

Town Planning Accessibility Report

Oran Park High School & Public School Expansion

Report No: 16345-AC-Town Planning Report_Rev 01
Revision: 01
Date: 13 February 2017

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Revision history

No.	Description	Prepared by	Reviewed by	Date
00	Town Planning Accessibility Report Draft	Kara Chun	Jacqueline Nguyen	30 January 2017
01	Town Planning Accessibility Report Draft	Kara Chun	Jacqueline Nguyen	13 February 2017

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1. Introduction

- 1.1 This access report has been prepared for Perumal Pedavoli Architects Pty Ltd on behalf of the State and represents a review of all aspects of access to and within the site with respect to the Building Code of Australia (BCA), Disability Discrimination Act 1992 (*Cth*) (DDA), Universal Guidelines and relevant Australian Standards as applicable to this project. This report confirms accessibility has been appropriately addressed in the associated planning documentation and confirms the client's commitment to the development of an equitable and accessible environment for all.
- 1.2 Generally the town planning documentation of the proposed building has been developed in line with the spirit and intent of the DDA, Building Code of Australia 2016 (BCA), and Australian Standards as they relate to access for people with disabilities. Access for people with disabilities will be provided on an independent, functional and equal basis to the Oran Park High School and the Public School Expansion over six main block buildings, external pathways and car parking.
- 1.3 At this stage, detailed design elements, such as levels, dimensions, door schedules, toilet fixtures and fittings, are limited and du Chateau Chun shall provide ongoing review to ensure compliance with the BCA and the spirit and intent of the DDA.

2. Site and Context

The proposed development consists of the construction of six main block buildings located at Holden Drive, Oran Park, NSW:

- High School
 - Block HA & HB – three storey
 - Block HC – three storey
 - Block HD – three storey
 - Block HE- single storey
- Public School
 - Block PE, PF and PG – two storey
 - Block PA – two storey
- Ancillary
 - Car parking
 - External paths and landscaping.

3. Design Confirmation

The following areas of the development will be accessible by the public, excluding maintenance and storage facilities, enabling safe, equitable and independent travel.

3.1 Accessible Car Parking Bays

- 3.1.1 There is a small car park located on the site adjacent Block HE. There is one accessible car parking space indicated which is appropriate.
- 3.1.2 The accessible car parking space for people with disabilities will be provided with appropriate dimensions of not less than 2400mm X 5400mm (dedicated space) with an adjacent space of 2400mm X 5400mm designated for loading and unloading (shared area).
- 3.1.3 Two accessible parallel parking spaces are also provided to the parking drop-off area along Holden Drive.

3.1.4 The accessible parallel car parking spaces for people with disabilities will be provided with appropriate dimensions of not less than 3200mm X 7800 (dedicated space) where the shared space is at the same level as the parking space.

3.1.5 Vertical signage incorporating the international symbol for access will be installed, in addition to delineation on the surface of the parking area to the accessible car parking space.

3.2 External Paths of Travel

3.2.1 A continuous accessible path of travel is provided from the allotment boundary at South Circuit and Holden Drive to the main entrances of the building. Continuous accessible paths of travel are provided from the accessible car parking spaces to the building entrances. Continuous accessible paths of travel are also provided to connect the buildings and to connect into existing paths of travel on the site.

3.2.2 Widths of not less than 1500mm will be maintained to paths of travel and crossfall will not exceed 1:40. External paths will be designed and constructed in accordance with AS 1428.1 (2009), AS 1428.2 (1992) and other accessibility guidelines relating to surface finish and path delineation.

3.2.3 Further review of ongoing documentation will be undertaken, including Civil and Landscaping, to confirm the following:

- o Gradient and crossfall of external paths of travel;
- o Proposed widths;
- o Colour, texture and slip resistance of surface finishes;
- o Location and design of proposed drainage points;
- o Definition of raised levels and landscaping areas; and
- o Provision and design of kerb ramps to driveway crossovers.

3.3 Walkways

3.3.1 There are a number of walkways located throughout the site due to the natural topography of the site. Grades are generally no steeper than 1:20. If any steeper they will be constituted as ramps and therefore compliance with AS1428.1:2009 Clause 10.3 will be met.

3.3.2 Level landings to the walkways will be provided as follows:

- i. At intervals along walkways at:
 - a. Maximum 15m for 1:20 gradient;
 - b. Maximum 25m for 1:33 gradient; and
 - c. For walkways in between 1:20 and 1:33, the maximum interval is determined by linear interpolation.
 - d. Ensure walkways are not within required doorway level landings – see Marked Plans in Appendix A.
- ii. Spatially:
 - a. Where there is no change in direction, the landing must be minimum 1200mm in depth;
 - b. Where there is a 90° turn involved, the landing must achieve minimum 1500mm x 1500mm clear space and the internal corner of this space may be splayed 500mm;
 - c. Where there is a 180° turn involved, the landing must achieve minimum 1540mm x 2070mm (W x L) clear space.

