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report

Statement of Compliance Access For People With A Disability

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Report

Report Type: BCA Access Provisions – Statement of Compliance
Development: Moore College, 1 King Street Newtown

Introduction:

This report has been prepared to accompany a S 75w Application and has been based on the following drawings prepared by Allen Jack + Cottier Architects:

S75W - 2001	Basement Plan
S75W - 2100	Ground Floor Plan
S75W - 2101	Level 1 Plan
S75W - 2102	Level 2 Plan
S75W - 2103	Level 3 Plan
S75W - 2104	Level 4 Plan
S75W - 2105	Level 5 Plan
S75W - 2106	Level 6 Plan

The report is not to be used for any other purpose than its original intention.

It is noted that the access report originally submitted, although relevant for external access to the site, is not relevant to the internal building design because the requirements of the BCA and AS 1428.1 have changed since the report was written.

Assessment:

Assessment Criteria

This assessment has been undertaken to the extent necessary to issue a development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements will occur at CC stage.

Compliance is required with the following:

- The access provisions of the BCA
- The Access To Premises Standard
- The Council's DCP relating to Access for People with a Disability.
- AS 1428 suite of Standards
- AS 2890.6 for car parking

Assessment

The building comprises teaching facilities and is deemed to be a Class 9b building.

An access report was submitted with the original application, however, the requirements of the BCA have changed and a new assessment has been made.

The following tables assess compliance with the relevant parts of the BCA and Standards.

It is noted that the existing terrace to be refurbished is not included in the scope of this report. The extent of access required to the terrace will be determined at CC stage and will be dependent on the scope of work.

BCA & The Premises Standard Compliance

D3 Access & Egress	
Requirement	Class 9b Schools and early childhood centres To all areas normally used by the occupants
Compliance	Yes
Comment	Lifts provide access between levels
Requirement	Required external access must be provided from (i) The main pedestrian entry points at the allotment boundary (ii) from any other accessible building connected by a pedestrian link (iii) accessible carparking space
Compliance	Yes
Comment	Access available from King St and Carillon Ave New building has accessible link to adjacent buildings
Requirement	In a building required to be accessible an entry must be: (i) Through the principal entry (ii) Not less than 50% of all pedestrian entries (iii) In a building >500sqm a non accessible entry must be <50m from an accessible entrance (iv) If the doorways are separated by more than the width of a door leaf they will be considered as separate entrances
Compliance	Yes
Comment	Both the entrances accessible
Requirement	Where an accessible entry has more than 1 doorway, 50% of the doors shall be accessible if there are >3 doors
Compliance	Yes
Comment	
Requirement	Where a doorway has multiple door leafs, unless it is auto opening, at least 1 leaf must have a clear opening of 850mm
Compliance	Yes
Comment	Verify at CC
Requirement	In areas required to be accessible: (i) Every ramp or stairway which is not fire isolated must comply with AS 1428.1 (ii) Every lift must comply with E3.6 (iii) Passing bays must be provided at max 20m intervals (iv) Turning spaces must be provided at max 20m intervals and within 2m of a dead end passage (v) Carpet pile height shall comply with Clause D3.3 g & h
Compliance	Yes
Comment	Verify at CC

Requirement	<p>It is not necessary to provide access to</p> <ol style="list-style-type: none"> An area which would be inappropriate because of its particular use An area that would pose a health or safety risk for people with a disability a path of travel to a space exempted in (a) or (b).
Compliance Comment	<p>Yes</p> <p>Applies to plant room and some storage areas.</p>
Requirement	<p>Class 6 & 9b</p> <p>Carparking</p> <ol style="list-style-type: none"> up to 1000 spaces 1 per 50 in excess of 1000 1 per 100
Compliance Comment	N/A
Requirement	<p>Every building required to be accessible shall provide Braille and tactile signage to identify sanitary facilities, a space with hearing augmentation, where an entry is not accessible the location of the nearest accessible facility.</p>
Compliance Comment	<p>Yes</p> <p>Verify at CC</p>
Requirement	<p>Signage must be provided within a room with hearing augmentation identifying:</p> <ol style="list-style-type: none"> the type of hearing augmentation the area covered within the room if receivers are being used and where they are obtained
Compliance Comment	<p>Yes</p> <p>Verify at CC</p>
Requirement	<p>For sanitary facilities signage must:</p> <ul style="list-style-type: none"> identify the handling identify on the door, if a facility is ambulant accessible identify at a bank of facilities which does not contain an accessible facility, where the nearest accessible facility is located
Compliance Comment	<p>Yes</p> <p>Verify at CC</p>
Requirement	<p>Hearing augmentation must be provided in a 9b building a judicial room, an auditorium, a ticket booth, reception counter etc which is screened</p>
Compliance Comment	<p>Yes</p> <p>Verify at CC</p>
Requirement	<p>A hearing augmentation system must:</p> <ol style="list-style-type: none"> be provided to >80% of the floor area If receivers are used provided to >95% of the floor area and receivers provided at the ratio of 1/25 (min 2) up to 500 people, 500-100 people 20+ 1/33, 1000 to 2000 people 35 + 1/50 and >2000 people 55 + 1/100
Compliance Comment	<p>Yes</p> <p>Verify at CC</p>

