morris goding accessibility consulting

ARTAZAN PROPERTY GROUP PTY LTD

LORETO KIRRIBILLI

85 Carabella Street Kirribilli NSW

CONCEPT PROPOSAL AND STAGE 1 DEVELOPMENT APPLICATION ACCESS REVIEW

Morris-Goding Accessibility Consulting
Sydney
Brisbane
Melbourne
Wollongong

FINAL 1

25th July 2017

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Date	Version	Author	
17.01.2017	Draft	John Moulang – Senior Access Consultant (ACAA Accredited)	
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1. EXECUTIVE SUMMARY

Loreto Kirribilli is an independent, private Roman Catholic day-school for girls located in Kirribilli, on the Lower North Shore of Sydney. Established at Milsons Point in 1901, Loreto currently caters for approximately 1,080 girls from Kindergarten to Year 12.

The Access Review Report is a key element in design development of Loreto Kirribilli Campus and an appropriate response to the AS1428 series, the Building Code of Australia (BCA), and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris-Goding Accessibility Consulting (MGAC) has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities and satisfy the accessibility requirements for the State Significant Development Application to the Department of Planning and Environment.

The schematic design has been reviewed to ensure that ingress and egress, paths of travel, circulation areas and sanitary facilities comply with relevant statutory guidelines.

The report covers the schematic design intended for the whole site which has a concept proposal to design and construct a learning campus of high quality over an extended period of development.
For the purposes of the Masterplan the site has been divided into 5 precincts, each with a different character:

- Campus Core
- Western Precinct
- Southern Precinct
- Eastern Precinct
- Northern Precinct

Stage 1 of the Master Plan includes the demolition of Block B and the construction of a new Learning Hub to support a STEaM curriculum. The Learning Hub interfaces with the existing Gymnasium, providing access to the Gymnasium via a new lift and stairs as well as additional teaching space comprising of a new Learning Studio, Weights Area, relocated Change Rooms, new Storage and Outdoor Learning Area.

This stage also includes vertical connectors located in the Eastern, Southern and Northern Precincts. The series of vertical connectors throughout the site to ensure the highest standard of accessibility in and around the future campus.

Works in the stages to follow Stage 1 include the demolition of the Mary Ward building and construction of a new Performing Arts Centre as well as the demolition of the existing Junior School and replacement with a new Junior School

This report also covers, in more detail, the Stage 1 schematic design as prepared for lodgement. The schematic design drawings provided for the Stage 1 indicate that compliance with statutory requirements, pertaining to site access, common area access,

accessible parking, horizontal and vertical circulation, can be readily achieved and will take into account the finer and greater detailing during design development and preparation for construction certification, together with ongoing consultation and staged reporting, while other stages of the Master Plan will generate audit reports for development application, as they progress.

In general, the proposed new parts of the redevelopment will have accessible paths of travel that are continuous throughout. In line with the report's recommendations, the proposed development has demonstrated an appropriate degree of accessibility.

2.

2. INTRODUCTION

2.1. Project Overview

The Artazan Property Group has engaged Morris-Goding Accessibility Consulting to provide a design review of the proposed schematic concept plan Design of Loreto Kirribilli at 85 Carabella Street Kirribilli NSW.

Loreto Kirribilli is an independent, private Roman Catholic day-school for girls located in Kirribilli, on the Lower North Shore of Sydney. Established at Milsons Point in 1901, Loreto currently caters for approximately 1,080 girls from Kindergarten to Year 12.

This project requires the services of a qualified access consultant to assist with interpretation, guidance and advice through the complexities of accessibility requirements for people with a disability, throughout the built environment.

The design review has analysed the schematic design documentation to establish the access requirements and provisions according to the Federal Disability Discrimination Act (DDA) and the Building Code of Australia (BCA). The review considers cost effective, practical recommendations required to comply with the DDA and BCA and makes suggestions and commitments to satisfy compliance and remove/avoid aspects that could be discriminatory for people with a disability.

The following works will be undertaken and form part of a detailed development application submitted for Stage 1, in conjunction with the overall Master Plan components:

WESTERN PRECINCT

Stage 1

- Demolition of B-Block.
- Site excavation to the existing Gymnasium level.
- Proposed Development of a Seven storey building (2 storeys above ground - Carabella Street) including external roof terrace. Includes a vertical connector providing accessible access to the Marian Centre, Junior School, Gymnasium and the Centenary Hall.
- Partial demolition of external stairs, landings, walkways and planters between the gymnasium, Centenary Hall and the Junior School.
- New external covered landscaped walkways providing an accessible path of travel to the new development site.
- Extension to the Junior School play terrace.
- Demolition of the northern facade of the Gymnasium.
- New facade to the gymnasium. Extended wing to the sports courts and outdoor terrace. Extended Upper level gallery to accommodate staff.

NORTHERN PRECINCT

Stage 1

- Partial demolition of external stairs, landings, walkways and planters in between Science and Centenary Hall
- A new five-storey (including basement) vertical connector pod consisting of a lift, stair and lockers.
- New external walkways providing an accessible path of travel between the driveway, Science, Centenary hall, carpark and Elamang Avenue.

EASTERN PRECINCT

Stage 1

- Partial demolition of external stairs, landings, walkways and planters in between Science and Performing Arts.
- Proposed interim connector pod consisting of accessible ramps, providing an accessible path of travel between Science and Performing Arts.
- Mary Ward - Internal refurbishment to accommodate new flexible learning model.

Concept Master Plan

- Proposed development envelope for a six story building. (Height consistent with the existing building)

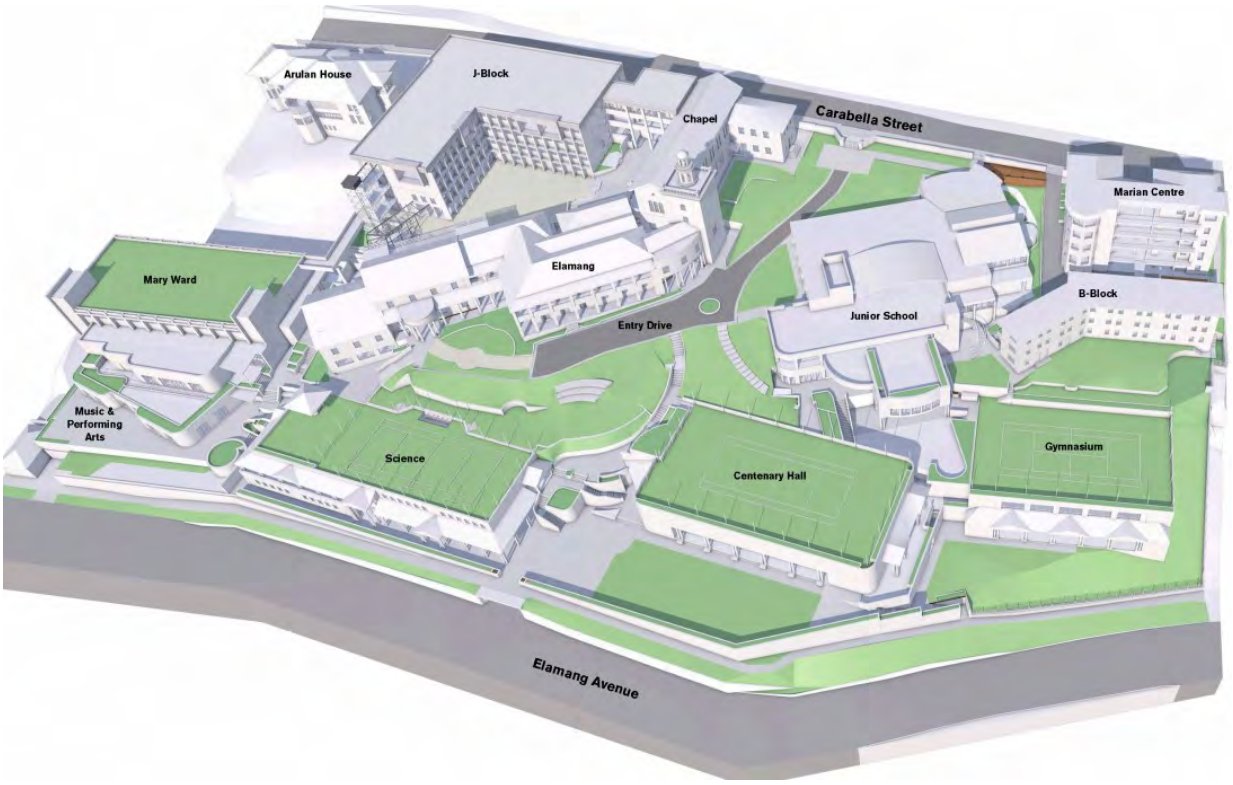
SOUTHERN PRECINCT

Stage 1

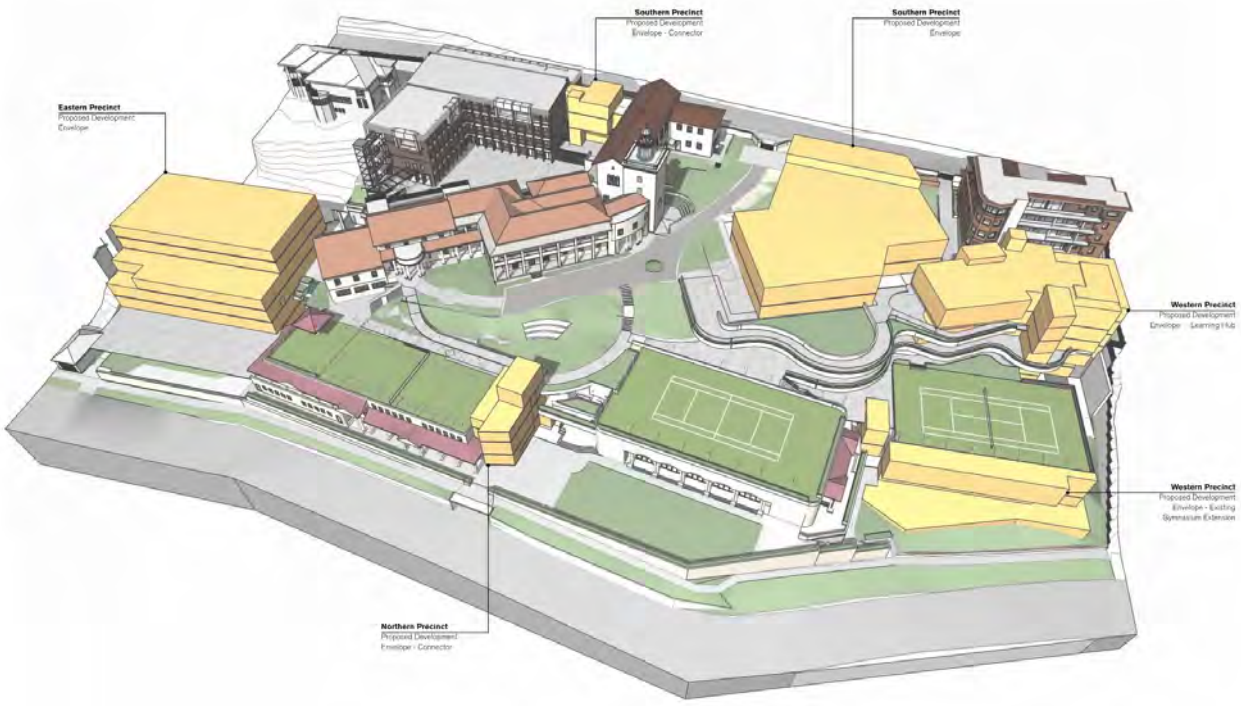
- Partial demolition of the eastern Chapel wing.
- Demolition of external stairs and landings in the courtyard.
- Proposed development of a 4 storey vertical connector pod involving the restoration of the east Chapel wing to its original profile on Carabella Street. The connector pod will consist of a lift, learning studios and an external learning terrace. Providing an accessible path of travel between the driveway, Chapel, St Joseph's Block and the courtyard.

Concept Master Plan

- Proposed development envelope for a six story building, which will sit two storeys above ground on Carabella Street. (Height will remain consistent with the existing building).



3D OF EXISTING SITE



FINAL CONCEPT PLAN

3D STAGE 1 – WESTERN PRECINCT & CONNECTORS

The requirements of the accessibility investigation are to:

- Review supplied drawings of the proposed development's concept plan and the Western Precinct's Schematic Design,
- Provide a report that analyses the provisions of design of the development's proposed provision for people with a disability and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), the Building Code of Australia (BCA) and the AS1428 series of Australian Standards.

2.2. Report Objectives

The report considers user groups such as students, parents, visitors, carers, teaching and administrative staff. The report attempts to advise on the delivery of safety, equality, dignity, independence and functionality to people with disabilities inclusive of:

- People with sensory impairment (hearing and vision)
- People with mobility impairments (ambulant and wheelchair)
- People with dexterity impairments and
- People with intellectual impairment.

