

***Covenant Christian School
212 Forest Way, Belrose***

***Partial Demolition of Block D and the construction of a
new Library and Staff Amenities***

DA Access Report

Accessible Public Domain

3 May 2023

DRAFT DA Access Report, 6.4.23

Item	Feature	Description	Compliance Required
1.00	Consultation		
1.01	Australian Standards and other criteria consulted in the preparation of this Access Report	<ul style="list-style-type: none"> • Building Code of Australia 2022 • Disability (Access to Premises – Buildings) Standards, 2010 • Commonwealth Disability Discrimination Act, 1992 	The Premises Standards include AS/NZS 1428.1:2021.
1.02	Proposal	<p>The new building will include: Ground Floor:</p> <ul style="list-style-type: none"> • Library • Information Desk • Study Area • Breakout Rooms • Counselling Rooms • Presentation Area with Tiered Seating • An Accessible Toilet • Lift • Two New Internal Stairways • Two New External Stairways • Store Room and Work Room • New External Ramp • New External Concrete Paving 	

		First Floor: <ul style="list-style-type: none"> • Mezzanine Study Area • Breakout Rooms • Multi-purpose Room • Learning Support Rooms • Staff Room • Staff Verandah • Female, Male and Accessible Toilets 	
1.03	Project 2222 Drawings, all Revision A	A00 - Site Works A01 - Demolition Plan A02 - Ground Floor A03 - First Floor A04 - Roof A05 - Sections and Perspectives A06 – Elevations	
1.04	Building Classes	The Library is a BCA Class 9 b building	Access is required to and within all areas of the new building which are commonly used by the occupants.
2.00	Access to and Within the Ground Floor	Description	Compliance Required
2.01	Ground Floor	<p>The main entry to the Ground Floor will be provided from a new patio area which is reached from a new ramp and new stairway, at the south-east corner on the building.</p> <p>A secondary entry will be provided via a new stairway from the existing paved area on the north side of the building.</p>	

2.02	Patio	<p>New concrete paving on the patio is to be non-slip in wet and dry conditions.</p> <p>NCC 2019, Table D2.14 requires compliance with the following classifications:</p> <p>Dry - P3 or R10</p> <p>Wet - P4 or R11</p>	To be confirmed at CC Stage
2.03	Main Entry Doors	<p>A step-free entry is required.</p> <p>Two sliding doors are proposed. The doorway is to be at least 850 mm wide, when the doors (or one leaf) are fully open. Tracks for the sliding doors are to be recessed into the floor slab.</p> <p>Glazed doors and side panels are to have a transom or a 75 mm-wide contrast strip located 900-1100 mm above floor level, for the full width of the door or side panel.</p> <p>The contrast strip is to provide a luminance contrast of at least 30% with its surroundings, viewed from inside or outside.</p> <p>If a security card reader, or other system, is required for entry, the operative component of the system is to be located 900 mm to 1100 mm above the surface, and at least 500 mm from an internal corner.</p>	<p>All to be confirmed at CC Stage</p> <p>NOTE: Decals are not acceptable Pale white or frosted contrast strips are not acceptable.</p>

