GROUPDLA

ACCESS REPORT

PROJECT: **Northern Rivers Flood Recovery – Richmond River High Campus Redevelopment**
PROJECT NO: **GDL240133**
PREPARED FOR: **The Department of Education (DoE)**
REVISION: **F**
DATE: **14.07.2025**

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REVISION HISTORY

Revision	Date	Details	Authorised	
			Name/Position	Signature
A	5.06.2024	80% Concept Design review	**Prepared**: Bonnie Chang, Access Consultant	--
			Reviewed: Elisa Moechtar, Manager, Access Consultancy, ACAA No. 198	--
B	25.06.2024	100% Concept Design review	**Prepared**: Bonnie Chang, Access Consultant	--
			Reviewed: Elisa Moechtar, Manager, Access Consultancy, ACAA No. 198	--
C	6.12.2024	50% Schematic Design review	**Prepared**: Bonnie Chang, Access Consultant	--
			Reviewed: Elisa Moechtar, Manager, Access Consultancy, ACAA No. 198	--
D	20.12.2024	100% Schematic Design review	**Prepared**: Bonnie Chang, Access Consultant	--
			Reviewed: Elisa Moechtar, Manager, Access Consultancy, ACAA No. 198	--
E	26.06.2025	Review for REF submission	**Prepared**: Bonnie Chang, Access Consultant, ACAA No. 930	--
			Reviewed: Elisa Moechtar, Technical Director – Access, ACAA No. 198	--
F	14.07.2025	Review for REF submission – updated with comments	**Prepared**: Bonnie Chang, Access Consultant, ACAA No. 930	
			Reviewed: Elisa Moechtar, Technical Director – Access, ACAA No. 198	

Table 1 – Revision History

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1.0 EXECUTIVE SUMMARY

1.1 Introduction

This Access Report has been prepared to support a Review of Environmental Factors (REF) for the rebuild of Richmond River High Campus (the activity) (RRHC). The REF has been prepared to support an approval for the RRHC development under Section 68 of the NSW Reconstruction Authority Act 2022 (RA Act).

The activity will be carried out at Dunoon Road, North Lismore, also known as 163 and 170 Alexandra Parade, North Lismore (the site).

The information submitted at this stage of the design is not considered to be detailed to the extent where the development of a comprehensive access report is achievable and therefore this report is preliminary only.

The purpose of this report is to apply the accessibility provisions of BCA 2022 to the proposed design and construction of three new three (3) storey school blocks, new single storey hall and agricultural shed blocks, with associated vertical circulation and landscaping / infrastructure works. The design documentation will require further assessment as the design progresses within the next stage of the design documentation.

The report provides an accessibility compliance assessment of the supplied design documentation against the Federal Disability (Access to Premises – Buildings) Standards 2010 ('Premises Standards'), the access provisions of Volume 1 of the Building Code of Australia 2022 ('BCA') and Australian Standards (AS) adopted by reference, with consideration of the objectives of the Federal Disability Discrimination Act 1992 (DDA) to eliminate discrimination on the ground of disability.

1.2 Assessment

Upon review, it is the opinion of Group DLA Access that, with ongoing detailing of the access provisions, design requirements, and recommendations outlined within Chapter 4.0 Accessibility Assessment of this access report, the proposed design is capable of compliance with the accessibility requirements outlined above.

Further development of design requirements, such as details of stairs, sanitary facilities, and other access facilities and features, will be included within future design documentation for review and refinement for eventual construction documentation and assessed prior to DD/Crown Certificate stage.

The items in the table below have been noted as items of relevance at this stage of the review. The items that have been considered non-compliant require further review against the detailed design, or where noted may be able to be justified as an Access Performance Solution:

No.	Item	Query or DtS Non-Compliance	Suggested Resolution	References	BCA Performance Requirement(s)
1.	Accessible drop off area	Provide further detail on drop off area and connection to accessible path of travel to buildings	Design review for DtS compliance	BCA D4D3	D1P1 (DP1)
2.	Accessible drop off – angled spaces	Angled kiss and ride spaces do not work as accessible car-spaces for drop off	Provide perpendicular or parallel accessible car space with shared area to meet AS2890.6:2009	BCA D4D3	D1P1 (DP1)
3.	Paths of travel – from carpark	The step-free accessible path of travel from the carpark to Building A is approximately 110 metres	Design review for DtS compliance	BCA D4D3	D1P1 (DP1)

No.	Item	Query or DtS Non-Compliance	Suggested Resolution	References	BCA Performance Requirement(s)
		longer than the non-accessible path, resulting in a disparity in access.			
4.	Paths of travel – Wheelchair turning	(a) Insufficient corridor width for required wheelchair turning space (1540mm W x 2070mm L min.) – Block A GF, Block D GF (b) Ensure heavy furniture does not encroach into required clear space for wheelchair turning within meeting rooms – refer to markups for examples, as this is a common issue	Design review for DtS compliance.	BCA D4D4 AS1428.1:2009 Clause 13.3 and Figure 32	D1P1 (DP1)
5.	Paths of Travel – Sliding door system	The sliding door system in various GLS and Learning Common areas does not provide 530mm min. latch side clearance as required. This is a common issue in multiple areas	Option 1 – Design review for DtS compliance. Option 2 – If retained would require **an Access performance solution (PS)** for compliance. Refer Section 4.4 for design features required for PS justification	BCA D4D4 AS1428.1:2009 Clause 13.3 and Figure 32	D1P1 (DP1)
6.	Paths of Travel, door circulation	Various doorways do not provide required min. latch side clearance for required depth. In most instances, this is due to adjacent fixtures or furniture, and it some instances it is a wall set-out issue. Refer to markups for examples, as this is a common issue	Design review for DtS compliance Note: During next design stage, door circulation areas should be indicated on plans	BCA D4D4 AS1428.1:2009 Clause 13.3 and Figure 32	D1P1 (DP1)
7.	Paths of travel, Hall to stage	Ramp to hall stage provided, with the following issues: (a) Ramp landings to be 1200mm min. in length. (b) Clear width between handrails is less than 1000mm min. required. (c) Insufficient clear space on landing for 90 degree wheelchair turning. (d) 50mm min. knuckle clearance required around handrail.	Design review for DtS compliance	BCA D4D4 AS1428.1:2009 Fig 31 (g).	D1P1 (DP1)
8.	Sanitary Facilities – Unisex	The current provision provides an imbalance in distribution of LH and	For compliance and equitable provision we	BCA F4D5 (BCA F2.4)	F4P1 (FP2.1)

