



Morris Goding
Access Consulting

Nepean Gardens - Chapel &
Admin Building

13 Park Rd, Wallacia, Sydney
NSW 2745

**Access Review –
Final**

9th December 2019



REPORT REVISIONS		
Date	Version	Drawing No / Revision
08.12.19	Draft	DA Drawing set received 06.12.19 DA00, DA01, DA02, DA03, DA04, DA05, DA06, DA07, DA08, DA09, DA10, DA11
09.12.19	Final	DA Drawing set received 06.12.19 DA00, DA01, DA02, DA03, DA04, DA05, DA06, DA07, DA08, DA09, DA10, DA11

This report prepared by:

A handwritten signature in black ink, appearing to read 'RSJ', written over a light grey grid background.

Richard Scott
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Table of contents

1. Executive Summary	4
2. Introduction	5
2.1 Background	5
2.2 Objectives	5
2.3 Limitations	5
2.4 Accessibility of Design	5
2.5 Statutory Requirements	6
3. General Access Planning Considerations	7
4. Ingress & Egress	8
4.1 External Linkages	8
4.2 Entrances	8
4.3 Emergency Egress	9
5. Paths of Travel	10
5.1 Circulation Areas	10
5.2 Passenger Lifts	11
5.3 Stairs & Ramps	11
9. Facilities & Amenities	12
9.1 Sanitary Facilities	12
9.2 Common Areas	12
9.3 Car Parking	13
10. Conclusion	14



1. Executive Summary

The Access Review Report is a key element in the design development of the Nepean Gardens Chapel and Admin building located at 13 Park Rd, Wallacia, Sydney NSW 2745, 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

Urbis has engaged Morris Goding Access Consulting, to provide a design review of the Nepean Gardens Chapel and Admin building, located at 13 Park rd, Wallacia, Sydney NSW 2745..

The proposed development falls under a number of BCA classifications:

- Class 5 (office - admin)
- Class 9b (assembly building – place of worship)

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);
- Penrith Local Council DCP

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. The drawing show a very extensive path from the site boundary to both new building developments and all associated external domain features. Elevation drawing indicate the path of travel flatter than 1:40 and pedestrian footpaths are 1500mm clear widths. AS1428.1 ask for passing bays for wheelchairs (and other) every 20m or at a loss of sight. This is also a universal design principle shared by the Penrith DCP. Open plans indicate that compliance can be achieved however this needs to be worked through further at DD stage.
- An accessible path of travel between buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS1428.1:2009 is also required. This follows the same comments as the above point. Please see drawing mark-ups for further details.
- An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required. Drawing note that accessible car spaces will be provided however they haven't been officially allocated. Elevations aren't provide so accessible path of travel can't be commented on more than "access looks like it can be achievable". Kerb ramps may need to be used at DD stage if the there's a typical elevation change from the accessible car parking to the verge.

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 design development 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:

- Access through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings (ie. when they have a separate function and/or use e.g. external retail tenancy). Note it is preferred that all entrances are accessible. All entrances into the Chapel and the Admin building show 850mm clearance doors and circulation profiles compliant with AS1428.1 fig 31. Elevation changes/gradients are assumed to be 1:40 and the transitions flush (or less than 3mm in undulation).



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 design development 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. Several areas suffer the inability to provide this. Refer to drawing mark-ups and provide compliance for all internal areas (external is open plan enough that compliance can be achieved at a later date at DD stage).
- 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. As similar to the above, quite a few areas within the confines of the Admin build and the Chapel don't achieve compliance. Even if there's a door providing access to another area this still constitutes as a 'corridor termination'. Refer to drawing mark-ups and ensure all corridors provide 1540mmx2070mm at their terminations.
- All common-use doors (ie. 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. Several doors in the Admin building and Chapel suffer a lack of 850mm clearance, depth clearances, and latch side clearances compliant with AS1428.1 fig 31. See drawing comments and amend.
- All common-use corridors and accessible paths of travel with at least 1000mm min. width when travelling in linear direction Note: Increased clear width paths of travel required for doorway circulation, turning areas etc. Down the sides of the seating in the Chapel show less than 1000mm clearance. Refer to drawing comments.
- Doors in a vestibule area require 1450mm clearance between swings for wheelchair users to have uninterrupted door control. Refer to mark-ups.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail, drawings don't show that accessibility is currently achieving compliance with the BCA/DDA.

- The corridors for the Chapel and Admin both lack circulation spaces and paths of travel compliant with AS1428.1.
- Several doors in the Chapel and Admin building lack circulation spaces compliant with AS1428.1.

These outstanding issues will affect the internal layout of the new development and MGAC's report and drawing mark-ups will need to be included as a DA provision so that these issues are amended at DD/CC stage.



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. Drawings show compliance can be achieved. To be worked through further at DD stage.
- All lift lobbies and main corridors on each level with 1800mm min. clear width to allow two wheelchairs ability to space pass each other. While this isn't 'directly outside of the lift' is within a reasonable proximity to the lift that wheelchair users could pass one another.

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 design development stage to ensure appropriate outcomes are achieved.

5.3 Stairs & Ramps

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:

- Drawing don't show any ramps, gradients, or elevations for comment. All areas assumed to be 1:40 or better. If this isn't the case and this information isn't provided prior to DA lodgement then this could be a issue at DD stage that could have knock on effects.
- Only set of stairs on the drawings are believed to be fire isolated stairs and not 'common use' communication stairs. These are outside of DDA requirements. Recommendations are to make the compliant with AS1428.1. To be worked through at DD stage.

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 design development stage to ensure appropriate outcomes are achieved.



