DESIGN CONFIDENCE

TKD Architects

Access Design Assessment Report

ALEXANDRIA PARK COMMUNITY SCHOOL
7 PARK ROAD
ALEXANDRIA NSW 2015

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The following report register documents the development and issue of this and each subsequent report(s) undertaken by Design Confidence (Sydney) Pty Ltd.

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1.0 INTRODUCTION

1.1 General

This Access Design Assessment Report has been prepared by Design Confidence on behalf of the NSW Department of Education (the 'Applicant'). It accompanies an Environmental Impact Statement (EIS) prepared in support of State Significant Development Application SSD 17_8373 for the redevelopment of 'Alexandria Park Community School' at 7-11 Park Road, Alexandria (the 'Site'). The EIS seeks development consent for the following works:

The redevelopment of the Alexandria Park Community School ('the School') will address issues of capacity for schools in the inner city areas of Sydney and is also driven by the population growth resulting from the large number of residential developments that are transforming the former industrial precincts of Zetland, Waterloo and Alexandria.

The new school has been briefed to accommodate up to 1,000 primary school students and up to 1,200 secondary school students on one campus in an integrated and fully connected school building.

Specifically, this project includes:

- Demolition of all existing buildings on-site, including the temporary pop-up schools;
- Remediation of specific areas of the site containing contaminated fill;
- Construction of multiple school buildings of up to five stories, arranged along the western and southern parts of the site comprising:
    - Classroom home bases;
    - Collaborative learning spaces;
    - Specialist learning hubs;
    - Learning support spaces;
    - Offices for teachers and administrative staff;
    - Library; and
    - Student canteen.
- Construction of a sports hall and multiple outdoor sports courts;
- An all-weather multipurpose synthetic sports field;
- Informal play spaces and Covered Outdoor Learning Space or COLA;
- A community centre;
- A pre-school for 39 children;
- Site landscaping including green links, community garden and open space;
- Construction of a new on-site car park and associated vehicular access point off Belmont Street; and
- Augmentation and construction of ancillary infrastructure and utilities as required.

Delivery of the project will be undertaken in sequential phases to maintain an operational school on the Park Road Campus and will involve enabling works separate to this application followed by three main construction phases for the new building and external works.

The purpose of this report is to provide an assessment of the proposal as described above and detailed within the EIS.

1.2 Purpose of Report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the accessibility provisions of the Building Code of Australia 2016 (hereinafter referred to as the BCA), as are principally contained within Part D3, E3.6 & F2.4.

This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding 'design intention' or the like.

1.3 Documentation Provided for Assessment

This assessment is based upon the architectural documentation prepared by TKD Architects and listed within **Appendix 1**.

1.4 Report Exclusions

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken—

(i) Work Health & Safety Act and Regulations; and

(ii) WorkCover Authority requirements; and

(iii) Structural and Services Design Documentation; and

(iv) The Disability Discrimination Act (DDA) 1992; and

(v) Any parts of the BCA or any standards other than those directly referenced in this report.

2.0 DEVELOPMENT DESCRIPTION

2.1 General

In accordance with the BCA, the assessment undertaken relates to the construction of a series of new class 9b school buildings, including a covered outdoor learning area (COLA), classrooms, staff administration and recreation rooms, science laboratories, workshops, a library, canteen and gym.

2.2 Building Description

In the context of this report and the BCA the building use can be described as follows—

Building Classification—

Staff Administration areas	Class 5
Canteen	Class 6
School and Gym	Class 9b

Rise in Storeys—

Sport / Performance and associated areas (PE, Music, Art, D&T, Science Building)	Five (5)
General Learning Building	Three (3)

2.3 BCA Assessment – Interpretation Notes

To provide the reader with additional context the following information regarding assessment methodology used in this assessment is provided below—

(i) The campus is considered one (1) building when assessing BCA requirements;

(ii) The following rooms / areas, and associated accessways have been afforded the concession under D3.4 and access for people with disabilities need not be provided to these areas—

