

Access Review Report
50% Construction Documents
April 2016

New O'Connell Street Primary School
O'Connell Street
Parramatta

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Peer Review Statement

An objective assessment of this report provided by funktion by carefully selected experts in the field ensures that material of the highest quality is provided.



1 INTRODUCTION

The proposed new O'Connell Street Primary School with capacity for 1,000 students will occupy the site known as the old Kings School, opposite Parramatta Stadium, in O'Connell Street and Marist Place in Parramatta.

This review of the 50% construction documents addresses the requirements for access by staff, students and visitors with a disability or who are older, to the proposed refurbishment to the buildings to transform them into the new school.

The review addresses compliance with the Disability (Access to Premises - Buildings) Standards 2010, Parts D3, E3.6 and F2.4 of the Building Code of Australia 2015 (BCA) and Australian Standards on Access and Mobility.

The key issue in the provision of appropriate access to the new parts of the school buildings is the provision of a continuous accessible path of travel:

- from the main points of a pedestrian entry at the allotment boundary; and
- from another accessible building connected by a pedestrian link; and
- from accessible visitor parking to principal building entrances
- to and within areas normally used by the occupants

We have reviewed the drawings listed to assess the level of accessibility and compliance with the relevant codes, standards and legislation.

The designs have been assessed to ensure that equitable and dignified access for people with disabilities can be provided. In carrying out an accessibility assessment, the main objective is to ensure access is provided through the provision of accessible facilities and continuous paths of travel to and within all appropriate areas of the buildings.

In accordance with the principles of the Disability Discrimination Act 1992 (DDA) we recommend adopting best practice in the design of the proposed new work.

2 PROPOSED BUILDING WORKS

2.1 Proposed Work, Building Use + Classification

The proposed work includes refurbishment of Buildings A+B, C, D and construction of a new hall. The Building Code of Australia 2015 (BCA) in conjunction with the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards) apply to new buildings and existing buildings that undergo refurbishment.

The Premises Standards apply to any new part, and any affected part, of an existing building. A part of a building is a new part of the building if it is an extension to the building or a modified part of the building about which an application for approval for the building work is submitted to the competent authority in the State or Territory where the building is located.

Under the Premises Standards, access must be provided, to the degree necessary, to enable people to approach the building from the road boundary and from any accessible carparking spaces associated with the building; approach the building from any accessible associated building; access work and public spaces, accommodation and facilities for personal hygiene; and to enable identification of accessway at appropriate locations which are easy to find.

Under the BCA 2015, table D3.1 Requirements for access for people with a disability, access to the new and refurbished buildings (class 9b) is required to and within all areas normally used by the occupants.

To meet the Access to Premises Standards and BCA 2015, access is proposed to be provided in proposed new building work to and within all areas normally used by staff, students and visitors.

2.2 Scope + Methodology

This assessment is based on site inspections, discussion with the design team and review of the following architectural documentation prepared by Tonkin Zulaikha Greer architects, issued to funktion on 29th February 2016:

No.	NAME	SCALES	REV
A-0000 GENERAL INFORMATION			
A-0000	COVER PAGE, DRAWING LIST, LEGEND SPREADSHEET, AREAS	1:1	
A-0001	LOCATION PLAN		
A-0002	SITE ANALYSIS	1:2 50, 1:2...	
A-0003	SITE PLAN	1:500	
A-0010	WALL TYPES LEGEND	1:5	
A-005 DETAILED SITE DEMOLITION			
A-0050	DEMOLITION DETAILED SITE PLAN: SECURE SCHOOL ZONE	1:200	
A-0051	DEMOLITION DETAILED SITE PLAN: WESTERN CAR PARK	1:200	
A-0052	DEMOLITION DETAILED SITE PLAN: EASTERN CAR PARK	1:200	
A-010 DETAILED SITE PLANS			
A-0100	DETAILED SITE PLAN: SECURE SCHOOL ZONE	1:200	
A-0101	DETAILED SITE PLAN: WESTERN CAR PARK	1:200	
A-0102	DETAILED SITE PLAN: EASTERN CAR PARK	1:200	
A-0103	ACCESS AND EGRESS	2:1	
A-0200 SITE ELEVATIONS			
A-0200	SITE ELEVATIONS: NORTH + SOUTH	1:200	
A-0201	SITE ELEVATIONS: EAST + WEST	1:200	
A-0300 SITE SECTIONS			
A-0300	SITE SECTIONS	1:200	
No.	NAME	SCALES	REV
A-1000 BUILDING A+B DEMOLITION + CONSERVATION			
A-1000	BUILDING A+B GROUND FLOOR DEMOLITION/CONSERVATION PLAN	1:100	
A-1001	BUILDING A+B FIRST FLOOR DEMOLITION/CONSERVATION PLAN	1:100	
A-1002	BUILDING A+B SECOND FLOOR DEMOLITION/CONSERVATION PLAN	1:100	
A-1003	BUILDING A+B THIRD FLOOR DEMOLITION/CONSERVATION PLAN	1:100	
A-1004	BUILDING A+B ROOF DEMOLITION/CONSERVATION PLAN	1:100	
A-1005	BUILDING A+B NORTH DEMOLITION/CONSERVATION ELEVATIONS	1:100	
A-1006	BUILDING A+B SOUTH DEMOLITION/CONSERVATION ELEVATIONS	1:100	
A-1007	BUILDING A+B EAST DEMOLITION/CONSERVATION ELEVATION	1:100	
A-1008	BUILDING A+B WEST DEMOLITION/CONSERVATION ELEVATION	1:100	
A-1009	BUILDING A+B DEMOLITION/CONSERVATION SECTIONS	1:100	
A-1100 BUILDING A+B PLANS			
A-1100	BUILDING A+B GROUND FLOOR PLAN	1:100	
A-1101	BUILDING A+B FIRST FLOOR PLAN	1:100	
A-1102	BUILDING A+B SECOND FLOOR PLAN	1:100	
A-1103	BUILDING A+B THIRD FLOOR PLAN	1:100	
A-1104	BUILDING A+B ROOF PLAN	1:100	
A-1110 BUILDING A+B WALL SETOUT			
A-1110	BUILDING A+B GROUND FLOOR WALL SETOUT	1:100	
A-1111	BUILDING A+B FIRST FLOOR WALL SETOUT	1:100	
A-1112	BUILDING A+B SECOND FLOOR WALL SETOUT	1:100	
A-1113	BUILDING A+B THIRD FLOOR WALL SETOUT	1:100	
A-1120 BUILDING A+B REFLECTED CEILING PLANS			
A-1120	BUILDING A+B GROUND FLOOR REFLECTED CEILING PLAN	1:100	
A-1121	BUILDING A+B FIRST FLOOR REFLECTED CEILING PLAN	1:100	
A-1122	BUILDING A+B SECOND FLOOR REFLECTED CEILING PLAN	1:100	
A-1123	BUILDING A+B THIRD FLOOR REFLECTED CEILING PLAN	1:100	
A-1130 BUILDING A+B CONCRETE SETOUT			
A-1130	BUILDING A+B GROUND FLOOR CONCRETE SETOUT		
A-1131	BUILDING A+B FIRST FLOOR CONCRETE SETOUT		
A-1132	BUILDING A+B SECOND FLOOR CONCRETE SETOUT		
A-1133	BUILDING A+B THIRD FLOOR CONCRETE SETOUT		
A-1140 BUILDING A+B FURNITURE PLANS			
A-1140	BUILDING A+B GROUND FLOOR PLAN	1:100	
A-1141	BUILDING A+B FIRST FLOOR PLAN	1:100	
A-1142	BUILDING A+B SECOND FLOOR PLAN	1:100	
A-1143	BUILDING A+B THIRD FLOOR PLAN	1:100	
A-1200 BUILDING A+B ELEVATIONS			
A-1200	BUILDING A+B NORTH + SOUTH ELEVATIONS	1:100	
A-1201	BUILDING A+B EAST ELEVATION	1:100	
A-1300 BUILDING A+B SECTIONS			
A-1300	BUILDING A+B 1:100 SECTIONS	1:100	
A-1400 BUILDING A+B STAIRS, RAMPS, + BALUSTRADES			
A-1400	BUILDING A+B STAIRS + RAMPS	1:50	
A-1500 BUILDING A+B WINDOWS			
A-1500	BUILDING A WINDOW SCHEDULE	1:1	
A-1501	BUILDING B WINDOW SCHEDULE 1/2	1:1	
A-1502	BUILDING B WINDOW SCHEDULE 2/2	1:1	
A-1503	BUILDING B WINDOW DETAILS 1		
A-1504	BUILDING A+B WINDOW DETAILS 2		
A-1505	BUILDING A+B WINDOW DETAILS 3		
A-1550	BUILDING A+B GLASS PARTITIONS DETAILS 1		
A-1600 BUILDING A+B DOORS			
A-1600	BUILDING A+B DOOR SCHEDULE 1	1:1	
A-1601	BUILDING A+B DOOR SCHEDULE 2		
A-1602	BUILDING A+B DOOR SCHEDULE 3		
A-1603	BUILDING A+B DOOR DETAILS 1		
A-1604	BUILDING A+B DOOR DETAILS 2		
A-1605	BUILDING A+B DOOR DETAILS 3		
A-1700 BUILDING A+B WET AREAS			
A-1700	BUILDINGS A+B AMENITIES DETAILED PLANS	1:50	
A-1900 BUILDING A+B PROJECT COORDINATION DIAGRAMS			
A-1900	BUILDING A+B GROUND FLOOR PROJECT COORDINATION DIAGRAM	1:100	
A-1901	BUILDING A+B FIRST FLOOR PROJECT COORDINATION DIAGRAM	1:100	
A-1902	BUILDING A+B SECOND FLOOR PROJECT COORDINATION DIAGRAM	1:100	
A-1903	BUILDING A+B THIRD FLOOR PROJECT COORDINATION DIAGRAM	1:100	

