



Morris Goding
Access Consulting

JDH Architects

60-70 Horace Street, St. Ives -
St. Ives Indoor Sports
Complex

**Access Review –
DA Final v3**

25 October 2021



REPORT REVISIONS		
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1. Executive Summary

The Access Review Report is a key element in the design development of the St. Ives Indoor Sports Complex located at 60-70 Horace Street, St. Ives NSW, 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 Access Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The review will ensure that ingress and egress, paths of travel, circulation areas, and sanitary facilities comply with relevant statutory guidelines, and in addition, compliance with a higher level of accessibility and inclusiveness benchmarks set by the project.

2. Introduction

2.1 Background

JDH Architects has engaged Morris Goding Access Consulting, to provide a design review of the St. Ives Indoors Sports Complex located at 60-70 Horace Street in St Ives NSW. The development consists of a new indoor sports court with associated carparking and sanitary facilities.

The proposed development falls under a number of BCA classifications:

- Class 7a (carpark)
- Class 9b (sports facility)
- Café (retail)

The requirements of the investigation are to:

- Review supplied drawings of the proposed development;
- Provide a report that will analyse the provisions of disability design of the development, and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), relevant Australian Standards, and enhanced benchmark requirements set by the project.

2.2 Objectives

The report seeks to ensure compliance with statutory requirements and enhanced benchmark requirements set by the project. The Report considers user groups, who include students, staff, and members of the public. The Report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment.

The Report seeks to provide compliance the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3 Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

2.4 Accessibility of Design

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, Universal Design principles, the AS 1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

2.5 Statutory Requirements

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with disabilities will be in accordance with:

- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2010;
- Building Code of Australia (BCA) Part D3, F2, E3;
- AS 1428.1:2009 - (General Requirement for Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators);
- AS 2890.6:2009 - (Parking for People with Disabilities);
- AS 1735.12:1999 - (Lift Facilities for Persons with Disabilities);
- Ku-ring-gai Local Council DCP.
- Ku Ring Gai Council, Application No. DA0288/21 (Item 5 – Accessibility Requirements).

Condition 4 – Assessment is consistent with the DA resolution of the architectural documentation. Further detail will be provided during the detail design stage aligned with standard practice.

DDA Premises Standards: Acceptable and achievable.

AS1428.1 - Acceptable and achievable.

AS1428.2 - Note this is not on the BCA or Premises Standards, where adopted will be provided during a detail design stage (best practice).

AS1428.4.1 - Acceptable and achievable. Detail to be provided during a detail design stage.

AS 1735.12 - Acceptable and achievable. Lift core is capable of accommodating a compliant lift car in accordance with AS1428.1 and AS1735.12.



Please note that there are also additional advisory standards (not currently referenced by BCA or DDA Premises Standards) as well as other relevant guidelines that will be considered, as relevant to promote equity and dignity in line with over-arching DDA principles and aspirational objectives. These include:

- Universal Design Principles;
- Human Rights Commission (HEREOC)
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture;
- AS1428.2:1992 Enhanced and Additional requirements;
- AS1428.4.1 Draft Way-finding Standard;
- AS3745:2010 – Planning for Emergencies in Facilities (to assist with design strategies for provision for escape for people with disability that may require assistance).



3. General Access Planning Considerations

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

Since the 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1-2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting an alternative solution that achieves the relevant performance requirements.

By utilizing AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

MGAC supports the use and consideration of universal design (UD) principles into the design to maximize access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialized 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:

- Principle 1: Equitable Use
- Principle 2: Flexibility in Use
- Principle 3: Simple and Intuitive Use
- Principle 4: Perceptible Information
- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and use



4. Ingress & Egress

4.1 External Linkages

The BCA and DDA Premises Standards contain requirements for site approaches for the use of persons with disabilities. These requirements can be summarised as follows:

- An accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS1428.1:2009. Currently, this requirement has been achieved as there is a 1:20 walkway provided leading to the main entrance doors with sufficient clearance and landings as per AS1428.1 and the DDA Premises Standards.
- BCA D3.2 requires buildings within the same boundary to be connected by an accessible path of travel as defined by AS1428.1. This connection occurs at ground level. Currently, this requirement has been achieved as people in the proposed and existing sports complexes can access the sports oval via a flight of external stairs from the ground level and via an accessible path of travel on the Parking level. This pathway connects all levels via a lift.

Linkage details between the existing parking and the proposed building are via stair only, however, stair will not be any wider than is required for maintenance and signage will be provided at top and bottom in accordance with AS1428.1, DDA Premises Standards and BCA. Proposed design is capable of achieving compliance.

Condition 3 – Note under the DDA Premises Standards an accessible path of travel to building entrances from associated accessible car-parking bays, compliant with AS1428.1:2009 is required. Currently, this requirement has been achieved as parking level provides a continuous accessible path of travel to and from the lift which connects all levels. Proposed Accessible parking will cater for all types of user classification e.g staff.

Linkage details between the bleacher seating stair with the existing and proposed buildings are not shown, however, these will be linked in accordance with AS1428.1. Proposed design is capable of achieving compliance.

- An accessible path of travel to building entrances from associated accessible car-parking bays, compliant with AS1428.1:2009 is required. Currently, this requirement has been achieved as parking level provides a continuous accessible path of travel to and from the lift which connects all levels.
- All common-use doors/gates, not excluded under Part D3.4, must have at least 850mm clear width openings and suitable door circulation, compliant with AS1428.1:2009. Ensure double doors connecting the existing and the proposed building provide threshold level.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear

capable of achieving compliance. Further work will be required during detailed design stage to ensure appropriate outcomes are achieved.

4.2 Entrances

The BCA and DDA Premises Standards contain requirements for building entry for the use of persons with disabilities. These requirements can be summarised as follows:

- All accessible doors with 850mm min. clear width opening and suitable door circulation area, compliant with AS1428.1:2009. Note: Manual doors require lightweight door forces to be operable by people with disabilities (20N max.). Currently, this requirement has been achieved.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during detailed design stage to ensure appropriate outcomes are achieved.

4.3 Emergency Egress

BCA 2016 Part D2.17 has requirements for all fire-isolated egress stairs from areas required to be accessible (not communication stairs) to include at least one continuous handrail designed to be compliant with AS1428.1 Clause 12. Provision of an off-set tread at the base of stair flights or an extended mid-landing that will allow a 300mm extension clear of egress route is considered appropriate for achieving a consistent height handrail (without vertical or raked sections). Such an off-set tread configuration has been shown at the majority of stairs and would appear to be possible elsewhere, subject to further detail design.

Where fire-isolated egress stairs will also be used for communication stair purposes between levels, they should be designed to meet AS1428.1:2009. Confirmation is required on the likely use of certain stairs for this purpose.

There is currently no mandatory requirement within BCA or DDA Premises Standards for provision of independent accessible egress for people with a disability in accordance AS1428.1 and this remains an important DDA issue. Consideration of an accessible egress strategy with emergency evacuation plan will be needed as a minimum starting point.