2.04	Ramp	<p>The proposed ramp is to have the following features:</p> <ul style="list-style-type: none"> • Level landings at the top and base • Top and base landings are to be at least 1200 mm long • Landing 1500 mm X 1500 mm at the change in direction • Maximum gradient 1:14 • Compliant handrails on each side, with minimum width of 1000 mm between handrails • Handrails 30-50 mm diameter, on both sides of the ramp • Handrails are to continue horizontally for a distance of 300 mm at the top and base of the ramps • A lower rail or kick plate with a maximum clearance below of 65 mm above the surface • 50 mm clearance behind handrails • Handrail colour to provide a 30% luminance contrast with the surroundings • Non-slip surfaces when wet or dry (Slip resistance to comply with Item 2.02) • Tactile ground surface indicators (TGSIs) 300 mm from the top of the upper ramp, and 300 mm from the base of the lower ramp, for the full width of the ramp • TGSIs on the intermediate landing, where handrails are not continuous 	<p>All to be confirmed at CC Stage</p> <p>Tactile Ground Surface Indicators (TGSIs) to comply with AS1428.4.1 (2009)</p> <p>NOTE: it is preferable for the handrails to continue around the landing, to avoid confusion for a reader if the TGSIs intrude into the path of travel.</p>
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2.05	Internal and External Stairways	<p>New Stairways are to have the following features:</p> <ul style="list-style-type: none"> • Level landings at the top and base • Top and base landings are to be at least 1200 mm long • Width of 1000 mm minimum between handrails • Opaque risers • Risers of equal height, including the lowest risers • Compliant handrails on each side • 30-50 mm diameter handrails • 50 mm clearance behind handrails • The lower ends of the handrails are to continue on their gradient for a distance of one tread, then horizontally for 300 mm • The upper ends of the handrails are to extend beyond the top riser for a horizontal distance of 300 mm • Handrails are not to encroach into circulation spaces • The handrail colour is to provide a luminance contrast of at least 30% to the colour of the walls and steps • Contrast nosings full width of each step • Non-slip surface in wet and dry conditions (Slip resistance to comply with values in Item 2.02) • TGSIs at the base and top of the flight, to comply with AS1428.4.1 (2009), in colour and location 	All to be confirmed at CC Stage
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2.06	Lift	<p>A new Lift will be installed between the Ground Floor and First Floor.</p> <p>The Lift is to comply with AS1735.12 (1999) and NCC 2019, Volume 1, Amendment 1, Part E3.6, with the following features:</p> <ul style="list-style-type: none"> • Minimum internal floor dimensions of 1100 mm X 1400 mm • Door clearance of 900 mm, when the doors are fully open. • Call buttons located between 900 mm and 1200 mm above floor level; and at least 500 mm from an internal corner, on each landing • Circulation space of at least 1500 mm X 1500 mm in front of the Lift on each Floor 	<p>The proposed Lift is to comply with: Clause E3.6 Passenger lifts — Table E3.6a, subject to the limitations on use specified in the Table</p> <p>Fit-out and operational features are to be confirmed with the Supplier</p> <p>NOTE: Consideration might be given to a stretcher lift, to accommodate more passengers, or a stretcher.</p> <p>All to be confirmed at CC Stage</p>
2.07	Doors	<p>Doorways are to provide a clear entry of at least 850 mm, when the doors are fully open.</p> <p>All internal doors are to have lever handles, located between 900 mm and 1100 mm above floor level; and closers that allow the door to be operated with a maximum force of 20 Newtons.</p> <p>Glazed doors and side panels are to have a transom or 75 mm-wide contrast strip between 900 mm and 1100 mm above floor level, for the full width of the door or side panel.</p>	<p>All to be confirmed at CC Stage</p>

		<p>The contrast strip is to provide a luminance contrast of at least 30% with its surroundings, viewed from inside or outside.</p> <p>If a security card reader, or other system, is required for entry to any of the internal rooms, the operative component of the system is to be located 900 mm to 1100 mm above the surface, and at least 500 mm from an internal corner.</p> <p>Door hardware is to comply with AS1428.1:2009.</p> <p>Door circulation is to comply with AS1428.1:2009, Figure 31, depending on the approach angle to the door.</p>	
2.08	Information Desk	<p>The Information Desk is to have a section at a height suitable for a student who uses a wheelchair:</p> <ul style="list-style-type: none"> • Maximum height 850 +/- 20 mm • Clearance below 820 +/- 20 mm • Section of desk 900 mm long • Width of space below desk 800 mm • Depth of space below desk 620-660 mm 	All to be confirmed at CC Stage
2.09	Carpet	<p>Carpets are to have the following features:</p> <ul style="list-style-type: none"> • Maximum pile height 11mm • Maximum backing height 4 mm • Maximum total height 15 mm 	All to be confirmed at CC Stage

