



To: DesignInc Sydney

Project: Lindfield Learning Village

Report: High-level Access Assessment Report

Reference No: 106808A5-Access-r2

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DOCUMENT CONTROL




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			Prepared by	Checked by	Approved by
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1 BASIS OF ASSESSMENT

1.1 Location

The building development, the subject of this report, is located at Eton Road, Lindfield. The development involves the refurbishing and repurposing of the existing university building, formerly known as the UTS Ku-ring-gai campus. The new use will include a school catering for primary to secondary students and also a childcare centre. The largest of the existing auditoriums in the building is proposed to be used as a Performing Arts Auditorium, which will potentially be leased to the public outside of school hours.

External works will include upgrade of the existing carpark and new and upgraded building entry points.

1.2 Purpose

The purpose of this report is to provide a high-level assessment of the proposed development against the relevant Access provisions of the Building Code of Australia 2016 (BCA2016), the Disability (Access to Premises – Buildings) Standards 2010 and related Australian Standards.

1.3 Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the Access provisions of the BCA2016, namely Part D3, Clause E3.6 and Clause F2.4. It is not an assessment of the proposal against all provisions of the BCA2016.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- The structural adequacy or design of the building;
- The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2016 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- BCA2016 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- Demolition Standards not referred to by the BCA2016;
- Work Health and Safety Act;
- Construction Safety Act;
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like;
- Conditions of Development Consent issued by the Local Consent Authority; and
- This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the Access provisions of BCA2016.

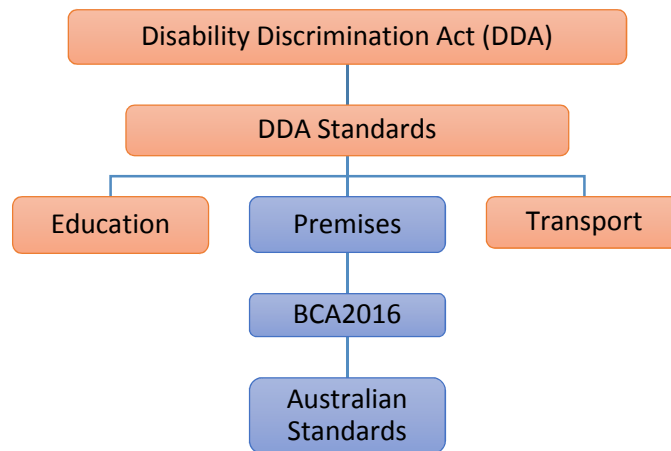
1.4 Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the BCA2016 is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2016 and the referenced standards does not guarantee that a complaint will not be lodged.

The graph below indicates the current relationship of the BCA2016 to the DDA.



1.5 Disability Access to Premises Standards (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings. They do not apply to existing buildings that are not undergoing upgrade. They will only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2016 and reference a range of Australian Standards relating to access and other associated matters. The Premises Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

The “affected part” is the accessway from the principal pedestrian entrance to the area of the new works including the entry door at principal pedestrian entrance. The relevant provisions of the Premises Standards will apply to a new part of a building, and any “affected part” of a building, if the building is Class 1b, Class 2 (if a new and short term rent accommodation is available) and Classes 3, 5, 6, 7, 8, 9 or 10 buildings.

The Premises Standards (including the affected part upgrade) is applicable to a building owner who is the applicant for a building permit, such as a Construction Certificate or Complying Development Certificate. It is noted that under Clause 4.3 of the Premises Standards, if the lessee of a new part of a building, which has more than one lessee, submits the application for approval of the building work, the upgrading of the affected part will not be applicable. The Premises Standards is also applicable to development carried out for or on behalf of the Crown.

It is understood that the proposed development will be development by the Crown and therefore **upgrading of the affected part WILL be required** – See requirements in Part 3.2 below.

1.6 Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

2 BUILDING DESCRIPTION

For the purposes of the BCA2016 and Access Code for Buildings (Premises Standards – Schedule 1) the development may be described as follows.

2.1 Classification

Under the provisions of Clause A3.2 of BCA2016, the building has been classified as follows:

Class	Level	Description
9b	Levels 1 to 7	Assembly building (including home bases / learning areas, auditoriums, childcare, gymnasium & cafeteria parts)
7a	Part Level 3	Carpark (undercover carpark)
7b	Part Level 2	Storage (Major Works storage area)

2.2 Areas Required to be Accessible – BCA Clauses D3.1 & D3.4

Under the provisions of Clause D3.1 of BCA2016, the following areas of the building listed in the table below are required to be accessible, other than where exempted by BCA Clause D3.4.

Level	Area / Room	Description
Levels 1 to 7	School and childcare (including home bases / learning areas, auditoriums, childcare, rooftop outdoor play areas, gymnasium & cafeteria parts)	To and within all areas normally used by the occupants
Part Level 3	Carpark	To and within any level containing accessible car parking spaces
Part Level 2	Storage	To and within all areas normally used by the occupants

Clause D3.4 provides an exemption for access for people with disabilities to the following areas:

- An area where access would be inappropriate because of the particular purpose for which the area is used.
- An area that would pose a health or safety risk for people with a disability.
- Any path of travel providing access only to an area exempted by (a) or (b).

In the current design, it is anticipated that the following areas would be subject to the Clause D3.4 exemption and therefore are not required to be accessible:

- Certain store rooms, including the Wood and Metal Project Stores on level 2
- Non-accessible toilet facilities (all levels)
- Kiln room on level 5
- Nappy change rooms and the pram room within the Childcare Centre
- Plant areas
- Staffed kitchen areas that are not proposed for personal use of staff or students

Section 3 of the report below provides an overview of the significant access provisions that relate to the areas of the building identified above as required to be accessible.

3 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES

3.1 Carpark Upgrade Works

In relation to the proposed carpark upgrade, an accessible path of travel, complying with AS 1428.1-2009, must be provided to the building from any new accessible car parking space(s).

3.2 New and upgraded building entrances

- Building entrance points proposed as principal pedestrian entrances are required to be accessible entrances in accordance with the requirements of AS 1428.1-2009. This will require a compliant, step free connection between the principal pedestrian entrances and the carpark area containing the accessible car parking spaces. (The main considerations will be gradients of the walkways, ramp design and provision of either level thresholds at entry doors or AS 1428.1-2009 compliant threshold ramps.)
- Compliant access must be provided through not less than 50% of all pedestrian entrances, including the principal pedestrian entrances.
- A pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance, excluding pedestrian entrances serving only areas exempted by D3.4.
- 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.

3.3 Paths of travel within the building

- A step free path of travel compliant with AS 1428.1-2009 will be required from the pedestrian entrances required to be accessible, to and within all parts of the building required to be accessible.

Note: Currently Home Base 5 on Level 1 appears to be connected to the level above via a stairway only. It is recommended that either passenger lift access be provided to this level, or BCA compliance be sought via a Performance Solution incorporating a management plan to accommodate staff or students with a disability. Further details will be required on the proposed use of the spaces to determine whether or not a Performance Solution is viable.

- All doorways on accessible paths of travel are required to achieve a clear opening width of 850 mm and have circulation space in accordance with Figure 31 & 32 of AS 1428.1-2009.

It is noted that the majority of doorways throughout the building will need to be upgraded in order to comply with the above.

- Door hardware and controls on accessible paths of travel to comply with AS 1428.1-2009.
- All doorways shall be provided with a luminance contrast of not less than 30%, in accordance with Clause 13.1 of AS 1428.1-2009.
- Floor surfaces must be non-slip and contain no step or lip greater than 3 mm or 5 mm, where bevelled or rounded. Soft floor coverings such as carpets and recessed mats must comply with Clause 7.4 of AS 1428.1-2009.

3.4 Stairways

New works to the existing non-fire-isolated stairways in accessible parts of the building must comply with the requirements of clause 11 of AS 1428.1-2009. It is noted that in some instances, the existing stair configuration may prevent full compliance being achieved with AS 1428.1-2009, in particular in relation to the requirement for 300 mm horizontal extensions to handrails at the top and bottom of the stairs. In these instances, compliance should be provided to the full extent practicable within the constraints of the existing building fabric.

Any new works to fire-isolated stairways must comply with the requirements of clause 11.1(f) and (g) of AS 1428.1-2009.

Note: the existing spiral stairs at Home Base 1 do not meet the dimensional requirements of BCA Clause D2.13. It is recommended that these stairs be removed, or where required to remain due to heritage significance, be closed off by a locked gate.

3.5 Ramps

New and upgraded ramps on accessible paths of travel must comply with clause 10 of AS 1428.1-2009.

Generally ramps (other than step ramps or kerb ramps) must not exceed a gradient of 1:14 and must be provided with landings at 9 m maximum spacings. Landings are to be no less than 1200 mm long where there is no change in direction, no less than 1500 mm long for a change in direction of up to 90° and no less than 2070 mm long for a change in direction between 90° to 180°.

A series of connected ramps must not have a combined vertical rise of more than 3.6 m.

3.6 Accessible car parking

Any new accessible car parking spaces must be connected to the building by an accessway compliant with AS 1428.1-2009. The spaces must comply with the requirements of AS 2890.6-2009, including a fall not exceeding 1:40 in any direction (or 1:33 for bituminous surfaces) and:

- For angle parking spaces – 2.4m x 5.4m dedicated space with 2.4 m x 5.4 m adjacent shared zone with bollard and line markings
- For parallel parking – 3.2 m x 7.8 m space with 1600 mm shared area on the non-trafficked side of the dedicated space.

