



13074
4 October 2013

Mr. Sam Haddad
Director-General
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Megan Fu

Dear Mr. Haddad

**SECTION 75W MODIFICATION APPLICATION TO MP 09_0007 - RESPONSE TO ISSUES
STAGE 1 MOORE THEOLOGICAL COLLEGE RESOURCE AND RESEARCH BUILDING**

A Modification to the Stage 1 Moore Theological College Project Application (MP 09_0007) was submitted to the Minister for Planning and Infrastructure by Moore Theological College in August 2013.

The Section 75W Report for application was notified to City of Sydney Council. The Department of Planning and Infrastructure has received a submission from City of Sydney Council, which has been forwarded to Moore Theological College for consideration and response. The purpose of this letter is to respond to the issues raised by Council, in accordance with clause 75H(6) of the *Environmental Planning and Assessment Act 1979*. This letter should be read in conjunction with the Section 75W Report dated August 2013 prepared by JBA that was submitted with the Modification, when initially submitted.

1.0 BULK AND SCALE

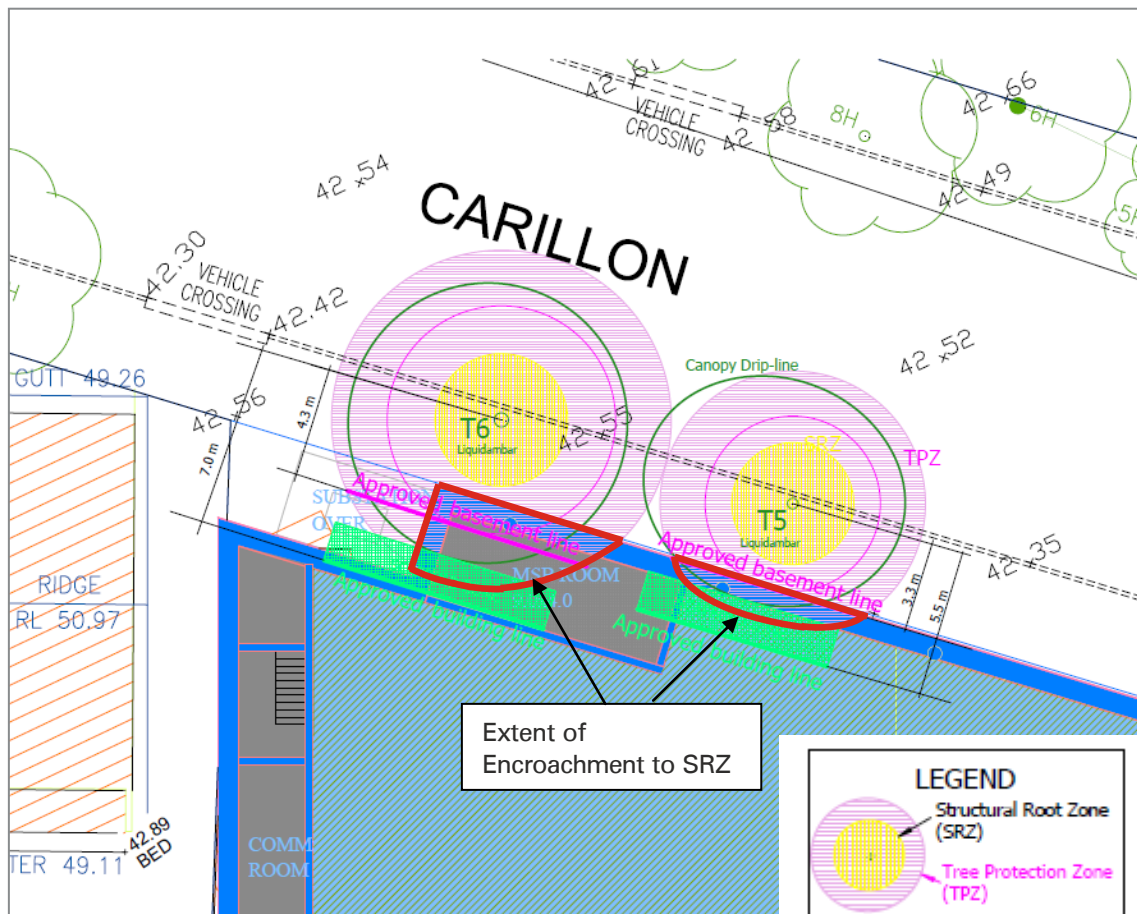
Moore Theological College understands Council's comments that the proposed plant will increase the bulk, scale and prominence of the building. However, Moore Theological College disagrees with Council's comments that the plant be reduced, as it has been designed specifically to meet the servicing needs of the development, whilst also achieving important project cost objectives which must be met if the development is to proceed. As outlined in the modification application, the proposed plant continues to comply with the approved Concept Plan's maximum permissible of height of 6 storeys and RL 70.6m. The plant is not wholly visible from all public areas and in fact will read as part of the building when viewed from City Road, and the shadowing impacts arising from the plant's location on the roof are no greater than those already deemed acceptable as part of the Stage 1 Project Application approval, and in some cases the modified design provides a reduced shadow footprint. Further, the plant has been suitably setback from the edges of the lower storey and a recessive colour choice has been made to further reduce the appearance of the plant.

The plant area has been predominantly located towards the southern edge of the building away from the Carillon and City Street frontages without providing any additional overshadowing to that previously approved.

2.0 TREES AND LANDSCAPING

Council appears to have misunderstood the full extent of the impacts of the approved scheme on Trees T5 and T6. The removal of the two trees has been justified by Moore Theological College's arborist as appended the application initially submitted to the Department and re-attached at **Appendix A**.

As outlined in that report, the impact on Trees T5 and T6 related to the proposed excavation for the approved basement and substation construction works encroaching into the Tree Protection Zones (TRZ) and Structural Root Zones (SRZ) of T5 and T6, and is not limited to scaffolding as suggested in Council's submission. The extent of encroachment is appended to the arborist report and is reproduced below.



Whilst Moore Theological College is willing to prune the foliage of the trees as suggested by Council, the potential impacts to the SRZ will not be alleviated through pruning. The College has taken on board the qualified arborist's recommendations that the probability of the trees sustaining the construction works is low, and accordingly sought removal of the trees in question rather than persist with their retention and risk the trees perishing. Modification of the approved building and basement to accommodate the trees is not possible, particularly as the basement has been designed fit for purpose, and optimised to accommodate the approved library space. On this basis, removal of the trees continues to be sought and is considered appropriate in the circumstances.

Council's comments relating to planting on slab suggest a lack of understanding in relation to the scope of the approved Stage 1 Project Application. The proposed modification does not seek to significantly depart from the landscaping principles and soil depths established under the approved Stage 1 Project Application. The modifications sought to the approved landscaping concept are

limited to the location and addition of a new landscaping area which is a positive contribution arising from the modification.

3.0 MOVEMENT WITHIN THE SITE AND PUBLIC DOMAIN

The proposed modification does not seek to amend the access arrangements already approved and deemed acceptable under the Stage 1 Project Application. Rather, the application was supported by an Access Assessment prepared by Accessible Building Solutions in recognition of the BCA changing since the Project Application was approved, and accordingly to reassure the Department that the development continues to satisfy BCA, Access To Premises Standard, relevant Australian Standards, and the Disability Discrimination Act.

Moore Theological College's Access Consultant has reviewed Council's submission and advised that the statutory framework relating to access arrangements requires:

- appropriate arrangements to be made/provided for people with a disability to any new work only; and;
- provision of an accessible path(s) between the development and other buildings on site, where a pedestrian path is provided as part of the work.

Compliance with these requirements was confirmed by Accessible Building Solutions in the Access Assessment that accompanied the modification application. It should also be noted that the Access Assessment that supported the original Stage 1 Project Application demonstrated the development's overall compliance with the relevant standards and ability to achieve appropriate access, including appropriate provision of shelters and access across the site. The Access Appendices as submitted with the Concept Plan and Project Application are attached for the Department's reference at **Appendix B**.

4.0 PARKING

Access to the site and the temporary car park from Carillion Avenue was approved under the existing Stage 1 Project Application. The proposed modification does not seek to modify the approved vehicular access arrangements or parking spaces that have already been approved and deemed acceptable, other than consolidating the two separate driveways that were previously accessible from Carillon and Campbell Streets. Moore Theological College's proposal to consolidate the two areas has been demonstrated to have little or no effect on existing traffic movements as supported by Traffix.

The conversion of the currently approved library storage system into a lecture theatre equates to an increase in an addition 488m² of GFA. Moore Theological College's traffic consultant Traffix has confirmed in the traffic assessment supporting the modification application that the nominal increase in GFA will not result in any increase in staff or student population, and hence will have no impact on the previously approved traffic generation or operation of key intersections in the locality. Additional car and/or bicycle parking is therefore not required.

