PHILIP CHUN
Building Compliance

REF REPORT

ACCESS

New High School for Jordan Springs
Proposed New School
Armoury Road, Jordan Springs NSW 2747

Report Prepared for: The Department of Education (DoE)
Level 8, 259 George Street
Sydney NSW 2000

Report Prepared by: Lucy Alderson
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Philip Chun Accessibility Pty Ltd ABN:16 633 815 139
Suite 22.02, Level 22, Australia Square, Tower Building, 264 George Street, Sydney, NSW 2000 T: 61 2 9412 2322

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DOCUMENT ACCEPTANCE

	Name	Signed	Date
Prepared by	Lucy Alderson *Access Consultant* *ACAA Associate member No. 804*		12 December 2024

REVISION HISTORY

Revision No.	Prepared by	Description	Date
00	Lucy Alderson	Final Access Report – Incorporating amendments as per updated preamble	18 November 2024
01	Lucy Alderson	Access REF Report – Incorporating review comments	12 December 2024
02	Lucy Alderson	FINAL Access REF Report	19 December 2024

This report has been prepared based on the available time allocated to conduct the review, and all reasonable attempts have been made to identify key compliance matters pursuant to the BCA and additional issues which have been deemed an impediment to access provision and may increase Client risk of attracting a complaint under the DDA.

The information provided within this report is relevant to this project and the documentation referenced. As such the information provided may not be transferred to other projects. This report must not be issued for public comment or be used for any other purpose without prior permission from Philip Chun Accessibility.

Philip Chun Accessibility accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than providing guidance to alleviate access barriers in the built environment and reduce Client risk of attracting a complaint under the DDA.

1. INTRODUCTION

This DDA design review report has been prepared to accompany a Review of Environmental Factors (REF) for the Department of Education (DoE) for the construction and operation of a New High School for Jordan Springs (the activity) under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and State Environmental Planning Policy (Transport and Infrastructure) 2021 (SEPP TI).

This report has been prepared to review the proposed REF design plan documentation against applicable Australian disability standards, codes and legislation.

Access requirements considered in this report are found in a range of legislation, planning instruments and standards pertaining to access for people with a disability. These include but are not limited to:

- the National Construction Code (BCA 2022),
- Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards),
- relevant Australian Standards,
- the Disability Discrimination Act 1992 (*Cth*) (DDA).

This report has been prepared by Philip Chun Accessibility with the aim of also providing reasonable recommendations in regard to access to premises requirements. Philip Chun Accessibility has endeavoured to clearly identify each issue of concern with respect to the building element and with reference to relevant legislation and guidelines.

1.1 Proposed Activity Description

The proposed activity for the construction and operation of a New High School for Jordan Springs is proposed to have a capacity of 1,000 students and 80 staff to meet forecast enrolment demand associated with population growth in Jordan Springs and Ropes Crossing. The school will provide permanent General Learning Spaces (GLS), Support Learning Spaces (SLS), staff facilities and a library across three (3), three storey buildings, a single storey hall, half playing field, three (3) outdoor sport courts, 72 operational at grade parking spaces (including two (2) accessible spaces), 100 bicycle spaces and landscaping.

Public domain works and the permanent off-site OSD Basin are to be constructed by others under separate planning pathways.

1.2 Proposed Activity Scenarios

The project scope of works includes two (2) Scenarios, to allow construction and operation of the school, with (Scenario 1 – preferred option) or without (Scenario 2 – Interim Solution) the public domain works and permanent off-site basin being constructed by others under a separate planning pathway.

Scenario 1 – Preferred Option - Road Network completed and permanent OSD Basin Constructed

- External works undertaken by others to facilitate Scenario 1
  - Construction of Park Edge Road;
  - Any adjustments to Infantry Street;
  - Kiss and drop zone along Park Edge Road;
  - Support kiss and drop zone located along Infantry Street; and
  - Construction and operation of permanent OSD Basin off site.

Note – Scenario 1 is not to proceed if external works undertaken by others is not completed.

- Scenario 1
  - Construction and Operation of the New High School for Jordan Springs, including:

- Decommissioning of existing on-site OSD basin;
- Earthworks;
- Three (3) multi-storey classroom buildings;
- One (1) school hall;
- Three (3) outdoor sport's courts;
- One (1) sport's field;
- 72 at grade car parking spaces, including two (2) accessible parking spaces, and waste services, accessed via Park Edge Road;
- 100 bicycle parking spaces across the site; and
- Landscaping.

Scenario 2 - Interim Solution – Road network not completed, Permanent OSD Basin not constructed.

- Scenario 2 - Stage 1
  - Construction and operation of a temporary on-site OSD Basin;
  - Construction and operation of the New High School for Jordan Springs, including;
    - Earthworks;
    - Three (3) multi-storey classroom buildings;
    - One (1) sport's field;
    - Temporary carpark - 72 at grade car parking spaces, including two (2) accessible parking spaces and waste services, located on the northwest corner of the site, accessed off Armoury Road;
    - 100 bicycle parking spaces across;
    - Temporary Kiss and drop facilities on Armoury Road; and
    - Associated landscaping.

- Scenario 2 - Stage 2

  Stage 2 is not to be undertaken until the temporary on-site OSD basin under stage 1 works is completed and operational.
  - Decommissioning of existing on-site OSD basin, prior to the following works being undertaken:
    - 72 at grade car parking spaces, including two (2) accessible parking spaces, and waste services, located on the southeast corner of the site. This car park cannot be constructed until the decommissioning of the existing OSD basin is completed and will be non-operational with no road connection until completion of Scenario 2 – Stage 3;
    - One (1) school hall;
    - Three (3) outdoor sport's courts; and
    - Associated landscaping.

  External works undertaken by others to facilitate Stage 3
  - Construction of Park Edge Road;
  - Any adjustments to Infantry Street;
  - Kiss and drop zone along Park Edge Road;
  - Support kiss and drop zone located along Infantry Street; and
  - Construction and operation of OSD Basin off site.

  Note – Scenario 2 - Stage 3 is not to proceed until the external works undertaken by others have been completed.

- Scenario 2 - Stage 3
  - Connection of the southeast carpark to Park Edge Road;
  - Rectification works along Armoury Road to remove temporary kiss and drop facilities and cross over for temporary carpark;
  - Demolition of temporary carpark, once permanent car park is operational; and
  - Decommissioning of temporary OSD basin.
  -

1.3 Activity Site

The project site is located on the corner of Armoury Road and Infantry Street in Jordan Springs and is legally described as part of Lots 2 and 3 in DP 1248480.

Figure 1 provides an aerial photograph of the project site, outlines the boundaries of the project site (in red) and the boundaries of Lots 2 and 3 in DP 1248480 (in blue).

Figure 1: Aerial Photograph

The project site is within the Central Precinct of the St Mary's Release Area in the Penrith Local Government Area.

Other Approvals

- External works and construction of the permanent off-site OSD Basin are to be constructed by others.

1.4 Exclusions

Matters that fall outside the scope of this report include, Safety in Design considerations, construction or installation approaches and assessment against Occupational Health and Safety legislation requirements.

In addition, the following aspects of the project are outside the scope of this assessment:

a) Rooms or areas which are excluded from requiring access for people with disabilities, under the provisions of BCA Part D4D5. These include areas where access would be inappropriate because of the particular purpose for which the area is used and /or due to occupational health and safety reasons (such as maintenance only and service areas).

1.5 Reviewed Documentation

This preliminary advice is based upon the following REF design documentation assessed comprises developed by DJRD architects as follows:

Document No.-	Title	Revision
DJRD-00-00-DR-A-0250 JSHS-	OVERALL GROUND FLOOR PLAN	P03
DJRD-B00A-GF-DR-A-1010 JSHS-	BUILDING A - GROUND FLOOR PLAN	P02
DJRD-B00A-L1-DR-A-1011 JSHS-	BUILDING A - LEVEL 1 FLOOR PLAN	P02
DJRD-B00A-L2-DR-A-1012 JSHS-	BUILDING A - LEVEL 2 FLOOR PLAN	P02

DJRD-B00B-GF-DR-A-1020 JSHS-	BUILDING B - GROUND FLOOR PLAN	P02
DJRD-B00B-L1-DR-A-1021 JSHS-	BUILDING B - LEVEL 1 FLOOR PLAN	P02
DJRD-B00B-L2-DR-A-1022 JSHS-	BUILDING B - LEVEL 2 FLOOR PLAN	P02
DJRD-B00C-GF-DR-A-1030 JSHS-	BUILDING C - GROUND FLOOR PLAN	P02
DJRD-B00C-L1-DR-A-1031 JSHS-	BUILDING C - LEVEL 1 FLOOR PLAN	P02
DJRD-B00C-L2-DR-A-1032 JSHS-	BUILDING C - LEVEL 2 FLOOR PLAN	P02
DJRD-00-ZZ-DR-A-6001 JSHS-	TYPICAL STAIR DESIGN - PLANS	P01
DJRD-00-ZZ-DR-A-6004 JSHS-	TYPICAL STAIR DESIGN - SECTIONS	P01

1.6 Methodology

Philip Chun Accessibility aims to provide achievable recommendations related to the provision of access to premises based on current legislation and best practice options, enabling independent, equitable and functional access for all.

Accessibility is paramount in providing an inclusive environment for all users. Philip Chun Accessibility looks beyond basic compliance issues to ensure that all users are offered the opportunity to participate in society. We incorporate the principles of Universal Design into all of our work, taking a holistic approach in the provision of access for people with disabilities.

2. LEGISLATION

2.1 National Construction Code / Building Code of Australia

The National Construction Code (NCC) comprises the Building Code of Australia (BCA) and the Plumbing Code of Australia (PCA). NCC is all encompassing and contains Volumes One, Two and Three (The Guide), and, the NCC 2022 Consolidated Performance Requirements.

- **Volume One** contains the requirements for Class 2 to 9 (multi-residential, commercial, industrial and public) buildings and structures (BCA).
- **Volume Two** contains the requirements for Class 1 (residential) and Class 10 (non-habitable) buildings and structures.
- **Volume Three** contains the requirements for plumbing and drainage for all classes of buildings.
- **Livable Housing Design Standard** is the ABCB Standard referenced in the Deemed-to-Satisfy Provisions of Part G7 of NCC Volume One and Part H8 of NCC Volume Two.
- **Housing Provisions Standard** contains Deemed-to-Satisfy Provisions that are considered to be acceptable forms of construction that meet the requirements for complying with Parts H1 to H8 of NCC Volume Two.
- **Consolidated Performance Requirements** provides a compilation of all NCC Performance Requirements and explains important concepts on how the NCC must be interpreted and applied.