Consideration of management systems and fire wardens for emergency egress for people with disabilities.

5. Paths of Travel

5.1 Circulation Areas

The BCA and DDA Premises Standards contain requirements for circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Wheelchair passing bays (1800mm width x 2000 length) when a direct line of sight is not available and are to be provided at 20m max. intervals along access-ways. Currently, this requirement has been achieved in accordance with AS1428.1 and the DDA Premises Standards.
- Turning spaces (at least 1540mm W x 2070mm L) within 2m of every corridor end and at 20m.max intervals along all access-ways. This is needed for wheelchairs to make a 180-degree turn, compliant with AS1428.1:2009. Currently, this requirement has been achieved in accordance with AS1428.1 and the DDA Premises Standards.
- Curved path in the continuous accessible path of travel (CAPT) is to be 1:20 maximum and 1500mm min clear wide. Currently, this requirement has been achieved in accordance with AS1428.1 and the DDA Premises Standards.
- All common-use doors (i.e. not excluded under Part D3.4) with 850mm min. clear width opening (each active door leaf) and suitable door circulation area, compliant with AS1428.1:2009. Currently, this requirement has been achieved for a majority of doors. However, the female and male changing areas and entry door at parking level do not provide 530mm min.(internal), these doors are to provide latch or to be automated in accordance with AS1428.1 and the DDA Premises Standards.
- All common-use corridors and accessible paths of travel with at least 1000mm min. width when travelling in a linear direction. Note Increased clear width paths of travel required for doorway circulation, turning areas etc. Currently, this requirement has been achieved in accordance with AS1428.1 and the DDA Premises Standards.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during detailed design stage to ensure appropriate outcomes are achieved.

5.2 Passenger Lifts

The BCA and DDA Premises Standards contain requirements for passenger lifts and circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

- Passenger lifts with min. internal size at floor of 1400mm width x 1600mm depth, compliant with BCA/DDA Access Code Part E3.6 and AS1735.12. Currently, this requirement has been achieved in accordance with AS1428.1 and the DDA Premises Standards.



- All lift lobbies and main corridors on each level with 1800mm min. clear width to allow two wheelchairs ability to space pass each other. Currently, this requirement has been achieved in accordance with AS1428.1 and the DDA Premises Standards.

Condition 4 – Assessment is consistent with the DA resolution of the architectural documentation. Further detail will be provided during the detail design stage aligned with standard practice.

AS 1735.12 - Acceptable and achievable. Lift core is capable of accommodating a compliant lift car in accordance with AS1428.1 and AS1735.12.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during detailed design stage to ensure appropriate outcomes are achieved.

5.3 Stairs & Walkways

The BCA and DDA Premises Standards contain requirements for stairs and ramps for the use of persons with disabilities. These requirements can be summarised as follows:

- Ensure 1:20 walkways have suitable landings at 15m max. intervals, compliant with AS1428.1. Currently, this requirement has been achieved in accordance with AS1428.1 and the DDA Premises Standards.
- Ramps with handrails on both sides with minimum 1 metre clearance in accordance with AS1428.1. Currently, this requirement has been achieved in accordance with AS1428.1 and the DDA Premises Standards.
- Landings 1200mm length with 1500mm length at 90 degree turns. Currently, this requirement appears capable of being achieved. Currently, this requirement has been achieved in accordance with AS1428.1 and the DDA Premises Standards.
- Handrails on both sides of stairways to be in accordance with AS1428.1. Currently, all stairs provide sufficient clear width to accommodate the handrails and will be detailed accordingly during detailed design stage. Dual central handrails, in lieu of handrails on both sides, can be supported under a BCA Performance Solution.
- All common use stairs are to comply with AS 1428.1:2009, Clause 11. Currently, this requirement has been achieved in accordance with AS1428.1 and the DDA Premises Standards.

A stairway is proposed near the principal pedestrian entrance (PPE) and existing gated staff parking area. This stair will not be any wider than is required for maintenance and will provide suitable signage for its use.

Condition 3 – Note the connection to existing parking will be via stairs only as this stair will not be any wider than is required for maintenance and will provide suitable signage for its use.



- Stairs and ramps are to have off-sets to ensure no encroachment of handrail extensions into a transverse path of travel at the top and bottom. Currently, this requirement appears capable of being achieved in accordance with AS1428.1 and the DDA Premises Standards.
- The stair design must provide an off-set treads at mid-landings to enable the handrail to continue at a consistent height, compliant with AS1428.1. Currently, this requirement has been achieved in accordance with AS1428.1 and the DDA Premises Standards.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during detailed design stage to ensure appropriate outcomes are achieved.

6. Facilities & Amenities

6.1 Sanitary Facilities

The BCA and DDA Premises Standards contain requirements for sanitary facilities suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- For Class 7a, 9b: At least 1 unisex accessible toilet, adjacent to every bank of toilets (where provided) on each storey, compliant with AS1428.1 under BCA/DDA Access Code part F2.4. If more than 1 toilet bank provided on each level, accessible toilet is required at 50% min. of toilet banks at each level. Currently, this requirement has been achieved in accordance with AS1428.1 and the DDA Premises Standards.
- For Class 9b: If common-use change facilities provided (i.e. both toilets and showers) a separate combined accessible WC/shower adjacent to male and female change rooms are required, compliant with AS1428.1 under BCA/DDA Access Code Part F2.4. The female and male changing areas do not provide 530mm min.(internal), these doors are to provide latch or to be automated in accordance with AS1428.1 and the DDA Premises Standards.
- Accessible WC with 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1. Currently, this requirement has been achieved in accordance with AS1428.1 and the DDA Premises Standards.
- An ambulant cubicle within every standard toilet bank adjacent to an accessible toilet under DDA Access Code Part F2.4 compliant with AS1428.1:2009. Currently, this requirement has been partially achieved. Currently, this requirement has been achieved in accordance with AS1428.1 and the DDA Premises Standards within the male and female banks. However, the First Aid WC ambulant provision is required.

Unisex ambulant WC is a departure from the Access Code and BCA. MGAC may support compliance under a Performance Based Solution (PCA to confirm is required). The ambulant cubicle is to achieve a 900-920mm width and a minimum of 1560mm length to allow fixings, fixtures and circulation space to comply with AS1428.1. Proposed design is capable of achieving compliance.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during detailed design stage to ensure appropriate outcomes are achieved.

6.2 Common Areas

The BCA and DDA Premises Standards contain requirements for common use areas suitable for the use of persons with disabilities. These requirements can be summarised as follows:

- Accessibility to common use courtyards, changing rooms, cafe within buildings are required. Currently, this requirement appears capable of achieved compliance as the female and male changing areas do not provide 530mm min.(internal), these doors are



to provide latch or to be automated in accordance with AS1428.1 and the DDA Premises Standards.