- Fire Pump Room (Pre-school ground floor);
- Fitness Storage Room (gym ground floor);
- Control Room (gym ground floor);
- Sports Store (gym ground floor);
- Large Equipment Store (gym ground floor);
- Outdoor Sports Store (gym ground floor);
- Chair Store (gym ground floor);
- Gas Meter Cupboard (VET ground floor);
- Canteen Store (ground floor);
- Cleaner Supplies Stores (ground floor);
- Laundries (ground floor);
- Library Archive Store (ground floor)
- Garden Store (ground floor);
- Preschool Kitchen and Laundry (ground floor);

- Movement Store (gym level 01);
- PA Store (Music level 01);
- Library Store Room (level 01);
- Library Communications Room (level 01);
- General Learning Store Rooms (level 01, level 02);
- Staff / Admin Store Rooms (level 01);
- Art and D&T Storage Rooms (level 02);
- Kiln and Pottery Storage (D&T level 02);
- Open Learning Store Rooms (level 02, level 03); and
- Special Program Storage (level 02.

(iii) Moveable furniture, such as tables and chairs, are the ongoing responsibility of staff and students, who should maintain appropriate circulation spaces between and around furnishings.

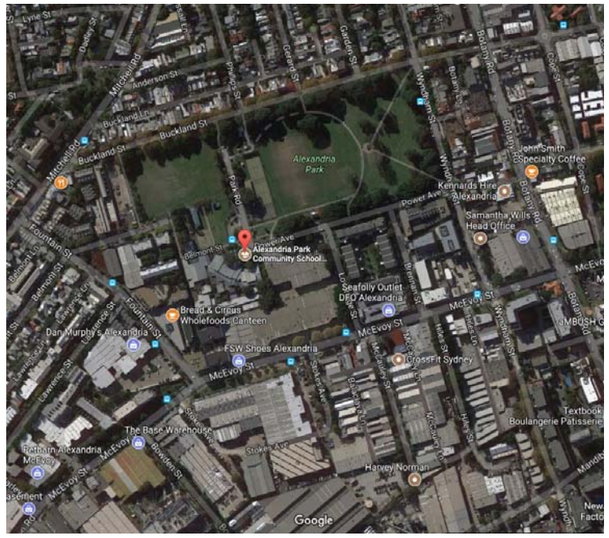

Figure 01 – Alexandria Park Community School Location (source: google maps)

3.0 BCA ACCESS DESIGN ASSESSMENT SUMMARY

3.1 General

The following table summarises the compliance status of the architectural design in terms of each applicable prescriptive provision of the BCA and indicates a capability for compliance with the BCA.

It should be recognised that instances exist where Does not Comply occurs, or Design Detail is required, such instances should not necessarily be considered BCA deficiencies, but rather matters which need to be considered by the design team and any assessment authority at relevant stages of design and/or assessment.

For those instances of either Does not Comply or Design Detail, a detailed analysis and commentary is provided within Section 4.0 of this report.

3.2 Access for People with Disabilities

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
D3.1	General building access requirements			✓
D3.2	Access to buildings			✓
D3.3	Parts of buildings to be accessible			✓
D3.5	Accessible carparking			✓
D3.6	Signage			✓
D3.7	Hearing augmentation			✓
D3.8	Tactile indicators			✓
D3.9	Wheelchair seating spaces in Class 9b assembly buildings			✓
D3.10	Swimming pools		N/A	
D3.11	Ramps			✓
D3.12	Glazing on an accessway			✓

3.3 Part E3 – Lift Installations

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
E3.6	Passenger lifts			✓

3.4 Part F2 – Sanitary and Other Facilities

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
F2.4	Accessible sanitary facilities			✓

3.0 BCA DETAILED ASSESSMENT

4.1 General

With reference to the *Assessment Summary* contained within **Section 3.0** of this report the following detailed analysis and commentary is provided.

This commentary is formulated to enable the design documentation to be further progressed and for the purpose of evidencing the attainment of compliance with the relevant *accessibility provisions* of the BCA.

Access is required to and throughout the building to the extent nominated within the BCA and as identified below.

4.2 Part D3 – Access for People with Disabilities

D3.1

GENERAL ACCESS REQUIREMENTS

Access within class 9b buildings is required to and within all areas normally used by the occupants. Within class 5 and 6 buildings is required to be provided to and within all areas normally used by occupants (excluding those areas identified within **Section 2.3** above).

