

15 November 2019

Our Ref: 190283

John Colet School

C/- Templum Design Architects

21 Roseberry Street

MOSMAN NSW 2088

demetrius@templumdesign.com

Dear Demetrius,

**BUILDING CODE OF AUSTRALIA ACCESSIBILITY CAPABILITY STATEMENT
JOHN COLET SCHOOL, 6 WYATT AVENUE, BELROSE NSW 2085**

Reference is made to the proposal from John Colet School for alterations and additions including construction of a new classroom block containing a ground floor art room, 2 classrooms to Level 1, and sanitary facilities at the subject premises. The proposed building works, identified on the plans referred to below, have been reviewed for compliance capability with the accessibility requirements of the Building Code of Australia (BCA) 2019, Specifically, Part D3 and clauses E3.6 and F2.4.

1. BCA DESCRIPTION

- 1.1. The building classification is Class 9b school classrooms.
- 1.2. The building has an effective height of less than 12m.

2. RELEVANT STATUTORY CONSIDERATIONS

This statement is based on:

1. *Environmental Planning and Assessment Act 1979.*
2. *Environmental Planning and Assessment Regulation 2000.*
3. *Disability (Access to Premises – Buildings) Standards 2010.*
4. *The Building Code of Australia 2019, inclusive of NSW variations (See Note 1).*
5. Australian Standards, as referenced within the BCA:
 - *Australian Standard AS1428.1-2009 (incorporating amendment Nos 1 and 2) - Design for access and mobility Part 1: General requirements for access - New building work.*
 - *Australian Standard AS/NZS 2890.6-2009 Parking Facilities Part 6: Off-street parking for people with disabilities.*
 - *Australian Standard AS/NZS 1428.4.1:2009 (incorporating amendment Nos 1 and 2) Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.*
 - *Australian Standard AS1735.12-1999 Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities.*
6. Architectural plans prepared by Templum Design Architects, as listed in Section 6.

Note 1: *Building Code of Australia (BCA) 2019* was adopted in NSW on 01 May 2019. The amendment of the BCA in force at the date of lodgement of the Construction Certificate application is the version called up by clause 98 of the Environmental Planning and Assessment Regulation 2000 for the purpose of the building design. Therefore, comments may be subject to changes to comply with updated versions of the Building Code of Australia.

3. DISABILITY (ACCESS TO PREMISES – BUILDINGS) STANDARDS 2010

The *Premises Standards 2010* applies to all new buildings and building parts, including existing buildings undergoing upgrade works. The *Premises Standards 2010* aims to provide certainty for the building industry in relation to meeting the DDA requirements for access to buildings. The *Premises Standards 2010* generally aligns with the BCA and provides specific prescriptive requirements for compliance with a range of Australian Standards relating to access and associated matters. If a building is designed and constructed under the current BCA and the *Premises Standards 2010* there is a greater level of assurance that the design complies with the DDA.

The requirements for upgrading access are limited to the area of *new work* and the *affected part* as defined by the *Premises Standards 2010*. The *affected part* provisions for existing buildings requires that a continuous accessible path of travel, compliant with AS 1428.1-2009, be provided from the principal pedestrian entrance to the new or modified part of an existing building.

Access upgrades are not required outside the area of the new work. The provisions of the DDA continue to apply to those areas of the building outside the area of the new work.

4. PRELIMINARY ASSESSMENT

All new works are required to comply with the *Premises Standards 2010*, BCA 2019 and referenced Australian Standards. The following table identifies areas of non-compliance with the deemed-to-satisfy accessibility provisions of the BCA and associated standards, which are intended to be addressed by performance justification or via design modifications at the construction certificate stage:

BCA clause	Performance Requirements	Issue	Comment
Disability (Access to Premises - Buildings) Standard 2010	Part 2 / Part 3	Continuous accessible path of travel	<p>The building works proposed include additions to Chisholm House, therefore a continuous accessible path will be required from the building principal pedestrian entry to the new work. On ground floor this is proposed via a new platform lift, at level 1 this will be provided via the existing passenger lift.</p> <p>At Construction Certificate, the existing principal pedestrian entrance and lift will be required to be audited to determine if compliance with AS 1428.1-2009 and AS/NZS 1735.12-1999 can be achieved in accordance with the requirements of the Premises Standards.</p>

BCA clause	Performance Requirements	Issue	Comment
D3.1	DP1	General building access requirements	Access is proposed to and within all new areas, in accordance with the requirements of BCA clause D3.1.
D3.2	DP1	Access to buildings	Ensure at construction certificate the new Art Room building entrance has a threshold in accordance with the requirements of AS 1428.1-2009. The level change proposed is no more than 3mm or 5mm if bevelled.
D3.3	DP1 / DP2	Parts of building to be accessible	Ensure new stairways can accommodate compliant handrail extensions and terminations at to and bottom landings in accordance with the requirements of AS 1428.1-2009.
D3.4	DP1	Exemptions	Note. Store areas have been excluded under BCA clause D3.4.
D3.6	DP1	Signage	Ensure at construction certificate that all signage complies with the requirements of this clause.
D3.7	DP9	Hearing augmentation	<p>Ensure if any inbuilt amplification system is provided within classrooms that a hearing augmentation system is provided in accordance with this clause.</p> <p>At this stage no inbuilt amplification systems are proposed.</p>
D3.8	DP1	Tactile indicators	Ensure at construction certificate that TGSIs are specified at new stairways in accordance with the requirements of this clause.
D3.9	DP1	Wheelchair seating spaces in class 9b assembly buildings	Note. It is understood that no fixed seating is proposed.
D3.12	DP1	Glazing on an accessway	Ensure that where glazing is specified that visual indicators are provided in accordance with the requirements of this clause.
E3.6	EP3.4	Passenger lifts	<p>A new low rise, low speed constant pressure lift proposed to address the level change at ground floor level between Chisholm House and the new part.</p> <p>An Easy Living EL 200 has been specified which is capable of complying with the requirements of this clause.</p> <p>The existing passenger lift forms part of the continuous accessible path triggered by the Premises Standards. The existing lift is required to comply with the requirements of this clause and</p>

BCA clause	Performance Requirements	Issue	Comment
			AS/NZS 1735.12-1999. Provide lift model details for review at construction certificate stage.
F2.4	FP2.1	Accessible sanitary facilities	A new accessible RH transfer accessible sanitary facility is proposed at level 1.

5. COMPLIANCE CAPABILITY

It is our opinion that the proposed building works are capable of complying with the accessibility requirements of the Building Code of Australia 2019. Detailed construction drawings are to be provided at Construction Certificate application phase demonstrating compliance.

6. PLANS ASSESSED

Drawings prepared by Templum Design Architects:

Site Plan – Ground Floor and Level 1 Plans	DA-1001	Revision	Date
Site Plan – Ground Floor and Level 1 Plans	DA-1001	A	12/11/19
Ground Floor Art Room plan	DA-1100	A	12/11/19
Level 1 Classrooms	DA-1101	A	12/11/19
Roof Plan	DA-1102	A	12/11/19
South Elevation (facing Wyatt Avenue)	DA-2000	A	12/11/19
North Elevation (facing Garrigal Quadrangle)	DA-2001	A	12/11/19
West Elevation (facing the Bridle Trail)	DA-2002	A	12/11/19
Section 1	DA-3000	A	12/11/19

Should you need to discuss any issues, please do not hesitate to contact the undersigned on 8270-3500.

Yours Faithfully / Sincerely,



Lucy Shepherd
Manager - Access

On behalf of City Plan Services