No.	Item	Query or DtS Non-Compliance	Suggested Resolution	References	BCA Performance Requirement(s)
	accessible toilets	RH accessible toilet pan layouts in A, B and C Block.	recommend alternating mirrored layouts in accessible toilets. Design review for DTS compliance		
9.	Sanitary Facilities – Unisex accessible toilets and showers	(a) Accessible WCs are required to be unisex facilities and accessed from a common use area that is not reserved for a single gender – Block B (b) Ensure shower seat in folded down position is clear of WC circulation space – Block B (c) Ensure basin only encroaches into the 100mm permitted zone of the WC circulation space – Block B (d) Ensure FFE items do not encroach into required basin circulation space – Block C GF,L1&L2, Block D L2 (e) Ensure grabrails are provided – Block A GF, Block B, Block C GF, Block E	Design review for DTS compliance	BCA F4D45 (BCA F2.4)	F4P1 (FP2.1)
10.	Sanitary Facilities – Ambulant Toilets	1 x male ambulant and 1 x female ambulant cubicles to be provided within the toilet banks – Block A GF, Block C GF	Designate ambulant stalls within toilet block	BCA F4D5 (BCA F2.4)	F4P1 (FP2.1)
11.	Sanitary Facilities – Ambulant Toilets	(a) 900 x 900mm min. circulation space required in front of or beside all doors leading to required ambulant toilets - currently basins/wall/ door swing impedes – Block A GF, Block C GF, Block D GF. (b) Ensure stall width is 900-920mm – Block A GF&L2, Block C GF, L1&L2, Block D L1.	Design review for DTS compliance	BCA F4D5 (BCA F2.4)	F4P1 (FP2.1)
12.	Agriculture Shed – compliant accessible path of travel	Compliant accessway (step free path of travel) connecting Agricultural building to other school buildings not provided – currently appears to be stairs only	Design review for DtS compliance	BCA D4D3	D1P1 (DP1)

Table 1.2.1 – Summary of issues

1.3 Further information for future design development

In order to confirm the design complies with the accessibility provisions of the Premises Standards and the BCA, the following items listed in Table 1.3 below are required to be clarified, submitted, illustrated, etc, during design development stage:

No.	Item	Comment	Premises Standards / BCA Reference
A	Walkway, Ramps & Stair Details	1:20 or 1:50 details of proposed external walkways, ramp system & stairs are required for further assessment. The details are to include compliant dimensioning of all relevant components, i.e. gradients, lengths, unobstructed widths between (ramp and stair) handrails on both sides, landings (1200mm minimum if no turning), passing bays (1800 x 2000 minimum), turning bays (1540 x 2070 minimum), handrails (diameter of min 30-50 mm clearances, etc.) kerb-rails/edge protection, steps (riser and goings, etc), TGSIs, where applicable.	D4D4 D4D12
B	Passenger Lift Details	Detailed lift plans, elevations, lift type & specification for the proposed passenger lift will be required for assessment as the design progresses. The details are to include compliant dimensioning of lift car circulation area requirements, inclusion & set outs of access features, handrail, lift call/controls, door clearance and door circulation etc to comply with BCA Part E3D7 and AS1735.12.	E3D7 E3D8
C	Sanitary Facility Layouts and Details and FF & E schedule	1:20 or 1:50 plans, elevations/details of the proposed and required sanitary facilities (accessible WC & ambulant toilets) will be required for further assessment. The details are to include compliant dimensioning of all circulation area requirements, set outs of sanitary fixtures etc to comply with AS1428.1:2009. The proposed use (Staff or student) is required to be confirmed at next design stage. Provide FF & E Sanitary schedule with image/diagram and key dimensions illustrated to confirm compliance	F4D5 F4D6 F4D7
D	Accessible Door Details, including Luminance Contrast Strategy	External and internal door openings to be identified with compliant door clearances and door circulation and design details for internal and external doorways, including door schedules, door hardware schedule, threshold details, lightweight operation and luminance contrast strategy. Threshold details for large top hung (Renlita) doors to provided, ensuring level threshold or if level change required no steeper than 1:40 gradient fall away from building line.	D4D2 D4D4
E	Hearing Augmentation System/s	Details of any areas where inbuilt amplification is proposed (not solely for emergency warning) within new works/building areas, and the proposed hearing augmentation system.	D4D8

No.	Item	Comment	Premises Standards / BCA Reference
F	Signage Strategy	Signage Schedule to be provided during design development, compliant with BCA Part D4D7 and Specification 15. No detailed information is available at the current stage of the design development. Signage information is not required at the Review of Environmental Factors (REF). Additional information will be required for assessment prior to Building Approval. Please refer to the section below for details.	D4D7
G	BCA D4D5 Exempt Areas	Formal advice & documentation on any areas seeking BCA D4D5 exemption (subject to a Review of Environmental Factors and self determination by the DoE) is to be provided for assessment as the design progresses. At this stage, a preliminary assessment of potential areas warranted to be exempt under this clause are discussed within the report under Section 4.19	D4D5
H	Material and Finishes Schedule – Slip Resistance	During future design development stages, all required accessible areas will require slip resistance rating of all ground surfaces using a Wet Pendulum Method compliant with AS4586 and Standards Australia Handbooks HB197 & 198.	D4D2, D4D4, and AS1428.1
I	Landscaping design details	Landscape design documentation, inclusive of RLs with nominated pathway gradients, crossfalls and width dimensions is required to ensure that all required accessways to the building and connecting to external accessible facilities is in compliance with AS1428.1:2009	D4D3, D4D4 and AS1428.1
J	Access Performance Solutions	Input and advice from the team will be required in relation to any proposed Access Performance Solutions that are required/proposed in future stages. The agreement/concurrence with other Stakeholders including Client/building end user will be necessary as part of the Performance Brief (PBDB_ process before they are confirmed as part of the final access compliance strategy.	Various
K	Agricultural Shed	Further information required on access to and within that will be required with a connecting accessible path of travel.	D4D3, and D4D5
L	Demountable Stage	Access required to and within all areas, including stages. Further detail require for temporary means of access to be provided for temporary/demountable stage.	D4D3, and D4D5

Table 1.3.1 – Detailed information to be supplied in future detail design stages

1.4 Mitigation Measures

Prior to construction, the design must be reviewed and updated to ensure DTS compliance.

1.5 Evaluation of Environmental Impacts

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that potential impacts can be appropriately mitigated or managed to ensure that there is minimal impact on the locality, community and/or the environment.

2.0 INTRODUCTION

2.1 Report Purpose

This Access Report has been prepared for the proposed activity for the redevelopment of the Richmond River High Campus at the Concept Design phase. The site of which is located at Dunoon Road, North Lismore, also known as 163 and 170 Alexandra Parade, North Lismore.

This access review has been limited to an assessment of the Schematic Design Architectural drawings which at this stage are 100% design stage and therefore this report is preliminary only.

The Access Report has been prepared to document the access provisions and requirements of the proposed works and the compliance strategy to ensure that the design is capable of compliance with the access requirements of the Federal Disability (Access to Premises – Buildings) Standards 2010 ('Premises Standards'), the access provisions of Volume 1 of the Building Code of Australia 2022 ('BCA') and referenced Australian Standards (AS), with consideration of the objectives of the Federal Disability Discrimination Act 1992 (DDA).

The Report is based on assessment of the documentation listed in Appendix A – Documentation Assessed to this report and information provided by the client and is intended for their use only.

It is to be noted that the design assessment has been made of the new works to the extent required to support the REF submission. Further assessment of detailed architectural documentation will be required following design development and detailing to ensure access compliance is included in construction documentation for assessment at DD/Crown Certificate stage.

2.2 Reporting Team

The information contained within this Report was prepared by Bonnie Chang, Access Consultant and reviewed by Elisa Moechtar, ACAA Accredited Access Consultant (No. 198) from Group DLA Access.

2.3 Legislative and Project Brief Requirements

This development submission is subject to the Environmental Planning and Assessment Act 1979 (NSW).

This present access report has considered the following legislation and referenced access standards:

- Federal Disability Discrimination Act 1992 (DDA);
- Federal Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards);
- Building Code of Australia 2022 (BCA); and
- Australian Standards: AS1428.1:2009, AS1428.4.1:2009, AS1735.12:1999, AS2890.6:2009

The following table summarises the key statutory issues relating to the BCA access provisions and the DDA Premises Standards in relation the assessment and certification of new buildings.

