

BUILDCORP

CRANBROOK SCHOOL HORDERN PRECINCT PROJECT

STATE SIGNIFICANT DEVELOPMENT APPLICATION ACCESSIBILITY REPORT

Morris-Goding Accessibility Consulting

Final

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1. EXECUTIVE SUMMARY

The Access Review Report is a key element in design development of the proposed Cranbrook School Hordern Precinct Project, Bellevue Hill and an appropriate response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris-Goding Accessibility Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, amenity, facility and car-parking comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the report's recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, and accessible amenities and facilities, can be readily achieved.

The recommendations in this report are to be developed in the ongoing design development and should be confirmed prior to construction certificate stage. As the project proceeds, further review of documentation is strongly recommended to ensure that appropriate access is provided to and throughout the development.

2. INTRODUCTION

2.1. Background

Morris Goding Access Consulting has been engaged by Buildcorp to prepare an accessibility compliance assessment of the proposed Cranbrook School Hordern Precinct Project.

This report will analyse the design for SSDA submission with respect to accessibility under the objectives of the DDA and the requirements of the DDA Premises Standards 2010.

2.2. The Subject Works

The site of the subject works is located within the existing school campus on 5 Victoria Road, Bellevue Hill NSW 2023.

The following table sets out the various components of the Cranbrook School Hordern Precinct Project, and the respective building classifications of those elements of the subject building.

Component	Dominant Classification(s)	Building
Centenary Building Hall Teaching Facility	Class 9b	
Aquatic and Fitness Centre	Classes 9b / 10	
Underground Car Parking	Class 7a	

2.3. Objectives

This access report considers user groups, including students, academic and other staff, and visitors. The report seeks to deliver equality, independence and functionality to people with disabilities, inclusive of:

1. People with sensory impairment;
2. People with mobility impairments; and
3. People with dexterity impairments.

The report seeks to ensure that the development will meet the object of the DDA to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.4. Statutory Requirements

The following regulatory instruments and standards are used in the report:

- AS1428.1(2009) – Design for Access and Mobility
- AS1735.12(1999) – Passenger Lift Access for People with a Disability
- Building Code of Australia 2016 ('BCA 2016')
- The Disability (Access to Premises – Buildings) Standards 2010, Schedule 1 of which is known as the 'Access Code 2010'
- Federal Disability Discrimination Act 1992

3. INGRESS AND EGRESS

3.1. Accessibility Requirements

The subject works include a new Centenary Building Hall Teaching Facility building and an Aquatic and Fitness Centre building. Each of the above buildings will have a predominant building classification of class 9b.

Under the DDA Access Code 2010 / BCA, the principal pedestrian entrance of a building that has a class 9b classification is required to be accessible within the meaning of AS1428.1(2009).

3.2. Aquatic and Fitness Centre

The principal pedestrian entrance into the Aquatic and Fitness Centre building is located on ground floor and steams form the Centenary Building to the south. Access is provided to all levels of the Aquatic and Fitness Centre via an elevator.

The main entry doorway leads to a reception counter on level B1. There is an accessible path of travel from the principal pedestrian entrance to the counter.

There are two separate banks of turnstile gates between the entry lobby and the main pool hall lobby. The provision of one wheelchair-accessible gate will be required.

Auxiliary access is provided to the facility via the car park. Compliant path of travel is provided to the Pool Reception via 2 double doors.

Recommendation:

- (i) Ensure each leaf of the main entry doorways at the pedestrian entrances have a minimum clear width of 850mm compliant with AS1428.1-2009.
- (ii) Ensure lift is compliant with AS1735.12-1999.

3.3. Centenary Building Hall Teaching Facility

On level 00, there is suitable level accessibility from the existing pathway that runs around the perimeter of the Oval into the Assembly Hall at RL 18.25 in accordance with AS1428.1. This access point provides accessible linkage to the Hall and the lower seating area of the Theatre.

On level 01, the entry foyer of the Theatre whilst having access in accordance with AS1428.1 at the entry doors from Camelia Court, does not have external accessible paths of travel leading to the Court. It is also noted that whilst there is an accessible entry point into the adjacent existing building, there is no accessible path of travel that continues into this existing building due to the location of an existing stair.