9. Facilities & Amenities

9.1 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 5 and 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. Drawings indicate that compliance is achieved (not including the circulations) with exception to the bathroom in the basement level of the Chapel. See drawing comments. This bathroom triggers requirements for an accessible bathroom.
- For Class 9b: If common-use change facilities provided (ie. both toilets and showers) a separate combined accessible WC/shower adjacent to male and female change rooms is required, compliant with AS1428.1 under BCA/DDA Access Code Part F2.4. Drawings don't indicate showers or change facilities.
- An even number of left hand (LH) and right hand (RH) transfer WC pans (accessible toilets) within the building. Alternating LH/RH layouts on each subsequent level is the most appropriate and inclusive approach. Drawings indicate that left and right hand transfer bathrooms can be split through the new developments. To be worked through at DD stage.
- Accessible WC with 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1. Drawings show accessible bathrooms with room sizes that show compliance can be achieved.
- 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. Drawings show provisions for ambulant facilities to be provided for in the Chapel and Admin building. Minor changes will be required to the cubicle sizes and the door circulation clearances. See drawing comments and ensure compliance. This can be worked through at DD stage. Once the Chapel basement includes an accessible bathroom, this will trigger requirements for an ambulant facility to be provided if there's a standard pan still provided. Recommendation is to remove the standard toilet and leave it as an accessible bathroom in the basement.

Assessment

MGAC has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail, drawings don't show that accessibility is currently achieving compliance under the BCA.

- 50% of the bathrooms on the Basement level of the chapel don't currently provide an accessible bathroom as per requirements of the BCA.



This outstanding issue will affect the internal layout and MGAC's report and drawing mark-ups will need to be included as a DA provision so that these issues are amended at DD/CC stage.

9.2 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 within buildings. Minor comments on the tight circulation spaces in the courtyard. To be worked through at DD in finer detail. See drawing comments.

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 design development stage to ensure appropriate outcomes are achieved.

9.3 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 5 commercial, 9b development: 1 accessible car bay for every 100 car bays or part thereof, compliant with AS2890.6. 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. Drawing indicate compliance is achieved; however car bay allocation hasn't been done officially yet, only noted. Pending future car bay breakdown the accessible requirements could alter. To be worked through at DD stage.

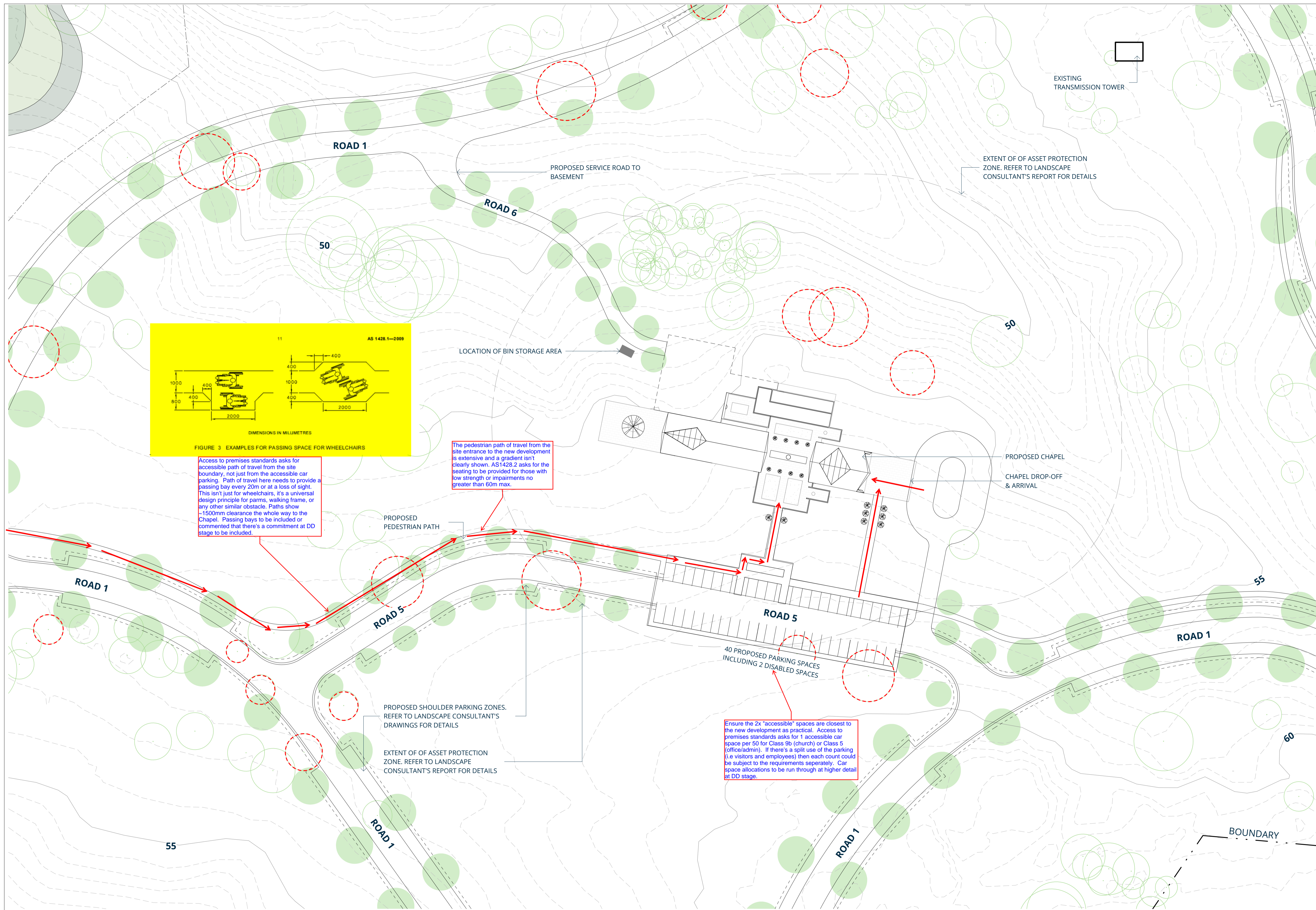
Assessment

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 design development stage to ensure appropriate outcomes are achieved.



10. Conclusion

MGAC has assessed the proposed scheme for Nepean Gardens new Chapel and Admin building. The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, common area access, sanitary facilities and parking have outstanding non-compliances with the BCA and DDA. It is advised that MGAC's DA report and drawing mark-ups are a provision of the DA consent conditions so that these issues are amended immediately the at DD/CC stages.