The report seeks to provide compliance with the DDA and its associated Standards. In doing so, the assessment attempts to eliminate, to the extent possible, discrimination against persons on the grounds of disability.

2.3. Statutory Requirements

The following legislation, codes and standards used to implement the report are:

- AS1428.1:2009 (General Requirements for Access-New Building Work)
- AS1735.12:1999 (Lifts, Escalators, & Moving Walks)
- AS2890.6:2009 Parking for People with Disabilities
- AS1428.5:2010 Communication for people who are deaf or hearing impaired
- AS1428.4.1:2009 Design for access and mobility - TGSIs
- BCA – Building Code of Australia 2016
- DDA Access to Premises Standards 2010
- DDA Disability Standards for Education 2005
- The Disability Discrimination Act 1992

The key legislative control governing the provision of educational opportunities is *Disability in Education Facilities 2005*. These Standards are formulated by the Commonwealth Attorney-General under the Commonwealth *Disability Discrimination Act 1992 (DDA)*. The Act seeks to eliminate, as far as possible, discrimination against people with disabilities.

Under section 22 of the DDA, it is unlawful for an educational authority to discriminate against a person on the ground of the person's disability or a disability of any associates of that person. Under section 32 of the DDA, it is unlawful for a person to contravene a disability standard. A complaint about an alleged contravention can be made to the Human Rights and Equal Opportunity Commission.

The main intention of these Standards is to eliminate discrimination against persons on the ground of disability around education and training and to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law in the area of education and training as the rest of the community.

Following the 2010 Review of the *Disability Standards for Education 2005 (the Standards),* Australian education ministers agreed to address the school related recommendations of the Review. Priorities include raising awareness of the Standards, providing better clarity about the provisions, and importantly for schools, developing guidance, training and tools for teachers to make necessary adjustments for students with disability.

2.4. Limitations

This report, as per the provided documentation, is limited to the accessibility provisions of the identified areas in general. It does not provide comment on elements or issues outside the scope of the contracted works. All facilities and features will be assessed in

subsequent audits as design and construction progresses through to Practical Completion and as per MGAC's engagement.

At the current stage of Schematic Design, the comments are made, primarily, in relation to spatial requirements and minimum provision of elements such as car parking, building entrances, paths of travel, circulation around doorways, stairways, ramps, lifts and sanitary facilities. Details and assessment of elements such as signage, door furniture, sanitary fittings, switches, GPOs, TGSIs and the like will be included during design development.

This audit report refers only to information contained in the issued documentation as listed below.

3. DOCUMENTATION REFERENCE

3.1. Architecture

The **fjmt** architecture documentation provided and audited for this report is:

Layout ID	Layout Name	Rev.
Master Plan		
MP-1000	Cover Sheet	01
MP-1001	Location Plan - Existing	01
MP-1002	Site Plan - Existing	01
MP-1003	Site Analysis	01
MP-1004	Site Plan - Precincts	01
MP-1101	Site Plan - Proposed Envelopes Stage 1.1	01
MP-1102	Site Plan - Proposed Envelopes Stage 1.2	01
MP-1103	Site Plan - Proposed Envelopes Stage 2	01
MP-1104	Site Plan - Proposed Envelopes Stage 3	01
MP-1105	Western Precinct Development Site	01
MP-1106	Western Precinct Envelope	01
MP-1107	Northern Precinct Development Site	01
MP-1108	Northern Precinct Envelope	01
MP-1109	Eastern Precinct Development Site	01
MP-1110	Eastern Precinct Envelope	01
MP-1111	Southern Precinct Development Site 1	01
MP-1112	Southern Precinct Envelope 1	01
MP-1113	Southern Precinct Envelope 2	01
MP-2001	Masterplan Proposed Plan - LG4 LG3	01
MP-2002	Masterplan Proposed Plan - LG2 LG1	01
MP-2003	Masterplan Proposed Plan - G L1	01
MP-2004	Masterplan Proposed Plan - L2 L3	01
MP-2005	Masterplan Proposed Plan - L4 L5	01
MP-3001	Elevation - Elamang Ave	01
MP-3002	Elevation - Carabella St	01
MP-4001	Section - Eastern & Southern Precinct	01
MP-4002	Section - Northern & Southern Precinct	01
MP-4003	Section - Western Precinct	01
MP-5001	Existing Shadow Diagrams - 21 June	01
MP-5002	Existing Shadow Diagrams - 21 Dec	01
MP-5003	Existing Shadow Diagrams - 21 March	01
MP-5004	Existing Shadow Diagrams - 23 Sept	01
MP-5005	Concept Proposal Envelopes Shadow Diagrams - 21 June	01
MP-5006	Concept Proposal Envelopes Shadow Diagrams - 21 Dec	01
MP-5007	Concept Proposal Shadow Diagrams - 21 March	01
MP-5008	Concept Proposal Shadow Diagrams - 23 Sept	01
Stage 1		
Layout ID	Layout Name	Rev.
DA-1001	Cover Sheet	01
DA-1002	Site Plan - Precincts	01

Layout ID	Layout Name	Rev.
DA-1003	Site Plan - Proposed Stage 1 Works	01
DA-1004	Site Plan - Western Precinct	01
DA-1005	Site Plan - Northern Precinct	01
DA-1006	Site Plan - Eastern Precinct	01
DA-1007	Site Plan - Southern Precinct	01
DA-2001	Masterplan Demolition Plan - LG4 LG3	01
DA-2002	Masterplan Demolition Plan - LG2 LG1	01
DA-2003	Masterplan Demolition Plan - G L1	01
DA-2004	Masterplan Demolition Plan - L2 L3	01
DA-2005	Masterplan Demolition Plan - L4 L5	01
DA-2101	Masterplan Proposed Plan - LG4 LG3	01
DA-2102	Masterplan Proposed Plan - LG2 LG1	01
DA-2103	Masterplan Proposed Plan - G L1	01
DA-2104	Masterplan Proposed Plan - L2 L3	01
DA-2105	Masterplan Proposed Plan - L4 L5	01
DA-2201	Western Precinct Learning Hub - Lower Ground 4	01
DA-2202	Western Precinct Learning Hub - Lower Ground 3	01
DA-2203	Western Precinct Learning Hub - Lower Ground 2	01
DA-2204	Western Precinct Learning Hub - Lower Ground 1	01
DA-2205	Western Precinct Learning Hub - Ground Level	01
DA-2206	Western Precinct Learning Hub - Level 1	01
DA-2207	Western Precinct Learning Hub - Roof - Outdoor Terrace	01
DA-2301	Northern Precinct - Lower Ground 4	01
DA-2302	Northern Precinct - Lower Ground 3	01
DA-2303	Northern Precinct - Lower Ground 2	01
DA-2304	Northern Precinct - Lower Ground 1	01
DA-2305	Northern Precinct - Ground Level	01
DA-2306	Northern Precinct - Level 1 (Roof)	01
DA-2401	Eastern Precinct - Lower Ground 2 - Stage 1	01
DA-2501	Southern Precinct - Lower Ground 1	01
DA-2502	Southern Precinct - Ground Level	01
DA-2503	Southern Precinct Level 1	01
DA-2504	Southern Precinct Level 2	01
DA-2505	Southern Precinct Level 3	01
DA-2506	Southern Precinct Level 4	01
DA-2507	Southern Precinct Level 5	01
DA-2508	Southern Precinct Roof	01
DA-3001	Elevations - Site	01
DA-3002	Elevations 1- Western Precinct Learning Hub	01
DA-3003	Elevations 2 - Western Precinct Learning Hub	01
DA-3004	Elevations - Northern Precinct Connector	01
DA-3005	Elevations - Southern Precinct Connector	01
DA-4001	Sections 1 - Western Precinct Learning Hub	01
DA-4002	Sections 2 - Western Precinct Learning Hub	01
DA-4003	Sections - Northern Precinct Connector	01
DA-4004	Sections - Southern Precinct Connector	01

Layout ID	Layout Name	Rev.
DA-5001	Stage 1 Shadow Diagrams - 21 June	01
DA-5002	Stage 1 Shadow Diagrams - 21 Dec	01
DA-5003	Stage 1 Shadow Diagrams - 21 March	01
DA-5004	Stage 1 Shadow Diagrams - 23 Sept	01

3.2. Landscape / Civil

The **Site Image** landscape documentation provided and audited for this report is:

Layout ID	Layout Name
-	Landscape Master Plan Report – July 2017
LH-000	Landscape Coversheet
LH-101	Landscape Plan Level Lower Ground 4
LH-102	Landscape Plan Level Lower Ground 2
LH-103	Landscape Plan Level Lower Ground 1
LH-104	Landscape Plan Level Ground
LH-105	Landscape Plan Level 1 & Roof
LH-106	Landscape Plan Northern Connector
LH-107	Landscape Plan Eastern Ramp Connector
LH-501	Landscape Details
LH-601	Landscape Sections

3.3. Heritage Interface

The Heritage Impact Assessment Statement prepared by GML and issued on July 2017 has not identified expected intrusion on the project's intention to provide full and reasonable accessibility.

MGAC does not make assumptions regarding heritage significance of items within the built environment affected by the requirements of legislation, codes, standards and guidelines pertaining to design compliance for people with a disability.

It is not within MGAC's authority to allow or grant concessions or dispensations regarding non-compliance on the basis of heritage preservation. These are to be made by others and ultimately under the control of the Principal Certifying Authority (PCA).

3.4. BCA 2016 Interpretation / Certification

The relevant Parts of the BCA 2016 that relate to this project are D3, E3.6 and F2.4.

Part D3 – Access for People with a Disability

D3.1 General building access requirements

D3.2 Access to buildings

D3.3 Parts of buildings to be accessible

D3.4 Exemptions

D3.5 Accessible carparking

D3.6 Signage

D3.7 Hearing augmentation

D3.8 Tactile indicators

D3.9 Wheelchair seating spaces in Class 9b assembly buildings

D3.10 Swimming pools

D3.11 Ramps

D3.12 Glazing on an accessway

Part E3.6 – Passenger Lifts

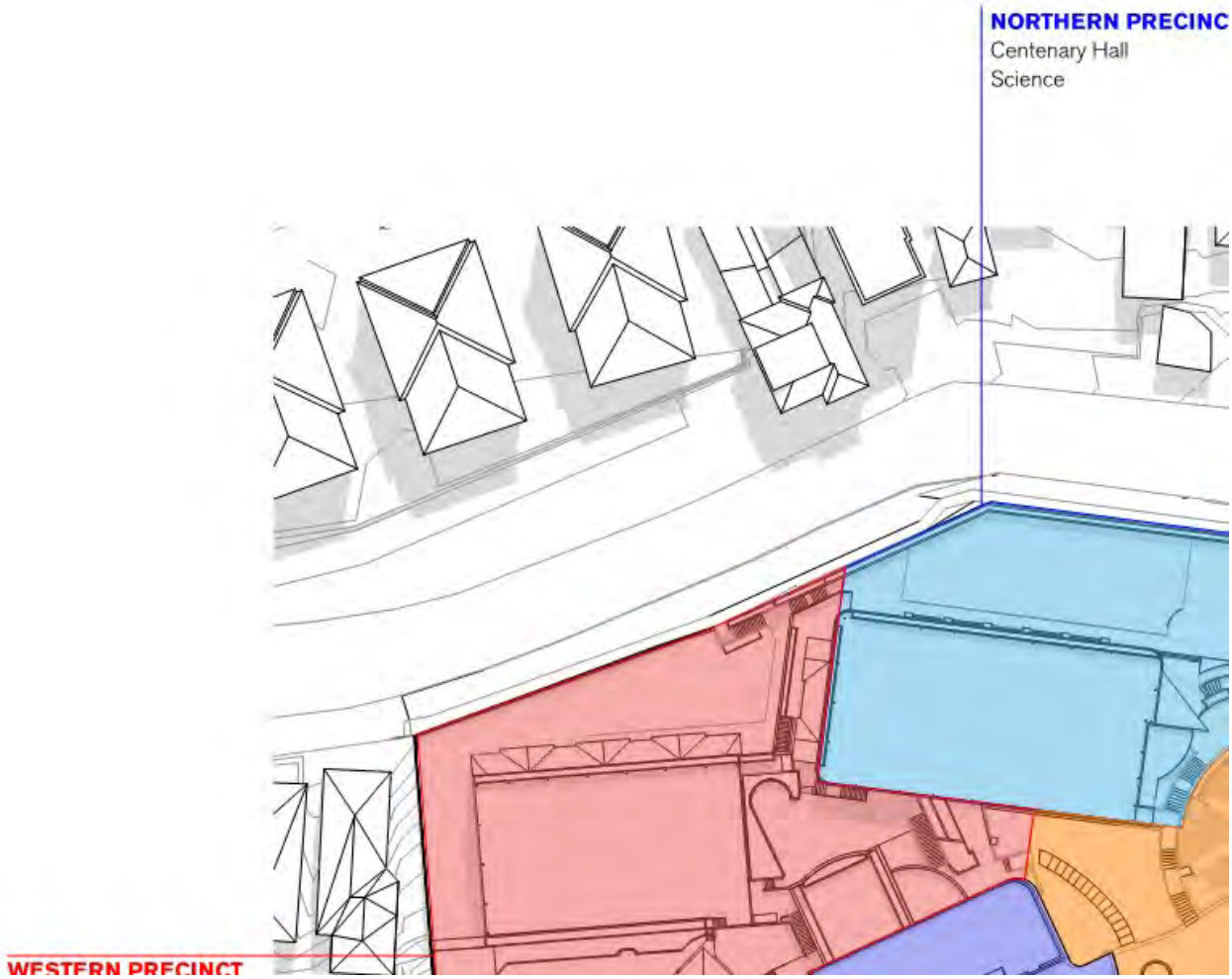
Part F2.4 – Accessible Sanitary Facilities

4. CONCEPT PLAN

4.0. Context

The concept plan proposes a staged series of development for the school, over an extended period of time which is divided into 5 x precincts.