The level 01 entry foyer at RL 22.25 will be able to be accessed via the new passenger lifts that have an accessible connection with the level 00 entry as well as the accessible car bays on level -01. The new passenger lifts will also provide accessible connection from within the School at levels 02 and 04.

Recommendation:

- (i) Provide an entry door adjacent the bi-fold doors on level 00 that satisfies AS1428.1.

4. EMERGENCY EGRESS

4.1. Accessibility Requirements

The DDA Access Code 2010 and BCA each only prescribe a limited number of Deemed-to-Satisfy ('DTS') requirements for egress for people with a disability. Additional measures to cater for emergency egress for people with a disability would be urged, but would not be mandatory for minimum code compliance.

4.2. Egress from Centenary Building

The egress paths of travel from levels 3 and 4 of the Centenary Building are via the respective building main entrances of those levels. The main entry doorways will be detailed to possess appropriate features for egress for people with a disability under the DDA Access Code 2010 and the BCA.

The egress paths of travel from level 2 of the Centenary Building on are either via the building main entrance on that level, or via the fire stair that is shown on drawing WMH-DA-1005 at grid reference WM.W6. The above stairway will be capable of meeting the minimum accessible egress requirements of the DDA Access Code 2010 and the BCA.

The egress paths of travel from level 1 of the Centenary Building are either via the building main entrance on that level, or via the fire stair that is shown on drawing WMH-DA-1006 at grid reference WM.W6. The above fire stair will be capable of meeting the minimum accessible egress requirements of the DDA Access Code 2010 and the BCA.

The egress paths of travel from level 0 of the Centenary Building are via any of the building main entrances on that level.

The egress path of travel from the basement car park on level B1 is via the fire stair as shown on drawing WMH-DA-1008 near grid line WE. The above fire stair will be capable of meeting the minimum accessible egress requirements of the DDA Access Code 2010 and the BCA.

Recommendations:

- (i) Provide at least one handrail within each fire-isolated stairway. All handrails are required to be of a consistent height.

4.3. Egress from Aquatic and Fitness Centre Building

The egress paths of travel from level B1 of the Aquatic and Fitness Centre building are either via the principal pedestrian entrance on New South Head Road, or via the single-leaf hinged egress door from the secure corridor, as shown on drawing ARC-DA-1002 near grid reference HL.H2.

Egress from level B2 of the Aquatic and Fitness Centre building is via either fire stair 1 or 2 that are shown on drawing ARC-DA-1003 respectively at grid references HL.H7 and HB.H7. Both of the above stairways will be capable of meeting the minimum accessible egress requirements of the DDA Access Code 2010 and the BCA.

Recommendations:

- (i) Provide at least one handrail within each fire-isolated stairway.
- (ii) Clarification from BCA consultant/PCA is required to satisfy BCA Part D2.17 for the height of the top of the handrail to be at a consistent height (AS1428.1)

clause12e), in particular throughout stair flights and if provided as inner handrail over landings. Recommend tread offset at the base of each flight of stairs or by increasing stair landings by 300mm min. length to allow for handrail to extend and continue at consistent height.

4.4. Wheelchair Refuges

There are no DTS prescriptions under either the BCA or the DDA Access Code 2010 to facilitate accessible egress in the event of an evacuation either for wheelchair users or users that are otherwise unable to traverse stairs.

It would not be impossible for a person with such disabilities to be present in the either the Centenary Building or the Aquatic and Fitness Centre building over the course of any given day. As a matter of non-discrimination for people with a disability rather than as a matter of minimum code compliance, the provision of the following measures to provide a degree of protection for such users in event of an evacuation would be recommended.

Recommendations:

- (i) Consideration to be given to providing one wheelchair refuge on each commercial floor level. Any wheelchair refuge space is to have internal dimensions of 800mm x 1300mm. Any wheelchair refuge does not necessarily need to be located within a fire-isolated stairway; rather, it could be located in any fire-isolated area. (Advisory)
- (ii) Where wheelchair refuges are provided, consideration to be given to providing a device for emergency communications adjacent to each refuge space. (Advisory)

5. PATHS OF TRAVEL

5.1. Accessibility Requirements

The Centenary Building has a building classification of class 9b. The DDA Access Code 2010 and the BCA each require the provision of access for people with a disability to and within all areas normally used by the occupants.

