

HOPEPOINT CHRISTIAN SCHOOL

# ACCESS DESIGN REVIEW – DEVELOPMENT APPLICATION (DA)

*Hopepoint Christian School, 42a Beale Street, Georges Hall NSW 2198*



Project number: 119811

Revision: 3.1

Date: 5 June 2025



Quality management

| Revision | Date             | Revision description                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                           |
|----------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1        | 1 November 2024  | Draft DA Stage Access Assessment Report                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                           |
| 2        | 13 November 2024 | DA Stage Access Assessment Report                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                           |
| 3        | 29 May 2025      | DA Stage Access Assessment Report                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                           |
| 3.1      | 5 June 2025      | DA Stage Access Assessment Report                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                           |
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Table of contents

Introduction ..... 4

1.0 Basis of assessment ..... 4

    1.1 Location ..... 4

    1.2 Purpose ..... 5

    1.3 Design documentation..... 5

2.0 Key compliance considerations..... 6

    2.1 Classification ..... 6

    2.2 Performance based design – performance solutions..... 6

    2.3 Affected part requirements (Premises Standards) ..... 6

    2.4 Legislative Requirements ..... 8

    2.5 Exemptions and concessions..... 9

    2.6 Documentation Reviewed ..... 10

3.0 Assessment of elements required to be accessible by the BCA ..... 11

    3.2 External Approaches to Buildings – Assessways, Walkways, Kerb Ramps ..... 12

    3.3 Vehicle access into the site ..... 13

    3.4 Entrances ..... 14

    3.5 Stairs and Ramps ..... 15

    3.6 Access to and within lifts ..... 16

    3.7 Accessways – corridors, rooms ..... 17

    3.8 Sanitary facilities ..... 17

    3.9 Hearing Augmentation..... 18

4.0 Summary – minimum compliance as required by BCA. .... 19

## Introduction

This report outlines the initial considerations/findings following a review of the preliminary design documentation. It will be updated as the design progresses and more detailed design information becomes available.

### 1.0 Basis of assessment

#### 1.1 Location

Jensen Hughes has reviewed the Development Application stage architectural drawings for the proposed school building 'Block F' at Hopepoint Christian School located at 42a Beale Street, Georges Hall NSW 2198. It is understood the 'Block F' building works will introduce an accessible link into the existing 'Block A' building within the school development.

The client is proposing the demolition of the existing Block D school building and construction of a new two (2) storey building, referred to as Block F which will contain multiple General Learning Arrangement (GLA) rooms, new sanitary amenities and passenger lift access to each storey.

The site of the development is bounded by Ashcroft Street and Beale Street, with vehicular access to the drop off point from Ashcroft Street and pedestrian access primarily from Ashcroft Street and minimal from Beale Street roadway. Figure 2 below shows the Site Context Plan for reference.