Issue	Legislative Reference	Comment
New Work	BCA (EPAR 145)	All new works must comply.
Access to Premises	Federal Disability (Access to Premises – Buildings) Standards 2010	Upgrade of the 'Affected Part' of existing building/s to provide access for people with disabilities - triggered by new work requiring Building Approval and Crown development.

Issue	Legislative Reference	Comment
Potential DDA Complaints	Federal Disability Discrimination Act (DDA)	Regardless of any new works, the development is subject to the Federal Disability Discrimination Act 1992 (DDA) which applies nationally.

Table 2.3.1 – Access Regulatory Framework Summary

A summary outline of these key reference documents is included below:

- The **DDA** objectives focus on the provision of equitable, independent, and dignified access to services, facilities and premises for people with mobility, sensory and cognitive disability. The DDA makes it is unlawful to discriminate against people on the grounds of disability.

  "Premises" is broadly defined under the DDA, Section 23 to include not only buildings but many other aspects of the built environment, including streetscapes and open space areas as well as non-building elements like furniture, fixtures and fittings. The DDA covers existing buildings, including heritage buildings, those under construction and future premises. The DDA applies nationally and is a complaints-based legislation administered by the Australian Human Rights Commission (AHRC).

- The **Premises Standards** is a statutory instrument made under the DDA to outline how DDA obligations can be met for new building work. Its purpose is to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings and facilities, and services within buildings, is provided for people with disability and to give certainty to the people responsible for compliance that if the Standards are met, that they cannot be subject to a successful complaint under the DDA in relation to the matters covered by the Standards.

- The Premises Standards includes an **Access Code** for Buildings that is mirrored in the access provisions of the **Building Code of Australia (BCA)** in Parts D4, E3D7, E3D8, F4D5, F4D6, F4D7, and F4D12. Under the Premises Standards, new building work and the ''Affected Part'' of existing buildings must comply in the same manner as it is required to comply with the BCA, by meeting Deemed to Satisfy (DtS) provisions or by adopting a performance solution that achieves the relevant performance requirements. The DtS provisions reference Standards, including parts of the AS1428 suite to outline technical criteria and minimum requirements to achieve reasonable access provisions for people with disability.

- It is important to note that compliance with the Premises Standards and the Access Code will ensure that DDA non-discrimination requirements are met for all matters/areas covered by the Standards. However, for any matters/areas that are not covered by the Premises Standards, the over-arching DDA legislation will still apply and it cannot be guaranteed that a successful complaint cannot be lodged.

- An **"Affected Part"** upgrade is applicable to a building owner or a sole lessee of an existing building who is the applicant for a building approval permit. It is triggered by application for a Construction or Complying Development Certificate, or where new works are constructed for and on behalf of the Crown. For example, a new building, alterations and additions to an existing building or an application for a change in building use where building works are proposed or required to meet fire safety standards.

  When new building works are being undertaken by the building owner within an existing building of specified Classes that requires a building approval (CC, CDC or Crown), the requirement to upgrade access applies to the area of new work and the affected part.

  Note:
  - If the lessee of a part of a building (which includes more than one lessee) submits the application for approval of the building work the upgrading of the affected part will not be applicable.

  The affected part is defined below:

  - The principal pedestrian entrance/s of an existing building that contains a new part; and

- Any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

The affected part is illustrated in diagrammatic form in Figure 1 below.

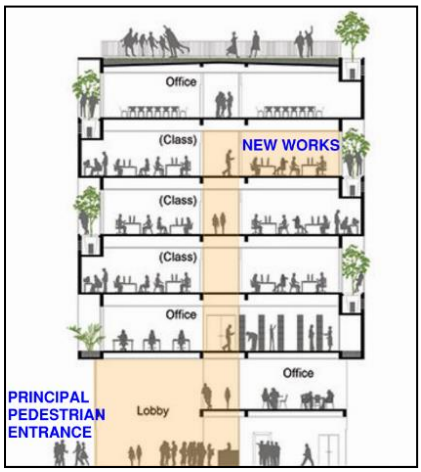


Figure 1 – Example of the "Affected Part"

- **AS1428 Suite – Design for Access and Mobility** provides technical criteria and minimum requirements related to accessible design for the independent use of people with disability. It focuses on the provision of continuous accessible paths of travel, circulation spaces, facilities and access features for people using wheelchairs, with ambulant disabilities and with sensory (vision and hearing) disabilities.

  - **Part 1: AS1428.1-2009** is referenced by the BCA and includes mandatory access requirements for the provision of access for people with disability for new developments. The 2009 revision of AS 1428.1 adopted the increased circulation requirements of AS 1428.2-1992 that were developed to satisfy the needs of 90% of people with disability between the ages of 18 to 60.

  - **Part 4: AS1428.4.1-2009** is referenced by the BCA and contains mandatory access requirements for Tactile Ground Surface Indicators (TGSI) to assist the orientation of people with vision impairment.

- **AS2890.6-2009** is referenced by the BCA and contains mandatory access requirements for accessible car parking (off-street) for people with disability.

- **AS1735.12-1999** is referenced by the BCA and contains mandatory access requirements for passenger lifts, escalators and moving walks to assist people with disability.

2.4 Additional Design Guidelines

The Report also considers other relevant access design guidelines and/or advisory Standards (that do not form part of a formal Premises Standards/BCA assessment) to promote equity and dignity in line with the primary objectives of the DDA and a Universal Design approach, including:

- Centre for Excellence in Universal Design - Universal and Inclusive Design Principles.
- Australian Human Rights Commission (AHRC) Advisory Note on Streetscape, Public Outdoor Areas, Fixtures, Fittings and Furniture – 8 February 2013

Note:
- This document provides information on parts of the built environment not covered by the DDA Access to Premises Standards that continue to be subject to potential DDA discrimination complaints by people with disability if they experience an access barrier.

A summary outline of key design planning considerations from the above guidelines is included below:

- The seven Universal Design Principles for consideration in the ongoing design of the development include:
    - Principle 1: Equitable Use
    - Principle 2: Flexibility in Use
    - Principle 3: Simple and Intuitive Use
    - Principle 4: Perceptible Information
    - Principle 5: Tolerance for Error
    - Principle 6: Low Physical Effort
    - Principle 7: Size and Space for Approach and Use

    Universal Design provides numerous benefits for associated businesses, individual users and society in general. An inclusive environment that can be accessed, understood and used by as many people as possible makes good business sense, is more sustainable for the environment and is socially progressive.

2.5 Limitations

- This Report assesses the access provisions of the proposed development in general and does not include nor imply any assessment for design outside the minimum access provisions of the Federal Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), and accessibility provisions of the BCA.
- This Report does not provide comment on detailed design issues and cannot be considered sufficient for construction approval stage. Further assessment of the developing design and detailed architectural documentation would be required to verify access compliance for the purposes of construction approval.
- This assessment is limited to a desktop review of the documentation provided at the date of this report as referenced within **Appendix A – Documentation Assessed** to the Report.
- The Report represents the opinions of Group DLA Access based on the facts and matters known at the time of preparation of this document. Opinions, judgments, and recommendations detailed in this document, which are based on our understanding and interpretation of current statutory and regulatory obligations and standards, should not be interpreted as legal opinion.
- This Report does not include assessment in relation to the Education Facility Standard Guidelines (EFSG).