The proposed amalgamation of the temporary car park access driveways will result in access to 19 additional spaces from Carillion Avenue. Traffix has assessed the potential traffic impacts of the revisions to the temporary car park access arrangements, and confirmed that approximately 10 additional vehicle movements per hour or 1 additional movement every 6 minutes can be expected as a result of the additional spaces. Traffix has advised that the additional movements represent a negligible impact on the existing operation of Carillion Avenue, and has the positive benefit of removing those traffic movements from Campbell Street.

In response to Council's comments relating to the loading arrangements, we can advise that the proposed loading arrangements are of a temporary nature only and on-site loading is proposed to be provided under the future Stage 2 of the development. The loading facilities as envisaged by

this modification are not a permanent solution for the project and are now proposed particularly as the Stage 1 Project Application did not account for any on-site loading facilities.

The proposed arrangements are considered appropriate on the basis that Council's Area Traffic Engineer has provided in principle support for the arrangements, as confirmed by the attached email and given the function and operation of the stretch of Carillon Avenue that is in question (**Appendix C**). Historically, the 50m long dedicated 'No Stopping' distance previously located along Carillon Avenue was required to facilitate the merge distance for the two right turn lanes for vehicles turning from City Road into Carillon Ave. However since 2009, the restrictions on stopping was relaxed to a single right turn lane only, therefore removing the need for any merging. Accordingly, the 50m long dedicated 'No Stopping' distance which accommodates the carriageway between City Road and Campbell Street is no longer required, and as such a loading facility can be located in this location. The conversion of the 'No Stopping' area, will therefore not displace existing on street parking availability or traffic conditions in the locality as suggested by Council.

Finally, it is worth clarifying that Carillon Avenue is a Series 7 Regional Road and as such RMS has no concurrence role in relation to the road, despite Council's comments to the contrary. Accordingly, approval for the works as now proposed will not be required from the RMS.

5.0 CONCLUSION

Moore Theological College's response to the issues raised by City of Sydney Council in response to Stage 1 Moore Theological College Project Application (MP 09_0007) addresses the concerns raised and demonstrates that the proposed modification will deliver an enhanced design outcome, minimise environmental impacts on the adjoining properties and continue to deliver a high quality public domain outcome consistent with the original approval.

We trust the above information is sufficient to allow a prompt assessment of the modification. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or sballango@jbaplanning.com.au.

Yours faithfully



Stephanie Ballango
Associate



EARTHSCAPE HORTICULTURAL SERVICES
Arboricultural, Horticultural and Landscape Consultants
ABN 36 082 126 027

12th August 2013

Mr Scott van den Boogaard
Associate
Aspect Studios
Studio 61, Level 6, 61 Marlborough Street
SURREY HILLS NSW 2010

Ref:

Dear Scott,

Arboricultural Assessment Report
Proposed Resource and Research Centre - Moore College, Newtown

I refer to your request to review the implications of the abovementioned development on two (2) Liquidambar trees located on the nature strip in Carillion Avenue, Newtown adjacent to the abovementioned development. This report follows a previous Arboricultural Assessment Report for the development prepared by Footprint Green dated 9th October 2009 (Report No. mtcc1.01 Rev. 0.2). The subject trees are identified as T5 & T6 in the Footprint Green Report. The purpose of this report is to review the potential impact of the proposed development on the subject trees, as requested by Mark Louw of Allen Jack & Cottier (AJ&C) as part of a Section 75W Application.

The following drawings have been reviewed as part of this assessment:-

Title	Author	Dwg No.	Date
<i>Floor Plans</i>	A J & C Architects		

The subject trees were inspected by Earthscape Horticultural Services (EHS) on the 16th April 2013. An assessment of each tree was made using the Visual Tree Assessment (VTA) procedure.¹ Both of the trees were assessed in view from the ground. No aerial inspection or diagnostic testing has been undertaken as part of this assessment. A summary of the health and condition assessment is shown in **Appendix 1**. Whilst there are some minor discrepancies between the assessment by Footprint Green and Earthscape, the assessment is very similar. The dimension of the trees in trunk diameter and crown spread shows a slight increase since 2009, which is to be expected. This has a corresponding increase in the TPZ for T6.

A summary of the impact of the proposed development is shown in **Appendix 2**. The Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) for each tree were calculated for each tree in accordance with AS 4970:2009 (Protection of Trees on Development Sites). The TPZ and SRZ are shown in **Appendix 2**. A Part Plan, showing the proposed development relative to the subject trees is shown in **Appendix 3**.

The proposed development includes the demolition of an existing building and construction of a multi-storey 'Resource and Research Centre' within Moore College near the corner of Carillion and Avenue and King Street, Newtown. The building includes a basement level. Excavations for the basement and a proposed substation will result in an encroachment to the TPZ's of T5 of approximately 12% and to

T6 of approximately 20%. This extent of encroachment exceeds acceptable limits under AS 4790:2009.

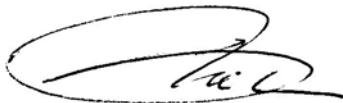
This species is relatively tolerant of such encroachments to the root zone, and both trees would probably tolerate the extent of the incursion proposed provided that adequate tree protection measures were adopted prior to and during construction. However, the proximity of the building will also necessitate the erection of temporary scaffolding to the height of the building within two metres of the trunks of both trees. The erection of temporary scaffolding at this proximity would necessitate significant canopy pruning on the south-western side of both trees in a vertical plane for the majority of their height. This will result in disfigurement of the trees and may result in a significant adverse impact on both T5 & T6. Given the proximity of the building, there are no alternative measures that can be recommended in this instance to avoid such impact.

Whilst the report by Footprint Green indicates that both trees could be retained, in my opinion the proposed works would necessitate the removal of both trees due to the extent of pruning required. Significant modification of the building would be required to provide greater clearance from the canopy and root zones to permit the retention of these trees, which is not considered feasible in this instance.

It is understood that Council's Street Tree Master Plan indicates *Jacaranda mimosifolia* (Jacaranda) as an appropriate street planting in Carillion Avenue. Whilst there are a total of four (4) Liquidambar at the eastern end of Carillion Avenue, they are not consistent with the remaining street planting. In order to compensate for the loss of amenity resulting from the removal of T5 & T6, consideration should be given to the replacement with two (2) new trees elsewhere on the nature strip in accordance with Council's Street Tree Master Plan.

If you require any further information regarding the above matter, please do not hesitate to contact me on 9456 4787 or 0402 947 296.

Yours sincerely,



Andrew Morton

Dip. (Arboriculture) [AQF Level 5]
B.App.Sci (Horticulture)
A.Dip.App.Sci. (Landscape)

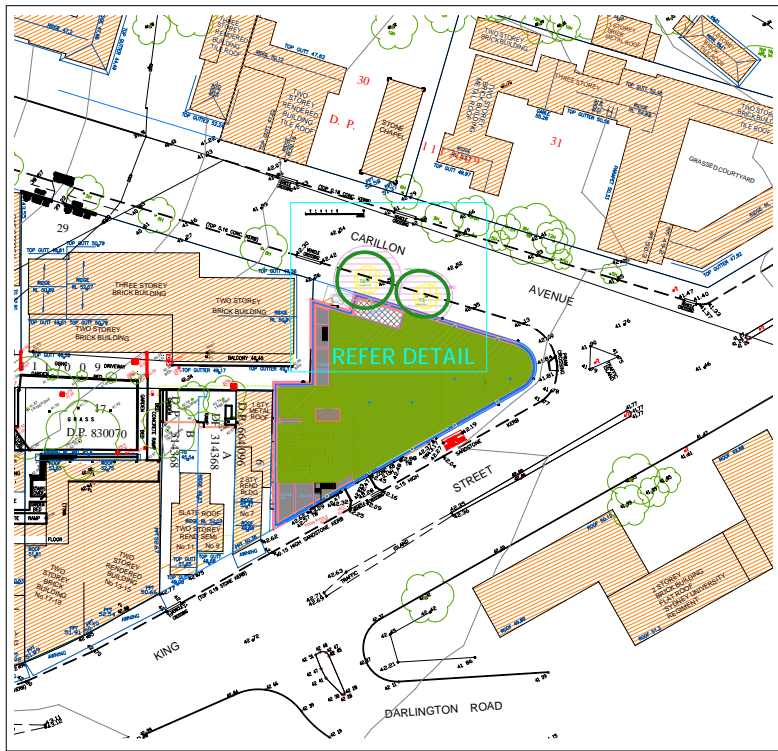
Member of the National Arborist's Association of Australia (NAAA)
Member of the International Society of Arboriculture (Australian Chapter)(ISAAC)

ⁱ Mattheck, Dr. Claus & Breloer, Helge (1994) – Sixth Edition (2001)
The Body Language of Trees – A Handbook for Failure Analysis
The Stationery Office, London, England