ABBREVIATIONS

- FFL FINISHED FLOOR LEVEL
- DL DESIGN LEVEL
- HWS HOT WATER SYSTEM
- RS VENTILATED ROLLER SHUTTER
- FG FRAMELESS GLAZING
- DISTRIBUTION BOARD
- COMMUNICATIONS RACK

FINISHES

- SG SKYLIGHT GLAZING
- ZC WEATHERED ZINC CLADDING
- LS LIMESTONE PAVING / WALL TILES
- IW IRONBARK WOOD JOINERY / FASCIA / SOFFIT
- SB SANBLASTED MARBLE WALL TILES
- PM POLISHED MARBLE FLOOR / WALL TILES
- AB ANTIQUE BRONZE
- GL FULL HEIGHT GLAZING

CHAPEL GROUND FLOOR LEGEND

- 1 ARRIVAL AREA
- 2 ENTRY PAVILION (NARTHEX)
- 3 ATRIA / CLOISTER
- 4 AMENITIES
- 5 CLEANERS
- 6 CHAPEL NAVE
- 7 PEDESTAL
- 8 ALTAR
- 9 TREE OF LIFE
- 10 SCULPTURE GARDEN
- 11 GARDEN SPACE
- 12 TO CARPARK
- 13 LIFT
- 14 STAIRS
- 15 CONDENSERS STORE AREA
- 16 HARD STAND
- 17 GRADED LANDSCAPING ON SLAB BELOW
- 18 LASER CUT CORETEN GRAPHIC PANEL
- 19 SCULPTURE

BASEMENT STORAGE LEGEND

- 1 WARDROBE
- 2 WC
- 3 LIFT
- 4 STORAGE
- 5 PARKING BAY
- 6 LOADING DOCK
- 7 ELECTRICAL DISTRIBUTION BOARD ROOM
- 8 CLEAR GLASS CATAFALQUE
- 9 VEHICLE TURNING AREA

ADMIN GROUND FLOOR LEGEND

- 1 RECEPTION
- 2 MANAGER OFFICE
- 3 INTERVIEW ROOMS
- 4 STAFF OFFICE
- 5 KITCHEN AREA
- 6 STORAGE
- 7 STAFF TOILETS
- 8 PUBLIC TOILETS
- 9 PRIVATE AREA
- 10 COMMS RACK UNDER BENCH
- 11 CTL WITHIN CUPBOARD
- 12 PUBLIC ACCESSIBLE TOILET
- 13 MECHANICAL PLANT ROOM
- 14 CLEANER ROOM

- NEW TREES
- EXISTING TREES
- EXISTING TREES TO BE REMOVED

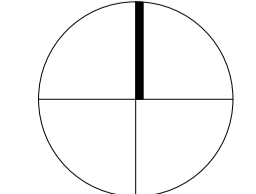
1 CHAPEL SITE PLAN
DA02 A1 SCALE 1 : 500

NEPEAN GARDENS
13 PARK RD, WALLACIA SYDNEY NSW 2745

A	ISSUE FOR APPROVAL	JN	26.09.19
B	AMENDMENT TO ADMIN BUILDING	JN	22.11.19
C	DEVELOPMENT APPLICATION SUBMISSION	JN	02.12.19