3.0 PROJECT PARTICULARS

3.1 Site Description

The site is located at Dunoon Road, North Lismore, also known as 163 and 170 Alexandra Parade, North Lismore. The site comprises of three separate lots, located to the north of Alexandra Parade, with Dunoon Road running parallel to the eastern boundary of the site.
The site is legally described as:

- Lot 1 DP 539012
- Lot 2 DP 539012
- Lot 1 DP 376007

The site area is approximately 33.53 hectares. The proposed activity will be undertaken mainly within the southeastern portion of the site. The site is outlined in Figure 3.1.1.

Figure 3.1.1 – Aerial image of site (Source: Nearmap)

3.2 Proposed Activity Description

The proposed activity comprises the relocation and rebuild of the Richmond River High Campus from its existing temporary location alongside The Rivers Secondary College Lismore High Campus at East Lismore to the site at 163 and 170 Alexandra Parade, North Lismore.
The school will be delivered in one stage. A detailed description of the proposal is as follows:

1. Demolition of existing features including existing buildings, cattle drinking well, cattle sheds, and wire fencing, and removal of trees to accommodate school development.
2. Construction of new 3 storey buildings on the southeastern portion of the site for the proposed public secondary school including:
   a. General and Specialist Learning Spaces, and Workshops.
   b. Administration, and Staff facilities.
   c. Library, Hall, and Movement Studio.
   d. Construction, Hospitality, and Agricultural Learning Facilities.
   e. Amenity, Plant, Circulation, and Storage areas.
   f. Outdoor Learning Spaces and play spaces.
3. Landscaping including tree planting.
4. Public domain works comprising:
   - Access road off Dunoon Road, comprising a separate shared bicycle/pedestrian pathway, and internal access roundabout.
   - Kiss and ride drop-off and pick up zones.

- Bus transport arrangements with a separate bus zone.

5. Outdoor spaces including assembly zones, agricultural spaces, sports fields, games courts, dancing circles, yarning and dancing circles, seating and shade structures.
6. On-site carparking, including accessible spaces and provision for EV charging spaces.

Figure 3.2.1 below show the scope of works.

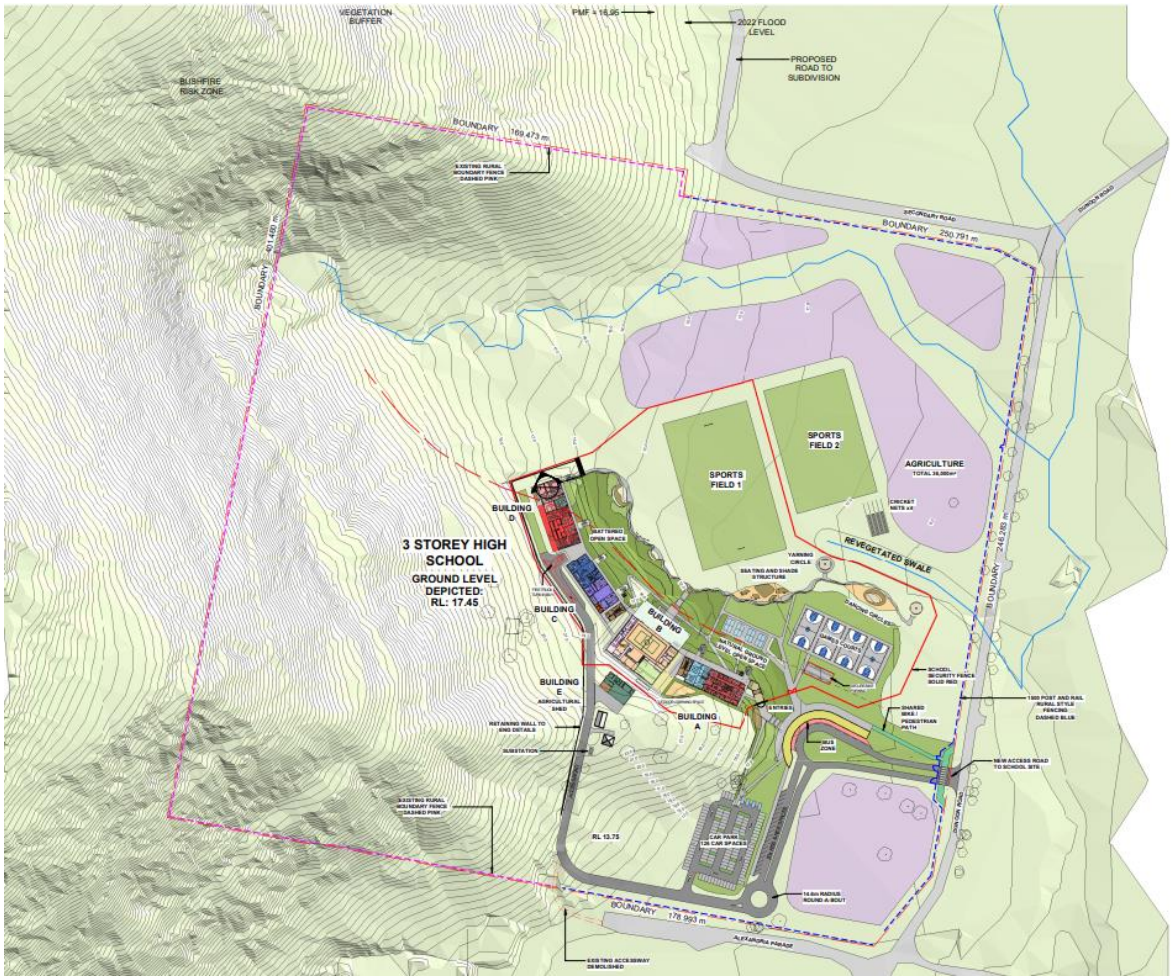


Figure 3.2.1 – Overall Site Context Plan (Source: EJE Architecture)

3.3 New Works: Building Classifications

The table below sets out the building classifications (as confirmed by the BCA Consultant) of the new building works:

Building	Building Use	Building Classification
Block A	Offices (school administration)	Class 5
Blocks A, B, C, D	Education purposes (Classrooms, Multi-purpose Hall & Library)	Class 9b
Block E	Non-habitable building (Agricultural Shed)	Class 10

Table 3.3.1 – Building Classification

3.4 Areas Required to be Accessible under the Premises Standards / BCA

In accordance with the provisions of Part D4D2 of the BCA, the following areas of the building are required to be accessible:

Building	Building Class and Use	Access Requirements
Block A	Class 5 – Offices (school administration)	To and within all areas normally used by the occupants.
Blocks A, B, C, D	Class 9b – School - Education purposes (Classrooms, Multi-purpose Hall & Library	To and within all areas normally used by the occupants.
Block E	Class 10 – Non-habitable building (Agricultural Shed)	For a Class 10a non-habitable building located in an accessible area intended for use by the public and containing a sanitary facility, change room facility or shelter, to and within— (i) an accessible sanitary facility; and (ii) a change room facility; and (iii) a public shelter or the like.

Table 3.4.1 – Access Requirements

4.0 ACCESSIBILITY ASSESSMENT

4.1 Access to Buildings from Property Boundary

References – Premises Standards 2010 / BCA Parts D4D2, D4D3, D4D4, and AS1428.1

Requirements:

To meet the Premises Standards 2010 / BCA, an accessway (i.e., a continuous accessible path of travel, compliant with AS1428.1) for people with a disability is required to the building from:

- The main points of a pedestrian entry at the allotment boundary; and
- Another accessible building connected by a pedestrian link; and
- Any required accessible carparking space on the allotment.

