

Access Report (DA)

Proposed Office/Administration Building (Stage 1)
6B Waropara Road
Medowie NSW 2138

Client: Medowie Christian School

While care has been taken by Ergon Consulting in preparing this report, Ergon Consulting does not accept responsibility or liability for the results of specific action taken on the basis of this information nor for any errors or omissions. This Access Report has been prepared at the request of the applicant and does not absolve the applicant and owner of the requirements pursuant of the Disability Discrimination Act 1992 (Cth).

The technical and intellectual content contained within this document may be used for the purpose for which it was intended and must not be reproduced or forwarded to any other organisation other than the client for which it was prepared. Any figures contained within this report are included for indicative purposes only and not to scale. This report is and shall remain the property of Ergon Consulting.

Project File Name:		Medowie Christian School – Proposed Office/Administration Building (Stage 1) – 6B Waropara Rd Medowie – Access Report (DA)		
Rev	Description	Prepared By	Peer Reviewed By	Issue Date
A	Issued to client as draft	S.Xue	C.Miroforidis	7-Aug-15
B	Issued to client as final	D.Shan	C.Miroforidis	2-Oct-15
C	Issued to client as final 2	C.Miroforidis	C.Miroforidis	30-Nov-15

TABLE OF CONTENTS

1. INTRODUCTION.....	4
a. Purpose of report	4
b. Report Exclusions	4
2. DEVELOPMENT DETAILS	5
a. Project Description.....	5
b. Building Details	5
3. BCA ASSESSMENT.....	6
a. General	6
b. Part D3 – Access for people with disabilities	6
c. Part E3 – Lift Installations	16
d. Part F2 – Sanitary and other facilities	17
4. ACCESS AND MOBILITY ASSESSMENT	20
a. General	20
b. AS1428.1 – Part 1 General requirements of access – New building work	20
5. STATEMENT OF DESIGN COMPLIANCE (DA DESIGN).....	27
APPENDIX 1	28

1. INTRODUCTION

Ergon Consulting has been engaged by the applicant Medowie Christian School to undertake an assessment and provide professional opinion in regards to access for people with disabilities to and throughout the proposed office/administration building within the existing school at 6B Waropara Road Medowie NSW.

This report has been prepared to accompany the development application and has relied on the following design documentation prepared by Smith + Tracey Architects (attached to this report in **Appendix 1**).

Document	Rev	Title	Date
DA0103	E	Proposed Site Plan – Stage 1 DA	13.11.2015
DA1100	B	Proposed Administration Building External Works – Stage 1 DA	13.11.2015
DA1101	J	Proposed Administration Building Ground Floor – Stage 1 DA	13.11.2015
DA1102	K	Proposed Administration Building First Floor – Stage 1 DA	13.11.2015
DA1103	D	Proposed Administration Building Roof Plan – Stage 1 DA	13.11.2015

a. Purpose of report

The purpose of this Access Report is to identify the extent to which the design documentation complies with the accessibility provisions found within:

- Building Code of Australia (BCA) 2015, Part D3 (Access for people with a disability), Clause E3.6 (Lift Installations) and Clause F2.4 (Accessible Sanitary Facilities);
- Disability (Access to Premises – Building) Standards 2010;
- Disability Standards for Education 2005;
- AS1428.1-2009 Design for Access & Mobility Part 1 – General requirements for access - New building work);
- AS2890.6-2009 Parking Facilities Part 6 – Off-street parking for people with disabilities;
- Port Stephens Council Development Control Plan (DCP) 2014 (accessibility provisions only); and
- General best practice access requirements.

The comments within this report do not cover detailed issues pertaining to construction design documentation such as internal finishes, evaluation of slip resistant floor materials, lift specification, door and window schedule, tactile ground surface indicators, handrails, gradients and floor levels, lighting levels, signage and the like, which will be confirmed at construction certificate stage.

b. Report Exclusions

This report should not be misinterpreted that it provides an assessment for compliance with the following:

- Occupational Health & Safety Act and Regulations;
- Work Health and Safety requirements;
- Requirements of any standards that are not identified within this report;
- Any parts or specifications of the BCA not directly referenced within this report; and
- Disability Discrimination Act (DDA) 1992.

It is also conveyed that this report does not form part of the design documentation prepared for this project.

2. DEVELOPMENT DETAILS

a. Project Description

The proposed office/administration building is part of the Stage 1 works proposed within the existing primary and secondary school.

The proposed administration building will generally include the following:

- Ground floor with a general staff common room, meeting rooms, cleaners store room, courtyard, male and female sanitary facilities with ambulant toilets and a unisex accessible toilet with shower;
- First floor with a clerical assistant room, interview room, sick bay, unisex accessible toilet, school office/store room, reception and main school arrival area, meeting rooms, secure, archival and records store room, open plan office room, head master office room, principal and deputy principal office room, executive and principal PA's office room, and business manager office room; and
- New external walkways, stairs and ramps linking with existing pathways within the school.

In addition to the proposed office/administration building, 4 accessible car parking spaces for use by staff and visitors will be provided within the on-site car park.

b. Building Details

The building that is referred to within this report can be described as follows:

Property Address: 6B Waropara Road Medowie NSW 2138

Property Legal Description: Lot 22 DP1036306

Proposed Building Area: 580m² approx.

Proposed Building Classification:

Ground Floor: Class 5 – Office/Administration Building

First Floor: Class 5 – Office/Administration Building

Car Parking: Class 7 – Car Park

3. BCA ASSESSMENT

a. General

The table below assesses the compliance status of the design documentation in terms of the prescriptive accessibility provisions found within the Building Code of Australia (BCA).

The references within this table are only access related parts or clauses found within the BCA and those applicable to this project.

To parts or clauses of the BCA that do not comply or design detail is not provided, a comment or recommendation is provided to achieve compliance.

The compliance assessment outcomes are classified into the following categories:

Key	
Noted	The subject clause is for guidance or for information only.
Complies	The design complies with the subject clause.
Capable of complying at CC stage	The design has shown general compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Design information required at CC stage	The design does not show sufficient details to achieve compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Does not comply	The design has not achieved compliance with the subject clause.
Not applicable	The subject clause is not applicable to the proposed design.

b. Part D3 – Access for people with disabilities

BCA Clause		Status	Comment/Recommendation
D3.0	Deemed-to-satisfy provisions A building solution is proposed to comply with the D-t-S provisions found within the BCA. Any building solution that is proposed as an alternative solution to the D-t-S provisions must satisfy the performance requirements found within the BCA.	Noted	The new building work will generally follow a D-t-S path for achieving compliance and will not require any alternative solutions.
D3.1	General building access requirements Buildings and parts of buildings must be accessible as required by Table D3.1 of the BCA, unless exempted by Clause D3.4. Class 5 – Office/Administration Building	Capable of complying at CC stage	Class 5 – Office/Administration Building Access is required to and within the proposed office/administration building. Access is generally provided to and within all areas required to be

BCA Clause		Status	Comment/Recommendation
	<i>To and within all areas normally used by the occupants.</i> Class 7a – Car Park <i>To and within any level containing accessible car parking spaces.</i>		accessible within the proposed office/administration building. Internal fit-out details have not been included in this submission, therefore excluded from this assessment. To be reviewed in detail during the CC design stage. Class 7a – Car Park Access is required to and within the car parking areas containing accessible car parking spaces. The existing car park may need to be partially re-graded to achieve the required 1 in 33 grades at the proposed accessible car parking spaces. To be confirmed at CC design stage. Lift Lift access must be provided to all levels required to be accessible. The proposed lift will provide access to all levels and areas required to be accessible within the proposed office/administration building.
D3.2	Access to buildings An accessway must be provided to a building required to be accessible: (i). From the main points of a pedestrian entry at the allotment boundary; and (ii). From another accessible building connected by a pedestrian link; and (iii). From any required accessible car parking on the allotment. In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance and: (i). Through not less than 50% of all other pedestrian entrances, including the principal pedestrian entrance; and (ii). In a building with a total floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than	Capable of complying at CC stage	Access to Building Access to the proposed office/administration building is provided from the on-site bus stop, the parent drop off area and the accessible car parking spaces proposed within the existing car park. Access from Waropara Road is limited due to the lack of pedestrian footpaths and off-street car parking. Accessways An accessway (i.e. continuous accessible path of travel without steps or steep grades) is required to the proposed administration building from the bus stop, drop off points, existing accessible buildings within the school and from the accessible car parking spaces proposed within the