**Figure 1: Indicative 'Block F' Building Design (Courtesy of Leaf Architecture)**

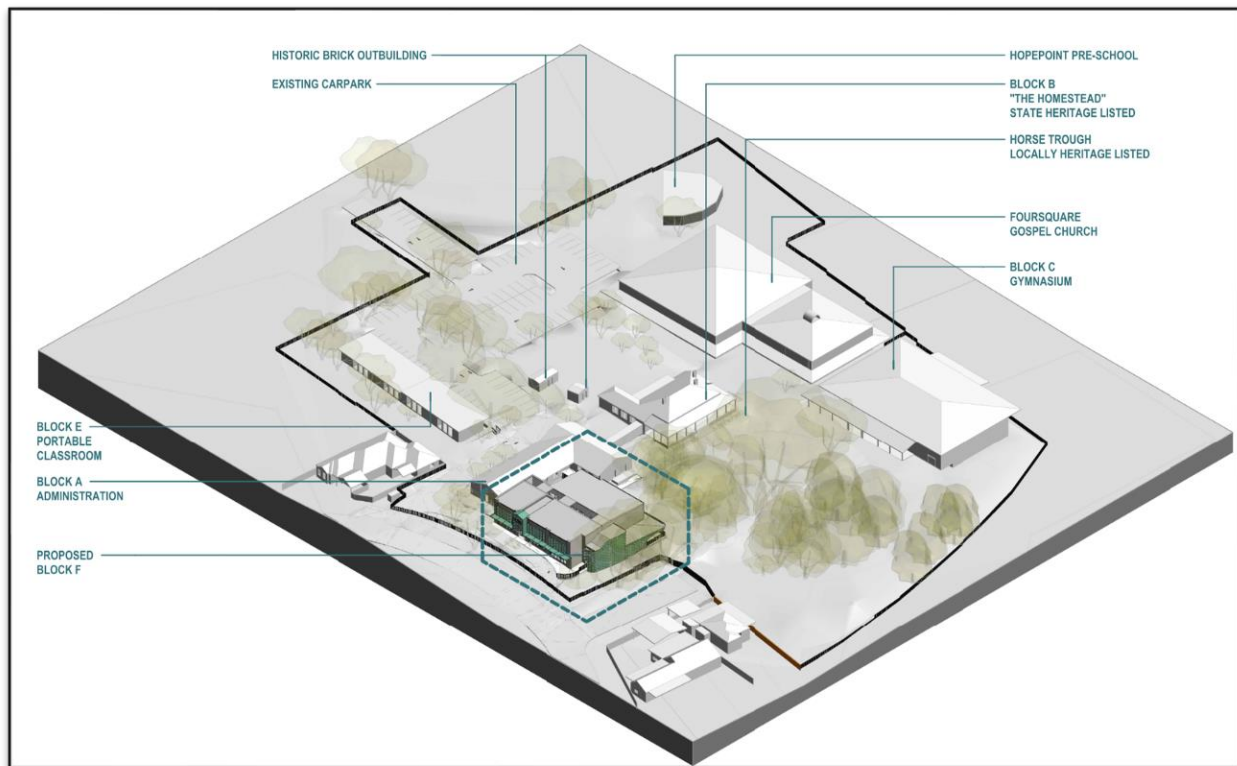


**Figure 2: Site Context Plan (Courtesy of Leaf Architecture)**

The following report provides a summary of the findings relevant to the proposed works, highlighting the legislative and technical requirements to ensure all building occupants are afforded equitable, dignified access to the degree necessary.

## 1.2 Purpose

The purpose of this report is to assess the proposed building works against the documents and their relevant Deemed to Satisfy requirements in the preliminary, early stage of design. The report is intended to clearly outline those areas where compliance may not be achieved and provide recommendations for action based upon the following:

- + Objects of the *Disability Discrimination Act 1992*
- + *Disability (Access to Premises- Buildings) Standards 2010*;
- + Building Code of Australia 2022 Amendment 1 Volume 1 (BCA2022) – Part D4 and Clauses E3D7 and F4D5
- + Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009, AS1735.12-1999.

## 1.3 Design documentation

This report has been based on the Design Plans and Specifications listed in Part 2.6 of this Report.

2.0 Key compliance considerations

2.1 Classification

Under the provisions of Parts A6 of BCA 2022 Amendment 1 and Part A4 of the Access Code, we understand that the building has been classified as follows:

Buildings and parts of buildings must be accessible in accordance with D4D2 of BCA 2022. Unless subject to an exemption, access is required as follows:

Table 1 Building Classification

| Building Classification | Access Requirements                                          |
|-------------------------|--------------------------------------------------------------|
| Class 9b                | Access is required to and within all areas used by occupants |

2.2 Performance based design – performance solutions

There are specific areas throughout the development where strict Deemed-to-Satisfy Premises Standards and BCA Compliance will not be achieved by the proposed design and site constraints. These matters will need to be address in a detailed Performance Solution Report to be prepared for this development under separate cover:

Table 2 Performance solutions

| Item | Description of Performance Solution    | DTS Provision |
|------|----------------------------------------|---------------|
| 1.   | Nil identified at this stage of design | Nil           |

2.3 Affected part requirements (Premises Standards)

It has been confirmed that upgrade of the existing pedestrian entrance from the allotment boundary at Beale Street would not be viable as part of these scope of works and the pedestrian entrance at the allotment boundary of Ashcroft Street is to be upgraded to satisfy the requirements of the BCA. For further clarification, this is on the basis of Beale Street primarily used for vehicular access/egress and Ashcroft Street providing a greater degree of pedestrian movement and access into the school grounds as per the Traffic Impact Assessment Report completed by Bitzios Consulting. This is further supported by public transport stops being provided within close proximity of Ashcroft Street and the proposed School Bus Zone located on Ashcroft Street.

The proposed accessway from the pedestrian entrance at the allotment boundary to the building entrance of Block F complies with BCA Clause D4D3 and AS1428.1-2009.