In addition, any common-use stairs, ramps, and walkways providing pedestrian access to the building are to be compliant with Premises Standards 2010 / BCA Part D4D4 and AS1428.1.

Assessment:

External pedestrian access from the site boundary into the school is proposed to be from the Secondary Road, via walkways from two (2) student entry points (near bus and kiss and ride drop off zones).

The site levels have been provided and indicate a steep slope across portions of the site, with gradients reaching approximately 1:5 in some areas. To address the challenging topography, the accessways have been aligned to traverse across the slope and have been designed in compliance with the access requirements of AS1428.1:2009.

There is an on-site carparking area, at eastern side of the site, which includes four (4) accessible carparking spaces. The connecting accessway between the accessible carparking space and the main entrances of the school at the northern end of the site and the drop-off zone to the southern side of Block E will need to be developed in accordance with AS1428.1:2009 to meet the above access requirements.

From the ground floor, vertical access to levels 1 and 2 is via two (2) passenger lifts and six (6) communication stairways that will need to be developed in accordance with AS1428.1:2009 to meet the above access requirements. Please refer to the Sections below for further detailed requirements and further analysis for these elements.

Path from other buildings to the Agricultural shed (Block E) is required to be accessible and to comply with AS1428.1:2009. Further detail is required on the height variation from Block B to Block E. Current design only provides stairs connecting this building to rest of the school which requires review for ramp or lift. Note: Premises Standards requires that a series of connected ramps must not have a combined vertical rise of more than 3.6m.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.2 New Buildings – Entrances

References – Premises Standards 2010 / BCA Parts D4D2, D4D3, AS1428.1

Requirement:

To meet the Premises Standards / BCA requirements for accessible entry for people with disability into the building, access is required through the principal pedestrian entrance (or parts of a building when building has separate functions/use), and:

- Through not less than 50% of all pedestrian entrances (except those serving only areas exempted by BCA Part D4D5); and
- A non-accessible pedestrian entrance must not be located more than 50m from an accessible pedestrian entrance (building more than 500m^2 total floor area), except for pedestrian entrances serving only areas exempted by BCA Part D4D5.
- Each accessible entrance is to have clear circulation spaces on both sides of doorways that are level, with an 850mm minimum clear opening width for the active leaf, compliant with AS1428.1.

Assessment:

The enclosed building areas on the ground floor and levels 1 and 2, have external entrances that will need to be developed and detailed for compliance and further review at DD/Crown Certificate stage.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.3 Emergency Egress

References – BCA Parts D2D22, D4D4, and AS1428.1

Requirement:

To meet BCA Part D2D22, required fire-isolated stair/ramp exits that serve accessible areas are required to include specific accessibility features for people with disability (i.e., ambulant and sensory) including:

- At least one continuous, consistent height handrail compliant with AS1428.1 clause 12 to meet BCA Part D2D22.
- To achieve a consistent height handrail (i.e., without vertical or raked sections), an off-set tread at the base of each stair flight or an increased mid-landing length to allow a one-tread handrail extension clear of egress route is needed.
- All fire-isolated egress stairs to include luminance contrasting step nosing that is slip-resistant in compliance with AS1428.1 to satisfy BCA Part D4D4.

Assessment:

There are no fire-isolated stairs proposed as part of the new works. Emergency egress from the upper levels will be via the six (6) communication stairs.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.4 Access Within Buildings – Paths of Travel & Circulation Requirements

References – Premises Standards 2010 / BCA Parts D4D2, D4D4, and AS1428.1

Requirement:

To meet the Premises Standards / BCA and provide access for people with disability to and within all common-use areas of the building required under BCA Part D4D2, accessways are to be provided throughout all parts of a building required to be accessible.

Accessways require the following minimum circulation areas to comply with AS1428.1:

- 1000mm minimum clear width path of travel (for linear direction), with increased clear width areas required for doorway circulation, turning, etc;
- All doors to common-use areas require 850mm minimum clear opening width (generally 920mm minimum door leaf) with provision of clear door circulation space on both sides and level threshold transitions, compliant with AS1428.1 (for doors, refer comments under separate item: Paths of Travel – Accessible Door Requirements);
- Turning spaces (1500mm x 1500mm) compliant with AS1428.1 where users are required to turn through 90 degrees;
- Passing spaces (1800mm W x 2000mm L) compliant with AS1428.1 at 20m maximum intervals where a direct line of sight is not available; and
- Turning spaces (1540mm W x 2070mm L) compliant with AS1428.1 within 2m of the end of accessways (including corridors or the like) and at 20m maximum intervals along an accessway.

Assessment:

The paths of travel and circulation areas for the proposed design are generally appropriate for this stage of design. On the ground floor, the design includes wide covered external circulation and COLA areas with appropriate widths that will allow for required turning spaces and door circulation areas to be achieved, and the passenger lift and stair access are proposed for vertical access between the levels.

At this stage, the design generally allows sufficient space for paths of travel and circulation to be achieved. However, the following items are noted for further review during subsequent design stages:

(a) Insufficient corridor width for required wheelchair turning space (1540mm W x 2070mm L min.)
(b) Ensure heavy furniture allows for clear wheelchair turning space/s, without needing to relocate
(c) The step-free accessible path of travel from the carpark to the nearest building (Block A) has been measured on plan to be 110 metres longer than the non-accessible path, resulting in a disparity in access.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.5 Paths of Travel – Accessible Floor Surface Requirements

References – Premises Standards 2010 / BCA Parts D4D2, D4D4, and AS1428.1

Requirement:

Accessways require suitable ground and floor surfaces that comply with AS1428.1 to be traversable by people with disability including:

- Level abutment between surfaces with a smooth transition (i.e. 0mm with construction tolerance of 3mm vertical or 5mm with chamfered/rounded edge permitted)
- Carpet pile height to not exceed 11mm and carpet backing thickness not more than 4mm
- Grates with minimised opening size i.e. circular openings 13mm maximum diameter, slotted openings 13mm maximum wide and oriented with long dimension transverse to dominant direction of travel (Heelguard grates 8mm maximum width recommended/preferred)
- All floor surfaces to be slip resistant, compliant with AS1428.1 with minimum slip ratings to BCA Table D3D15, AS4586 and Australian Standards Handbooks HB 197 & HB 198 (wet pendulum method) to suit context/location.
- The following table includes the minimum slip resistance classifications required for some common locations:

Building Element / Area	Surface Condition	
	Wet Pendulum Test - Dry	Wet Pendulum Test - Wet
Ramp steeper than 1:14	P4	P5
Walkways and Ramps not steeper than 1:14	P3	P4
Wet Areas eg. Toilets, Change rooms	--	P3
Transitional Areas eg. Entry Lobby	P2	P3 (Preferred)
Dry Areas eg. Internal room	P1	--
Stair tread and landings	P3	P4
Stair nosing and landing edge strip	P3	P4

Assessment:

Details of this nature are yet to be provided at this early stage of the design process and will be developed in line with access requirements for compliance during DD/Crown Certificate Stage.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.6 Paths of Travel – Accessible Door Requirements

References – Premises Standards 2010 / BCA Parts D4D2, D4D4, and AS1428.1

Requirement:

To meet the Premises Standards 2010 / BCA and provide access for people with disability to and within all common-use areas of the building required under BCA Part D4D1, all doorways on accessways require the following to comply with AS1428.1:

- 850mm minimum clear opening width active leaf (generally 920mm minimum door leaf) with provision of clear door circulation space on both sides and level threshold transitions, compliant with AS1428.1 clause 13;
- For double leaf doors, at least one active leaf door is required to achieve 850mm minimum clear opening width.
- Provide 30% minimum luminance contrast between doorway openings and adjacent surfaces, compliant with AS14281 clause 13.3
- Door circulation space to be located on level landings no steeper than 1:40 gradient. The circulation space required will depend on the door type i.e. swing or sliding and the angle of approach i.e. frontal, side etc.
- All accessible entrance doors and associated door hardware and controls to comply with AS1428.1 clause 13.5
- Doors to have lightweight operational force (20N) or may need power-operation with accessible controls.
- All fully glazed doors, sidelights and or glazing where there is no chair rail, handrail or transom, capable of being mistaken for a doorway or open doorway is to include visual indicators to comply with AS1428.1 clause 6.6.