Refer to figures in Appendix for further details.

Accessible car parking spaces must be provided at a rate of not less than 1 space for every 100 car parking spaces or part thereof for Class 9b school use and not less than 1 space for every 50 cars or part thereof up to 1000 spaces, then 1 space for each additional 100 spaces or part thereof over 1000 for Class 9b non-school use (i.e. childcare).

3.7 Signage

- Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each:
 - sanitary facility; and
 - any space with a hearing augmentation system; and
 - identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” and either:
 - (aa) the floor level number; or
 - (bb) a floor level descriptor; or
 - (cc) a combination of (aa) and (bb)
- Signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying –
 - the type of hearing augmentation; and
 - the area covered within the room; and
 - if receivers are being used and where the receivers can be obtained.
- Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and
- Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility.
- Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance;
- Where a bank of facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex facility.

3.8 Hearing augmentation system

A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed. The hearing augmentation system must comply with the requirements of BCA Clause D3.7.

3.9 Tactile indicators

Tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—

- (i) a stairway, other than a fire-isolated stairway; and
- (ii) a ramp other than a fire-isolated ramp, step ramp or kerb ramp; and
- (iii) in the absence of a suitable barrier—
 - (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and
 - (B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point,

except for areas exempted by D3.4. (b)

Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.

3.10 Wheelchair seating spaces

There are currently no upgrade works proposed to the fixed seating within the existing auditoriums, as such no upgrade works are required in relation to the wheelchair seating spaces.

3.11 Accessible sanitary facilities

Accessible toilets

- At least one accessible unisex sanitary facility must be provided on every storey containing sanitary compartments and where a storey has more than 1 bank of sanitary compartments containing male and female facilities, at not less than 50% of those banks.
- An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and
- Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and
- 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 evenly as possible; and

Accessible showers

Accessible unisex shower compartments must be provided to the gymnasium at the rate of 1 accessible shower for every 10 showers or part thereof, required by Clause F2.3.

Ambulant toilet facilities

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.

General

The circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with the requirements of AS 1428.1.

3.12 Lifts

Any new passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b. Existing passenger lifts will also need to be upgraded to comply with the above as part of the Premises Standards 'affected part' upgrade requirements.

The accessible features required by Table E3.6b are as follows:

Table E3.6b APPLICATION OF FEATURES TO PASSENGER LIFTS

Feature	Application
Handrail complying with the provisions for a mandatory handrail in AS 1735.12	All lifts except— (a) a <i>stairway platform lift</i> ; and (b) a <i>low-rise platform lift</i> .
Lift floor dimension of not less than 1400 mm wide x 1600 mm deep	All lifts which travel more than 12 m.
Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep	All lifts which travel not more than 12 m except a <i>stairway platform lift</i> .
Lift floor dimensions of not less than 810 mm wide x 1200 mm deep	A <i>stairway platform lift</i> .
Minimum clear door opening complying with AS 1735.12	All lifts except a <i>stairway platform lift</i> .
Passenger protection system complying with AS 1735.12	All lifts with a power operated door.
Lift landing doors at the upper landing	All lifts except a <i>stairway platform lift</i> .
Lift car and landing control buttons complying with AS 1735.12	All lifts except— (a) a <i>stairway platform lift</i> ; and (b) a <i>low-rise platform lift</i> .
Lighting in accordance with AS 1735.12	All enclosed lift cars.
(a) Automatic audible information within the lift car to identify the level each time the car stops; and (b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (c) audible information and audible indication <i>required</i> by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz	All lifts serving more than 2 levels.
Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received	All lifts except a <i>stairway platform lift</i> .

3.13 Glazing on accessways

On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1. The marking is required to be a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level. The contrasting line shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.

Annexure A**Design Documentation**

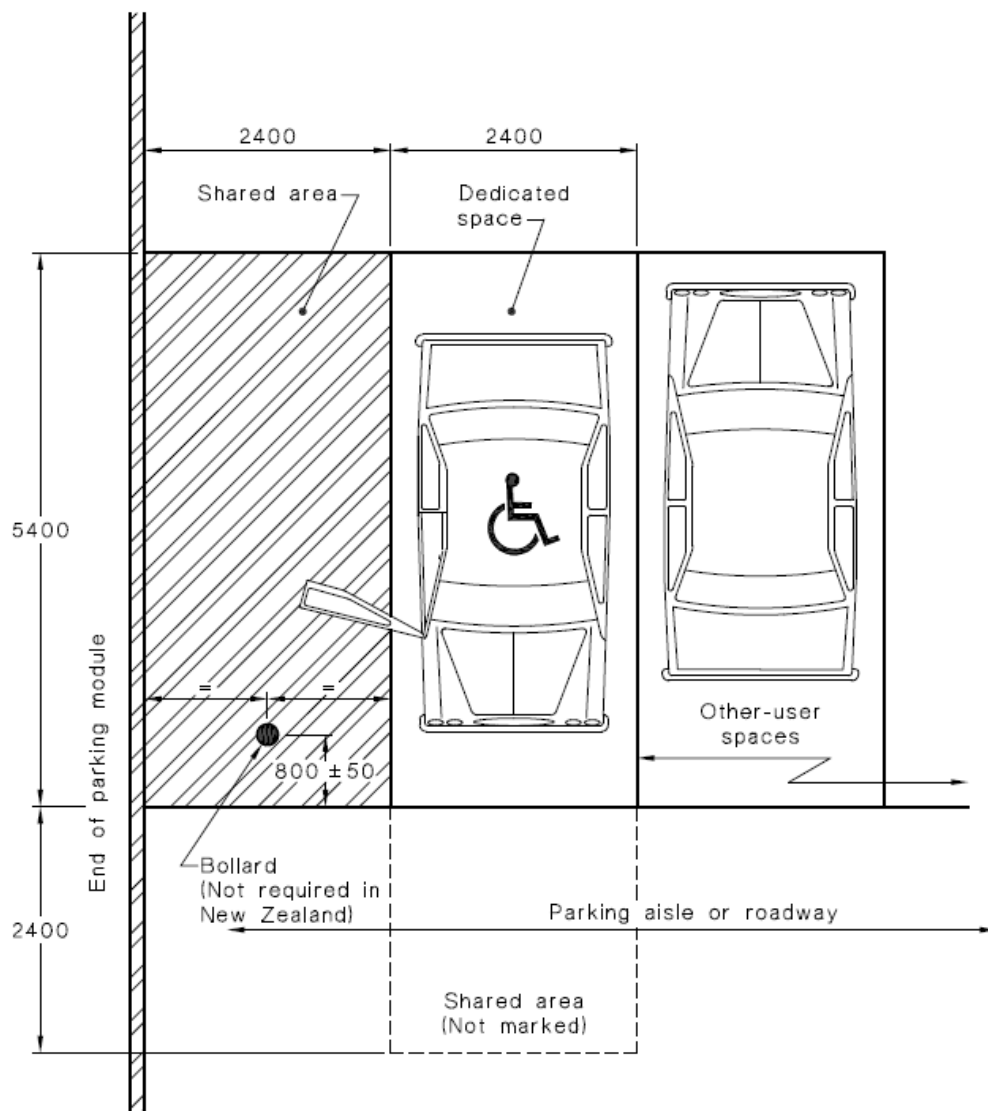
This report has been based on the following design documentation.

Architectural Plans Prepared by DesignInc, dated 01/12/16		
Drawing No	Revision	Title
SK-AR-LLV-005	A	SITE PLAN
SK-AR-LLV-006	A	MASTER PLAN – LEVEL 1
SK-AR-LLV-007	A	MASTER PLAN – LEVEL 2
SK-AR-LLV-008	A	MASTER PLAN – LEVEL 3
SK-AR-LLV-009	A	MASTER PLAN – LEVEL 4
SK-AR-LLV-010	A	MASTER PLAN – LEVEL 5
SK-AR-LLV-011	A	MASTER PLAN – LEVEL 6
SK-AR-LLV-012	A	MASTER PLAN – LEVEL 7
SK-AR-LLV-031	A	FLOOR PLAN – HOME BASE 4 – LEVEL 3 – OPTION 01
SK-AR-LLV-034	A	FLOOR PLAN – HOME BASE 4 – LEVEL 4 – OPTION 01
SK-AR-LLV-035	A	FLOOR PLAN – HOME BASE 1 – LEVEL 4 – OPTION 01
SK-AR-LLV-037	A	FLOOR PLAN – HOME BASE 1 – LEVEL 5 – OPT01
SK-AR-LLV-039	A	FLOOR PLAN – HOME BASE 1 – LEVEL 6 – OPTION 01
SK-AR-LLV-040	A	FLOOR PLAN – AURORA – LEVEL 4 – OPTION 01
SK-AR-LLV-042	A	FLOOR PLAN – SCIENCE – LEVEL 3 – OPTION 01
SK-AR-LLV-043	A	FLOOR PLAN – SCIENCE – LEVEL 4 – OPTION 01
SK-AR-LLV-044	A	FLOOR PLAN – WOOD & METAL – LEVEL 2 – OPTION 01
SK-AR-LLV-045	A	FLOOR PLAN – FOOD TEXTILE – LEVEL 5 – OPTION 01
SK-AR-LLV-046	A	FLOOR PLAN – VISUAL ARTS – LEVEL 5 – OPTION 01
SK-AR-LLV-047	A	FLOOR PLAN – ADMIN – LEVEL 5 – OPTION 01
SK-AR-LLV-035	A	FLOOR PLAN – HOME BASE 1 – LEVEL 4 – OPTION 01