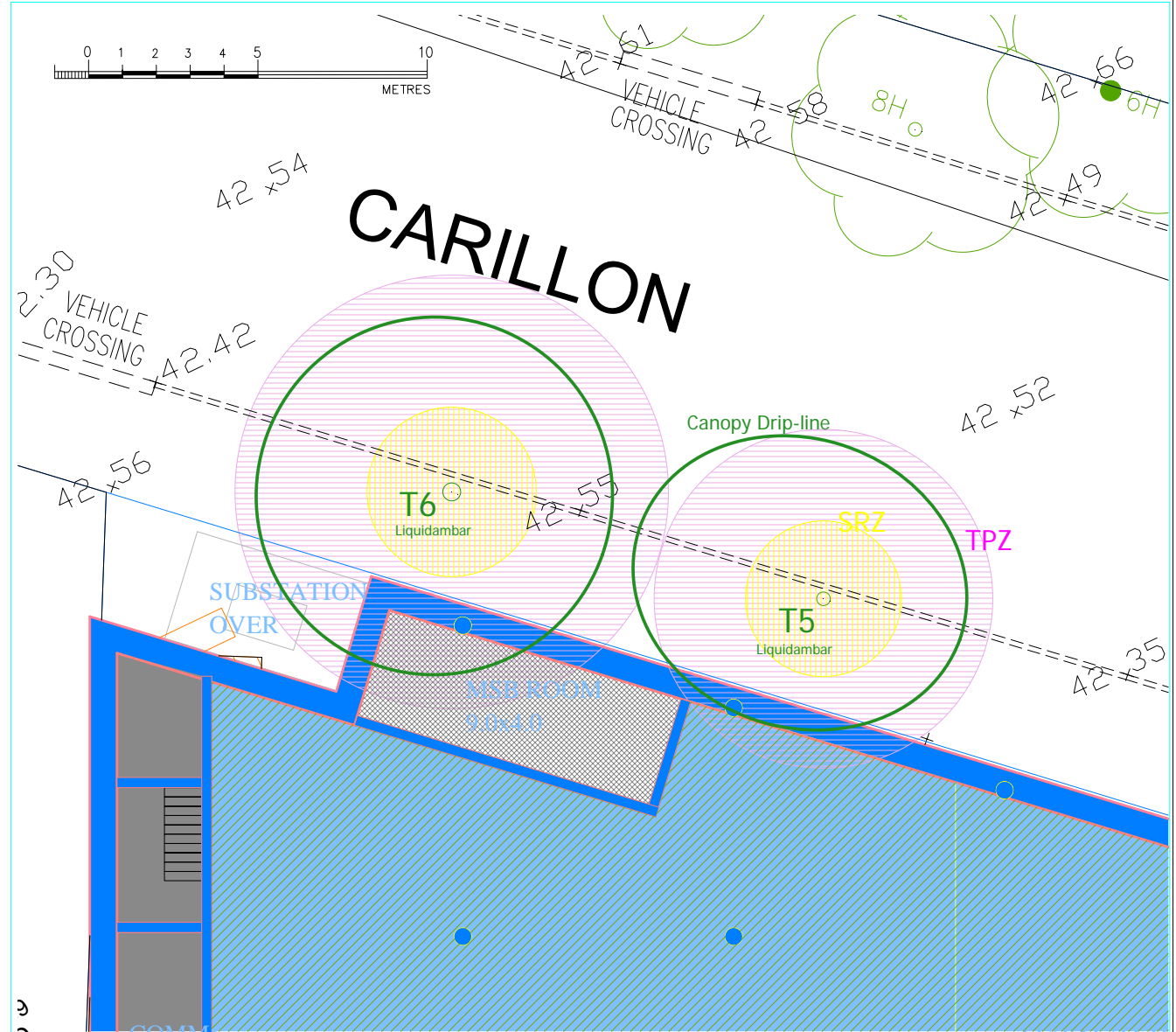
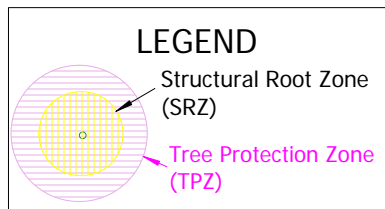
		APPENDIX 1 - TREE HEALTH AND CONDITION ASSESSMENT SCHEDULE												
Tree Identification No.	Species	Height (m)	Spread (m)	Trunk Diameter (mm)	Live Crown Size (m²)	Maturity Class	Condition	Previous Pruning	Health		Remaining Safe Useful Life Expectancy (SULE)	Landscape Significance Rating	Retention Value	Location
									Vigour	Pest & Disease				
5	<i>Liquidambar styraciflua</i> (Liquidambar)	11	9	414	81	M	Appears stable with sound branching structure. Exhibits multiple small wounds on woody surface roots to south due previous mechanical injury (footpath repairs) Large wound on trunk at 2 to 3 metres due vehicle damage.	Crown lifted to 3 metres	Good	No Evidence	Medium 15-40 Years	4	Moderate	Nature strip
6	<i>Liquidambar styraciflua</i> (Liquidambar)	12	11	532	110	M	Appears stable with sound branching structure.	Crown lifted to 3 metres	Good	No Evidence	Long - more than 40 years	4	Moderate	Nature strip

APPENDIX 2 - IMPACT ASSESSMENT SCHEDULE

Tree Identification No.	Species	Construction Tolerance	Tree Protection Zone (m R)	Structural Root Zone (m R)	TPZ (m ²)	Incursions To Root Zone &/or Canopy	Likely Impact	Recommendation
5	<i>Liquidambar styraciflua</i> (Liquidambar)	M	5.0	2.3	77.5	Proposed building and basement offset 3.2 metres south-west at RL 37.950 (4.5 metres below grade). Excavations for basement within TPZ. Encroachment to TPZ = 12%. Temporary scaffold /hoarding offset 1.7 metres south-west. Significant pruning required to clear temporary scaffold.	The extent of encroachment to the TPZ marginally exceeds acceptable limits. This species will tolerate the encroachment proposed. The extent of pruning to clear temporary scaffolding is likely to result in an adverse impact on this tree.	Consider removal and replacement with a new tree elsewhere on the nature strip in accordance with Council's Street Tree Master Plan in order to compensate for loss of amenity.
6	<i>Liquidambar styraciflua</i> (Liquidambar)	M	6.4	2.5	127.9	Proposed substation, building & basement offset 3.0 metres south-west at RL 37.950 (4.5 metres below grade). Excavations for basement & substation foundations within TPZ. Encroachment to TPZ = 20%. Temporary scaffold /hoarding offset 1.7 metres south-west. Significant pruning required to clear temporary scaffold.	The extent of encroachment to the TPZ marginally exceeds acceptable limits. This species should tolerate the encroachment proposed. The extent of pruning to clear temporary scaffolding is likely to result in an adverse impact on this tree.	Consider removal and replacement with a new tree elsewhere on the nature strip in accordance with Council's Street Tree Master Plan in order to compensate for loss of amenity.



SITE PLAN



DETAIL PLAN

APPENDIX 3
TREE LOCATION PLAN SHOWING
PROPOSED DEVELOPMENT
Moore College



Earthscape Horticultural Services
Arboricultural and Horticultural Consultants
PO Box 364
BEROWRA NSW 2081
Ph: 02 9456 4787
Fax: 02 9456 5757 e: earthscape@iinet.net.au



DWG No. T13-04181

DATE: 12/08/2013



Moore College Newtown Concept Plan

Strategy for the Provision of Access for People with Disabilities

October 2009

**Prepared by:
Access Associates Sydney**

Document QA

Issue	Issued To	Qty	Date	Reviewed	Approved
AS-01	Allen Jack + Cottier	1	21.09.09	R Thompson	J Muir
AS-02	Allen Jack + Cottier	1	24.09.09	R Thompson	J Muir
AS-03	Allen Jack + Cottier	1	09.10.09	R Thompson	J Muir

Issued : 09 October 2009
File Name: E:\Access Associates\A09054\Report\CCReport.Doc
Client : Allen Jack + Cottier
Project Name: Moore College Masterplan
Project Number: A09054

Contents:

1. Introduction

Method and scope of appraisal

1.2 Report format

1.3 References

1.4 Legislative background

2. Executive Summary

2.1 Paths of travel

2.2 Potential issues of accessibility identified following the on site appraisal

2.3 Management strategies

3. Access Appraisal – Existing paths of travel

3.1 Description of Concept Plan for the Site

3.2 Appraisal Findings

4. Ongoing Key Issues of Access Provisions

1. Introduction

1.1 Method and scope of appraisal

An access audit of the existing Moore College campus was conducted on 8 September 2009 by Access Associates Sydney to provide an appraisal of the provision of access for people with a disability. Measurements and photographs were taken of existing streets/footpaths and campus links including to the site of the proposed new library.

The points of arrival to the proposed building entries, existing and proposed links to campus administrative, teaching and residential facilities, bus stops, accessible parking, general accessible paths of travel and circulation spaces, and links to existing neighbouring community facilities were audited.

This strategy addresses the requirements for access and egress by people with disabilities based on the Building Code of Australia (BCA) and the objectives of the Disability Discrimination Act 1992 (DDA) – section 23, which focuses on equitable and dignified access for all users of a building or facility. This does not just include meeting the requirements of people who use wheelchairs but also people who have ambulatory disabilities and cognitive or sensory impairments. The DDA extends beyond buildings to include outdoor spaces and within, to address furniture, fittings and practices and is concerned with providing equitable, dignified access to services and facilities for people with a disability.