2.10	Hearing Augmentation	<p>Hearing augmentation systems should be provided at the following locations:</p> <ul style="list-style-type: none"> • Information Desk • Open Presentation Area • Multi-purpose Room • Learning Support Rooms • Counselling Rooms • Breakout Rooms <p>Emergency alarm systems should provide sound and flashing lights.</p> <p>Where audio information is provided for wayfinding, the message shall be provided in text.</p>	<p>To comply with AS1428.5:2010, NCC D3.7. To be confirmed at CC Stage</p> <p>NOTE: The systems may be portable</p>
2.11	Corridors	Corridors are to be at least 1000 mm wide, between skirtings.	To be confirmed at CC Stage
2.12	Counselling Rooms		<p>NOTE: It is recommended that consideration be given to the provision of a second door in one or both of the Counselling Rooms, so that a staff member can exit the room safely, or call for assistance if required.</p> <p>Alternatively, the two Counselling Rooms might be located adjacent to each other, with a common doorway between.</p> <p>It is also recommended that a Duress button be located in an accessible location in each of the rooms.</p>

2.13	Library	<p>Aisles between shelves to be 1000 mm minimum.</p> <p>Circulation space at the ends of each row of Library shelves is to be 1500 mm X 1500 mm.</p>	To be confirmed at CC Stage
2.14	Presentation Area	<ul style="list-style-type: none"> • Wheelchair spaces are to be provided. • Lighting is to be provided to illuminate the face and body of a visual communicator, interpreter or lip reader. • Contrast nosing is to be provided on tiered seating. 	All to be confirmed at CC Stage
2.15	Wet Areas	The Accessible Toilet is a wet area and flooring is to be slip-resistant, in wet and dry conditions, with values set out in Item 2.02	To be confirmed at CC Stage
2.16	Unisex Accessible Toilet	<p>The corridor in front of the door is to be at least 1240 mm wide, where the clear doorway width is a minimum 850 mm.</p> <p>The accessible toilet facility is to have minimum floor dimensions of 2650 mm X 2300 mm.</p> <p>The front of the WC pan is to be 800 mm from the rear wall; and its centre to be 450-460 mm from the side wall.</p> <p>The distance from the front of the WC pan to any obstruction is to be at least 1400 mm.</p>	All to be confirmed at CC Stage

		<p>The walls surrounding the toilet pan are to be reinforced to withstand a load of 1100 Newtons applied to the grabrails and toilet backrest.</p> <p>The colour of the toilet seat is to have a 30% luminance contrast with the pan, walls and floor – for the benefit of a person who has low vision.</p> <p>The colour of the door or door surrounds is to provide a luminance contrast of at least 30% to the adjacent walls, on the inside and outside.</p> <p>The colour of the walls is to provide a luminance contrast of at least 30% to the colour of the floor; with the change in colour occurring where the walls meet the floor.</p> <p>The hand basin and all fittings are to comply with AS1428.1 (2009).</p> <p>The operative components of fittings (soap dispenser; hand dryer, etc.) are to be located between 900 mm and 1100 mm above the finished floor level; and at least 500 mm from an internal corner.</p> <p>Signage on the door of the Accessible Toilet is to indicate that the facility provides for left-hand or right-hand transfer from a wheelchair to the toilet pan, depending on its final location.</p>	<p>NOTE: It is recommended that a duress button be located 500 mm from the latch-side of the door, at a height of 600 mm.</p>
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2.17	Seating in all Areas	Some seating should have back rests and arm rests, in all areas and rooms.	To be confirmed at CC Stage
2.18	Tables in All Areas	<p>Some tables should have the following features:</p> <ul style="list-style-type: none"> • Maximum height 850 +/- 20 mm • Clearance below 820 +/- 20 mm <p>Some should have the following features:</p> <ul style="list-style-type: none"> • Maximum height 750 +/- 20 mm • Clearance below 720 +/- 20 mm <p>Stand-up, or adjustable, desks and tables should also be considered.</p>	To be confirmed at CC Stage
2.19	Work Room	<p>NOTE: NCC Clause D3.4 provides a concession that a person who has a disability is not required, or permitted, to enter an area such as a Work Room where there may be a danger to the person.</p> <p>However, it is possible that a member of the Library Staff or a student, who has a disability, might be required to enter or work in the Work Room, e.g. for book repairs or training.</p>	<p>To be confirmed at CC Stage</p> <p>NOTE: If the School prohibits a person who has a disability from entering the Work Room that regulation should be included in the Management Plan for the Library.</p> <p>Note: It is recommended that the Work Room door is provided with a viewing window, for the safety of persons within the room.</p>