Annexure B

Figures and Drawings Sample

B 1



DIMENSIONS IN MILLIMETRES

FIGURE 2.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA ON ONE SIDE ONLY—DIMENSIONS FOR AUSTRALIA ONLY*

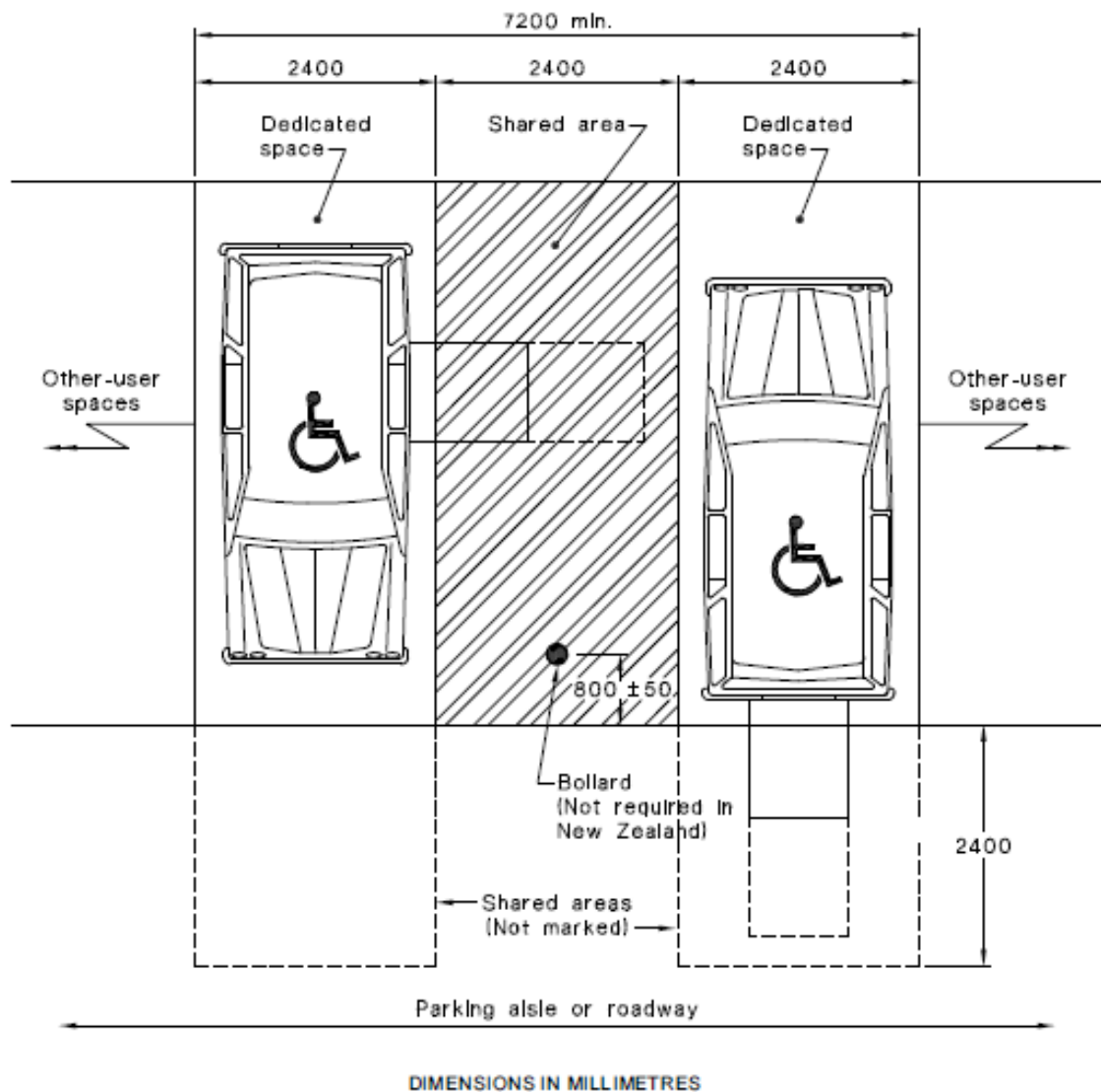
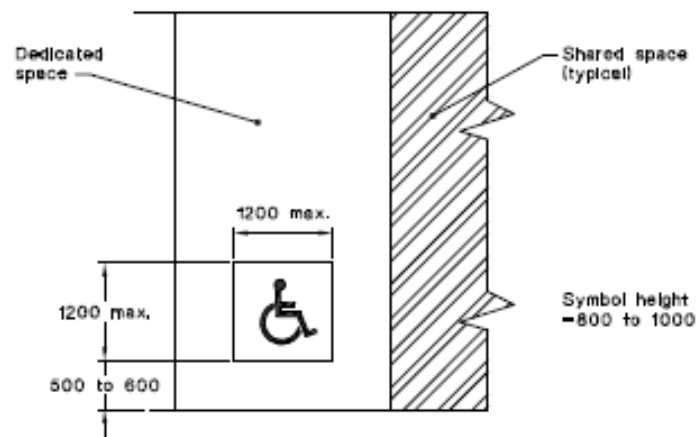
B 2

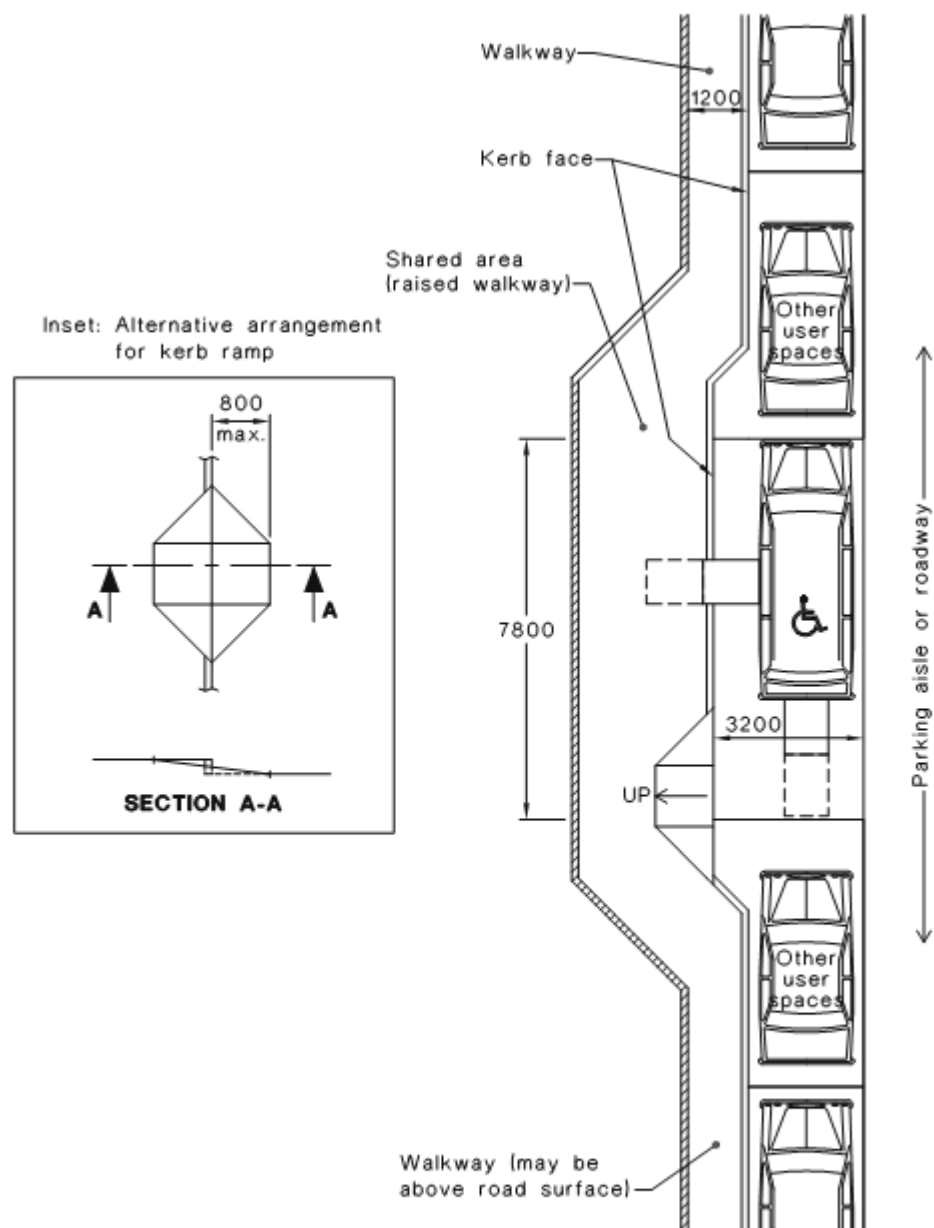
FIGURE 2.3 EXAMPLE OF TWO PARKING SPACES WITH A COMMON SHARED AREA—DIMENSIONS FOR AUSTRALIA ONLY*