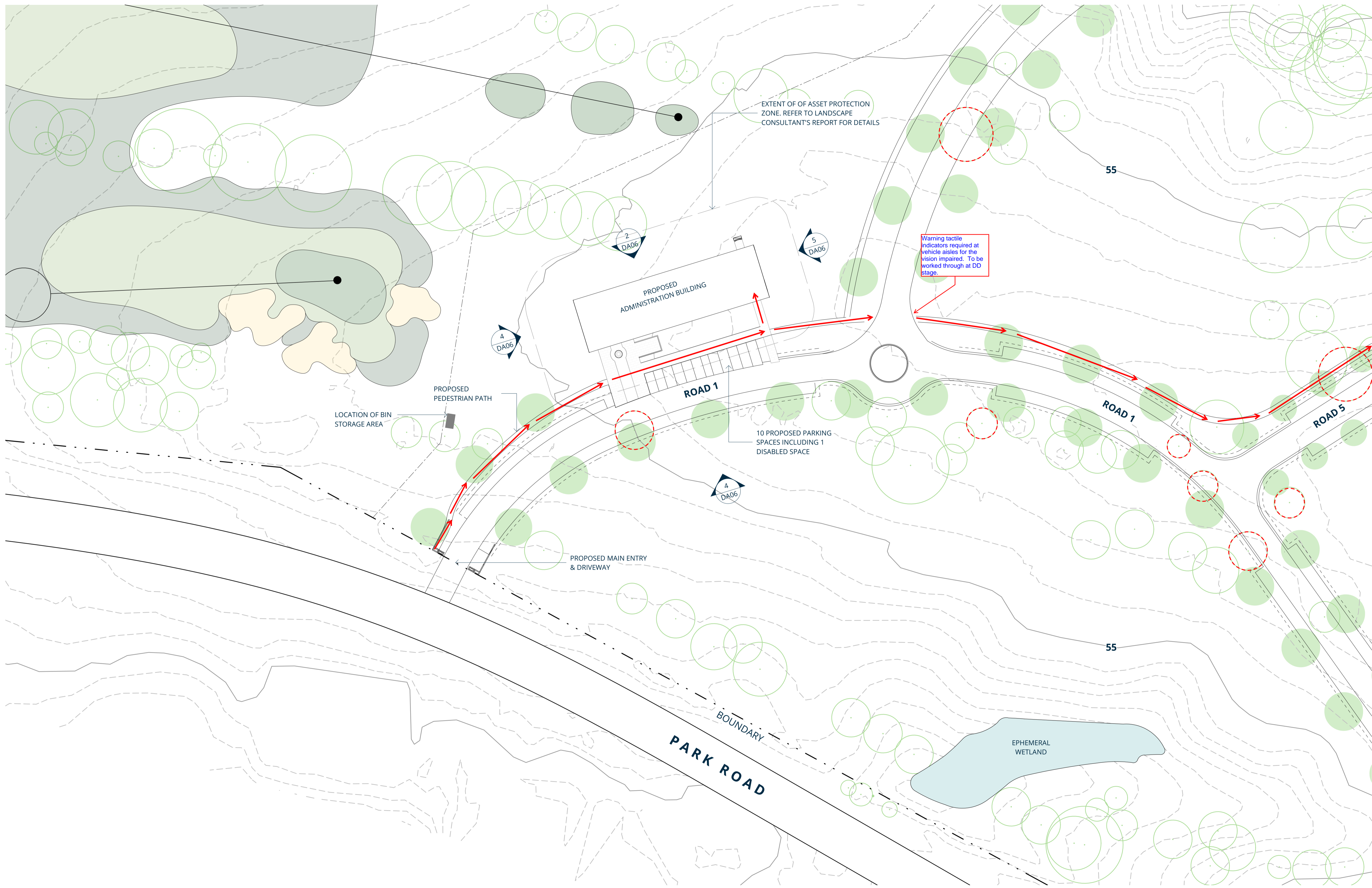


CATHOLIC CEMETERIES BOARD



SITE PLAN - CHAPEL

A138-016 DA04
A1 As indicated
ISSUE FOR APPROVAL C



ABBREVIATIONS

- FFL FINISHED FLOOR LEVEL
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- HWS HOT WATER SYSTEM
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- FG FRAMELESS GLAZING

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- COMMUNICATIONS RACK

FINISHES

- SG SKYLIGHT GLAZING
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- NEW TREES
- EXISTING TREES
- EXISTING TREES TO BE REMOVED

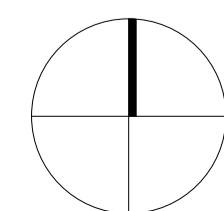
1 ADMIN SITE PLAN
DA02 A1 SCALE 1 : 500

NEPEAN GARDENS
13 PARK RD, WALLACIA SYDNEY NSW 2745

A	ISSUE FOR APPROVAL	JN	26.09.19
B	AMENDMENT TO ADMIN BUILDING	JN	22.11.19
C	DEVELOPMENT APPLICATION SUBMISSION	JN	02.12.19