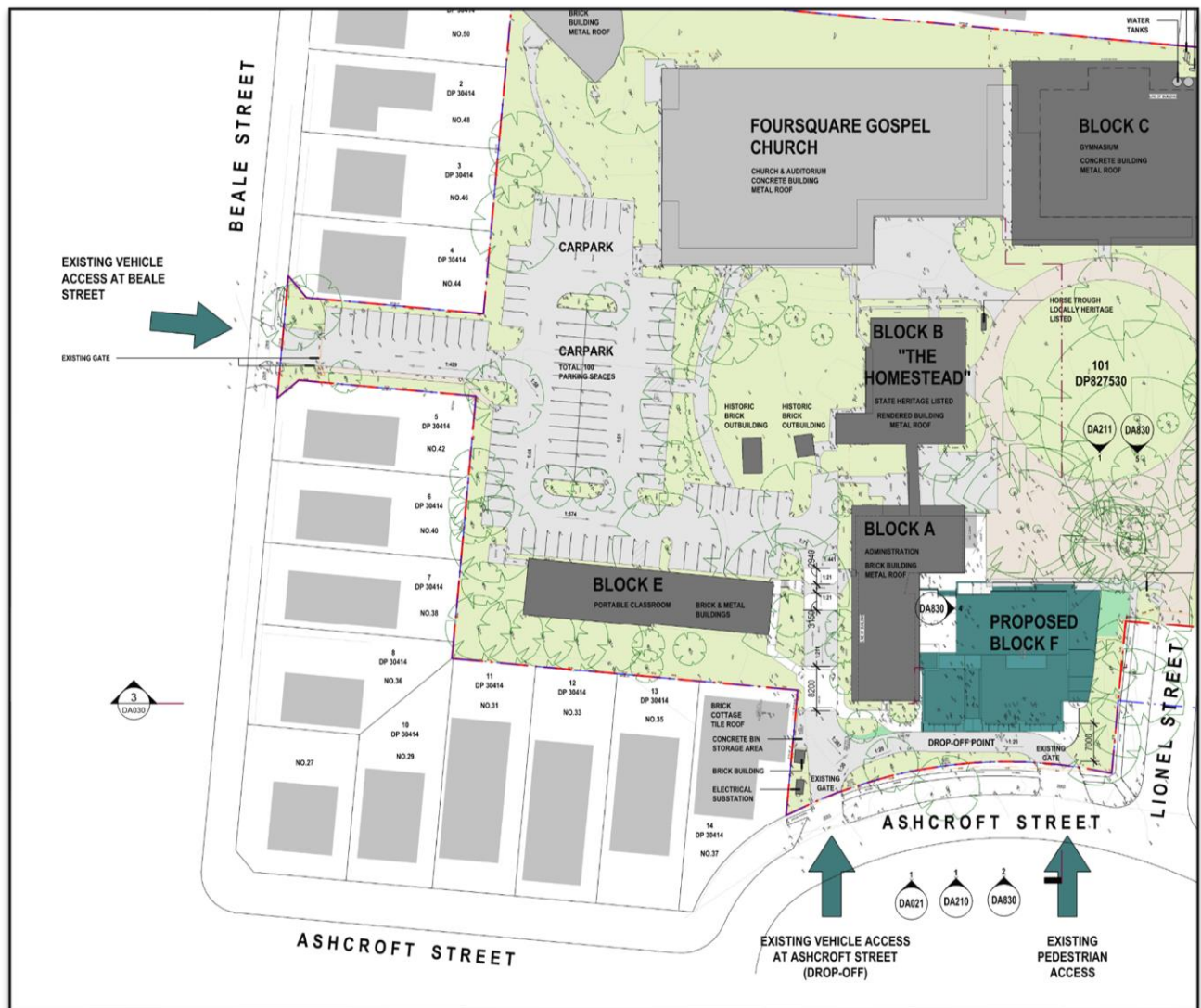


Figure 3: Building Access Diagram

Where Beale Street is used primarily for vehicular access, compliance is capable of being achieved from the accessible parking bays to the proposed Block F building entrance based on the noted gradients and proposed walkways. A delineated pedestrian accessible path of travel from the accessible parking bays to Block F has been provided via the accessible path linking Block E to Block F as well as the driveway from the accessible parking bays to Ashcroft Street (and Block F) which is graded between 1:21 at its steepest point.

## 2.4 Legislative Requirements

The minimum legislative requirements for this project comprise both Federal and State legislation. These are outlined below.

### Federal

The Federal *Disability Discrimination Act 1992* (DDA) was enacted in 1993. The objects of the DDA are to eliminate as far as possible, discrimination against persons on the basis of their disabilities, in particular access to premises (as defined under the DDA); work; accommodation; the provisions of facilities, services; and land; to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

The DDA is complaints-based legislation administered by the Australian Human Rights Commission (AHRC).

The DDA utilises legislative instruments known as Disability Standards to specify how the objects of the DDA are to be achieved. These standards include:

- + *Disability (Access to Premises – Buildings) Standards 2010,*
- + *Disability Standards for Education 2005; and*
- + *Disability Standards for Accessible Public Transport 2002.*

Where relevant, these Standards reference the Australian Standards for access and mobility (and others), including parts of the AS1428 series, primarily AS1428.1-2009, AS1428.4.1-2009 and others such as AS2890.6 2009.

This review has considered the requirements of the *Disability (Access to Premises – Buildings) Standards 2010*.

### State

With the introduction of the *Disability (Access to Premises – Buildings) Standards 2010*, the Building Code of Australia 2011 was modified to align with the federal legislation. The aim of this alignment/inclusion was to ensure that where a building complies with the relevant sections of the BCA, it is deemed to comply with the 'premises' component of the DDA relevant to buildings. However, it is to be noted that compliance with the BCA alone does not necessarily mean compliance with the Disability Discrimination Act, provisions of which extend beyond the building itself.