B 3

DIMENSIONS IN MILLIMETRES

FIGURE 3.1 USE OF SYMBOL OF ACCESS TO IDENTIFY SPACES

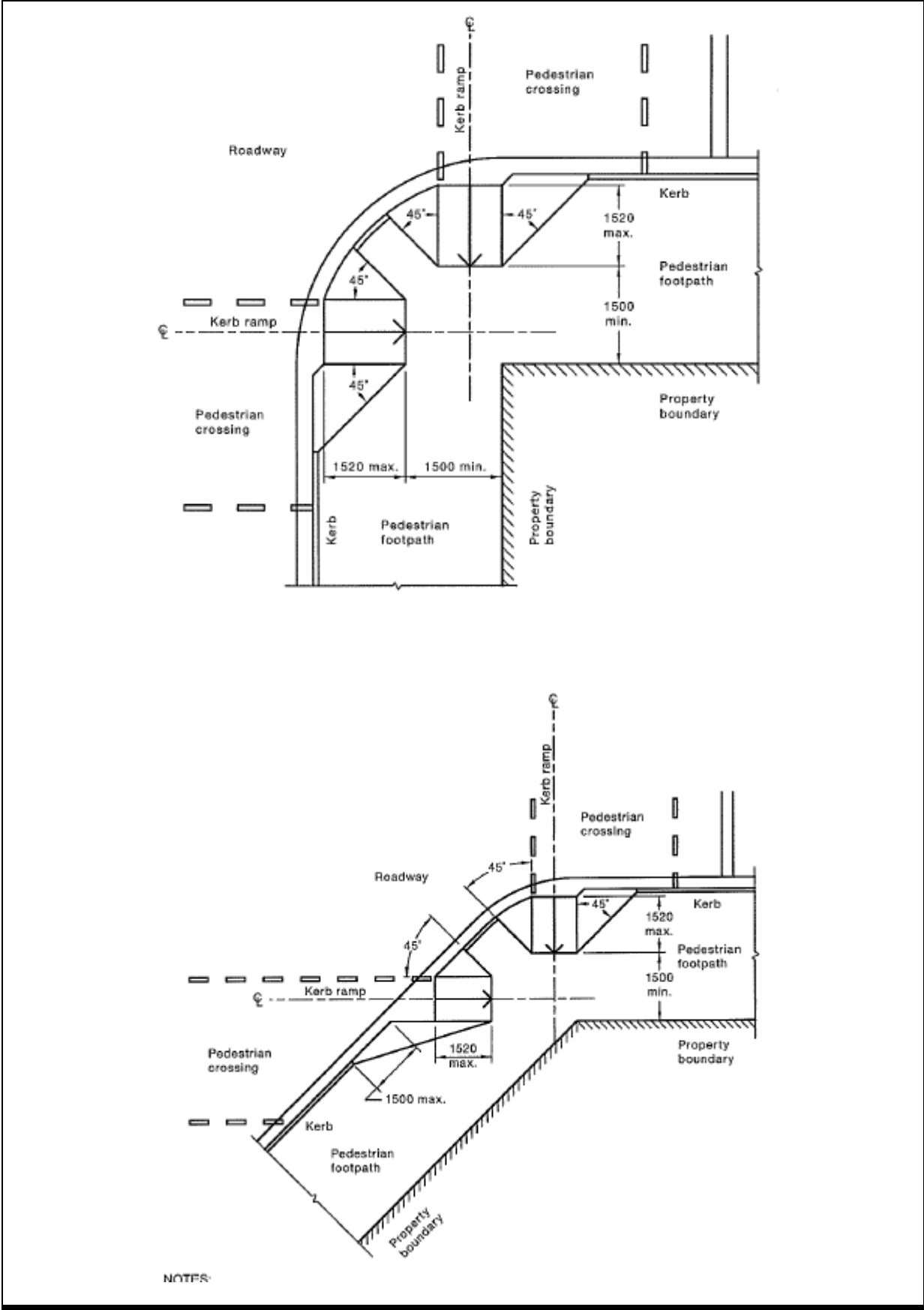
B 4

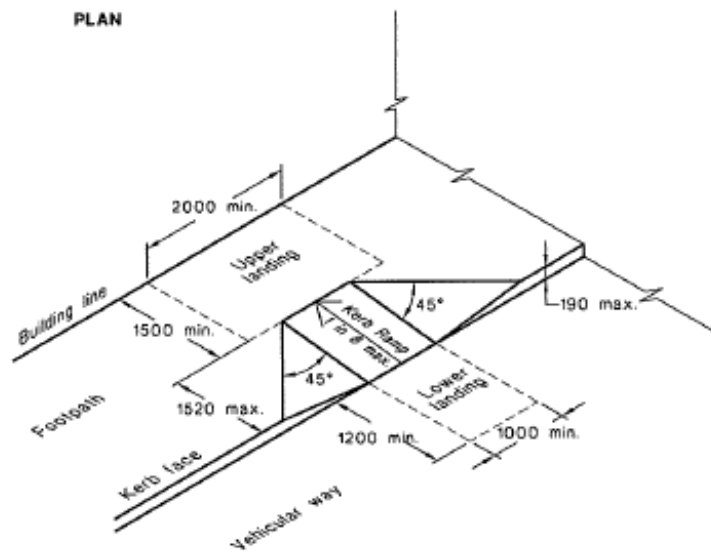
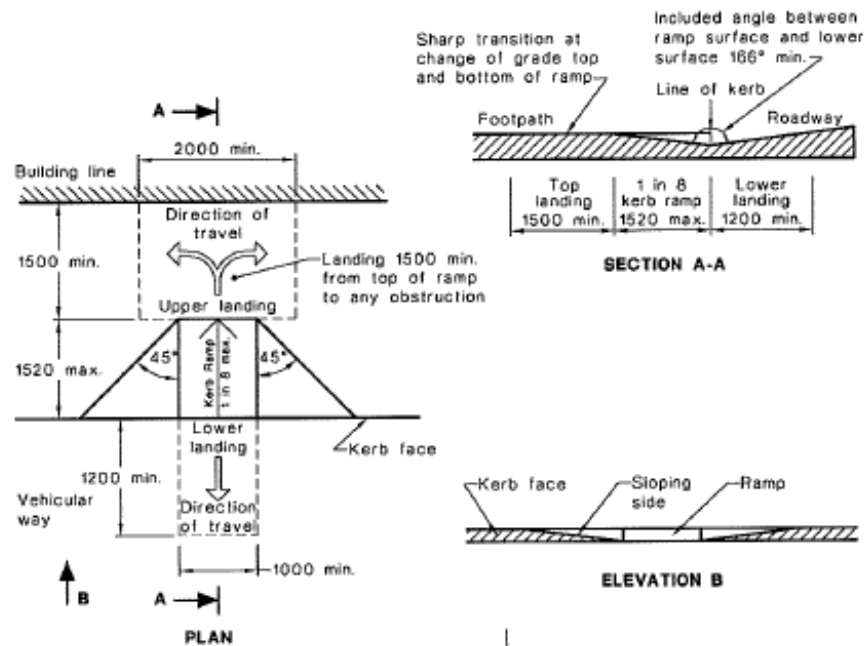