Condition 3 – Currently internal café areas provide suitable circulations for a wheelchair user to manoeuvre. Joinery detail with AS1428.2 features (if adopted) will be incorporated during detail design stage prior to Construction Certification (CC). Access to this facility is achieved via lift.

- Wheelchair access is required to any external and outdoor terrace, compliant with AS1428.1. Currently, this requirement has been achieved.
- There is a requirement to provide 3 wheelchair seating spaces (for up to 150 seats) and 1 additional space for every additional 50 seats or part thereof (from 150-800 seats). There are 8 wheelchair spaces provided. These do not show detail or total number of fixed seating at this stage, however, there is sufficient space and design is capable of achieving compliance in accordance with AS1428.1 and the DDA Premises Standards.

Condition 2 – Assessment is consistent with the DA resolution of the architectural documentation (above noted). Further detail will be provided during the detail development stage aligned with standard practice. Proposed design is capable of achieving compliance.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during detailed design stage to ensure appropriate outcomes are achieved.

6.3 Car Parking

The BCA and DDA Premises Standards contain requirements for parking which are applicable to this project. These requirements can be summarised as follows:

- Class 9b development: 1 accessible car bay for every 100 car bays or part thereof, compliant with AS2890.6. Currently, this requirement has been achieved in accordance with AS1428.1, AS2890.6 and the DDA Premises Standards.

An accessible car parking bay is to be allocated for staff to be used when needed. Accessible car parking allocation will cater for all development users type.

- Accessible car bays 2.4 metre with 2.4 metre shared area. Currently, this requirement has been achieved in accordance with AS1428.1, AS2890.6 and the DDA Premises Standards.
- Accessible car bays 2.4 metre share areas are to be clear of obstruction. There is a column located in the shared area of the No.13 accessible car park bay, which should be clear of obstruction. The column is to be relocated or alternatively, MGAC is to support compliance under a Performance Based Solutions. Note: All Performance



Based Solutions will be subject to the provision of a statement from the stakeholder outlining the reasons why compliance has not been achieved.

- All accessible car bays located near relevant lifts and/or associated building entry points to minimise distance to relevant lift and ensure accessible path of travel between these areas. Currently, this requirement has been achieved in accordance with AS1428.1, AS2890.6 and the DDA Premises Standards.
- 2.5m min. height clearance, compliant with AS2890.6 fig 2.7 over accessible car bays with 2.2 m min. vertical clearance leading to the accessible and adaptable unit car bays
Note: consideration for 2.3 or 2.4m min. height preferred (entry door) for higher vans/adapted vehicles is recommended as good practice. Currently, this requirement has been achieved as proposed height is 2.8-meters.
- Ensure all accessible car parking and share zones are max.1:40 gradient or 1:33 bitumen. Note: If there is a level change from lift lobby a kerb or step ramp may be required. Currently, this requirement has been achieved in accordance with AS1428.1, AS2890.6 and the DDA Premises Standards as there are not significant level changes in the accessible car parking bays and the paths of travel.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further work will be required during detailed design stage to ensure appropriate outcomes are achieved.

7. DDA Elements (Sports Courts Recommendations)

Section 7 of the report is based on issues relating to possible DDA (Disability Discrimination Act) issues. The recommendations in this section do not have impact on the building sign off under the DDA Access Code or the BCA. These are advisory recommendations in line with the intent and objectives of the DDA to ensure equitable and dignified access for people with disabilities.

The following recommendations are based on the use and consideration of universal design.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability.

By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialized 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

7.1 Paths of travel

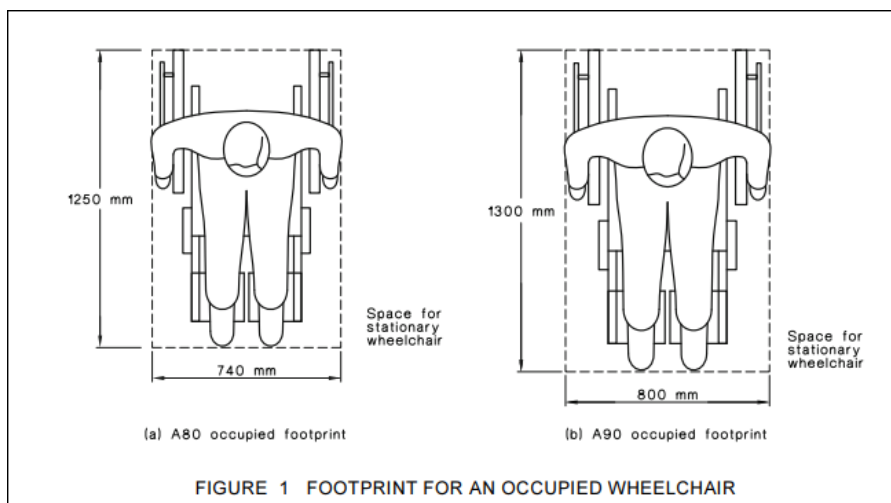
The following should be considered:

- Hardwood full height feature located at the lower ground floor should be considered for provision of 30% luminous colour contrast against the background surface. Proposed design is capable of achieving compliance.

7.2 Wheelchair Occupied Footprint

The following should be considered (information only) :

- The clear floor or ground space for a stationary occupied wheelchair stated in AS 1428.1 and AS 1428.2 are:
740 x 1250 for 80th percentile
800 x 1300mm for 90th percentile.





- The 80th percentile are generally adopted by AS1428.1 and the 90th percentile is adopted by AS1428.2 for enhanced and additional requirements. This applies to publicly accessible places.

7.3 Sports Court

- Ensure run-off area considers wheelchair basketball teams on the bench.

Proposed design is capable of achieving compliance.

7.4 Sanitary Facilities and Changing Rooms

- Provision of an external opening door in the showers.
- Entrance into the change rooms is to be accessible, particularly for bags or teams.
- Provision of an accessible toilet with a baby change in the public areas.

Proposed design is capable of achieving compliance.

7.5 Coffee Counter

- Consider counter having a lower section, designed in accordance with AS1428.2. This to include knee and foot clearance.

Proposed design is capable of achieving compliance.