BCA Clause		Status	Comment/Recommendation
	50m from an accessible pedestrian entrance. Where a pedestrian entrance required to be accessible has multiple doorways: (i). If the pedestrian entrance consists of not more than 3 doorways – not less than 1 of those doorways must be accessible; and (ii). If a pedestrian entrance consists of more than 3 doorways – not less than 50% of those doorways must be accessible. An accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where: (i). All doorways serve the same part or parts of the building; and (ii). The distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance. (iii). A doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves. Where a doorway on an accessway has multiple leaves (except an automated opening door) one of the leaves must have a clear opening width of not less than 850mm in accordance with AS1428.1.		existing car park. Accessways are generally provided to the proposed administration building as required. Accessible Entrances The accessible entrances providing access to proposed to the proposed office/administration building must have a minimum 850mm clear wide opening (920mm x 2040mm door), D-lever type door controls and door circulation space (internal and external) complying with AS1428.1-2009. Multiple Doors Doorways that have multiple doors must have at least one accessible door with a minimum 850mm clear wide opening (920mm x 2040mm door). Where possible both doors should be accessible doors. The CC documents will provide details showing clear opening of doorways, level thresholds, door hardware and door circulation space requirements in accordance with AS1428.1-2009.
D3.3	Parts of buildings to be accessible In a building required to be accessible: (i). Every ramp and stairway, except for ramps and stairways in areas exempted by Clause D3.4, must comply with: - For a ramp, except a fire isolated ramp, clause 10 of AS1428.1; and - For a stairway, except a fire isolated stairway, clause 11 of AS1428.1; and - For a fire isolated stairway, clause 11 (f) and (g) of AS1428.1. (ii). Every passenger lift must comply	Capable of complying at CC stage	Accessways Accessways to and within the proposed office/administration building must comply with AS1428.1-2009 and must have provision for the following: • 1000mm minimum clear width, except where a turning or passing space is required; • 1540mm x 2070mm minimum clear circulation to perform a 180-degree turn within 2 metres of a terminated accessway; • 1500mm x 1500mm minimum clear circulation space to

BCA Clause		Status	Comment/Recommendation
	with E3.6. (iii). Accessways must have: - Passing spaces complying with AS1428.1 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available; and - Turning spaces complying with AS1428.1 within 2m of the end of accessways where it is not possible to continue travelling along the accessway and at maximum 20m intervals along the accessway. (iv). An intersection of accessways satisfies the spatial requirements for a passing and turning space. (v). A passing space may serve as a turning space. (vi). A ramp complying with AS1428.1 or a passenger lift need not be provided to a serve a storey or level other than a entrance storey for a Class 5, 6, 7b and 8 building: - Containing not more than 3 storeys; and - With a floor area for each storey, excluding the entrance storey, of not more than 200m². (vii). Clause 7.4.1(a) of AS1428.1 does not apply and is replaced with 'pile height or pile thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm'. (viii). The carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS1428.1 do not apply and are replaced with 11mm, 4mm and 15mm respectively.		perform a 90-degree turn; and • 1800mm wide x 2800mm long minimum passing space must be provided at 20m intervals or on parts of an accessway where a direct line of sight is not available. Accessways are generally provided with appropriate widths, turning and passing spaces. Stairs and Ramps All internal and external stairs and ramps, except for fire-isolated stairs and ramps must comply with AS1428.1-2009. Stairs and ramps must have provision for a second lower handrail for use by children. Fire Stairs All fire stairs must have non-slip nosings with a 30% luminance contrast and a compliant handrails complying with AS1428.1-2009. Fire Doors Fire doors must have a minimum 850mm clear wide door opening (920mm x 2040mm door) allowing a person with a disability to escape during an emergency. Lift The lift must comply with Clause E3.6 of the BCA and AS1735.12-1999. Soft Floor Coverings Any carpet within this development must comply with the BCA. The carpet pile height or thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm. Slip Resistant Surfaces All accessways, stairs and ramps must have a slip resistant rated surface complying with the BCA and AS4586-2013. External Walkways The proposed external walkways

BCA Clause		Status	Comment/Recommendation
			must comply with AS1428.1-2009 and must connect with existing walkways, drop off points and accessible car parking within the school.
D3.4	Exemptions The following areas are not required to be accessible: (i). An area where access would be inappropriate because of the particular purpose for which the area is used; and (ii). Any area that would pose a health and safety risk for people with a disability; and (iii). Any path of travel providing access only to an area exempted by (i) and (ii).	Noted	The following rooms within the proposed office/administration building may be exempt from being accessible as they could pose a health and safety risk for a person with a disability: • Secure, archival and record store rooms; and • Cleaner's store room. Information will be provided at CC stage detailing use of each room, role of personnel to be admitted to each area, security arrangements for independent movement of non-authorised personnel, activities of the people using the area and any OH&S restraints. To be confirmed at CC design stage.
D3.5	Accessible car parking Accessible car parking spaces: (i). Subject to (ii), must be provided in accordance with Table D3.5 of the BCA in: - A Class 7a building required to be accessible; and - A car parking area on the same allotment as a building required to be accessible. (ii). Need not be provided in a Class 7a building or car parking area where a parking service is provided and direct access to any of the car parking spaces is not available to the public. (iii). Subject to (iv), must comply with AS2890.6. (iv). Need not be designated where there is a total of not more than 5 car parking spaces, so as to restrict the use of the car parking space only for people with a	Capable of complying at CC stage	Accessible Car Parking The accessible car parking must comply with AS2890.6-2009. The accessible car parking spaces must be a minimum 2400mm wide x 5400mm long and must have provision for a 2400mm wide x 5400mm long shared zone. Appropriate identification (including the international symbol of access) and line marking must be provided to the accessible car parking spaces and shared zone. The shared zone must have provision for a yellow bollard. The accessible car parking spaces must not have more than a 1 in 33 grade in any direction for a bituminous sealed surface. Class 5 – Office/Administration Building 2 accessible car parking spaces must be provided at the existing

BCA Clause		Status	Comment/Recommendation
	disability. Class 5 – Office/Administration Building <i>1 space for every 100-car parking spaces or part thereof.</i> Class 7a – Car Park <i>1 space for every 100-car parking spaces or part thereof.</i>		car parking for use by staff. Class 7a – Car Park 2 accessible car parking spaces must be provided at the existing car parking for use by visitors. The location of the staff and visitor accessible car parking must be confirmed at CC design stage.
D3.6	Signage In a building required to be accessible – braille and tactile signage complying with Specification D3.6 must: (i). Incorporate the international symbol of access or deafness, as appropriate, in accordance with AS1428.1 and identify each: - Sanitary facility, except a sanitary facility within a sole occupancy unit in a Class 1b or Class 3 building; and - Space with a hearing augmentation system. (ii). Identify each door required by E4.5 to be provided with an exit sign and state: - “Exit”; and - “Level” followed by either the floor level number, level descriptor or both. (iii). Signage including the international symbol for deafness in accordance with AS1428.1 must be provided within a room containing a hearing augmentation system identifying: - The type of hearing augmentation; - The area covered within the room; and - If receivers are being used and where the receivers can be obtained. (iv). Signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is	Capable of complying at CC stage	Accessible Signage All signage relating to access must comply with Specification D3.6 of the BCA and AS1428.1-2009. Signs must be positioned 1200mm-1600mm from the ground, easy to read (large print if possible), non reflective, illuminated and include legible braille and tactile. Fire Exits Signage must be provided to all emergency evacuation doors stating “Exit” and “Level” followed by the floor number, name or both. Directional signage must be provided directing a person with a disability to the emergency exit on each floor. Unisex Accessible Toilet & Shower Signage with the international symbol of access must be provided to the unisex accessible toilet identifying if the facility is for left or right-handed use. Signage must also indicate if an accessible shower is provided. Ambulant Toilets Signage must be provided at the ambulant toilet cubicle door identifying the facility. Hearing Augmentation System Signage including the international symbol of deafness must be provided within any room containing a hearing augmentation

BCA Clause		Status	Comment/Recommendation
	suitable for left or right-handed use. (v). Signage to identify an ambulant accessible sanitary facility in accordance with AS1428.1 must be located on the door of the facility. (vi). Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance. (vii). Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, direction signage incorporating the international symbol of access in accordance with AS1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.		system. The sign must identify the type of hearing augmentation system installed, area covered within the room, if receivers are being used and where the receivers can be obtained. Signage details to be provided during CC design stage for review.
D3.7	Hearing Augmentation A hearing augmentation system must be provided where an inbuilt amplification system, other than the one used for emergency warning is installed: (i). In a room within a Class 9b building; and (ii). In an auditorium, conference room, meeting room, or room for judicatory purposes; and (iii). At any ticket office, tellers booth, reception area, or the like, where the public is screened from the service provider. If a hearing augmentation system is required: (i). An induction loop, it must be provided to no less than 80% of the floor area of the room or space served by the inbuilt amplification system; and (ii). A system requiring the use of receivers or the like, it must be	Design information required at CC stage	Hearing Augmentation System If an inbuilt amplification system, other than the proposed emergency warning system is to be provided within the proposed office/administration building, a hearing augmentation system must be installed. The type of system and number of persons to be accommodated must be confirmed at CC stage.

BCA Clause		Status	Comment/Recommendation
	available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than: - If the room or space accommodates up to 500 persons, 1 receiver per 25 persons or part thereof, or 2 receivers, whichever is greater; and - If the room or space accommodates more than 500 patrons but not more than 1000, 20 receivers plus 1 receiver for every 33 person or part thereof in excess of 500 persons; and - If the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and - If the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons. The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to Clause D1.13. 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 For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching: (i). A stairway, other than a fire-	Capable of complying at CC stage	Tactile Ground Surface Indicators Tactile ground surface indicators must comply with Sections 1 and 2 of AS/NZS1428.4.1-2009.