DIMENSIONS IN MILLIMETRES

FIGURE 2.6 EXAMPLE OF A PARALLEL PARKING SPACE WITH SHARED AREA RAISED—DIMENSIONS FOR AUSTRALIA ONLY*

B 5

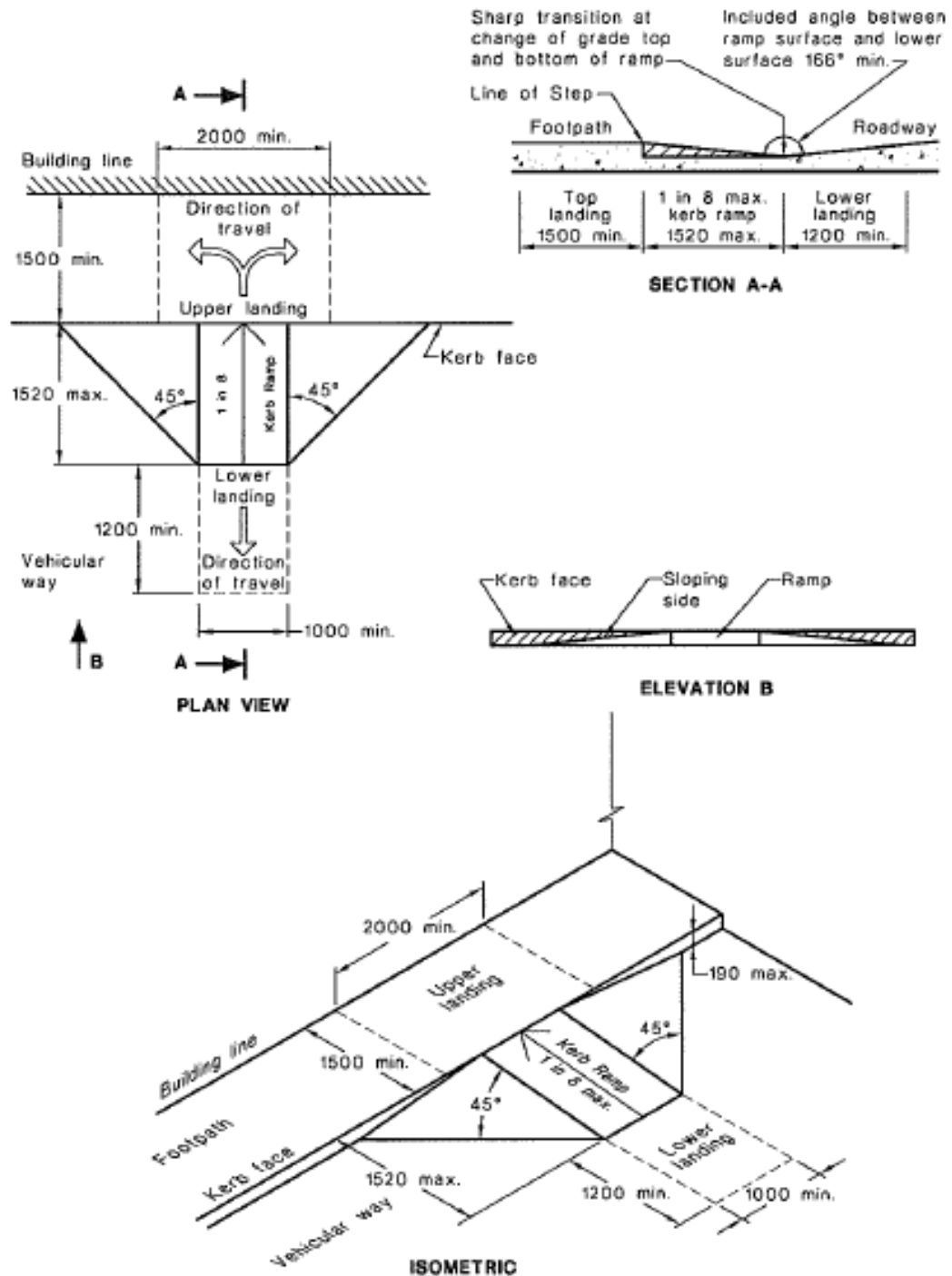


B 6

NOTE: Where there is no turn involved, top landing may be reduced to 1200 mm min. in length.

DIMENSIONS IN MILLIMETRES

FIGURE 24(A) INSERTED KERB RAMP



NOTE: Where there is no turn involved, top landing may be reduced to 1200 mm min. in length.

DIMENSIONS IN MILLIMETRES

FIGURE 24(B) ATTACHED KERB RAMP

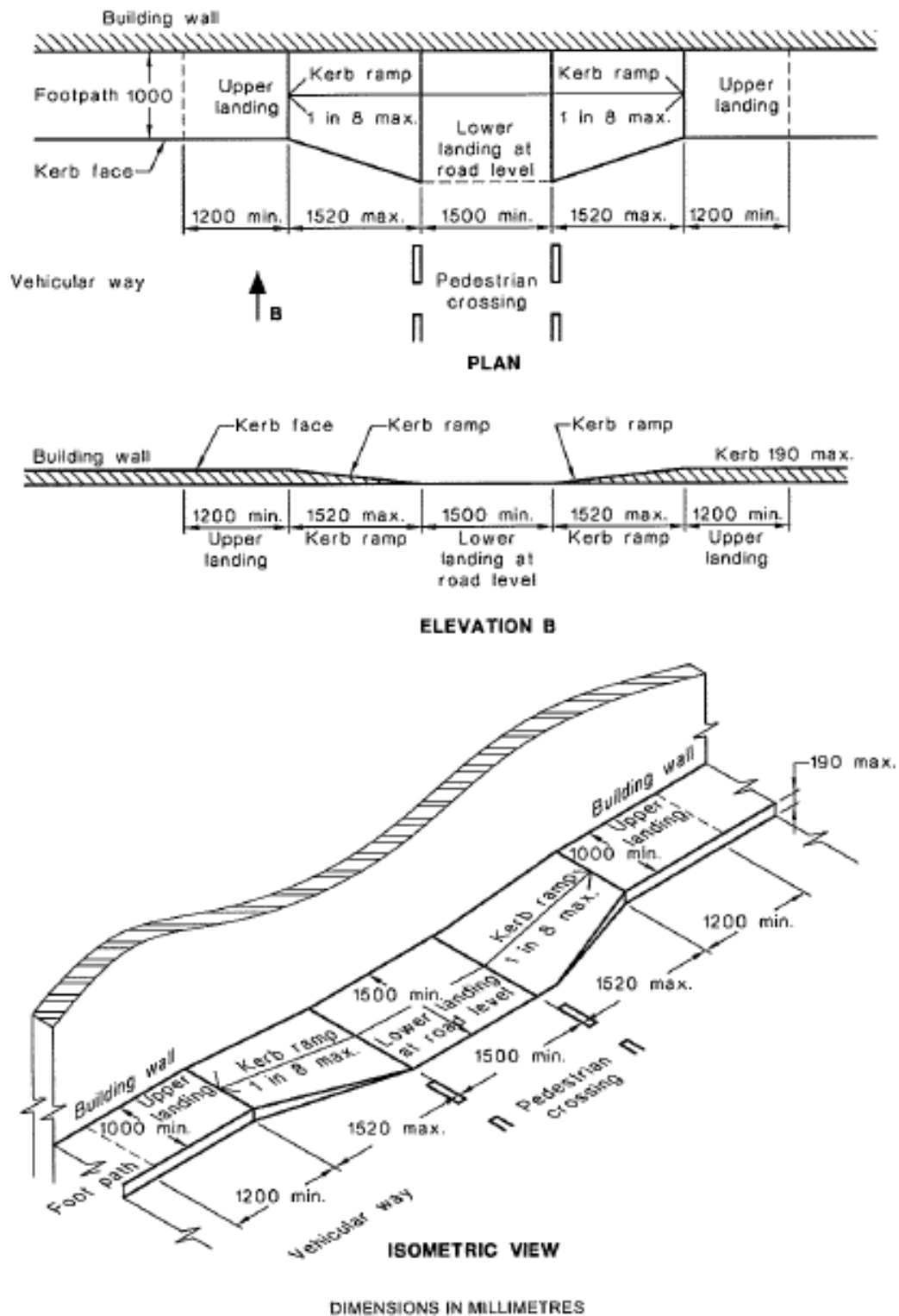
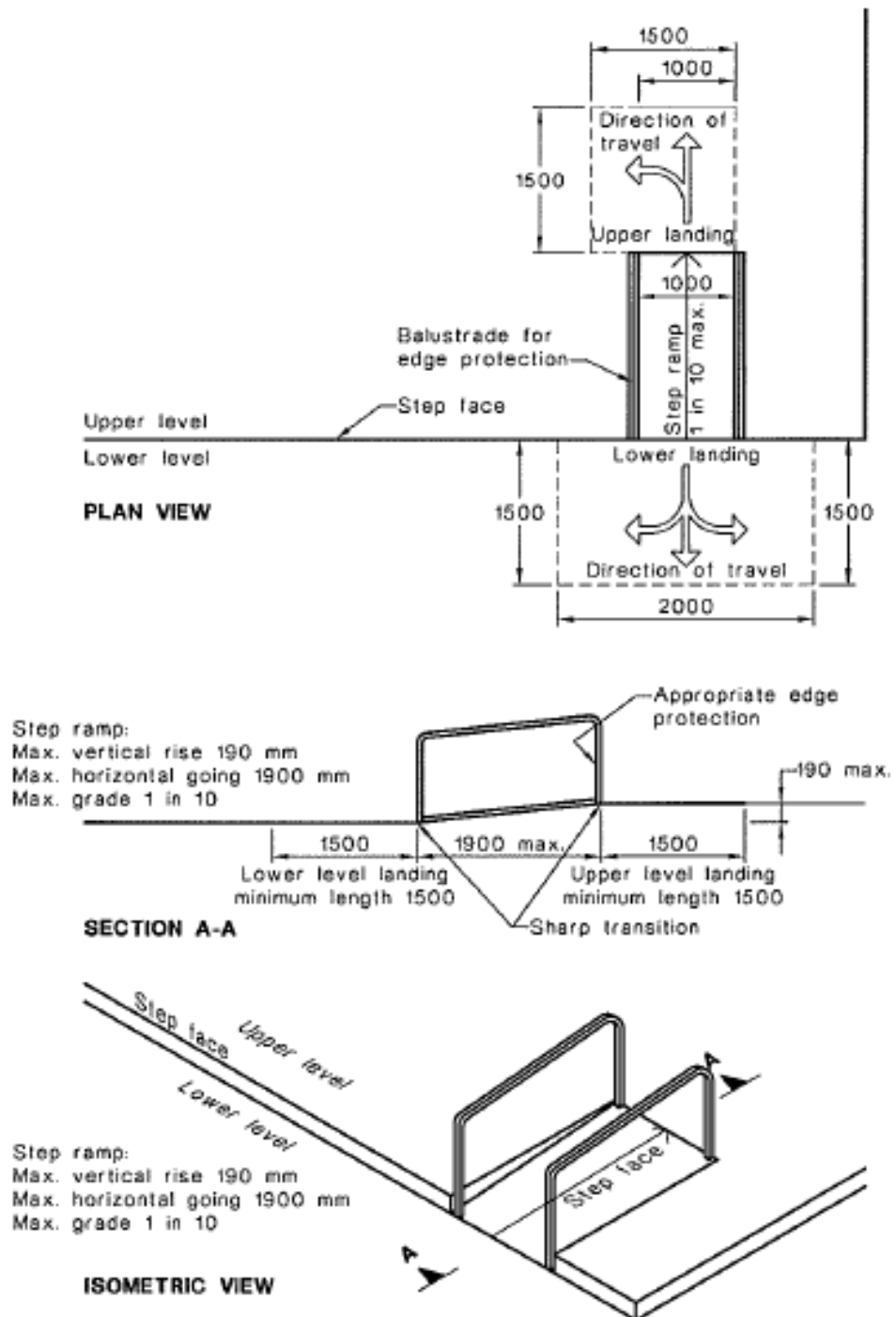