CATHOLIC CEMETERIES BOARD

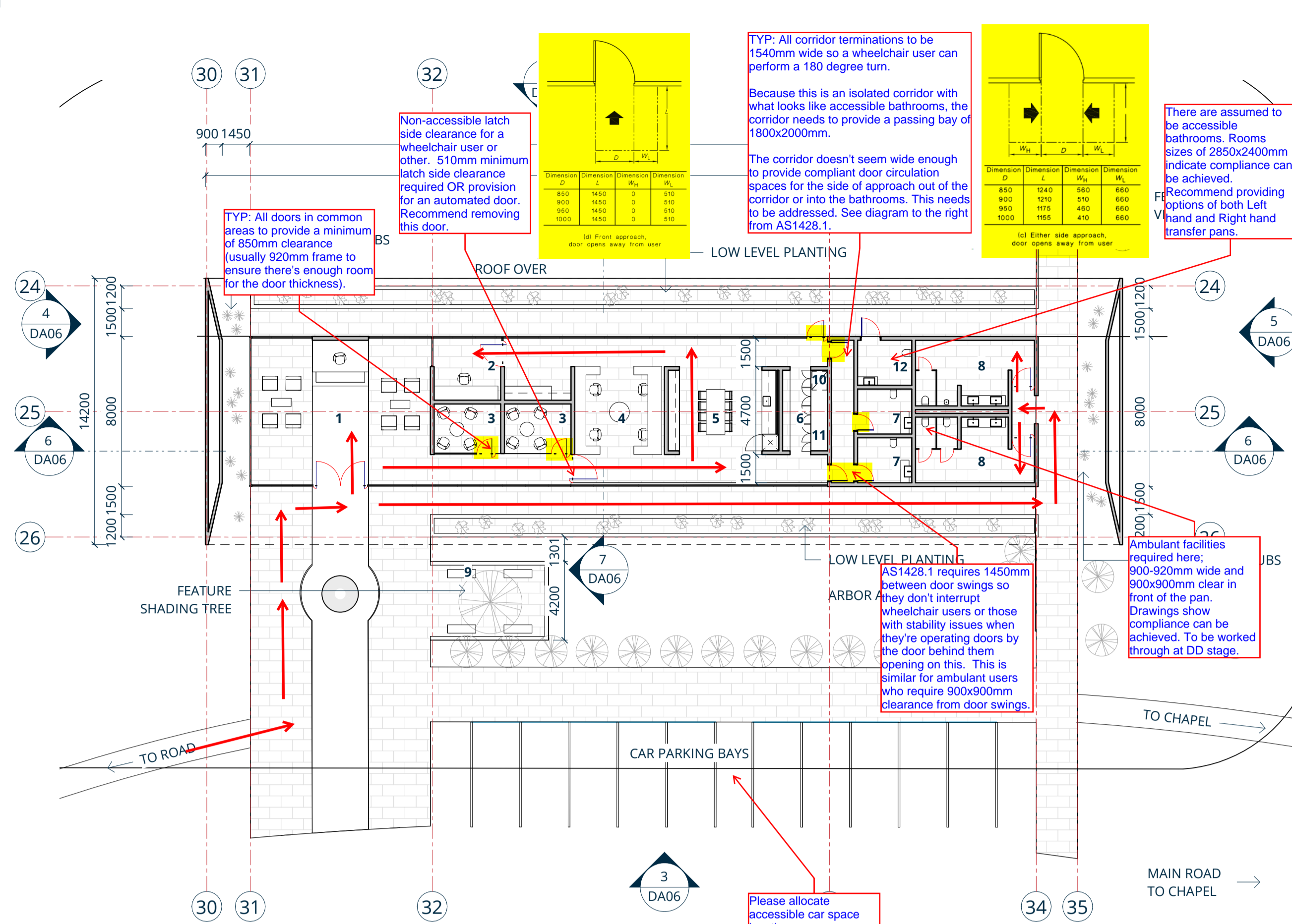


SITE PLAN - ADMIN

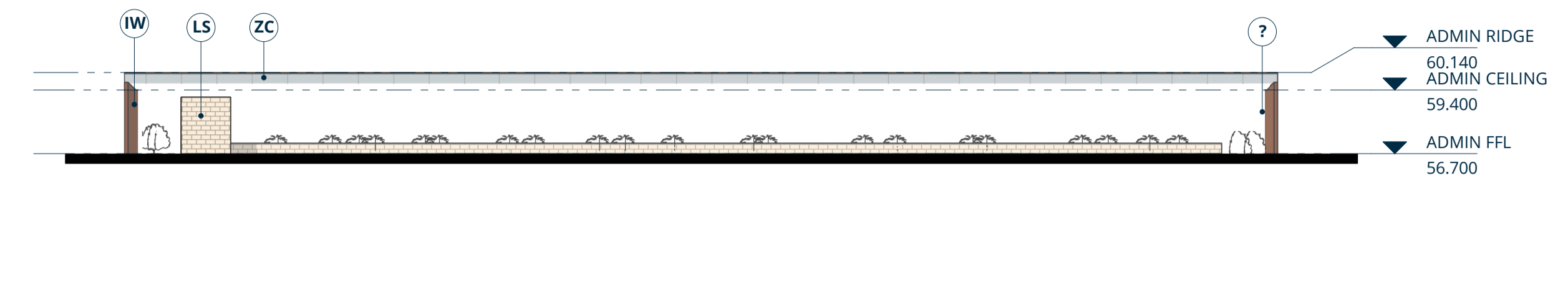
A138-016 DA05

A1 As indicated

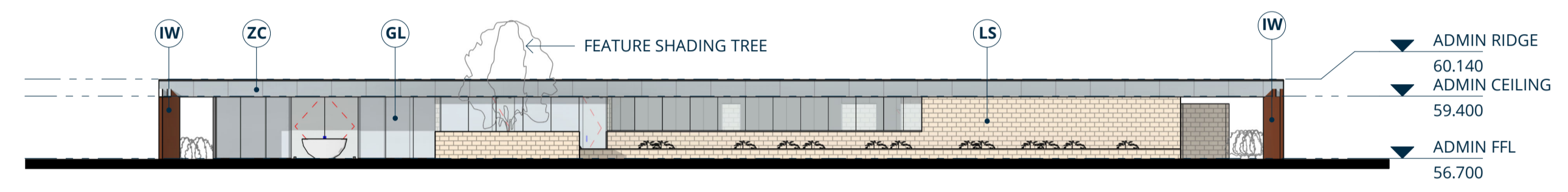
ISSUE FOR APPROVAL C



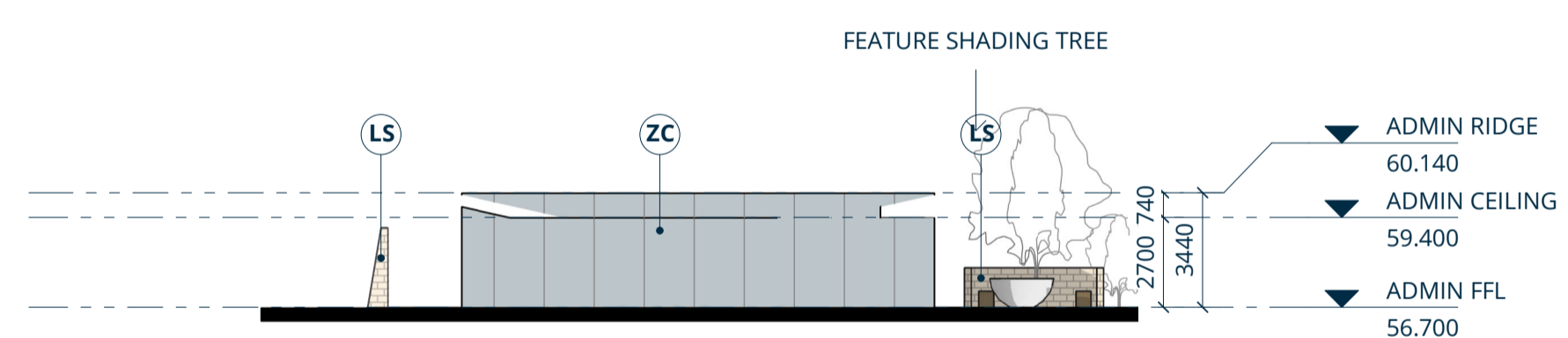
1 ADMIN - FLOOR PLAN
DA03 A1 SCALE 1:200



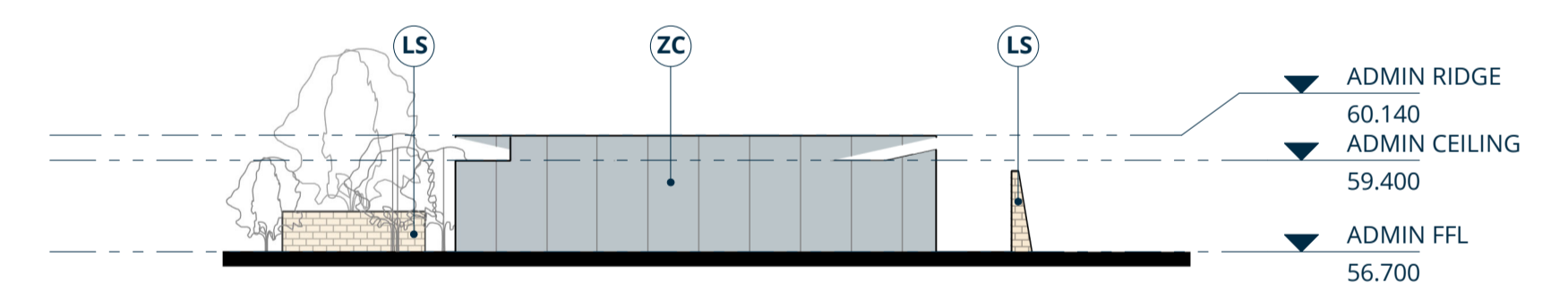
2 NORTH ELEVATION - ADMIN
DA05 A1 SCALE 1:200