The accessibility requirements outlined in this report have been assessed based on the new works having a primary BCA classification of Class 5, 6, 7b and 9b, as assumed by the Relevant Building Surveyor / building certifier.

2.2 Part D4 – General Building Access Requirements

Part D4 of the BCA prescribes the minimum requirement for access to a building. Access for people with disabilities is required through the principal pedestrian entrance and throughout the building in accordance with D4D2. Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5.

The following table outlines the general building access requirements for this project:

Class 5, 6, 7b and 9a Buildings

D4D2(6) For Class 5, 6, 7b and 9b buildings, access must be provided to and within all areas normally used by the occupants.

Class 9b Buildings

D4D2(8) For a Class 9b building, access requirements are as follows:

(a) Schools and early childhood centres — to and within all areas normally used by the occupants.

(b) An assembly building, not being a school or early childhood centre—to and within—

(i) wheelchair seating spaces provided in accordance with D4D10; and

(ii) all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.

(b)

Class of building	Access requirements
Class 5 **D4D2(6)**	To and within all areas normally used by the occupants
Class 6 **D4D2(6)**	To and within all areas normally used by the occupants
Class 7a **D4D2(7)**	To and within any level containing accessible carparking spaces
Class 7b **D4D2(6)**	To and within all areas normally used by the occupants
Class 9b	
D4D2(8)(a) *Schools* and *early childhood centres*	To and within all areas normally used by the occupants
D4D2(8)(b) An *assembly building* not being a *school* or an *early childhood centre*	To and within – (i) wheelchair seating spaces provided in accordance with D4D10; and (ii) all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces

3.2 Disability Discrimination Act 1992 (Cth) (DDA)

The Disability Discrimination Act 1992 (DDA) implements Australia's international human rights obligations under the Convention on the Rights of Persons with Disabilities as well as obligations relating to non-discrimination under other treaties, including the International Covenant on Civil and Political Rights.

The DDA makes it unlawful to discriminate against a person with a disability on the basis of their disability, including the areas of:

- Work
- Accommodation
- The provision of goods and services
- Access to buildings or premises

The DDA has a section that addresses access requirements for '*buildings*', under Section 23, which relates to access to premises and facilities which the public may enter or use. The DDA also contains the mechanism to create specific Disability Standards.

The following Disability Standards have been created under the DDA to provide more detail and certainty in the provision of meeting the DDA in relation to the provision of goods, services and premises:

- Disability Standards for Accessible - Public Transport 2002
- Disability Standards for Education 2005
- Disability (Access to Premises –Buildings) Standards 2010

The DDA is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and, in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

3.3 Access to Premises Standards – General

In contrast to building regulations, the DDA is not prescriptive. The implementation of the Premises Standards in 2010, and corresponding changes to the BCA, is a significant step towards achieving equal access to premises and is crucial to justice and social inclusion for people with disabilities.

It is noted that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA. It is acknowledged that the Premises Standards could address a broader range of accessibility issues including considerations to accessibility of parkland, playgrounds, transport vehicles, interior fit-out of buildings, and fixtures and fittings. As such, there are features which fall beyond the scope of the Standards which may be subject to the general complaint's provisions of the DDA.

3. BUILDING CODE OF AUSTRALIA - ACCESSIBILITY

The table below is an assessment of the proposed works against the relevant applicable DtS provisions of the BCA. Each line item provides a summary description of the Deemed-to-Satisfy (DtS) provision and comments on the status of compliance. A summary of key issues is included on drawings in Appendix A.

No	BCA Requirements	Status of Compliance	Discussion
Access and Facilities for People with Disabilities – Sections D, E and F			
1.	**General building access requirements – Introduction** Section D4 requires suitable access for people with disability be provided to and within all areas of the building normally used by the occupants. Note accessibility requirements within the BCA that apply to this building include: • D4 for general access for people with a disability. • E3D7 and E3D8 for accessibility design to passenger lifts. • F4D5 for accessibility design to sanitary facilities. *Note: the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) need to be considered. These are generally in keeping with BCA requirements unless otherwise stated.*	Note only	

No	BCA Requirements	Status of Compliance	Discussion
D4D3 Access to Buildings			
2.	**Access from the Allotment Boundary** The BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.	Additional information required to confirm	Detail of formed footpath design with areas conducive to an accessible path of travel to be provided from the allotment boundary. This can be coordinated to comply during subsequent detailed design development stages.
3.	**Access Between Buildings on Site** The BCA requires a continuous accessible path of travel be provided between associated accessible buildings. Design of accessways between buildings required to be accessible comply with requirements of AS 1428.1. This should include but be not limited to: • site levels/gradients/crossfalls • path widths • materials including slip resistance properties • location of drainage points along accessways • threshold ramps at pedestrian entrances, kerb ramps, ramps, handrails etc as applicable.	Additional information required to confirm	Detail of formed footpath design with areas conducive to an accessible path of travel to be provided from the allotment boundary. This can be coordinated to comply during subsequent detailed design development stages.
4.	**Building Entrances** The BCA requires a continuous, accessible path of travel to be provided through the principal pedestrian entrance and not less than 50% of all pedestrian entrances, except for pedestrian entrances serving only areas exempted by D4D5. *Note: where the total floor area of the building exceeds 500m^2, the distance of travel between accessible and inaccessible entrances must not exceed 50m.*	Additional information required to confirm	At this REF phase building entrances have not been fully detailed the finer design detail can be coordinated to comply during subsequent detailed design development stages.
D4D4 Parts of Buildings to be Accessible & AS 1428.1 Design for Accessibility			
5.	**Doors – Circulation Spaces** All doors required to be accessible must fully comply with Section 13 of AS 1428.1. Doorways must be provided with circulation spaces in accordance with Clause 13.3 and relevant approach in Figures 31 and 32. *Note: circulation spaces at doorways must have a gradient and crossfall not steeper than 1 in 40.*	Additional information required to confirm	At this REF phase there are several doors which do not provide the required side latch clearance. The finer design detail can be coordinated to comply during subsequent detailed design development stages. Refer to marked up plans in Appendix A
6.	**Door Clear Opening Width** Doorways located within a required accessible path of travel for people with a	Additional information	At this REF phase, door schedule have not been provided. This can be coordinated to

No	BCA Requirements	Status of Compliance	Discussion
	disability must have a clear door opening width of not less than 850mm in accordance with Clause 13.2 of AS 1428.1. Where a door required to be accessible has more than one door leaf, the active leaf must have a clear opening of not less than 850mm. *Note: some smoke and acoustic seals can impact on the clear opening width of a door. 870mm and 920mm doorsets may not achieve the 850mm clear opening width.*	required to confirm	comply during subsequent detailed design development stages. We request the following additional information to confirm compliance: • Detail door specifications
7.	**Door Controls** All doors required to be accessible must be provided with controls and related hardware that fully comply with Clause 13.5 of AS 1428.1. Door controls must be capable of being unlocked/opened by one hand and prevent the hand of a person who cannot grip from slipping whilst operating the latch. Door handle design should take into consideration the following requirements, including, but not limited to: • clearance of 35mm to 45mm between handle and back plate. • height between 900mm – 1100mm. • touch controls (security) located 500mm from internal corners *Note: the locations of controls of doors, gates and the like are not required to meet AS 1428 for early childhood centres, swimming pool barriers or similar situations where the action of these controls is prescribed by the relevant statutory authority.*	Additional information required to confirm	At this REF phase, door control detail and specifications have not been provided. This can be coordinated to comply during subsequent detailed design development stages. We request the following additional information to confirm compliance: • Detail door specifications
8.	**Door Operating Forces** All doors required to be accessible must be able to be operated without exceeding the following: • force to initially open the door must not exceed 20N • force to swing or slide the door must not exceed 20N • force to hold the door open between 60 ○ and 90 ○ must not exceed 20N *Note: does not apply to fire doors or smoke doors where a door closer is fitted.*	Additional information required to confirm	At this REF phase, door control detail and specifications have not been provided. This can be coordinated to comply during subsequent detailed design development stages. We request the following additional information to confirm compliance: • Information regarding operational forces to be achieved for proposed door closers.
9.	**Luminance Contrast for Doors** Clause 13.1 of AS 1428.1 requires all accessible doorways to have a minimum luminance contrast of 30% equivalent to a	Additional information required to confirm	At this REF phase, colour selections of door and walls have not been provided. This can be coordinated to comply during

No	BCA Requirements	Status of Compliance	Discussion
	50mm band between the door and the door frame or adjacent walls. Refer to Clause 13.1 of AS1428.1 for further clarification where luminance contrast is required.		subsequent detailed design development stages. We request the following additional information to confirm compliance: • Colour selections of doors / walls.
10.	**Internal Paths of Travel** Accessways complying with AS 1428.1 (2009) must be provided to and throughout areas of buildings required to be made accessible, including: • minimum corridor widths of not less than 1000mm • passing spaces with a minimum width of 1800mm and minimum length of 2000mm to be provided in corridors at maximum 20m intervals where a direct line of sight is not available • turning spaces of minimum 1540mm width and minimum 2070mm length to be provided within 2m of the end of corridors and at maximum 20m intervals • Increased landings are required at changes of direction, including 1500mm X 1500mm turning spaces to facilitate a 60-90 degree turn *Note: In the design of the accessible path of travel, reference should be made to Clause 6 and Figure 2 of AS 1428.1 for the minimum width and heights. No obstructions are allowed within the clear required width including but not limited to skirtings, telephones, switchboards, extinguishers and door handles less than 900mm above finished floor level.*	Additional information required to confirm	There are several locations where the internal path of travel does not comply. The finer design detail can be coordinated to comply during subsequent detailed design development stages. Refer to marked up plans in Appendix A

No	BCA Requirements	Status of Compliance	Discussion
11.	**Floor Finishes** The following applies to interior finished and surface materials: • D4D4 of the BCA requires where carpet or any soft flexible materials are used as flooring material, the pile height or pile thickness is to be no greater than 11mm and the carpet backing to be not more than 4mm thick • AS1428.1 (2009) Clause 7 requires matting recessed within a continuous accessible path of travel to have a surface level difference to surrounding materials not more than 3mm for vertical and 5mm for rounded or bevelled edge. • AS1428.1 (2009) Clause 7 specifies grates are to have openings no greater than 13mm in diameter and any slotted openings to be no more than 13mm wide and orientated perpendicular to the dominant direction of travel	Additional information required to confirm	At this REF phase, floor specifications have not been provided. This can be coordinated to comply during subsequent detailed design development stages. We request the following additional information to confirm compliance: • Floor finishes specification and design detail of the proposed abutment of floor surfaces/ finishes.
12.	**D3D15 – Slip Resistance of Floor Finishes** Slip resistance surfaces are required to be provided to stairs, ramps and their landings in accordance with BCA Table D3D15, that is: • for **dry** conditions: ○ for ramps steeper than 1:14 – not less than P4 or R11 ○ for ramps between 1:14 and 1:20 grade – not less than P3 or R10 ○ for treads or landings – not less than P3 or R10 ○ for nosings or landings edge strips – not less than P3 • for **wet** conditions: ○ for ramps steeper than 1:14 – not less than P5 or R12 ○ for ramps between 1:14 and 1:20 grade – not less than P4 or R11 ○ for treads or landings – not less than P4 or R11 ○ for nosings or landings edge strips – not less than P4	Additional information required to confirm	At this REF phase, slip resistance floor specifications have not been provided. This can be coordinated to comply during subsequent detailed design development stages. We request the following additional information to confirm compliance: • floor finishes specification and design detail of the proposed ramps, landings and edge strip.