No.	NAME	SCALES	REV
A-2000 BUILDING C DEMOLITION + CONSERVATION			
A-2000	BUILDING C GROUND FLOOR DEMOLITION/CONSERVATION PLAN	1:100	
A-2001	BUILDING C FIRST FLOOR DEMOLITION/CONSERVATION PLAN	1:100	
A-2002	BUILDING C SECOND FLOOR DEMOLITION/CONSERVATION PLAN	1:100	
A-2003	BUILDING C ROOF DEMOLITION/CONSERVATION PLAN	1:100	
A-2004	BUILDING C NORTH + SOUTH DEMOLITION/CONSERVATION ELEVATIONS	1:100	
A-2005	BUILDING C EAST + WEST DEMOLITION/CONSERVATION ELEVATIONS	1:100	
A-2006	BUILDING C NORTH + SOUTH COURTYARD DEMOLITION/CONSERVATION...	1:100	
A-2007	BUILDING C EAST + WEST COURTYARD DEMOLITION/CONSERVATION E...	1:100	
A-2100 BUILDING C PLANS			
A-2100	BUILDING C GROUND FLOOR PLAN	1:100	
A-2101	BUILDING C FIRST FLOOR PLAN	1:100	
A-2102	BUILDING C SECOND FLOOR PLAN	1:100	
A-2103	BUILDING C ROOF PLAN	1:100	
A-2110 BUILDING C WALL SETOUT			
A-2110	BUILDING C GROUND FLOOR WALL SETOUT	1:100	
A-2111	BUILDING C FIRST FLOOR WALL SETOUT	1:100	
A-2112	BUILDING C SECOND FLOOR WALL SETOUT	1:100	
A-2120 BUILDING C REFLECTED CEILING PLANS			
A-2120	BUILDING C GROUND FLOOR REFLECTED CEILING PLAN	1:100	
A-2121	BUILDING C FIRST FLOOR REFLECTED CEILING PLAN	1:100	
A-2122	BUILDING C SECOND FLOOR REFLECTED CEILING PLAN	1:100	
A-2130 BUILDING C CONCRETE SETOUT			
A-2130	BUILDING C GROUND FLOOR CONCRETE SETOUT	1:100	
A-2131	BUILDING C FIRST FLOOR CONCRETE SETOUT	1:100	
A-2132	BUILDING C SECOND FLOOR CONCRETE SETOUT	1:100	
A-2140 BUILDING C FURNITURE PLANS			
A-2140	BUILDING C GROUND FLOOR FURNITURE PLAN	1:100	
A-2141	BUILDING C FIRST FLOOR FURNITURE PLAN	1:100	
A-2142	BUILDING C SECOND FLOOR FURNITURE PLAN	1:100	
A-2200 BUILDING C ELEVATIONS			
A-2200	BUILDING C NORTH + SOUTH ELEVATIONS	1:100	
A-2201	BUILDING C EAST + WEST ELEVATIONS	1:100	
A-2202	BUILDING C NORTH + SOUTH COURTYARD SECTIONAL ELEVATIONS	1:100	
A-2203	BUILDING C EAST + WEST COURTYARD SECTIONAL ELEVATIONS	1:100	
A-2300 BUILDING C SECTIONS			
A-2300	BUILDING C 1:100 SECTIONS 1		
A-2301	BUILDING C 1:100 SECTIONS 2		
A-2400 BUILDING C STAIRS, RAMPS, + BALUSTRADES			
A-2400	BUILDING C COURTYARD CIRCULATION GROUND FLOOR PLAN	1:50	
A-2401	BUILDING C COURTYARD CIRCULATION FIRST FLOOR PLAN	1:50	
A-2402	BUILDING C COURTYARD CIRCULATION SECOND FLOOR PLAN	1:50	
A-2500 BUILDING C WINDOWS			
A-2500	BUILDING C WINDOW SCHEDULE 1/3 GROUND FLOOR	1:1	
A-2501	BUILDING C WINDOW SCHEDULE 2/3 FIRST FLOOR	1:1	
A-2502	BUILDING C WINDOW SCHEDULE 3/3 SECOND FLOOR	1:1	
A-2503	BUILDING C WINDOW DETAILS 1		
A-2504	BUILDING C WINDOW DETAILS 2		
A-2505	BUILDING C WINDOW DETAILS 3		
A-2600 BUILDING C DOORS			
A-2603	BUILDING C DOOR DETAILS 1		
A-2600	BUILDING C DOOR SCHEDULE 1	1:1	
A-2601	BUILDING C DOOR SCHEDULE 2		
A-2602	BUILDING C DOOR SCHEDULE 3		
A-2604	BUILDING C DOOR DETAILS 2		
A-2605	BUILDING C DOOR DETAILS 3		
A-2660	BUILDING C GLASS PARTITIONS SCHEDULE 1		
A-2661	BUILDING C GLASS PARTITIONS DETAILS 1		
A-2700 BUILDING C WET AREAS			
A-2700	BUILDING C AMENITIES	1:50	
A-2701	BUILDING C AMENITIES DETAILS		
A-2702	BUILDING C CANTEN + KITCHENS		
A-2900 BUILDING C PROJECT COORDINATION DIAGRAMS			
A-2900	BUILDING C GROUND FLOOR PROJECT COORDINATION DIAGRAM	1:100	
A-2901	BUILDING C FIRST FLOOR PROJECT COORDINATION DIAGRAM	1:100	
A-2902	BUILDING C SECOND FLOOR PROJECT COORDINATION DIAGRAM	1:100	