7.6 Public Domain – Kerb Ramp

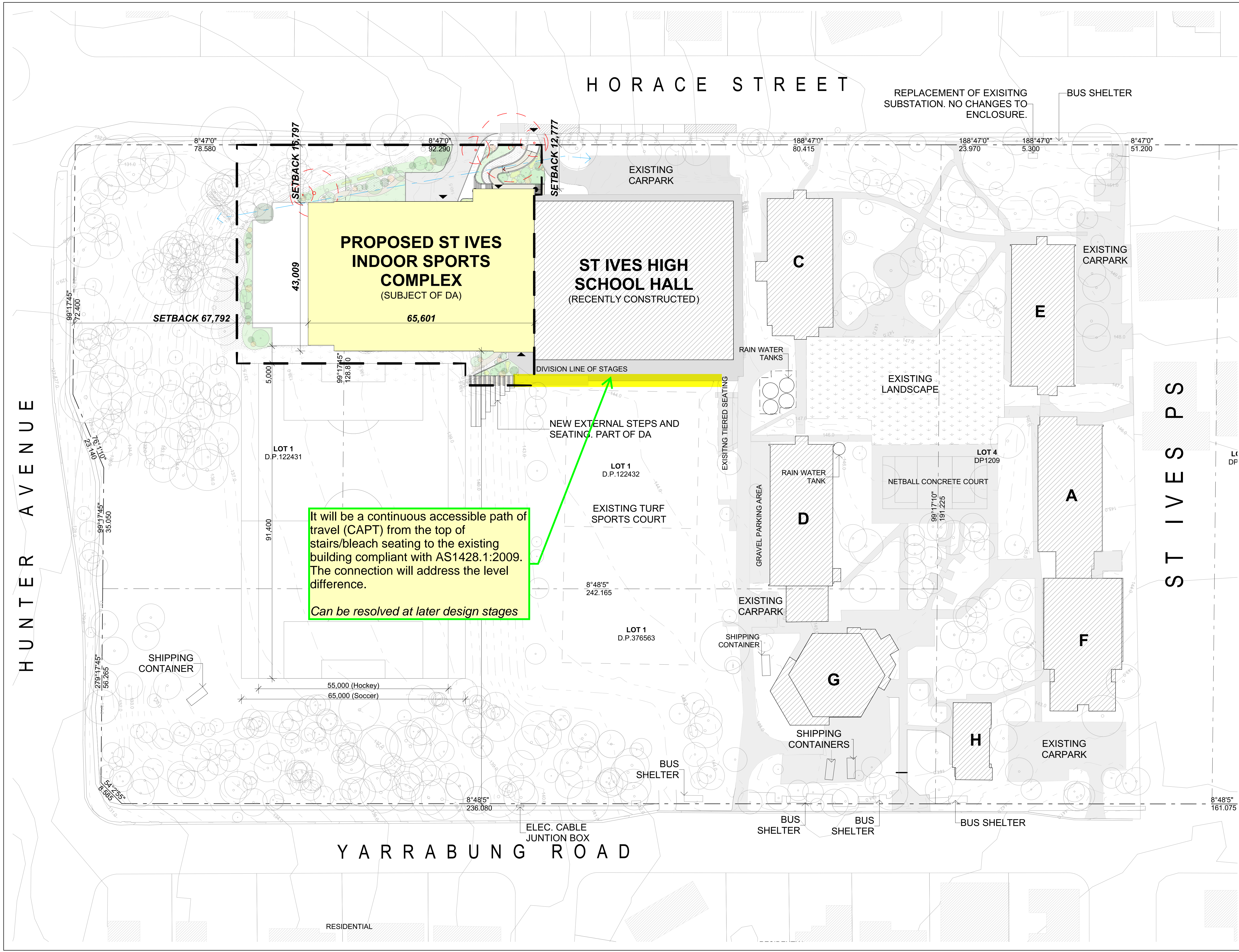
- Ensure proposed new kerb ramps are designed in accordance with technical Manual (Public Domain) Local council kerb ramp standard details.

Proposed design is capable of achieving compliance.



8. Conclusion

MGAC has assessed the proposed scheme for St. Ives Indoor Sports Complex located at 60-70 Horace Street, St. Ives NSW. The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, common area access, sanitary facilities and parking can be readily achieved. It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.



It will be a continuous accessible path of travel (CAPT) from the top of stairs/bleach seating to the existing building compliant with AS1428.1:2009. The connection will address the level difference.

Can be resolved at later design stages

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Rev	Date	By	Issue Name	CK
A	8/04/2021	CJ	ISSUED FOR DA	KM
B	19/05/2021	JA	ISSUED FOR DA	KM
C	10/06/2021	CJ	ISSUED FOR DA	KM

LEGEND

- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDINGS ON SITE TO BE RETAINED
- AREA SUBJECT OF DA APPLICATION

Comments Legend

- Statutory Requirement Comment BCA/AS
- Recommendation Best Practice Comment

Council Rfi's - MGAC Markups 08/10/2021

Final V3

NOTE: Educational Facilities Standards and Guidelines (EFSG).

Architect

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Project Name

ST IVES INDOOR SPORTS COMPLEX

60-70 Horace Street St Ives NSW, 2075

Drawing Title

PROPOSED SITE PLAN

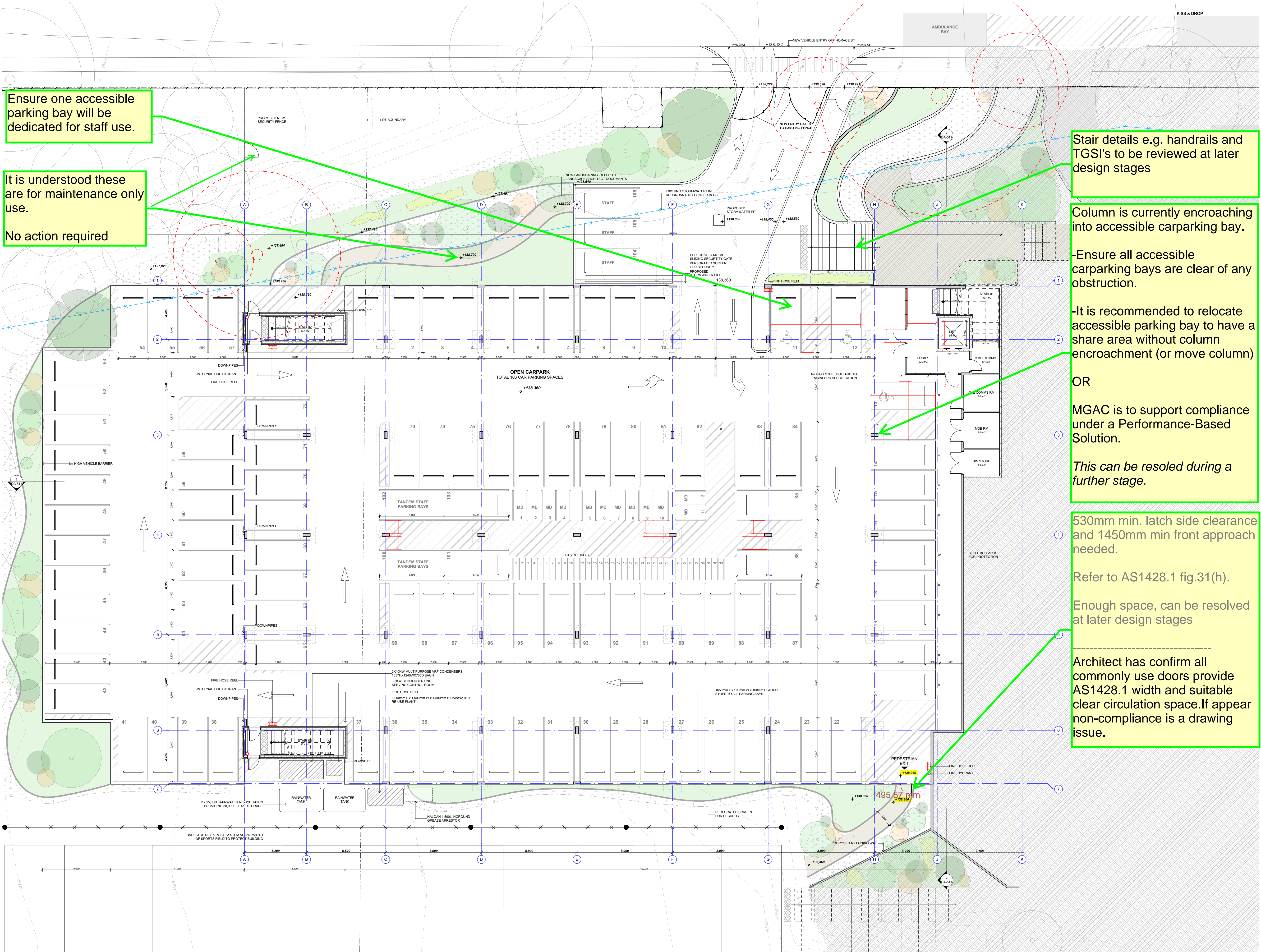
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Drawn: JA Checked: KM