No	BCA Requirements	Status of Compliance	Discussion
13.	**Switches and General Purpose Outlets - General** Clause 14 of AS1428.1 requires all switches and controls on an accessible path of travel, excluding general purpose outlets to be located: • between 900mm and 1100mm above the plane of the finished floor • not less than 500mm from internal corners except where installed on the latch side architrave It is recommended the specific location of switches be nominated on design documentation.	Additional information required to confirm	At this REF phase, switches and general-purpose outlet specifications have not been provided. This can be coordinated to comply during subsequent detailed design development stages. We request the following additional information to confirm compliance: • specification and design detail of the proposed switches and general-purpose outlet.
14.	**Switches and General Purpose Outlets** Clause 14 of AS1428.1 requires all switches and controls on an accessible path of travel, excluding general purpose outlets to be located: • between 900mm and 1100mm above the plane of the finished floor; and • not less than 500mm from internal corners except where installed on the latch side architrave. Clause 14 of AS1428.1 requires general purpose outlets to be located: • between 600mm and 1100mm above the plane of the finished floor; and • not less than 500mm from internal corners. Light and GPO switches require larger format controls with: • Rocker action and toggle switches of min 30mm x 30mm dimensions; and • Push-pad switches of min 25mm diameter. It is recommended the specific location of switches be nominated on design documentation.	Additional information required to confirm	At this REF phase, switches and general-purpose outlet locations have not been provided. This can be coordinated to comply during subsequent detailed design development stages. We request the following additional information to confirm compliance: • design detail documentation of the proposed switches and general-purpose outlet indicating location.

No	BCA Requirements	Status of Compliance	Discussion
15.	**Stairs - Non-Fire Isolated Stairs** All stairways, excluding fire-isolated stairs, must be designed and constructed in accordance with AS 1428.1. In particular: • clause 11.1(b) – Setback requirements at intersections at internal corridors. • clause 11.1(c) – Risers of opaque construction clauses 11.1(d) to (g) – Design of stair nosings including profile and identification strip • clause 11.1 (h) – Tactile ground surface indicators (also AS1428.4.1) • clause 11.2(b) – Handrails to both sides of stair • clause 11.2(c) – Handrail to have no vertical sections • clauses 11.2(d) to (f) - Extension of handrails at top and bottom of flight. • clause 12 – Design and construction of handrails	Additional information required to confirm	At this REF phase, detail stair design has not been provided. This can be coordinated to comply during subsequent detailed design development stages. We request detail stair design to confirm compliance. • Stair details and elevations identifying stair handrail profiles, stair nosings and tactile indicators.
16.	**D3D22 – Handrails** As per BCA D3D22(1)(f) handrails within the fire isolated stairways are required to comply with Clause 12 of AS 1428.1, except that Clause 12(d) does not apply to a second, lower-height handrail in a Class 9b primary school required by D3D22(1)(c)(ii). The height of handrails is to be between 865-1000mm and be consistent along the length of the stair (does not apply to lower handrail in primary school stair). Incorporate the design of a staggered stair to avoid handrail extensions intruding into stairway landings, particularly in the down flight.	Additional information required to confirm	Refer to marked up plans in Appendix A
17.	**Ramps** All ramps, excluding fire-isolated ramps used for emergency egress purposes only, must be designed and constructed in accordance with Clause 10.3 of AS 1428.1.	Additional information required to confirm	We request the following additional information to confirm compliance as follows: • Ramp details identifying tactile indicators specifications.

No	BCA Requirements	Status of Compliance	Discussion
18.	**AS1428.1 – Abutment of Surfaces** The abutment of surfaces to have a smooth transition (design transition to be 0mm). Refer to Clause 7.2 and Figure 6 for further clarification. Note construction tolerances are provided for: • 0 ±3mm for vertical edges • 0 ±5mm for edges with a bevelled or rounded to reduce the likelihood of tripping	Additional information required to confirm	At this REF phase, detail design of abutment of floor surfaces have not been provided. This can be coordinated to comply during subsequent detailed design development stages. We request the following additional information to confirm compliance as follows: • Walkway surface details • Floor set down plans • Door threshold details
D4D5 Exemptions			
19.	The following areas are not required to be accessible: a) An area where access would be inappropriate because of the particular purpose for which the area is used. b) An area that would pose a health or safety risk for people with a disability. c) Any path of travel providing access only to an area exempted by (a) or (b).	Additional information required to confirm	It is intended that the following areas will be deemed exempt areas due to the Position Description of the occupants: • Cleaners Room and Store • BCR • MSB • Comms • Large Equipment Store • Chair Store • Outdoor Equipment Store • Sports Equipment Store • Garden Store Provide confirmation of the position descriptions for the following rooms / areas: • Dust Extraction Room • Materials Store • Control Room • Bulk Store

No	BCA Requirements	Status of Compliance	Discussion
D4D7 Signage			
20.	Braille and tactile signage is required to be provided throughout any building required to be made accessible in accordance with BCA Specification 15 and AS1428.1 (2009) and must identify: • each sanitary facility • any space with a hearing augmentation system • accessible unisex facilities and indicate whether the facility is suitable for left or right handed use • ambulant accessible sanitary facilities on the door of the cubicle • where an entrance is not accessible, directional signage to identify nearest accessible entrance • where a bank of sanitary facilities is not provided with an accessible sanitary facility, directional signage to identify nearest accessible sanitary facility. • each door required by Part E4D5 to be provided with an exit sign and state “Exit” and “Level” followed by either the floor level number, the floor descriptor or combination of these.	Additional information required to confirm	At this REF phase, signage design has not been provided. This can be coordinated to comply during subsequent detailed design development stages. We request the following additional information to confirm compliance as follows: • Drawings detailing signage specifically designed for people with disabilities. Note: Signage package should include a typical elevation indicating the location of installation
D4D8 Hearing Augmentation			
21.	Where an inbuilt amplification system is installed (other than one for emergency purposes only) a hearing augmentation system must be provided: • in a room in a Class 9b building, or • in an auditorium, conference room, meeting room or room for judicatory purposes, or • at a ticket office, tellers booth, reception area or the like, where the public is screened from the service provider. Induction loop- 80% coverage required. Infrared system or the like - 95% coverage required. *Note: A room containing hearing augmentation, Clause D4D7 requires signage including the international symbol for deafness to be provided.* *Note: Consideration to the design specifications of AS 1428.5 (2010) is recommended, however is not mandatory to meet the BCA or Premises Standards.*	Additional information required to confirm compliance	At this REF phase, hearing augmentation has not been proposed. This can be coordinated to comply during subsequent detailed design development stages.

No	BCA Requirements	Status of Compliance	Discussion
D4D9 Tactile Indicators			

22.	Tactile ground surface indicators (TGSI's) are required to warn people who have a vision impairment they are approaching a hazardous location, such as –
	
	• stairways (other than fire isolated stairways)
	• escalator
	• passenger or moving walk
	• ramp other than
	  ○ A fire isolated ramp
	  ○ Step ramp
	  ○ Kerb ramp or
	  ○ Swimming pool ramp
	
	In the absence of a suitable barrier –
	
	• an overhead obstruction less than 2m above the floor level, other than a doorway; and
	• an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving and area referred to in D3.4, if there is no kerb or kerb ramp at that point.
	
	Refer to AS1428.4.1 for further clarification of the design for colour, luminance contrast, dimensions and locations of the tactile ground surface indicators.
	
	Note: tactile ground surface indicators are not required in areas exempted under Clause D4D5.
		Additional information required to confirm	At this REF phase, TGSIs have not been specified. This can be coordinated to comply during subsequent detailed design development stages.
			
			We request the following additional information to confirm compliance as follows:
			
			• Drawings indicating the location of tactile indicators
			• Documentation providing information on the type, luminance contrast and slip resistance of proposed tactile indicators.
			
			Refer to marked up plans in Appendix A

4.1 D4D12 Ramps			
23.	On and accessway – (a) A series of connected ramps must not have a combined vertical rise of more than 3.6m; and (b) A landing for a step ramp must not overlap a landing for another step ramp or ramp.	Additional information required to confirm	At this REF phase, detail ramp design has not been provided. This can be coordinated to comply during subsequent detailed design development stages. We request the following additional information to confirm compliance as follows: • Ramp details identifying tactile indicators.
4.2 D4D13 Glazing on an Accessway			
24.	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1. A **solid** contrasting line is required.	Additional information required to confirm	At this REF phase, visual indicators have not been specified. This can be coordinated to comply during subsequent detailed design development stages. We request the following additional information to confirm compliance as follows:

No	BCA Requirements	Status of Compliance	Discussion
	Refer to Clause 6.6 of AS1428.1 for details of: • location • height • luminance contrast *Note: In many instances, the frosted type material may not achieve the required luminance contrast.*		• Visual indicator details identifying location, height and luminance contrast.
4.3	**E3D7 Passenger Lifts**		
25.	E3D7 has specific requirements for type of lift that can be used. Passenger lifts suitable for people with a disability are provided in E3D7 but each type of lift has some limitations for its use. Each type of lift also requires the provision of accessible features listed in E3D8 Note this includes but is not limited to the design of the following: • handrails • lift car size • door opening width • control buttons *Note: Where a wheelchair user is required to complete a 90 degree turn within a lift car, the lift car must possess internal dimensions of not less than 1500mm x 1500mm, to maintain a continuous accessible path of travel. Refer also to Clause 6.5 of AS 1428.1 (2009).*	Additional information required to confirm	At this REF phase, detail lift design has not been provided. This can be coordinated to comply during subsequent detailed design development stages. We request the following additional information to confirm compliance as follows: • Confirm the proposed internal dimensions of all lifts will be not less than 1400mm (w) X 1600mm (d) • When available lift shop drawings to be provided to Philip Chun Accessibility for review and approval
4.4	**F4D5 Sanitary and Other Facilities**		
26.	For this **Class 9** building the following accessible facilities are required *(except to a ward area of a Class 9a health-care building)*: • 1 x accessible unisex sanitary compartment on every storey containing sanitary compartments • 1 x accessible unisex sanitary compartment at not less than 50% of the banks of toilets in the building • 1 x ambulant sanitary compartment for use by males and females at every bank of toilets, where an accessible unisex facility is provided at that bank	Additional information required to confirm	Please indicate on plans which are male and female ambulant WCs. Which are staff and student WCs

No	BCA Requirements	Status of Compliance	Discussion
27.	**AS1428.1 – Design of Unisex Accessible Sanitary Facilities** All unisex accessible sanitary facilities to fully comply with AS 1428.1 (2009) Clause 15 and 16, including but not limited to: • location of sanitary fixtures and fittings • location, profile and dimension of grab rails • clear width of the door opening • circulation spaces to doorways, fixtures and fittings • requirement for a shelf • lever taps • toilet seat with 30% luminance contrast • WC back rest details • door lock, in-use indicator and bolt or catch, with Any snib catch handle to have minimum length of 45mm	Additional information required to confirm	This project is at REF phase and the finer design detail can be coordinated to comply during subsequent detail design development stages. We request the following additional information to confirm compliance as follows: • Provide location set out of fixtures and fittings. • Fixtures and fittings specifications
28.	**AS1428.1 – Ambulant Accessible Sanitary Facilities** Sanitary facilities suitable for people with an ambulant disability must be designed in accordance with the requirements of Section 16 and associated figures of AS1428.1, including but not limited to: • location of WC • location, profile and dimension of grab rails • ambulant circulation spaces to doorway and WC • clear width of the door opening • door lock/In use indicator and bolt or catch	Additional information required to confirm	This project is at REF phase and the finer design detail can be coordinated to comply during subsequent detail design development stages. We request the following additional information to confirm compliance as follows: • Provide location set out of fixtures and fittings. • Fixtures and fittings specifications

4. RECOMMENDATIONS

We have reviewed the documentation available to date and have reviewed the proposed building works with respect to the Building Code of Australia 2022 and Premises Standards. The design is in the schematic design phase and further design development is required for access assessment. The finer details with respect to BCA 2022 compliance can be finalised during subsequent design stages as noted in the above table.

5. MITIGATION MEASURES

Section 1.2 of this report provides two scenarios for the delivery of the activity. Scenario 1 includes the delivery of the public domain works and off-site stormwater basin at the same time or before the handover of the Jordan Springs High School. Scenario 2 excludes the delivery of public domain works and off-site basin and instead includes temporary measures including on-site temporary basin, temporary waste, temporary carpark and temporary kiss and drop facilities. The temporary facilities will be decommissioned upon delivery of permanent public domain works and off-site basins.

We note that stormwater drainage provision for on-site carpark and kiss and drop facilities and waste are all planning requirements and are not driven by the BCA, hence we do not envisage any impact on BCA compliance of the buildings and structures on site.

The following mitigation measures are applicable to the built form for Scenario 1 and 2:

Table 2 – Mitigation Measures

Mitigation Number/ Name	When is Mitigation Measure to be complied with	Mitigation Measure	Reason for Mitigation Measure
BCA Compliance	During design and throughout construction	1. All building work to be designed and carried out in accordance with the National Construction Code Series, Building Code of Australia, Volume 1 and 2 (as applicable). 2. Where compliance with the deemed to satisfy provisions is not possible, a schedule of performance solutions will be required. 3. Areas of the design are still being refined so that resolution will be possible prior to the issue of a Project Compliance Statement. 4. Any access design amendments or additional information is to be addressed prior to the issue of a Project Compliance Statement. 5. Items are still being developed at this stage and will need reassessment with respect to justification of performance solutions and further assessment as the design changes and progresses. Coordination with the design team will be needed to determine if the intent is to propose a DtS solution.	Achieve BCA compliance to ensure occupant safety, provide accessible built environment, meet the minimum acceptable levels of occupant amenity and ensure buildings are energy efficient. BCA compliance is required to meet the minimum legislative requirements.

6. EVALUATION OF ENVIRONMENTAL IMPACTS

Adherence to the BCA Provisions of BCA Volume 1 2022-part D4 E3 & F2 is not considered to be a significant impact to the environment under section 5.7 of the EP&A Act.

APPENDIX A – Marked Plans

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

ACADEMY STREET
COMMANDER STREET
CONVOY STREET
FLYNN CIRCUIT
ARMOURY ROAD
LASETTER STREET
INFANTRY STREET
PARK EDGE ROAD
PROPOSED NEW ROAD

PUBLIC PLAZA ZONE
+ R.L. 22510
MAIN ENTRY
600h RETAINING WALL
5300
STAIR
+ R.L. 22706
+ R.L. 22647
+ R.L. 22732
HYD
+ R.L. 22288
BIKE PARKING (100 SPACES)
BUS ZONE
U/G GREASE ARRESTOR
SUB
STAFF/SELU GARDEN
ADMIN
BUILDING A
+RL 22700
SLU
CORE
STAIR
WALKWAY
LIFT
SEATING
SENSORY PLAYSPACE
+ R.L. 22700
1:20
1:12
CORE
FOOD TECH
BUILDING B
+RL 22700
W + M
DELIVERIES
U/G RWT
OUTDOOR WORKSHOP
BISTRO
FOOD TECH GARDEN
ASSEMBLY
SITE BOUNDARY
+ R.L. 22026
+ R.L. 21834
+ R.L. 21478
W + M ALU
BUILDING C
+RL 22400
GLS
CORE
STAIR
SUPPORT DROP OFF
+ R.L. 21425
+ R.L. 21225
SITE BOUNDARY
EXPANDED HALL
BUILDING D (HALL)
+RL 22000
COLA
MECH
+ R.L. 22200
SEATING
+ R.L. 22200
45000
8455
1:100
22000
60000
SPORTS FIELD
BOUNDARY FENCE
FUTURE EXPANSION
FUTURE RESIDENTIAL
100m APZ OFFSET
50m APZ OFFSET
3 x MULTI-SPORTS COURTS
1:40
ABOVE GROUND RWT SIZE TBC
WASTE PAD
U/G GREASE ARRESTOR
2 x ACCESS
CARPARKING (72 SPACES)
PROPOSED DETENTION BASIN - BY OTHERS
+ R.L. 21600
+ R.L. 21600
SEATING
21500
SEATING
21000
+ R.L. 20498
+ R.L. 20338
+ R.L. 20748
+ R.L. 20845
+ R.L. 20801
+ R.L. 21253
+ R.L. 20586
KISS & DROP
11 Bays
SITE BOUNDARY
EDGE OF TREE LINE
EDGE OF TREE LINE

PROPOSED SITE PLAN - LEGEND

- SITE BOUNDARY
- PROPOSED EXTERNAL FENCE LINE
- PROPOSED INTERNAL FENCE LINE
- PROPOSED GATE
- PROPOSED VISITOR ENTRY
- PROPOSED PEDESTRIAN ENTRY
- PROPOSED VEHICULAR ENTRY
- EXISTING TREES
- PROPOSED TREES
- PROPOSED TURF
- PROPOSED SOFTSCAPE
- SUPPORT PLAY AREA
- PROPOSED HARDSCAPE
- ASSEMBLY ZONE
- SPORTS COURTS
- SPORTS FIELD
- VEHICLE HARDSTAND
- KISS 'N' DROP
- SUPPORT DROP OFF
- PROPOSED WORKS BY OTHERS

APZ LINES

- EDGE OF TREE LINE
- 50m OFFSET
- 100m OFFSET

PHILIP CHUN Access Consulting Building Compliance

Ref: An024-016792-SINSW_Jordan Springs High School
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LANDSCAPE ARCHITECT
SITE IMAGE LANDSCAPE ARCHITECTS
Level 3-5 Baptist Street Redfern, 2016
T + 61 2 8332 5600

PROJECT MANAGER
TSA Riley
Level 15, 207 Kent Street, Sydney NSW 2000
T + 1300 482 651

CLIENT
NSW GOVERNMENT Education School Infrastructure

SERVICES
STEENSEN VARMING
Level 8/9-13 Castlereagh Street, Sydney NSW 2000
T + (02) 9967 2200

STRUCTURE & CIVIL
TTW
Level 6/73 Miller St, North Sydney NSW 2060
T + (02) 9439 7288

ARCHITECT
djrd architects

NOTES

PROJECT
JORDAN SPRINGS HIGH SCHOOL
Armoury Road, Jordan Springs NSW 2747

DESCRIPTION
OVERALL GROUND FLOOR PLAN

SCALE As indicated
0 5 10 15 25 1:500

DISCLAIMER
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PROJECT No	DRAWING No	REVISION
24 410	JSHS-DJRD-00-00-DR-A-0250	P03

PURPOSE OF ISSUE	STATUS	DRAWN BY	SHEET SIZE	ORIGIN DATE
SCHEMATIC DESIGN - TENDER	S1	AH	A1	25/10/24

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

COMMANDER STREET

CONVOY STREET

FLYNN CIRCUIT

ARMOURY ROAD

PUBLIC PLAZA ZONE

+ R.L. 22510

MAIN ENTRY

600m RETAINING WALL

STAIR

+ R.L. 22706

+ R.L. 22647

+ R.L. 22732

HYD

BIKE PARKING (100 SPACES)

BUS ZONE

+ R.L. 22288

STAFF/SELU GARDEN

BUILDING A

+RL 22700

SLU

CORE

LIFT

WALKWAY

SEATING

SENSORY PLAYSPACE

+ R.L. 22700

STAIR

U/G GREASE ARRESTOR

SUB

CORE

FOOD TECH

BUILDING B

+RL 22700

W + M

DELIVERIES

U/G RWT

OUTDOOR WORKSHOP

WALKWAY

BISTRO

STAIR

FOOD TECH GARDEN

ASSEMBLY

W + M ALU

BUILDING C

+RL 22400

GLS

CORE

STAIR

DELIVERIES

SITE BOUNDARY

+ R.L. 22026

+ R.L. 21834

+ R.L. 21478

SUPPORT DROP OFF

+ R.L. 21425

SITE BOUNDARY

INFANTRY STREET

+ R.L. 21225

FUTURE RESIDENTIAL

EXPANDED HALL

BUILDING D (HALL)