To meet the objectives of the Disability Discrimination Act 1992 (DDA) – section 23, which focuses on equitable and dignified access for all users of a building or facility the key issue is the provision of a **continuous accessible path of travel**.

Equitable access to all public areas throughout the site is to be provided via a continuous accessible path of travel which links facilities including:

- public transport in the adjacent locality
- proposed College campus parking areas and in particular accessible parking spaces
- existing and proposed student and teaching facilities
- to equitably provided accessible sanitary facilities
- college residential facilities (accessible accommodation)
- recreational facilities and open landscaped spaces

The access appraisal of the existing paths of travel linking the precincts within the site provides information on the key issues of accessibility on which to prepare strategy/recommendations which will be required to be addressed in the future provision of pedestrian links proposed in the master plan.

As the master plan develops the preparation of a coordinated strategy for accessibility which provides access statements for proposed new works to meet the intent of the DDA can be prepared in association with the College and design team. Principles of equitable, dignified, independent access for people with mobility, vision or hearing disabilities underpin comments and recommendations of this initial access strategy.

All comments written in this access strategy have been made after the undertaking of the site appraisal of the campus, discussions with the design team and reviewing of the following scale concept drawings received at this office on 09.10.09 from Allen Jack + Cottier.

Dwg. No.	Issue	Title	Scale @A3	Date
CP1000	A	Concept Overall Site Plan	1:800	09.10.09
CP2001	A	Basement 1 Plan	1:800	09.10.09
CP2002	A	Basement 2 Plan	1:800	09.10.09
CP2101	A	Level 1 Plan	1:800	09.10.09
CP2102	A	Level 2 Plan	1:800	09.10.09
CP2103	A	Level 3 Plan	1:800	09.10.09
CP2104	A	Level 4 Plan	1:800	09.10.09
CP2105	A	Level 5 Plan	1:800	09.10.09
CP2106	A	Level 6 Plan	1:800	09.10.09
CP2107	A	Level 7 Plan	1:800	09.10.09
CP2108	A	Level 8 Plan	1:800	09.10.09
CP2109	A	Level 9 Plan	1:800	09.10.09
CP2110	A	Level 10 Plan	1:800	09.10.09
CP3100	A	Concept Plan North Elevation	1:800	09.10.09
CP3101	A	Concept Plan South Elevation	1:800	09.10.09
CP3101	A	Concept Plan Little Queen St West Elevation	1:800	09.10.09
CP3200	A	Site A Sections Sheet 1	1:500	09.10.09
CP3201	A	Site A Section 2 Sheet 2	1:500	09.10.09
CP3202	A	Site B Section1 Sheet 3	1:500	09.10.09

CP3203	A	Site B Section 2 Sheet 4	1:500	09.10.09
CP3800	A	Shadow Diagram	NTS	09.10.09
Dwg. No.	Issue	Title	Scale @A1	Date
0000	A	Cover Sheet + Site Location		09.10.09
PA1000	A	Site Plan Existing	1:250	09.10.09
PA1001	A	Site Plan Proposed	1:250	09.10.09
PA2001	A	Basement 1	1:200	09.10.09
PA2002	A	Basement 1	1:200	09.10.09
PA2101	A	Level 1 ground floor	1:200	09.10.09
PA2102	A	Level 2	1:200	09.10.09
PA2103	A	Level 3	1:200	09.10.09
PA2104	A	Level 4	1:200	09.10.09
PA2105	A	Level 5	1:200	09.10.09
PA2106	A	Level 6	1:200	09.10.09
PA2107	A	Level 7	1:200	09.10.09
PA3200	A	Sections	1:200	09.10.09
PA3201	A	Sections	1:200	09.10.09
PA3202	A	ESD Section	1:200	09.10.09

1.2 Report format

The paths of travel from the surrounding streets to each of the three (3) Sites A, B and C identified on the concept plan and existing links to the campus facilities are presented in the following **section 3** with a table including a description of each path of travel relevant to access for people with a disability which highlights key potential issues.

The Audit Findings Table includes the following:

- Column 1 – Identifies the area reviewed
- Column 2 – Describes the existing provision
- Column 3 – Highlights potential issues of accessibility
- Column 4 – Includes photograph

1.3 References

Building Code of Australia BCA 2009 - Parts D3, E3.6 & F2.4

AS1428.1 – 2001 Design for access and mobility Part 1: General requirements for access – New building work.

AS1428.2 – 1992 Design for access and mobility Part 2: Enhanced and additional requirements – buildings and facilities.

AS1428.4 – 1992 Design for access and mobility Part 4: Tactile Ground Surface Indicators for the orientation of people with vision impairment

AS1735.12 – 1999 Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities

AS2890.1 – 1993 Car Parking – Off - street parking and DR04021

City of Sydney Access Development Control Plan 2004

Disability Discrimination Act 1992 (DDA) & DDA Advisory Notes on Access to Premises – HREOC, June 1997

Draft Disability (Access to Premises - Buildings) Standard 2009 released by the Attorney general - December 2008

1.4 Legislative background

In accordance with the principles of the Disability Discrimination Act 1992 (DDA) best practice is to be emphasised in the provision of access for people with a disability in the design of the library, proposed by Moore College.

This access strategy prepared at the concept stage of the design addresses the requirements for access by people with a disability, to the proposed facilities as students, staff and visitors and reviews the design for compliance with the Building Code of Australia (BCA) and relevant Australian Standards on Access and Mobility.

DDA

The objectives of the Disability Discrimination Act 1992 (DDA) – section 23, focus on the provision of equitable, independent and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

The DDA covers existing premises, including heritage buildings, those under construction and future premises. It extends beyond the building itself to include outdoor spaces and within, to address furniture, fittings and practices.

DDA Advisory Notes on Access to Premises provides recommendations for provision of access via continuous accessible paths of travel and facilities meeting the requirements of AS1428.2.

BCA

The BCA D3 - Access for People with Disabilities outlines the general building access requirements. Table D3.2 outlines the parts of the building required to be accessible that must comply with AS1428.1. D3.5 outlines accessible car parking requirements. D3.6 includes specification for identification of accessible facilities, services and features. D3.8 outlines the requirements for tactile ground surface indicators. E3.6 outlines the requirements for passenger lifts. F2.4 outlines the requirements for unisex accessible sanitary facilities designed to meet the requirements of AS1428.1.

AS1428.1

While AS1428.1 provides the design requirements for access for people with a disability, it is based on data relating to persons aged between 18 and 60 years and may not be appropriate to people outside this age range (AS1428.1 clause 2.2). We note that the Australian Standards on access and mobility do not include a section for outdoor environments.

2. Executive Summary

2.1 Paths of travel

The footpath on the northern side of King Street from the intersection with Carillon Avenue to the intersection with Little Queen Street includes gradients, a surface and width that in our opinion are functional to provide an accessible path of travel for this street setting.

The footpath on the southern side of Carillon Avenue from the intersection with King Street to the intersection with Little Queen Street includes gradients, a surface and width that in our opinion are functional to provide an accessible path of travel (to Site A) for this street setting with the inclusion of an upgrade of the kerb crossing at the intersection with Little Queen Street.

The footpath on the southern side of Carillon Avenue from the intersection with Little Queen Street and the site boundary (Site B) includes gradients, a surface and width that in our opinion are functional to provide an accessible path of travel for this street setting with the inclusion of an upgrade of the kerb crossing at the intersection with Little Queen Street.

In our opinion, the paths of travel via the footpaths on Carillon Avenue and King Street will be functional to link externally the future proposed accessible residential accommodation on Carillon Avenue with the proposed campus facilities (Sites A & B), bus stop and the proposed new entries to the library and Knox Centre in Carillon Avenue and King Street. While this path of travel is slightly circuitous, in our opinion, it will meet the intent for equitable access within the limitations of the street and footpath topography of this setting.

In our opinion the existing provisions in Little Queen Street (Site C) and Campbell Street do not include: gradients, unobstructed footpaths or sufficient width to provide future opportunities for upgrading for the provision of accessible paths of travel that are functional for people with disabilities.

2.2 Potential issues of accessibility identified following the on site appraisal

In order to meet all current and relevant legislative and mandatory building standards, we have implemented an audit of existing campus conditions and topography see **Section 3** of the report.

A summary of the key audit findings follows:

- Accessible parking spaces are not provided
- Accessible linking paths of travel are not provided to and between existing buildings
- Existing buildings are not provided with accessible vertical access
- Existing stairs and ramps do not include complying access provisions
- Safe wayfinding guidance including highlighting strips (for edges, changes in level, stair nosings and glazing); directional signage is not provided
- Accessible sanitary facilities are not provided

2.3 Management Strategies

In this College facility it is important to design paths of travel and circulation spaces within the concept plan and proposed new building works to meet the DDA Advisory Notes on Access to Premises which recommends compliance with the requirements of AS1428.2, the Australian Standard which was prepared to meet the requirements of 90% of people with a disability. In our opinion, this will provide an accessible framework within the new building design that will more closely meet the intent of the DDA rather than applying current AS1428.1 (2001) dimensions, which were prepared to meet the requirements of 80% of people with a disability used as test subjects in the preparation of the Standard.