BCA Clause		Status	Comment/Recommendation
	isolated stairway; and (ii). An escalator; and (iii). A passenger conveyor or moving walk; and (iv). A ramp, other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v). In the absence of a suitable barrier: - An overhead obstruction less than 2m above floor level, other than a doorway; and - An accessway meeting a vehicle way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in Clause D3.4, if there is no kerb or kerb ramp at that point. (vi). Except of areas exempted by Clause D3.4. Tactile ground surface indicators must comply with Section 1 and 2 of AS/NZS 1428.4.1. A hostel for the aged, nursing home for the aged, a residential aged care building Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c building need not comply with (i) and (iv) if handrails incorporating a raised dome button in accordance with the requirements for stairway handrails in AS1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.		Integrated tactile ground surface indicators must have a 30% luminance contrast and discrete tactile ground surface indicators must have a 45% luminance contrast to surrounding surfaces. Tactile ground surface indicators (warning type) must be provided to the top and bottom landings of stairs and ramps (except fire isolated stairs and ramps). Tactiles ground surface indicators provided at stairs must be a minimum 600-800mm wide where the distance of the landing is more than 3000mm from the nearest nosing, if less than 3000mm must be 300-400mm wide. Tactile ground surface indicators provided at ramps must be a minimum 600mm-800mm wide. The tactile ground surface indicators must be provided for the full width of the stair or ramp. The tactile ground surface indicators must be setback 300mm from the start and end of the hazard. Tactile ground surface indicators must not be provided to intermediate landings where a continuous handrail is provided.
D3.9	Wheelchair seating spaces in Class 9b assembly building Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS1428.1 must be provided with the following: (i). The number and grouping of wheelchair seating spaces must be in accordance with Table D3.9	Design information required at CC stage	Wheelchair Seating Spaces If fixed seating is provided in the proposed office/administration building, wheelchair-seating spaces complying with AS1428.1 must be provided as per Table D3.9 of the BCA.

BCA Clause		Status	Comment/Recommendation
	of the BCA; (ii). In a cinema: - With not more than 300 seats, wheelchair seating spaces must not be located in the front row seats; and - With more than 300 seats – not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats; and - The location of wheelchair seating is to be representative of the range of seating provided.		The number of wheelchair seating spaces and grouping will be confirmed at CC design stage.
D3.10	Swimming pools Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible. An accessible entry/exit must be by means of: (i). A fixed or moveable ramp and an aquatic chair; or (ii). A zero depth entry at a maximum gradient of 1:14 and an aquatic chair; or (iii). A platform swimming pool lift and an aquatic wheelchair; or (iv). A sling style swimming pools lift. Where a swimming pool has a perimeter of more than 70m in length, at least one accessible water entry/exit must be provided by a means specified in (i), (ii) or (iii). Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS1428.1.	Not applicable	There are no swimming pools proposed within the office/administration building.
D3.11	Ramps On an accessway: (i). A series of connected ramps must not have a combined vertical rise of more than 3.6m; and (ii). A landing for a step ramp must not	Noted	There are no ramps with a total rise of 3.6m. There are no overlapping step ramp landings.

BCA Clause		Status	Comment/Recommendation
	overlap a landing for another step ramp or ramp.		
D3.12	Glazing on an accessway On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1.	Capable of complying at CC stage	All frameless glazed doors and windows that can be mistaken for an opening must either have a mid-rail or a luminance contrast strip in accordance with AS1428.1-2009. Contrasting strips must have a solid, non-transparent contrasting line with a minimum 30% luminance contrast, not less than 75mm wide with the lower edge located at a height between 900-1000mm from the ground.

c. Part E3 – Lift Installations

BCA Clause		Status	Comment/Recommendation
E3.6	Passenger lifts In an accessible building, every passenger lift must: (i). Be one of the types identified in Table E3.6a of the BCA, subject to the limitations on use specified in the Table; and (ii). Have accessible features in accordance with Table E3.6b of the BCA; (iii). Not rely on a constant pressure device for its operation if the lift car is fully enclosed. Electric passenger lifts <i>There are limitations on the use of this type of lift. The lift must not travel more than 12m.</i> <i>The accessible features required for this type of lift include:</i> (i). Handrails complying with AS1735.12; (ii). Lift floor dimension of not less than 1100mm wide x 1400mm	Capable of complying at CC stage	Passenger lift The proposed passenger lift must comply with Clause E3.6 of the BCA and AS1735.12-1999. Table E3.6b of the BCA requires the following accessible features: • Lift door opening to be a minimum 900mm wide. • Lift car dimensions not less than 1100mm wide x 1400mm deep. • Handrails complying with the provisions for a mandatory handrail in AS1735.12-1999. • Passenger protection system complying with AS1735.12-1999. • Lift landings with clear circulation space for a 90 or 180-degree turn. • Lift car and landing controls buttons must comply with

BCA Clause		Status	Comment/Recommendation
	deep; (iii). Minimum clear door opening complying with AS1735.12; (iv). Passenger protection system complying with AS1735.12; (v). Lift doors at the upper landings; (vi). Lift car and landing control buttons complying with AS1735.12; (vii). Lighting in accordance with AS1735.12; (viii). Automatic audible information within the lift car to identify the level each time the car stops; (ix). Audible and visual indication at each lift landing to indicate the arrival of the lift car; (x). Audible information and audible indication must be provided in a range of between 20-80 dB (A) at a maximum frequency of 1 500 Hz; (xi). 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.		AS1735.12-1999. Control buttons must have provision for tactile and braille - Lighting in accordance with AS1735.12-1999. - Audible and visual indication systems as prescribed in AS1735.12-1999. - Emergency hands-free communication device including a button that alerts a call centre of a problem and a light to signal that the call has been received. Lift details to be provided at CC design stage for review.

d. Part F2 – Sanitary and other facilities

BCA Clause		Status	Comment/Recommendation
F2.4	Accessible sanitary facilities In a building required to be accessible: (i). Accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4 (a) of the BCA; and (ii). Accessible unisex showers must be provided in accordance with Table F2.4 (b) of the BCA; (iii). At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank	Capable of complying at CC stage	Accessible & Ambulant Sanitary Facilities The accessible and ambulant sanitary facilities within the proposed office/administration building must have circulation space, fixtures and fittings in accordance with AS1428.1-2009. Ground Floor The following accessible/ambulant sanitary facilities must be provided within the ground floor: 1 unisex accessible toilet with

BCA Clause		Status	Comment/Recommendation
	of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1 must be provided for use by males and females; and (iv). An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; (v). The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4 (a) and Table F2.4 (b) of the BCA must comply with the requirements of AS1428.1; and (vi). An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (vii). Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and (viii). Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and (ix). An accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3 (vi) to be provided with a passenger lift or ramp complying with AS1428.1. Class 5 – Office/Administration Building <i>Table F2.4 (a)</i> <i>Where Clause F2.3 requires a closet pan is required, one on every storey containing sanitary compartments and where a storey has more than one bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.</i>		an accessible shower (right handed); and 1 male and 1 female ambulant toilet cubicle. First Floor The following accessible/ambulant sanitary facilities must be provided within the first floor: 1 unisex accessible toilet (left handed); and 1 unisex ambulant toilet. Detailed drawings and elevations must be provided for review during CC design stage.

BCA Clause		Status	Comment/Recommendation
	<i>Table F2.4 (b)</i> <i>Where Clause F2.3 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.</i> Class 7a – Car Park <i>Table F2.4 (a)</i> <i>Where Clause F2.3 requires a closet pan is required, one on every storey containing sanitary compartments and where a storey has more than one bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.</i> <i>Table F2.4 (b)</i> <i>Where Clause F2.3 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.</i>		

4. ACCESS AND MOBILITY ASSESSMENT

a. General

The following general assessment summarises the compliance status of the design documentation with reference to AS1428.1-2009.

To parts that do not comply or design detail is not provided, a comment or recommendation is provided to achieve compliance.

The compliance assessment outcomes are classified into the following categories:

Key	
Noted	The subject clause is for guidance or for information only.
Complies	The design complies with the subject clause.
Capable of complying at CC stage	The design has shown general compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Design information required at CC stage	The design does not show sufficient details to achieve compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Does not comply	The design has not achieved compliance with the subject clause.
Not applicable	The subject clause is not applicable to the proposed design.

b. AS1428.1 – Part 1 General requirements of access – New building work

Item		Status	Comment/Recommendation
1	Continuous accessible path of travel	Capable of complying at CC stage	A continuous accessible path of travel must be a minimum 1000mm wide x 2000mm high (except where door circulation space, a turning or passing space is required). Permanent fixtures must not impose within the continuous accessible path of travel (accessway) or any turning spaces e.g. fire hose reel, signs, bins, cabinets. Gradients and cross falls along a continuous accessible path of travel must be in accordance with AS1428.1-2009. The continuous accessible path of travel must be free of any steps and traversable by a mobility aid user.
2	Floor surfaces on continuous accessible path of travel and circulation spaces	Capable of complying at CC stage	All floor surfaces e.g. tiling, timber and concrete flooring must be slip resistant and must have a slip resisting rating in accordance with the

Item		Status	Comment/Recommendation
			BCA and AS4586-2013. Certification of slip resistance is required by a NATA approved laboratory. A smooth transition must be provided between abutting surfaces e.g. tiling, timber flooring and carpet. A construction tolerance of up to 3mm if vertical or 5mm is acceptable using a rounded or beveled edge. Raked joint pavers must be installed so that they do not create trip hazards. Recessed mats must be provided in accordance with AS1428.1-2009. Recessed mats must be traversable a mobility aid user and must not create trip hazards. Carpets pile heights and thickness must comply with the BCA (15mm total thickness including the carpet pile height and backing). Exposed edges of floor coverings must be fastened to the floor and must have a trim the entire length on any exposed surface. Leading edges, carpet trims and any soft flexible materials must not have a vertical face of not more than 3mm or a beveled edge no higher than 5mm or a gradient of 1 in 8 to a maximum of 10mm.
3	Doorways	Capable of complying at CC stage	All doors including fire doors and gates required to be accessible must have a minimum 850mm clear width and 1980mm clear height (920mm x 2040mm door). Internal and external door circulation space must be provided in accordance with AS1428.1-2009, except for where an automatic door system is provided (hinge and latch side clearances are not required). Outward opening doors must have provision for a door closing mechanism, horizontal bar or pull bar on the closing face side of the door (900-1200mm from the ground surface). Doors and gates must have D-lever type handles with sufficient grasping clearances. Door handles must be