+RL 22000

COLA

MECH

+ R.L. 22200

SEATING

+ R.L. 22200

45000

8455

1:100

22000

60000

SPORTS FIELD

BOUNDARY FENCE

3 x MULTI-SPORTS COURTS

FUTURE EXPANSION

SITE BOUNDARY

100m APZ OFFSET

FUTURE RESIDENTIAL

LASETTER STREET

ABOVE GROUND RWT SIZE TBC

WASTE PAD

U/G GREASE ARRESTOR

2 x ACCESS

1:40

CARPARKING (72 SPACES)

+ R.L. 21600

+ R.L. 21600

SEATING

21500

SEATING

21000

21500

50m APZ OFFSET

+ R.L. 20498

+ R.L. 20338

+ R.L. 20748

+ R.L. 20845

+ R.L. 20801

+ R.L. 21253

+ R.L. 20586

SITE BOUNDARY

KISS & DROP

11 Bays

PARK EDGE ROAD

PROPOSED NEW ROAD

EDGE OF TREE LINE

EDGE OF TREE LINE

Ensure stair treads are setback 300mm at intermediate landings so that vertical sections are not provided to handrails

Tactile ground surface indicators to be located on both sides of a vehicular crossing where it is at the same level as an accessway, setback 300mm from the roadway, and extending a depth between 600-800mm (AS1428.1 (2009), Clause 2.3.3).

Provide a 1540mm(W) x 2070mm(L) turning space at the end of hallways. Note that where it is not possible to continue travelling along an accessway, a space with minimum dimensions of 1540mm (W) X 2070mm (L) must be provided within 2m of the end of the accessway.

Where the stairway is open below and head height clearance is less than 2m, one of the following means of protection must be provided;
- Enclose the area;
- Compliant kerb or kerb rail and handrail to be provided; or
- Warning tactile ground surface indicators set back 300mm from the hazard and extending to all sides of the hazard zone.

The ground surface abutting the 1:20 walkway on either side is to be provided with:
- A firm and level surface of a different material, and follow the grade of the walkway extending for a minimum 600mm horizontally; or
- A kerb; or
- A kerb rail and handrail; or
- A 450mm low height wall.

Sanitary compartment suitable for person with ambulant disability required to each gender sanitary facility, per BCA Clause F2.4(c) and AS 1428.1 (2009), including:
- Cubicle width of 900-920mm;
- Grabrails to both sides;
- Clear space of 900mm X 900mm between WC pan and door swing;
- Clear space of 900mm X 900mm external to the cubicle, clear of the door swing;
- Coat hook to be located between 1350-1500mm AFFL; and
- Braille and Tactile signage to the cubicle door.

Accessible car parking spaces must be designed in accordance with AS 2890.6 (2009), including the following:
- Minimum dimensions of 2400mm(W) X 5400mm(D);
- Minimum dimensions of 2400mm(W) X 5400mm(D) to the shared area;
- Provision of bollard to shared space;
- Appropriate line-marking and signage

Clarify provision / location of vertical transport providing access between the levels to Buildings B & C

Ensure a smooth transition between abutting surfaces. A construction tolerance of 3mm for vertical differences is allowable, or 5mm where edges are rounded or bevelled.

Stair to comply with AS 1428.1 (2009), Clause 11 including:
- handrails to both sides with appropriate extensions to top and bottom;
- opaque risers;
-50-75mm wide luminance contrasting strip at the stair nosings;
- A minimum 30% luminance contrast is to be achieved between the stair nosing and the background;
- The area of luminance contrast must not extend down the riser more than 10mm; and
- Stair nosings to have a slip resistance rating of X;R10 when dry, and W;R11 when wet.

Please confirm gradient and cross fall of all external paths of travel. Note maximum gradient of 1:40 is permitted, or 1:33 if bituminous seal (AS1428.1 (2009), Clause 10.1(d)).

All doors to have a minimum clear opening width of 850mm (i.e. 920mm door leaf). Where double doors are used, 850mm clear opening shall apply to the active leaf.

A continuous accessible path of travel is to be provided to any building required to be accessible from:
- The main points of 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.
(BCA Clause D4D2)

PROPOSED SITE PLAN - LEGEND

- SITE BOUNDARY
- PROPOSED EXTERNAL FENCE LINE
- PROPOSED INTERNAL FENCE LINE
- PROPOSED GATE
- PROPOSED VISITOR ENTRY
- PROPOSED PEDESTRIAN ENTRY
- PROPOSED VEHICULAR ENTRY
- EXISTING TREES
- PROPOSED TREES
- PROPOSED TURF
- PROPOSED SOFTSCAPE
- SUPPORT PLAY AREA
- PROPOSED HARDSCAPE
- ASSEMBLY ZONE
- SPORTS COURTS
- SPORTS FIELD
- VEHICLE HARDSTAND
- KISS 'N' DROP
- SUPPORT DROP OFF
- PROPOSED WORKS BY OTHERS

APZ LINES

- EDGE OF TREE LINE
- 50m OFFSET
- 100m OFFSET

Access Consulting — PHILIP CHUN Building Compliance

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P03	04/11/2024	FOR COORDINATION	TD

LANDSCAPE ARCHITECT: SITE IMAGE LANDSCAPE ARCHITECTS, Level 3-5 Baptist Street Redfern, 2016, T + 61 2 8332 5600

PROJECT MANAGER: TSA Riley, Level 15, 207 Kent Street, Sydney NSW 2000, T + 1300 482 651

CLIENT: NSW Government Education School Infrastructure

SERVICES: STEENSEN VARMING, Level 8/9-13 Castlereagh Street, Sydney NSW 2000, T + (02) 9967 2200

STRUCTURE & CIVIL: TTW, Level 6/73 Miller St, North Sydney NSW 2060, T + (02) 9439 7288

ARCHITECT: djrd architects

NOTES

PROJECT: JORDAN SPRINGS HIGH SCHOOL
Armoury Road, Jordan Springs NSW 2747

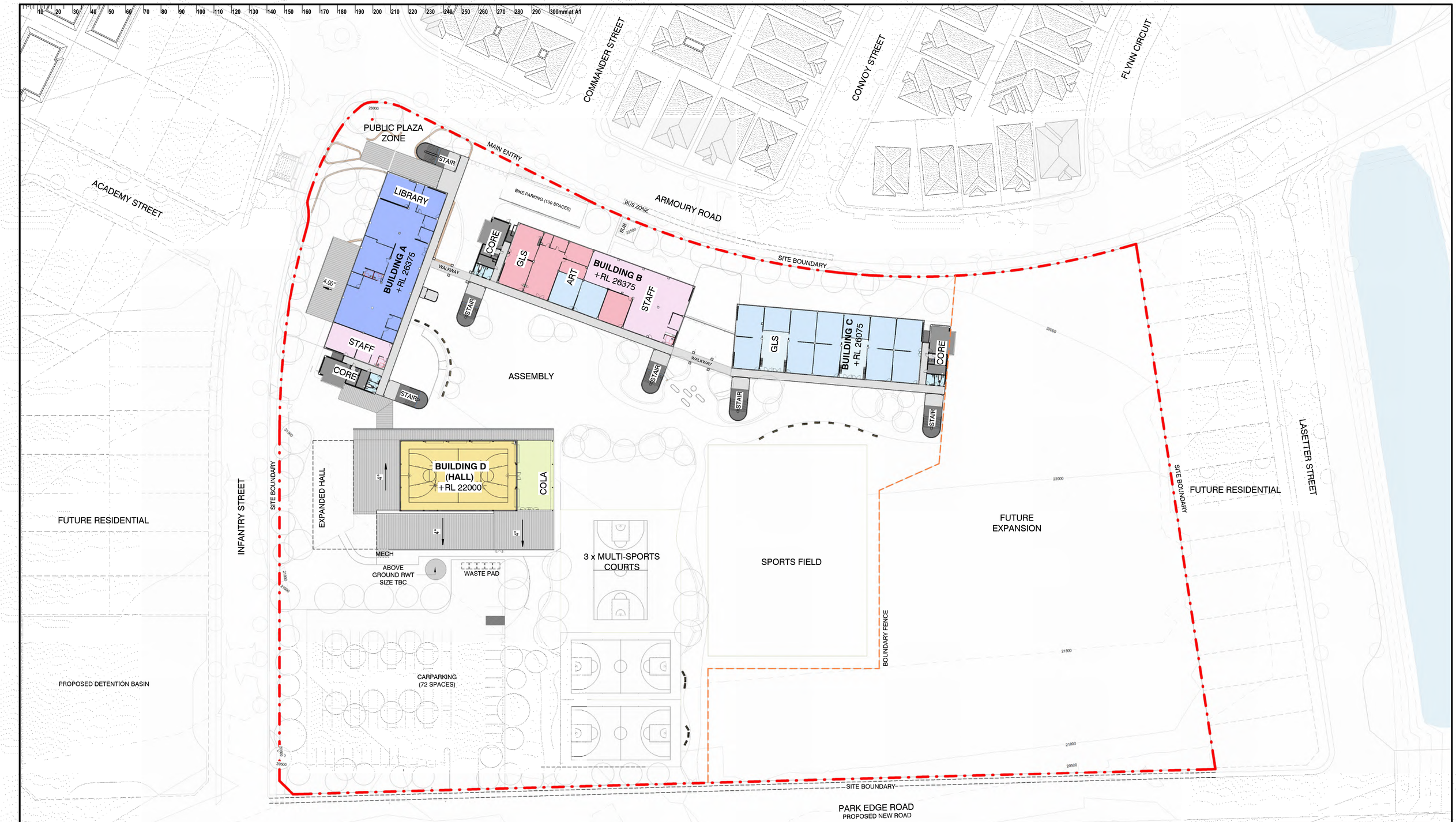
DESCRIPTION: OVERALL GROUND FLOOR PLAN

SCALE: As indicated — 1:500 — 0 5 10 15 25

DISCLAIMER: This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

PROJECT No	DRAWING No	REVISION
24 410	JSHS-DJRD-00-00-DR-A-0250	P03

PURPOSE OF ISSUE	STATUS	DRAWN BY	SHEET SIZE	ORIGIN DATE
SCHEMATIC DESIGN - TENDER	S1	AH	A1	25/10/24



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P03	04/11/2024	FOR COORDINATION	TD

LANDSCAPE ARCHITECT
SITE IMAGE Landscape Architects
Level 3-5 Baptist Street Redfern, 2016
T + 61 2 8332 5600

PROJECT MANAGER
TSA Riley
Level 15, 207 Kent Street, Sydney NSW 2000
T + 1300 482 651

CLIENT
NSW GOVERNMENT Education School Infrastructure

NOTES

SERVICES
STEENSEN VARMING
Level 8/9-13 Castlereagh Street, Sydney NSW 2000
T + (02) 9967 2200

STRUCTURE & CIVIL
TTW
Level 6/73 Miller St, North Sydney NSW 2060
T + (02) 9439 7288

ARCHITECT
djrd architects

PROJECT
JORDAN SPRINGS HIGH SCHOOL
Armoury Road, Jordan Springs NSW 2747

DESCRIPTION
OVERALL LEVEL 1 FLOOR PLAN

SCALE 1 : 500
0 5 10 15 25 1:500

PROJECT No	DRAWING No	REVISION
24 410	JSHS-DJRD-00-00-DR-A-0251	P03

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SCHEMATIC DESIGN - TENDER	S1	AH	A1	25/10/24

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

Frameless or fully glazed doorways and sidelights shall be clearly marked for their full width. Provide details of proposed visual indication for review, noting the following per AS 1428.1(2009), Clause 6.6.
- Visual indication to be a solid, non-transparent, contrasting line;
- Minimum 75mm thick;
- Lower edge to be located between 900mm and 1000mm AFFL; and
- Provide 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.

