

**ACCESSIBILITY REPORT  
DEVELOPMENT APPLICATION**

**REFURBISHED CLASSROOM BUILDINGS &  
ADMINISTRATION OFFICES**

**ALL SAINTS SENIOR CATHOLIC COLLEGE**

**LEACOCKS LANE  
CASULA**

Prepared By Mark Relf  
24<sup>TH</sup> AUGUST 2017



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## Introduction

This report has been prepared to provide an assessment of the accessibility of proposed alterations and additions to the All Saints Catholic Seniors College at Leacocks Lane, Casula.

In particular, the new building works propose;

- Accessibility upgrade of external pathways adjacent to the main carpark and reconfigured pedestrian entry from Leacocks Lane including new stairways and accessways to Building A (Administration). A new accessible parking space will be installed.
- Building A – Internal reconfiguration and extension which incorporates ramp access from the car park. The new works include an upgrade of the unisex wheelchair accessible toilet, internal refurbishment, new external stairway and awning roof cover.
- Building B – Internal reconfiguration and conversion from a Visual Arts facility to a canteen, which includes a new pavilion and COLA structure.
- Building C – Internal reconfiguration and conversion to GLA classrooms and gym.
- Building D - Internal reconfiguration and refurbishment.
- Buildings N & P – Construction of a foyer linking the two buildings and incorporation of a lift and new stairway from ground to lower ground floors. The lower ground level outdoor pavement shall be upgraded to facilitate an accessible link to Building Q and A.
- Building N – Construction of a new TAS facility within the building undercroft on the lower ground floor and internal reconfiguration of the ground floor level.
- Building P – Construction of a small extension to include study areas within the library on the ground floor.
- Associated outdoor works include ramp upgrade adjoining Blocks B4, B5, B6, construction of covered walkways to all buildings and upgraded accessways to the central sports field from Buildings C and D.

The accessibility assessment has considered various legislation and development standards in the development of opinions regarding compliance and achievement of appropriate outcomes for people with disabilities.

### ***Legislation and Standards***

The various legislation and development standards include the following:

- Disability Discrimination Act Premises Standards (2010)
- Building Code of Australia (BCA 2016) – Parts D3, E3.6, F2.4
- AS1428.1 (2009) – Design For Access and Mobility
- AS1428.4.1 (2009) – Tactile Ground Surface Indicators
- AS2890.6 (2009) – Parking for people with disabilities
- AS1735.12 (1999) – Lifts

Plans relied upon for this review for this project include:

<b>Dwg</b>	<b>Rev</b>	<b>Title</b>
ACD 0001	-	Title Page
ACD 0002	-	Notification Plan

Dwg	Rev	Title
<b>Site Plans</b>		
ACD 1001	-	Site Plan – Existing
ACD 1002	-	Site Plan – Demolition
ACD 1003	-	Site Plan – Proposed
ACD 1004	-	External Works Plan
ACD 1201	-	Site Analysis Plan
ACD 1202	-	Shadow Diagrams
ACD 1203	-	Streetscape Elevation / Colours and Materials
ACD 1204	-	Staging Plan
<b>Block A – Administration &amp; Music Bldg Alterations</b>		
ACD-A-2001	-	Block A Lower Ground Floor Plan Existing
ACD-A-2002	-	Block A Ground Floor Plan Existing
ACD-A-2003	-	Block A Lower Ground Floor Plan Proposed
ACD-A-2004	-	Block A Ground Floor Plan Proposed
ACD-A-2101	-	Block A Roof Plan Existing
ACD-A-2102	-	Block A Roof Plan Proposed
ACD-A-3001	-	Block A Elevations 1
ACD-A-3101	-	Block A Sections 1
ACD-A-3102	-	Block A Sections 2
<b>Block B5 - Canteen / Amenities Bldg</b>		
ACD-B-2001	-	Block B5 Ground Floor Plan Existing & Proposed
ACD-B-2101	-	Block B5 Roof Plan Existing & Proposed
ACD-B-3001	-	Block B5 Elevations 1
ACD-B-3101	-	Block B5 Sections 1
<b>Block C - GLA Bldg Refurbishment</b>		
ACD-C-2001	-	Block C Ground Floor Plan Existing & Proposed
ACD-C-2101	-	Block C Roof Plan Existing & Proposed
ACD-C-3001	-	Block C Elevations 1
ACD-C-3101	-	Block C Sections 1
<b>Block D - GLA Bldg Refurbishment</b>		
ACD-D-2001	-	Block D Ground Floor Plan Existing & Proposed
ACD-D-2101	-	Block D Roof Plan Existing & Proposed
ACD-D-3001	-	Block D Elevations 1
ACD-D-3101	-	Block D Sections 1