No.	NAME	SCALES	REV
A-3000 BUILDING D DEMOLITION + CONSERVATION			
A-3000	BUILDING D GROUND FLOOR DEMOLITION/CONSERVATION PLAN	1:100	
A-3001	BUILDING D FIRST FLOOR DEMOLITION/CONSERVATION PLAN	1:100	
A-3002	BUILDING D SECOND FLOOR DEMOLITION/CONSERVATION PLAN	1:100	
A-3003	BUILDING D ROOF DEMOLITION/CONSERVATION PLAN	1:100	
A-3004	BUILDING D NORTH + SOUTH DEMOLITION/CONSERVATION ELEVATIONS	1:100	
A-3005	BUILDING D EAST + WEST DEMOLITION/CONSERVATION ELEVATIONS	1:100	
A-3100 BUILDING D PLANS			
A-3100	BUILDING D GROUND FLOOR PLAN	1:100	
A-3101	BUILDING D FIRST FLOOR PLAN	1:100	
A-3102	BUILDING D SECOND FLOOR PLAN	1:100	
A-3103	BUILDING D ROOF PLAN	1:100	
A-3110 BUILDING D WALL SETOUT			
A-3110	BUILDING D GROUND FLOOR WALL SETOUT	1:100	
A-3111	BUILDING D FIRST FLOOR WALL SETOUT	1:100	
A-3112	BUILDING D SECOND FLOOR WALL SETOUT	1:100	
A-3120 BUILDING D REFLECTED CEILING PLANS			
A-3120	BUILDING D GROUND FLOOR REFLECTED CEILING PLAN	1:100	
A-3121	BUILDING D FIRST FLOOR REFLECTED CEILING PLAN	1:100	
A-3122	BUILDING D SECOND FLOOR REFLECTED CEILING PLAN	1:100	
A-3130 BUILDING D CONCRETE SETOUT			
A-3130	BUILDING D GROUND FLOOR CONCRETE SETOUT		
A-3131	BUILDING D FIRST FLOOR CONCRETE SETOUT		
A-3132	BUILDING D SECOND FLOOR CONCRETE SETOUT		
A-3140 BUILDING D FURNITURE PLANS			
A-3140	BUILDING D GROUND FLOOR FURNITURE PLAN	1:100	
A-3141	BUILDING D FIRST FLOOR FURNITURE PLAN	1:100	
A-3142	BUILDING D SECOND FLOOR FURNITURE PLAN	1:100	
A-3200 BUILDING D ELEVATIONS			
A-3200	BUILDING D NORTH + SOUTH ELEVATIONS	1:100	
A-3201	BUILDING D EAST + WEST ELEVATIONS	1:100	
A-3300 BUILDING D SECTIONS			
A-3300	BUILDING D 1:100 SECTIONS 1	1:100	
A-3301	BUILDING D 1:100 SECTIONS 2	1:100	
A-3400 BUILDING D BUILDING DETAILS			
A-3400	BUILDING D STAIRS + RAMPS		
A-3500 BUILDING D WINDOWS			
A-3500	BUILDING D GLASS PARTITIONS SCHEDULE 1		
A-3501	BUILDING D GLASS PARTITIONS DETAILS 1		
A-3502	BUILDING D WINDOW SCHEDULE 1/2	1:1	
A-3503	BUILDING D WINDOW SCHEDULE 2/2	1:1	
A-3504	BUILDING D WINDOW DETAILS 1		
A-3505	BUILDING D WINDOW DETAILS 2		
A-3506	BUILDING D WINDOW DETAILS 3		
A-3600 BUILDING D DOORS			
A-3600	BUILDING D DOOR SCHEDULE 1	1:1	
A-3601	BUILDING D DOOR SCHEDULE 2		
A-3602	BUILDING D DOOR SCHEDULE 3		
A-3603	BUILDING D DOOR DETAILS 1		
A-3604	BUILDING D DOOR DETAILS 2		
A-3605	BUILDING D DOOR DETAILS 3		
A-3700 BUILDING D WET AREAS			
A-3700	BUILDINGS D AMENITIES	1:50	
A-3701	BUILDINGS D AMENITIES DETAILS		
A-3900 BUILDING D GENERAL INFORMATION			
A-3900	BUILDING D GROUND FLOOR PROJECT COORDINATION DIAGRAM	1:100	
A-3901	BUILDING D FIRST FLOOR PROJECT COORDINATION DIAGRAM	1:100	
A-3902	BUILDING D SECOND FLOOR PROJECT COORDINATION DIAGRAM	1:100	

No.	NAME	SCALES	REV
A-4100 NEW HALL PLANS			
A-4100	NEW HALL GROUND FLOOR PLAN	1:100	
A-4101	NEW HALL ROOF PLAN	1:100, 1:50	
A-4110 NEW HALL WALL SETOUT			
A-4110	NEW HALL GROUND FLOOR WALL SETOUT	1:100	
A-4120 NEW HALL REFLECTED CEILING PLANS			
A-4120	NEW HALL GROUND FLOOR REFLECTED CEILING PLAN	1:100	
A-4130 NEW HALL CONCRETE SETOUT			
A-4130	NEW HALL GROUND FLOOR CONCRETE SETOUT		
A-4200 NEW HALL ELEVATIONS			
A-4200	NEW HALL NORTH + SOUTH ELEVATIONS	1:100	
A-4201	NEW HALL EAST + WEST ELEVATIONS	1:100	
A-4202	NORTH EAST AND WEST WALL ELEVATIONS	1:100	
A-4300 NEW HALL SECTIONS			
A-4300	NEW HALL 1:100 SECTIONS 1	1:100	
A-4301	NEW HALL 1:100 SECTIONS 2	1:50	
A-4400 NEW HALL BUILDING DETAILS			
A-4400	NEW HALL STAIRS + RAMPS		
A-4500 NEW HALL WINDOWS			
A-4500	NEW HALL WINDOW SCHEDULE 1		
A-4501	NEW HALL WINDOW DETAILS 1		
A-4600 NEW HALL DOORS			
A-4600	NEW HALL DOOR SCHEDULE	1:1	
A-4700 NEW HALL WET AREAS			
A-4700	NEW HALL AMENITIES	1:50	
A-4701	NEW HALL AMENITIES DETAILS		
A-4900 NEW HALL PROJECT COORDINATION DIAGRAM			
A-4900	NEW HALL PROJECT COORDINATION DIAGRAM	1:100	

No.	NAME	SCALES	REV
5000 JOINERY (ALL BUILDINGS)			
A-5000	TYPICAL JOINERY UNITS	1:50	

No.	NAME	SCALES	REV
A-6000 COVERED SPORTS COURT + WALKWAYS			
A-6000	SPORTS COURT (SC) PLANS	1:100	
A-6001	SPORTS COURT (SC) SECTIONS & ELEVATIONS	1:100	
A-6002	SPORTS COURT (SC) DETAILS		
A-6003	COVERED WALKWAY (CCW & HCW)	1:100	
A-6004	COVERED WALKWAY DETAILS		
A-6005	ASSEMBLY AREA STEPS (AAS)	1:100	
A-6006	HALL RAMPS (HR)	1:100	
A-6007	COVERED SPORTS COURT + WALKWAYS ROOF PLAN		

3 LEGISLATION + STANDARDS

This development is subject to access provisions in the following documents:

- Disability (Access to Premises - Buildings) Standards 2010
- The Building Code of Australia (BCA) 2015 parts D3, F2.4 and E3.6
- AS1428.1 (2009) (Incorporating Amendment No 1): 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 (2009) (Incorporating Amendment No 1): Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment -tactile ground surface indicators
- AS1735.12 (1999) Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities
- AS2890.6 (2009) Parking Facilities - Off-street parking for people with disabilities
- AS3745 (2009) Planning for Emergencies in Facilities (referenced)
- AS1428.5 (2010) Design for access and mobility Part 5: Communications for people who are deaf or hearing impaired (referenced)
- Australian Human Rights Commission Guideline on the Application of the Premises Standards (2013)
- The Disability Discrimination Act 1992 (DDA)
- Disability Standards for Education 2005

3.1 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.

