimum: ▪ identify each door required by Clause E4.5 to be provided with an exit sign and state **"Exit"** and **"Level"** followed by the floor number with appropriate braille and tactile signage; ▪ signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify left or right handed use; ▪ signage to ambulant accessible facility must be on the door of the facility; ▪ directional signage where a pedestrian entrance is not accessible, ▪ directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. In this regard, the following Specification D3.6 summary is provided to assist the project team.

<u>Summary of Specification D3.6; Braille and tactile signs</u>

<u>Part 2 – Location of braille and tactile signs</u>

Signage must be designed and installed as follows:

- Braille and tactile components located not less than 1.2m or greater than 1.6m;
- Single line signs to have tactile characters not less than 1.25m or greater than 1.35m;
- Signs identifying room features or facilities located on wall on the latch side of the door with edge of sign 50mm to 300mm from the architrave (or on the door itself if not possible to have adjacent).
- Signs identifying a door required by E4.5 to be provided with an exit sign, must be located on the side that faces a person seeking egress, and on the wall on the latch side of the door with the leading edge of the sign located between 50mm and 300mm from the architrave (or on the door itself if not possible adjacent).

<u>Part 3 – Braille and tactile sign specification</u>

- Tactile characters to be raised or embossed to a height between 1mm and 1.5mm;

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▪ Sentence case must be used, with 15mm to 50mm high characters for capitals and 50% high for the lower case; ▪ Tactile characters, symbols and the entire sign / frame to have rounded edges; ▪ The entire sign including characters, background, negative space or fill of signs to be matt or low gloss finish; ▪ Min. letter spacing to be 2mm; ▪ Min. word spacing to be 10mm; ▪ Thickness of letter strokes between 2mm and 7mm and of Arial typeface; ▪ Tactile text to be left justified (excluding single words). <u>Part 4 – Luminance contrast</u> ▪ Background, negative space and fill to be min. 30% luminance contrast to the mounted surface, ▪ Tactile characters icons & symbols to be min 30% luminance contrast to the background or mount surface, ▪ Luminance contrasts must be met under the lighting conditions of its surrounds. <u>Part 5 – Lighting</u> Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read. <u>Part 6 – Braille</u> ▪ Grade 1 braille (uncontracted) as per Australian Braille Authority, ▪ Raised and domed, and left justified, ▪ Located 8mm below bottom line of text, ▪ Solid arrow, if arrow provided, ▪ On signs with multiple lines, semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text.					
<u>D3.7 - Hearing augmentation</u> Hearing augmentation system must be provided where an inbuilt amplification system (other than emergency warning) is installed: ▪ In a room in a Class 9b building; or ▪ Meeting room, conference room, auditorium, or room for judicatory purposes; or ▪ At any ticket office, tellers booth, reception area or the like, where the public is screened from the service provider. If provided in the form of an induction loop, it must cover no less than 80% of the floor of the room served. If in the form of receivers, it must cover no less than 95% of the floor of the room served with a minimum of two (2) in any case, but depending on number of people accommodated.		X			N/A - no inbuilt amplification system proposed.
<u>D3.8 - Tactile ground surface indicators (TGSI)</u> Accessible buildings must have TGSI's complying with Sections 1 & 2 of AS/NZS1428.4.1-2009 to warn blind or vision impaired people of approaching stairways		X			TGSI's are to be provided to – ▪ To stairs and ramps. <u>*Compliance Departure*</u> The buildings have entry steps in to the