Dwg	Rev	Title
<b>Block N (Art &amp; Tas) &amp; Block P (Library/Drama) Bldg Refurbishment –</b>		
ACD-N&P-2001	-	Block N Ground Floor Plan Existing & Proposed
ACD-N&P-2002	-	Block P Ground Floor Plan Existing & Proposed
ACD-N&P-2101	-	Block N Roof Plan Existing & Proposed
ACD-N&P-2102	-	Block P Roof Plan Existing & Proposed
ACD-N&P-3001	-	Block N Elevations
ACD-N&P-3002	-	Block P Elevations
ACD-N&P-3101	-	Block N Sections
ACD-N&P-3102	-	Block P Sections

## Executive Summary

Following an assessment of the plans it is apparent that the development will readily provide;

- External works to pathways, ramps and stairs, combined with internal building alterations and additions will facilitate continuous accessible paths of travel throughout College and realise inclusive access for people with physical disabilities in a manner that will comply with the BCA and the DDA Premises Standards.
- The carpark adjoining Building A shall provide an accessible parking space complying with AS2890.6 to satisfy D3.5 of the BCA and DDA Premises Standards.
- Buildings A, B2, B5, C, D1 and D2 – The internal reconfiguration of these buildings will provide appropriate access to all areas to comply with Part D3.3 of the BCA and DDA Premises Standards.
- Building N proposes the most significant change in terms of the link foyer and lift to enable equitable access for people with physical disabilities between the upper and lower levels of the campus to realise equitable and inclusive access consistent with the DDA Premises Standards and accessibility requirements of the BCA.
- The alterations and additions shall provide various toilets for staff and students in several buildings with five (5) unisex wheelchair accessible toilets and ambulant accessible male and female cubicles to achieve an equitable distribution complying with the BCA and DDA Premises Standards. This is an immense improvement compared to the one ageing and non-compliant unisex accessible toilet inconveniently located on the lower ground level.

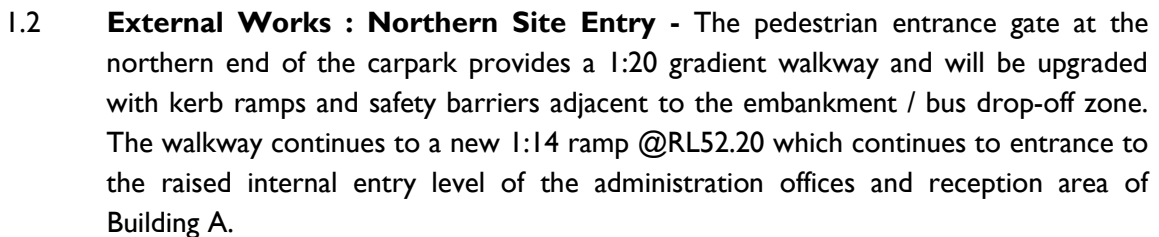
In review of the staging of the building works I am also satisfied that proposed accessibility upgrades of the initial stage 1 of external works will provide safer and greatly enhanced wheelchair access into the campus while future stages shall complete the overall project.

While several GLA classroom buildings within the “B” group and building “M” are not included in any building works my site inspection confirmed that the existing access is satisfactory and I am satisfied that students with disabilities will have greatly enhanced access and opportunity to education and learning within this College.

Overall, it is apparent from the plans that this project shall provide accessible outcomes and facilitate vastly improved access to the areas of new building works consistent with the DDA Premises Standards and accessibility requirements of the BCA.



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Access Consultant (ACAA)

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walkways and ramps to all other buildings on the upper ground floor plane in a manner complying with AS1428.1 to satisfy D3.2 of the BCA and DDA Premises Standards.