Item		Status	Comment/Recommendation
			provided at 900-1100mm from the ground surface. Door handles and door hardware (e.g. locks, snibs) must be operable with one hand. Manual automatic door controls must be fitted on both sides of the door. The controls must be located no closer than 500mm from the internal wall corner and between 1000-2000mm from the hinged door leaf when open or closed. Push button controls must have a 25mm diameter button and be proud of the surrounding surface. Doors and gates must not exceed 20 newtons of operating force. Doors and door frames (combined) must have a 30% luminance contrast to surrounding surfaces. The minimum width of the areas of a luminance contrast must be 50mm.
4	Switches and controls	Capable of complying at CC stage	All new light switches, intercoms and controls (other than power outlets) must be provided 900-1100mm from the ground and 500mm from internal wall corners (measured from the centre of the switch or control). Power points must be located 300-500mm from the ground surface and 500mm from internal wall corners (measured from the centre of the power point).
5	Walkways	Capable of complying at CC stage	Walkways must have a 1000mm clear width and the abutting sides of a walkway must provide a firm and level surface of a different material to that of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600mm unless a kerb, kerb rail or low wall is provided. Landings along a walkway are required every 25m intervals for gradients of 1 in 20 to 1 in 33 and every 15m for gradients 1 in 14 to 1 in 20. Where a walkway has a gradient shallower than 1 in 33, landings are not required.
6	1 in 14 Ramps	Capable of complying	1 in 14 graded ramps must have a maximum gradient of 1 in 14, landings every 9m, 1000mm clear

Item		Status	Comment/Recommendation
		at CC stage	width between handrails or 1500mm clear width on a curved ramp, handrails on both sides, setback of 900mm from a boundary, 400mm setback at intersections, handrails extending 300mm at the top and bottom (except where the handrail is continuous) and kerb or kerb rails on both sides of the ramp edge.
7	Threshold Ramps	Capable of complying at CC stage	Threshold ramps must have a maximum rise of 35mm, maximum length of 280mm and a maximum gradient of 1 in 8. Threshold ramps must not be located more than 20mm from a door opening and the edges must be either tapered or splayed at 45 degrees (where not abutting a wall).
8	Step Ramps	Not applicable	Step ramps must have maximum rise of 190mm, maximum length of 1900mm and a maximum gradient of 1 in 10. The sides of the step ramp (those not abutting a wall) must have either a low wall 450mm high, balustrade with a kerb or kerb rail and if provided at a pedestrian crossing 45 degree splayed sides.
9	Landings	Capable of complying at CC stage	Landings must be level unless they require a 1 in 40 grade for shedding of water. Landings for a ramp or walkway must be 1200mm long where a change of direction is not required. A 1500mm x 1500mm minimum clear landing is required where a 90-degree turn is required or 1540mm x 2070mm clear landing where a 180-degree turn is required.
10	Stairs	Capable of complying at CC stage	Stairs must have a 1000mm clear width, setback 900mm from a boundary, opaque risers, nosings with a rounded or chamfered profile. Stair nosings must have a non-slip nosing with a 30% luminance contrast complying with AS1428.1-2009.
11	Stairway Handrails	Capable of complying at CC stage	Stairway handrails must be continuous throughout the stair flight, provided on both sides, must not

Item		Status	Comment/Recommendation
			have obstructions above and below for a height of 600mm, top extension of 300mm and bottom extension one tread width plus 300mm (where not continuous) and at a consistent height throughout the stair flight.
12	Handrails	Capable of complying at CC stage	Handrails must not encroach within circulation space requirements, the cross section of the handrail must be clear for not less than 270 degrees for the upper most section of the handrail so as to not obstruct the passage of hand along the entire rail, 30-50mm outside diameter, 50mm clearance to a wall or fixed object, exposed edges must be rounded, positioned at a consistent height of 865mm-1000mm from the ground to the top of the handrail, securely fixed and ends returned 180 degrees or 90 degrees to the wall/ground. A second lower handrail is required at a consistent height of 665-700mm from the ground for use by children.
13	Unisex Accessible Toilet and Shower	Capable of complying at CC stage	Circulation space for the accessible WC, washbasin and shower must comply with AS1428.1-2009. The WC pan must have appropriate clearances to a wall, seat height and width as per the setout requirements in AS1428.1-2009. The WC seat must have a 30% luminance contrast to surrounding surfaces, load rated for 150kgs and securely fixed to prevent accidents. The WC backrest must be capable of withstanding forces of 1100 newtons, the lower edge of the backrest positioned 120mm-150mm from the top of the WC and at an angle of 95 to 100 degrees. WC flushing controls must be hand operated or automatic. The controls must be positioned within the allowable zones outlined in AS1428.1-2009. Toilet paper dispenser must be located within the allowable zone outlined in AS1428.1-2009 and must not encroach into the grabrail clearance zones.

Item		Status	Comment/Recommendation
			Grabrails must have a 30-40mm outside diameter, 50mm wall clearance, be securely fastened to a wall and must be able to withstand a force of 1100 newtons, exposed edges must be rounded, must not have obstructions above and below for a height of 600mm and the cross section of the grabrail must be clear for not less than 270 degrees for the upper most section of the grabrail so as to not obstruct the passage of hand along the entire rail. Where baby change tables are provided they must not encroach into the required circulation spaces when in a folded position and must have a maximum height of 820mm with a clearance underneath of 720mm when open. WC doors must be hinged or sliding, if outward opening must have a mechanism that holds the door in a closed position without the use of a latch, include an in-use indicator and a bolt or snib catch, latch mechanism that is openable from the outside during an emergency, D-lever handles and must not require more than 20 newtons of operating force. The washbasin must have lever type taps, insulated exposed hot water pipes and setout as per the requirements of AS1428.1-2009. A shelf 300-400mm wide must be positioned 900-1000mm from the ground surface next to the washbasin or a vanity with integrated shelf space. Soap, towel dispensers and other fittings (e.g. hand dryers) must be operable with one hand and must be positioned 500mm from internal corners, and 900-1000mm from the ground surface. Clothes hanging devices must be positioned 1200-1350mm from the ground surface and 500mm from internal wall corners. A portable sanitary disposal unit must be provided within the toilet and located near the WC. The shower must have grabrails,

Item		Status	Comment/Recommendation
			shower hose fittings, lever type taps, soap holder and folding seat as per the requirements of AS1428.1-2009.
14	Ambulant Toilets	Capable of complying at CC stage	Circulation space for the ambulant toilet must comply with AS1428.1-2009. Grabrails must have a 30-40mm outside diameter, 50mm wall clearance, be securely fastened to a wall and must be able to withstand a force of 1100 newtons, exposed edges must be rounded, must not have obstructions above and below for a height of 600mm and the cross section of the grabrail must be clear for not less than 270 degrees for the upper most section of the grabrail so as to not obstruct the passage of hand along the entire rail. Ambulant toilet doors must be a minimum 700mm wide, include an in-use indicator and a bolt or snib catch and a latch mechanism that is openable from the outside during an emergency. A coat hook must be provided at a height of 1350-1500mm from the ground surface.

5. STATEMENT OF DESIGN COMPLIANCE (DA DESIGN)

Ergon Consulting has completed a review of the provided design documentation with reference to the minimum access requirements found within Part D3, Clause E3.6 and Clause F2.4 of the Building Code of Australia 2015, Disability (Access to Premises – Building) Standards 2010, Disability Standards for Education 2005, relevant Australian Standards as applicable to this project (i.e. AS1428.1-2009 and AS2890.6-2009) and Port Stephens Council Development Control Plan 2014 (access provisions only).

This statement confirms accessibility can be appropriately achieved within this development with the provided recommendations. This report also confirms the client's commitment to providing an equitable and accessible environment for all.

As such, we believe the development approval may be issued without any concern that the development cannot achieve a reasonable level of access and meet statutory requirements, subject to further assessment of the construction design documentation.