D3.2

ACCESS TO BUILDINGS

The Campus comprises a series of learning units, including specialist and general areas.

The principal pedestrian entrances for all learning units are all at ground level and are accessed via the 'entry hub' from Park Road. Separate receptions have been provided for students and the public, these serve as the main points of entry.

As the design and a refined over the coming months the following items will be addressed as part of design documentation –

(i) Landscaping drawings will detail the accessway from the allotment boundary;

(ii) A barrier free accessway will be provided from both carparks as each carpark contains an accessible car space, this accessway will also connect other accessible buildings on the school site, connected by a pedestrian link; and

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

GENERAL

An accessway complying with AS1428.1-2009 will be required from the main points of pedestrian entry at the allotment boundary (being Park Road or Power Avenue).

An accessway complying with AS1428.1-2009 will be required from another accessible building connected by a pedestrian link (being any other accessible buildings within the school site);

An accessway complying with AS1428.1-2009 will be required from any **required** accessible car parking space on the allotment

The principal pedestrian entrance is to be accessible as per AS1428.1-2009. Where there is more than 1 entrance, ensure that no less than 50% of entrances are accessible

Where a building has a total floor area of more than 500m², the pedestrian entrance which is not accessible may not be located more than 50m from an accessible entry

DOORWAYS / DOORS

All doors to have a minimum 850mm clear width and appropriate latch side clearance compliant with AS1428.1-2009; (See **Figure 02** below)—

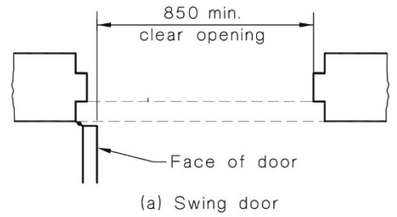

Figure 02 – Door clear opening width

Doors to be located on level landing areas with maximum 1:40 grade fall over a 1450mm depth clearance;

Doors to have minimum 1450mm clearances between open doors swings within airlocks/vestibules and other similarly enclosed spaces;

Door operational force to be lightweight in design to satisfy the operational requirements of AS1428.1-2009. Where this cannot be achieved, automatic or power-operated doors are required;

All doorways shall have a minimum luminance contrast of 30% between—

- door leaf and door jamb;
- door leaf and adjacent wall;
- architrave and wall;
- door leaf and architrave; or
- door jamb and adjacent wall.

The minimum width of the area of luminance contrast shall be 50mm; and

Provide compliant door hardware located at a suitable location in accordance with AS1428.1-2009.

FLOOR OR GROUND SURFACES

A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability;

Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows—

- 0 ±3mm vertical change in level; and
- 0 ±5mm change in level provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping.

Matting recessed within an accessible path of travel—

- Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or bevelled, above or below the surrounding surface; and
- Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or bevelled.

Grates within an accessible path of travel—

- Circular openings shall be not greater than 13 mm in diameter;
- Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel; and
- Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.

THRESHOLD RAMPS

Threshold ramps at doorways shall—

- Have a maximum rise of 35mm;
- Have a maximum length of 280mm;
- Have a maximum gradient of 1:8; and
- Be located within 20mm of the door leaf.

KERB RAMPS

Kerb ramps shall have—

- A maximum rise of 190 mm;
- A length not greater than 1520 mm; and
- A gradient not steeper than 1 in 8, located within or attached to a kerb.

D3.3

PARTS OF BUILDING TO BE ACCESSIBLE

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

PATHS OF TRAVEL

Accessways to have passing spaces of 1800mm wide x 2000mm length at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available;

The minimum width of the continuous accessible path to be 1000mm, with a minimum unobstructed height of 2000mm, or 1980mm at doorways;

Turning spaces for wheelchair 180° turns require 1540mm wide by 2070mm (in the direction of travel) within 2m of the ends of accessways and at maximum 20m intervals;

90° turns on the continuous accessible path of travel to have minimum circulation space of 1500 x 1500mm (inside corner can be splayed); and

Where the width of the continuous accessible path is less than 1200mm, 30° - 60° turns to have a splay of 500 x 500mm on the internal corner of the turn.

