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Architecture

07/02/2023

Interiors

Colliers

Access

Level 8

Heritage

68 Northbourne Avenue  
CANBERRA, ACT, 2600

Attention : Michael Taurasi – Project Manager

Dear Michael

**Re: St Peters College Broulee – Proposed Community Hub,  
Recreation Centre and Junior Classrooms**

**- Access & Mobility Report for DA. Rev V2**

Project Location: 61 Train Street, Broulee

The drawings provided show a good level of compliance with the required Codes and Standards. The development is in our assessment able to meet the applicable parts of the National Construction Code. Some design detailing will be necessary in the BA/documentation stage to ensure the conformance shown (or achievable) on the plans is maintained including in elevation in the case of wet area fitout and joinery. These issues are discussed in the report following.

We consider that the proposal is well enough resolved with respect to disability access provisions to be approved for Development Application stage.

**PROVISION OF SERVICES**

Review of preliminary design drawings and Development Application Design drawings, in relation to:

- Compliance with relevant portions of Eurobodalla LEP 2012;
- National Construction Code 2019 Amendment 1 compliance (as Applicable to Access Provision) - NCC
- Compliance to relevant parts of AS1428.1 suite Design for Access and Mobility

The following assessment is based on the amended Development Application drawings prepared by Cox Architecture received 6<sup>th</sup> February 2023 for the Sports and Recreation Centre and the original DA drawings received 29<sup>th</sup> July 2022.

## ASSESSOR QUALIFICATIONS

### Nicholas Goodwin

I, Nicholas Goodwin, am an experienced architect and Accredited Access Consultant, registered with the Association of Consultants in Access, Australia Inc, the peak body for Access Consultants in Australia. I am a registered Architect employed by SQC Architecture. I have practiced architecture for 30 years including extensive responsibility for design, documentation and (on-site) contract administration of numerous, educational, community and commercial projects in the ACT and NSW. I am qualified to make an assessment of this case.

## DRAWINGS REVIEWED

The following drawings from the DA set which contain information relevant to Access Assessment were reviewed in preparing this report.

| Drawing No. | Name                                      | Revision |
|-------------|---|----------|
| DA 11 01    | CAMPUS SITE PLAN                          | 6        |
| DA 11 02    | CAMPUS PLAN - STAGING OF WORKS            | 4        |
| DA 11 03    | DEMOLITION PLAN                           | 3        |
| DA 11 04    | ACCESSIBLE PATH OF TRAVEL                 | 2        |
| DA 11 21    | FRONT OF CAMPUS SITE PLAN / PARKING PLAN  | 7        |
| DA SR 21 01 | FLOOR PLAN – SPORTS AND RECREATION CENTRE | 5        |
| DA SR 30 01 | ELEVATIONS: SPORT & RECREATION BUILDING   | 4        |
| DA SR 30 02 | ELEVATIONS: SPORT & RECREATION BUILDING   | 4        |
| DA SR 40 01 | SECTIONS: SPORT & RECREATION BUILDING     | 4        |
| DA CH 21 01 | FLOOR PLAN: COMMUNITY HUB                 | 3        |
| DA CH 30 01 | ELEVATIONS 01: COMMUNITY HUB              | 2        |
| DA CH 30 02 | ELEVATIONS 02: COMMUNITY HUB              | 2        |
| DA CH 40 01 | SECTIONS: COMMUNITY HUB                   | 2        |
| DA JS 21 01 | FLOOR PLAN: JUNIOR CLASSROOM              | 2        |
| DA JS 30 01 | ELEVATIONS 01: JUNIOR CLASSROOM           | 2        |
| DA JS 30 02 | ELEVATIONS 02: JUNIOR CLASSROOM           | 2        |
| DA JS 40 01 | SECTIONS: JUNIOR CLASSROOM                | 2        |
| DA CC 21 01 | FLOOR PLAN: CULTURAL CENTRE               | 3        |
| DA CC 30 01 | ELEVATIONS 01: CULTURAL CENTRE            | 2        |
| DA CC 30 02 | ELEVATIONS 02: CULTURAL CENTRE            | 2        |
| DA CC 40 01 | SECTIONS: CULTURAL CENTRE                 | 2        |

## REPORT

### Project Description

Colliers on behalf of Anglican Archdiocese of Canberra and Goulburn, have been appointed by Anglican Diocese of Canberra Goulburn to manage the design and construction of the staged redevelopment and expansion of the St. Peters Anglican College Campus in Broulee. This will involve several new buildings the Development Application to which this report applies includes the following works:

- New single storey Community Hub Building;
- New two level Gymnasium Building;
- New Junior Classroom Building;
- Extensions to the existing Cultural Centre Building.