We trust this statement of compliance is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully,



Costa Miroforidis

Principal/Access Consultant

Certificate IV in Access Consulting – IATA

B. Construction Management and Property (Building) – UNSW

Graduate Diploma in Building Surveying – UWS

Accredited Member of the Association of Consultants in Access Australia – ACAA

Member of the Australian Institute of Building – AIB

Member of the Australian Institute of Building Surveyors – AIBS

ERGON CONSULTING PTY LTD

38A Chapel Street Marrickville NSW 2204

PO Box 265 Enmore NSW 2042

(02) 9557 0007

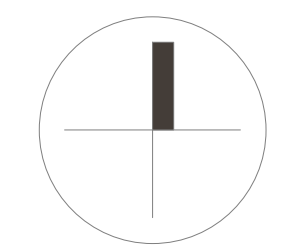
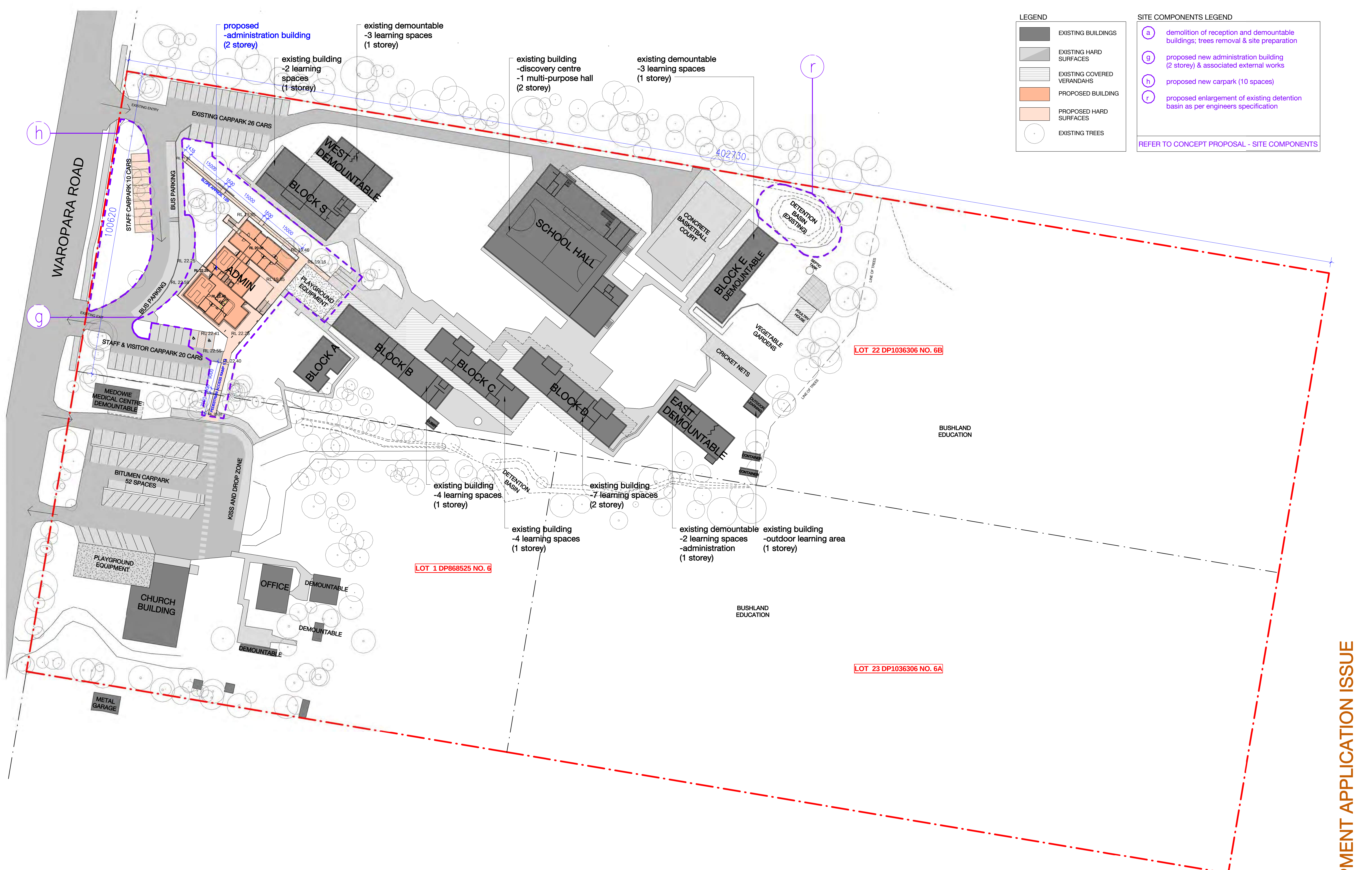
sydney@ergonconsulting.com.au