2.20	Store Room	<p>NOTE: NCC Clause D3.4 provides a concession that a person who has a disability is not required, or permitted, to enter an area such as a Store Room where there may be a danger to the person.</p> <p>However, it is possible that a member of the Library Staff, who has a disability, e.g. wears glasses or has a mobility disability, might be able to retrieve an item from the Store Room.</p>	<p>To be confirmed at CC Stage</p> <p>NOTE: If the School prohibits a person who has a disability from entering the Store Room that regulation should be included in the Management Plan for the Library.</p>
3.00	Access to and Within the First Floor	Description	Compliance Required
3.01	First Floor	<p>External access will be provided to the First Floor via a new entry at the south-west corner of the building.</p> <p>The entry is to have the same features as in Item 2.02.</p>	To be confirmed at CC Stage
3.02	Doors	<p>Glazed doors are to comply with Item 2.03.</p> <p>All other doors are to comply with Item 2.07.</p>	To be confirmed at CC Stage
3.03	Flooring	<p>Carpets as in Item 2.09</p> <p>Toilets, Tea-making Area and Staff Verandah are all wet areas and are to have slip resistances as in Item.2.02.</p>	To be confirmed at CC Stage

3.04	Seating and Tables	As Items 2.17 and 2.18.	To be confirmed at CC Stage
3.05	Entry to Toilet Facilities Area	The corridor to the amenities area is to have a minimum width of 1240 mm, at the door to the Unisex Accessible Toilet.	To be confirmed at CC Stage
3.06	Hearing Augmentation	As Item 2.10.	To be confirmed at CC Stage
3.07	Corridors	Corridors are to be at least 1000 mm wide, between skirtings. The two corridors that lead to the Staff Room are to be at least 1450 mm wide, to comply with AS1428.1:2009, Figure 31.	To be confirmed at CC Stage
3.08	Staff Room and Verandah	Facilities within the Staff Room and Verandah are to be fully accessible.	To be confirmed at CC Stage
3.09	Staff Verandah Door	Tracks for the sliding door to the verandah are to be recessed into the floor slab to avoid a trip hazard.	To be confirmed at CC Stage
3.10	Learning Support Rooms	One room has two doors; the other has three doors, with a common door between the two rooms. This is considered appropriate for a situation where a staff member may be assisting a student who becomes difficult.	To be confirmed at CC Stage

3.06	Unisex Accessible Toilet	See Item 2.16.	To be confirmed at CC Stage
3.07	Ambulant Toilets	<p>Two standard cubicles are shown. They could be one female cubicle and one male cubicle, or both could be unisex ambulant.</p> <p>If it is decided that one should be (say) a female cubicle, the other should be a unisex ambulant cubicle.</p> <p>The Unisex Ambulant Toilet(s) are to comply with AS1428.9 (2009), Figure 53, having:</p> <ul style="list-style-type: none"> • Cubicle width 900-920 mm • Grabrails 30-40 mm diameter • 50 mm behind grabrails • Minimum door width 700 mm • Front of pan 600 mm from rear wall • Minimum distance between front of pan and the door swing 900 mm • Signage on the door(s) to indicate an ambulant cubicle 	To be confirmed at CC Stage
3.08	Door(s) to the Unisex Ambulant Toilet(s)	<p>The colour of door(s) is to provide a luminance contrast of at least 30% with the adjacent surfaces, on the inside and outside.</p> <p>Door hardware is to comply with AS1428.1 (2009), Clause 13.5.</p>	To be confirmed at CC Stage

Conclusion:

It is my opinion that the proposed development has the potential to comply with the criteria listed in Item1.01, and with the provisions of this Access Report, pending confirmation of various Items at CC Stage.

A handwritten signature in black ink, appearing to read 'J Evernden', is written over a light blue grid background.

John Evernden,
B. Sc. Tech. Civil Engineering; B. App. Sc. Ecotourism
Accredited Access Consultant (No. 199)
3 May 2023.