3.3.3 The sides of a walkway shall be provided with a firm and level surface of a different material to that of the walkway extending 600mm in width horizontally, be of the same grade as the walkway and follow the grade of the walkway.

Alternatively it shall be provided with a suitable barrier – kerbrail and handrail, or minimum 450mm high wall.

3.4 Building Entrances and Internal Doors

- 3.4.1 Each entrance to the development and internal doors will provide a clear opening width of not less than 850mm to not less than the operable leaf (minimum 920mm door leaf width). Approach to entrances will be at no greater than 1:40 grade with sufficient area on either side of the door to enable independent access by wheelchair users, persons with ambulant disabilities and parents with prams.
- 3.4.2 All door hardware, including security / access controls and door signage will be selected and installed in accordance with AS 1428.1 (2009).

3.5 Internal Paths of Travel

- 3.5.1 Internal paths of travel will be designed to enable safe and dignified travel by all. Continuous accessible paths of travel will be provided from the car parking area and building entrances to and within each building. The paths will achieve compliant widths, passing areas and turning spaces at dead ends.
- 3.5.2 The unobstructed height of the paths of travel will be no less than 2000mm and 1980mm at doorways.
- 3.5.3 Finished surfaces will be selected to ensure adequate definition for people with varying degrees of vision impairment, such as minimum 30% luminance contrast between door and door frame, or door frame and adjacent wall. Appropriate visual indication which meets the compliance criteria of AS 1428.1 (2009) will be installed to all frameless or fully glazed doors and sidelights, and any glazing which may be mistaken for a doorway or opening.

3.6 Stairs

- 3.6.1 There are a number of internal and external stairs proposed for communication purpose throughout the buildings.
- 3.6.2 The communication stairs will be designed and constructed with tread and riser dimensions which meet the minimum requirements of the BCA. In addition, handrails will be installed to both sides of the stairs with appropriate and consistent heights, diameter, detail and profile in accordance with Clause 9 of AS 1428.1 (2009).
- 3.6.3 Hazard indication, including visual nosing to stair treads and warning tactile ground surface indicators will be installed to meet AS 1428.1 (2009) and AS 1428.4.1 (2009).
- 3.6.4 Stairs proposed for emergency egress only will be installed with additional provisions where appropriate; however, at a minimum will meet current building code requirements.

3.7 Ramps

- 3.7.1 There appears to be an internal ramp leading to the stage within the Gymnasium. A maximum gradient of 1:14 will be achieved. Level landings of not less than 1500mm depth will be provided at the top and base of the ramp. The minimum width of a curved ramp must be no less than 1500mm

- 3.7.2 Handrails and kerb / kerbrails will be installed to both sides of the ramp with appropriate and consistent heights, diameter, detail and profile, in accordance with AS 1428.1 (2009). Warning tactile ground surface indicators will be installed at the commencement and conclusion of the ramp to meet the requirements of AS 1428.2.

3.8 Lifts

- 3.8.1 There are a number of passenger lifts proposed to provide vertical access throughout the development.
- 3.8.2 The lifts appear to be appropriate in dimensional requirements to provide stretcher facilities at 2000mm (width) x 1400mm (length) which meet the requirements of the BCA.
- 3.8.3 All lifts will be provided with enhanced features for people with disabilities to meet the parameters of AS 1735.12 (1999), including however not limited to, handrails and tactile and Braille lift landing and car controls.
- 3.8.4 A low-rise platform lift is also proposed to the stage of the Gymnasium in Block HE. The low-rise lift will be a through car design with minimum internal dimensions of 1100mm X 1400mm which enable independent access by wheelchair users. Further details will be provided to ensure the lift complies with the requirements of 1735.15.

3.9 Accessible Sanitary Facilities

- 3.9.1 Where gender facilities have been provided an accessible unisex sanitary facility has generally been provided adjacent which is appropriate. And where a shower facility has been provided, a combined accessible shower facility has also been provided for people with disabilities.
- 3.9.2 The internal dimensions and layout of the accessible unisex sanitary facility will be appropriate to ensure circulation of not less than 1900mm X 2300mm to the pan and 1600mm X 2350mm to the shower, in accordance with AS 1428.1 (2009). The washbasin will not encroach greater than 100mm into these spaces.
- 3.9.3 All accessible facilities will be designed and constructed with appropriate selection and placement of fixtures and fittings which enable access by all users and meet the compliance requirements of AS 1428.1 (2009) and AS 1428.2 (1992).

3.10 Sanitary Facilities for People with Ambulant Disabilities

- 3.10.1 Each bank of gender sanitary facilities associated with an accessible sanitary facility is provided with a cubicle for people with ambulant disability, as per BCA Clause F2.4(c).
- 3.10.2 Doorways on continuous accessible path of travel to facilities for people with ambulant disability, must achieve a minimum clear opening width of 700mm and a clear space of minimum 900mm x 900mm to both sides of the door (AS1428.1:2009 Figure 34).
- 3.10.3 Layout of each ambulant sanitary compartment generally appears to comply with AS1428.1:2009 Clause 16. Provide dimensions of drawings to ensure the following are met:
- i. Cubicle width of 900mm – 920mm;
 - ii. Clear space of 900mm x 900mm in front of the WC pan; and
 - iii. Clear space of 900mm x 900mm to both sides of ambulant cubicle doorway.
 - iv. WC pan to achieve a standard projection from the rear wall of 610mm – 660mm.
- 3.10.4 Limited detail has been provided regarding the ambulant sanitary facility fixtures and fittings at this stage of the project.