- Western Precinct
- Northern Precinct
- Eastern Precinct
- Southern Precinct
- Campus Core



In the proposed new concept plan, the strongest emphasis will be on 'safety' for all, including those with a disability. The architectural Design Principle 03 makes the commitment for accessibility, orientation and wayfinding as "*Clear and equitable access will create a new core for the campus' joining together the many disparate parts*." In the design concept of "Connectors", the architectural objectives are:

- Any new addition should address accessibility to its precinct,
- Provide a staged (high priority) approach to accessibility so that full accessibility can be realised as soon as is practical,

- Fully integrate accessible pathways into the existing and new fabric so that each response, where possible, is equitable,
- Develop the new “campus connectors” to provide new orientation points, much in the same way as the Chapel bell-tower,
- New campus connectors to resolve accessible access to all buildings within this precinct and
- Provide at least one covered route, with the new additions.

The design incorporates a series/system of “Connectors” that intend to ultimately manifest an accessible campus. These Connectors are to be through the progressive delivery of each stage and precinct development in the following order:

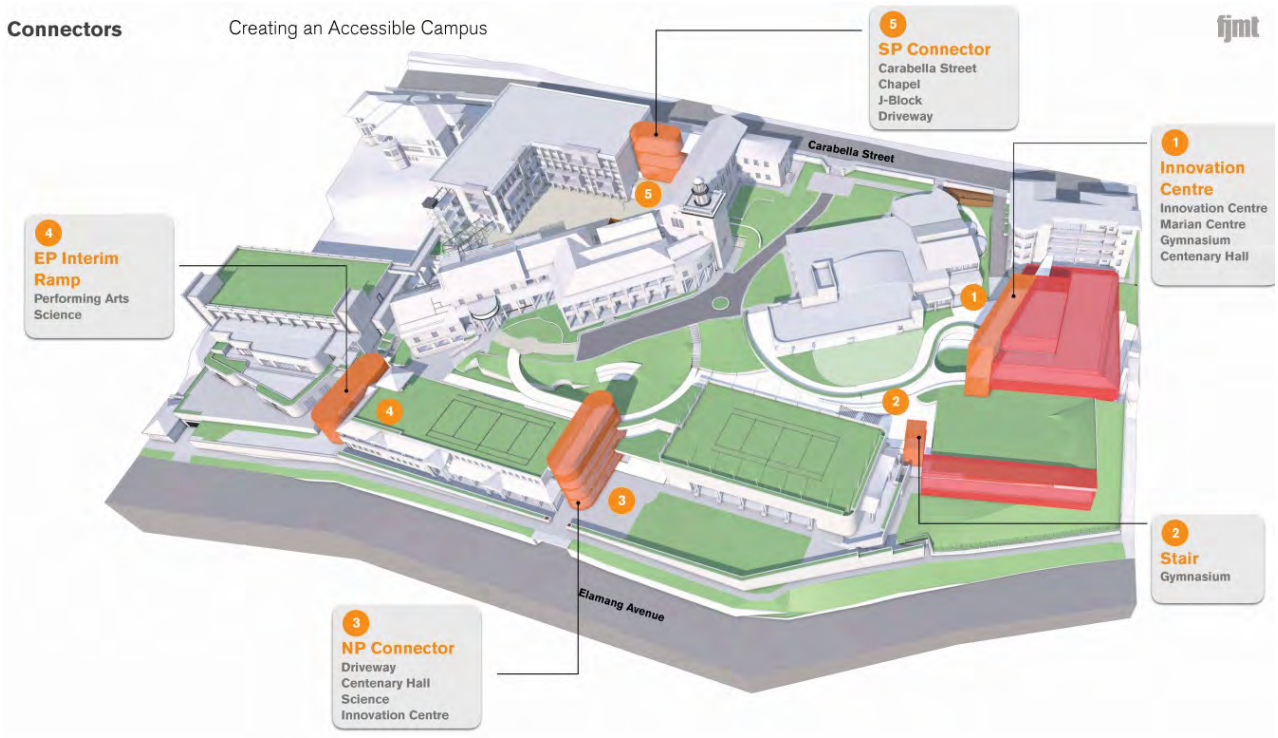
- **Learning Hub Connector**
  Connecting the accessible paths of travel of the Learning Hub, the Marian Centre, the Gymnasium and Centenary Hall.

- **Gymnasium Staircase**
  Gymnasium

- **Northern Connector**
  Connecting the Driveway, Centenary Hall, Science and Learning Hub.

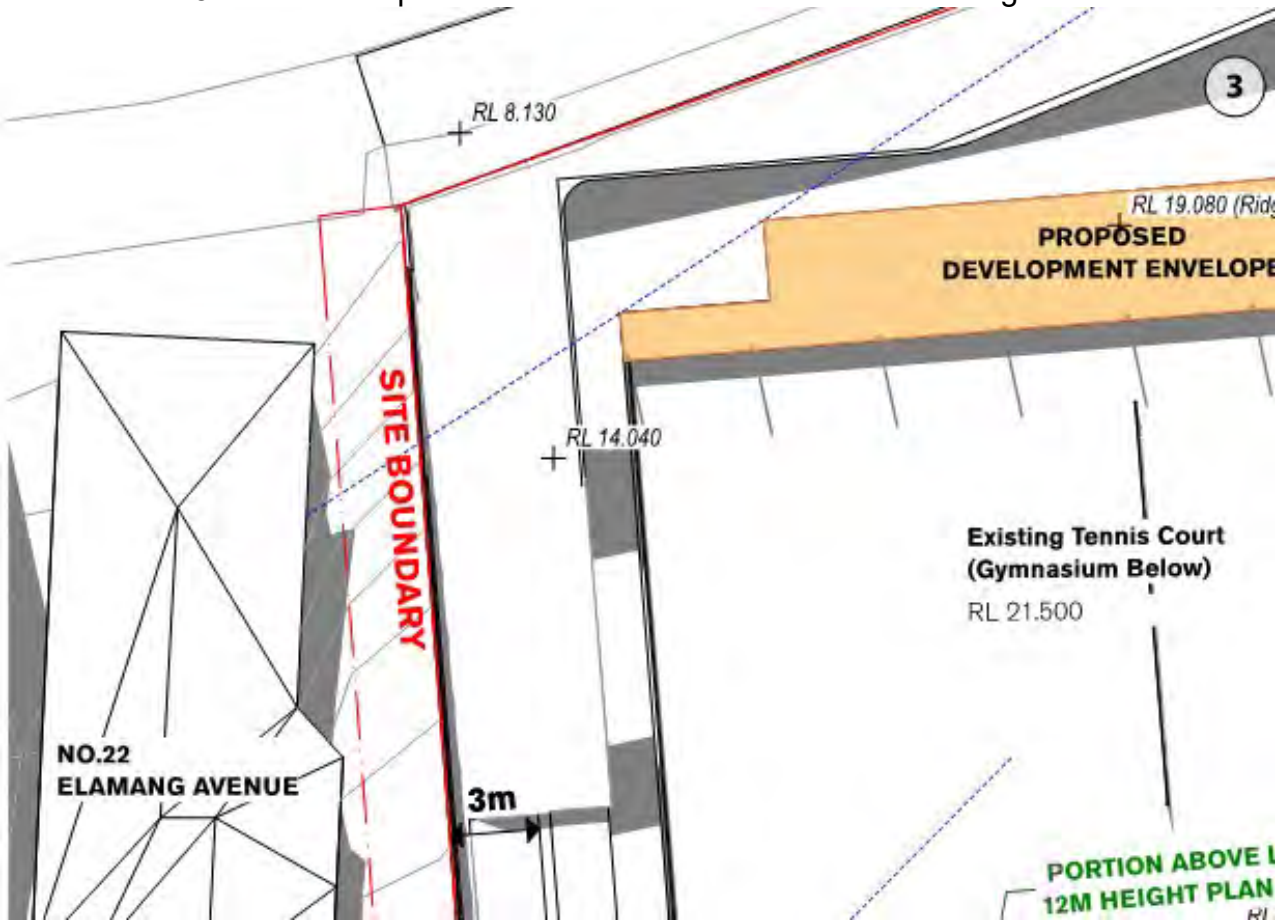
- **Eastern Connector**
  Connecting the Performing Arts and Science

- **Southern Connector**
  Connecting Carabella Street, the Chapel, J-Block and the Driveway.