In addition to the provision of an accessible base building it will be necessary to develop an operational management strategy that includes the proposed intention to provide equipment and adapt areas within the facility to meet the requirements of specific individuals with a disability. This strategy is to meet the specific requirements of staff and students with a disability, who may fall outside the 90% of people for whom AS1428.2 was prepared or who's individual requirements cannot be addressed within the base building design and existing building facilities. An operational management strategy acknowledges the need to meet full accessibility compliance through the provision of policy strategies. A design that has the potential to be modified as required to suit individuals with a disability is desirable.

For the existing campus facilities including heritage buildings it will be necessary to develop an operational management strategy that includes the proposed intention to provide services, equipment and adapt areas within the facility. This strategy is to meet the specific requirements of staff and students with a disability.

3. Access Appraisal

3.1 Description of Concept Plan for the Site

The concept plan for Moore College separates the existing campus facilities into Sites A, B and C.

Site A is bordered by Carillon Avenue on the north, King Street on the east and southern sides and Little Queen Street on the western side. The site comprises the following 8 building facilities.

1 King St: Includes the proposed redevelopment of existing buildings on the north eastern side of the site between Carillon Avenue and King Street to provide a new library facility (9 levels) with links to existing facilities and buildings 2 (Knox Centre) and 8. The new library building is proposed to include car parking, lift lobby, library storage and plant on basement 2; car parking, lift lobby, admin storage and plant on basement 1; entrances via King Street and Carillon Avenues, lobby, admin and teaching facilities on level 1; lobby, library and teaching facilities on levels 2, 3, 4 and 5; lobby and library facilities on levels 6 and 7.

15 King St: The existing Knox Centre (academic use) on the southern side of the site facing King Street is proposed to be linked on levels 1 and 2 to the new library facility on the eastern side.

21 King St: Adjacent to the existing Knox Centre on the southern side of the site facing King Street is proposed to be retained for retail use on level 1 and academic use on levels 2 and 3 with the northern side of the building redeveloped to provide teaching facilities linked to level 2 of the Knox Centre.

23 - 25 King St: Located between buildings 3 and 5 on the southern side of the site facing King Street is proposed to be retained for retail use on level 1.

29 - 31 King St: Bordered by King Street on the south, Little Queen Street on the west, building 6 on the north and building 4 on the east is proposed to be redeveloped for retail use on level 1 and academic use on level 2.

1- 19 Little Queen St: Bordered by Little Queen Street on the west, building 5 on the south and proposed new landscaping on the north and east/internal campus sides is proposed to be retained in part for student/family accommodation use (3 levels) on the northern side and the remainder (360m²) to be redeveloped to provide new residential facilities (3 levels).

28 Carillon Ave: The existing (heritage) 2 level building bordered by Little Queen Street on the west, Carillon Avenue on the northern side and a proposed plaza on the east and southern sides is to be retained for academic/student study space use.



2-16 Carillon Ave: The existing building facing, Carillon Avenue on the northern side, the proposed plaza on the west, new library facility on the east and new campus green on the south is proposed to include maintenance and teaching facilities on basement 1; kitchen and dining on level 1; faculty office on level 2 and college residential facilities on levels 3, 4, 5. The new library building is proposed to include links to levels 1 and 2 of the western side of building 8.



Site B is bordered by Carillon Avenue on the north, Little Queen Street on the west, Campbell Street on the south and existing buildings/site boundary on the western side. The site is proposed to be redeveloped to comprise of: 4 buildings for student/family accommodation use (4-8 levels); car parking (2 levels) and landscaped areas (paving and green spaces).



Site C is bordered by Campbell Street on the north, Little Queen Street on the east, King Street on the south and existing buildings on the western side. The site comprises residential buildings 33-35 King Street (a pair of semi detached houses) and 2-18 Little Queen Street (Nine terrace houses with floor levels that vary with the slope of the Street) proposed to be retained for student/family accommodation use. 1-17 Little Queen Street consists of 9 terraces

3.2 Appraisal Findings – Existing paths of travel and College facilities




The appraisal provided measurements of gradients, surface abutments, any obstacles/barriers and distances on existing paths of travel; review of vertical access provisions (ramps, steps, lifts and kerb crossings); review of wayfinding information for people with sensory or intellectual impairment (signage, tactile ground surface indicators and complexity of paths of travel) and review of the general provision of rest seating and accessible facilities.




Column 1 Item	Area	Column 2 The current situation	Column 3 Issues	Column 4 Photograph
3.2.1	Carillon Avenue travelling west from King Street to Little Queen Street	<p>The 1700mm wide footpath on the southern side Carillon Avenue between King and Little Queen Streets covers a distance of approximately 140m. This area of site A includes existing buildings generally used for administrative and academic purposes</p> <p>The footpath includes the following approximate gradients (G) in the direction of the path of travel and crossfalls (X):</p> <ul style="list-style-type: none"> • Intersection of Carillon Ave & King St G=1:60; X=1:18 • Carillon Ave approx 40m from King St G=1:60; X=1:60 • Carillon Ave approx 50m from King St G=1:18; X=1:60 • Carillon Ave approx 110m from King St G=1:14; X=1:60 • Carillon Ave approx 120m from King St G=1:14; X=1:33 • Carillon Ave approx 130m from King St G=1:12; X=1:11 • Carillon Ave approx 145m from King St G=1:10; X=1:60 	A functional accessible path of travel including unobstructed circulation space and clear wayfinding for people with mobility and vision impairment is generally provided.	 <p>3.2.1a Footpath on the southern side Carillon Avenue between King and Little Queen view west</p>  <p>3.2.1b Footpath on the southern side Carillon Avenue G=1:12; X=1:11</p>



Column 1 Item Area		Column 2 The current situation	Column 3 Issues	Column 4 Photograph
		The kerb crossing on the south eastern side of Carillon Avenue at the intersection with Little Queen Street (3900mm wide) includes a length of 1800mm and a gradient steeper than 1:6. A level landing is not provided at the top of the kerb ramp.	The kerb crossing requires rectification to meet as closely as possible the requirements of AS1428.1 clause 5.8 and figure 8 to provide a functional accessible path of travel.	 <p>3.2.1c Kerb crossing south eastern side of Carillon Avenue intersection with Little Queen Street.</p>
3.2.2	Carillon Avenue travelling west from Little Queen Street to site boundary	The kerb crossing on the south western side of Carillon Avenue at the intersection with Little Queen Street includes a length of 1300mm and a gradient of 1:11.	The kerb crossing requires rectification to meet as closely as possible the requirements of AS1428.1 clause 5.8 and figure 8 to provide a functional accessible path of travel.	 <p>3.2.2a Kerb crossing south western side of Carillon Avenue intersection with Little Queen Street.</p>




Column 1 Item Area	Column 2 The current situation	Column 3 Issues	Column 4 Photograph
	<p>The 1700mm wide footpath on the southern side Carillon Avenue between Little Queen Street and the site (B) boundary covers a distance of approximately 90m.</p> <p>The footpath includes the following approximate gradients (G) in the direction of the path of travel and crossfalls (X):</p> <ul style="list-style-type: none"> • Intersection of Carillon Ave & Little Queen Street G=1:13; X=1:60 • Carillon Ave approx 14m from Little Queen Street G=1:20; X=1:40 • Carillon Ave approx 90m from Little Queen Street G=1:60; X=1:40 <p>A pedestrian crossing links the footpaths on the southern and northern sides of Carillon Avenue near the western site boundary. The northern side of Carillon Avenue includes entrances to the Sydney University campus.</p> <p>Newtown North Public School is located adjacent to the site (B) boundary. Site B includes existing residential buildings for student/family accommodation.</p>	<p>A functional accessible path of travel including unobstructed circulation space and clear wayfinding for people with mobility and vision impairment is generally provided.</p>	 <p>3.2.2b Footpath on the southern side Carillon Avenue between Little Queen Street and site boundary view east.</p>  <p>3.2.2c Pedestrian crossing linking the footpaths on both sides of Carillon Avenue near the western site boundary.</p>