Project No.	Drawing No.	Rev.
1175	DA-101	C

QUALITY CERTIFIED ISO 9001

INITIALLYING THE DRAWING AND THE CHECK BOXES CONFIRMS THAT THIS DRAWING HAS BEEN PREPARED IN CONFORMANCE WITH J.D.H. ARCHITECTS Q.M.S. PROCEDURES.

Status: **DEVELOPMENT APPLICATION**



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Rev	Date	By	Issue Name	OK
A	8/04/2021	CJ	ISSUED FOR DA	KM
B	19/05/2021	JA	ISSUED FOR DA	KM
C	10/06/2021	CJ	ISSUED FOR DA	KM

LEGEND

	EXISTING BUILDINGS ON SITE TO BE RETAINED
	EXISTING TREES TO BE RETAINED
	TREES TO BE REMOVED
	EXISTING STORMWATER LINE
	NEW LANDSCAPING AREAS / REFER TO LANDSCAPE ARCHITECTS PLAN
	WHEELCHAIR PATRON / SPECTATOR AREA

Architect	44 Little Oxford Street Darlinghurst, NSW 2010 Telephone: 02 9281 8697 www.jdharchitects.com.au
	J.D.H. ARCHITECTS PTY. LTD. info@jdharchitects.com.au ABN: 27 110 976 802 ACN: 110 976 802 NOMINATED ARCHITECT: JAYNE HARRISON (17403)

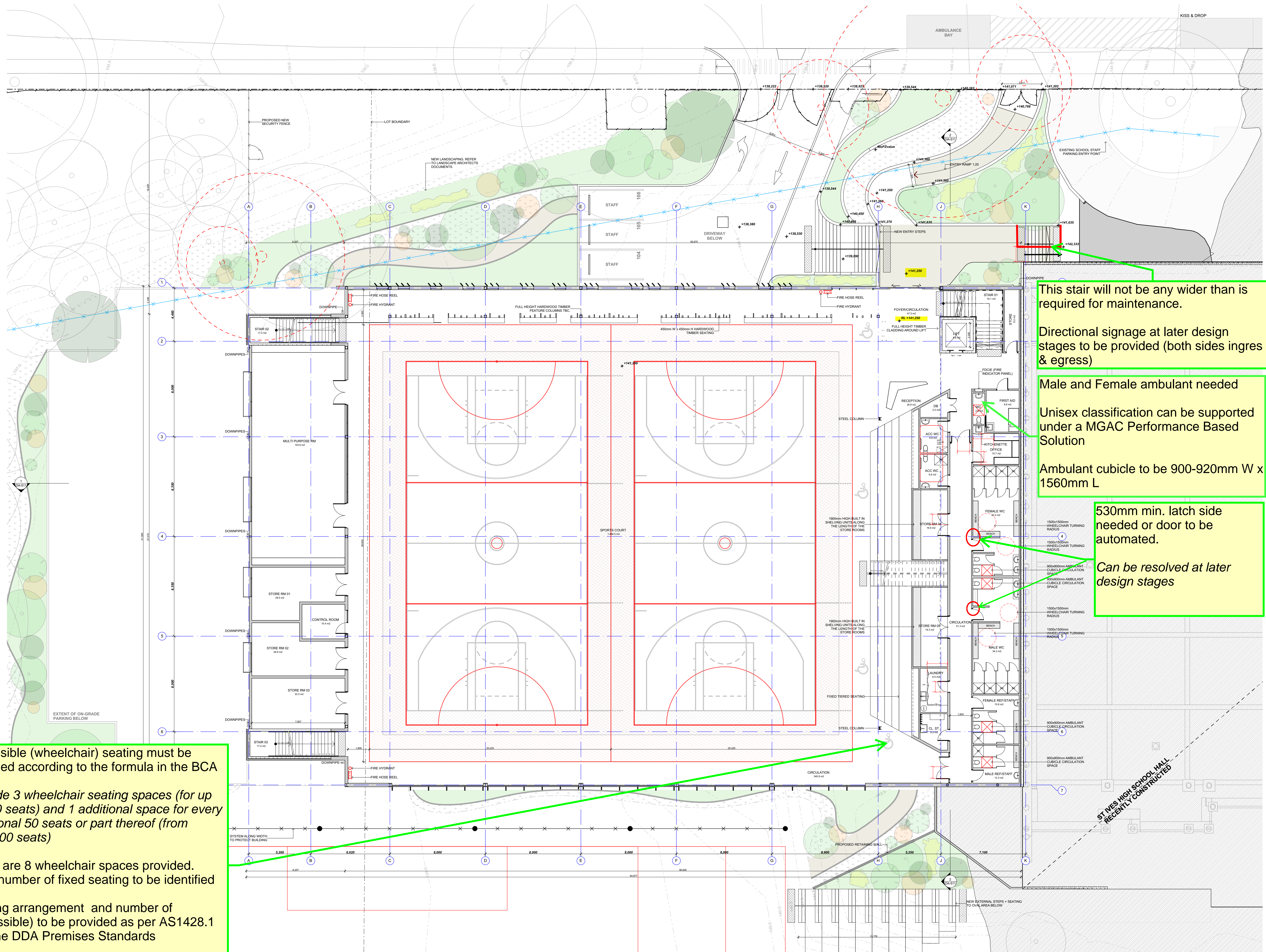
Client	818 Pacific Highway Sydney NSW, 2072 Telephone: (02) 9424 0000 Email: Client Custom
	Kuring Gai Council

Project Name	ST IVES INDOOR SPORTS COMPLEX
60-70 Horace Street St Ives NSW, 2075	

Drawing Title	PARKING LEVEL
Scale: 1:150 @A1	Date: 10/06/2021
Drawn: JA	Checked: KM

Project No.	Drawing No.	Rev.
1175	DA-102	C

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Accessible (wheelchair) seating must be provided according to the formula in the BCA

Provide 3 wheelchair seating spaces (for up to 150 seats) and 1 additional space for every additional 50 seats or part thereof (from 150-800 seats)

There are 8 wheelchair spaces provided. Total number of fixed seating to be identified

Seating arrangement and number of (accessible) to be provided as per AS1428.1 and the DDA Premises Standards

Can be resolved at later design stages.