DOORWAYS / DOORS

All doors to have a minimum 850mm clear width and appropriate latch side clearance compliant with AS1428.1-2009; (See **Figure 02** below)—

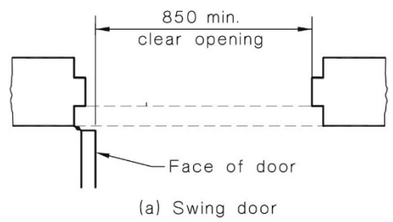

Figure 02 – Door clear opening width

Doors to be located on level landing areas with maximum 1:40 grade fall over a 1450mm depth clearance

Doors to have minimum 1450mm clearances between open doors swings within airlocks/vestibules and other similarly enclosed spaces

Door operational force to be lightweight in design to satisfy the operational requirements of AS1428.1-2009. Where this cannot be achieved, automatic or power-operated doors are required

All doorways shall have a minimum luminance contrast of 30% between—

- door leaf and door jamb;
- door leaf and adjacent wall;
- architrave and wall;
- door leaf and architrave; or
- door jamb and adjacent wall.

The minimum width of the area of luminance contrast shall be 50mm

Provide compliant door hardware located at a suitable location in accordance with AS1428.1-2009

FLOOR OR GROUND SURFACES

A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability

Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows—

- 0 ±3mm vertical change in level; and
- 0 ±5mm change in level provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping.

Where carpets or any soft flexible materials are used on the ground or floor surface—

- The pile height or pile thickness, shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm;
- Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge; and
- At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded bevelled edge no higher than 5mm or above that height a gradient of 1:8 up to a total maximum height of 10mm.

Matting recessed within an accessible path of travel—

- Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or bevelled, above or below the surrounding surface; and
- Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or bevelled.

Grates within an accessible path of travel—

- Circular openings shall be not greater than 13 mm in diameter;
- Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel; and
- Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.

WALKWAYS

With a maximum gradient of 1:20 shall have landings at maximum 15m intervals

With a maximum gradient of 1:33 shall have landings at maximum 25 m intervals

If no wall of minimum 450mm height, kerb or handrail and kerbrail is provided, the floor or ground surface abutting the sides of a walkway shall have a minimum 600mm wide firm and level surface of a different material to that of the walkway and at the same level of the walkway

RAMPS

Shall have a maximum gradient of 1:14, the gradient shall be constant throughout its length and shall have a maximum allowable tolerance of 3% (provided no section of the ramp is steeper than 1:14)

Shall provide top, bottom and mid-landings, suitable for wheelchair turning in accordance with clause 10.8 of AS1428.1-2009

The ramp shall be provided with a handrail on each side complying with clause 12 of AS1428.1-2009

Handrails shall extend a minimum of 300mm horizontally past the transition point at the top and bottom of the ramp; and

Ramps and intermediate landings shall have kerbs or kerb rails on both sides of the ramp, complying with clause 10.3 of AS1428.1-2009—

- Kerb to be between 65-75mm height above FFL; or
- At least 150mm height above FFL.

THRESHOLD RAMPS

Threshold ramps at doorways shall—

- Have a maximum rise of 35mm;
- Have a maximum length of 280mm;
- Have a maximum gradient of 1:8; and
- Be located within 20mm of the door leaf.

STEP RAMPS

Step ramps shall—

- Have a maximum rise of 190mm;
- Have a maximum length of 1900mm;
- A maximum gradient of 1:10; and
- Have a suitable barrier of 450mm height or a kerb/kerb rail where there is an open balustrade.

KERB RAMPS

Kerb ramps shall have—

- A maximum rise of 190 mm;
- A length not greater than 1520 mm; and
- A gradient not steeper than 1 in 8, located within or attached to a kerb.

STAIRWAYS

Stair located within internal corridors to be recessed one (1) tread-width and handrail extension with downturn to avoid protrusion into transverse path of travel

Any riser contained within a stairway must be opaque

Riser to have a maximum vertical splay of 25mm from the nosing

Stair nosings can be setback 15mm from the tread;

Stair nosing profiles shall

- be chamfered up to 5 mm × 5 mm; or
- have a sharp intersection; or
- be rounded up to 5 mm radius.