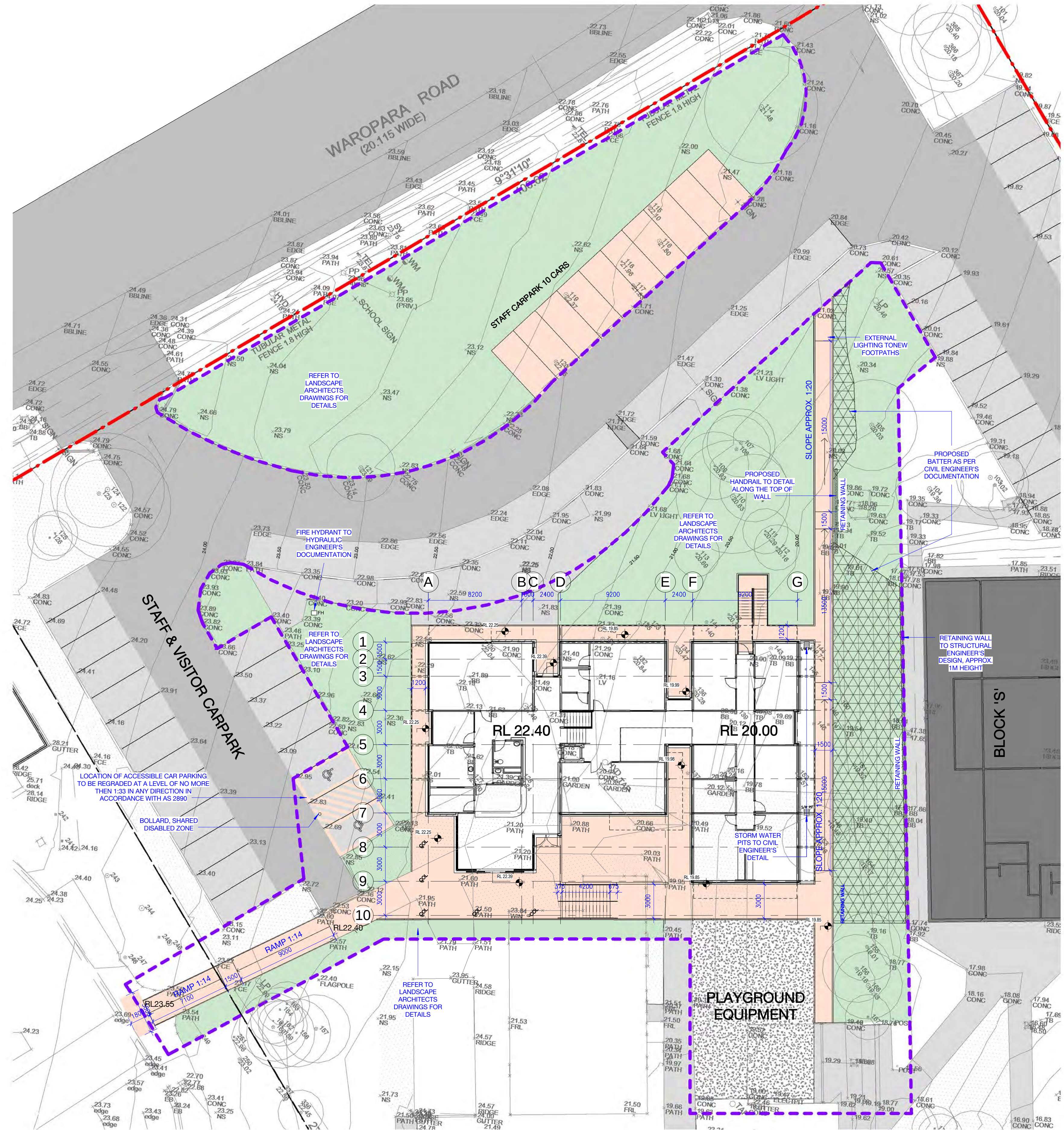
www.ergonconsulting.com.au

ABN: 41 694 776 796

ACN: 606 772 776

APPENDIX 1

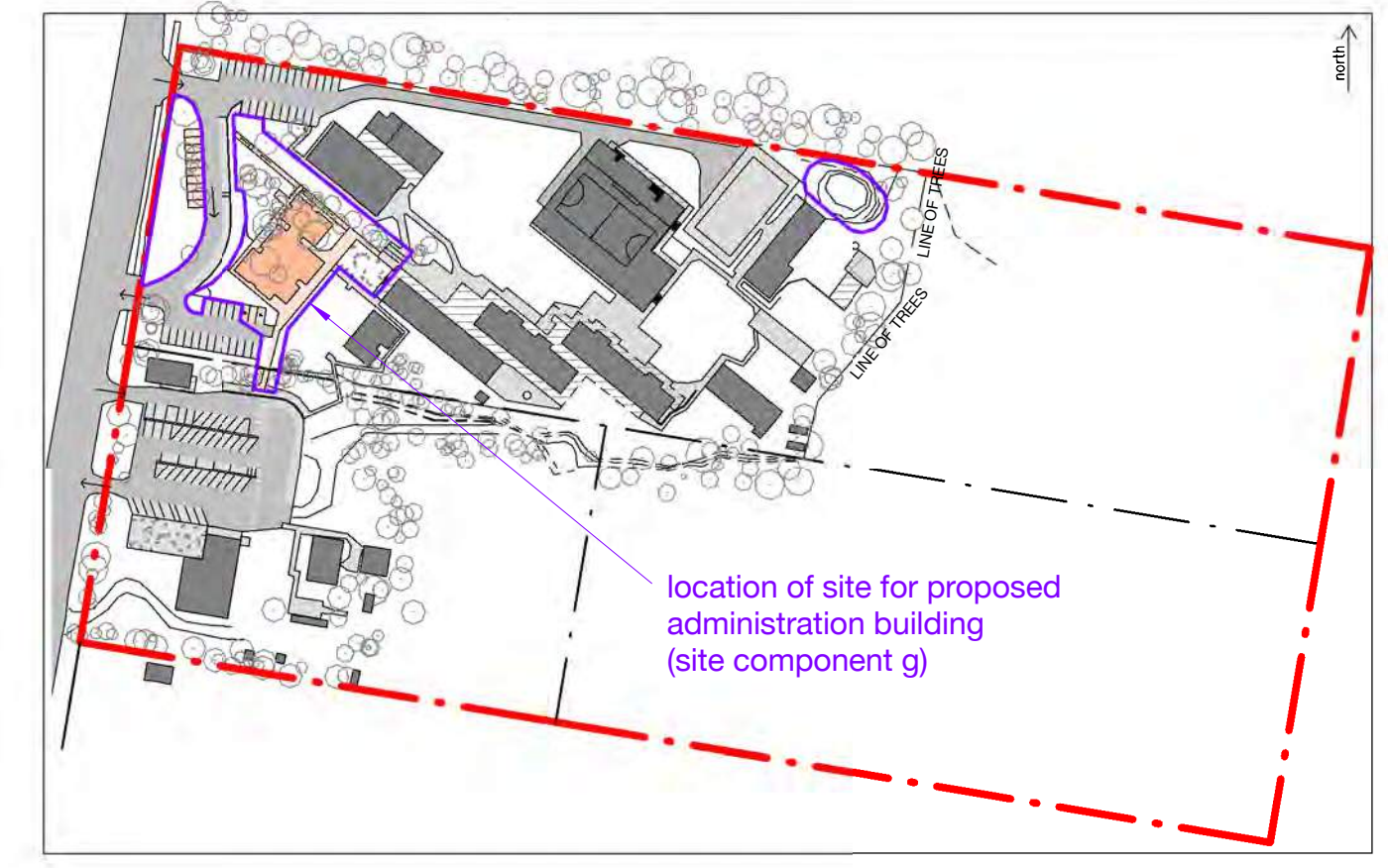




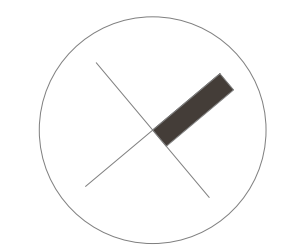
EXTERNAL WORKS PLAN
SCALE: 1 : 200

PROPOSED ADMINISTRATION BUILDING
EXTERNAL WORKS - STAGE 1 DA
MEDOWIE CHRISTIAN SCHOOL

Lot 1 DP868525 Lot 22 & 23 DP1036306 No. 6, 6A and 6B Waropara Road, Medowie



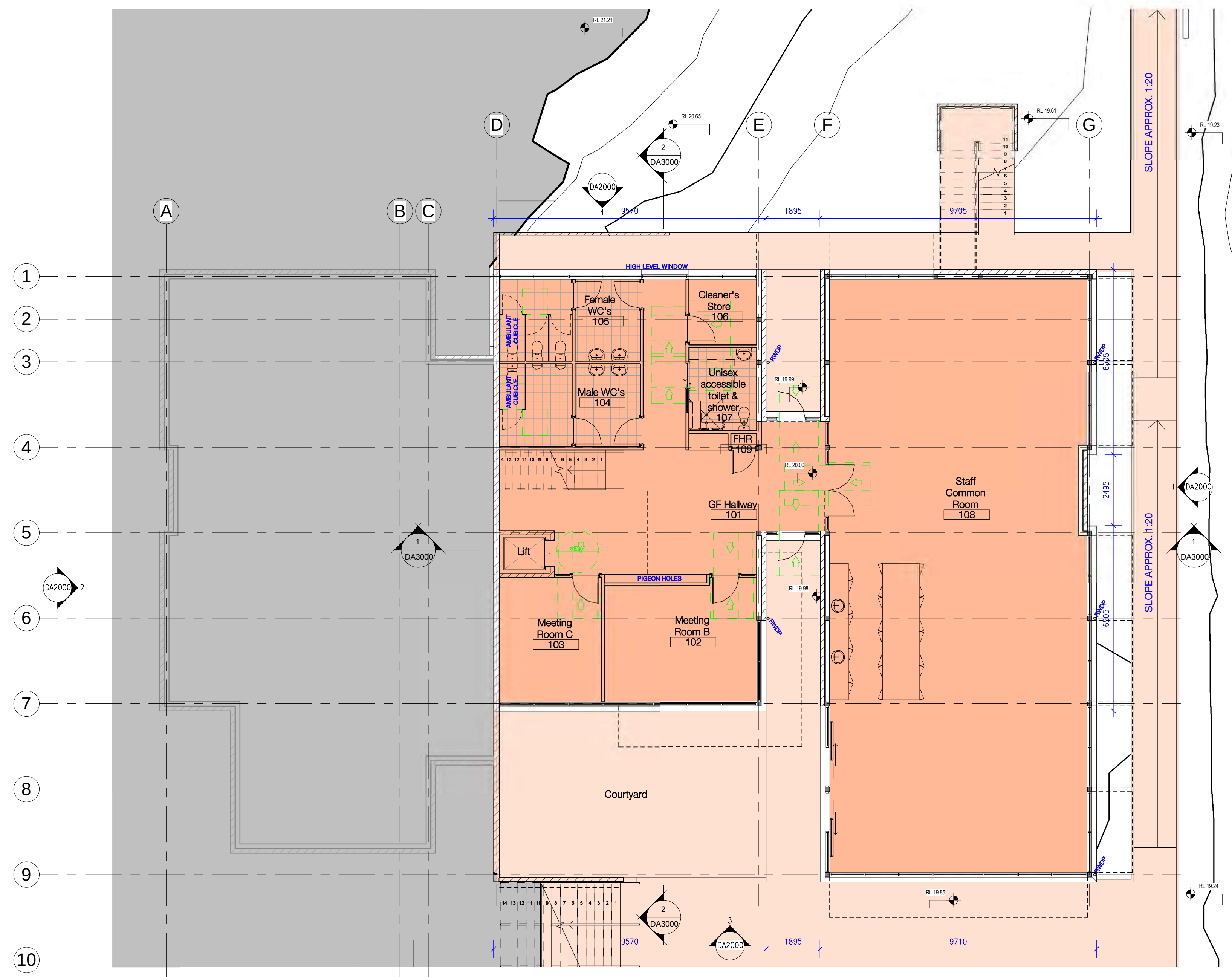
0m	5m	10m
SCALE:	1:200	A1
	1:400	A3
JOB NO:	15012	
DATE:	2015.11.13	
DWG NO:	DA1100	/B



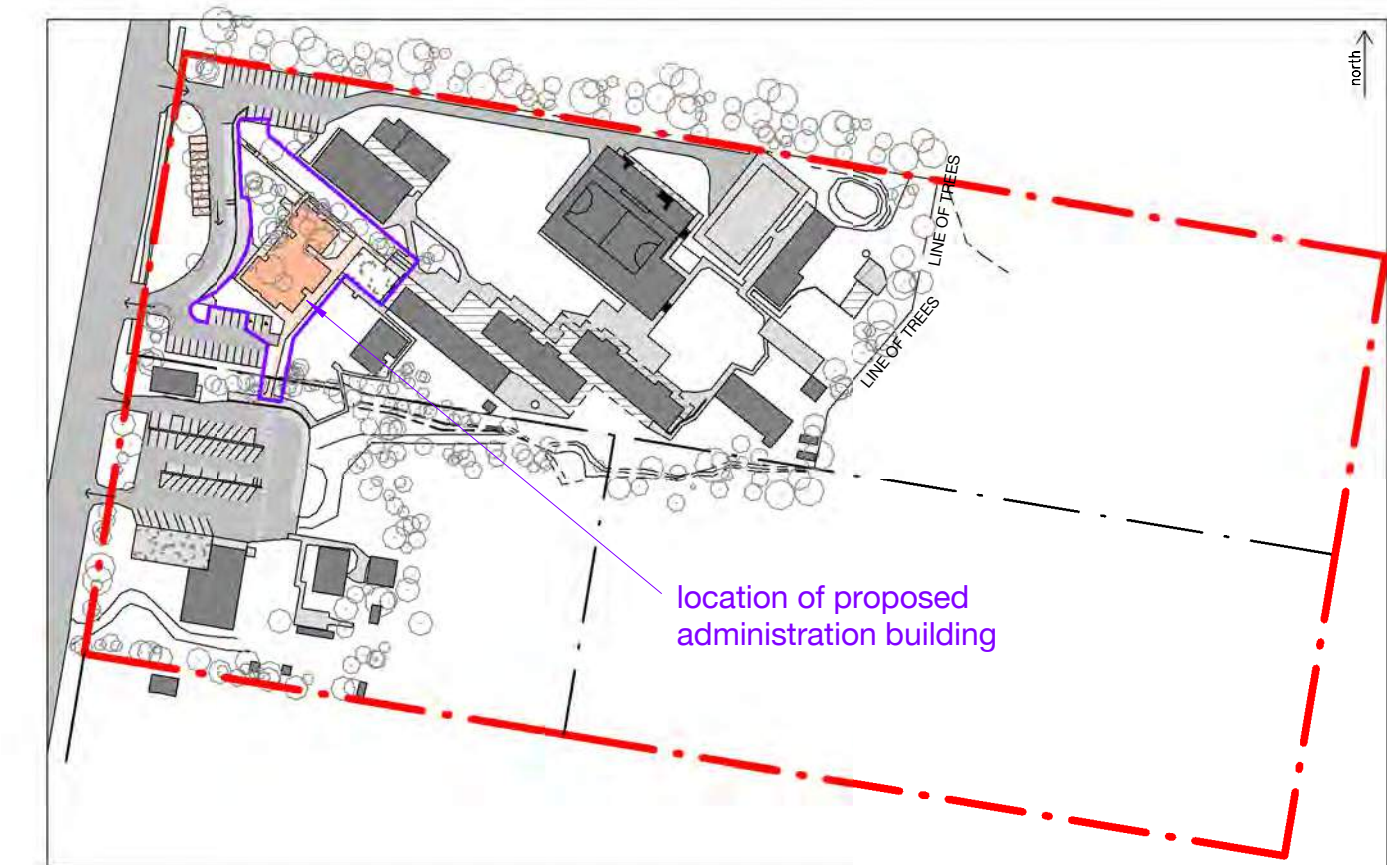
PROPOSED ADMINISTRATION BUILDING GROUND FLOOR - STAGE 1 DA