Column 1 Item Area	Column 2 The current situation	Column 3 Issues	Column 4 Photograph
<p>3.2.3 Little Queen Street Between Carillon Avenue and King Street</p>	<p>Little Queen Street includes a width of 3900mm and signage indicating shared use by pedestrians and vehicles.</p> <p>The footpaths are 1100mm wide on each side between Carillon Ave and Campbell Street and 900mm wide on the eastern side and 1100mm wide on the western side between King Street and Campbell Street. The footpaths include obstructions such as lighting/electricity and signage poles.</p> <p>The narrow footpath from Carillon Avenue to the intersection with Campbell Street covers a distance of approximately 50m.</p> <p>The footpath includes the following approximate gradients (G) in the direction of the path of travel and crossfalls (X):</p> <ul style="list-style-type: none"> • Intersection of Carillon Ave & Little Queen Street G=1:13; X=1:60 • Little Queen Street approx 8m from Carillon Ave G=1:10.3; X=1:14.4 • Little Queen Street approx 26m from Carillon Ave G=1:14; X=1:24 • Intersection of Little Queen & Campbell Streets G=1:9; X=1:10.9 • Little Queen Street approx 6m from King Street G=1:12; X=1:24 	<p>The existing provisions in Little Queen Street do not include gradients, surfaces, unobstructed footpaths or sufficient width to provide future opportunities for upgrading for the provision of an accessible path of travel that is functional for people with disabilities.</p>	<div data-bbox="1792 311 2027 614" data-label="Image"> </div> <p>3.2.3a Little Queen Street view south</p> <div data-bbox="1792 646 2027 949" data-label="Image"> </div> <p>3.2.3b Western side of Little Queen Street view south</p> <div data-bbox="1736 1005 2094 1268" data-label="Image"> </div> <p>3.2.3c Little Queen Street view north.</p>


Column 1 Item Area	Column 2 The current situation	Column 3 Issues	Column 4 Photograph
<p>3.2.4 Campbell Street between the western site boundary (site B) and the entry driveway to the eastern side of the campus (site A)</p>	<p>The footpath on the northern side is 1200mm wide on each side between Little Queen Street and western site boundary. The footpaths include obstructions such as lighting/electricity and signage poles.</p> <p>The footpath includes the following approximate gradients (G) in the direction of the path of travel and crossfalls (X):</p> <ul style="list-style-type: none"> • Intersection of Little Queen & Campbell Streets G=1:9; X=1:10.9 • Western site (B) boundary approximately 60 from intersection of Little Queen Street G=1:36; X=1:36 • At the entry driveway to the College (site A) approximately 3 from intersection of Little Queen Street G=1:24; X=1:12.4 	<p>The existing provisions in Campbell Street west of the intersection with Little Queen Street do not include gradients, surfaces, unobstructed footpaths or sufficient width to provide future opportunities for upgrading for the provision of an accessible path of travel that is functional for people with disabilities.</p> <p>The existing provisions in Campbell Street/ driveway to the College east of the intersection with Little Queen Street do not include gradients for the provision of an accessible path of travel that is functional for people with disabilities.</p>	 <p>3.2.4a Campbell Street view west.</p>  <p>3.2.4b Campbell Street view east.</p>  <p>3.2.4c Campbell Street view west from College driveway.</p>

Column 1 Item Area		Column 2 The current situation	Column 3 Issues	Column 4 Photograph
		<ul style="list-style-type: none"> King St approx 70m from Little Queen Street G=1:60; X=1:60 	<p>The footpath in front of the retail outlets including the Moore bookshop is generally level providing an accessible path of travel to the entries.</p>	 <p>3.2.5c King Street Moore bookshop view west.</p>  <p>3.2.5d King St near the intersection with Little Queen Street view east</p>
3.2.6	College facilities	Existing carparking does not include accessible car spaces complying with AS2890.1.	Provision of accessible car spaces is required for staff, students, visitors and residents of accessible accommodation in the future development of the College facilities.	 <p>3.2.6a Existing carpark via Carillon Ave.</p>

Column 1 Item Area	Column 2 The current situation	Column 3 Issues	Column 4 Photograph
	<p>Existing doorways on required paths of travel do not all include level thresholds, clear openings and circulation space to comply with AS1428.</p> <p>Existing stairs do not include features to meet the requirements of AS1428.1 including fully complying handrails on both sides, contrast on the tread nosing and tactile ground surface indicators at the top and bottom.</p>	<p>Provision of doorways on required paths of travel with level thresholds, clear openings and circulation space to comply with AS1428 is required.</p> <p>Provision of stairs with features to meet the requirements of AS1428.1 including fully complying handrails on both sides, contrast on the tread nosing and tactile ground surface indicators at the top and bottom is required.</p>	 <p>3.2.6b Doorways: eg entry to Moore Bookshop from King Street (CDO 755mm, threshold lip 30mm)</p>  <p>3.2.6c Stairs linking the Knox Centre with the courtyard</p>

Column 1 Item Area	Column 2 The current situation	Column 3 Issues	Column 4 Photograph
		Provision of narrow stairs to residential/staff facilities with features to meet as close as possible the requirements of AS1428.1 is recommended.	 <p>3.2.6cd Heritage building stairs / stairs adjacent bookshop</p>  <p>3.2.6e Stairs/tiered seating to courtyard</p>
		<p>Knox Centre facilities:</p> <ul style="list-style-type: none"> Stairs provide the only existing and proposed link to the mezzanine level which includes a 20 seat seminar room. 	 <p>3.2.6f Knox Centre mezzanine level seminar room</p>

Column 1 Item Area	Column 2 The current situation	Column 3 Issues	Column 4 Photograph
		<ul style="list-style-type: none"> The ramp and stairs linking the entry with the seating facilities of the level 2 lecture theatre do not include features to comply with AS1428.1. An accessible path of travel is not provided to the dias at the front of the level 2 lecture theatre 	<p>Provision of stairs with features to meet the requirements of AS1428.1 including fully complying handrails on both sides, contrast on the tread nosing and tactile ground surface indicators at the top and bottom is required.</p> <p>Provision of the internal entry steps with features to meet the requirements of AS1428.1 including fully complying handrails on both sides, contrast on the tread nosing and tactile ground surface indicators at the top and bottom is required.</p> <p>Provision of the ramp with features to meet the requirements of AS1428.1 including fully complying handrails on both sides and tactile ground surface indicators at the top and bottom is required.</p> <p>Development of an operational management strategy is recommended to include provision of a portable ramp to the dias as required.</p>  <p>3.2.6g Knox Centre stairs linking mezzanine level with level 2.</p>  <p>3.2.6h Knox Centre accessible entry to large lecture theatre on level 2.</p>  <p>3.2.6i Knox Centre dias at front of large lecture theatre on level 2.</p>

Column 1 Item Area		Column 2 The current situation	Column 3 Issues	Column 4 Photograph
		<p>The existing heritage building (Deaconess House) facing Carillon Avenue is proposed to be retained for use as a student centre. Stairs provide the only access to the ground level. Narrow stairs with a single timber balustrade provides the only internal link to the upper level.</p>	<p>Provision of an accessible path of travel to the student facilities on the ground level is required.</p> <p>Development of an operational management strategy is recommended for the provision of (no unique) services on the upper level.</p>	 <p>3.2.6j Heritage building facing Carillon Avenue.</p>
		<p>Accessible sanitary facilities are currently only provided in the Knox Centre.</p>	<p>Accessible sanitary facilities are required to be provided equitably, adjacent to or in key locations near gender specific facilities.</p>	

4. Ongoing Key Issues of Access Provisions

Following the site appraisal and review of the concept plans the key requirements for the provision of access for people with disabilities to be addressed in ongoing design development are outlined below:

4.1. Parking

- Equitable provision of accessible staff, student, resident and visitor parking facilities is required to meet the intent of the DDA and the requirements of the BCA.
- Accessible parking spaces are required in the basement proposed for the new library on site A, where future parking for the facility is indicated over 2 levels and linked via an accessible path of travel to the ground floor lobby.
- Accessible parking spaces are required in the basement proposed for the new residential development on site B, where future parking for the facility is indicated over 2 levels and linked via an accessible path of travel to the accessible residential accommodation.
- Accessible spaces are to be located in areas convenient to the passenger lifts and on a continuous accessible path of travel.
- We recommend the layout of spaces comply with DR04021 which is designed to assist wheelchair users of self drive vehicles and current model vans which include side or rear mounted lifting platforms. It is our understanding that AS2890.6 has not been published at this stage and parking facilities for people with disabilities are currently referenced in AS2890.1 (1993). It is our understanding that the 1993 requirement has not changed for the height between the floor and overhead obstruction to be a minimum 2200mm for any vehicle path to or from a parking space for people with disabilities.

4.2 Landscaping – external paths of travel and campus green facilities

- The public footpaths along Carillon Avenue and King Street provide a functional continuous accessible path of travel to link to the proposed key entries to the campus facilities and the existing bus stop with the inclusion of complying kerb ramps required at pedestrian crossings of Little Queen Street and the provision of accessible links to building entries.
- Any external stairs proposed to provide an alternative pedestrian link within sites A, or B are to meet the requirements of AS1428.1 clause 9 and figure 17 to include opaque risers, complying handrails on both sides, 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing and tactile ground surface indicators (tgsi) at the top and the bottom landing.