At the nosing, each tread shall have a strip not less than 50 mm and not more than 75mm deep across the full width of the path of travel with 30% luminance contrast to the background

Stairways, except a fire-isolated stairway, must comply with clause 11 and 12 of AS1428.1-2009, This may require an offset tread (see **Figure 03** below)—

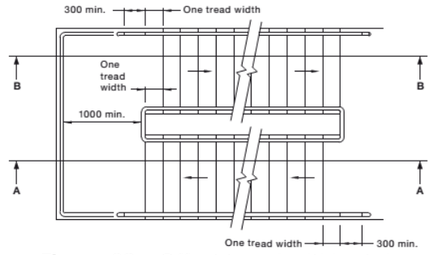

Figure 03 – Offset tread within stairs

A fire-isolated stairway must comply with clauses 11.1(f) and (g) and clause 12 of AS1428.1-2009. This may require an offset tread.

CONTROLS, SWITCHES AND GPOs

Intercoms and door release devices to be located between 900-1250mm from FFL and no less than 500mm from an internal corner, compliant with AS1428.1-2009

Power-operated doors to have raised buttons of 25mm in diameter. Controls to be located between 1-2m of door in its open position, 900-1250mm from FFL and no less than 500mm from an internal corner in accordance with AS1428.1-2009

All light switches located on the accessible path of travel and in accessible sanitary compartments shall be located at least 500mm from internal corners. The centre-line of all light switches shall be horizontally aligned with the centre-line of all door handles;

All general purpose outlets shall be located not less than 600mm and not more than 1100mm above the FFL and at least 500mm from internal corners;

Rocker action and toggle light switches in accessible sanitary compartments and in accessible sole occupancy units shall have a minimum dimension of 30mm x 30 mm; and

All push pad switches shall have a minimum diameter of 25mm

D3.5

ACCESSIBLE CARPARKING

All parts of the building comprised of different building classifications shall be provided with the correct number of dedicated car spaces in accordance with Table D3.5 of the BCA.

Where required, accessible carparking spaces and associated shared areas are required to be provided with dimensions and features in accordance with AS/NZS 2890.6-2009.

SPATIAL REQUIREMENTS

The accessible car space and associated shared area shall be free of obstructions (i.e. wheel stops and the like)

Accessible car bay and associated shared zone to have a minimum vertical clearance no less than 2500mm. The vertical clearance leading to the accessible car bay may not be less than 2200mm

SPACE IDENTIFICATION AND DELINEATION

The dedicated space shall be identified by means of a white symbol of access in accordance with AS1428.1-2009 between 800mm-1,000mm high placed on a blue rectangle with no side more than 1,200mm, placed in the centre of the space between 500mm-600mm from its entry point and outlined with yellow unbroken lines 80mm-100mm wide on all sides;

The shared area shall be outlined with yellow unbroken lines 80mm-100mm wide on all sides and marked with diagonal stripes 150mm-200mm wide at 45° with spaces 200mm-300mm between stripes

D3.6

SIGNAGE

Clear and legible Braille and tactile signage is to be provided, complying with provision D3.6 of the BCA and incorporating the international symbol of access or deafness.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

SIGNAGE REQUIREMENTS

Signage is to be designed in accordance with AS1428.1-2009 and located between 1200-1600mm from the floor.

the following is required to be identified—

- Each accessible sanitary facility identifying if the facility is for left- or right -handed use;
- Each ambulatory accessible sanitary facility:
- Directional signage at sanitary facilities to indicate the location of the nearest accessible sanitary facility where not evident;
- Directional signage to indicate location of nearest accessible pedestrian entrance;
- Every ‘exit’ door in the building required to be provided with an exit sign indicating the level number (or name); and
- Areas with a hearing augmentation system

D3.7

HEARING AUGMENTATION

Hearing augmentation systems are required where in inbuilt amplification system, other than one used for emergency warning is installed within—

- A 9b building;
- An auditorium, conference room, meeting room or room for judicatory purposes; or
- At any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