MEDOWIE CHRISTIAN SCHOOL

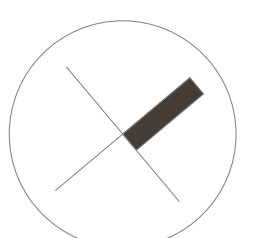
Lot 1 DP868525 Lot 22 & 23 DP1036306 No. 6, 6A and 6B Waropara Road, Medowie



GROUND FLOOR PLAN
SCALE: 1:100



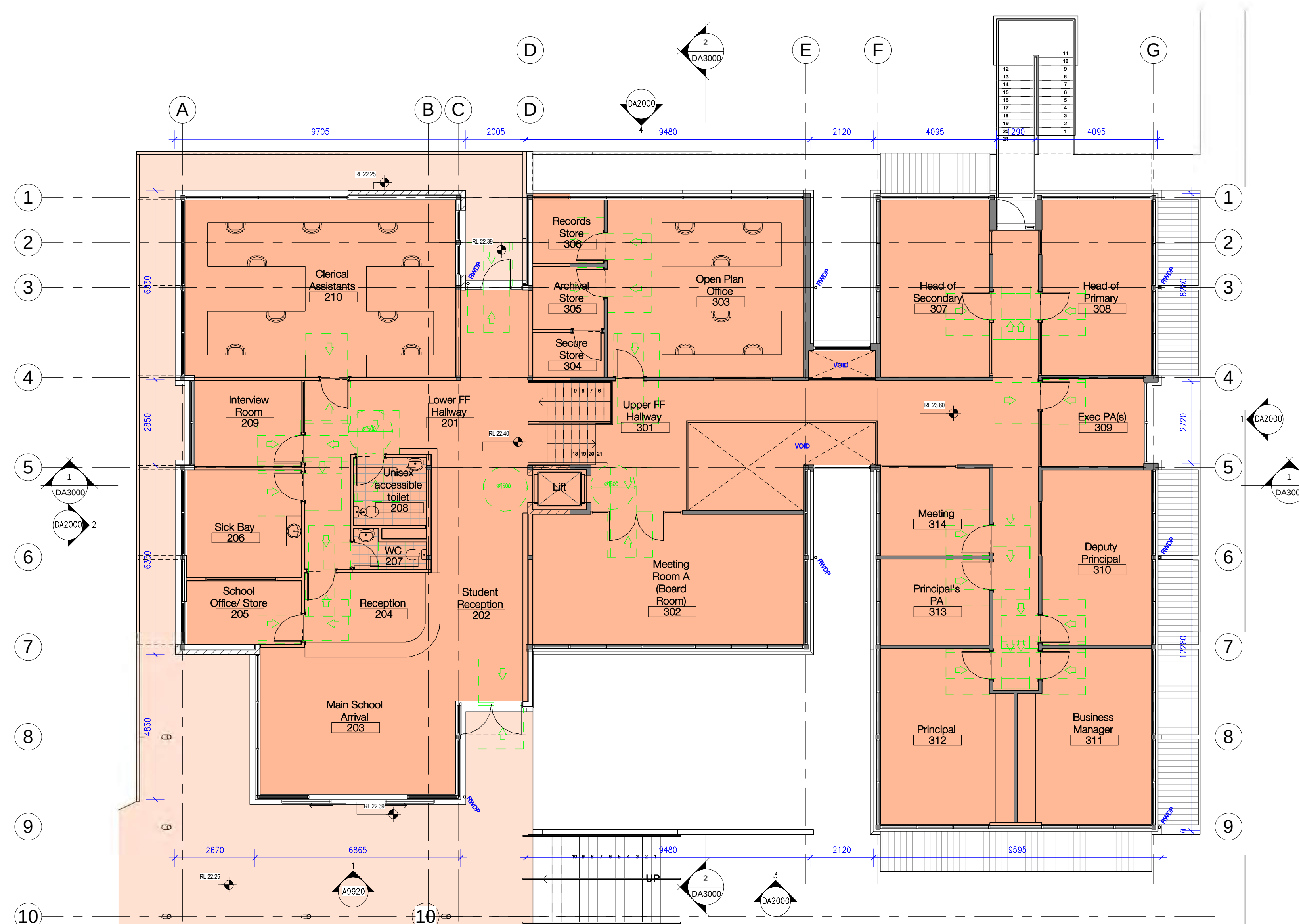
SCALE:	1:100	A1
	1:200	A3
JOB NO:	15012	
DATE:	2015.11.13	
DWG NO:	DA1101	/J



PROPOSED ADMINISTRATION BUILDING
FIRST FLOOR - STAGE 1 DA

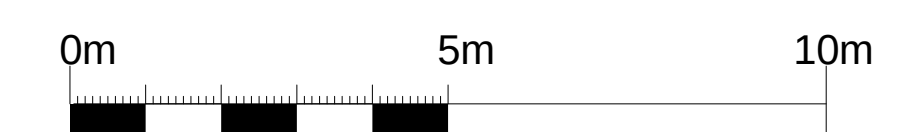
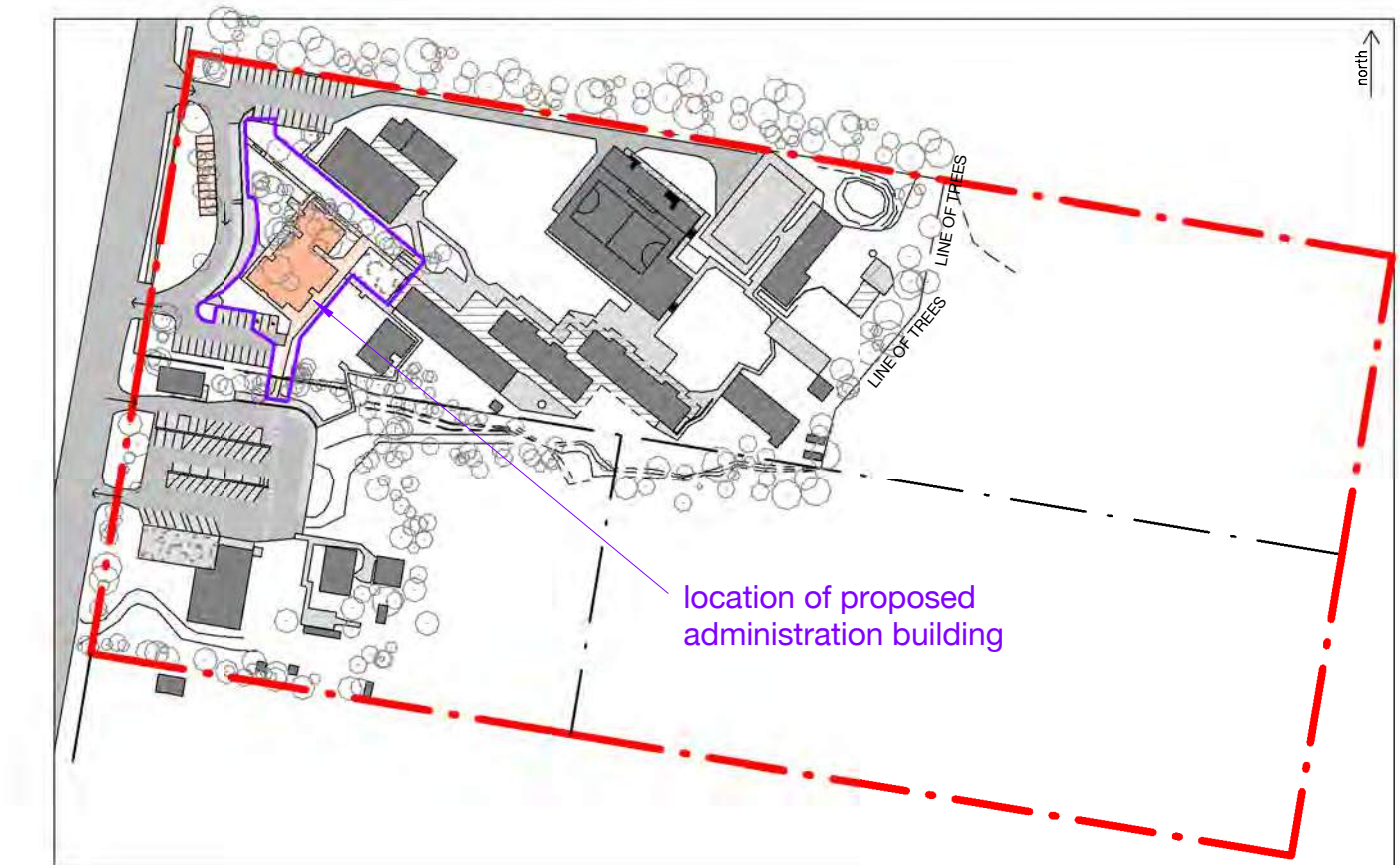
MEDOWIE CHRISTIAN SCHOOL