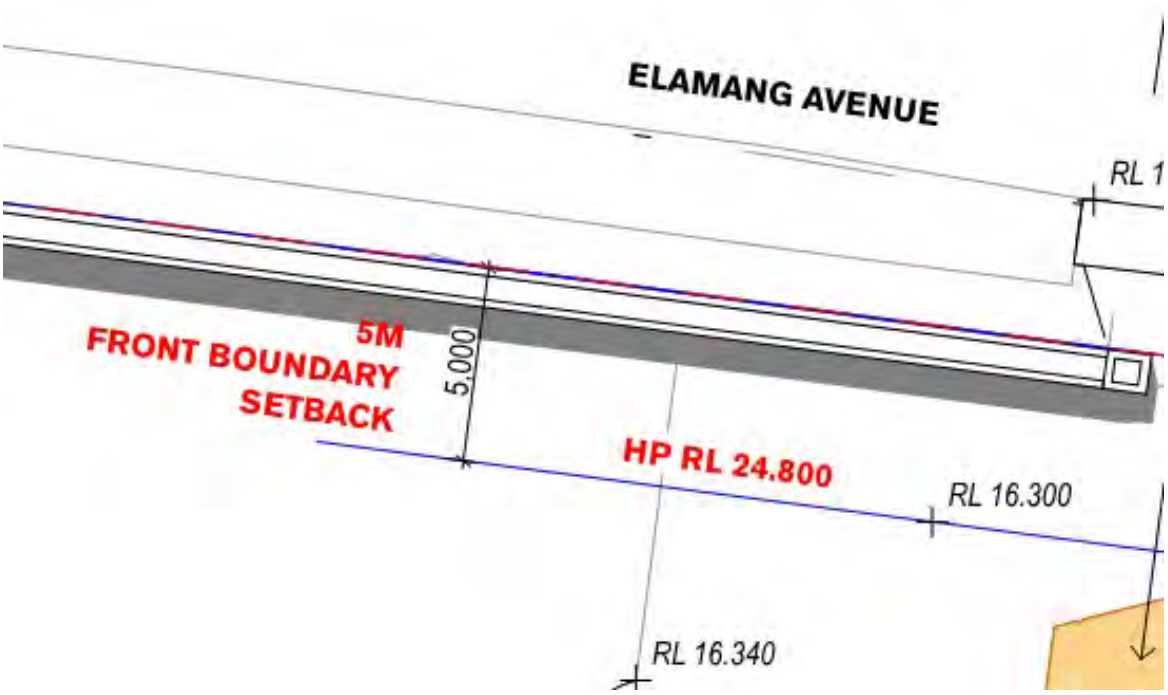


4.1. Stage 1.1 - Western Precinct

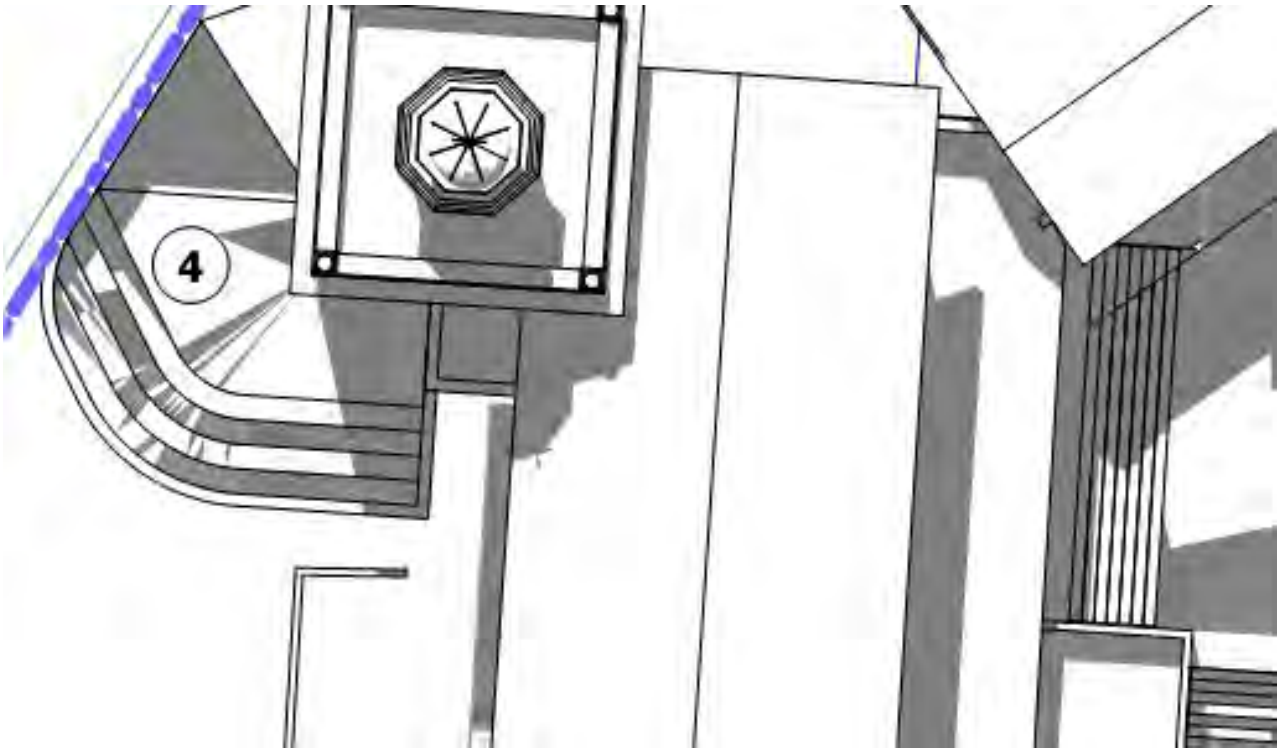
Refer to item 5 within this report for a more detailed assessment of Stage 1.



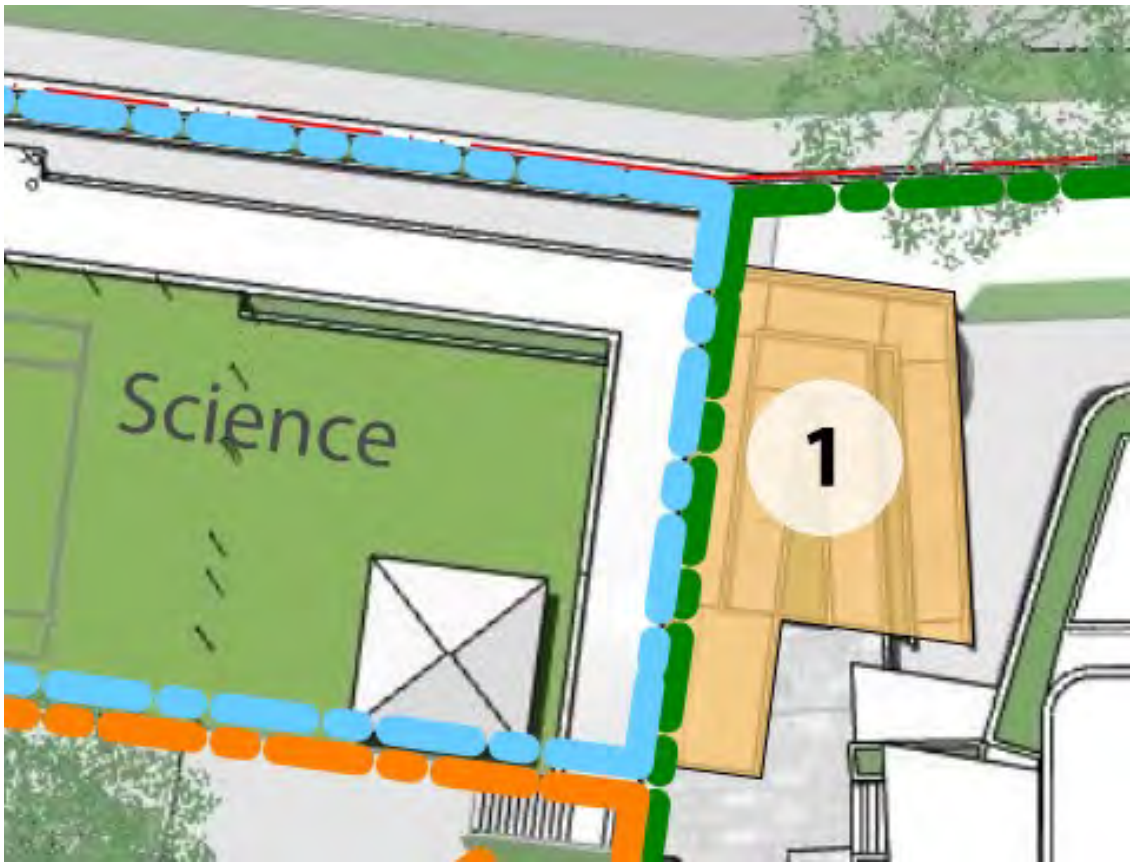
4.2. Stage 1.2 – Connectors (Northern, Southern & Eastern)