HEARING AUGMENTATION REQUIREMENTS

If any room is provided with an inbuilt amplification system then it is to be provided with a hearing augmentation system complying with one of the following, in accordance with BCA provision D3.7—

- An induction loop provided to not less than 80% of the floor area of the room/space served by the inbuilt amplification system; or
- A system requiring the use of receivers or the like available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system. The number of receivers provided shall be calculated based upon the number of persons accommodated within the area.
- Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

D3.8

TACTILE INDICATORS

Tactile Ground Surface Indicators have not been specified at this stage. Detail will be assessed as the design progresses.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

TGSI PROVISIONS

Tactile ground surface indicators complying with sections 1 and 2 of AS1428.4.1-2009 must be provided to warn people with a vision impairment that they are approaching the following—

- A stairway (other than a fire isolated stairway);
- Ramps;
- An overhead obstruction (other than a doorway) less than 2m above floor level in the absence of a suitable barrier; and
- An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.

Tactile ground surface indicators shall be designed in accordance with AS1428.4.1:2009. Warning indicators should be installed as follows—

- For the full width of the path of travel;
- Perpendicular to the direction of travel when approaching the hazard;
- Set back 300 ±10mm from the edge of the hazard (except at railways and wharves);
- Integrated warning TGSIs which are required to be detected by a person approaching at an angle to the continuous path of travel should be arranged over a minimum depth of 600-800mm from the direction of approach (and in accordance with AS1428.4.1:2009 Figure 2.1);
- Discrete warning TGSIs used over a depth of 300-400mm require a minimum of 6 truncated cones, provided in the direction of travel (and in accordance with AS1428.4.1:2009 Figure 2.1);
- Where discrete warning TGSIs need to be detected by a person approaching at an angle to the continuous accessible path, a minimum of 12 truncated cones are required in the direction of travel (and in accordance with AS1428.4.1:2009 Figure 2.1);

At stairways, ramps, escalators and moving walks—

- Where a landing is 3000mm or more to the nosing edge the warning indicators should be over a distance of 600-800mm;
- Where a landing is less than 3000mm to the nearest nosing edge, indicators shall be over a distance of 300-400mm;
- Where handrails are continuous on both sides of the landing and the landing is less than 3000mm to the nearest nosing edge TGSIs are not required.

D3.9

WHEELCHAIR SEATING SPACES IN CLASS 9B ASSEMBLY BUILDINGS

Where fixed seating is provided within Class 9b buildings, wheelchair seating spaces compliant with AS1428.1-2009 must be provided

Number and grouping of seating shall be provided within future design progression for compliance assessment and comment by this office

D3.10

SWIMMING POOLS

Not applicable to the scope of this project.

D3.12

GLAZING ON AN ACCESSWAY

Façade details have not been specified at this stage in the design process. Glazing details will be assessed during design progression.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

VISUAL INDICATORS

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line, in accordance with Clause 6.6 of AS1428.1-2009

The contrasting line shall be not less than 75mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side

4.3 Part E3 – Lift Installations

E3.6

LIFT INSTALLATIONS

There are a total of three (3) lifts serving the campus—

- Lift 1 serves ground – level 04 which primarily includes the sports / performance areas and VET, Visual Arts, D&T, General learning areas within the secondary school;
- Lift 2 serves ground – level 04, including the student services, library, general learning rooms, performance areas and science classrooms within the secondary school; and
- Lift 3 serves ground – level 02, including access to the preschool, staff, admin and special program areas within the Junior School.

Every passenger lift provided must comply with the internal dimensions and locations of fixtures and fittings as specified by AS1735.12-1999.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