Assessment:

At this stage, the design generally allows sufficient space for door clearances and circulation to be achieved. However, the following items are noted for further review:

- The sliding door system in various GLS and Common Learning areas does not provide 530mm min. latch side clearance as required by AS1428.1:2009 Clause 13.3 and Figure 32. This is a common issue throughout multiple areas and if retained would require **an Access performance solution (PS)** for compliance. Subject to Stakeholder review and concurrence, the (PS) justification would be reliant on:
    - a compliant door handle being off- set from leading edge of the door (400mm min. for side approach or 530mm preferred for frontal approach)
    - door system achieving a lightweight door force to meet AS1428.1:2009.
- Various doorways do not provide the required minimum latch side clearance for the sufficient depth as required by AS1428.1:2009 Clause 13.3 and Figure 32.
- Various locations have insufficient clear space for required wheelchair turning (1540mm W x 2070mm L min.).
- Refer to Appendix B – Drawing Markups for further details.

Door details are yet to be provided at this early stage of the design process and will be developed in line with access requirements for compliance during DD/Crown Certificate Stage.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.7 Glazing on Accessways

References – Premises Standards 2010 / BCA Part D4D13, and AS1428.1

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of visual indicators on glazing on an accessway to ensure safe access for people with disability to ensure glazing cannot be mistaken for a doorway or opening.

Visual indicators are required on an accessway where there is no chair rail, handrail or transom, frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening.

All glazing is to comply with AS1428.1:2009, Clause 6.6 – Visual Indicators on Glazing.

Assessment:

Visual indicator details have yet to be provided at this early stage of the design process but are readily achievable if required and will be developed in line with access requirements for compliance during DD/Crown Certificate Stage.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.8 Walkways

References – Premises Standards 2010 / BCA Part D4D4, AS1428.1

Requirement:

The Premises Standards 2010 / BCA have walkway requirements to ensure access for people with disability that include:

- All walkways to comply with AS 1428.1 clause 10.
- Walkways to have a 1:20 maximum gradient, landings at maximum 15m intervals with landing dimensions in compliance with AS1428.1.
- Walkways require regular level landing areas and edge protection on any exposed sides (i.e. raised kerb, kerb and handrail, low wall) in compliance with AS1428.1

Assessment:

The walkway details, such as gradients, crossfalls and surface/finishes are yet to be provided at this early stage of the design process and will be developed in line with access requirements for compliance during DD/Crown Certificate Stage.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.9 Ramps

References – Premises Standards 2010 / BCA Parts D4D4, D4D9, D4D12, and AS1428.1

Requirement:

The Premises Standards 2010 / BCA have ramp requirements to ensure access for people with disability that include:

- All ramps (excluding leading solely to areas exempted under BCA Part D4D5) are to be compliant with AS1428.1 clause 10;
- A series of connected ramps must not have a combined vertical rise of more than 3.6m; and
- A landing for a step ramp must not overlap a landing for another step ramp or ramp.

To satisfy AS1428.1, all ramps require:

- 1:14 maximum gradient, landings at 9m maximum intervals and landing dimensions in compliance with AS1428.1
- Ramps are to be recessed from the site boundary (900mm) and from other paths of travel (400mm) to allow handrail extensions to not encroach over the traverse path of travel, compliant with AS1428.1; and
- Ramp width dimensions to allow for 1000mm minimum required access and/or egress path with suitably sized landings in addition to space for required handrails and kerb-rails on both sides, compliant with AS1428.1.
- Ramps (with gradients between 1:14-1:20) to include TGSI in compliance with AS1428.4.1 to satisfy BCA D4D9.

Assessment:

There is one (1) proposed internal ramp in the current design located within Block B to provide step free access to the stage.

The following issues require further review:

- Ramp mid landing to be 1200mm min in length.
- Clear width between handrails is less than 1000mm min. required.
- Insufficient clear space on landing for 90 degree wheelchair turning.
- 50mm min. knuckle clearance required around handrail.

The ramp details, such as crossfalls and surface/finishes are yet to be provided at this early stage of the design process and will be developed in line with access requirements for compliance during DD/Crown Certificate Stage.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.10 Common-Use Stairways

References – Premises Standards 2010 / BCA Part D4D4, AS1428.1

Requirement:

The Premises Standards 2010 / BCA has stair requirements to ensure access for people with disability (ambulant and sensory) that include:

- All non-fire-isolated stairways must comply with AS1428.1 clause 11.
- Stairs are to be recessed from the site boundary (900mm) and from other paths of travel (400mm at top and 650mm minimum at base) to allow for handrail extensions not to encroach over the traverse path of travel, compliant with AS1428.1.
- Stairs require provision of an off-set stair tread at base of stair flights to provide a continuous, consistent height handrail along the full stair flight, compliant with AS1428.1.
- Ensuring stair layout dimensions allow for minimum required access and/or egress path width requirements and suitably sized landings in addition to space for continuous handrails on both sides, compliant with AS1428.1.
- All stairs require handrails on both sides in compliance with AS1428.1;2009 clause 12.
- All steps require luminance contrasting step nosing that is slip-resistant for compliance with AS1428.1.
- Stairways require TGSI in compliance with AS1428.4.1 to satisfy BCA Part D4D4.

Assessment:

Six (6) sets of external stairs (with overhead protection) have been included in the design to access levels 1 and 2 of the buildings, and six (6) sets of external stairs within the landscaping connecting the buildings to the bus drop off and oval. There are also stairs within the Hall building to access the stage. All stairways will be used for communication purposes and require access features that are to be detailed for compliance during DD/Crown Certificate Stage.

The following issues require further review:

- The stairways require adequate setback from landings for required stair handrail extensions at top and base landings (400mm min. top; 650mm min. length at base) to not protrude into required transverse paths of travel while maintaining 1000mm min. clear path of travel. Design review for DtS compliance required.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.11 Passenger Lifts

References – Premises Standards 2010 / BCA Parts D4D4, E3D7, E3D8, and AS1735.12

Requirement:

The Premises Standards / BCA has passenger lift requirements within accessible buildings to ensure access for people with disability that include:

- Every passenger lift is to meet BCA Part E3D7
- Every passenger lift is to include accessible features as per BCA Part E3D8 and AS1735.12
- Lift car dimensions to have 1100mm (W) x1400mm (L) minimum dimensions for less than 12m travel distance (and/or for existing buildings, based on the Premises Standards' lift concession), and 900mm min. lift door clearance.
- Lift car dimensions to have 1400mm (W) x1600mm (L) minimum dimensions for more than 12m travel distance.