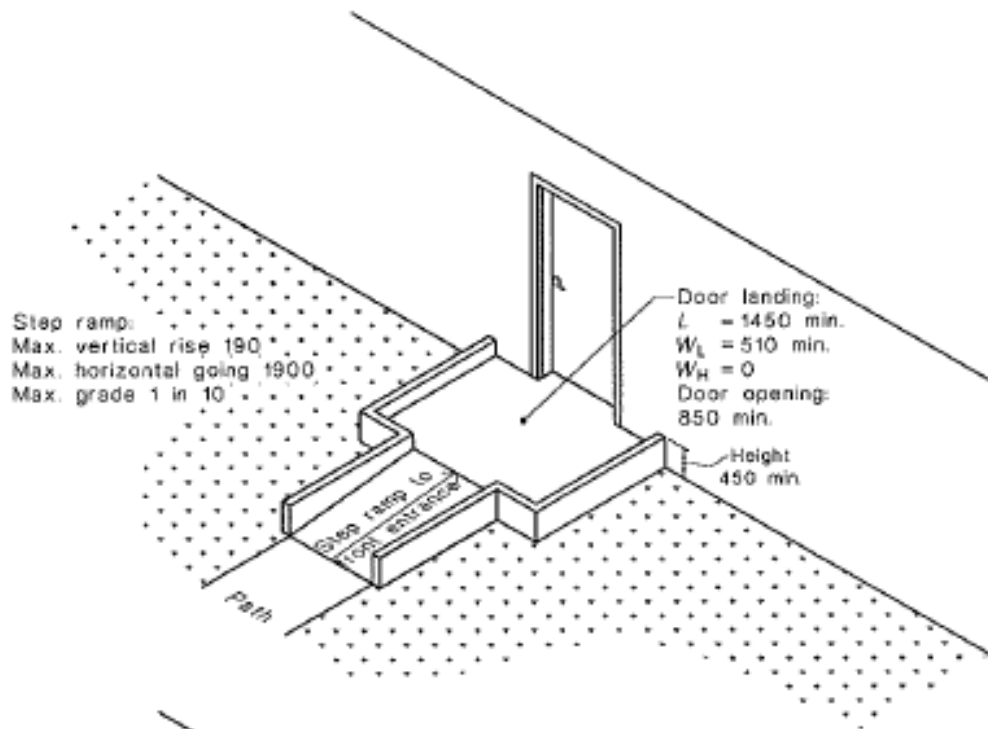
FIGURE 24(C) IN LINE KERB RAMPS—NARROW FOOTPATHS

B 7**NOTES:**

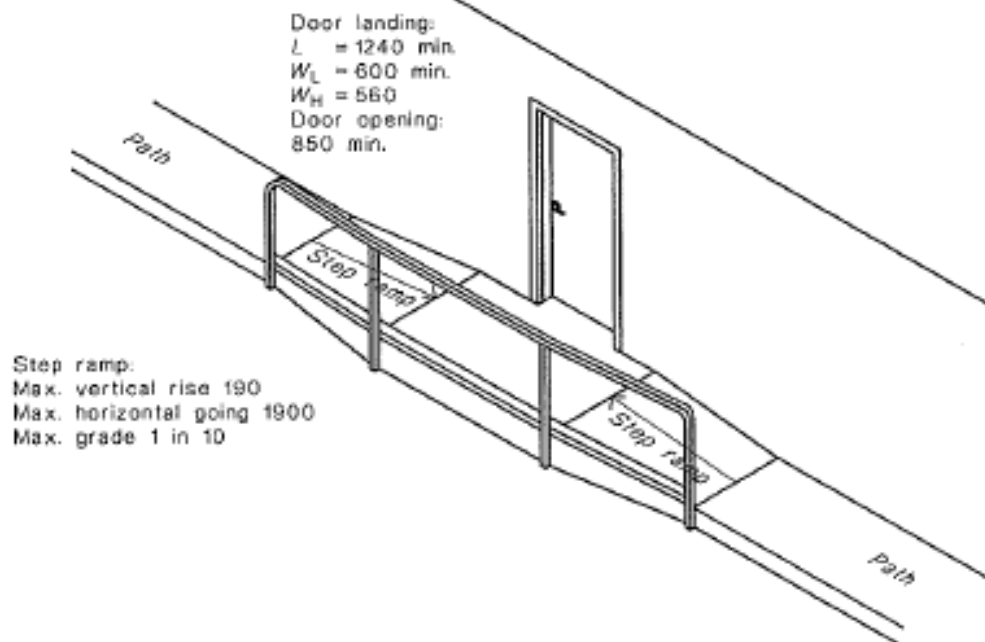
- 1 Where there is no turn involved, top and bottom landing may be reduced to 1200 mm min. i length.
- 2 Kerbs or kerb rails shall be provided in accordance with Clause 10.6.1 except where splay sides are provided at a 45° angle.

DIMENSIONS IN MILLIMETRES

FIGURE 22(A) STEP RAMP—INSERTED



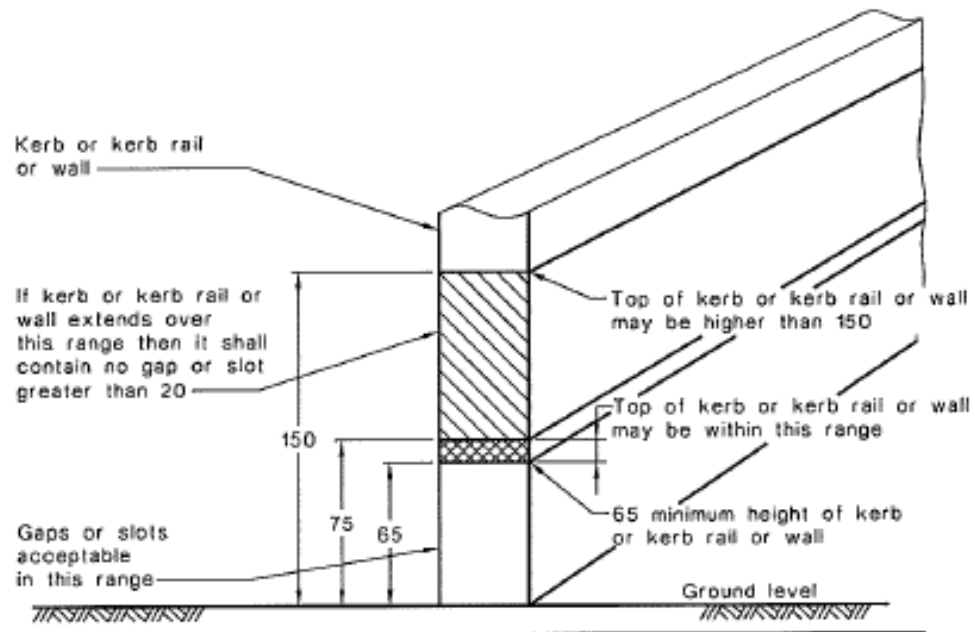
EXTERNAL STEP RAMP
AT ENTRANCE TO BUILDING