5.2. Centenary Building

The Centenary Building consists of six floor levels – namely, levels B1, 0, 1, 2, 3, and 4. There is a pair of passenger lifts in the south sector of the building as shown, for example, on drawing WMH-DA-1007 near grid reference WG.W7. The above passenger lifts constitute the continuous accessible path of travel for people with a disability between those floor levels for compliance with the DDA Access Code 2010 / BCA.

The main arterial paths of travel within the Centenary Building will allow for suitable paths of travel for a wheelchair user within the meaning of AS1428.1(2009). The main paths of travel will have clearances to allow a single wheelchair user the ability to turn 180 degrees in an independent and equitable manner for compliance with the DDA Access Code 2010 / BCA. The main paths of travel will also have clearances to allow two wheelchair users the ability to pass each other in an independent and equitable manner for compliance with the DDA Access Code 2010 / BCA.

From the information provided, the architect had proposed a ramp that will provide an accessible linkage from the learning terrace on level 02 to the existing School area at RL 28. There is also proposed level access from level 04 external area to the existing School (near the admin building) at RL 34.9. These accessible linkages will promote a continuous accessible path of travel to the 2 passenger lifts that access all levels of the proposed building. However latest revision of drawings has omitted this.

Recommendations:

- (i) From previous revisions of drawings provided, the architect had discussed and proposed a ramp that will provide an accessible linkage from the learning terrace on level 02 to the existing School area at RL 28. Refer to drawing WMH-SK196 – 10/20/17. This or another solution are a requirement to achieve an accessible path of travel between the 2 buildings. This can be fine-tuned in the design development stage.

5.3. Aquatic and Fitness Centre Building

The Aquatic and Fitness Centre building consists of two floor levels – namely levels B1 and B2. There is a common-use passenger lift in the east sector of the building, as shown on drawing ARC-DA-1002 near grid reference HK.H2. The above passenger lifts constitute the continuous accessible path of travel for people with a disability between those floor levels for compliance with the DDA Access Code 2010 / BCA 2016.

5.4. Car Park Paths of Travel

The car park on level -01 is located adjacent the Aquatic & Fitness Centre. There is an accessible connection into the Aquatic & Fitness Centre Carpark Lobby and a short distance of travel to the passenger lift.

There is a path of travel on the ground floor where the elevator services that leads directly to the Centenary Building.

Recommendation:

- (i) Ensure path of travel from the centenary building to the Aquatic and Fitness Centre Building ground floor lift is accessible under AS1428.1-2009 including clear widths, passing bays, gradients & suitable terrain.

5.5. New Oval

The proposed scheme includes a new sports oval on level 00.

Recommendation:

- (i) An accessible path of travel will be required from the existing pathway at RL 18.25 down to the sports oval.

5.6. Common-Use Stairways

There is a common-use stairway that runs from level 00 through to level 04 within the Centenary Building.

There are two separate common-use stairways that each run from level B1 to B2 within the Aquatic and Fitness Centre building, as shown on drawing ARC-DA-1002 at grid references H7.HI and H2.HJ respectively.

The proposed scheme also includes multiple new in external stairways.

Recommendation:

- (i) All of the above stairways will be detailed to possess appropriate access features for compliance with AS1428.1(2009) during design development stage.
- (ii) Clarification from BCA consultant/PCA is required to satisfy BCA Part D2.17 for the height of the top of the handrail to be at a consistent height (AS1428.1 clause 12e), in particular throughout stair flights and if provided as inner handrail over landings. Recommend tread offset at the base of each flight of stairs or by increasing stair landings by 300mm min. length to allow for handrail to extend and continue at consistent height.

5.7. Passenger Lifts

All of the passenger lift cars within both the Centenary Building and Aquatic and Fitness Centre building will have suitable internal floor dimensions for compliance with the DDA Access Code 2010 / BCA.

All of the passenger lifts will be detailed during design development stage to meet all requirements of Part E3 of the BCA and the DDA Access Code 2010.