Disability (Access to Premises - Buildings) Standard 2010 which commenced on 01 May 2011, has been incorporated into the BCA (2015) to ensure that access provisions for people with disabilities more fully meet the intent of the DDA.

3.2 The Building Code of Australia (BCA) 2015

The Building Code of Australia (BCA)(2015) applies to new buildings and existing buildings that undergo refurbishment. In this report the description of the level of accessibility throughout the buildings and external pathways is generally measured against the Deemed-to-Satisfy Provisions of the BCA, in particular Parts D2.10, D2.17, D3, E3.6 and F2.4.

The BCA (2015) includes the following relevant parts to meet the deemed to satisfy provisions to satisfy the performance requirements DP1, DP4, DP6, DP8 and DP9:

- D3 Access for People with Disabilities outlines the general building access requirements
- Table D3.1 which outlines the Class of building required to be accessible that must comply with AS1428.1(2009)
- D3.2 access to buildings which outlines requirements for access ways, doors and entrances
- D3.3 the parts of buildings required to be accessible and meet the requirements of AS1428.1 (2009)
- D3.4 exemptions

- D3.5 accessible car parking requirements
- D3.6 signage requirements for identification of accessible facilities, services and features
- D3.7 hearing augmentation requirements
- D3.8 tactile ground surface indicators
- D3.9 wheelchair spaces in Class 9b Buildings
- D3.10 Swimming pools
- D3.11 ramps
- D3.12 glazing on an accessway
- Specification D3.6: Braille and tactile signs
- Specification D10: Accessible water entry/exit from swimming pool
- E3.6: requirements for passenger lifts in accessible buildings.
- F2.4: requirements for unisex accessible sanitary facilities, accessible showers and cubicles for people with ambulant disabilities designed to meet the requirements of AS1428.1 (2009).

3.3 Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards)

Meeting the Premises Standards ensures fulfilment of obligations under the Disability Discrimination Act in relation to physical access within the buildings. Schedule 1 of the Premises Standards contains the Access Code for Buildings and is equivalent to the BCA provisions for access. The following standards are referenced in the Access Code:

- AS1428.1 2009 Design for Access and Mobility General Requirements for Access
- AS1428.4.1 2009 Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators
- AS1735 Lifts Escalators and Moving Walks
- AS/NZS 2890.6 2009 Parking Facilities – Off street Parking

3.4 Disability Standards for Education 2005

The objects of these Standards are:

- (a) to eliminate, as far as possible, discrimination against persons on the ground of disability in the area of education and training; and
- (b) to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law in the area of education and training as the rest of the community; and
- (c) to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

Reasonable adjustment is an adjustment, measure or action (or a group of measures or actions) taken by an education provider that has the effect of assisting a student with a disability.

These Standards do not affect the application of premises standards to building work undertaken as an adjustment or part of an adjustment and do not require the building work to meet specifications more onerous than those required by the premises standards.

3.5 Management Strategies

In the existing facilities and proposed new building work it is important, within the limitations of the existing structure, to provide general paths of travel, circulation spaces and accessible facilities, within areas not exempt by the BCA part D3.4, to meet the intent of the Disability Discrimination Act.

In addition to accessible paths of travel, accessible parking and accessible sanitary facilities, it will be necessary to develop operational management strategies that meet the proposed intention to provide equipment and adapt areas within the school to meet the requirements of specific individuals with a disability.

Operational management strategies are required to meet the specific requirements of visitors, students and staff with a disability whose individual requirements cannot be addressed within the base buildings 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.

Ongoing development of operational management strategies for consideration in ongoing design are recommended for the following:

- emergency egress for people with sensory and mobility impairment
- modification of individual work areas to meet individual staff and student requirements
- modification of existing doors to meet individual staff and student requirements

4 REVIEW of ACCESS PROVISIONS

The following section reviews the current design documentation for compliance with the access requirements listed in section 3. Recommendations to achieve compliance with access requirements in ongoing design are included in Appendix 5.

4.1 Overview of Accessible Paths of Travel Through the School

To meet the Access to Premises Standards Part 2.1 and BCA D3.2, accessible paths of travel are proposed to be provided from the principal pedestrian entrance of the school to the areas of new work.

The following pathways provide accessible links through the school:

- a new accessible principal entrance at the Marsden Street allotment boundary
- a new accessible entrance via two ramps at Building A into the resource centre
- a new accessible western entrance to Building C
- a new accessible entrance to the north of Building D
- a 1:20 pathway linking the proposed eastern and western carparks with the principal school entrance in Building A
- a new accessible path from the site entry on the southern boundary
- access via new links on all levels between Building A+B with Building C, use of the existing centrally located lift in Building A+B and a platform lift to link the second floor of Building A+B to Building C
- a lift located centrally in Building D that links all levels of the building
- pathways meeting the requirements of AS1428.1 linking all buildings, including covered walkways linking Buildings A+B and C to Building D and the new hall

4.2 Car Parking and Link to Buildings

A visitor car park is proposed at the Marsden Street school entrance and secure staff parking is proposed to be located at the western end of the school (accessed from O'Connell Street).