This stair will not be any wider than is required for maintenance.

Directional signage at later design stages to be provided (both sides ingress & egress)

Male and Female ambulant needed

Unisex classification can be supported under a MGAC Performance Based Solution

Ambulant cubicle to be 900-920mm W x 1560mm L

530mm min. latch side needed or door to be automated.

Can be resolved at later design stages

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818 Pacific Highway
Sydney NSW, 2072
Telephone: (02) 9424 0000
Email: Client Custom

Project Name

ST IVES INDOOR SPORTS COMPLEX

60-70 Horace Street St Ives NSW, 2075

Drawing Title

LOWER GROUND FLOOR PLAN

Scale: 1:150 @A1 Date: 10/06/2021
Drawn: JA Checked: KM

Project No. Drawing No. Rev.

1175 DA-103 C

QUALITY CERTIFIED ISO 9001

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Wheelchair seating to be provided as per AS1428.1 and DDA Premises Standards

Number seating spaces to be provided to determine number of accessible seating

Can be resolved at later design stages

Threshold level required(all doors) 14,4500RL

Stair details to be reviewed at later design stages (TGSI's, handrails etc)

ALL

Sports Complexes can access the sports oval via a flight of external stairs from the Ground level and also via an accessible path of travel on the Parking level. This pathway connects to other levels via a lift.

Directional signage indicating the accessible path of travel at later design stages to be provided (top of stair)

It is understood that it will be a continuous accessible path of travel (CAPT) from the top of stairs/bleach seating to the existing building compliant with AS1428.1:2009. The connection will address the level difference.

Can be resolved at later design stages

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Project Name

ST IVES INDOOR SPORTS COMPLEX
60-70 Horace Street St Ives NSW, 2075

Drawing Title

GROUND FLOOR PLAN
Scale: 1:150 @A1 Date: 10/06/2021
Drawn: JA Checked: KM

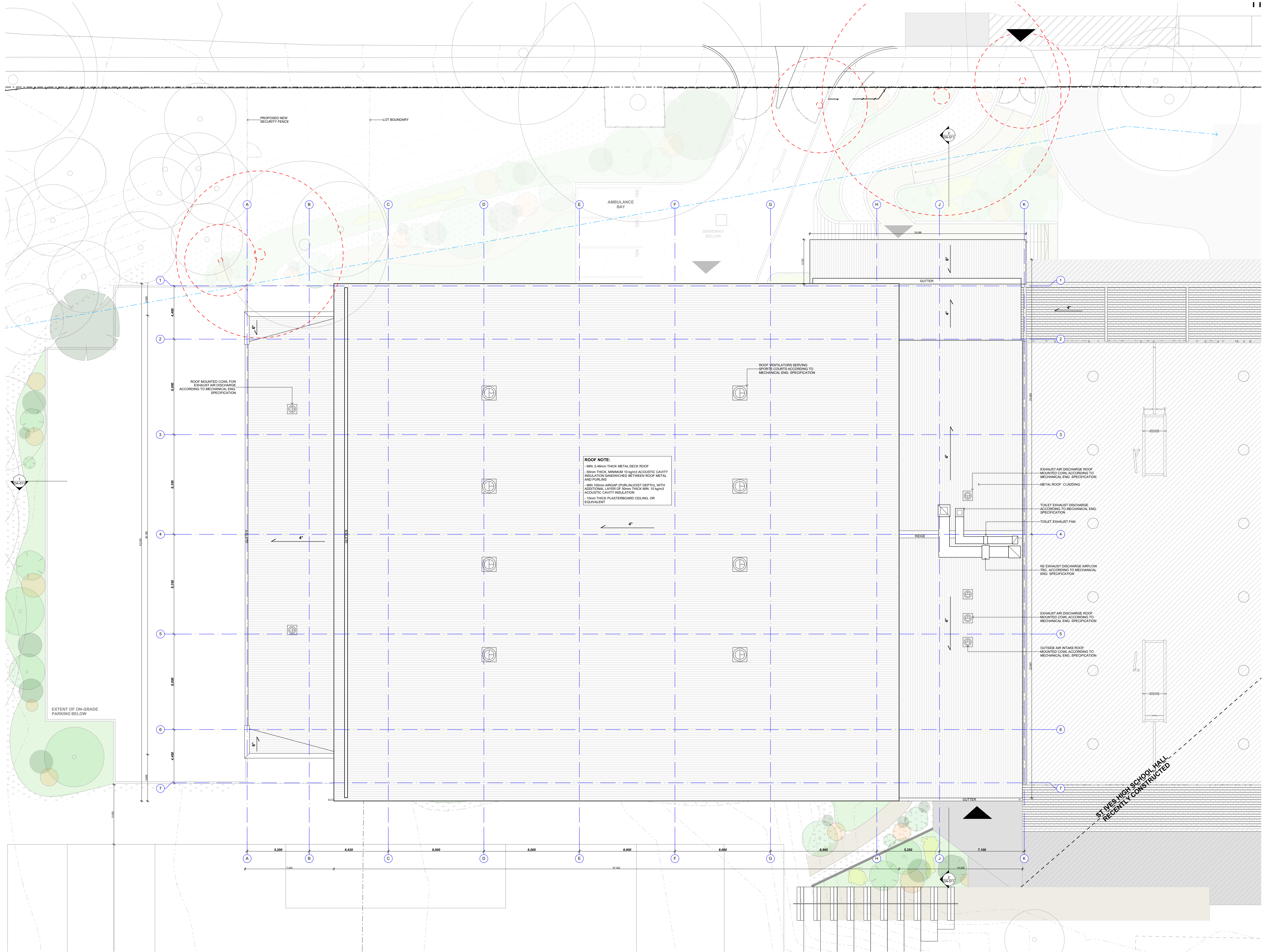
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1175 DA-104 C