The new works shall also include a pedestrian path from the upper level carpark to the lower level adjacent to Building Q to replace an existing steep path that has steps. The new path will be installed and will generally provide a 1:14 slope and incorporate features complying with AS1428.1.

- 1.3 **External Works : Southern Site Entry** - The main pedestrian entrance gate at the southern end of the carpark proposes a re-alignment with the existing pedestrian crossing on Leacocks Lane. Within the site the pathway shall incorporate a new stairway and elevated pathway to the administration offices and reception area of Building A and the student entries adjoining Buildings B2, B3, B4 to the central outdoor areas of the College to access all other buildings on the upper ground floor plane in a manner complying with AS1428.1 to satisfy D3.2 of the BCA and DDA Premises Standards.
- 1.4 **External Works : Intrasite Access** – Within the site the new works propose several areas for accessibility upgrade including;
- Building A proposes an accessible walkway link to the outdoor forecourt adjoining Building P Library and walkway links to Buildings B, C, D, P, N, M and the central sports field. An existing stair and ramp shall be demolished to increase the forecourt at the ground floor level while the stair will be reconstructed in accordance with current AS1428 standards. The new lift adjoining Buildings N and P shall facilitate vertical access between the levels and replace the on-compliant ramp.
  - Building(s) B consist of 7 buildings at two levels of RL54.00 and RL52.50. The new works propose a new 1:14 ramp adjoining Buildings B3 and B4 to facilitate a safe and accessible link between the levels while new stairs shall be constructed adjacent to Building B2 and an exit stair from Building B2.
  - Buildings C and D propose external pavement upgrades that will incorporate accessible doorway thresholds removing the single step at doors.
  - Lower Ground Level adjoining Buildings A, P and N – The shared access driveway and forecourt areas shall incorporate new pavement to achieve continuous accessible paths of travel from the new works to Building N including the lift lobby to access all areas.
  - Several accessways within the central sports precinct shall be upgraded to ensure compliant access and provide an appropriate accessible interface with the new COLA.
- 1.5 All new building works shall be documented and constructed in accordance with AS1428.1 and AS1428.4.1 to satisfy the BCA and the DDA Premises Standards.
- 1.6 In summary, the proposed external works, combined with internal building alterations

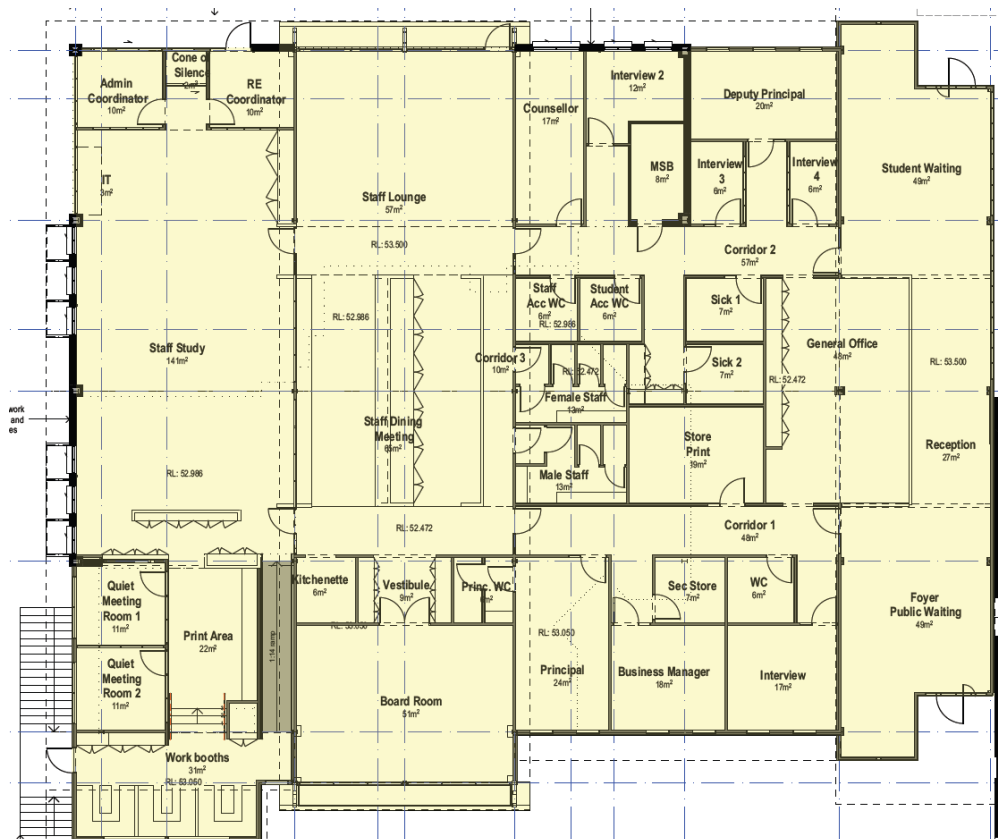
and additions will facilitate continuous accessible paths of travel throughout and realise inclusive access for people with physical disabilities in a manner that will comply with the BCA and the DDA Premises Standards.