The design review has been undertaken against the following:

- + Objects of the *Disability Discrimination Act (DDA) 1992*.
- + *Disability (Access to Premises – Buildings) Standards 2010*.
- + National Construction Code (BCA) - Building Code of Australia 2022 Amendment 1 Volume 1 and referenced Australian Standards including:
  - AS1428.1 2009 Part 1: General Requirements for access – new building work.
  - AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators (TGSIs).

- AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
- AS1735.12 1999 Lift facilities for people with disabilities.

### Council Development Approval / Development Control Plans (DCPS)

Further to the above listed Federal and State based legislative considerations, adherence to the Canterbury Bankstown Development Control Plan 2023, Chapter 10 'Other Development' is required. The Controls for Accessibility under the above part of the Canterbury Bankstown Development Control Plan 2023 are as follows:

- + Chapter 3 General Requirements – Part 3.2 'Parking'; and
- + Chapter 10 Other Development - Part 10.2 'Schools'.

The proposed development must not be inconsistent with the endorsed drawings and all relevant conditions will need to be satisfied and accurately reflect the construction issue drawings.

| Item No   | Control                                                                                                                                                                                                                | Comment                                                                                                                                                                                                                                                                                                                                 | Compliance         |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Section 3 | <b>3.2:</b> Parking areas for people with disabilities should be close to an entrance to development. Access from the car parking area to the development should be by ramps or lifts where there are separate levels. | While no new works are proposed in the carpark area, this control by the Design Team is to be noted as part of re-locating the accessible parking bays.                                                                                                                                                                                 | <b>For Noting.</b> |
| Section 4 | <b>4.17:</b> Schools must be easily accessible to people with disabilities and must comply with the Building Code of Australia and Australian Standard AS 1428.1-2021, Design for access and mobility.                 | <p>This control cannot be satisfied given the Building Code of Australia (BCA) references AS1428.1-2009 as the required document to be applied for building required to be accessible under the BCA.</p> <p>Assessment has been undertaken against the requirements of AS1428.1-2009 as per the BCA in lieu of Council DCP control.</p> | <b>For Noting.</b> |

## 2.5 Exemptions and concessions

Based on the use of some areas within a building, it is reasonable to not provide access to some spaces where it is deemed inappropriate because of the required tasks which are to be performed in the space or if the area poses as a health or safety risk for people with a disability. These areas include:

- + An area where access would be inappropriate because of the particular purpose for which the area is used.
- + An area that would pose a health or safety risk for people with a disability.
- + Any path of travel providing access only to an area exempted by (a) or (b).

Examples of these rooms/spaces as outlined within the Guideline on the Application of The Premises Standards, Version 2, February 2013, developed by the Australian Human Rights Commission could include: cleaners store rooms, commercial kitchens, staff serving areas behind bars, cool rooms, rigging lofts, waste-containment areas, foundry floors, abattoir animal process areas, railway shunting yards, electrical switch rooms, chemical and hazardous material store areas, loading docks, fire lookouts, plant and equipment rooms and other similar areas.

2.5.1 Subject site – exemptions from the requirements of access

Exempt areas under D4D5 of the BCA are as follows:

- **Ground Level** - Services cupboards/spaces, EDB space.
- **Level 01 Floor to Level 5** – EDB space.

2.6 Documentation Reviewed

This report is specific to the following key stage drawings.

| Architectural Plans Prepared by Leaf Architecture |          |            |                                                   |
|---------------------------------------------------|----------|------------|---------------------------------------------------|
| Drawing Number                                    | Revision | Date       | Title                                             |
| DA000                                             | 6        | 23/05/2025 | Cover Sheet                                       |
| DA012                                             | 9        | 28/05/2025 | Proposed Site Plan                                |
| DA021                                             | 7        | 28/05/2025 | Streetscape Elevation                             |
| DA030                                             | 7        | 28/05/2025 | Height Study                                      |
| DA100                                             | 10       | 28/05/2025 | Demolition Plan – Ground Floor Plan               |
| DA101                                             | 10       | 28/05/2025 | Proposed Plan – Ground Floor – Sheet 1            |
| DA102                                             | 2        | 28/05/2025 | Proposed Plan – Ground Floor – Sheet 2            |
| DA103                                             | 9        | 28/05/2025 | Proposed Plan – Level 01                          |
| DA104                                             | 9        | 28/05/2025 | Proposed Plan – Roof                              |
| DA200                                             | 9        | 28/05/2025 | Proposed Sections                                 |
| DA210                                             | 9        | 28/05/2025 | Proposed Elevations & External Colours & Finishes |
| DA211                                             | 9        | 28/05/2025 | Proposed Elevations & External Colours Finishes   |
| DA820                                             | 6        | 23/05/2025 | Artist's Impression                               |