6. CENTENARY BUILDING FACILITIES

6.1. Teaching Spaces

There are multiple teaching spaces on levels 00, 01, 02, 03, and 04 of the Centenary Building. There is a continuous accessible path of travel to the entry door of each teaching space.

Each of the enclosed teaching spaces has portable furniture. This means that clearances to enable wheelchair access within the meaning of AS1428.1(2009) will be achievable if and when required.

6.2. Teaching Staff Offices

There are two separate house master offices on level 03 of the Centenary Building, as shown on drawing WMH-DA-1004 at grid references WK.W3 and WM.W5 respectively.

There is a department office on level 03 of the Centenary Building, as shown on drawing WMH-DA-1004 at grid line WE. The paths of travel to and within the above office will be capable of compliance with AS1428.1(2009).

There is one house master's office on level 02, as shown drawing WMH-DA-1005 at grid reference. The paths of travel to and within the above office will be capable of compliance with AS1428.1(2009).

6.3. Centenary Building Chapel (Level 04)

There is a chapel on level 4, known as the Centenary Building Chapel, as shown on drawing WMH-DA-1003. There are three separate main entry doorway into the chapel, each of which consists of a set of dual-leaf hinged doors. Each of the above doorways will be detailed to comply with AS1428.1(2009).

The main entry doorways lead directly into a chapel hall. The clearances along main paths of travel within chapel hall will allow for wheelchair access within the meaning of AS1428.1(2009).

There is a raised platform at the eastern end of the chapel. The platform would be an area that is normally used by the occupants. This means that an accessible path of travel will be required to the platform.

There will also be stairway access to the platform. Handrails will be required at each stairway.

There is a vestry adjacent to the chapel hall. The entry doorway to the vestry requires an increased external latch-side clearance to comply with AS1428.1(2009).

6.4. Performance and Rehearsal Rooms (Level 03)

There are two flat-floor performance rooms, and one orchestra rehearsal room on level 03 of the Centenary Building, as shown on drawing WMH-DA-1004 at grid lines WE, WC, and WA respectively. The paths of travel to and within each of the above rooms will be designed to comply with the DDA Access Code 2010 / BCA.

6.5. Dining Commons and Pre-Function Space (Level 02)

There is a dining commons room on level 02 of the Centenary Building, as shown on drawing WNH-DA-1005 at grid reference WJ.W3. The entry doorways to the dining

commons room consists of two separate sets of bi-fold doors. At least one leaf of one of the above sets of bi-fold doors requires compliance with AS1428.1(2009). The clearances within the dining room will allow for an accessible path of travel for a wheelchair user within the meaning of AS1428.1(2009).

There is a pre-function space on level 02, as shown on drawing WNH-DA-1005. There is a continuous accessible path of travel to the above pre-function space. The clearances within the pre-function space will allow for an accessible path of travel for a wheelchair user within the meaning of AS1428.1(2009).

6.6. Theatre and Change Room (Level 00)

There is a theatre on level 00 of the Centenary Building. The theatre has a building classification of class 9b. There is a bank of retractable seats within the theatre.

Depending on the type of performance or event in the room, the retractable seats can either be deployed or wholly retracted away. When the retractable seating is deployed, the provision of wheelchair seating will be required for compliance with the DDA Access Code 2010 / BCA.

The stage of the theatre is on-grade with the main seating bowl. Accordingly, the provision of wheelchair access to and from the stage will be achievable.

There is a stage dressing room located near the theatre. The clearances within the dressing room will allow for wheelchair circulation.

A hearing augmentation system will also be required under DDA Premises Standards.

6.7. Multi-Function Assembly Hall (Level 00)

There is a multi-function assembly hall on level 00 as shown on drawing WMH-DA-1007. Entry into the multi-function hall from the external areas is via any one of a total of seven sets of bi-fold doors. XX

The assembly hall itself has a flat floor. The clearances at the main floor will allow for wheelchair manoeuvring within the meaning of AS1428.1(2009).

There bleacher seating at the western side of the hall. The provision of wheelchair seating would be recommended at the bleacher seating.

There are three sets of steps that variously run from the main floor of the hall up to the bleacher seats.