To meet the Premises Standards clause D3.2 and BCA 2015 D3.2, there is one designated accessible car parking space indicated in the visitor carpark and one designated accessible car parking space in the staff carpark.

An accessible pedestrian path is indicated to link the accessible car parking spaces with the hall and principal school entrance.

To meet the Premises Standards D3.2, accessible car parking spaces are proposed to meet AS2890.6, including compliant dimensions in the adjacent shared space.

4.3 Internal Accessways

To meet the requirements of the Premises Standards and BCA part D3.1, continuous accessible paths of travel meeting the functional requirements of AS1428.1 (2009) are proposed throughout the buildings via the provision of lift access linking all levels of the buildings and circulation space at corridors, lift lobbies and new doors.

Existing doors in areas required to be accessible are required to provide clear opening width and circulation space to meet AS1428.1 clause 13.3. Further investigation is being undertaken to develop solutions for existing doors within areas of heritage significance to provide access within all functional areas to meet the intent of the Premises Standards and BCA Part D3. This may include widening of some doors and door frames or widening the active leaf of a double leaf door.

Building A+B

Building A+B is proposed to include the principal school entrance, reception, principal's office, interview room, sick bay, store rooms, informal meeting room, resource centre, home base rooms, offices, COLA, and toilets.

The existing centrally located lift links all levels Buildings A+B and C and has dimensions of 1100mm x 1400mm which meets the requirements of the Premises Standards and BCA D3.3 (b) and E3.6. It provides access to all levels of Building A+B and C. A platform lift is proposed to link the second floors of Building B and C where there is a 1020mm level difference.

Building C Proposed for Use by the Primary School

Building C is proposed to include home base rooms, staff room, store rooms, special programs, canteen, toilets and art rooms. New stairs link all levels of this building; the lift and platform lift in building A+B provide access to all levels of Building C. Ramps with dimensions and gradients compliant with AS1428.1 are indicated to link all parts of the first floor and second floor.

Building D Proposed for Use by the Infants Department

Building D includes home base rooms, shared practical activities rooms, withdrawal rooms and toilets. A new through lift is proposed to link all levels of this building.

Hall

The new hall includes COLA, stage with ramped access, verandahs, storage, OOSH and toilets.

4.4 Stairways

Building A+B has an existing heritage stair and two fire stairs linking all levels of the building. On the second floor, a stair in the corridor links Building A+B with Building C.

Building C is proposed to have two new stairways linking all levels of the building.

Building D has two existing internal stairways and two fire stairways linking all levels of the building, as well as a verandah stairway on the ground level and second floor.

To meet the BCA (2015) part D3.3 (a) stairways, (except for stairways in exempted areas and fire isolated stairs) are proposed to be upgraded to comply with AS1428.1 clause 11 and BCA D2.17 to include handrails, highlighting on step nosing and tactile ground surface indicators.

On existing stairs, where new handrails and TGSIs obstruct the adjacent path of travel, to meet the performance requirements in part D of the BCA, it is proposed to reduce the handrail extension and reduce the depth of TGSIs to 300mm rather than 600mm.

To meet the BCA (2015) part D3.3 (a) fire isolated stairs are proposed to be upgraded to comply with AS1428.1 clause 11 (f) and (g).

To meet the requirements of the BCA (2015) part D3.8 tactile ground surface indicators (tgsi) complying with AS1428.4.1 (2009) are proposed to be provided at stairways, (excluding fire-isolated stairways).

4.5 Lifts

To meet the requirements of the BCA part D3.2 a new platform lift is proposed in Building A+B and a new lift is proposed in Building D. Adequate circulation space within the lifts and at the lift lobbies is indicated to meet AS1428.1 clause 6.5.

4.6 Sanitary Facilities

To meet the Premises Standards and BCA (2015) part F2.4 the buildings are proposed to include the following sanitary facilities:

Building A+B

Ground floor:

- Existing unisex accessible sanitary facility with shower that meets the Access to Premises Standards part 4.5 toilet concession, provided the fixtures and fittings are upgraded to meet AS1428.1 2009 and the door widened to 850mm clear opening.
- A sanitary compartment suitable for a person with an ambulant disability is proposed to be included in the new female toilets and a unisex cubicle in the laundry.

First Floor:

- Existing unisex accessible sanitary facility, dimensions and layout are to be confirmed.
- A sanitary compartment suitable for a person with an ambulant disability is proposed to be included in the male and female toilets.

Second Floor:

- Existing unisex accessible sanitary facility with shower that meets the Access to Premises Standards part 4.5 toilet concession, provided the fixtures and fittings are upgraded to meet AS1428.1 2009 and the door widened to 850mm clear opening.

Third Floor

- Existing unisex accessible sanitary facility with shower that meets the Access to Premises Standards part 4.5 toilet concession, provided the fixtures and fittings are upgraded to meet AS1428.1 2009 and the door widened to 850mm clear opening.
- A sanitary compartment suitable for a person with an ambulant disability is proposed to be included in the male and female toilets.

Building C

Ground floor:

- New male and female student toilets with unisex accessible toilet
- A sanitary compartment suitable for a person with an ambulant disability is proposed to be included in the male and female toilets.

First Floor:

- New male and female student toilets with unisex accessible toilet
- A sanitary compartment suitable for a person with an ambulant disability is proposed to be included in the male and female toilets.

Second Floor:

- New male and female student toilets with combined unisex accessible toilet and shower
- A sanitary compartment suitable for a person with an ambulant disability is proposed to be included in the male and female toilets.
- Two unisex accessible toilets for staff use.