EXTERNAL STEP RAMP
AT ENTRANCE TO BUILDING

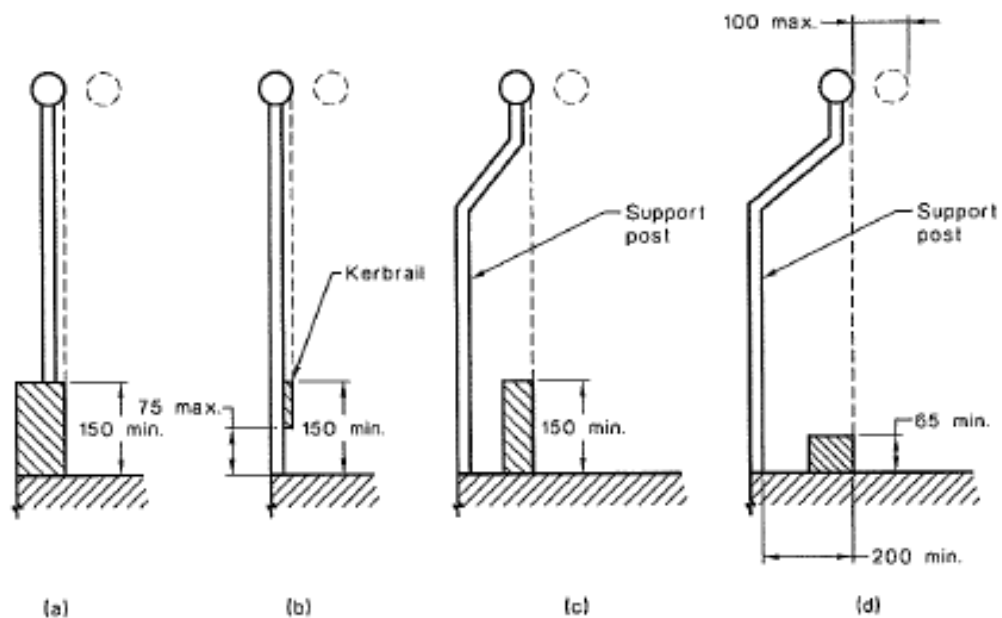
DIMENSIONS IN MILLIMETRES

FIGURE 22(B) EXTERNAL STEP RAMPS AT ENTRANCE TO BUILDING

B 8

DIMENSIONS IN MILLIMETRES

FIGURE 18 KERB RAIL

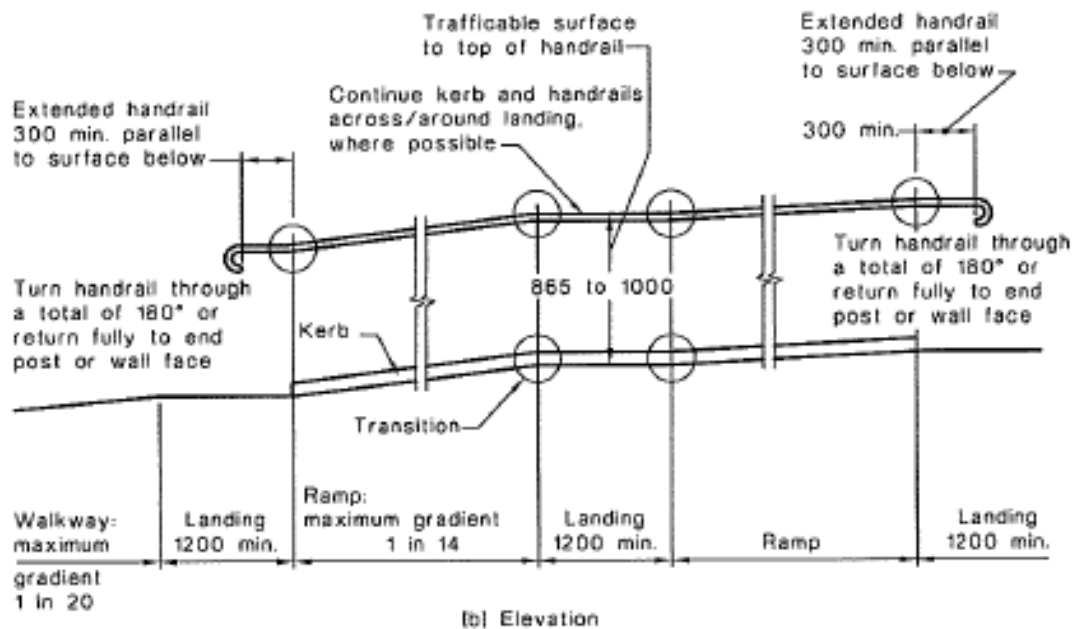
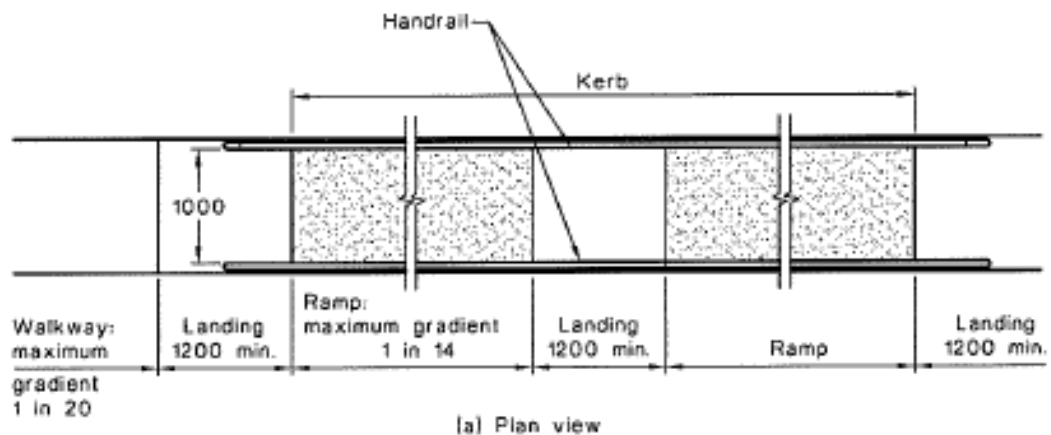


NOTE: See Appendix A for further clarification.

DIMENSIONS IN MILLIMETRES

FIGURE 19 SECTION SHOWING LOCATION OF KERB OR KERB RAIL IN RELATION TO HANDRAIL WITH VERTICAL SUPPORT

B 9



DIMENSIONS IN MILLIMETRES

FIGURE 14 RAMP HANDRAILS

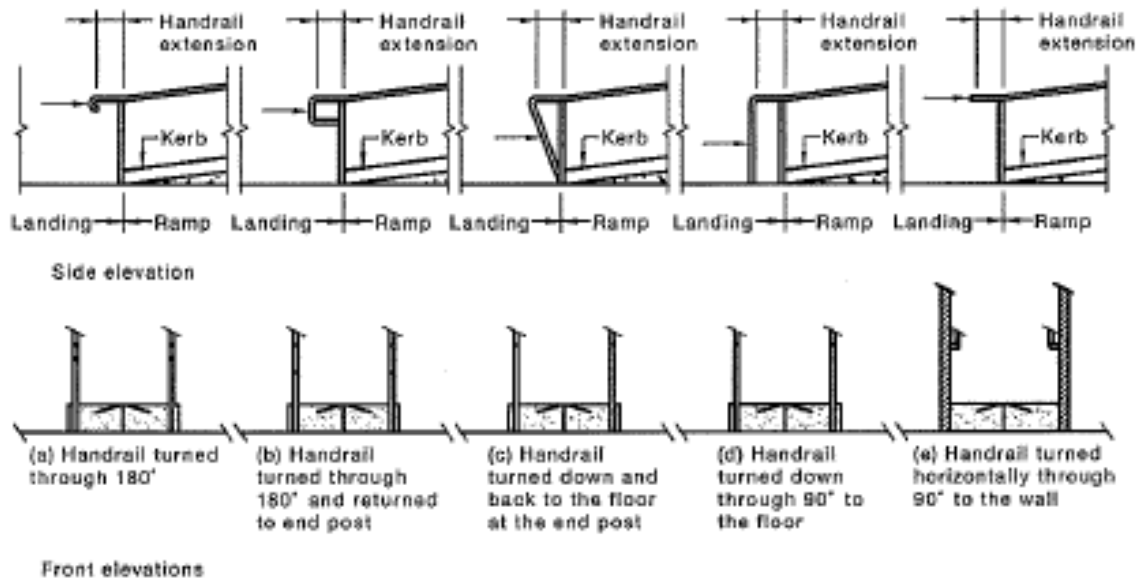
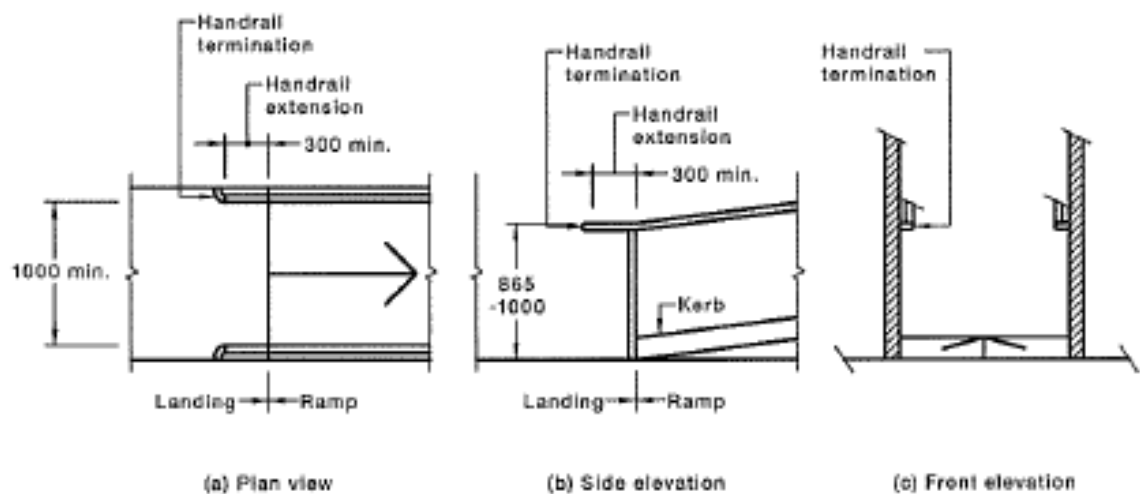
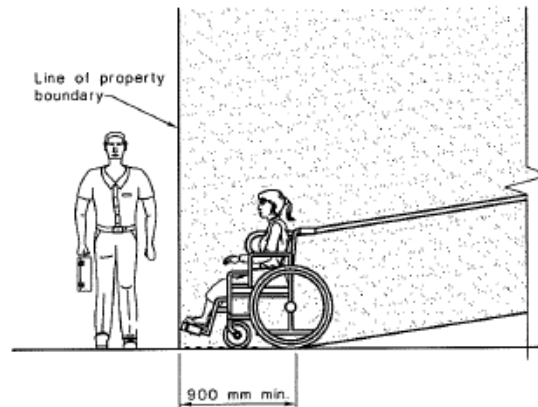
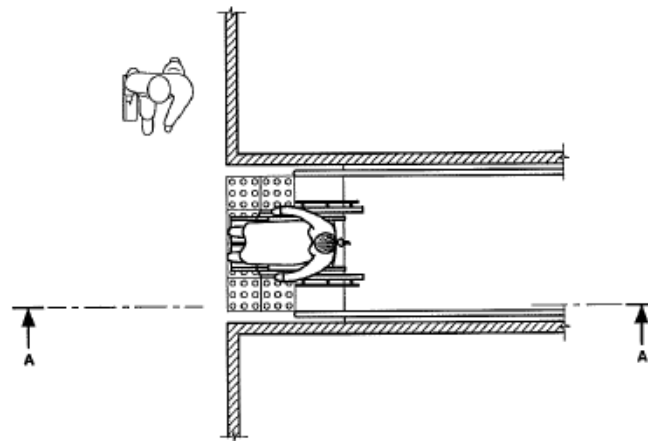
B 10