PASSENGER LIFT REQUIREMENTS
Passenger lifts to be an approved type in accordance with BCA-Table D3.6a
A passenger lift travelling greater than 12m requires minimum internal dimensions of 1400mm x 1600mm
Passenger lifts travelling less than 12m requires minimum internal dimensions of 1100mm x 1400mm
Be provided with a handrail complying with Clause 5.3 AS1735.12-1999 (i.e. not more than 500mm from any button or operating device and between 850-950mm above the floor)
Have minimum clear width of car door openings of 900mm in accordance with Section 2 of AS1735.12-1999
Have a passenger protection system in accordance with Clause 4.2 of AS1735.12-1999
Have lift call buttons at landings in accordance with Section 7 of AS1735.12-1999 (i.e. located between 900mm and 1200mm above the floor and not less than 500mm from any corner or obstruction)
Have internal lift car control buttons in accordance with Section 7 of AS1735.12-1999 (i.e. located between 700mm and 1250mm above the floor
Have lighting to the lift car in accordance with Section 10 of AS1735.12-1999 (i.e. compliant with AS/NZS1680.0-2009)
Have automatic audible information within the lift car to identify level each time the car stops
Have audible and visual indication at each lift landing to indicate the arrival of the lift car
Have emergency hands-free communication, including a button to alert a call centre of a problem and a light to signal that the call has been received

4.4 Part F2 – Accessible sanitary and other facilities

F2.4

ACCESSIBLE SANITARY FACILITIES

Where BCA Table F2.3 requires closet pans then an accessible unisex sanitary compartment needs to be provided. The internal dimensions and locations of fixtures and fittings shall comply with Clause 15 of AS1428.1-2009.

Not less than one (1) accessible WC is required on every storey containing sanitary compartments. Where a storey has more than one (1) bank of sanitary compartments containing male and female sanitary compartments, accessible WCs are required at not less than 50% of those banks.

Accessible facilities are provided in the following locations—

GROUND FLOOR

- Gym foyer - WC;
- Student reception – WC and Shower; and
- Preschool - WC and WC Shower.

FIRST FLOOR

- General learning unit 1 – WC and Shower;
- General learning unit 2 – WC and Shower; and
- Staff / admin – WC.

SECOND, THIRD, FOURTH FLOOR

- No accessible facilities have been provided on the second, third or fourth floor.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

AWC BCA REQUIREMENTS

Provide one (1) accessible unisex sanitary compartment at each bank of male / female toilets on each storey.

Where a storey contains more than one (1) bank of male / female sanitary compartments, no less than 50% to contain an accessible unisex sanitary compartment.

Where there are two (2) or more accessible unisex sanitary facilities provided, ensure a balance of left and right handed facilities.

Class 9b theatres and sporting venues must be provided with one (1) shower for each 10 participants or part thereof.

AWC TECHNICAL SPECIFICATIONS

WC seat to be of the full, round type, be securely fixed in position when in use, have seat fixings that create lateral stability for the seat when in use, be load-rated to 150kg and have a minimum luminance contrast of 30% with the background (e.g. pan wall or floor)

The front edge of the centre of the backrest is to be positioned to achieve an angle of between 94 – 100 degrees back from the seat hinge. Backrest to be capable of withstanding a force in any direction of 1100N

Grabrails to be specified and installed in accordance with AS1428.1-2009 Clause 15.2.7

Water taps to have lever handles, sensor plates or other similar controls, where separate taps are provided for hot and cold water the hot is to be located to the left of the hot water in horizontal configurations, or above the cold water tap in vertical configurations. Where hot water is provided, the water shall be delivered though a mixing sprout

Hand-operated flushing controls are to be located 600mm min 1000mm max from the floor and within 500mm from the centre-line of the WC pan when located on the back wall, or 600mm min 1000mm max from the floor and 300mm max in both directions from the front of the WC pan when located on the side wall. The flushing control is to be proud of the surface and shall activate the flush before becoming level with the surrounding surface

Toilet roll dispensers are to be located 700mm max from the floor and 300mm max from the front of the WC pan. The dispenser should not encroach upon grabrail clearances

F2.4

AMBULANT SANITARY FACILITIES

At each bank of toilets where there is one (1) or more toilets in addition to an accessible unisex sanitary compartment, a WC suitable for a person with an ambulant disability in accordance with AS1428.1-2009 must be provided for use by males and females. The internal dimensions and locations of fixtures and fittings shall comply with Clause 16 of AS1428.1-2009

The following discrepancies occur in this regard—

(i) No ambulant facilities have been specified at this stage in the design process.