NORTHERN CONNECTOR

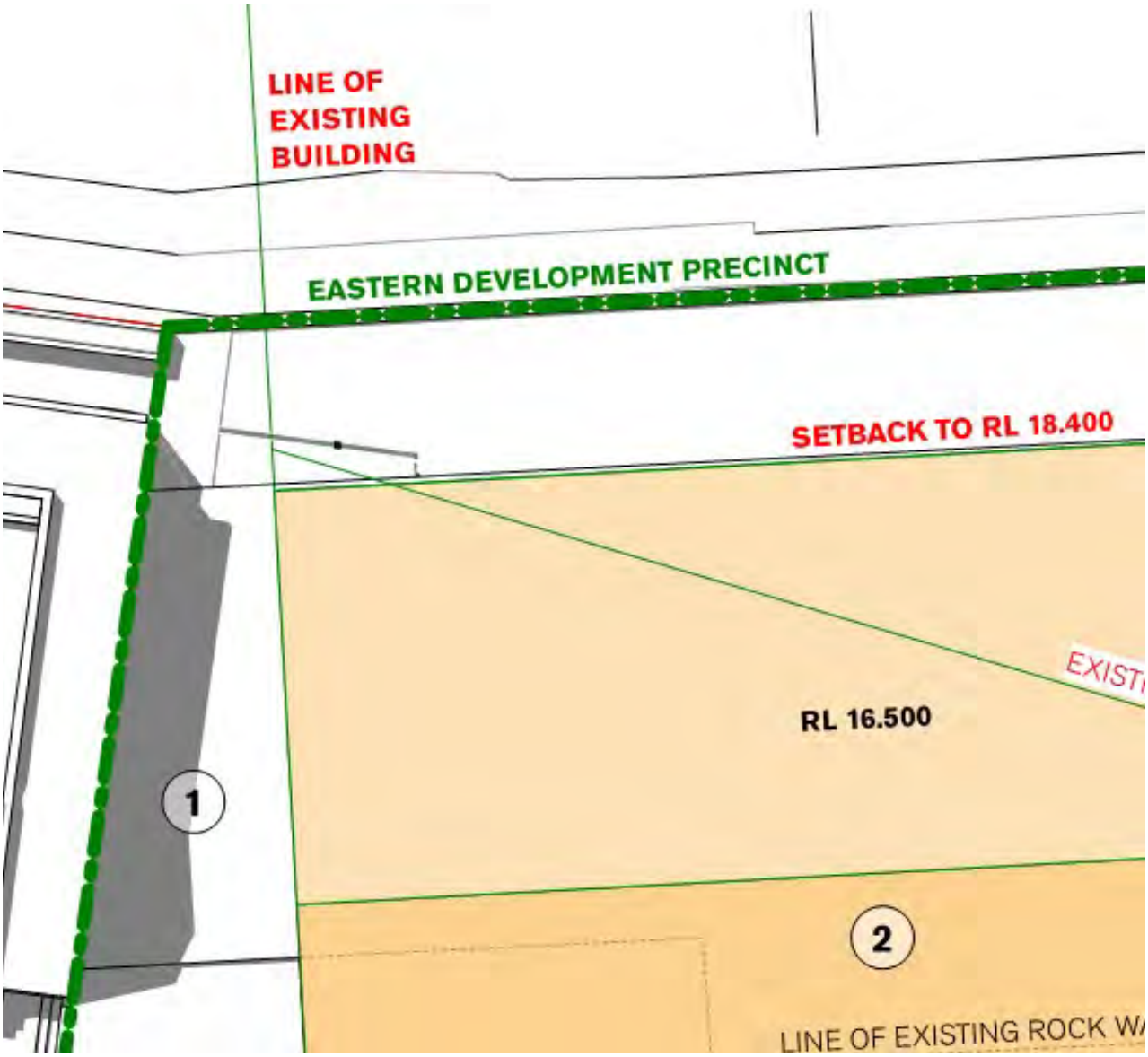


SOUTHERN CONNECTOR

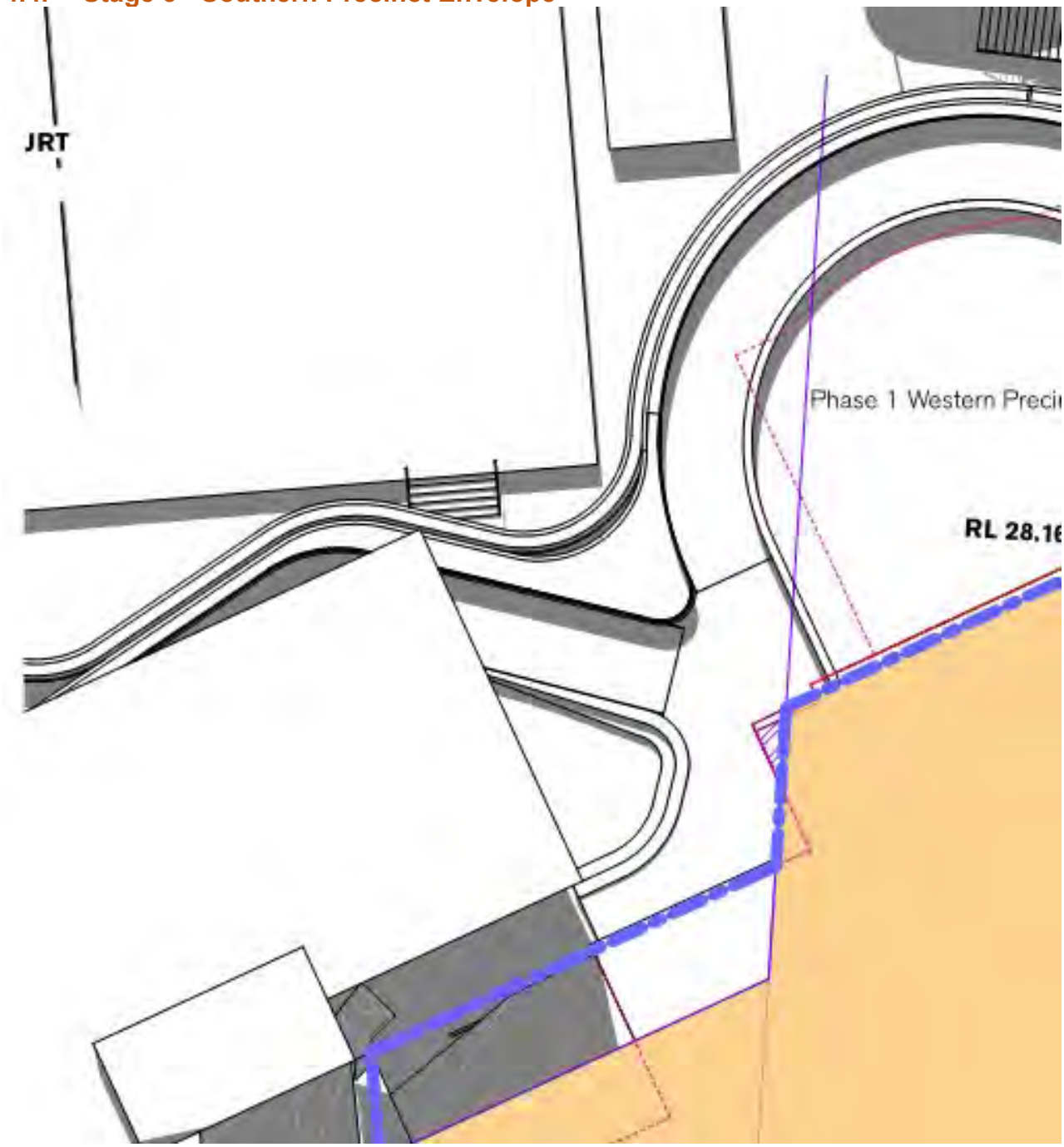


EASTERN CONNECTOR

4.3. Stage 2 - Eastern Precinct Envelope



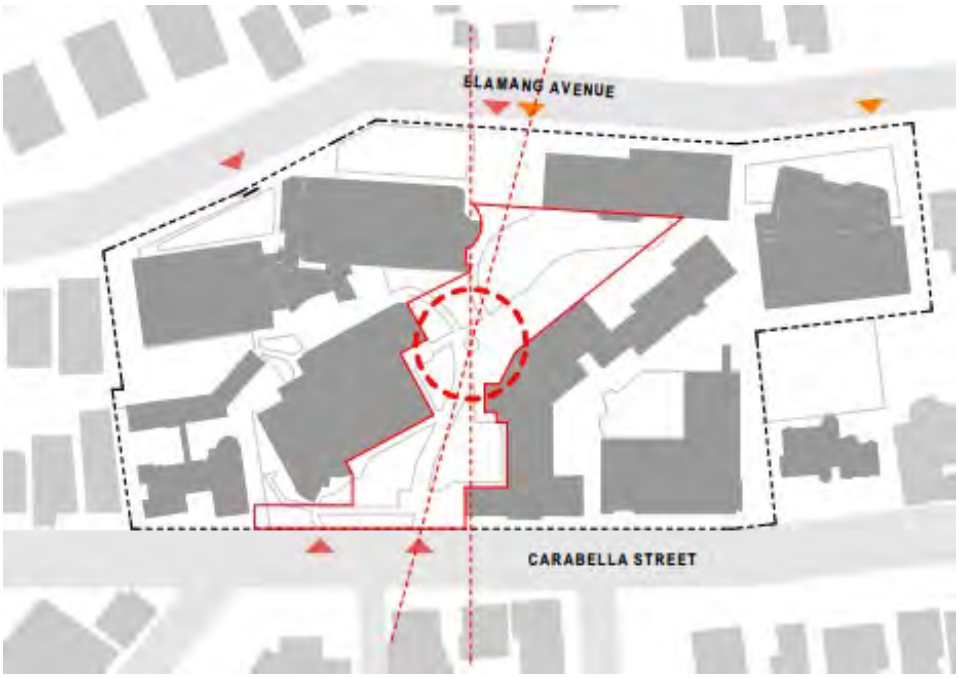
4.4. Stage 3 - Southern Precinct Envelope



4.5. Site Entrances

There are currently 4 x main entries to the site at the allotment boundary. All entries will be upgraded, to the extent possible, to be usable by people with a disability and any future entries will be designed and constructed with full accessibility.

Vehicle entries at the site boundary will include intercom and swipe/security systems that account for drivers with a disability. As well, a suitable safe and dignified pick-up and drop-off point will be included for students with a disability to be delivered and collected by parents, carers and/or taxis.



EXISTING SITE ENTRANCES

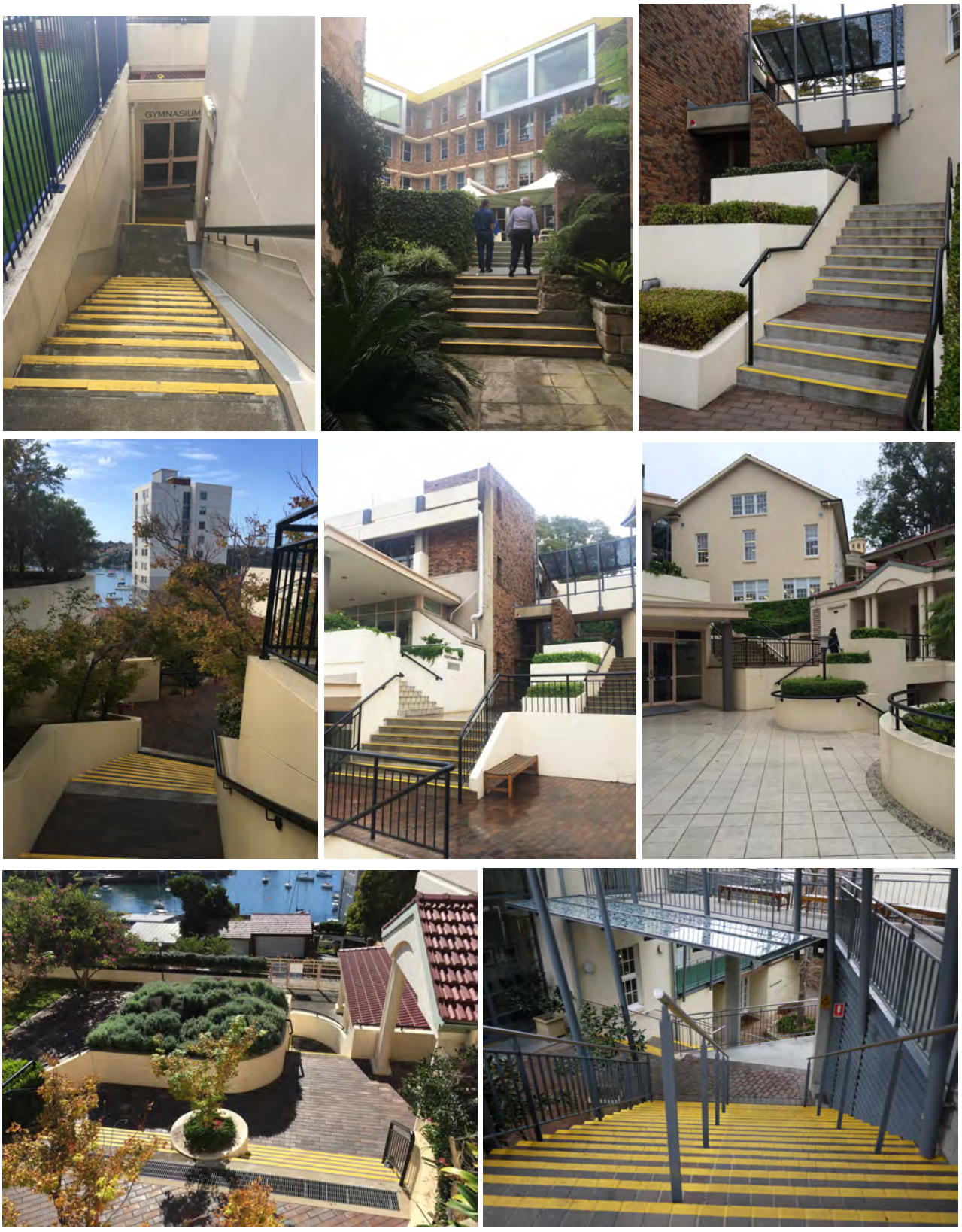
EXISTING BUILDING ENTRANCES

4.6. Linking to Building Entrances and Between Buildings

The intention of the concept plan is to progressively upgrade and convert all building linkages to achieve accessible paths of travel for people with a disability. All new work will have all the features of a pedestrian accessible path of travel such as minimum pathway width of 1000mm, passing bays for wheelchairs at appropriate intervals, slip resistant trafficable surfaces, luminance contrasting and the like.

All buildings required to be accessible will link to each other with accessible paths of travel. Although an accessible path of travel does not have stairways, where stairways are provided, they will meet the requirement for stairs according to AS1428.1 Part 11 to

accommodate safety equity and dignity for people with a disability who are able to walk (ambulant).



EXAMPLES OF EXISTING STAIRWAYS THROUGHOUT THE SITE

Where existing stairways are being retained, either as temporary or permanent, they will be upgraded, to the extent possible, with handrails, tactile ground surface indicators, nosings and luminance contrasting according to AS1428.1.

It is the design endeavour to have all building entries accessible, but if this cannot be achieved (perhaps due to older existing heritage factors), no less than 50% of entries per building will be accessible in accordance with the requirements of the BCA D3.2. Where an entry to a building is not accessible, it will have clear signage indicating the location and direction of the closest accessible entry, which will not be more than 50m from the non-accessible doorway.

4.7. Paths of Travel Through Buildings

Landings and lobbies will be level (no steeper than 1 in 40) and have slip resistance and sufficient circulation space on both sides of the doorways. All door controls and furniture will be selected and installed according to the requirements of AS1428.1.

All doorways on an accessible path of travel will have a clear opening of at least 850mm. Where double or multiple leaf doors are located, the operable leaf will have the required clear opening of 850mm. In situations where a corridor width is insufficient to provide a double door with both leaves giving 850 clear width, then uneven leaves will be used to achieve the 850mm clear width of the operable leaf.

All doorways on an accessible path of travel will have at least 30% luminance contrast between the opening (or the door, if closed) and the surrounding area in which it occurs and if the doorway is glazed and without a transom, an opaque contrasting strip will indicate a solid surface to a person with vision impairment – all as per AS1428.1.

Corridors will have sufficient clear space of at least 1540 x 2070mm for a wheelchair to perform a 180° turn, including at corridor dead-ends.

Corridors must have at least 1500 x 1500mm clear space at turns to enable a wheelchair to perform a 90° turn – including turning into a doorway on that corridor. This appears to be achieved on issued drawings.

Accessible paths of travel will have wheelchair passing bays of at least 1800 x 2000mm in areas such as lift lobbies, waiting areas and where the line of site is impeded.

Corridors will have the required handrails, be slip resistant and be free of obstructions that block the free navigation of people who have vision impairment, such as fire extinguishers, planters and trolleys.

Details, to be provided during design development, will show treatment of sloping walkways, ramps, step ramps, threshold ramps, grated drains, tactile ground surface indicators and the like.

4.8. Car Parking

The scope of the development does not include changes to car parking arrangements. At present, there is not an allocated accessible car space, though the school does have an informal arrangement in place. It is recommended that the informal arrangement be

upgraded to provide an accessible car parking space in the existing car park in accordance with AS2890.6. The space will have the required locations, dimensions and configuration, signage and markings as well as sufficient height clearance.

The quantity of dedicated accessible parking required for the project will be determined on a ratio of 1 space for every 100 carparking spaces or part thereof. Given that there are a total of 80 car spaces on site, this requirement will be met through the upgrading of one space.

4.9. Classrooms

Entries will be clearly identified with names and colour contrast and doors will have at least 850mm clear opening, door furniture that can be operated with one hand and soft closers.

All students will be able to circulate freely around the classroom and access storage areas, equipment, sinks, sockets, etc.

Effective glare-free lighting and hearing augmentation will be provided for all new classrooms as well as features and equipment that support participation by people with a disability. These might include large-screen readers, low-vision magnifiers, large format clocks, low laboratory bench-heights and equipment recharging.

4.10. Transport and Excursions

Attention is given to accessibility from public transport stops as well as busses and similar vehicles that might be visiting the school for participation with excursions, camps etc.

4.11. Landscaping

The landscape concept plan (as referred in the landscape architect's report) seeks to meet the following objectives:

- Respect and enhance the setting and existing natural features of the site
- Incorporate the accessible and weatherproof paths of travel with existing and proposed buildings
- Propose an ongoing strategy for the retention, removal and replacement of existing trees
- Provide areas/gardens to assist with learning e.g. - food technology and science
- Provide landscape amenity to new buildings

Landscaping / outdoor areas will be designed and laid out to assist orientation in and around the education facility (and from the boundary line) - having barrier-free access to all outdoor features provided, including to and on play areas and equipment.

Accessible paths of travel will extend and continue through and around all outdoor landscaped areas providing sheltered wheelchair accessible seating at various locations around the site. There are alternative accessible pathways around access barriers such as stairs and embankments.

4.12. Miscellaneous Elements

Staff and teachers, including part-time and teacher's aids will be trained to appropriately relate to, assist and support people with a disability.

Administration / Reception
A person with a disability will be able to participate in courses and/or programs provided by Loreto Kirribilli and be able to use the facilities and services provided, on the same basis as a student without a disability and have opportunities and choices in the courses or programs and in the use of the facilities and services that are comparable with those offered to other students without disabilities.