Lot 1 DP868525 Lot 22 & 23 DP1036306 No. 6, 6A and 6B Waropara Road, Medowie

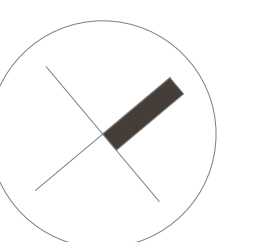


1000FP FIRST FLOOR PROPOSED

SCALE: 1:100



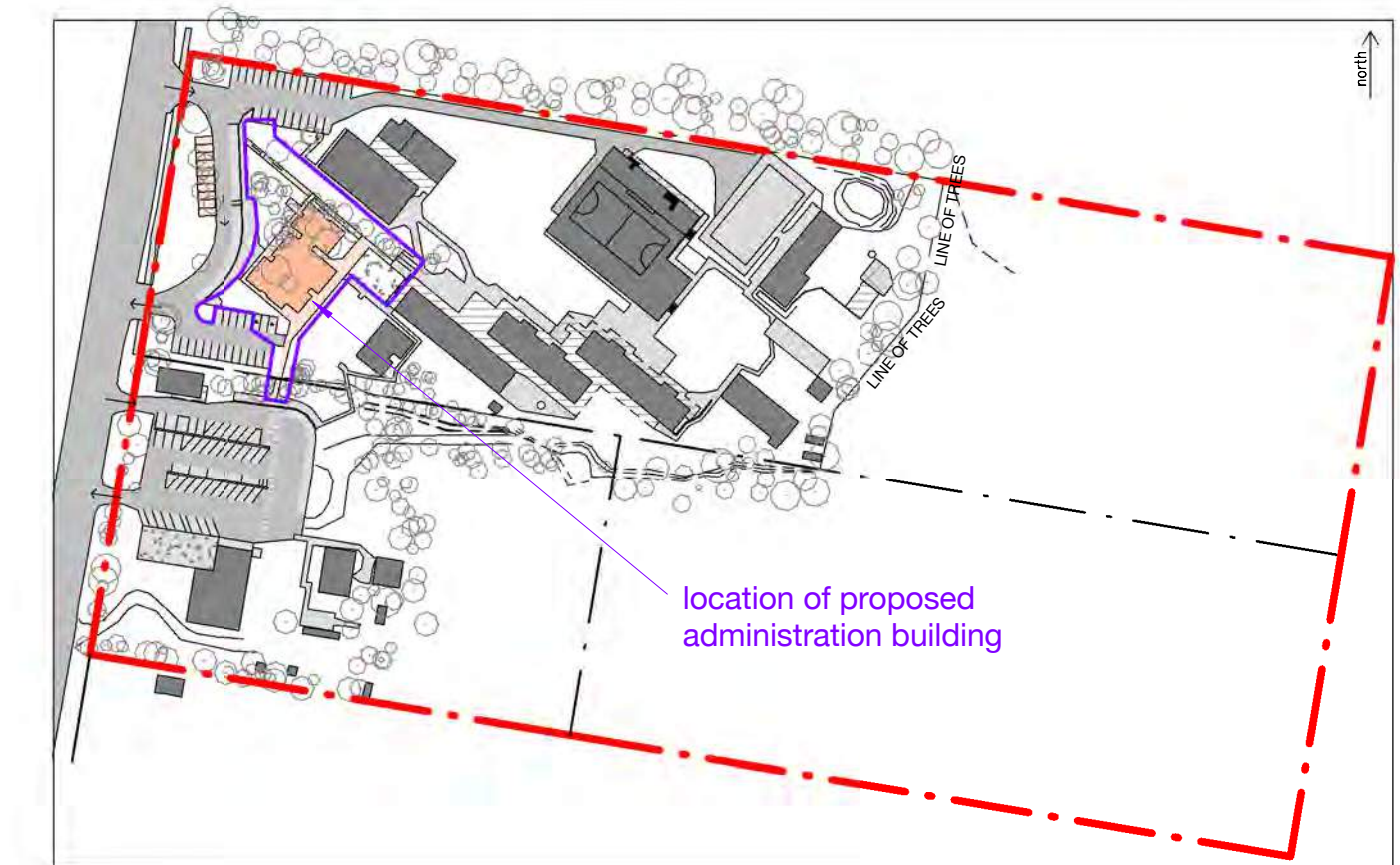
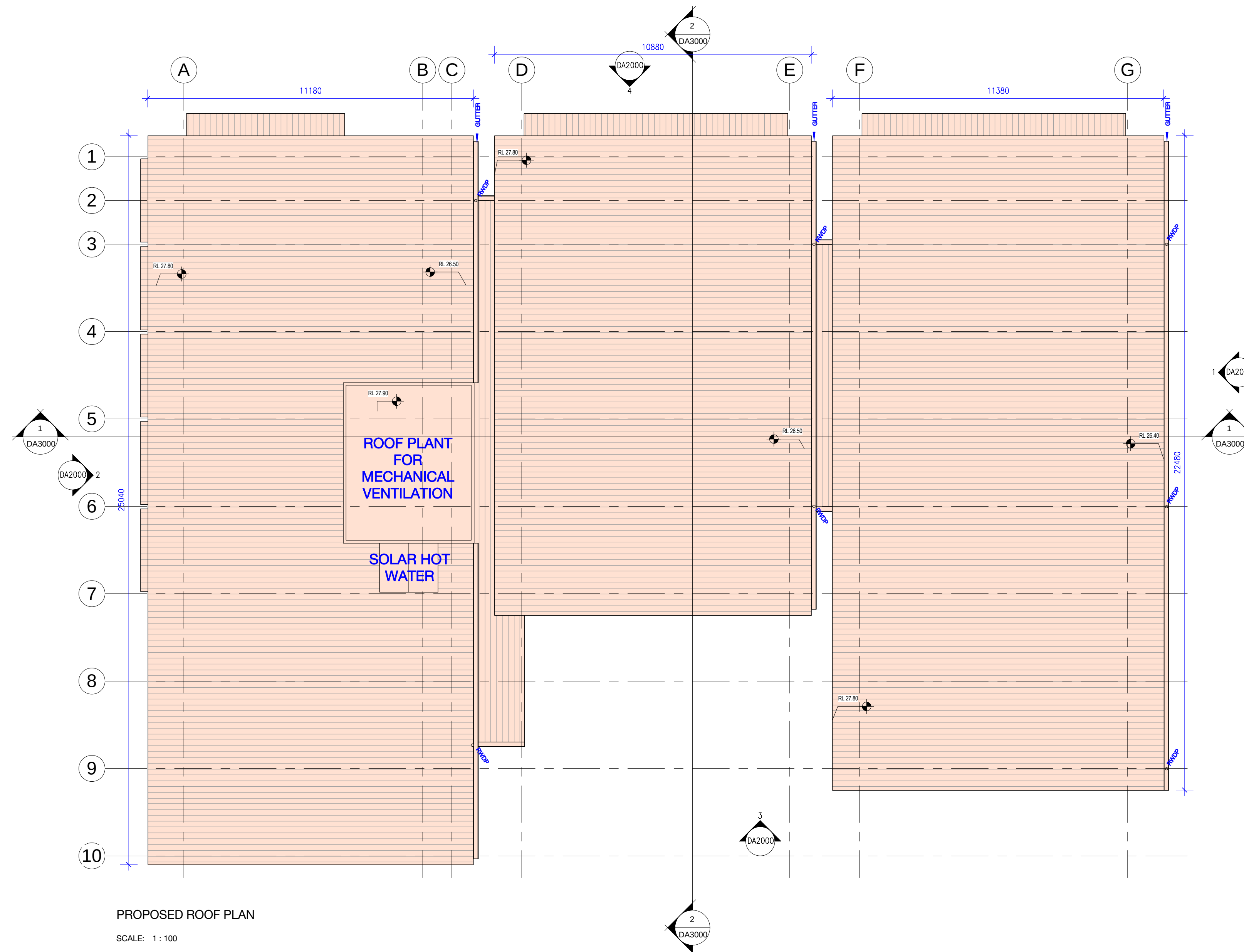
SCALE: 1:100 A1
1:200 A3
JOB NO: 15012
DATE: 2015.11.13
DWG NO: DA1102 /K



PROPOSED ADMINISTRATION BUILDING
ROOF PLAN - STAGE 1 DA

MEDOWIE CHRISTIAN SCHOOL

Lot 1 DP868525 Lot 22 & 23 DP1036306 No. 6, 6A and 6B Waropara Road, Medowie



NOTE:
REFER EXTERNAL MATERIALS
BOARD DRAWING NO: DA4000



SCALE:	1:100	A1
	1:20	A3
JOB NO:	15012	
DATE:	2015.11.13	
DWG NO:	DA1103	/D