Building D

Ground, first and second floors:

- New male and female student toilets with unisex accessible toilet
- A sanitary compartment suitable for a person with an ambulant disability is proposed to be included in the male and female toilets.
- Two staff toilets, suitable for a person with an ambulant disability

Hall

- New male and female student toilets with combined unisex accessible toilet and shower
- A sanitary compartment suitable for a person with an ambulant disability is proposed to be included in the male and female toilets.

5 RECOMMENDATIONS for ONGOING DESIGN

5.1 Accessible Paths of Travel Through the School

In ongoing design, to comply with the BCA and AS1428.1 2009 clause 7.1 and 10.2, include the following for new walkways:

- (i) A minimum 1000mm unobstructed path width and 2m vertical clearance (AS1428.1 clauses 6.2 and 6.3)
- (ii) Circulation space for a wheelchair to turn - 90° turn minimum 1500mm width x 1500mm length; 180° turn minimum 1540mm width x 2070mm length (clause 6.5 and figures 4 and 5).
- (iii) A slip resistant surface that is traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- (iv) 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 (clause 7.5). Covers on some existing grates that are located on accessible paths of travel are required.
- (v) The ground surface abutting the sides of the walkway to provide a firm and level surface of a different material to that of the walkway at the same level of the walkway; follow the grade of the walkway and extend horizontally for a minimum of 600mm unless one of the following is provided:
 - a kerb
 - a kerb rail and handrail
 - a wall not less than 450mm high
- (vi) Landings at intervals not exceeding 15m (1:20 gradient); 25m (1:33 gradient)
- (vii) A constant gradient between level landings.
- (viii) A crossfall no steeper than 1:40; bitumen surfaces may include a camber or crossfall no steeper than 1:33.

5.2 Accessible Parking

- (i) In ongoing design, the designated accessible parking spaces are to include dimensions and a layout to meet the requirements of AS2890.6 (2009) and identification signage. This includes a dedicated (non-shared) space with dimensions 2.4m wide x 5.4m long; a shared area on one side of the dedicated space 2.4m wide x 5.4m long; a shared area at the end of each space 2.4m x 2.4m and a 1200mm high bollard located in the centre and 800mm from the front edge of the shared space.
- (ii) Ensure in ongoing design that parking space related walking and wheelchair unloading areas comprise a slip-resistant, firm plane surface with a fall not exceeding 1:40 in any direction or 1:33 if the surface is a bituminous seal.

5.3 Access ways and Circulation Space

For compliant internal accessible paths of travel ensure in ongoing design:

- (i) All doorways for public and staff areas (excluding any exempt areas meeting the BCA part D3.4) are to include a clear opening (minimum 850mm) and circulation spaces to meet the requirements of AS1428.1 (2009) clauses 13.2 and 13.3 and figures 31 - 34.
- (ii) Doors to the the following areas require further investigation and potential alternative solutions to achieve compliance with the performance requirements of the Premises Standards and BCA:

Performance solutions to address the performance requirements of the BCA part D, will be documented prior to CC stage, for the following items:

BUILDING A + B GROUND FLOOR:

- Door G-01 (Building A principal entrance): provide one leaf 850mm clear opening
- Door G-01 (Building B principal entrance): assisted access due to weight of existing doors
- Door G-09 (sick bay): modification as required to meet individual staff and student requirements
- Door G-13 (double doors to resource centre): provide one leaf 850mm clear opening
- Door G-19 (deputy principal): modification as required to meet individual staff requirements
- Door G-020 (interview room): provide 850mm clear door opening
- Door G-24 (informal meeting): provide one leaf 850mm clear opening
- Door G-54 (informal meeting): provide one leaf 850mm clear opening
- Door G-33 (kitchenette): modification as required to meet individual staff requirements

BUILDING A + B FIRST FLOOR:

- Door 1-02 A and B (circulation): provide 850mm clear opening
- Door 1-05 (special programs COLA): assisted access and provision of portable ramp
- Door 1-07 (special programs COLA): assisted access and provision of portable ramp
- Door 1-08 (special programs COLA): assisted access and provision of portable ramp
- Door 1-12 (existing accessible WC): provide 850mm clear door opening
- Door 1-13 (counsellor): modification as required to meet individual staff requirements
- Door 1-14 (office): modification as required to meet individual staff requirements
- Door 1-17 (office): modification as required to meet individual staff requirements
- Door 1-19 (deputy principal): 830mm clear door opening
- Door 1-20 (office): 830mm clear door opening
- Door 1-23 (kitchen): modification as required to meet individual staff requirements

BUILDING D GOUND FLOOR:

- Door G-03 (home base): provide one leaf 850mm clear opening
- Door G-04 (home base): provide one leaf 850mm clear opening
- Door G-59 (lift lobby): door held open during school hours

BUILDING D FIRST FLOOR:

- Door 1-57 (lift lobby): door held open during school hours

BUILDING D SECOND FLOOR:

- Door 2-02 (home base): provide one leaf 850mm clear opening
- Door 2-03 (home base): provide one leaf 850mm clear opening
- Door 2-59 (lift lobby): door held open during school hours