### 3.0 *Assessment of elements required to be accessible by the BCA*

The following highlights the key accessibility features that are to be addressed as the design progresses. It should be noted that for technical specifications, relevant Australian Standards are to be utilised.

| BCA Clauses – BCA 2022 references                               |                |
|-----------------------------------------------------------------|----------------|
| D4D2 General building access requirements                       | Applicable     |
| D4D3 Access to buildings                                        | Applicable     |
| D4D4 Parts of buildings to be accessible                        | Applicable     |
| D4D5 Exemptions                                                 | Applicable     |
| D4D6 Accessible car parking                                     | Applicable     |
| D4D7 Signage                                                    | Applicable     |
| D4D8 Hearing augmentation                                       | Applicable     |
| D4D9 Tactile indicators                                         | Applicable     |
| D4D10 Wheelchair seating spaces in a Class 9b assembly building | Not applicable |
| D4D11 Swimming Pools                                            | Not applicable |
| D4D12 Ramps                                                     | Not applicable |
| D4D13 Glazing on an accessway                                   | Applicable     |
| E3D7 Passenger lift types and their limitations                 | Applicable     |
| F4D5 Accessible sanitary facilities                             | Applicable     |
| Australian Standard references                                  |                |
| AS1428.1-2009                                                   | AS 2890.6-2009 |
| AS1428.4.1-2009                                                 | AS1735.12-1999 |

## 3.2 EXTERNAL APPROACHES TO BUILDINGS – ASSESSWAYS, WALKWAYS, KERB RAMPS

### 3.2.1 Access Requirements

An accessway (continuous accessible path) is required to the new buildings:

- + from the main points of a pedestrian entry at the allotment boundary; and
- + from another accessible building connected by a pedestrian link; and
- + from any required accessible car parking space on the allotment.

Accessways are required to incorporate a minimum width of 1000mm, 1500mm x 1500mm at locations where a 90deg turn is required, and 1540mm (W) x 2070mm (L) where it is not possible to continue, within 2m of the end of the accessway. Passing spaces are also required at maximum 20m intervals, where a direct line of sight is not available within an accessway. Where the accessway incorporates a linear grade between 1:20 and 1:40, it is to meet the requirements of AS 1428.1-2009 relevant to walkways.

Crossfalls and gradients of the external pathways are to not exceed 1:40 and be constructed of a firm, hardstand surface in accordance with AS1428.1-2009 requirements.

Ground surfaces are required to incorporate finishes which are slip resistant, including the abutment of surfaces which don't limit the movement of a person with disability, with the orientation and placement of elements such as drains also important considerations.

Doorways and gates within accessways are to meet the provisions of AS1428.1-2009 including circulation space to both sides of the gate/door, luminance contrast, and the provision of appropriate door controls.

Where there is no environmental cue available for people with vision loss e.g., level transition at a road crossing point, the incorporation of tactile ground surface indicators (TGSIs) in accordance with the requirements of AS1428.4.1-2009 is necessary.

Where a kerb ramp is installed, it is to meet the provisions of AS1428.1-2009, including transitions, surface abutments and landing depth and width, according to the direction of travel and/or any required change of direction.

### 3.2.2 Subject site – access assessment

An accessway is proposed from the following locations which are capable of complying:

- + From the pedestrian entrance at the allotment boundary on Ashcroft Street to Block F;
- + From the proposed Block F building to other buildings on the site;
- + From the proposed Block F building to the Block A building, accessed via a pedestrian link;
- + From the accessible carparking bays via the vehicular driveway and proposed accessway to Block F.

It has been confirmed that upgrade of the existing pedestrian entrance from the allotment boundary at Beale Street would not be viable as part of these scope of works and the pedestrian entrance at the allotment boundary of Ashcroft Street is to be upgraded to satisfy the requirements of the BCA. For further clarification, this is on the basis of Beale Street primarily used for vehicular access/egress and Ashcroft Street providing a greater degree of pedestrian movement and access into the school grounds as per the Traffic Impact Assessment Report completed by Bitzios Consulting. This is further supported by public transport stops being

provided within close proximity of Ashcroft Street and the proposed School Bus Zone located on Ashcroft Street.

The proposed accessway from the pedestrian entrance at the allotment boundary to the building entrance of Block F is capable of complying with BCA D4D3 and AS1428.1-2009.

Where Beale Street is used primarily for vehicular access, compliance is capable of being achieved from the accessible parking bays to the proposed Block F building entrance based on the noted gradients and proposed walkways. A delineated pedestrian accessible path of travel from the accessible parking bays to Block F has been provided via the accessible path linking Block E to Block F as well as the driveway from the accessible parking bays to Ashcroft Street (and Block F) which is graded between 1:21 at its steepest point.

Further design development is required as the design progresses to firm up the gradients and landings to Block F from the pedestrian entrance at Ashcroft Street and potentially between Block F and existing buildings. This is in addition to a compliant accessible path of travel from accessible parking bays to Block F in the next phase of design.