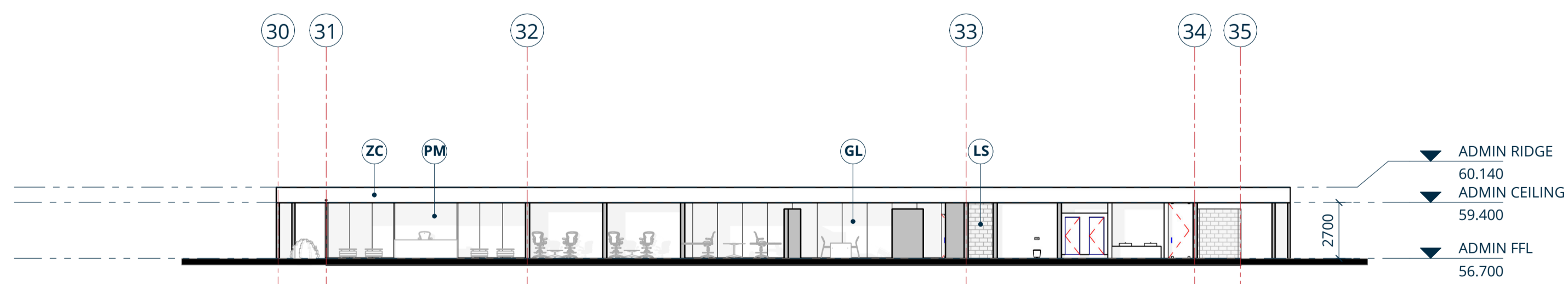
3 SOUTH ELEVATION - ADMIN
DA06 A1 SCALE 1:200



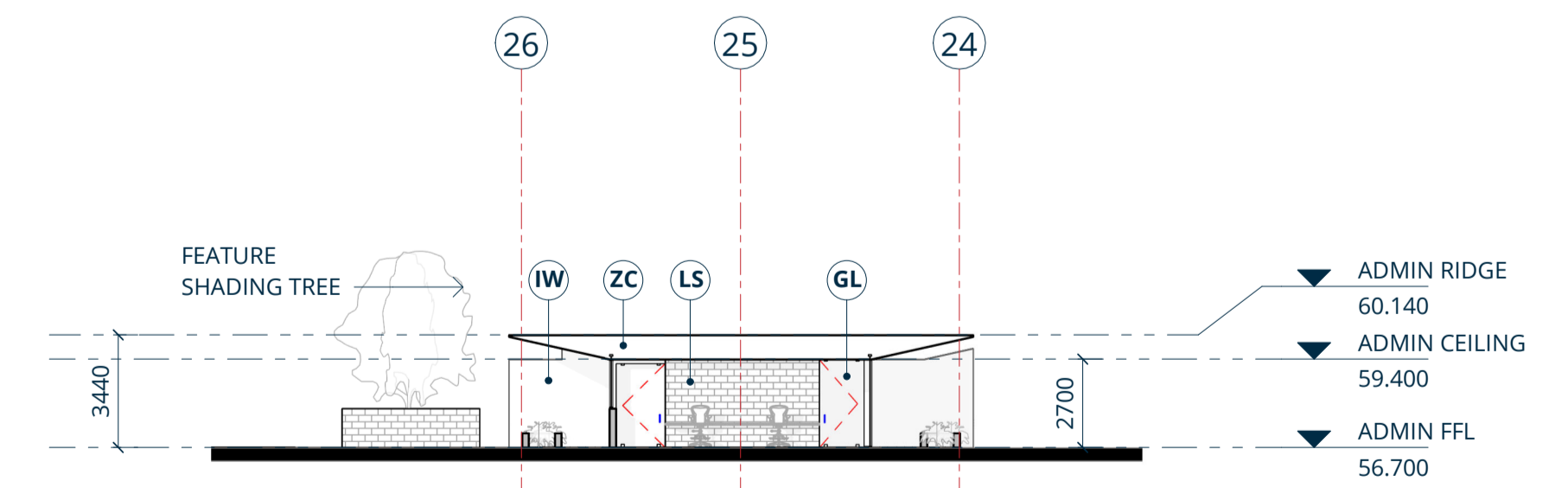
4 WEST ELEVATION - ADMIN
DA05 A1 SCALE 1:200



5 EAST ELEVATION - ADMIN
DA05 A1 SCALE 1:200



6 ADMIN SECTION 1
DA06 A1 SCALE 1:200



7 ADMIN SECTION 2
DA06 A1 SCALE 1:200

- ABBREVIATIONS**
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- CHAPEL GROUND FLOOR LEGEND**
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 - PEDESTAL
 - ALTAR
 - TREE OF LIFE
 - SCULPTURE GARDEN
 - GARDEN SPACE
 - TO CARPARK
 - LIFT
 - STAIRS
 - CONDENSERS STORE AREA
 - HARD STAND
 - GRADED LANDSCAPING ON SLAB BELOW
 - LASER CUT CORETEN GRAPHIC PANEL
 - SCULPTURE

- BASEMENT STORAGE LEGEND**
- WARDROBE
 - WC
 - LIFT
 - STORAGE
 - PARKING BAY
 - LOADING DOCK
 - ELECTRICAL DISTRIBUTION BOARD ROOM
 - CLEAR GLASS CATAFALQUE
 - VEHICLE TURNING AREA

- ADMIN GROUND FLOOR LEGEND**
- RECEPTION
 - MANAGER OFFICE
 - INTERVIEW ROOMS
 - STAFF OFFICE
 - KITCHEN AREA
 - STORAGE
 - STAFF TOILETS
 - PUBLIC TOILETS
 - PRIVATE AREA
 - COMMS RACK UNDER BENCH
 - CTL WITHIN CUPBOARD
 - PUBLIC ACCESSIBLE TOILET
 - MECHANICAL PLANT ROOM
 - CLEANER ROOM

- NEW TREES
- EXISTING TREES
- EXISTING TREES TO BE REMOVED

GROSS FLOOR AREA

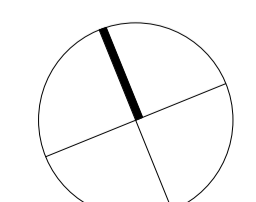
ADMIN BUILDING	336 m ²
AMENITIES & PLANT	134 m ²
BASEMENT	909 m ²
CHAPEL	307 m ²
ENTRY (NARTHEX)	171 m ²