All doorways shall have a minimum luminance contrast of 30% between the door leaf / frame and the adjacent wall, for a minimum width of 50mm (AS1428.1 (2009), Clause 13.1.

Provide seamless transition between indoor and outdoor areas.

Where there is a change in level, a maximum rise of 35mm is permitted with the installation of a threshold ramp per AS 1428.1(2009), Clause 10.5.

Provide a 1540mm(W) x 2070mm(L) turning space in this location. Note that where it is not possible to continue travelling along an accessway, a space with minimum dimensions of 1540mm (W) X 2070mm (L) must be provided within 2m of the end of the accessway.

All doors to have a minimum clear opening width of 850mm (i.e. 920mm door leaf). Where double doors are used, 850mm clear opening shall apply to the active leaf.

Door operating forces required must be no greater than the following:
- 20N to initially open the door;
- 20N to hold the door open; and
- 20N to swing the door.

Where environmental forces prohibit this, door must be automated (AS1428.1 (2009), Clause 13.5.2(e))

Entrances located within external walls are subject to environmental forces which may contribute to increased operating force of the door.

COMMANDER STREET
CONVOY STREET
FLYNN CIRCUIT
ACADEMY STREET
ARMOURY ROAD
MAIN ENTRY
BIKE PARKING (100 SPACES)
BUS ZONE
SITE BOUNDARY
PUBLIC PLAZA ZONE
STAIR
LIBRARY
BUILDING A +RL 26375
STAFF
CORE
4.00%
WALKWAY
CORE
GLS
ART
BUILDING B +RL 26375
STAFF
GLS
BUILDING C +RL 26075
CORE
BUILDING D (HALL) +RL 22000
COLA
EXPANDED HALL
MECH
ABOVE GROUND RWT SIZE TBC
WASTE PAD
3 x MULTI-SPORTS COURTS
CARPARKING (72 SPACES)
BOUNDARY FENCE
FUTURE RESIDENTIAL
INFANTRY STREET
LASETTER STREET
PROPOSED DETENTION BASIN
PARK EDGE ROAD
PROPOSED NEW ROAD
23000
22000
21500
21000
20500
20000

Access Consulting — PHILIP CHUN Building Compliance

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LANDSCAPE ARCHITECT: SITE IMAGE LANDSCAPE ARCHITECTS — Level 3-5 Baptist Street Redfern, 2016 T + 61 2 8332 5600
PROJECT MANAGER: TSA Riley — Level 15, 207 Kent Street, Sydney NSW 2000 T + 1300 482 651
CLIENT: NSW GOVERNMENT Education School Infrastructure
NOTES
SERVICES: STEENSEN VARMING — Level 8/9-13 Castlereagh Street, Sydney NSW 2000 T + (02) 9967 2200
STRUCTURE & CIVIL: TTW — Level 6/73 Miller St, North Sydney NSW 2060 T + (02) 9439 7288
ARCHITECT: djrd architects

PROJECT: JORDAN SPRINGS HIGH SCHOOL
Armoury Road, Jordan Springs NSW 2747

DESCRIPTION: OVERALL LEVEL 1 FLOOR PLAN

SCALE 1 : 500 — 0 5 10 15 25 1:500

PROJECT No	DRAWING No	REVISION
24 410	JSHS-DJRD-00-00-DR-A-0251	P03

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10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

COMMANDER STREET

CONVOY STREET

FLYNN CIRCUIT

ACADEMY STREET

PUBLIC PLAZA ZONE

STAIR

MAIN ENTRY

4.00°

BIKE PARKING (100 SPACES)

BUS ZONE

ARMOURY ROAD

SITE BOUNDARY

GLS

BUILDING A
+RL 30050

PE

PERFORM.

CORE

STAIR

4.00°

WALKWAY

CORE

BUILDING B
+RL 30050

SCIENCE

GLS

STAIR

WALKWAY

SCIENCE ALU

BUILDING C
+RL 29750

GLS

CORE

STAIR

STAIR

ASSEMBLY

22000

LASETTER STREET

SITE BOUNDARY

FUTURE RESIDENTIAL

FUTURE EXPANSION

INFANTRY STREET

SITE BOUNDARY

FUTURE RESIDENTIAL

EXPANDED HALL

BUILDING D
(HALL)
+RL 22000

COLA

4°

MECH

ABOVE GROUND RWT SIZE TBC

WASTE PAD

3 x MULTI-SPORTS COURTS

SPORTS FIELD

BOUNDARY FENCE

21500

21000

20500

PROPOSED DETENTION BASIN

CARPARKING
(72 SPACES)

SITE BOUNDARY

PARK EDGE ROAD
PROPOSED NEW ROAD

PHILIP CHUN Building Compliance
Access Consulting

Ref: An024-016792-SINSW_Jordan Springs High School
Reviewed by: Sam Dikstein
Date: 11/11/2024

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ISSUE	DATE	SUBJECT	AUTHORISED
P01	04/10/2024	FOR COORDINATION	TD
P02	25/10/2024	FOR COORDINATION	TD
P03	04/11/2024	FOR COORDINATION	TD

LANDSCAPE ARCHITECT
SITE IMAGE Landscape Architects
Level 3-5 Baptist Street
Redfern, 2016
T + 61 2 8332 5600

PROJECT MANAGER
TSA Riley
Level 15, 207 Kent Street, Sydney
NSW 2000
T + 1300 482 651

CLIENT
NSW GOVERNMENT Education School Infrastructure

NOTES

SERVICES
STEENSEN VARMING
Level 8/9-13 Castlereagh Street,
Sydney NSW 2000
T + (02) 9967 2200

STRUCTURE & CIVIL
TTW
Level 6/73 Miller St, North Sydney
NSW 2060
T + (02) 9439 7288

ARCHITECT
djrd architects

PROJECT
JORDAN SPRINGS HIGH SCHOOL
Armoury Road, Jordan Springs NSW 2747

DESCRIPTION
OVERALL LEVEL 2 FLOOR PLAN

SCALE 1 : 500
0 5 10 15 25 1:500

DISCLAIMER
This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

PROJECT No	DRAWING No	REVISION
24 410	JSHS-DJRD-00-00-DR-A-0252	P03

PURPOSE OF ISSUE	STATUS	DRAWN BY	SHEET SIZE	ORIGIN DATE
SCHEMATIC DESIGN - TENDER	S1	AH	A1	25/10/24

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

COMMANDER STREET

CONVOY STREET

FLYNN CIRCUIT

ACADEMY STREET

PUBLIC PLAZA ZONE

MAIN ENTRY

STAIR

4.00°

BIKE PARKING (100 SPACES)

BUS ZONE

SAB

SITE BOUNDARY

GLS

BUILDING A
+RL 30050

PE

PERFORM.

CORE

WALKWAY

BUILDING B
+RL 30050

SCIENCE

GLS

ASSEMBLY

SCIENCE ALU

BUILDING C
+RL 29750

GLS

CORE

All doors requires circulation space per AS 1428.1(2009), Clause 13.3:

Sanitary compartment suitable for person with ambulant disability required to each gender sanitary facility, per BCA Clause F2.4(c) and AS 1428.1 (2009), including:
- Cubicle width of 900-920mm;
- Grabrails to both sides;
- Clear space of 900mm X 900mm between WC pan and door swing;
- Clear space of 900mm X 900mm external to the cubicle, clear of the door swing;
- Coat hook to be located between 1350-1500mm AFFL; and
- Braille and Tactile signage to the cubicle door.

Braille and tactile signage complying with BCA Specification D3.6 and incorporating the international symbol for access or deafness as appropriate, must be provided to identify the following:
- Each sanitary facility;
- Any space with a hearing augmentation system;
- Accessible unisex facilities and indicate whether the facility is suitable for left or right handed use;
- Ambulant accessible sanitary facilities on the door of the cubicle;
- Where an entrance is not accessible, directional signage to identify nearest accessible entrance;
- Where a bank of sanitary facilities is not provided with an accessible sanitary facility, directional signage to identify nearest accessible sanitary facility; and
- Each door required by BCA Clause E4.5 to be provided with an exit sign and state "FIRE EXIT" and the floor level number.