### Assessment of general provisions for Access

- Carparking** - There is planned as part of the redevelopment, an upgrade to the existing Car park. The parking for the Campus is located adjacent to the front entrance of the campus and will provide 160 car spaces on completion. There are currently 2 Designated Accessible Parking Spaces (DAPS), provided, this will be increased to 5 DAPS to serve the Campus. This will be adequate and exceed the requirements of BCA Table D3.6, which requires only 2 for a carpark of this size.
- Continuous Path of Travel** – There is a compliant accessible path provided from the DAPS to the Reception area of the school. There is also an accessible path of travel provided from the DAPS to the entrance of each of the buildings included in this application.
- External lighting** - is not shown on the drawings which were reviewed. However, we consider that it is reasonable that external lighting can be provided along the entry path to provide a safe path of travel.
- Doors and Doorways** - The doors and doorways to the Community Centre are typically shown as a 920mm leaf for single leaf doors. This will achieve the required 850mm clear opening for the hinged doors and meet the requirements of the NCC.

The double leaf entry doors in all of the buildings scale as less than the 850mm clearance required for the single leaf (noting at DA stage the doors are not dimensioned). However, in all cases there is sufficient space for a compliant door to be provided.

We note that the cavity sliding door shown in the corridor of the Community Hub does not have the required 530mm latchside clearance. This door if proposed to be used in general use, will need to be detailed with an offset door handle at BA stage to achieve the latchside clearance compliance of AS1428.1.

The required circulation space around the accessible doors in all buildings is also met in all but one location in the plans reviewed. The door to the Sports Staff on the upper level of the Recreation Building will need to be modified or automated to provide a compliant entry to this room as it is reasonable to consider a member of the Sports staff could be permanently or temporarily using a wheelchair.

- Circulation** - Internal circulation to the building is adequate for the requirements of the NCC, and AS1428.1, as are the relevant external circulation areas.

- f. **Lift** – There is only one lift in the project. This is located in the Sport and Recreation building. The lift shaft shown externally is of a dimension to accommodate the required 1100 x 1400mm car size. There is adequate circulation space outside the lift on both levels and for location of call buttons. The final specified lift will need to meet the requirements of AS1735.12 for fitout and controls.
- g. **Toilets** – There are toilet facilities provided in the Recreation Building, Community Hub and Junior Classroom Building which are able to meet the requirements of NCC and AS1428.1. The following compliance issues need to be addressed at BA stage and are able to be accommodated in the plans shown:

1. Recreation Building - Ambulant Cubicles in Male and Female student toilets.
2. Community Hub - The basin needs to be relocated in front of the WC pan to comply as the room is not wide enough to have in this position

BA stage detailed plans and elevations will need to confirm the layout of all fittings and fixtures.

There is also a potential DDA issue in the design of the Community Hub and Junior School Building which the College needs to be aware of although it does not impact on the DA assessment. In the Community Hub there is no internal Designated Unisex Accessible Toilet (DUAT), for Staff where there is a Toilet for staff. There is a DUAT externally which is assigned to Students. This would pose a NCC compliance issue as Staff and students are not permitted to share the same toilets. We understand a Performance Solution is to be commissioned to address this issue for BA

In the Junior School Building the position is reversed. The only DUAT provided is assigned to staff. It is located internally. Students occupying the classroom who needed to use the DUAT would have to use the staff DUAT which is a NCC issue as outlined above, or go to another building. The latter would be a potential DDA complaint issue.

#### **AS1428.1 – 2009 Compliance**

The general arrangement of the building as per the plans and elevations provided is generally able to comply with the requirements of AS1428.1 once the compliance items described above are addressed. Detailed design of all accessible areas at BA / Construction Certificate stage is required to confirm compliance.

#### **BCA 2019 Amendment 1**

The BCA 2019 incorporates the Premises Standard which has increased the level of accessibility required for most building types. The macro requirements of BCA/NCC 2019 Amendment 1 in relation to access and mobility are met in the provided drawings including:

- a. Provision of accessible path of travel.
- b. Provision of Accessible Parking.
- c. Provision of Lifts
- d. Provision of Toilet facilities.

## CONCLUSION

I am of the opinion that the requirements of;

- The relevant sections of the Building Code of Australia/National Construction Code 2019;

have been generally met in the development proposal drawings for the four projects.

I believe detailed design issues noted above can be resolved or confirmed at Construction Certificate / BA stage without substantive modification.

A review of documentation during the Construction Certificate stage pre construction commencement and review of construction at key points is strongly recommended to ensure satisfactory implementation.

Thank you for the opportunity to provide comment on this project.

Yours faithfully,



Nicholas Goodwin AIA  
Director \ Snr Architect \ Accredited Access Consultant