NEPEAN GARDENS
13 PARK RD, WALLACIA SYDNEY NSW 2745

A	ISSUE FOR APPROVAL	JN	26.09.19
B	AMENDMENT TO ADMIN BUILDING	JN	22.11.19
C	DEVELOPMENT APPLICATION SUBMISSION	JN	02.12.19

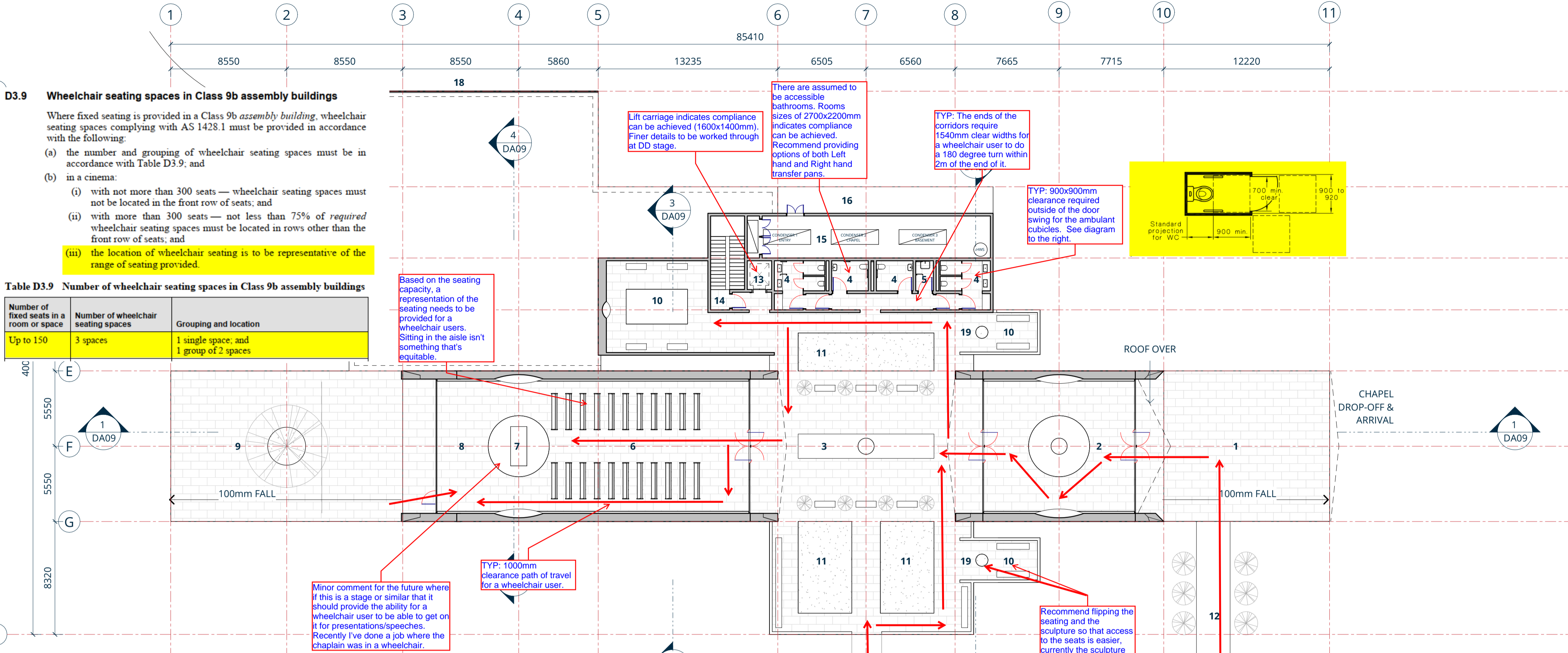


CATHOLIC CEMETERIES BOARD

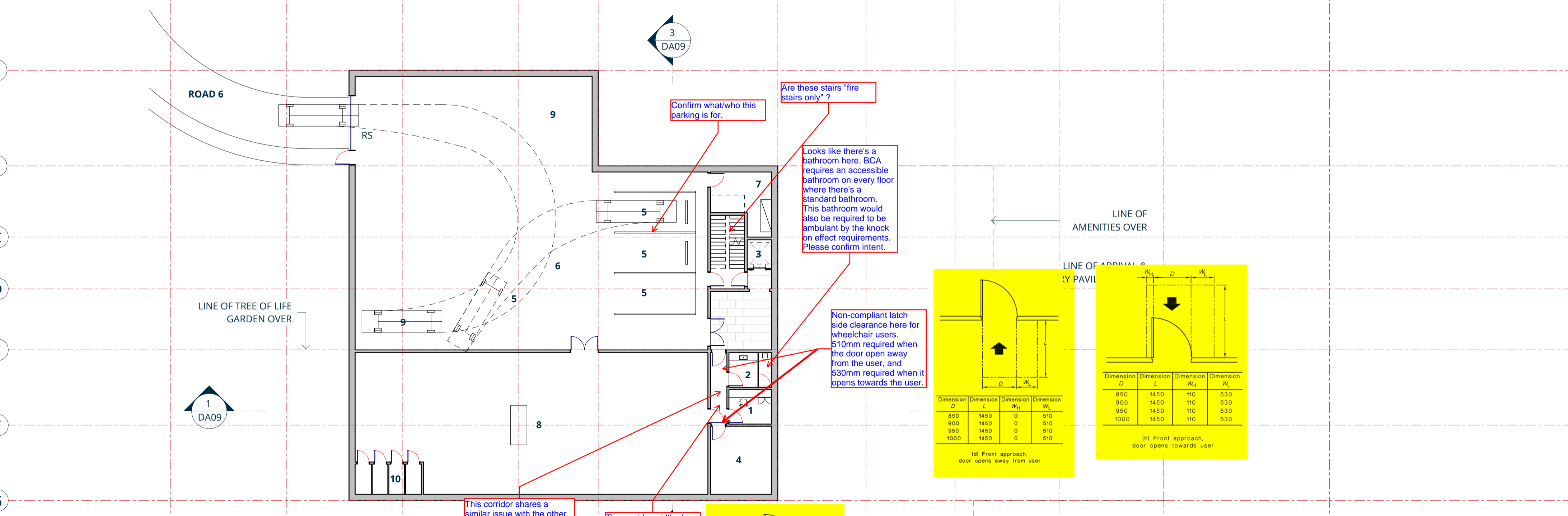


ADMIN FLOOR PLAN, ELEVATIONS & SECTIONS

A138-016 DA06
A1 1:200
ISSUE FOR APPROVAL C



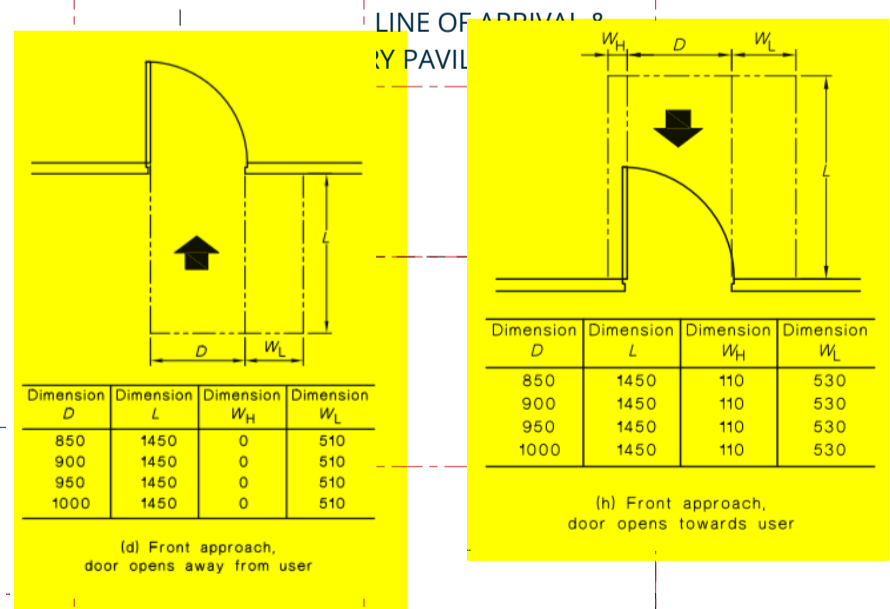
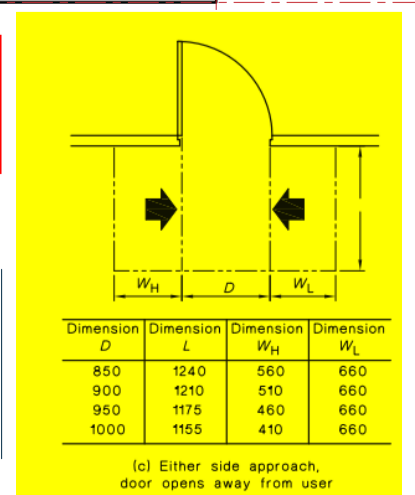
1 GROUND - FLOOR PLAN
DA03 A1 SCALE 1:200



2 BASEMENT - FLOOR PLAN
DA09 A1 SCALE 1:200

NEPEAN GARDENS
13 PARK RD, WALLACIA SYDNEY NSW 2745

A	ISSUE FOR APPROVAL	JN	26.09.19
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- ABBREVIATIONS**
- FFL FINISHED FLOOR LEVEL
 - DL DESIGN LEVEL
 - HWS HOT WATER SYSTEM
 - RS VENTILATED ROLLER SHUTTER
 - FG FRAMELESS GLAZING
 - DISTRIBUTION BOARD
 - COMMUNICATIONS RACK
- FINISHES**
- SG SKYLIGHT GLAZING
 - ZC WEATHERED ZINC CLADDING
 - LS LIMESTONE PAVING / WALL TILES
 - IW IRONBARK WOOD JOINERY / FASCIA / SOFFIT
 - SB SANBLASTED MARBLE WALL TILES
 - PM POLISHED MARBLE FLOOR / WALL TILES
 - AB ANTIQUE BRONZE
 - GL FULL HEIGHT GLAZING

- CHAPEL GROUND FLOOR LEGEND**
- ARRIVAL AREA