For the above discrepancy, the following resolution is provided—

(i) Ensure ambulant facilities are specified in accordance with BCA Clause F2.4. Currently ambulant facilities are required at the following banks—

- Gym ground level;
- Preschool ground level;
- General learning units first floor; and
- Staff / admin first floor.

The following items are raised, not as discrepancies, but as items to be addressed during design progression.

Detail shall be provided within future design progression for compliance assessment and comment by this office.

AMBULANT WC TECHNICAL PROVISIONS

Circulation space shall be provided in accordance with AS1428.1-2009

Grabrails should be installed in accordance with Clause 17 of AS1428.1-2009

Doors to ambulant sanitary facilities shall have openings with a minimum clear opening width of 700mm

Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib handle shall have a minimum length of 45mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside

A coat hook shall be provided within the sanitary compartment at a height between 1350 to 1500mm from FFL

Report By

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For Design Confidence (Sydney) Pty Ltd

Verified By

Luke Sheehy
Principal
For Design Confidence (Sydney) Pty Ltd

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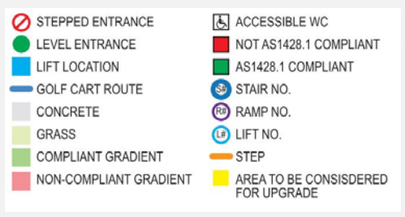

Figure 05 – Campus Accessibility Provisions Overlay

APPENDIX 1 – DOCUMENTATION PROVIDED FOR ASSESSMENT

This accessibility assessment was based upon the architectural documentation prepared by TKD Architects, namely—

PLAN TITLE	DRAWING NO	REVISION	DATE
Cover sheet / drawing list	AR.DA 0000	P1	01.12.2017
Existing site plan	AR.DA 1001	P1	01.12.2017
Site analysis	AR.DA 1002	P1	01.12.2017
Site opportunities	AR.DA 1003	P1	01.12.2017
Proposed site plan	AR.DA 1101	P1	01.12.2017
Existing and proposed site plans	AR.DA 1201	P1	01.12.2017
Phase 1 - demolition and construction phasing plans	AR.DA 1202	P1	01.12.2017
Phase 2 - demolition and construction phasing plans	AR.DA 1203	P1	01.12.2017
Phase 3 - demolition and construction phasing plans	AR.DA 1204	P1	01.12.2017
Campus plans - ground and first floors	AR.DA 2001	P1	01.12.2017
Campus plans - second and third floors	AR.DA 2002	P1	01.12.2017
Campus plans - fourth floor and roof	AR.DA 2003	P1	01.12.2017
Key plan	AR.DA 2010	P1	01.12.2017
Key plan - building references	AR.DA 2011	P1	01.12.2017
Ground floor plan - northern hubs	AR.DA 2101	P1	01.12.2017
Ground floor plan - southern hubs	AR.DA 2102	P1	01.12.2017
First floor plan - northern hubs	AR.DA 2201	P1	01.12.2017
First floor plan - southern hubs	AR.DA 2202	P1	01.12.2017
Second floor plan - northern hubs	AR.DA 2301	P1	01.12.2017
Second floor plan - southern hubs	AR.DA 2302	P1	01.12.2017
Third floor plan - northern hubs	AR.DA 2401	P1	01.12.2017
Third floor plan - southern hubs	AR.DA 2402	P1	01.12.2017
Fourth floor plan - northern hubs	AR.DA 2501	P1	01.12.2017
Roof plan - northern hubs	AR.DA 2601	P1	01.12.2017
Roof plan - southern hubs	AR.DA 2602	P1	01.12.2017
Elevations 1	AR.DA 3001	P1	01.12.2017
Detailed elevations 1	AR.DA 3002	P1	01.12.2017
Detailed elevations 2	AR.DA 3003	P1	01.12.2017
Detailed elevations 3	AR.DA 3004	P1	01.12.2017
Detailed elevations 3 - screen	AR.DA 3005	P1	01.12.2017
Sections 1	AR.DA 3101	P1	01.12.2017
Detailed section sheet 1	AR.DA 3111	P1	01.12.2017
Perspectives	AR.DA 8001	P1	01.12.2017

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