3.11 Internal Finishes

3.11.1 The following requirements apply to internal finishes in common areas:

- i. Where carpet or soft flexible flooring materials are used, the pile height or pile thickness is to be maximum 11mm and the carpet backing to be maximum 4mm thick.
- ii. Matting recessed within a continuous accessible path of travel to have a surface level difference to surrounding materials of maximum 3mm for vertical, and 5mm for rounded or bevelled edges.
- iii. Grates (including floor waste cover to accessible toilet) are to have openings of maximum 13mm in diameter, and any slotted openings to be maximum 13mm wide and orientated perpendicular to the dominant direction of travel.

3.11.2 Where smooth flooring surfaces are installed they are to meet slip resistance ratings as per BCA Table D2.14 and AS1428.1:2009.

3.11.3 A solid and non-transparent contrasting strip is required to be installed across the width of all frameless or fully glazed doors, sidelights and any glazing that are capable of being mistaken for a doorway or opening.

3.11.4 All switches/controls on accessways are to be at 900mm – 1100mm AFFL and minimum 500mm from internal corners, except where on the architrave on the latch-side.

Additionally, light switches within accessible sanitary facilities are to be rocker-action or toggle switch type, with a minimum 30mm x 30mm dimension. Push pad switches are to have minimum 25mm diameter.

3.11.5 Integrated, discrete, and composite type TGSIs must achieve 30%, 45% and 60% luminance contrast, respectively, against the background surface.

3.12 Hearing Augmentation

3.12.1 A hearing augmentation system must be provided where an inbuilt amplification system, other than one used for emergency warning system only, is provided:

- i. in a room in a Class 9b building;
- ii. in a, auditorium, meeting room, conference room, hearing room or the like; or
- iii. at any reception area where the public is screened from the service provider.

Clarify if an inbuilt amplification system is proposed within any areas of the development.

3.13 Signage

3.13.1 When development of the designs progress, du Chateau Chun shall review the proposed way-finding strategy and signage package to ensure predictability and consistency of information which facilitates safe, independent and dignified travel by all.

3.13.2 Tactile and Braille signage will be provided to meet the compliance requirements of the BCA and provisions outlined in AS 1428.1 (2009) and AS 1428.2 (1992) including additional signage where deemed appropriate.

4. Additional Accessibility Considerations

It is acknowledged that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA only.

The Premises Standards could address a broader range of accessibility issues including considerations to accessibility of outdoor areas, such as playgrounds, and the interior fit-out of buildings, including customer service areas, joinery, fixtures and fittings. As such, there are features which fall beyond the scope of the Standards which may be subject to the general complaints provisions of the DDA.

The following is therefore a summary of additional accessibility issues to be addressed in order to reduce Client risk of attracting a discrimination complaint.

4.1 Lift

- 4.1.1 There is a concern with the location of the passenger lifts within Block HA & HB. The distance a person with a disability would need to travel to arrive at the same point as a person without a disability is quite significant due to the location of the lifts. It should be noted that the lift location is not a BCA issue. The BCA only calls for access to all areas not distance of travel for people with disabilities. We are raising this issue to identify that it could be a possible complaint under the Disability Discrimination Act as a person with a disability is being treated differently or unfairly.

There are two means of mitigating the risk. Firstly install a lift at the elbow of the Block to reduce the distance of travel or the State accepts the risk and develops a management plan to schedule students or staff with disabilities to classrooms in closer proximity. This may require duplicating unique facilities and/or relocating classes.

4.2 Lighting

- 4.2.1 Consistent lighting levels should be provided throughout all areas (internal and external). Where lighting levels may be increased, this must occur gradually to enable sufficient time for a person's vision to adapt to changing lighting levels.
- 4.2.2 Minimum interior lighting levels of maintenance illuminance in accordance with AS1680.1:1990 and with consideration to AS1428.2:1992 Clause 19.

4.3 Emergency Egress for People with Disabilities

- 4.3.1 Develop and implement a facility evacuation plan, including the procedure for the evacuation of individuals with temporary and permanent impairments and high level mobility needs.

5. Conclusion

du Chateau Chun has endeavored to ensure all key aspects of access provision have been addressed and all reasonable attempts have been made to identify the main matters pursuant to the DDA. It is our opinion that the development is capable of meeting the deemed-to-satisfy provisions of the BCA and the spirit and intent of the DDA. This professional opinion is subject to further assessment of detailed design documentation; to ensure the design principles are adhered to throughout subsequent stages of design and construction.