- (iii) To meet the BCA part D3.12 (2015), unframed glazed doors and walls are provided with visual indicators to fully comply with AS1428.1 clause 6.6 (2009) and that doorways are provided with luminance contrast to meet the requirements of AS1428.1 (2009) clause 13.1.
- (iv) The force required to activate door closers, glazed or pivot action doors meet as closely as possible the requirements of AS1428.1 (2009) clause 13.5.2(e).
- (v) All door handles and related hardware shall allow the door to be unlocked and opened with one hand and be such that a hand of a person who cannot grip will not slip from the handle during the operation of the latch as per AS1428.1 (2009) clauses 13.5.1 - 3 and figures 35 – 37.
- (vi) To meet the BCA part D3.3 (c) corridors include circulation space for a wheelchair to turn within 2m of the end of a passage way where it is not possible to continue traveling along the accessway (90° minimum 1500mm width x 1500mm length; 180° minimum 1540mm width x 2070mm length) to comply with AS1428.1 (2009) clause 6.5 and figures 4 and 5.
- (vii) Ensure in ongoing design that the ramps include gradients, handrails, kerbs and tactile ground surface indicators to meet the requirements of AS1428.1 clause 10.3 and figures 13-19 to include:
 - A maximum slope of 1:14 for ramps exceeding 1900mm in length
 - A constant gradient between level landings
 - An unobstructed/clear width minimum 1000mm
 - Minimum landing length of 1200mm where there is no change in direction; 1500mm where there is a change in direction
 - Handrails on both sides that include a 300mm horizontal extension at the top and bottom and set back by a minimum of 300mm so that the handrail does not protrude into the transverse path of travel
 - Where ramps are constructed with a change in direction, the angle of approach to create a 90° angle to the line of transition between the ramp surface and the landing surface.
 - Kerb ramps with a maximum rise of 190mm, length no greater than 1520mm and gradient not steeper than 1:8, with a 1500mm landing at the top where there is a change of direction required (clause 10.7).

5.4 Stairs

- (i) To meet BCA D3.3 and AS1428.1 clause 11, ensure in ongoing design new internal and external stairs include handrails on both sides that include a 300mm horizontal extension at the top and bottom set back by a minimum of 600mm so that the handrail does not protrude into the transverse path of travel as per AS1428.1 (2009) figure 26(A); nosing profiles which include 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing that includes a minimum luminance contrast of 30% with the tread to comply with AS1428.1 figures 27(a) and (b); tactile ground surface indicators (tgsi) in a band 600mm deep set back 300mm from the top and bottom tread and opaque risers.

5.5 Lifts

- (i) Upgrade the buttons in the lift in Building A+B to include lift car and landing control buttons complying with AS 1735.12 section 7 for Braille, tactile and luminance contrast.
- (ii) Ensure in ongoing design, to comply with BCA D3.3 (b) and E3.6 the new lift in Building D is one of the types identified in Table E3.6a, and includes the following features in accordance with AS1735.12:
 - a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 clause 5.3
 - b) Minimum clear door opening of 900mm as in AS 1735.12 section 2
 - c) Passenger protection system complying with AS 1735.12 clause 4.2
 - d) Lift car and landing control buttons complying with AS 1735.12 section 7 for Braille, tactile and luminance contrast
 - e) Lighting complying with AS 1735.12 section 10
 - f) 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
- (iii) Ensure in ongoing design, to comply with BCA D3.3 (b) and E3.6 the new low rise platform lift in Building A+B is one of the types identified in Table E3.6a, and includes the following features:
 - a) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep
 - b) Minimum clear door opening of 900mm complying with AS1735.12 section 2 \
 - c) Lift landing doors at the upper landing
 - d) Passenger protection system complying with AS 1735.12 clause 4.2
 - e) 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

5.6 Sanitary Facilities

- (i) For existing unisex accessible sanitary facilities that meet the Access to Premises Standards part 4.5 toilet concession, upgrade fixtures and fittings to meet AS1428.1 2009 and widen door to 850mm clear to meet AS1428.1 clause 13.3.
- (ii) Ensure that in ongoing design that new unisex accessible sanitary facilities include a layout, circulation space (door, WC pan, basin) and fittings to meet the requirements of AS1428.1 clause 15.
- (iii) Ensure in ongoing design that the proposed combined accessible shower and sanitary facilities include circulation space for an accessible shower to meet AS1428.1 clause 15.
- (iv) Ensure that in ongoing design cubicles for people with ambulant disabilities includes features complying with AS1428.1 clauses 13.4 and 16 and figures 34 and 53 (signage, entry airlock and cubicle door circulation, WC pan, grabrails, toilet paper dispenser, clothes hook).
- (v) Provide left and right handed layout accessible sanitary facilities as evenly as possible.

5.7 Emergency Egress

- (i) Development of individual evacuation plans for staff or students with a disability is recommended as part of the school operational management strategy.
- (ii) To meet AS3745 (2009) Planning for Emergencies in Facilities we recommend in ongoing design that consideration be given to the inclusion of suitable emergency evacuation devices for people to be carried down the stairwell.

5.8 Wayfinding to Assist People with Sensory Impairment

In ongoing design, appropriate identification and directional signage where required must comply with BCA D3.6 and Specification D3.6 to include Braille and tactile information, use of contrast, international symbols and pictograms.

5.9 Hearing Augmentation

In ongoing design, if an inbuilt amplification system is to be installed, BCA (2015) part D3.7 requires a hearing augmentation system to be provided where an inbuilt amplification system, other than one used for emergency warning is installed in an auditorium, conference room or meeting room in Class 9B Building. If required an induction loop must be provided to not less than 80% of the floor area of the room.

6 CONCLUSION

Having reviewed the listed drawings, it is our opinion that at this stage of the design, the access provisions for people with physical and sensory disabilities in the proposed building redevelopment can comply with the accessibility requirements of BCA (2015) sections D3, E3.6 and F2.4; AS1428.1, AS2890.6, AS1735.12 and the Disability (Access to Premises - Buildings) Standards 2010 for accessibility and equity.

The provision of access for people with a disability in the proposed new work potentially provides continuous accessible paths of travel and the equitable provision of accessible facilities to provide inclusive design to meet the anticipated requirements of staff, students and visitors.

I certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work being reviewed. My company is holding appropriate current insurance policies.



Jen Barling

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