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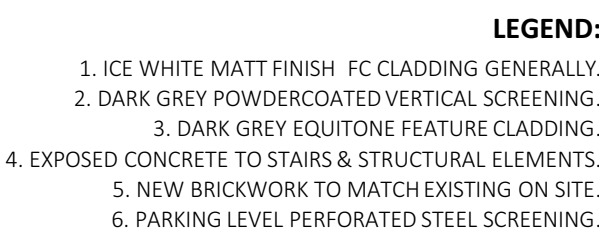
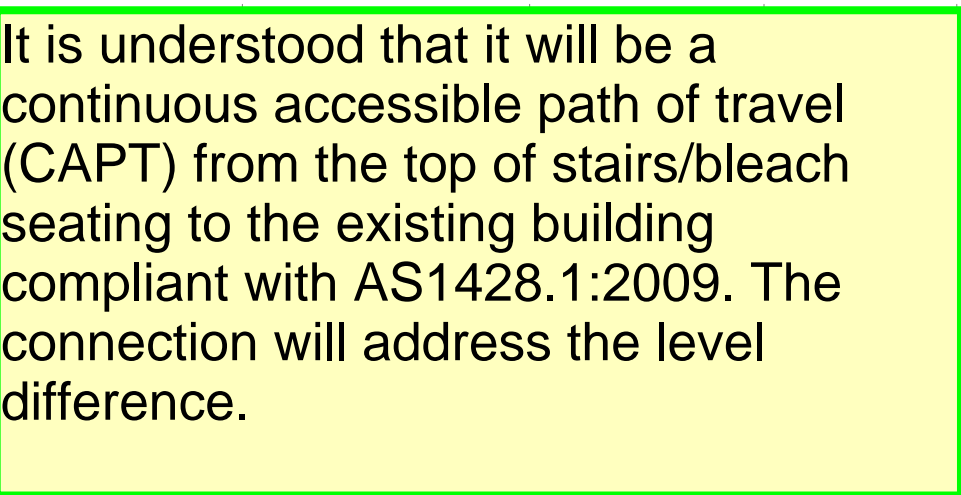
Project Name
ST IVES INDOOR SPORTS COMPLEX
60-70 Horace Street St Ives NSW, 2075

Drawing Title
ROOF PLAN
Scale: 1:150 @A1 Date: 10/06/2021
Drawn: JA Checked: KM

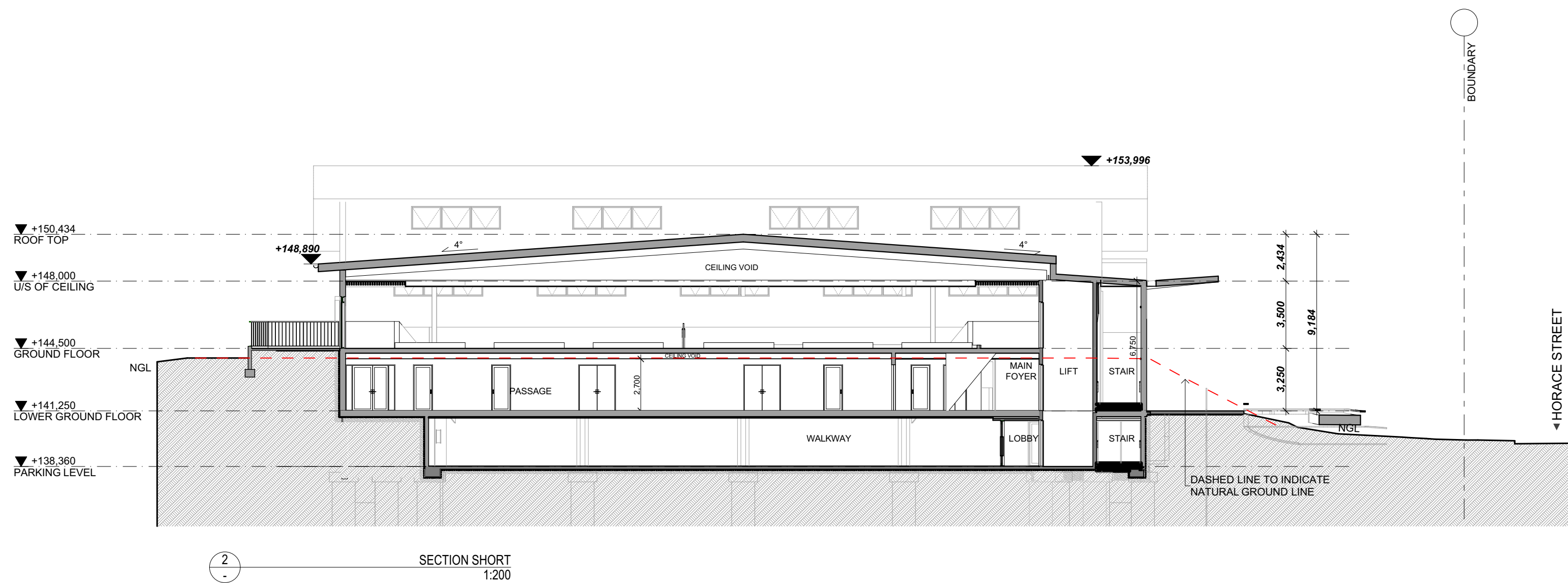
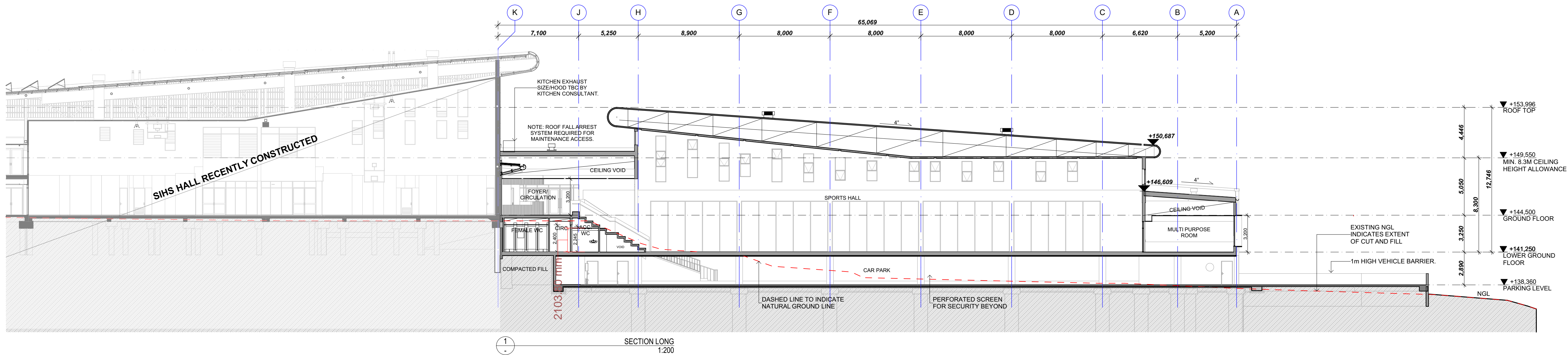
Project No. Drawing No. Rev.
1175 DA-105 C

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INITIALLYING THE 'DRAWN AND THE CHECK' BOXES CONFIRMS THAT THIS DRAWING HAS BEEN PREPARED IN CONFORMANCE WITH JDH ARCHITECTS Q.M.S. PROCEDURES.