INFANTRY STREET

SITE BOUNDARY

EXPANDED HALL

BUILDING D
(HALL)
+RL 22000

COLA

MECH

ABOVE GROUND RWT SIZE TBC

WASTE PAD

3 x MULTI-SP
COURT

FUTURE RESIDENTIAL

FUTURE EXPANSION

FUTURE RESIDENTIAL

LASETTER STREET

SITE BOUNDARY

BOUNDARY FENCE

PROPOSED DETENTION BASIN

CARPARKING
(72 SPACES)

SITE BOUNDARY

PARK EDGE ROAD
PROPOSED NEW ROAD

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SITE IMAGE Landscape Architects
Level 3-5 Baptist Street
Redfern, 2016
T + 61 2 8332 5600

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Level 15, 207 Kent Street, Sydney
NSW 2000
T + 1300 482 651

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NSW GOVERNMENT Education School Infrastructure

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SERVICES
STEENSEN VARMING
Level 8/9-13 Castlereagh Street,
Sydney NSW 2000
T + (02) 9967 2200

STRUCTURE & CIVIL
TTW
Level 6/73 Miller St, North Sydney
NSW 2060
T + (02) 9439 7288

ARCHITECT
djrd architects

PROJECT
JORDAN SPRINGS HIGH SCHOOL
Armoury Road, Jordan Springs NSW 2747

DESCRIPTION
OVERALL LEVEL 2 FLOOR PLAN

SCALE 1 : 500
0 5 10 15 25 1:500

PROJECT No	DRAWING No	REVISION
24 410	JSHS-DJRD-00-00-DR-A-0252	P03

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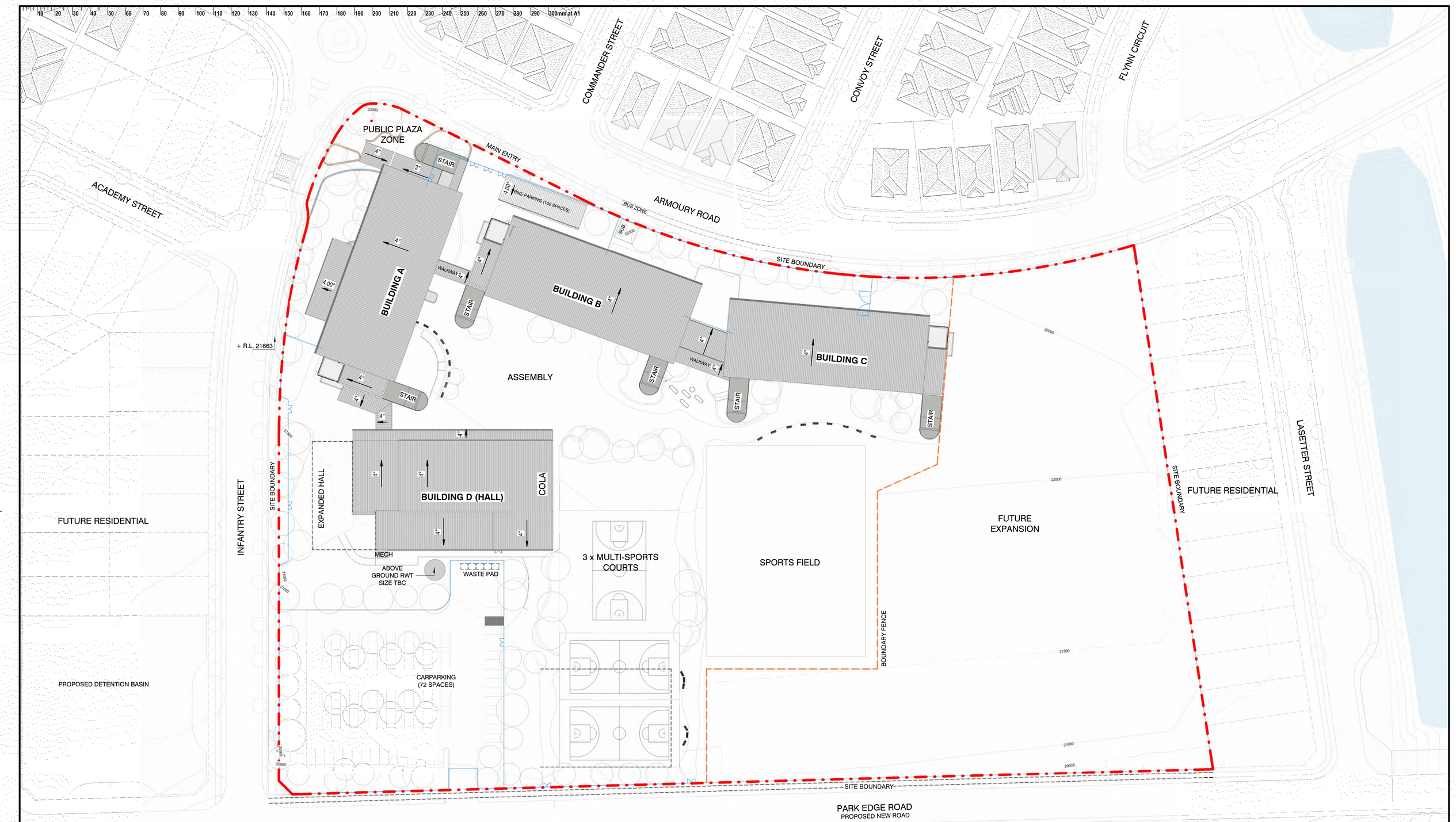
PURPOSE OF ISSUE	STATUS	DRAWN BY	SHEET SIZE	ORIGIN DATE
SCHEMATIC DESIGN - TENDER	S1	AH	A1	25/10/24



Access Consulting — PHILIP CHUN Building Compliance

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LANDSCAPE ARCHITECT
SITE IMAGE Landscape Architects
Level 3-5 Baptist Street Redfern, 2016
T + 61 2 8332 5600

PROJECT MANAGER
TSA Riley
Level 15, 207 Kent Street, Sydney NSW 2000
T + 1300 482 651

CLIENT
NSW GOVERNMENT Education School Infrastructure

NOTES

SERVICES
STEENSEN VARMING
Level 8/9-13 Castlereagh Street, Sydney NSW 2000
T + (02) 9967 2200

STRUCTURE & CIVIL
TTW
Level 6/73 Miller St, North Sydney NSW 2060
T + (02) 9439 7288

ARCHITECT
djrd architects

PROJECT
JORDAN SPRINGS HIGH SCHOOL
Armoury Road, Jordan Springs NSW 2747

DESCRIPTION
OVERALL ROOF PLAN

SCALE 1 : 500
0 5 10 15 25 1:500

PROJECT No	DRAWING No	REVISION
24 410	JSHS-DJRD-00-00-DR-A-0253	P03

PURPOSE OF ISSUE	STATUS	DRAWN BY	SHEET SIZE	ORIGIN DATE
SCHEMATIC DESIGN - TENDER	S1	AH	A1	25/10/24

APPENDIX B – Mandatory NCC / BCA Access Compliance Requirements

B1 ACCESSIBLE CARPARKING

Accessible carparking is to be a minimum of 2400mm wide with a shared area to one side of the space 2400mm wide. Circulation space can be shared between adjacent accessible carparks. For a single space, a total width of 4800mm is required. The car space and the shared zone are to be a minimum of 5400mm long.

Provide a bollard to the shared circulation space as illustrated in AS/NZS2890.6 (2009), Figure 2.2.

The maximum allowable crossfall of an accessible carparking area and shared zones is to be 1:40, (or 1:33 for bituminous seal and the parking space is outdoor). This crossfall applies both parallel and perpendicular to the angle of parking.

For covered or underground carparking, the clear height of the accessible carparking space and adjacent shared area to be 2500mm as illustrated in AS/NZS2890.6 Figure 2.7 and the path of vehicular travel from the carpark entrance to all accessible parking spaces is to have a minimum headroom of 2200mm.

Designated accessible carparking is to be identified using the International Symbol for Access (ISA) and line marked as specified in AS/NZS2890.6.

B2 EXTERNAL PATHWAYS AND WALKWAYS

The minimum unobstructed width of all pathways and walkways is to be 1000mm (AS1428.1 (2009), Clause 6.3).

All pathways and walkways are to be constructed with no lip or step at joints between abutting surfaces. A construction tolerance of 3mm is allowable, 5mm for bevelled edges as per Figure 6 of AS1428.1 (2009).

The maximum allowable crossfall of pathways and walkways is 1:40. The surfaces of an accessible path of travel are to be slip-resistant.

The ground abutting the sides of walkways must be of a different material and provide a firm and level surface at the same level of the walkway, follow the grade of the pathway and extend horizontally for 600mm. This is not required where there is a kerb, a kerb rail and handrail, or a low wall of not less than 450mm in height provided to the side of the pathway in compliance with AS1428.1 (2009) Clause 10.2.

The maximum allowable gradient of walkways is 1:20. Maximum length between landings is to be 15m for 1:20 gradient, and 25m for 1:33 gradient. For other gradients, landings are to be at intervals obtained by linear interpolation. Landings are to be a minimum 1200mm in length (where there is no change in direction). For changes in direction not exceeding 90º, landings are to be min 1500mm x 1500mm, and for a 180º turn, landings are to be 1540mm in width in compliance with AS1428.1 (2009) Clause 10.8.

B3 KERB RAMPS

Kerb ramps are to comply with AS1428.1 (2009) Clause 10.7.

Maximum gradient of the kerb ramps is to be 1:8 and maximum length to be 1520mm (providing a maximum height of 190mm).

Kerb ramps are to have a non-slip surface as required by AS1428.1 and BCA Table D3D15.

B4 STEP RAMPS

The configuration of the step ramps is to comply with the requirements of AS1428.1 Clause 10.6. Maximum gradient of the step ramp is to be 1:10 and maximum length to be 1900mm (providing a maximum height of 190mm).

Provide landings at the top and bottom of the step ramp to comply with AS1428.1 Clause 10.8.2.

The edges of a step ramp are to have a 45º splay where there is pedestrian-cross traffic. Otherwise, step ramps to be enclosed on both sides (minimum height 450mm for a wall or suitable barrier) or a kerb and open balustrade needs to be installed. Where a kerb is to be installed, the height of kerb rails is to be 65-75mm or not less than 150mm above the finished surface level of the ramp. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail.

B5 ACCESSIBLE RAMPS

Ramps are to comply with AS1428.1 (2009) Clause 10.3. Maximum allowable gradient of the ramp is 1:14, minimum clear width to be 1000mm and maximum length between landings to be 9m (for 1:14 gradient).

A landing for a step ramp must not overlap a landing for another step ramp or ramp, and a series of connected ramps must not have a vertical rise of more than 3.6m (BCA Part D4D12).

Externally, ramps are required to be set back a minimum 900mm from the property boundary (AS1428.1 (2009) Clause 10.3 (f)). This allows tactile indicators and handrail extensions to occur within the boundary and not protrude into the footpath area.

Internally, ramps are required to be set back a minimum 600mm from an internal corridor (AS1428.1 (2009) Clause 10.3 (g)). This allows tactile indicators and handrail extensions to be provided and not protrude into the corridor area.

Provide handrails, with extensions, to both sides of the ramp to comply with AS1428.1 (2009) Clause 12. Handrails are to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails are required on both sides of the ramp to cater for left and right handed disabilities.