### Accessible Parking

- 2.1 The plans propose an accessible parking spaces in accordance with AS2890.6 within the ground level carpark adjacent to Building A with accessible pathway links to enter the College to satisfy Part D3.5 of the BCA and DDA Premises Standards.

### Building Access & Internal Circulation Accessways

#### 3.1 Building A (Administration)



- 3.2 While the external works proposes a ramp to enter Building A the internal reconfiguration of the administration office facilities proposes to raise floor level of RL53.50 at the ground floor to enable an accessible walkway to the internal precinct of the College to all areas to comply with Part D3.3 of the BCA and DDA Premises Standards.

The general layout of the various offices, work areas and meeting rooms incorporates corridor that facilitate appropriate doorway circulation spaces, Turning and Passing Areas in accordance with AS1428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.

One small work area will be accessed by an internal ramp and stairway which also



With respect to sanitary facilities the new layout proposes unisex wheelchair accessible toilets (2) for students and staff plus ambulant accessible male and female staff cubicles to comply with ASI428.1 and F2.4 of the BCA and DDA Premises Standards. Detailed documentation phase shall ensure the fixtures, fittings and airlocks of the male and female toilets shall provide the 900 X 900mm circulation spaces

General Note:  
Internal reinforcement of existing

The new works propose new 920mm entrance doors and wheelchair accessible thresholds complying with ASI428.1.

### 3.5

The drawings include a plan view of the proposed extension and a plan view of the proposed pavilion.

**Proposed Extension Plan:**

- Overall dimensions: 4.650m (width) x 4.650m (depth).
- Rooms and areas:
  - Female 30m<sup>2</sup> Internal Refurbishment
  - Male 30m<sup>2</sup> Internal Refurbishment
  - Acc. WC 6m<sup>2</sup>
  - Store 1.0m<sup>2</sup>
  - Canteen 25m<sup>2</sup>
  - Old Room 5m<sup>2</sup>
  - Lobby 11m<sup>2</sup>
  - Lounge 75m<sup>2</sup>
- General Note: Proposed Internal Refurbishment of existing building to function as student canteen, lounge and student amenities.

**Proposed Pavilion Plan:**

- Overall dimensions: 4.650m (width) x 4.650m (depth).
- Room: Pavilion 7m<sup>2</sup> RL 54.450.