A hearing augmentation system will also be required under DDA Premises Standards.

7. AQUATIC AND FITNESS CENTRE FACILITIES

7.1. Café (Level B1)

There is a café on level B1 at the western end of the main entry lobby of the aquatic centre, as shown on drawing ARC-DA-1002. The provision of a continuous accessible path of travel to the above café for compliance with the DDA Access Code 2010 / BCA is achievable.

7.2. Swimming Pools (Level B2)

On level B2 of the Aquatic and Fitness Centre, there is an Olympic swimming pool within the main pool hall, and a learn-to-swim pool in a separate room. The provision of a minimum of one accessible means of entry into each of the above pools will be required for compliance with the DDA Access Code 2010 / BCA.

There is fixed raked seating on the northern side of the Olympic pool and there are banks of bleacher seats on the western and eastern sides of the learn-to-swim pool. The provision of wheelchair seating spaces will be required for each pool for compliance with the DDA Access Code 2010 / BCA.

Recommendations:

- (i) Provide one accessible means of entry respectively into the Olympic swimming pool and the learn-to-swim pool for compliance with clause D3.10 of the DDA Access Code 2010 / BCA.
- (ii) Based on a grand total of potential seating provided, please ensure room for a wheelchair spaces within the main pool hall for compliance with clause D3.9 of the DDA Access Code 2010 / BCA.

7.3. Multi-Function Play and Gym (Level B2)

There is a multi-function play room and a gym on level B2 of the Aquatic and Fitness Centre, as shown on drawing ARC-DA-1003 at grid references XXH9 and XXH9 respectively. There is a continuous accessible path of travel from the passenger lift to each of the above rooms for compliance with the DDA Access Code 2010 / BCA. The clearances within each of the above rooms will also allow for wheelchair manoeuvrability for compliance with the DDA Access Code 2010 / BCA.

7.4. Aquatic & Fitness Centre Staff Offices (Levels B1 and B2)

There is a facilities office on level B1 of the Aquatic and Fitness Centre, as shown on drawing ARC-DA-1002 near grid reference HK.H3. There is an open plan office for staff on level B2 of the Aquatic & Fitness Centre, shown on drawing ARC-DA-1003 at grid reference XXXH8. There is finally a suite of three enclosed offices for staff on level B2, as shown on drawing ARC-DA-1003 near grid reference XXH8.

There is a continuous accessible path of travel to each of the above offices

8. SANITARY FACILITIES

8.1. WMB Level 03

There is a bank of staff amenities on level 3 near the house master office, as shown near grid reference WM.W5 on drawing WNH-DA-1004. The above bank consists of two separate non-accessible cubicles.

Recommendation:

- (i) Strictly according to BCA, an accessible toilet is required with adjacent ambulant WCs. Conversely a performance based solution can be developed during DD stage.

8.2. WMB Level 02

There is a bank of amenities on level 2 near the student teaching spaces. Each bank incorporates one unisex accessible toilet and can achieve male and female ambulant cubicles for compliance with the DDA Access Code 2010.

The accessible toilet has appropriate circulation areas of pan and basin in accordance with AS1428.1.

Recommendations:

- (i) The fixtures of the accessible toilet are to comply with AS1428.1. The ambulant cubicles are to comply with AS1428.1.

8.3. WMB Level 01

There is a bank of toilets on level 1 located near the theatre, as shown on drawing WMH-DA-1006 near grid line WE. The above bank consists of two separate ordinary cubicles. There is no accessible toilet at the above bank.

There is a separate bank of toilets on level 1 located near the classroom meeting room, as shown on drawing WMH-DA-1006 near grid reference WN.W3. The above bank consists of two separate ordinary cubicles, both of which are for staff use. There is no accessible toilet at the above bank.

Recommendations:

- (i) Provide an accessible toilet at the entry foyer adjacent the theatre in accordance with DDA Premises Standards.
- (ii) Ambulant cubicles will also be required in accordance with AS1428.1
- (iii) A performance solution could be developed with regards the lack of accessible toilet the staff amenities.