Status: **DEVELOPMENT APPLICATION**

[illegible]

Drawing Title		
ELEVATIONS SHEET		
Scale : 1:200 @A1	Date : 10/06/2021	
Drawn : JA	Checked : KM	
Project No.	Drawing No.	Rev.
1175	DA-501	C
QUALITY CERTIFIED ISO 9001	INITIALLY THE 'DRAWN' AND THE 'CHECK' BOXES CONFIRMS THAT THIS DRAWING HAS BEEN PREPARED IN CONFORMITY WITH JQH ARCHITECTS O.M.S. PROCEDURES.	
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Project Name

ST IVES INDOOR SPORTS COMPLEX

60-70 Horace Street St Ives NSW, 2075

Drawing Title

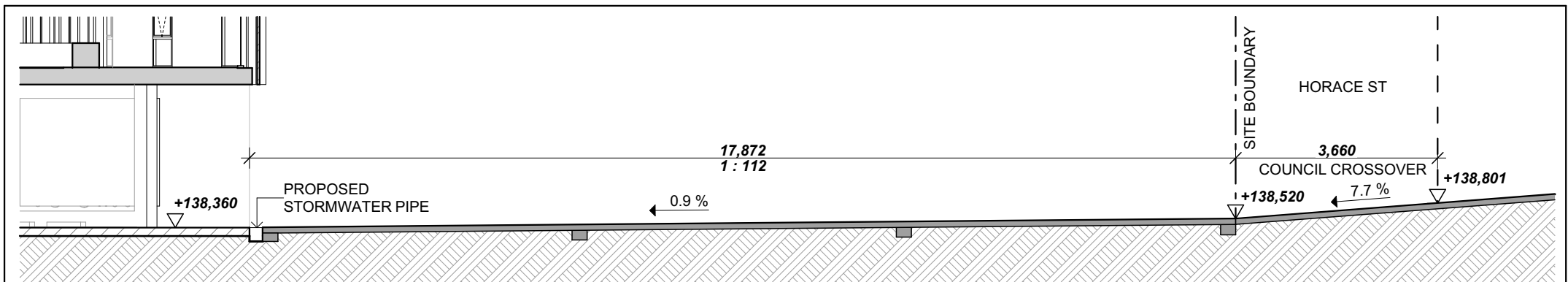
SECTIONS SHEET

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Drawn: JA Checked: KM

Project No. 1175 Drawing No. DA-511 Rev. C

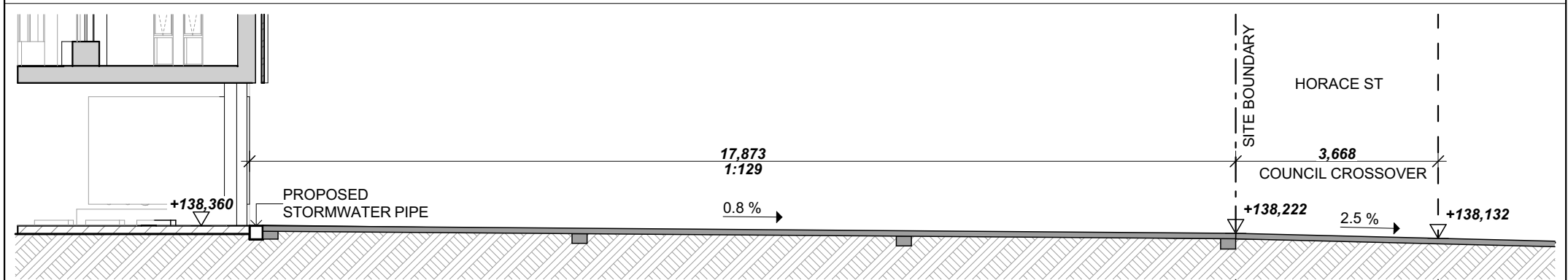
QUALITY CERTIFIED ISO 9001 INITIALING THE 'DRAWN AND THE 'CHECK' BOXES CONFIRMS THAT THIS DRAWING HAS BEEN PREPARED IN CONFORMANCE WITH JDH ARCHITECTS Q.M.S. PROCEDURES.

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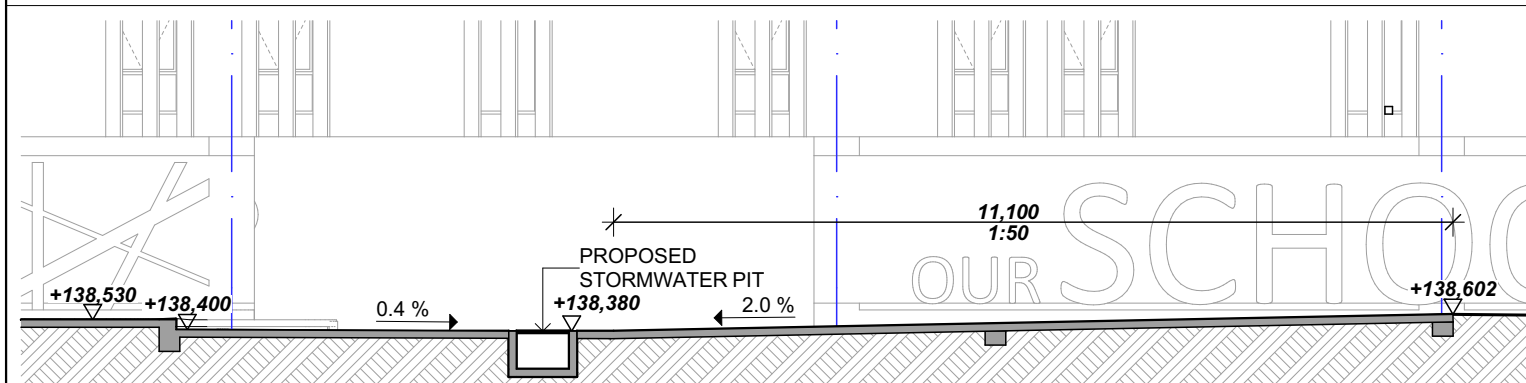
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SECTION A
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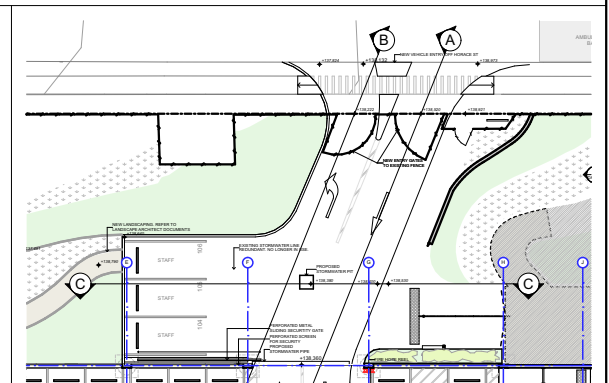
2
-

SECTION B
1:100



3
-

SECTION C
1:100



4
-

PARKING LEVEL
1:500