**Proposed Covered Walkway:**

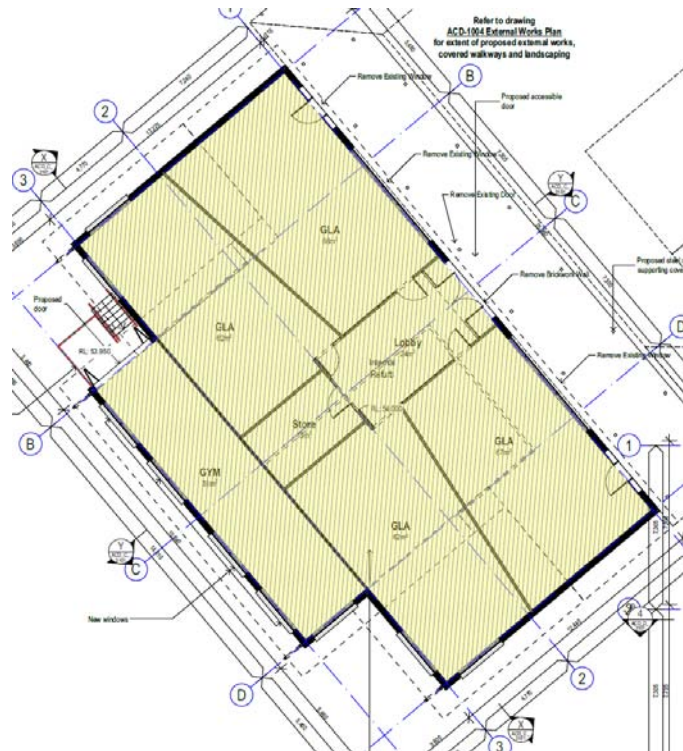
- Refer to drawing ACD-1004 External Works Plan for extent of proposed external works, covered walkways and landscaping.
- Proposed steel columns supporting covered way.
- Proposed covered walkway above, refer to drawing ACD-1004 External Works Plan for full extent.

- 3.6 The Canteen facility also proposes a new pavilion and COLA structure adjacent to the canteen which will include a 1:20 gradient walkway complying with ASI428.1 to ensure equitable access to satisfy D3.3 of the BCA and DDA Premises Standards.

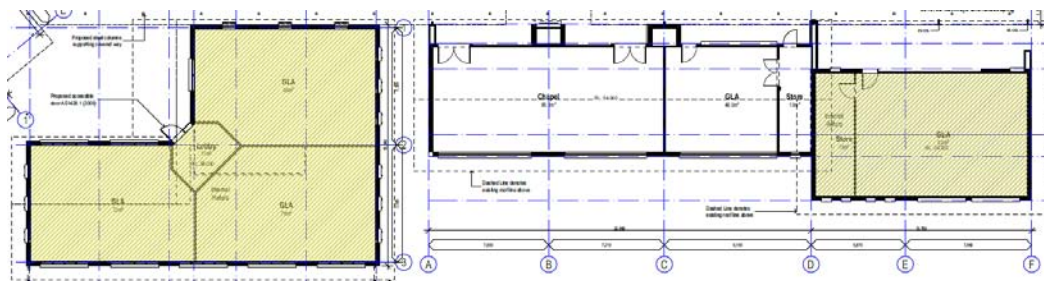
### 3.7 Building C

The alterations and additions propose to reconfigure the interior fitout of the building which has appropriate doorway circulation spaces, Turning and Passing Areas in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.

As previously stated the external forecourt pavement shall remove the existing step(s) to facilitate accessible entrances to the building.



### 3.8 Building D



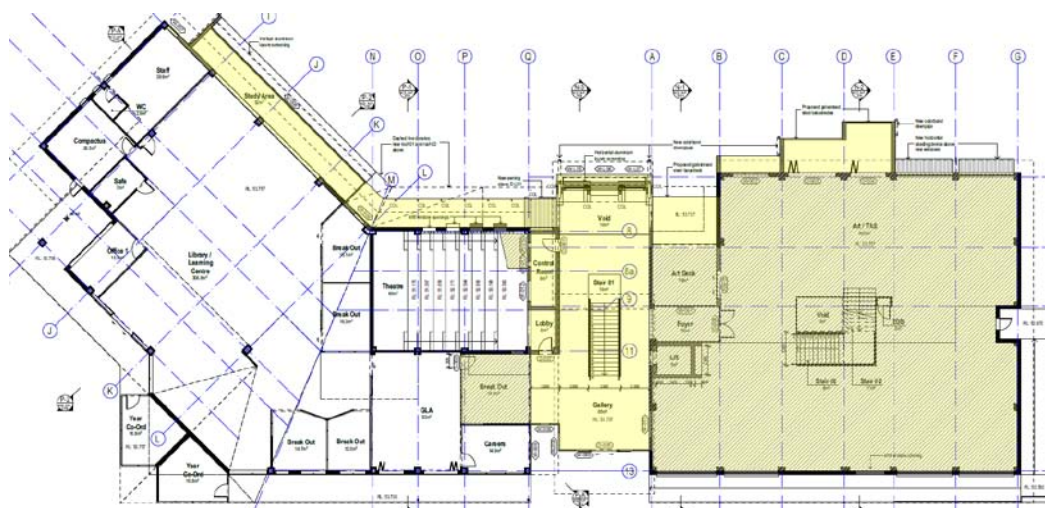
The alterations and additions propose to reconfigure the interior fitout of the building which has appropriate doorway circulation spaces, Turning and Passing Areas in accordance with ASI428.1 to satisfy Part D3.3 of the BCA and DDA Premises Standards.