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(other than fire-isolated), escalators, ramps (other than fire-isolated, step or kerb ramp), any overhead obstruction less than 2m above floor level and an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.					ground level foyer, and 2 stairways (an internal and an external) stair serving the first floor. No TGSIs are currently provided to these stairs, as required. *Resolution* As agreed to by relevant stakeholders, it is understood this matter to be addressed as follows: ▪ Pursue a BCA *Alternative Solution* to resolve this matter to demonstrate the suitability of current stairs having no TGSIs. Reliance would be placed upon upgrade of stair safety features including luminance contrast nosings and handrails, managed nature of the buildings, occupants being familiar with the use, suitable management-in-use plan prepared by SCECGS, whilst having regard to the temporary nature of the proposed use and the existing site constraints and building features.
D3.9 - Wheelchair seating spaces in Class 9b assembly buildings -			X		N/A – Nil seating proposed.
D3.10 - Swimming pools -			X		N/A – No swimming pool is proposed
D3.11 - Ramps On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	X				Where new ramps are indicated as being proposed, they are to be design detailed to ensure no overlapping landings to step ramps.
D3.12 - Glazing on an accessway Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line. The contrasting line shall be not less than 75mm wide and shall extend across the full width the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level. Any contrasting line on the glazing shall				X	Any such glazing on an accessway must be clearly marked in accordance with AS 1428.1-2009. Such markings may include specific Redlands Decals; details of which can be provided at the relevant construction documentation phase.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	N/A OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.					
SECTION E **SERVICES AND EQUIPMENT**					
PART E3 **LIFT INSTALLATIONS**					
E3.6 - Passenger lifts Every passenger lift must: ▪ be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and ▪ have accessible features in accordance with Table E3.6b; and ▪ not rely on a constant pressure device for its operation if the lift car is fully enclosed.			X		No lifts existing or proposed.
SECTION F **HEALTH AND AMENITY**					
PART F2 **SANITARY AND OTHER FACILITIES**					
F2.4 - Accessible sanitary facilities In a building required to be accessible: ▪ Accessible unisex sanitary compartments must be provided as per Table F2.4(a), ▪ Accessible unisex showers must be provided as per Table F2.4(b), ▪ At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females. ▪ An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels. ▪ Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1. ▪ Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as		X			Accessible sanitary facilities required to a single bank of toilets on a level required to be accessible. *Compliance Departure* The buildings have existing residential bathrooms that are proposed as being retained in their current layout and configuration (ie. not accessible). Accessible sanitary facilities are not provided. *Resolution* As agreed to by relevant stakeholders, it is understood this matter to be addressed as follows: ▪ Pursue a BCA *Alternative Solution* to resolve this matter to demonstrate the suitability of sanitary compartments (ie. not accessible). Reliance would be placed upon provision of facilities suitable for persons with ambulant disabilities, suitable unisex accessible facilities being provided in the temporary demountable buildings, the managed nature of the buildings, suitable

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	N/A OR INFORMATIONAL	DESIGN DETAIL	COMMENTS
evenly as possible. ▪ An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex.					management-in-use plan prepared by / on behalf of SCECGS, whilst having regard to the the temporary nature of the proposed use and the existing site constraints and building features. Fixtures and fittings within the accessible sanitary compartment shall comply with AS1428.1-2009. In this regard and to offer detail to the project team, the following summary of AS1428.1-2009 requirements for accessible & ambulant sanitary facilities is provided.

Summary of AS1428.1-2009 requirements for Accessible & Ambulant Sanitary Facilities

Water Taps – Must have:

- Taps shall have lever handles, sensor plates or other similar control,
- Lever handles to be min. 50mm clear from adjacent surface,
- Where hot water is provided, the water to be delivered through the mixing spout.

WC pan clearances

- WC pan clearance including set-out, seat height and seat width as per Figure 38 of AS1428.1.

Seat – As follows:

- full round type with minimal contours,
- be securely fixed when in use,
- seat fixings that create lateral stability,
- load rated to 150kgs,
- min. luminance contrast of 30%.

Backrest – As follows:

- be capable of withstanding 1100 N,
- height to the lower edge of backrest to the top of the WC pan of 120mm to 150mm,
- vertical height of 150mm-200mm and a width of 350mm and 400mm,
- front edge of the centre of the backrest to be at an angle of 95^{o} to 100^{o}.

Flushing control

- Flushing controls shall be user activated, either hand operated or automatic. Hand-operated controls to comply with Figure 40, or on the centre-line of the toilet within the vertical limit zone. Controls within this zone shall not be within the area required for grabrails.
- Controls shall be proud of the surface and activate the flush before being level with the surrounding surface.

Toilet paper dispenser

- Toilet paper dispenser to be located within zone specified in Figure 41. Dispenser shall not encroach on required grabrail clearances.

Grabrails

- Concealed, high level cisterns or flush valves require a continuous grabrail across the rear wall and the side wall closest to the pan as per Figure 42.
- Low-level non-concealed cistern or flush valves require the grabrail to terminate each side of the cistern as per Figure 42.

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Circulation space – Shall be as per Figure 43 of AS1428.1-2009, except for the following intrusions:

- Toilet paper dispenser,
- Grabrails,
- Washbasins with 100mm intrusion,
- Hand dryers and towel dispensers,
- Soap dispensers,
- Shelves,
- Wall cabinets with 150mm intrusion, mounted between 0.9m and 1.25m,
- Clothes hanging devices,
- Portable sanitary disposal units (Figure 43),
- Other wall mounted fixtures with 150mm intrusion, mounted between 0.9m and 1.25m.
- The overlapping of circulation space shall be in accordance with Clause 15.6.