For compliance with AS1428.2 (Enhanced Access Standard recommended for consideration):

- *Every passenger lift car is to have minimum internal dimensions of 1400mm x 1700mm.*

Assessment:

There are two (2) proposed lifts in the current design.

One (1) passenger lift (travel distance no more than 12 m) provides vertical access from Ground Floor to Level 2 of Block A. The lift is located at eastern end of the block, adjacent to a stairway and in proximity to main school entrance, and the main administration entry on the ground floor.

One (1) passenger lift (travel distance no more than 12 m) provides vertical access from Ground Floor to Level 2 of Block C. The lift is located at eastern end of Block C, adjacent to a stairway and in proximity to the Support Unit on the ground floor.

At this stage, the lift car sizes indicated is adequate size for min. compliance, however consideration should be made to increase lift car size beyond this for enhanced access and increased flexibility and options for users.

Lift access features and details have not yet to be provided at this early stage of the design process but can be readily achieved and will be developed for compliance with the above access requirements.

Lift design certification and detailed drawings to be provided for review during DD/Crown Certificate Stage.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.12 Accessible Sanitary Facilities & Showers

References – Premises Standards 2010 / BCA Parts F4D5, F4D6, F4D7, and AS1428.1

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of accessible sanitary facilities and showers to ensure access for people with disability within areas of a building required to be accessible, including:

BCA Part F4D6 Accessible Unisex Sanitary Compartments

Class of Building	Minimum Accessible Unisex Sanitary Compartments to be provided
Class 5, 6, 7, 8 or 9 – except for within a ward area of a Class 9a health care building	Where F4D5(a) requires closet pans – (a) 1 on every storey containing sanitary compartments; and (b) Where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.

BCA Part F4D7 – Accessible Unisex Showers

Class of Building	Minimum Accessible Unisex Sanitary Compartments to be provided
Class 5, 6, 7, 8 or 9 – except for within a ward area of a Class 9a health care building	Where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.

- At least 1 accessible unisex toilet is required at each bank of toilets (where provided) on each storey, compliant with BCA Table F4D5 and AS1428.1 clause 15. If more than 1 toilet bank is provided on each level, an accessible toilet is required at a minimum of 50% of toilet banks, however when there are separate uses/functions provided, then at least 1 unisex accessible toilet is to be provided at each bank for each different function/use area.
- Generally, an accessible unisex toilet room requires minimum internal dimensions of either 2350mm (W) x 2350mm (L) or 2000mm (W) x 2750mm (L), based on AS1428.1 Figs 43 and 50 to ensure required 1900mm (W) x 2300mm (L) minimum circulation space around pan, with washbasin to sit outside this area.
- An accessible unisex sanitary facility and shower must be located so that it can be entered without crossing an area reserved for one sex only.
- An accessible unisex sanitary compartment or an accessible shower need not be provided on a storey or level not required by BCA Part D4D4(f) to be provided with a either passenger lift or a ramp complying with AS1428.1.

Note:

- Minimum room dimensions for unisex accessible toilets are between finished walls and do not include allowance for construction tolerance. Minimum room size is variable and dependent upon basin selection.

Assessment:

At this stage, the design includes the following proposed accessible toilets:

Level	Block	Use	LH	RH	Comment
GF	A	Staff	1		At bank adjacent M and F ambulant toilets
GF	A	Student	1		At bank adjacent M and F toilets (with ambulant toilets)
1	A	Student	1		At bank adjacent M and F ambulant toilets
2	A	Student	1		At bank adjacent M and F ambulant toilets
2	A	Student		1	Standalone facility
2	A	Staff	1		Standalone facility
GF	B – Hall	Student		2	Access via M and F change/shower – AWCs are required to be unisex facilities and accessed from a common use area that is not reserved for a single gender
GF	B – Hall	Staff		1	Standalone facility
GF	C	Support Unit	1	1	At bank adjacent M and F ambulant toilets
GF	C	Staff EOT		1	At bank adjacent M and F toilets (with ambulant toilets)

GF	C	Student	1		At bank adjacent M and F toilets (with ambulant toilets)
1	C	Student		1	At bank adjacent M and F ambulant toilets
2	C	Student		1	At bank adjacent M and F ambulant toilets
1	D	Staff	1		At bank adjacent M and F ambulant toilets
2	D	Staff	1		Standalone facility
GF	F (Ag Shed)	Staff		1	Standalone facility
Total No. AWC – 18			**9**	**9**	

Room size dimensions and details of the internal layouts are yet to be provided at this early stage of the design process but can be developed to achieve compliance with the above access requirements.

The following issues require further review:

- As illustrated by the table above, while the current provision of LH and RH toilet pan layouts is even throughout the school, there is an imbalance in distribution at each block. For equitable provision, recommend alternating layouts of AWCs that are on each level.
- Accessible WCs are required to be unisex facilities and accessed from a common use area that is not reserved for a single gender
- Ensure Furniture, Fixtures, and Equipment (FFE) items do not encroach into 300mm min clear space around door swing
- Ensure shower seat in folded down position is clear of WC circulation space
- Ensure basin only encroaches into the 100mm permitted zone of the WC circulation space
- Ensure FFE items do not encroach into required basin circulation space
- Ensure grabrails are provided for accessible WC pans

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.13 Ambulant Sanitary Facilities

References – Premises Standards 2010 / BCA Part F4D5, and AS1428.1

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of ambulant sanitary facilities to ensure access for people with disability within areas of a building required to be accessible as detailed below:

- At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 clause 16 must be provided for use by males and females.

Assessment:

At this stage, the design includes the following proposed ambulant toilets:

Level	Block	Use	Male	Female	Unspecified	Comment
GF	A	Student	1	1		Within M and F toilet bank (adjacent to AWC)
GF	A	Staff			2	Standalone unspecified stalls (adjacent to AWC)

1	A	Student	1	1		Standalone M and F stalls (adjacent to AWC)
2	A	Student	1	1		Standalone M and F stalls (adjacent to AWC)
GF	B	Student	1	1		Within M and F toilet bank (adjacent to AWC)
GF	C	Support unit			2	2 standalone unspecified ambulant toilets (adjacent to AWC)
GF	C	Student	1	1		Within M and F toilet bank (adjacent to AWC)
GF	C	Staff EOT	1	1		Within M and F EOT facilities (adjacent to AWC)
1	C	Student	1	1		Standalone M and F stalls (adjacent to AWC)
2	C	Student	1	1		Standalone M and F stalls (adjacent to AWC)
1	D	Staff	1	1		Standalone M and F stalls (adjacent to AWC)
Total No. Ambulant M/F – 18 + 4 (unspecified)			**9**	**9**	**4**	

As illustrated by the above table, the new works design includes provision for nine (9) male ambulant and nine (9) female ambulant toilets and four (4) unspecified ambulant toilets.

Room size dimensions and details of the internal ambulant toilet layouts are yet to be provided at this early stage of the design process but can be developed to achieve compliance with the above access requirements.