 - ENTRY PAVILION (NARTHEX)
 - ATRIA / CLOISTER
 - AMENITIES
 - CLEANERS
 - CHAPEL NAVE
 - PEDESTAL
 - ALTAR
 - TREE OF LIFE
 - SCULPTURE GARDEN
 - GARDEN SPACE
 - TO CARPARK
 - LIFT
 - STAIRS
 - CONDENSERS STORE AREA
 - HARD STAND
 - GRADED LANDSCAPING ON SLAB BELOW
 - LASER CUT CORETEN GRAPHIC PANEL
 - SCULPTURE

- BASEMENT STORAGE LEGEND**
- WARDROBE
 - WC
 - LIFT
 - STORAGE
 - PARKING BAY
 - LOADING DOCK
 - ELECTRICAL DISTRIBUTION BOARD ROOM
 - CLEAR GLASS CATAFALQUE
 - VEHICLE TURNING AREA
 - REFRIGERATED HOLDING FACILITY

- ADMIN GROUND FLOOR LEGEND**
- RECEPTION
 - MANAGER OFFICE
 - INTERVIEW ROOMS
 - STAFF OFFICE
 - KITCHEN AREA
 - STORAGE
 - STAFF TOILETS
 - PUBLIC TOILETS
 - PRIVATE AREA
 - COMMS RACK UNDER BENCH
 - CTL WITHIN CUPBOARD
 - PUBLIC ACCESSIBLE TOILET
 - MECHANICAL PLANT ROOM
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- NEW TREES
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GROSS FLOOR AREA

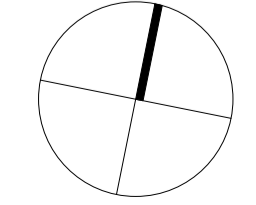
ADMIN BUILDING	336 m ²
AMENITIES & PLANT	134 m ²
BASEMENT	909 m ²
CHAPEL	307 m ²
ENTRY (NARTHEX)	171 m ²

A138-016 DA07
A1 1:200

ISSUE FOR APPROVAL C



CATHOLIC CEMETERIES BOARD



CHAPEL FLOOR PLAN