8.4. WMB Level 00

There is a bank of amenities on level 00 adjacent to the theatre change room, as shown on drawing WMH-DA-1007 near grid line WD. The above bank includes one unisex accessible toilet. The provision of one accessible toilet satisfies the minimum quantity of accessible toilets for this bank under the DDA Access Code 2010 / BCA.

The above bank also includes three separate ordinary toilet cubicles. The provision of a male and female ambulant cubicle will be required for compliance with the DDA Access Code 2010 / BCA.

There is a separate bank of amenities on level 00 adjacent to the multi-function assembly hall, as shown on drawing WMH-DA-1007 near grid line WE. The above bank does not accessible amenity.

Recommendation:

- (i) Provide a combined accessible WC/shower room on level 00 adjacent the change room area.

8.5. Aquatic & Fitness Centre Level B2

There is a bank of amenities near on level B2, associated with the swimming pools facility. There are two unisex accessible toilets at that bank. This meets the minimum quantity of accessible toilets that is required under the DDA Access Code 2010 / BCA.

There are male and female toilets within the above bank of amenities. The provision of an ambulant cubicle will be required within each bank for compliance with the DDA Access Code 2010 / BCA.

There are, in addition, showers within the male and female amenities. The provision of an accessible shower within the accessible toilet on level B2 is also required.

There are public change rooms also shown on the B2 of the sports facility. The provision of an accessible shower within the accessible toilet on level B2 is also required.

Recommendations:

- (i) On level B2, provide an accessible shower within an a accessible toilet for pupil and public in accordance with AS1428.1-2009.
- (ii) On level B2, the accessible toilets should have pans that are left and right transfer in accordance with DDA Premises Standards.
- (iii) Fixtures and fittings within accessible toilets and ambulant cubicles to comply with AS1428.1(2009).

9. ACCESSIBLE CAR PARKING

9.1. Level B1 Car Park

There is a car park on level B1 of the Aquatic and Fitness Centre. There is a total of 124 car bays within the car park. Of those car bays, there are a total of 2 accessible car bays. This represents a proportion of 1.6 per cent accessible car parking, which achieves compliance with DDA Premises Standards.

The placement of the accessible car bays is also appropriate. There are 2 accessible car bays located close to the Aquatic & Fitness Centre.

Recommendations:

- (i) Ensure the vertical clearance over the FFL of each accessible car bay and their associated shared areas is a minimum of 2500mm for compliance with AS2890.6(2009).
- (ii) Ensure the vertical clearance over the FFL of the vehicular path of travel from the car park vehicular main entrance to each accessible car bay is a minimum of 2200mm throughout for compliance with AS2890.6(2009).
- (iii) It has been advised that this facilities will be used by the public at certain times. Therefore it is recommended that at least 1 car bay is reserved for the 'public' car space breakdown. It is assumed that the other car bays will be broken down into staff and student parking.

9.2. Visitor Car Parking / Drop-Off Bays

The proposed scheme also includes the provision of a total of 18 drop-off bays on the northern side of the driveway.

There is no requirement under either the DDA Access Code 2010 or the BCA for the provision of an accessible drop-off bay for buildings of any classification. Further, there is also no Australian Standard that prescribes how an accessible drop-off bay ought to be designed.

The above notwithstanding, the provision of one accessible drop-off bay as part of the subject works at this school would be a desirable feature so as to cater for a student, parent, or visitor with a disability.

Recommendations:

- (i) Consideration to be given to providing one accessible drop-off bay. If provided, any accessible drop-off bay should have internal dimensions of 3.2m (width) x 7.8m, and should have a 1:8 kerb ramp at the rear. Any accessible drop-off bay should also be located on flooring that has a maximum cross-fall of 1:33 for a bituminous surface.

10. SIGNAGE AND COMMUNICATIONS

10.1. Hearing Augmentation

Under the DDA Access Code 2010 and BCA, a system of hearing augmentation is required at any areas in a class 9b building at which there is an in-built system of hearing augmentation.

Recommendations:

- (i) Any teaching space, chapel, function, theatre, hall that has an in-built system of audio amplification will require a system of hearing augmentation at that area.

10.2. Signage

Signage will be designed to comply with requirements of clause D3.6 of the BCA during design development stage.