Information is made available, in all formats, to assist people with disabilities to operate and function in and around the campus regarding locations of toilets, lifts, dining, emergency procedures etc.

Design features will allow for large-print and Braille for enrolment and other purposes, space on reception desks to allow a person to operate from a seated position, hearing augmentation, low-vision magnifiers and large format clocks. Remote controls will be provided for fans, lights, television, air conditioning, etc. and recharging will be available for mobility wheelchairs and scooters.

Canteen / Dining / Vending / Shops
An accessible path of travel will connect to and around kitchen, dining, canteen, kiosk, shop and/or vending machines and dining seating and furniture will be positioned with clear space for a person to manoeuvre a mobility aid such as wheelchair, scooter, walking frame, stick or crutches.

Accessible toilet and washing facilities will be located in the vicinity of food areas.

4.13. Temporary Access During Demolition and Construction

During all stages of development, demolition and construction, access will be provided, to the extent possible, around and through all new and upgrade works.

4.14. Lifts

All new and existing passenger lifts will be provided in accordance with the BCA Part E3.6 and be one of the types identified in Table E3.6a, subject to the limitations on use

specified in the Table. Lifts will 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. Accessible passenger lifts will also comply with AS 1735.12-1999 *Lifts, escalators and moving walks - Facilities for persons with disabilities.*

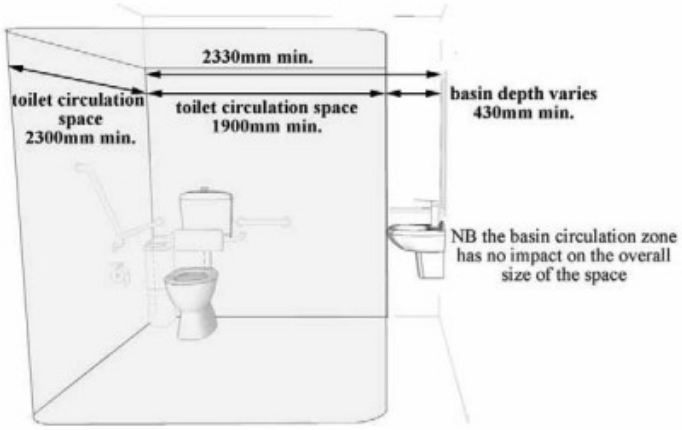
4.15. Sanitary Facilities

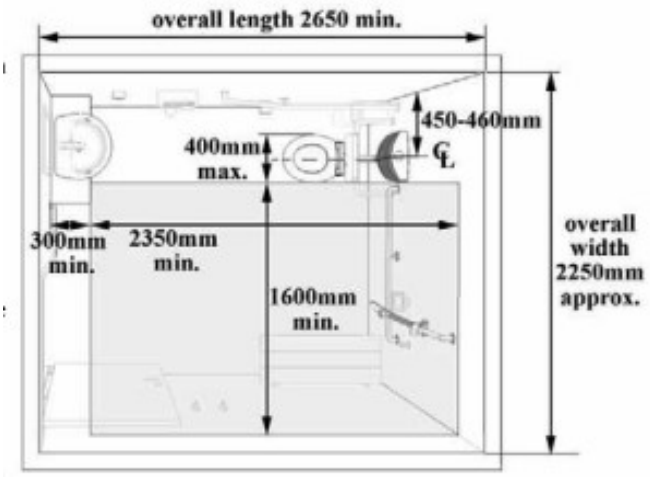
Accessible unisex sanitary compartments will be provided in accessible parts of the development in accordance with Table F2.4(a) of the BCA and accessible unisex showers will be included in accordance with Table F2.4(b).

At each bank of toilets, where there are 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 will be provided for use by males and females.

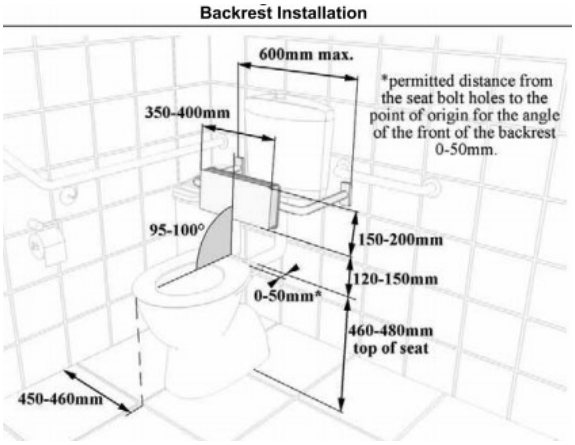
Accessible unisex sanitary compartments will contain a closet pan, washbasin, shelf or bench-top and adequate means of disposal of sanitary towels. The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) will comply with the requirements of AS 1428.1 and accessible unisex sanitary facilities will be located so that they can be entered without crossing an area reserved for one sex only.

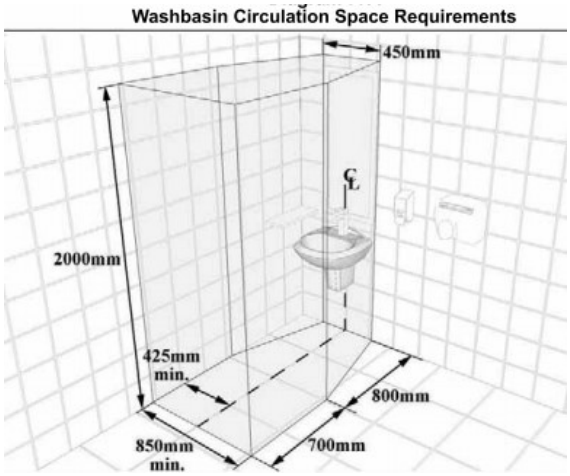
Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities will be provided as evenly as possible and where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities will only be provided at one of those locations.

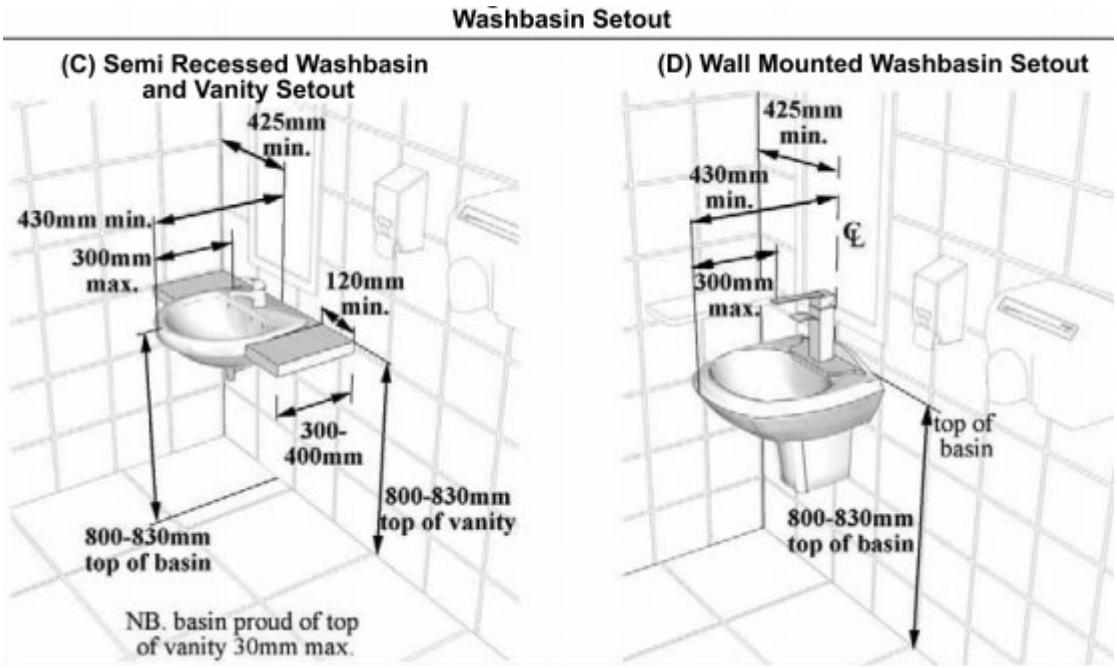



overall length 2650 min.
450-460mm
400mm max.
300mm min.
2350mm min.
1600mm min.
overall width 2250mm approx.


Zone for Toilet Pan and Rear Mounted Fixtures and Obstructions
150-160mm from wall
600mm max.
200mm ±10mm
450-460mm
Zone for wall mounted cistern and other rear wall mounted fixtures
Zone for pan
250-260mm from wall
400mm max.
600mm min.
460-480mm top of seat
800±10mm critcial dimension


Backrest Installation
600mm max.
*permitted distance from the seat bolt holes to the point of origin for the angle of the front of the backrest 0-50mm.
350-400mm
95-100°
150-200mm
120-150mm
0-50mm*
460-480mm top of seat
450-460mm


Washbasin Circulation Space Requirements
450mm
2000mm
425mm min.
800mm
850mm min.
700mm


Washbasin Setout
(C) Semi Recessed Washbasin and Vanity Setout
425mm min.
430mm min.
300mm max.
120mm min.
300-400mm
800-830mm top of vanity
800-830mm top of basin
NB. basin proud of top of vanity 30mm max.
(D) Wall Mounted Washbasin Setout
425mm min.
430mm min.
300mm max.
top of basin
800-830mm top of basin

5. STAGE 1 WESTERN PRECINCT

5.1. Context

Block B is to be demolished and the site excavated down to the Gymnasium level. The area contained within the Gymnasium, Centenary Hall and the Junior School will be partially demolished before demolition of the Gymnasium facade. A new vertical accessible connector will be built serving the Marian Centre, the Junior School, The Gymnasium and Centenary Hall.

A five-storey development envelope with a roof terrace will follow. This stage will include new accessible external covered walkways, new Gymnasium façade. The ground floor wing to the sports courts and the upper level Gallery will be extended.

3D SHOWING EXTENT OF THE STAGE 1 WORKS

5.2. Exemptions

The buildings and their parts are classified according to the BCA by an accredited BCA consultant. Table D3.1 of the BCA determines the extent to which a building is required to be accessible.

Areas that could be dangerous or inappropriate for people with a disability can be exempt under D3.4 of the BCA and with the agreement/permission of the building certifier. These areas include rooms for plant, comms, cleaner, maintenance stores and the like. Staff areas, offices, reception, sport equipment stores and the like are not automatically or normally exempt.

5.3. Building Entrances

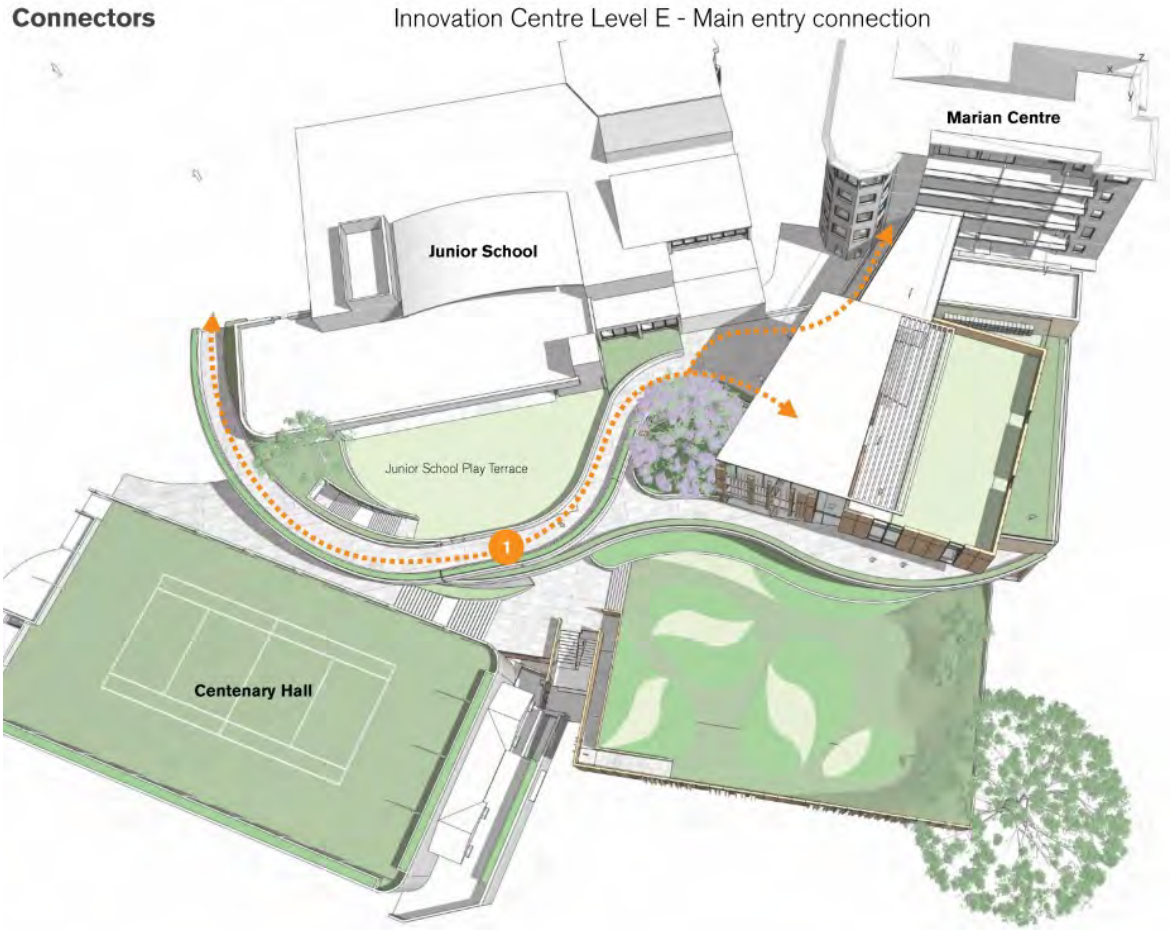
Entries into buildings will all be accessible and all fixtures, fittings and features for entries will be provided and installed according to AS1428.1, including locations of door and security controls.