- In ongoing landscape design, surfaces are to be constructed and maintained with no lip at joints between abutting surfaces exceeding 5mm to comply with AS1428.1 clause 5.1.2.
- Paving bricks with bevelled edges greater than 3mm or heavily textured surfaces are not considered traversable by a wheelchair and do not comply with AS1428.1 clause 12.
- Drainage or tree grates on the path of travel are to have spaces not more than 13mm wide and not longer than 150mm with the elongated opening placed transverse to the dominant path of travel for compliance with AS1428.1 clause 12.
- Landscaping and plant selection should consider maintenance free of vegetation debris and ease of circulation including slip-resistance.
- A 2m vertical clearance is required and minimum 1200mm unobstructed path width to comply with AS1428.2 clauses 8.1(a) and 9 and AS1428.1 clause 12.
- The selection of any proposed outdoor furniture is to be linked to an accessible path of travel and includes tables that are stable and seats that include a back and armrest and seat height to comply with AS1428.2 clause 27.2 and figure 32. All loose furniture is to be located outside accessible paths of travel to maintain a clear path of travel for people with vision impairment shorelining with a cane along the side the building.

4.3 Wayfinding to assist people with sensory, cognitive and mobility impairment

- An operational management strategy to orientate new staff, students, residents and to escort visitors to the appropriate area within the campus will allow minimal use of wayfinding signage.
- Any public entry from the street such as retail (bookshop), which is not accessible is to be provided with signage indicating the direction to the nearest accessible entry.
- Appropriate identification and directional signage where required must comply with BCA D3.6 and Specification D3.6 to include Braille and tactual information, use of contrast, international symbols and pictograms.
- To meet the requirements of BCA D3.8 hazard warning tactile ground surface indicators (tgsi) will be required at the top and bottom of stairs where internal movement of staff and visitors within the building is proposed.
- We note that existing facilities do not include the use of tgsi. As any new stairs or ramps (gradient 1:14) will require provision of tgsi, it is our opinion that to provide safe and meaningful wayfinding guidance for people with vision impairment that tgsi should be provided consistently across the campus to include new and existing stairs and ramps.

- The provision of an easily identifiable path of travel to the lifts and any proposed reception counter is recommended. The use of colour contrast and/or texture change in the floor finish will assist people with low vision.
- A luminance contrast of 30% provided between any proposed reception/library counter joinery and adjacent walls will assist in identification by people with low vision.

4.4 Internal Continuous accessible paths of travel

- The proposed main entry doorways on Site A on Carillon Avenue and King Street are indicated to include double doors. In ongoing design, the door threshold and the inclusion of any recessed mat will require compliance with AS1428.1 clause 5.1.2 with no lip greater than 5mm created at abutting surfaces. Ongoing maintenance of this provision will be required. Any glazing in this area will require compliance with AS1428.1 clause 7.5.1 see comments 4.9 following.
- All doors on required accessible paths of travel are to include clear door openings of **850mm** including a single leaf clear door opening at double doors, to meet the requirements of AS1428.2 clause 11.5.1. We recommend the circulation space at doorways meet the requirements of AS1428.2 clause 11.5.2. (AS1428.1 requirements with an additional 100mm added to the length and 50mm added to the width values).
- In the existing facilities in areas where people with a disability may require independent access, existing doorways without complying circulation spaces may require automatic openers as an alternative functional solution.
- The force required to activate door closers, glazed or pivot action doors is to meet as close as possible the requirements of AS1428.1 clause 11.1.
- All accessible paths of travel are to include a minimum width of 1200mm to comply with the requirements of AS1428.2 clause 8.1 (a).
- Where a path of travel is less than 1800mm wide, passing spaces for wheelchairs (2000mm long x 1800mm wide) are to be provided at 6m intervals.
- The teaching facilities are to include equitable provision of accessible wheelchair spaces to meet the BCA clause D3.2 requirement. The wheelchair seating spaces are required to meet the layout requirements of AS1428.1 clause 15.1 and figures 36 & 37.

- New teaching facilities are to include equitable access to presentation areas. An operational management strategy which includes the provision of a portable ramp is required to provide independent, dignified, equitable access to the existing dias in the large lecture theatre on level 2 of the Knox Centre.

4.5 Vertical Access

4.5.1 Lifts

- Lift design and fitout must meet the requirements of the BCA E3.6 and AS1735.12 including the provision of a handrail, auditory announcements and Braille and tactile call and control buttons which are to include a minimum 30% luminance contrast to the backplate.

4.5.2 Stairs

- Stair design should meet the requirements of AS1428.1 clause 9 and figure 17 to include opaque risers, complying handrails on both sides, 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing and tactile ground surface indicators (tgsi) at the top and the bottom landing.
- It is highly recommended that the ongoing design of the location of the stair landings allows for the full 300mm extension of the handrail endings and provision of tgsi in an area which does not protrude into the adjacent path of travel.
- It is recommended that existing stairs be upgraded to include complying contrast on the tread nosing and where possible complying handrails on both sides and tgsi at the top and bottom. The upgrading of existing narrow stairs proposed to be retained for low use stairs for residents who will be orientated to their surroundings are to be addressed individually.

4.5.3 Ramps

- To meet the intent of the DDA ramps longer than 60m are not recommended.
- A ramp exceeding 1520mm in length is to have a maximum gradient of 1:14 to comply with AS1428.1 clause 5.3. The features including kerb/wall and handrail on both sides and tgsi at the top and bottom are to comply with AS1428.1 figures 1, 2 & 3.
- Walkway (maximum gradient 1:20) design is to comply with AS1428.1 clause 5.2. If the ground abutting the sides does not follow the same grade, a kerb/wall and handrail are to be provided.

- It is recommended that existing ramps (1:14 gradient) be upgraded to include complying handrails on both sides and tgsi at the top and bottom.

4.6 Toilets

4.6.1 Unisex accessible sanitary facilities

- To meet the intent of the DDA and the requirements of the BCA F2.4 equitable provision of unisex accessible sanitary facilities is to be provided throughout the campus with the provision of unisex accessible facilities adjacent or near to all gender specific toilets. Equitable provision of showers and left and right hand use layout of WC facilities is recommended.
- Accessible facilities are to be designed to meet the circulation space requirements of AS1428.2 for the door, shower, WC pan and basin.
- Consideration could also be given to provision of back supports at WC pans to meet the anticipated changes to the standard.

4.6.2 Cubicles for people with ambulant disabilities

- Cubicles for people with ambulant disabilities are to be included in high use teaching and dining areas to meet the requirements of the DDA and AS1428.2.
- We recommend the cubicles be designed to meet the more recent design requirements of AS1428.1 figures 38 and 39, including a pan height of 460 – 480mm AFFL, a cubicle width of 900 – 920mm and walls capable of supporting the load imposed by grabrails.

4.7 Joinery detailing

- The circulation space between counters, displays, shelves and desks particularly in library areas is to meet the requirements of AS1428.2 to provide 1500mm clear space to facilitate wheelchair circulation.
- At counters (reception/library) and in staff/student kitchens, benches should include a height of 850± 20mm AFFL and access to the sink and tap (300mm from the front of the bench) to facilitate wheelchair access.

4.8 Finishes and floor surfaces

- Wall and floor surfaces that do not create glare or reflection are to be provided throughout.

- Lighting is to be provided uniformly
- A minimum 30% luminance contrast is to be provided between floor and wall surfaces; wall and door; wall and joinery surfaces.
- Carpet is to be securely attached, have a pile height of not more than 6mm and provide a stable surface.

4.9 Additional provisions for people with Low vision

- All glazing which is unframed and which is capable of being mistaken for a doorway or opening is to be provided with highlighting to meet the requirements of AS1428.1 clause 7.5.1. A solid strip 75mm high is to be provided 900-1000mm AFFL with a minimum 30% luminance contrast with the floor surface when viewed from either side.
- Visual warning systems should be provided on emergency evacuation alarms in areas where individuals may be isolated from other building users, for example accessible sanitary facilities and staff/student work stations which are closed in or where people may be working alone “out of hours”.

4.10 Additional Provisions for people with Hearing Impairment

- To meet the requirements of BCA D3.7 assistive listening devices are to be provided in any area where public address systems will be used, including lecture theatres and seminar rooms.
- In this setting where people with hearing impairment may be working in areas where they may be isolated from others and also in accessible sanitary facilities emergency warning alarms should include visual and auditory warnings.

4.11 Emergency Evacuation

- To meet the objective of the DDA all users of the facility should be provided with a means of egress from the premises to a place of safety. People with disabilities should be provided with the same level of protection as other premises users.
- Places of refuge, which are fire rated areas such as the areas adjacent the entry landings of fire stairs are considered a possible way of making an appropriate provision. Refuges are to be provided with a recommended space 1300mm X 800mm outside of the egress route (BCA RD 97/01 Table D1.6) in the stair entry landing.
- Consideration is to be given in ongoing design to the provision of a stairwell evacuation device such as an Evac chair in an appropriate location.

Having reviewed the listed concept plan and proposed new library drawings, it is our opinion that the access provisions for people with physical and sensory disabilities have the potential to comply with functional requirements of BCA sections D3, E3.6 and F2.4, AS1428.1, AS1428.2 and the City of Sydney Access DCP.