FIGURE 15(A) RAMP HANDRAILS—EXAMPLES OF HANDRAIL TERMINATIONS

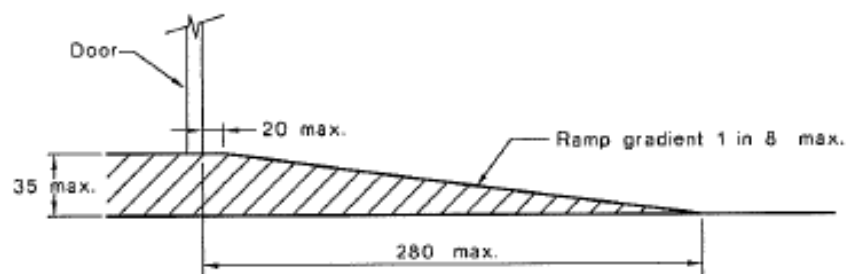


DIMENSIONS IN MILLIMETRES

FIGURE 15(B) RAMP HANDRAILS—DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL

B 11**SECTIONAL ELEVATION A-A****Plan**

NOTE: TGSIs to be installed within the property boundary.

FIGURE 16 LOCATION OF RAMP AT A BOUNDARY TO PREVENT PROTRUSION OF HANDRAILS AND TACTILE GROUND SURFACE INDICATORS (TGSIs) INTO A TRANSVERSE PATH OF TRAVEL**B 12****DIMENSIONS IN MILLIMETRES****FIGURE 21 THRESHOLD RAMP**

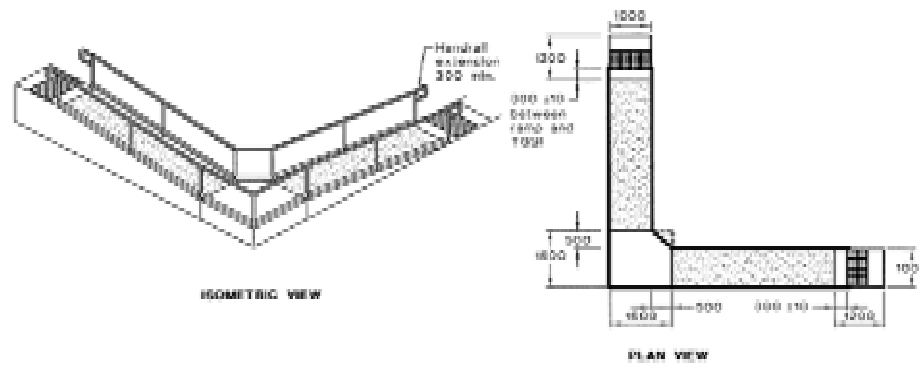
B 13

FIGURE 25(1) RAMP AND LANDING—60° LANDING—INTERNAL

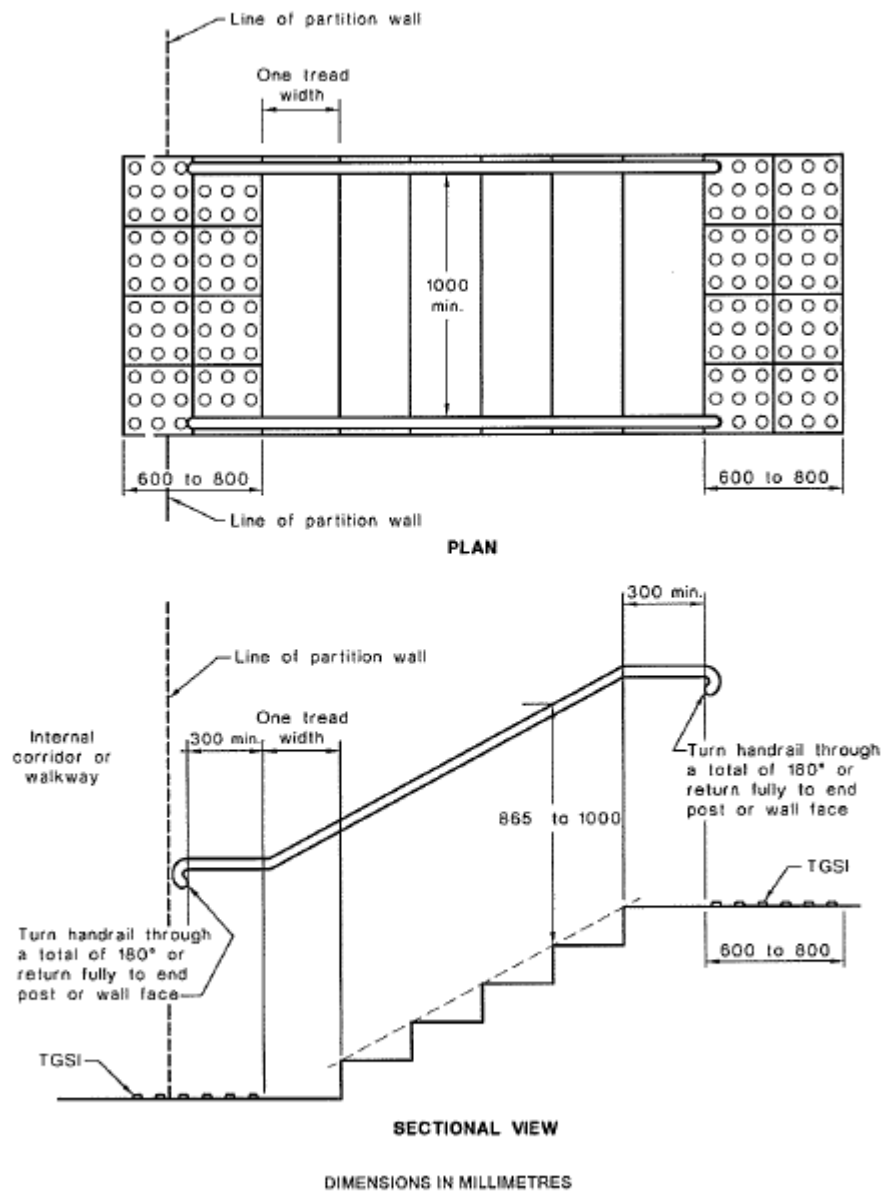
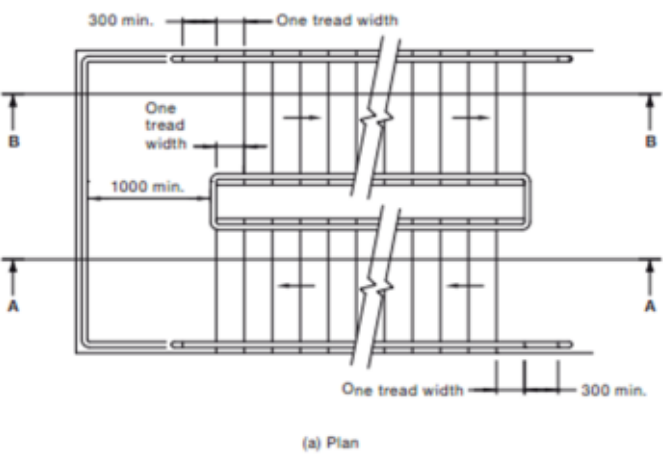
B 14

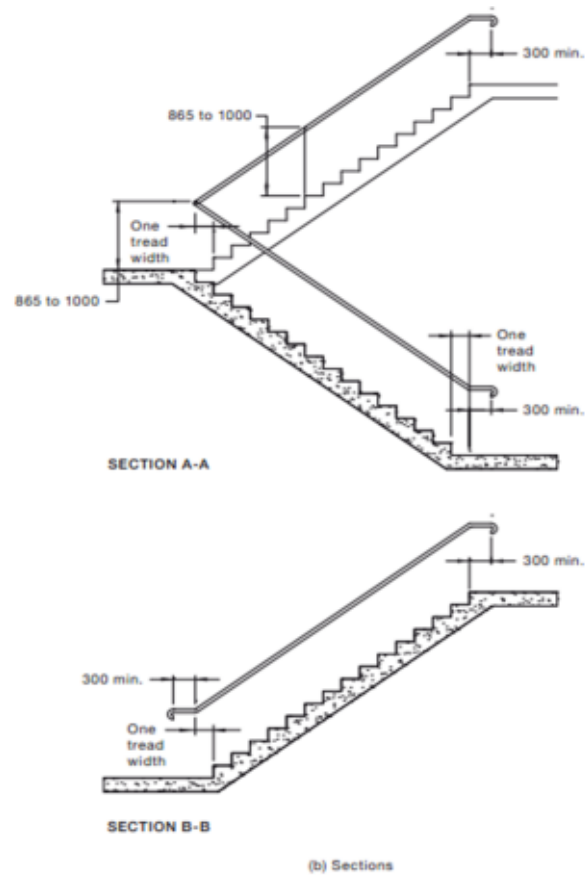
FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY

B 15



DIMENSIONS IN MILLIMETRES

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



DIMENSIONS IN MILLIMETRES

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