If any building entrances are not accessible, no less than 50% of the entries (including the main entry) will be accessible, a non-accessible entry will not be more than 50m from an accessible entry and will have clear signage directing to the nearest accessible entry.

All entries will have level, slip-resistant landings, sufficiently sized to allow wheelchair circulation. All glazed entry doors and sidelights will have an opaque strip at transom height to clearly mark the approach and solid nature.

All doorways will have at least 850mm clear opening of a single operable leaf. Double (smaller) leaf doors can be used if the door opening and closing is fully automated for all users.

Any step (level difference) at a threshold of an entry door will deploy a threshold ramp with a rise no greater than 35mm, a length no more than 280mm and a gradient no more than 1: 8.



3D PRIMARY CONNECTIONS WITHIN THE STAGE 1 SITE

5.4. Horizontal Paths of Travel

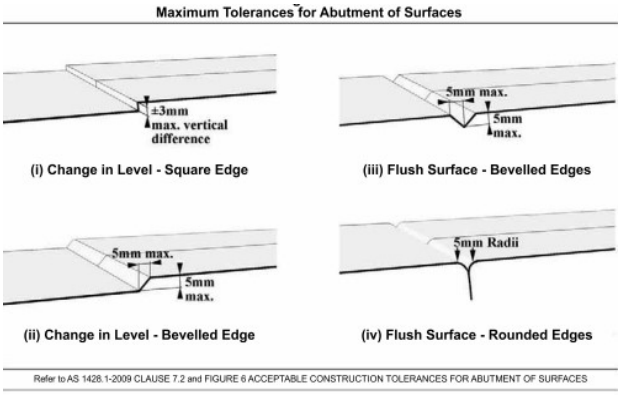
Accessible pedestrian paths are provided, from all entries required to be accessible, into and through common areas, into and around common areas – including:

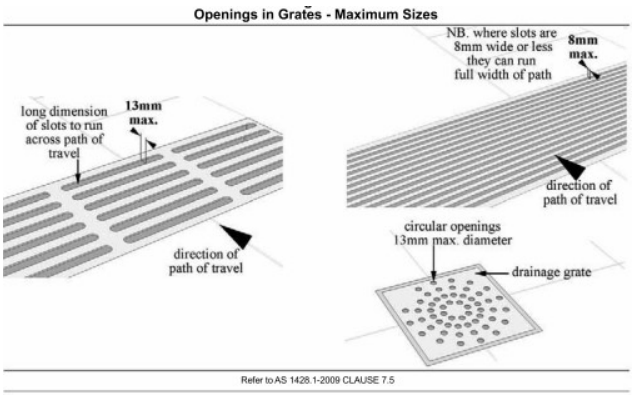
- circulation and learning areas, studios, gymnasium, technology kitchen and multi-purpose court on the lower ground levels,

- outdoor learning, studios, outdoor learning, presentation and circulation areas on the ground and first floors as well as the roof outdoor terrace.

No pathway will be narrower than 1000mm where straight, 1500mm where curved and sufficient circulation areas will be provided where pathways change direction. Pathways, including corridors, have an area of at least 1540 x 2070mm at dead-ends to allow a wheelchair to make a 180° turn as well as wheelchair passing bays at regular intervals and locations, such as outside lifts, of at least 1800 x 2000mm.

All trafficable surfaces will be slip resistant according to the specific requirements of AS1428.1 and other relevant standards. Any change of level along an accessible path of travel will be zero in design and no more than 3mm in construction (5mm if bevelled). Drainage grates on accessible paths of travel will have openings of no more than 13mm wide x 150mm long, with the greater dimension transverse to the main direction of travel - to assist wheelchair and cane users.





For landings, walkways and common areas, gradients will not exceed 1:40 and considered “level” for accessibility. Paths of travel between 1:39 and 1:20 are walkways and will not have tactile ground surface indicators or handrails and where gradients are steeper – to a maximum of 1:14. These ramps will have handrails with extensions on both sides, tactile ground surface indicators at the top and bottom, slip resistant trafficable surfaces and all features as outlined in AS1428.1.

Where an accessible path meets a stairway access barrier, an alternative ramp or lift will be provided. Ramps and stairways will have handrail extensions according to AS1428.1 and will not extend into a cross-path and impede traffic flow.

5.5. Vertical Paths of Travel

Passenger lifts, stairways and ramps cover the vertical circulation throughout the development. On all accessible paths of travel, where a level-change requires the deployment of a stairway, it will be complimented by an accessible ramp and/or the inclusion or introduction of an accessible passenger lift.

Refer items 5.7 Stairways, 5.8 Ramps and 5.9 Lifts in this report.

All passenger lifts in the proposed new buildings and connectors will be one of the types identified in Table E3.6a of the BCA, 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.

3D OF THE PROPOSED WESTERN PRECINCT'S VERTICAL CIRCULATION

SECTION THROUGH WESTERN PRECINCT

5.6. Circulation Around Doorways

Circulation, as provided, is a clear unobstructed area, to enable persons using mobility aids to manoeuvre. All doorways in all parts of the building, other than those into and

within areas considered under clause D3.4 of the BCA to be exempt, will have at least 850mm clear opening and latch side clearances on both sides of the doorway. These clearances are dependent on the width of the door opening and whether the approach is from the front or the side. Where double or multiple leaf doors are proposed, the operable leaf will have the 850mm minimum clearance.

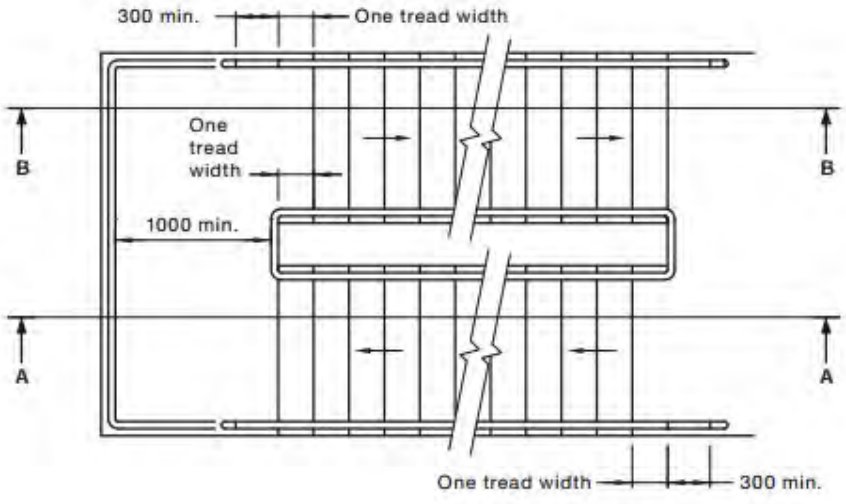
Circulation at doorways will be provided according to the minimum requirements of AS1428.1 Part 13, which also outlines the requirements for clear openings, door furniture, door controls, power-operated doors and luminance contrast.

Circulation areas on both sides of doors will be level (1:40 maximum), slip resistant and be free of encroachments such as railings, fire extinguishers, pot-plants or bins.

Thresholds will be level or provided with a threshold ramp as defined in AS1428.1.

5.7. Stairways

If a fire-isolated stairway is designed, fitted and secured for emergency only, the single internal handrail will be provided at a consistent height. This is achieved by off-setting risers at landings or extending the handrail into the landing space.



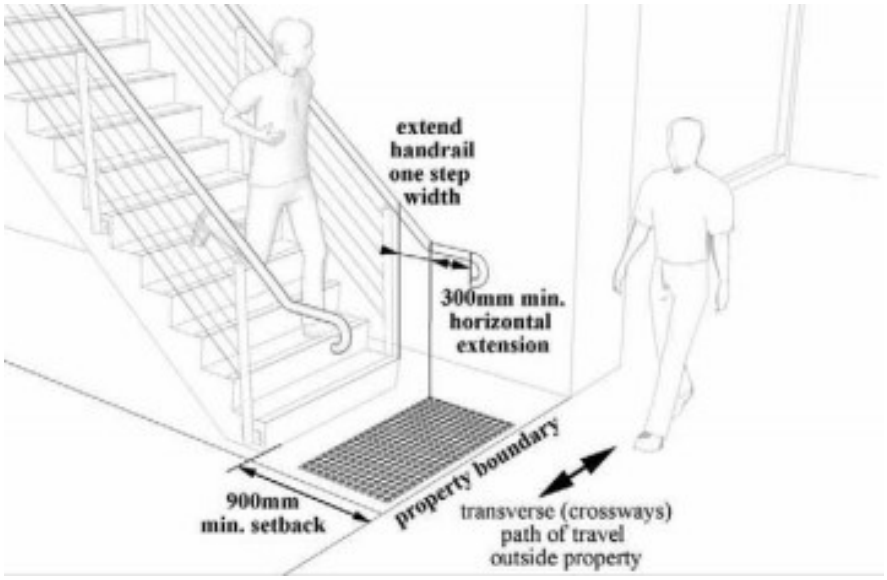
(a) Plan

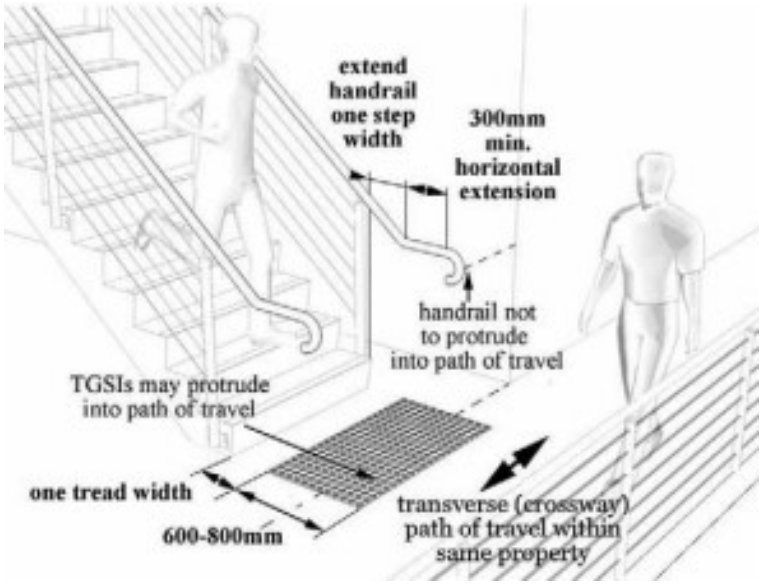
DIMENSIONS IN MILLIMETRES

FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS

If a stairway is used as a common circulation stairway, it will be designed and built with all the required features of an accessible stairway according to AS1428.1 Part 13, including handrails with extensions on both sides, tactile ground surface indicators (TGSIs), nosings, slip resistance and at least 30% luminance contrast.

Stairways will be set back from the boundary by at least 900mm and allow for extensions that do not encroach on traffic cross-flow. This stairway set-back will also apply to cross-pedestrian traffic at the top or bottom of stairways within the site and also within the buildings.