**Note:** the design team are to ensure a compliant accessible path of travel is maintained and/or provided between the accessible parking bays to Block A during construction.

### 3.3 VEHICLE ACCESS INTO THE SITE

#### 3.3.1 Access requirements

##### **Carparking**

As a Class 9b building, one (1) accessible parking space for every one hundred (100) car parking spaces or part thereof; is required to comply with AS2890.6-2009 under the BCA.

#### 3.3.2 Subject site – access assessment

The existing carpark is identified two (2) accessible parking bays and shared zone to satisfy the carpark requirements of the BCA as marked up within the blue square within Figure 4 below.

No new works are noted on the Architectural drawings to the carpark area.

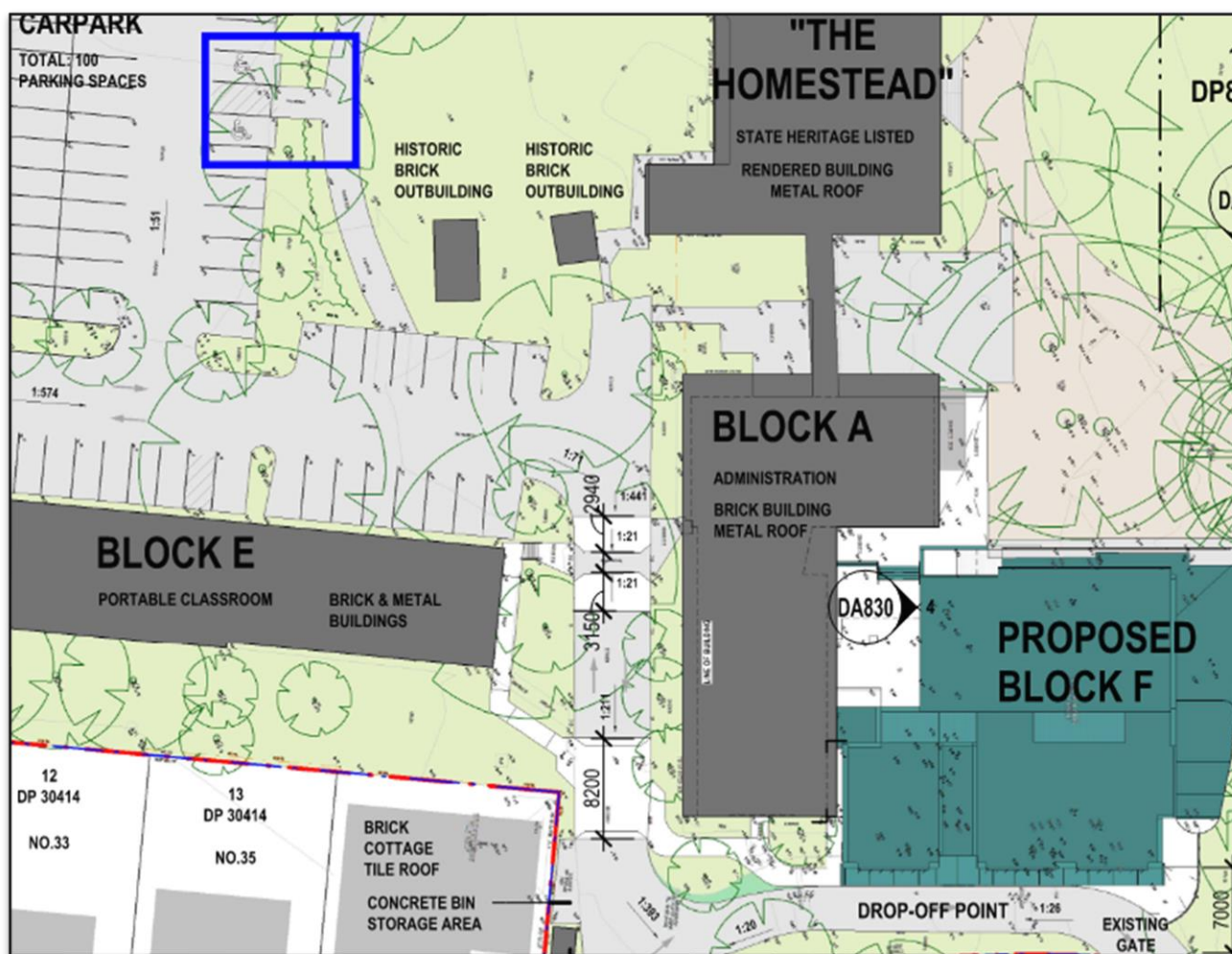


Figure 4: Existing Accessible Parking Spaces Location

### 3.4 ENTRANCES

#### 3.4.1 Access requirements

Doors/gates within paths of travel common to building users, require the following to meet the provision of AS1428.1-2009 Clause 13:

- + Unobstructed clear opening widths to be a minimum of 850mm (a 920mm door leaf is required for a hinge swing door; 1020mm required for a swing door).
- + Controls including after-hours swipe cards, key locks, auto door controls etc. located on a level landing, in an accessible location.
- + Circulation spaces which consider the angle of approach and direction of swing/slide at both sides of the entrance door.
- + Light operational forces (less than 20 N).
- + Appropriately procured and installed door/gate controls and hardware.