The proposed strategy for the provision of access for people with a disability, detailing the ongoing design provisions noted as key requirements in the report to include continuous accessible paths of travel, clear wayfinding guidance and the provision of accessible facilities including: accessible parking; access to teaching facilities; accessible counters; accessible work spaces and accessible change/shower sanitary facilities will provide inclusive design to meet the anticipated requirements of campus staff, students college residents (and their families) and visitors.

Consequently, in our opinion the proposed concept plan and proposed new library drawings, for Moore College, Newtown will have the potential to meet the requirements of the Disability Discrimination Act through its intention to provide non-discriminatory access and the equitable and dignified use of all appropriate areas of the facility. This will be achieved through the ongoing design which includes continuous accessible paths of travel and equitable provision of accessible facilities to facilitate inclusive access.



Jenny Muir

Access Associates Sydney

Qualifications: Bachelor of Occupational Therapy, University of Queensland 1978

Affiliations: Accredited Occupational Therapist by OT Australia (No: 201169).
Accredited Member Association of Consultants in Access Australia (No: 98)
Affiliate member Australian Institute Building Surveyors (No: 4228)
OHS Construction Induction training Certificate CG100925534SEQ1



Allen Jack + Cottier
79 Myrtle Street
CHIPPENDALE NSW 2008

26 August 2010
Job No: A09054

Attention: Mr Mark Louw

Dear Mark,

**MOORE THEOLOGICAL COLLEGE, NEWTOWN - PROJECT APPLICATION
RESOURCE AND RESEARCH CENTRE**

Review of compliance for access for people with a disability

Access Associates Sydney has consulted with the design team and reviewed the following pdf copies of drawings of the resource and research centre and car parking received at this office on 23 August 2010 from Allen Jack + Cottier.

Site A: Research and Resource centre

Dwg. No.	Issue	Title	Scale @A1	Date
PA0000	C	Cover Sheet + Site Location	NTS	28.07.10
PA1000	D	Site Plan Existing	1:400	28.07.10
PA1001	E	Site Plan Proposed	1:400	28.07.10
PA1100	D	Demolition Plan	1:400	28.07.10
PA2001	E	B 1 Floor Plan	1:200	28.07.10
PA2002	E	B 2 Floor Plan	1:200	28.07.10
PA2003	D	B 3 Floor Plan	1:200	28.07.10
PA2101	F	Level 1 Plan	1:200	28.07.10
PA2102	G	Level 2 Plan	1:200	28.07.10
PA2103	F	Level 3 Plan	1:200	21.07.10
PA2104	F	Level 4 Plan	1:200	21.07.10
PA2105	F	Level 5 Plan	1:200	21.07.10
PA2106	F	Level 6 Plan	1:200	21.07.10
PA2107	E	Level 7 Plan	1:200	16.07.10
PA2108	B	Level 5 Plan	1:200	23.07.10
PA2120	D	Level 5 Plan	1:200	29.07.10
PA2800	C	Level 5 Plan	1:200	21.07.10

Dwg. No.	Issue	Title	Scale @A3	Date
CP2001	02	Basement 1 Plan	1:800	21.07.10
CP2002	02	Basement 2 Plan	1:800	21.07.10
CP2003	02	Basement 3 Plan	1:800	21.07.10
CP2101	02	Level 1 Plan	1:800	21.07.10
CP2102	02	Level 2 Plan	1:800	21.07.10
CP2103	02	Level 3 Plan	1:800	21.07.10
CP2104	02	Level 4 Plan	1:800	21.07.10
CP2105	02	Level 5 Plan	1:800	21.07.10
CP2106	02	Level 6 Plan	1:800	21.07.10

NSW Office

L3 51 Rawson Street Epping NSW 2121
PO Box 671 Epping NSW 1710
t: +61 2 9868-6923
f: +61 2 9868-6924

a trading name of

midson group pty ltd
ABN 67 107 976 312

w: www.midsongroup.com.au
e: enquiries@midsongroup.com.au

QLD Office

PO Box 1290
Noosaville BC QLD 4566
t: +61 7 5471-1107
f: +61 7 5471-1107

access associates sydney



CP2107	02	Level 7 Plan	1:800	21.07.10
CP2108	02	Level 8 Plan	1:800	21.07.10
CP2109	02	Level 9 Plan	1:800	21.07.10
CP2110	02	Level 10 Plan	1:800	21.07.10
CP3100	E	North Elevation	1:800	15.07.10
CP3101	D	South Elevation	1:800	15.07.10
CP3200	D	Site A Section A1	1:800	15.07.10
CP3201	D	Site A Section A2	1:800	15.07.10
CP3202	D	Site B Section B1	1:800	15.07.10
CP3203	E	Site B Section B2	1:800	21.07.10

Following review of the latest drawings, it is our opinion that the changes and current design at the DA stage does not significantly impact on the provision of access for people with disabilities from the previous drawing review by Access Associates Sydney. Consequently our report issued 24.09.09 outlining the access provisions for people with disabilities at the DA stage remains relevant.

Should the future project application proceed in stages, all future reviews of the provision of access for people with disabilities will be in accordance with the latest editions of the Building Code of Australia, Australian Standards, Disability (Access to Premises - Buildings) Standard and the Disability Discrimination Act.

Yours faithfully

access associates sydney

Jenny Muir

Qualifications: Bachelor of Occupational Therapy, University of Queensland 1978

Affiliations: Accredited Occupational Therapist by OT Australia (No: 201169).
Accredited member Association of Consultants in Access Australia (No: 98)
Affiliate member Australian Institute Building Surveyors (No: 4228)
OHS Construction Induction training Certificate CG100925534SEQ1

RE: Moore College

From: Joseph Gomes <jgomes@cityofsydney.nsw.gov.au>
To: Andrew Johnson <Andrew.Johnson@traffix.com.au>
Date: 4/3/2013 11:18 AM
Subject: RE: Moore College

Yes Andrew

I can confirm that the City supports in principle the temporary Loading Zone subject to the listed conditions.

Regards

Joseph Gomes

Area Traffic Engineer
Traffic Operations Unit
City of Sydney

Level 12, Town Hall House, 456 Kent Street, Sydney NSW 2000
GPO Box 1591 Sydney NSW 2001

Tel: 02 9246 7588

jgomes@cityofsydney.nsw.gov.au

or

Tel: 02 9265 9333

www.cityofsydney.nsw.gov.au

From: Andrew Johnson [mailto:Andrew.Johnson@traffix.com.au]

Sent: Wednesday, 3 April 2013 9:52 AM

To: Joseph Gomes

Subject: RE: Moore College

Hi Joe,

For our records can you please confirm that the CoS supports in principle the provision of a temporary Loading Zone within Carillion Avenue, adjacent to the main site access to Moore College, subject to

1. Approval by CoS Traffic Committee, and
2. The existing driveway crossover to Carillion Av being reinstated.

Kind Regards

Andrew Johnson
associate engineer

TRAFFIX

a: suite 3.08 46a macleay street potts point nsw 2011 | PO Box 1061 potts point nsw 1035
d: +61 2 8324 8703 m: +61 402 228 301 f: +61 2 9380 4481 w: www.traffix.com.au

From: Joseph Gomes [mailto:jgomes@cityofsydney.nsw.gov.au]

Sent: Tuesday, 19 March 2013 9:22 AM

To: Andrew Johnson

Subject: RE: Moore College

Hi Andrew

I did leave a message but still have not heard back from you on this matter.

Ring me when you are available.

Regards

Joseph Gomes

Area Traffic Engineer
Traffic Operations Unit
City of Sydney

Level 12, Town Hall House, 456 Kent Street, Sydney NSW 2000
GPO Box 1591 Sydney NSW 2001

Tel: 02 9246 7588
igomes@cityofsydney.nsw.gov.au
or
Tel: 02 9265 9333
www.cityofsydney.nsw.gov.au

From: Andrew Johnson [<mailto:Andrew.Johnson@traffix.com.au>]
Sent: Thursday, 14 March 2013 2:50 PM
To: Andrew Aspden
Subject: Moore College

Hi Andy,

We are currently working on a previously approved Concept Plan application for Moore College, located on the corner of King Street and Carillion Avenue. A link to the DoP determination is provided below
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=2842

Due to the staging of the development now being considered, Stage 1, will have not provide any provision for loading.

If you are available, i would like to meet you on-site to discuss the potential of implementing a loading zone adjacent to the site.

Could you call me to discuss when you get a chance.

Thanks

Andrew Johnson
associate engineer

TRAFFIX
a: suite 3.08 46a macleay street potts point nsw 2011 | PO Box 1061 potts point nsw 1035
d: +61 2 8324 8703 m: +61 402 228 301 f: +61 2 9380 4481 w: www.traffix.com.au

This email and any files transmitted with it are intended solely for the use of the addressee(s) and may contain information that is confidential or subject to legal privilege. If you receive this email and you are not the addressee (or responsible for delivery of the email to the addressee), please note that any copying, distribution or use of this email is prohibited and as such, please disregard the contents of the email, delete the email and notify the sender immediately.