As previously stated the external forecourt pavement shall remove the existing step(s) to facilitate accessible entrances to the building.

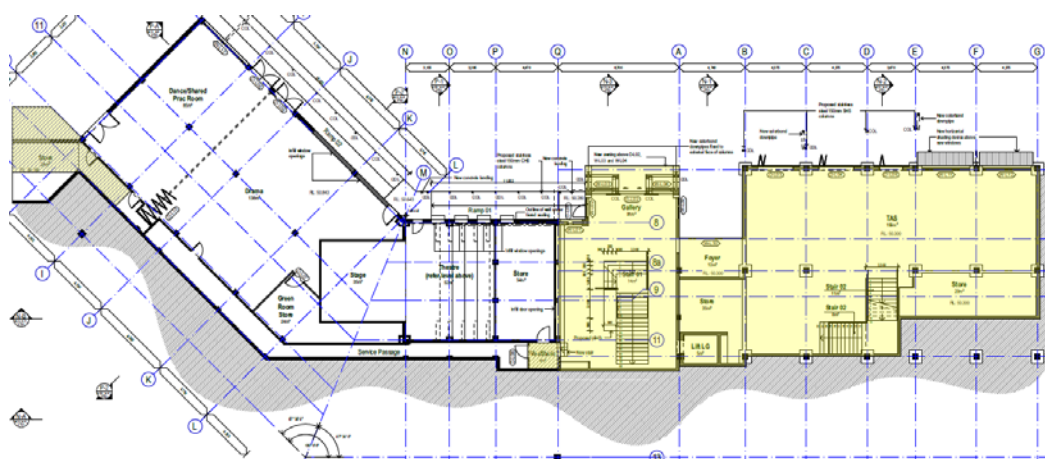
### 3.9 Buildings N & P Foyer

The alterations and additions primarily impact on Building N with minor works to Building P.

The plans illustrate the construction of a foyer linking the two buildings and incorporating a lift and new stairway from ground to lower ground floors.



Ground Floor



Lower Ground Floor

The foyer provides an open plan layout that facilitates accessible approaches to and within adjacent rooms which are also open plan across a single level to ensure appropriate access to all areas to comply with Part D3.3 of the BCA and DDA Premises Standards.

The stairways will be detailed with handrails, stair profile, stair nosings and tactile indicators in accordance with AS1428.1 and AS1428.4.1 to satisfy Parts D3.3 and D3.8 of the BCA and DDA Premises Standards.

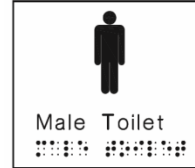
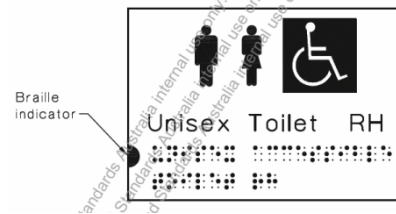
The lower ground level outdoor pavement shall be upgraded to facilitate an accessible link to Buildings Q and A.

## Sanitary Facilities

- 4.1 **Accessible Toilets** – The proposed development shall provide various toilets for staff and students in several buildings with five (5) unisex accessible toilets and ambulant accessible male and female cubicles to achieve an equitable distribution complying with the BCA and DDA Premises Standards.

The construction certificate plans shall confirm details of fittings and fixtures in accordance with ASI428.1 to readily satisfy Part F2.4 of the BCA and the DDA.

- 4.2 **Tactile & Braille Signage** – The installation details of tactile and Braille signage for ALL sanitary facilities shall be confirmed at construction certificate stage in accordance with Specification D3.6 of the BCA and ASI428.1 as applicable.







## CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy Housing for Seniors or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 – Apartment Design Guide and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principal consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is an accredited member of the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.