Requirement	Tactile indicators required at stairs other than a fire isolated stair, escalators, travelator, ramp other than a kerb or step ramp, a fire isolated ramp or a swimming pool ramp
Compliance Comment	Yes Verify at CC
Requirement	Tactile indicators or other suitable barrier is required to warn of overhead obstruction less than 2m above floor or a pathway meeting a vehicle accessway adjacent to a pedestrian entrance, if there is no kerb or kerb ramp at that point.
Compliance Comment	Yes Verify at CC
Requirement	In Class 9b assembly buildings wheelchair seating must be provided: <ol style="list-style-type: none"> In accordance with table D3.9 In a cinema with < 300 seats, wheelchair seating must not be in the front row In a cinema with > 300 seats 75% must not be in the front row The location of wheelchair seating must be representative of the seating available
Compliance Comment	Yes Verify at CC
Requirement	On an accessway, where there is no chair rail, handrail or transom, all fully glazed or frameless doors, sidelights and any glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with AS 1428.1
Compliance Comment	Yes Verify at CC. may apply to entry glazing.
Requirement	On an accessway: <ol style="list-style-type: none"> A series of connected ramps must not have a combined vertical rise of > 3.6m A landing for a step ramp must not overlap a landing for another ramp or step ramp
Compliance Comment	Yes
Requirement	In areas required to be accessible, the following are to be considered: <ul style="list-style-type: none"> Width of access ways min 1m clear, and be increased for door circulation, turning areas and passing areas as required by AS 1428.1 Doors shall provide a clear opening of 850mm Doors to provide circulation space, hardware and luminance contrast as required by AS 1428.1 Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1 Fire isolated stairs to have contrasting nosing strips to AS 1428.1
Compliance Comment	Yes Verify at CC

F2 Sanitary Facilities

Requirement	A unisex accessible toilet must be provided on a storey required to be accessible, and <ul style="list-style-type: none">• Where there is more than 1 bank of M+F toilets, at 50% of those banks of toilets• where there is more than 1 toilet in addition to an accessible toilet, a toilet suitable for a person with ambulant disabilities must be provided, and• Where male and female facilities are provided at separate locations the accessible facility need only be provided at one of the locations.• Be accessible without crossing an area reserved for one sex only• Provide even distribution of left and right hand facilities where more than 1 facility is provided
Compliance Comment	Yes Verify at CC.
Requirement	An accessible sanitary compartment must contain: <ul style="list-style-type: none">• A closet pan & backrest• A basin• A shelf or bench• A means of disposal of sanitary towels.
Compliance Comment	Yes Verify at CC
Requirement	Layout to comply with AS 1428.1
Compliance Comment	Yes Verify at CC
Requirement	Class 5,6,7, 8 & 9 (except ward area of 9a) <ul style="list-style-type: none">• At least 1 on every storey containing sanitary compartments• Where a storey has more than 1 bank of compartments at not less than 50% of those banks• Where showers are reqd by F2.3 then 1/10 to be accessible
Compliance Comment	Yes

F3.6 Lifts	
Requirement	In an accessible building every lift must comply with Table E3.6a & b
Compliance	Yes
Comment	Verify at CC
Requirement	Where the lift travels more than 12m above the floor providing access to the road or open space then at least 1 lift must be a stretcher lift
Compliance	Yes
Comment	

Statement of Compliance

On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA.



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