- + Luminance contrast which is measured at not less than 30%.
- + Fully glazed doors or sidelights to incorporate a visual contrast strip no less than 75mm wide for the full width of the glazing, with the lowest edge at 900-1000mm above the finished floor.
- + A level transition shall be provided to all entrances and external areas which will be achieved via provision of threshold ramps where required in accordance with AS1428.1-2009 requirements.
- + Fully glazed doors or sidelights to incorporate a visual contrast strip no less than 75mm wide for the full width of the glazing, with the lowest edge at 900-1000mm above the finished floor as per AS1428.1-2009.

### **3.4.2 Subject site – access assessment**

The building entrance doorways into Block F and doorways on accessible paths of travel into GLAs and sanitary facilities within Block F appear capable of complying with AS1428.1-2009 at the current stage of documentation.

The doorways must provide one (1) door leaf at 850mm clear width and doorway circulation space requirements on a 1:40 gradient to satisfy AS1428.1-2009. All other access requirements under Clause 5.4.1 of this Report are to be incorporated as the design progresses.

## **3.5 STAIRS AND RAMPS**

### **3.5.1 Access requirements**

Non-fire isolated stairs within the site are to incorporate:

- + Handrails to both sides which are continuous, consistent, and incorporate a diameter of 30-50mm, extensions and terminations at the top and base, a clear unobstructed width of no less than 1000mm between them.
- + Opaque risers.
- + Nosing strips which provide a luminance contrast of no less than 30%.
- + Tactile ground surface indicators (TGSIs) at the top and base which incorporate a luminance contrast of 30-60% dependent upon the installation type.

Ramps within the site are to incorporate (excluding fire isolated ramps):

- + A gradient of not more than 1:14.
- + Landings which are incorporated at the intervals required based upon the gradient of the ramp and which do not exceed 1:40, taking into consideration the direction of travel, and adjusting the landing depth/width, as necessary.
- + Handrails to both sides which are continuous, consistent, and incorporate a diameter of 30-50mm, extensions and terminations at the top and base, a clear unobstructed width of no less than 1000mm between them.
- + Kerb rails installed to both sides of the ramp.

- + Tactile ground surface indicators (TGSIs) at the top and base which incorporate a luminance contrast of 30-60% dependent upon the installation type.
- + A set back is required from transverse paths of travel, typically 700mm from an internal corner and 900mm from the allotment boundary.

Fire-isolated Stairs (as applicable) are to incorporate:

- + Nosing strips which provide a luminance contrast of no less than 30%.
- + Handrails which meet the provisions of AS1428.1-2009 Clause 12.

### **3.5.2 Subject site – access assessment**

Stair 1 and Stair 2 appear capable of complying with the provisions of AS1428.1-2009 at this stage of design. This includes the first ascending riser to be offset on any intermediate landing to ensure consistent internal handrail transitions and height between flights as per AS1428.1-2009. All other elements as per Point 5.5.1 of this Report and AS1428.1-2009 relevant to stairways are to be incorporated as the design progresses.

The requirements for general communication ramps are not applicable to this development as no ramps are noted within as part of this development.

## **3.6 ACCESS TO AND WITHIN LIFTS**

### **3.6.1 Access requirements**

An accessway is required to any passenger lift where available within a building. Where a passenger lift travels greater than 12m a minimum car size of 1400mm wide x 2000mm depth is required, if travelling less than 12m a minimum car size of 1100mm wide x 1400mm depth is accepted. Where stretcher use is indicated on a lift travelling greater than 12m, a 2000mm depth is necessary. The clear opening width of the door of the lift car must be no less than 900mm.

Internal fit out of the lift is required to comply with AS1735.12 including:

- + Handrails which incorporate a minimum length of 600mm, installed 850mm – 950mm above the finished floor within the lift car.
- + Control buttons and panels which correctly located within the car – from internal corner and floor) which incorporate tactile and Braille.
- + An audible announcement where the lift travels more than 2 floor levels.

### **3.6.2 Subject site – access assessment**

The building consists of one (1) passenger lift serving the Ground Floor of Block F to Level 01 as well as one (1) platform lift for access between Block A and Block F. Based off scaled measurements, the proposed passenger lift car is capable of achieving the required lift car dimensions of 1400mm wide x 1600mm long. Sufficient circulation space is provided forward of the Lift on each Level.

For the passenger lift, provide product compliance certificate from the supplier during Construction Certificate (CC) stage referencing and confirming compliance with AS1735.12-1999 and E3D7/E3D8 of the BCA.