Baby change tables

- Where installed, baby change tables shall not encroach into the required circulation space when in the folded position and have a max height of 820mm with clearance underneath of min. 720mm when open.

WC doors

- To be either hinged or sliding,
- Outward-opening doors shall have a mechanism to hold in the closed position without the use of a latch,
- Doors provided with an in-use indicator and a bolt or catch. If fitted with a snib, the snib handle is to be min. length of 45mm from the centre of the spindle.
- Latch mechanism are to be openable from the outside in the case of an emergency.
- Force required as per Clause 13.5.2(e),
- Door handles and hardware as per Clause 13.5.

Washbasins for unisex accessible sanitary facilities

- A hand-washing facility shall be provided inside the toilet cubicle

Washbasins – As follows:

- Shall be located inside the cubicle,
- Washbasin outside pan circulation,
- Water taps as per Clause 15.2.1,
- Exposed hot water supply pipes to be insulated or located so as not a hazard,
- Projection of washbasins from wall and taps, bowl and drain outlet as per Figures 44 (A) and (B),
- Water supply pipes and waste outlets not to encroach on required clear space under basin.
- Each washbasin fixture to have unobstructed circulation space as per Figure 46, or Figure 45 for SOU's.

Mirrors

- Mirror to be located above or adjacent to washbasin.
- Where provided, a vertical mirror with a reflective surface not less than 350mm wide to extend from a height not less than 0.6m to not more than 1.85m.
- In an accessible residential unit, the mirror to be centred over the washbasin.

Shelves – To be provided adjacent to washbasin, as follows:

- A vanity top at a height of 800mm-830mm and min. width of 1200mm and depth of 300mm-400mm without encroaching circulation space,
- A separate fixture, within any circulation spaces at a height of 0.9m-1.0m, and external to all circulation

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space 0.79m-1.0m.

Soap dispensers, towel dispenser and similar fittings

- Soap and towel dispensers and hand dryers shall be operable by one hand and installed so the operative component or outlet between 0.9m and 1.1m and no closer than 0.5m from an internal corner.

Clothes-hanging devices

- A clothes-hanging device shall be installed 1.2m to 1.35m high and not less than 0.5m from an internal corner.

Sanitary disposal unit

- Where provided, sanitary disposal units to be as per Figure 43 for portable units or 0.5m from the pan for recessed units.

Switches and general purpose outlets

- Where provided near the washbasin, switches and GPOs to be located as per Clause 14 and as close to the shelf as possible.

Showers

- Shower recesses and circulation space to a height not less than 0.9m as per Figure 47. Grabrails, shower hose fittings, taps, soap holder, shelf and seat are the only fixtures permitted in these spaces.

Circulation spaces in accessible sanitary facilities

- Circulation spaces in accessible sanitary facilities shall be in accordance with Clause 15.2.8 and Figures 43-47 and 50.
- Circulation spaces, including door circulation space, may be overlapped.
- Fixtures shall not encroach circulation space except:
  a. Washbasin in WC circulation as per Figure 43,
  b. Washbasin in shower circulation as per Figure 50,
  c. Washbasin in door circulation as per Figure 51(A) and 51(B).
- Clearances beneath washbasin as per Clause 15.3.

Summary of AS1428.1-2009 requirements for Ambulant Sanitary Facilities

General

- Ambulant sanitary facilities shall be in accordance with Figures 53(A) and 53(B).

Grabrails

- Grabrails shall be installed in accordance with Clause 17 and Figure 53(A).

Doors

- Doors to sanitary compartments for people with ambulant disabilities shall have openings with a minimum clear width of 700 mm, and shall comply with Figure 53(B).
- Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside.

Coat hook

- A coat hook shall be provided within the sanitary compartment and at a height between 1350 mm to 1500 mm from the floor.

4.0 CONCLUSION

This report identifies the compliance status of the current buildings and the proposed change of use design documentation with the relevant accessibility related DtS requirements of the Building Code of Australia 2014 (BCA).

The outcome of the report highlights that the existing buildings contain some considerable compliance departures with the DtS provisions of the BCA, however, such can be resolved by design changes or BCA Alternative Solution(s), as nominated at Part 2.0 of this report at the Construction Certificate stage.

Subject to the resolutions / commentary contained within this report, the current design is capable of complying with the accessibility provisions of the BCA without significant design changes.

Prepared by:	Checked by:
	
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