Where a ramp is not enclosed, provide kerb rails in accordance with AS1428.1 (2009). The height of kerb rails is to be 65mm-75mm high or not less than 150mm above the finished surface level. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail.

Provide tactile indicators at the top and bottom of the ramps in compliance with BCA Part D4D9 and AS/NZS1428.4.1 (2009). Tactile indicators are to be detectable, durable, non-slip and have a minimum luminance contrast to the background surface of: 30% integrated; 45% discrete; 60% composite discrete. Tactile indicators at the top and bottom of the ramps are typically to be 600-800mm deep across the width of the ramp and set back 300mm +/- 10mm from the edge of the ramp in compliance with AS/NZS1428.4.1 (2009) Clause 2.4.

Tactile indicators are required at a mid-landing where the ramp is not continuous and where handrails are not continuous around landings. Where the handrail is continuous along both sides of the mid-landing and the landing is less than 3m long, tactile indicators are not required.

B6 THRESHOLD RAMPS

Threshold ramps are to comply with AS1428.1 (2009), Clause 10.5.

Threshold ramps are to have a maximum rise of 35mm, maximum length of 280mm and maximum gradient of 1:8.

Threshold ramps to be located within 20mm of the door leaf that it services.

B7 BUILDING ENTRANCES

Entrances are to comply with AS1428.1 (2009), Clause 13 as part of the accessible path of travel.

Doors are to have a minimum clear opening width of 850mm to comply AS1428.1 (2009), Clause 13.2.

Door thresholds are to be level to provide seamless entry to the building. The maximum allowable construction tolerance is 3mm for compliance with AS1428.1 (2009), 5mm where bevelled edges are provided between surfaces – refer to Figure 6.

Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1 (2009), Clause 13.5)

For glass doors, provide decals to assist persons with a vision impairment. Decals to be solid, have a minimum 30% luminance contrast to the background within 2m of both sides of the glazing, be not less than 75mm high and located with the lower edge within the height range of 900-1000mm above the finished floor level. Decals are to be solid to AS1428.1 (2009) Clause 6.6.

B8 TACTILE INDICATORS AT THE BUILDING ENTRANCE

BCA D4D9(1)(e) states that for a building that is required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching – in the absence of a suitable barrier – an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5.

Tactile indicators are to be detectable, durable, non-slip and have a minimum luminance contrast to the background surface of: 30% integrated; 45% discrete; 60% composite discrete.

Tactile indicators are to be 600-800mm deep across the width of the path of travel.

B9 DOORWAYS

Doorways within the accessible path of travel are to have a minimum clear opening width of 850mm (AS1428.1 (2009), Clause 13.2). We recommend the use of a 920 leaf door as a minimum to achieve adequate clear width.

All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1 (2009), Figure 31. Circulation areas are to have a maximum crossfall of 1:40.

Doorways to have minimum 30% luminance contrast as described in AS1428.1 (2009), Clause 13.1.

Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1 (2009), Clause 13.5) and allows for single handed operation.

B10 TACTILE INDICATORS

Installation of tactile indicators is to be in accordance with AS1428.4.1 (2009).

Tactile indicators are to be detectable, durable, non-slip and have a minimum luminance contrast to the background surface of: 30% integrated; 45% discrete; 60% composite discrete.

Tactile indicators are typically to be 600-800mm deep across the width of the path of travel.

B11 VISUAL INDICATION TO GLAZING

Provide decals to assist persons with a vision impairment. Decals to be solid, have a minimum 30% luminance contrast to the background within 2m of both sides of the glazing, be not less than 75mm high and located with the lower edge within the height range of 900-1000mm above the finished floor level. Decals are to be solid to AS1428.1 (2009) Clause 6.6.

B12 SIGNAGE

BCA D4D7 has requirements for Braille and tactile signage within Specification 15. This provides information for the provision of statutory signage.

Braille and tactile signage is required to be provided throughout any building required to be made accessible in accordance with BCA Specification 15 and AS1428.1 (2009) and must identify:

- Each sanitary facility
- Any space with a hearing augmentation system
- Accessible unisex facilities and indicate whether the facility is suitable for left or right handed use
- Ambulant accessible sanitary facilities on the door of the cubicle
- Where an entrance is not accessible, directional signage to identify nearest accessible entrance
- Where a bank of sanitary facilities is not provided with an accessible sanitary facility, directional signage to identify nearest accessible sanitary facility.
- Each door required by Part E4D5 to be provided with an exit sign and state “Exit” and “Level” followed by either the floor level number, the floor descriptor or combination of these.
- In a building that is subject F4D12 and is required to be accessible, directional signage to direct a person to the location of the nearest accessible adult change facility at each bank of sanitary facilities and at each accessible sanitary facility (other than one that incorporates an accessible adult change facility).

B13 HEARING AUGMENTATION

A hearing augmentation system must be provided where an inbuilt amplification system is provided (other than one used for emergency purposes only) as required by BCA Part D4D8:

- in a room in a Class 9b building; or
- 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.

B14 PASSENGER LIFTS

Every passenger lift in an accessible building must be suitable for use by people with a disability and offer compliance with BCA D4D4(b) and E3D8 inter alia AS1725.12 (1999). Typically, the following is required to be provided:

Lift dimensions

- Lift floor dimensions of not less than 1100mm X 1400mm for lifts which travel not more than 12m.
- Lift floor dimensions of not less than 1400mm X 1600mm for lifts which travel more than 12m.
- Provision for a stretcher facility within at least one emergency lift required by E3D5, or where an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12m, in at least one of those lifts to serve every floor served by lifts.

Lift Features

- Handrail complying with the provisions for a mandatory handrail in AS1735.12.
- Minimum clear door opening complying with AS1735.12.
- Passenger protection system complying with AS1735.12.
- Lift landing doors at the upper landing.
- Lift car and landing control buttons complying with AS1735.12.
- Lighting in accordance with AS1735.12 for enclosed lifts.
- Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.

All passenger lifts serving more than 2 levels must possess:

- Automatic audible information within the lift car to identify the level each time the car stops.
- Audible and visual indications at each lift landing to indicate the arrival of the lift car.
- Audible information and audible indication must be provided in a range between 20-80dB(A) at a maximum frequency of 1500Hz.

B15 STAIRS

Stair construction is to comply with AS1428.1 (2009) Clause 11.

Stairs are to have closed, opaque risers. Open risers cause confusion for persons with a vision impairment and may trigger conditions such as epilepsy due to light penetrating through the open risers.

Where the stair intersects with an internal corridor, the stair shall be set back in accordance with AS1429.1 (2009) Figure 26B to allow adequate space for handrail extensions and tactile indicators.

Provide handrails, with extensions and terminations, to both sides of the stair (AS1428.1 (2009) Clause 11.2). Handrails are to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails should be continuous around the landings where possible. Handrails are required on both sides of the stair to cater for left and right handed disabilities. A central handrail is also an acceptable solution where adequate width is available.

Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back a maximum 15mm from the edge of the riser.

Stair nosings shall not project beyond the face of the riser. The permitted profile is as per AS1428.1 (2009) Figure 27.

Provide tactile indicators at the top and bottom of the stair, and intermediate landings if required, in compliance with BCA D4D9 and AS/NZS1428.4.1 (2009).

Tactile indicators are to be detectable, durable, non-slip and have a minimum luminance contrast to the background surface of: 30% integrated; 45% discrete; 60% composite discrete.

Tactile indicators at the top and bottom of the stair to be 600-800mm deep across the width of the stair set back 300mm from the edge of the stair. Tactile indicators may also be required at intermediate landings as per AS/NZS1428.4.1 (2009).

B16 UNISEX ACCESSIBLE SANITARY FACILITIES

Set-out of fixtures and fittings within the accessible sanitary facilities to offer compliance with AS1428.1 (2009) Clause 15.

Crucial dimensions for the toilet are 450-460mm from centreline of pan to side wall, 800mm +/- 10mm from front of pan to rear wall and a seat height of 460-480mm.

A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture as per AS1428.1 Figure 43.

For the basin, a minimum clearance of 425mm is required from the centreline of the basin taps to the side wall and the height of the basin to be between 800 and 830mm.

Grabrails are to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800-810mm.

Taps are to have lever handles, sensor plates or similar controls. For lever taps a minimum of 50mm clearance to be provided to adjacent surfaces.

Toilet seat shall be of the full round type, be securely fixed in position when in use and have fixings that create lateral stability. They must be load rated to 150kg, have a minimum 30% luminance contrast to the background (e.g. pan, wall or floor)

Provide a backrest to accessible toilets to comply with AS1428.1 Clause 15.2.4.

Accessible toilet to be identified using the International Symbol for Access. Pictograms / lettering to have a minimum 30% luminance contrast to the background colour. Signage is to comply with AS1428.1, Clause 8 and include information in tactile and Braille formats (as required by the BCA).

Doorways are to have a minimum clear opening width of 850mm to comply AS1428.1 (2009) Clause 13.2 as part of the accessible path of travel. Adequate circulation space is required to the doorway to allow independent access to the facility in compliance with AS1428.1 Clause 13.

Door hardware is to be located within the accessible height range of 900-1100mm above the finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis. Door controls, including manual controls to power-operated doors, snibs and in-use indicators, must be in compliance with AS1428.1 (2009) Clause 13.5.

Controls within the accessible toilet facilities, such as light switches, are to be in the accessible height range of 900-1100mm above the finished floor level to comply with AS1428.1 (2009), Clause 14. GPOs are to be within the range 600-1100mm AFFL. Controls must be located not less than 500mm to a corner.

B17 UNISEX ACCESSIBLE SHOWERS

Showers are to comply with AS1428.1 Clause 15.5 and include accessible features such as grabrails, adjustable height shower rose and fixtures within an accessible height range.

The minimum dimensions of an accessible shower are to be 1160 x 1100mm. A folding seat, at a height of 470-480mm is to be provided. All taps to be located within the height range of 900-1100mm above the finished floor level.

Circulation space in front of the shower is to be provided as illustrated in AS1428.1 Figure 47.

B18 PEOPLE WITH AMBULANT DISABILITIES CUBICLES (PAD)

PAD cubicles within male and female toilets to be in compliance with AS1428.1 Clause 16.

Width of PAD cubicles is to be 900-920mm.

Provide grabrails to PAD cubicles to comply with AS1428.1 Clause 17 and Figure 53A.

Doors are to have a minimum opening width of 700mm and comply with AS1428.1 Figure 53B.

Provide signage to the PAD cubicles to comply with BCA D4D7 and Specification 15.

Provide 900x900 circulation space in front of pan and each side of doors on path to the toilet, clear of the door swing.