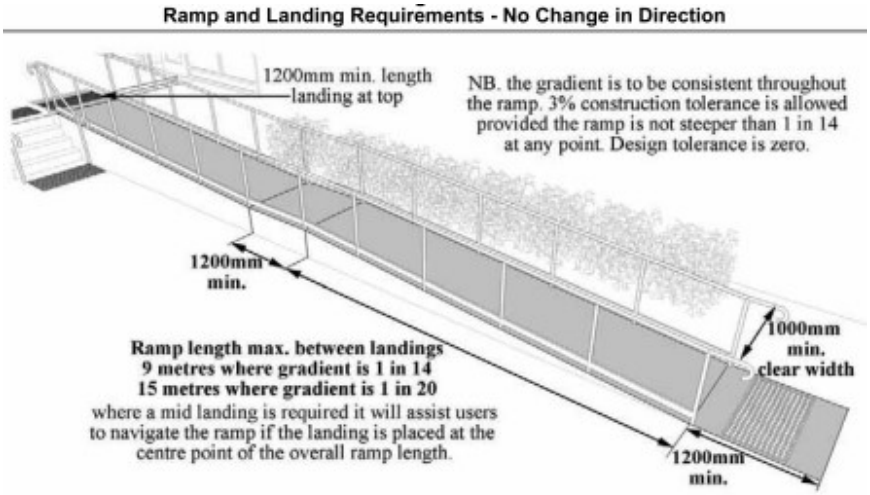
Fire-isolated stairways, used for emergency only will be in accordance with BCA Part D2 and open common stairways in accordance with BCA Part D3 – both making reference to compliance with AS1428.1.

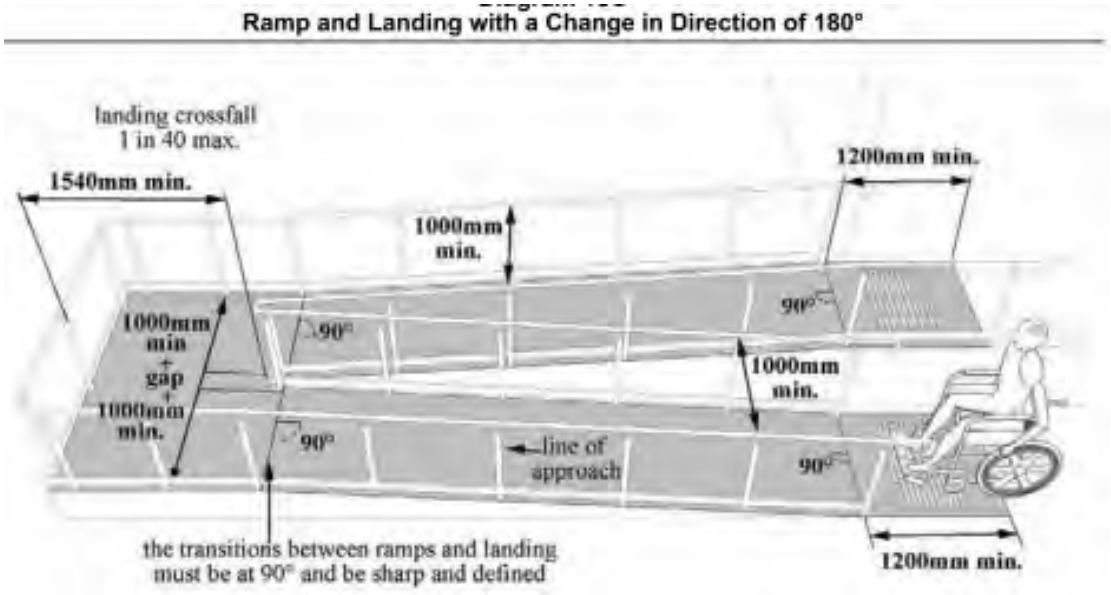
5.8. Ramps

Where ramps are deployed throughout the development, they will be designed and constructed as per the following requirements.

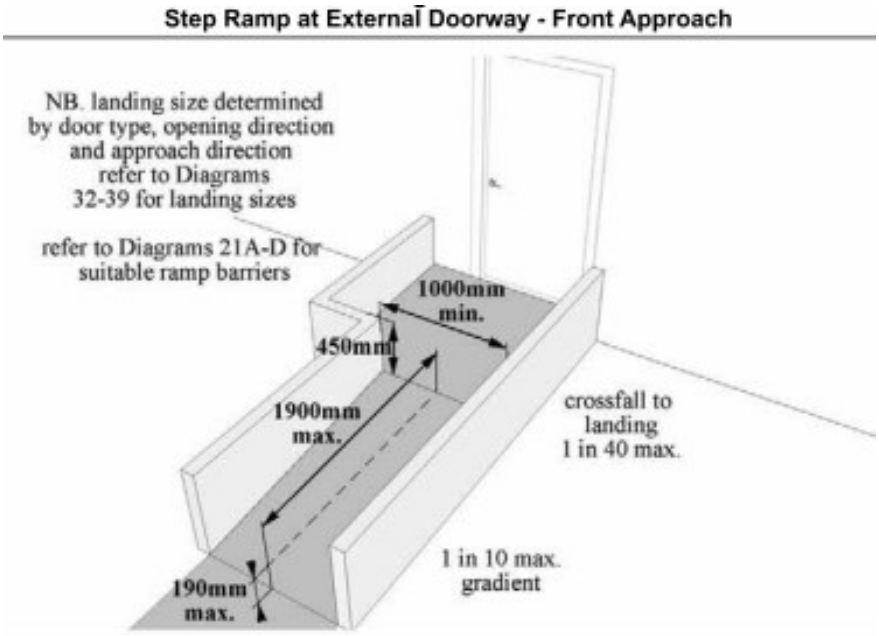
The BCA and AS1428.1 cover 4 x ramps being pedestrian ramps, step ramps, kerb (pram) ramps and threshold ramps. For accessibility, 1:40 and shallower is considered level, up to 1:20 is a walkway and steeper is considered a ramp.

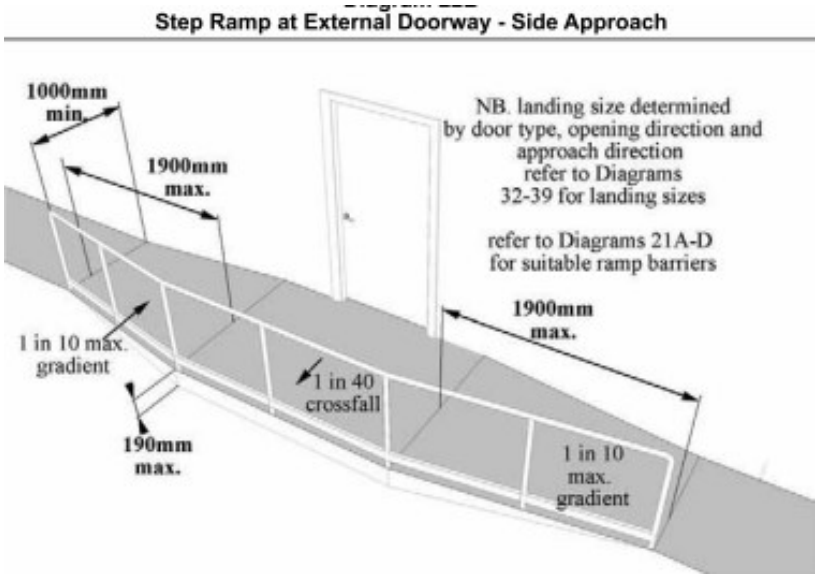
Pedestrian ramps are not steeper than 1:14 gradient, not narrower than 1000mm* between handrails which have extensions and TGSIs top and bottom, have the required slip resistance and luminance contrasting as well as sufficient circulation space on landings. *Where ramps are curved, they will be at least 1500mm wide.



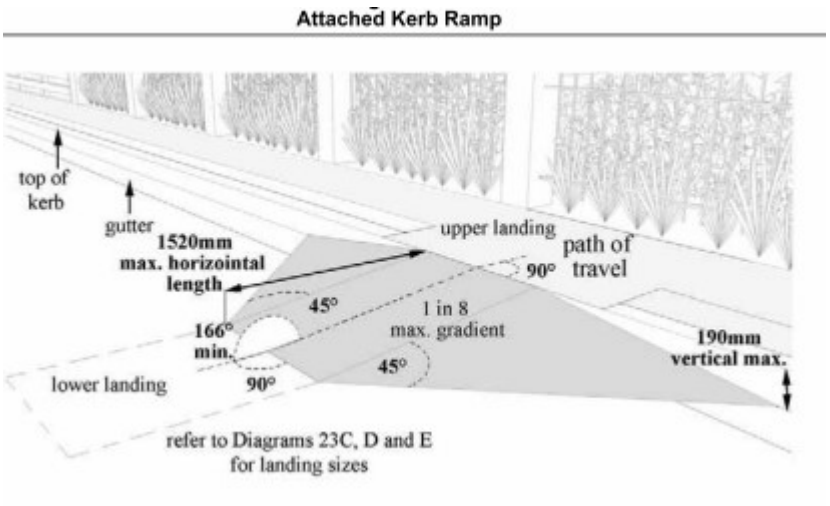


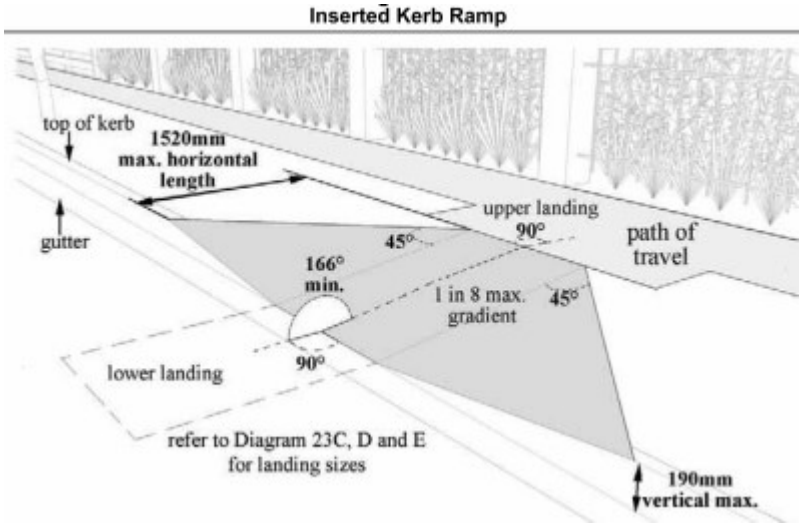
Step ramps on an accessible path of travel will not rise more than 190mm, be no steeper than 1:10 gradient and be no longer than 1.9m. and will not have handrails if contained on either side by walls or similar. Step ramps will not have TGSIs at top and bottom unless warning of a cross-traffic of vehicles, bicycles or similar. Landings with sufficient circulation space will be provided at the top and bottom and consecutive step ramps will not share a landing.





As for step ramps, Kerb (Pram) ramps will not rise or fall more than 190mm, be no steeper than 1: 8 gradient and be no longer than 1520mm long. It can be built up on the lower level or cut into the upper level. Where they are located at crossings, they will line up perfectly and will not have handrails or TGSIs under normal conditions.





A Threshold ramp is an inclined surface on a continuous accessible path of travel with a maximum rise of 35mm, length not greater than 280mm and a gradient not steeper than 1: 8. Where the sides of ramps are not contained, they will be splayed at 45°.

5.9. Lifts

The minimum lift car internal dimensions shall be 1100mm wide x 1400mm deep between the inside of the closed car doors to the inside back wall of the car. In the case of a through entrance car, the 1400 mm depth shall be measured between the inside of closed car doors. The minimum clear width of car door openings shall be not less than 900 mm. All lifts travelling more than 12m, will have minimum lift car internal dimensions of 1400mm wide x 1600mm deep.

All new passenger lifts will be provided to be usable, not only for people who permanently or temporarily require the use of a mobility aid, such as a wheelchair, but also for those who have vision and/or hearing impairment. All required accessible features for passenger lifts will satisfy AS1735.12.

5.10. Sanitary Facilities

According to the classifications as nominated by the BCA consultant, unisex accessible toilets (UATs) are required on every storey containing sanitary compartments; and where a storey has more than 1 x bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.

There are optional configurations for layouts of sanitary facilities – using the minimum dimensions as outlined in AS1428.1.

According to clause F2.4, 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 AS1428.1 must be provided for use by males and females.

The UATs and ambulant cubicles will be reconfigured to allow internal circulation space as required by the BCA and AS1428.1.

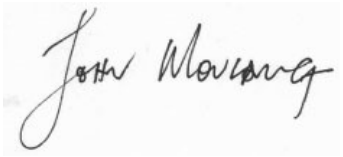
5.11. Spectator Seating

Where spectator seating is provided in the gymnasium, wheelchair seating will be included as per Table D3.9 of the BCA.

6. CONCLUSION

Based on the assessment of documentation provided, I conform that the design of the proposed new works, as submitted for development consent, is able to meet the requirements of the performance-based BCA/NCC, the intent of the Disability Discrimination Act and all other construction certification.

I declare that I am a capable, qualified and accredited access consultant and able to carry out the report.



Accredited Access Consultant (ACAA # 383 + LHA:10101)

Morris Goding Accessibility Consulting