## 3.7 ACCESSWAYS – CORRIDORS, ROOMS

### 3.7.1 Access requirements

An accessway is required within all common use areas of a building normally used by occupants, unless subject to the exemption provisions of the BCA.

Where provided and relevant, internal accessways are required to ensure:

- + a minimum clear width of 1000mm is available, adjusting as necessary to address door circulation space.
- + Doors/doorways are provided with appropriate controls, circulation spaces and contrasts, with visual glazing strips installed, as necessary.
- + Ground surfaces and abutments meet the provisions of AS1428.1-2009.
- + Ramps i.e. step and threshold meet the provisions of AS1428.1-2009.
- + Passing and turning spaces where provided meet the provisions of access as prescribed by AS1428.1-2009.

### 3.7.2 Subject site – access assessment

The accessways within the common use areas and externally appear capable of complying (subject to the below) at this stage of documentation and will require further review as the design progresses to ensure that the provisions of AS1428.1-2009 are achieved. Particularly with kerb requirements as per Clause 10.3 of AS1428.1-2009 for walkways.

Note, the minimum unobstructed height of a continuous accessible path of travel shall be 2000mm as per AS1428.1-2009.

## 3.8 SANITARY FACILITIES

### 3.8.1 Access requirements

Unisex accessible sanitary facilities are required on each floor level where sanitary facilities are available within common areas. An equal distribution of right hand (RH) and left hand (LH) configured unisex accessible sanitary facilities are to be provided, where there is more than one available within a building.

The pan circulation space and fit out of these facilities are to meet the provisions of AS1428.1-2009 Clause 15. Where one or more toilets are provided in addition to a unisex accessible sanitary facility, an ambulant cubicle for male and female use is required within each bank.

Raised tactile and Braille signage is required to identify each of the sanitary facilities and provide direction where a bank of sanitary facilities does not incorporate an accessible facility, directing the user to the location of the nearest accessible facility. Where gendered shower facilities are available, an accessible shower facility is required.

### 3.8.2 Subject site – access assessment

The building incorporates the following sanitary facilities which satisfies the requirements of the BCA:

- + **Ground Level:** Student accessible unisex sanitary compartment and one (1) male ambulant sanitary compartment and one (1) female ambulant sanitary compartment.

Ensure each ambulant compartment provides the required 900-920mm compartment width, 900mm x 900mm circulation space forward of the WC pan clear of wall surfaces and accounting for WC pan selection where the compartment size may need to be increased in length to satisfy AS1428.1-2009. Ensure the washbasin and doorway provide minimum 300mm clear width in the accessible unisex sanitary compartment in line with AS1428.1-2009.

Taking the above into consideration, the unisex accessible sanitary facilities and ambulant sanitary facilities appear spatially capable of complying with AS1428.1-2009. As the design progresses, detailing and elevations of fixtures/fittings is required for assessment against AS1428.1-2009.

## 3.9 HEARING AUGMENTATION

### 3.9.1 Access requirements

Hearing augmentation is to be provided where an inbuilt amplification system is installed (Other than one used only for emergency warning):

- + In a room in a Class 9b building.
- + In an auditorium, conference room, meeting room or room for judicatory purposes; or
- + At any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.

The area covered within the room/area that the system is provided must extend across 80-95% of the floor area, dependent upon the type of system utilised. Receivers where required must accommodate the number of anticipated users, based upon the number of people the room or space accommodates.

Screens or scoreboards associated with a Class 9b building, capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

### 3.9.2 Subject site – access assessment

As a Class 9b building, please provide confirmation of areas within the building covered by a hearing augmentation system on the documentation. Where a hearing augmentation system is provided, it shall comply with the requirements of this D4D8 of the BCA.

If provided, the relevant AV/electrical engineer is to provide a hearing augmentation compliance certificate confirming compliance with D4D8 of the BCA prior to product procurement and installation during Construction Certificate (CC) stage.

#### *4.0 Summary – minimum compliance as required by BCA.*

The purpose of this report has been to assess the proposed building against the documents and their relevant Deemed to Satisfy requirements of the BCA in the preliminary, early stage of design. The report has intended to clearly outline those areas where compliance at this early stage appears not possible and provide recommendations for action based upon the following:

- + Objects of the Disability Discrimination Act 1992.
- + *Disability (Access to Premises- Buildings) Standards 2010.*
- + Building Code of Australia 2022 Amendment 1 (BCA2022) Volume 1 and referenced Australian Standards including:
  - AS1428.1 2009 Part 1: General Requirements for access – new building work.
  - AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators (TGSIs).
  - AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
  - AS1735.12 1999 Lift facilities for people with disabilities.

Subject to addressing the actions identified, and providing the information sought within the next phases of design, Jensen Hughes confirm that the design appears capable of complying with the BCA.