The following issues require further review:

- 900 x 900 min. circulation space has not been provided behind all doors leading to ambulant toilets, clear of door swing and the ambulant pan
- Ensure stall width is 900-920mm (currently appears wider)

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.14 Adult Change Facilities

References – Premises Standards 2010 / BCA Part F4D12, Specification 27

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of adult change sanitary facilities, as detailed below:

- Any adult change facility installed in accordance with the above is to comply with the requirements of BCA Specification 27

Assessment:

Part F4D12 of the Premises Standards 2010 / BCA prescribes a limited set of circumstances in which the provision of an adult change facility would be required. The proposed new works would not fall into any of those prescribed circumstances.

That said, the new works will, notwithstanding, include the provision of one such facility on Ground Floor Block C within the Support Unit. This would represent accessibility best practice and is in response to separate Client brief requirements.

The proposed accessible adult change facility will be detailed during design development phase to meet the applicable Client design requirements within the EFSG. On this basis, no further comments will be made regarding this facility as it will not form part of the access consultant scope and will be approved by SINSW and/or the school.

4.15 Accessible Car Parking

References – Premises Standards 2010 / BCA Parts D4D3, D4D6, and AS2890.6

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of car parking for people with a disability, including:

- For a Class 5 and Class 9b development, 1 accessible carparking space is required for every 100 carparking spaces provided or part thereof.
- Each accessible car bay is to be designed in accordance with AS2890.6.
- An accessible path of travel is required from each accessible car bay to the associated building.
- Ensure minimum 2500 mm head clearance height to accessible carparking and shared space. Ensure minimum 2200 mm head clearance height from accessible carparking spaces to parking entrances and exits. Ensure services are outside of these height clearance requirements.

Assessment:

The design proposes a total of 130 car parking spaces as part of the new works, with carparking spaces designated for staff and potentially some for students and appears to include four (4) accessible car parking spaces designated for staff only. The carparking space is located at the site south, and a connecting accessway through to the main entrance is achievable. However the step free accessible path of travel from carpark is approximately 110m longer than non-accessible path. The extended distance may pose an access issue to a person with reduced mobility/access needs.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.16 Accessible Drop-Off

References – AS2890.6, AS1428.1

Requirement:

A drop-off facility would differ from a car parking bay in the sense that the period of use of a drop-off facility would be subject to a high degree of restriction.

Neither the Premises Standards 2010 nor the BCA have requirements for the provision of drop-off facilities that are required to be provided for people with a disability.

Assessment:

The design documentation indicates two (2) drop off zones: one at the main southeastern entry for all school users including support students, and a potential on-street kiss and drop-off zone along the access road to the southwestern side of Block C for support students that may require improved proximity to the Support Unit. This is to be further developed during subsequent design stages.

As both drop-off zones are intended to be front of house (FOH) school entrances, it is recommended that they be designed to be accessible for people with disability in compliance with AS2890.6:2009 with provision of a kerb ramp access in compliance with AS1428.1:2009. Angled kiss and ride spaces do not work as accessible car-spaces for drop off: perpendicular or parallel accessible car space with shared area are to be provided to meet AS2890.6:2009. Consideration should also be made within the design to promote safety and reduce potential pedestrian and vehicle conflicts.

4.17 Hearing Augmentation

References – Premises Standards 2010 / BCA Part D4D8

Requirement:

The Premises Standards 2010 / BCA have requirements for the provision of hearing augmentation systems for specific rooms and areas within buildings (where an inbuilt amplification system, other than one used only for emergency warning) is installed to ensure access for people with disability, including:

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

- The hearing augmentation system type and minimum coverage area is to be in accordance with BCA Part D4D8.
- Any screen or scoreboard associated with a Class 9b building and 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).

Assessment:

It is anticipated that an in-built amplification system/s will be provided within the various school buildings, in particular within General Learning Space (GLS) classrooms, Library and the Hall building. On this basis, a hearing augmentation system/s would also be required to be provided in accordance with BCA Part D4D8.

Such details are yet to be provided at this early stage of the design process but can be readily achieved. During design development documentation will need to identify the type of hearing augmentation system/s proposed and area coverage to meet BCA min. access requirements.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements. Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.18 Signage

References – Premises Standards 2010 / BCA Part D4D7, Specification 15

Requirement:

The Premises Standards / BCA have requirements for the provision of accessible signage for specific facilities, features and services within carparks and buildings to ensure access for people with disability including:

- Braille and tactile signage complying with BCA Specification 15 and incorporating the International Symbol of Access, or Deafness as appropriate, to identify:
  - Sanitary facilities including accessible unisex sanitary facilities, accessible showers, ambulant toilets and Accessible Adult Change Facilities; and
  - Rooms and space with a hearing augmentation system; and
  - Door required by Part E4D4 to be provided with an exit sign and state 'Exit' and 'Level' and either:
    (aa) The floor level number; or
    (bb) A floor level descriptor; or
    (cc) A combination of (aa) and (bb).
- Accessible carparking compliant with BCA Part D4D6 and AS2890.6.
- There are additional detailed Premises Standards 2010 / BCA signage requirements that outline how to identify and differentiate between specific accessible features and/or types of facilities as well as directional signage requirements to alternate entrances, sanitary facilities, lifts, etc, if/when not accessible.

Assessment:

Signage details are yet to be provided at this early stage of the design process but can readily be achieved to meet the relevant BCA access requirements for further review at next design stage.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements. Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.19 Exemptions – Areas not Required to be Accessible

References – Premises Standards 2010 / BCA Part D4D5

Requirement:

The Premises Standards / BCA makes allowance for specific areas to be exempt from access for people with disability in compliance with AS1428.1 where:

- Access is deemed inappropriate due to the purpose for which the area is used.
- The area may pose a health and safety risk for people with disability.
- This also applies to paths of travel leading solely to the above exempt areas.

Assessment:

At this stage, there are various areas within the design that could be warranted as being Part D4D5 exempt from access requirements such as Cleaner's rooms, Plant room, Comms room, Mechanical plant, Control room, Services room, Bulk store, and Materials store.

Further information would be required on areas such as the other Stores and/or other potential areas to determine if proposed as common-use staff areas or if restricted use areas seeking Part D4D5 exemption. As there are office spaces within the Agricultural Shed, only part of this building will be warranted as exempt.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

4.20 External Landscaping

References – AS 1428.1 and AS1428.2

Requirement:

The Premises Standards 2010 and the BCA require paths of travel that lead to buildings and connect buildings to be accessible. The Premises Standards 2010 and BCA do not otherwise make definitive prescriptions for accessible design outside of those areas. The adoption of designs in accordance with AS1428.1 and AS1428.2 would be recommended.

Assessment:

There will be considerable external landscaping works. The focus for recreational space appears to be an adjacent on-grade outdoor play area proposed at the northeastern side of the school buildings. Additionally, two sports fields, and sports and game courts are proposed. It is highly recommended that all key external facilities, such as the sports fields, are connected on hardstand paths of travel that are accessible within the meaning of AS1428.1 for equity and inclusion.

The site levels have been provided and indicate a steep slope across portions of the site, with gradients reaching approximately 1:5 in some areas. To address the challenging topography, the accessways have been aligned to traverse across the slope and have been designed in compliance with the access requirements of AS1428.1:2009. As the design progresses, all external paths leading to and surrounding the new building would need to include nominated dimensions for widths, gradients and crossfalls, as well as access features such as TGSIs and handrails where required.

Group DLA Access has reviewed the documentation for the purposes of this submission. Upon review, it is found that the design of the new works, as shown in the supplied documentation, is capable of achieving reasonable access for people with disability to meet the above requirements.

Further design detail and access review will be required during design development stage to ensure that appropriate access outcomes are achieved.

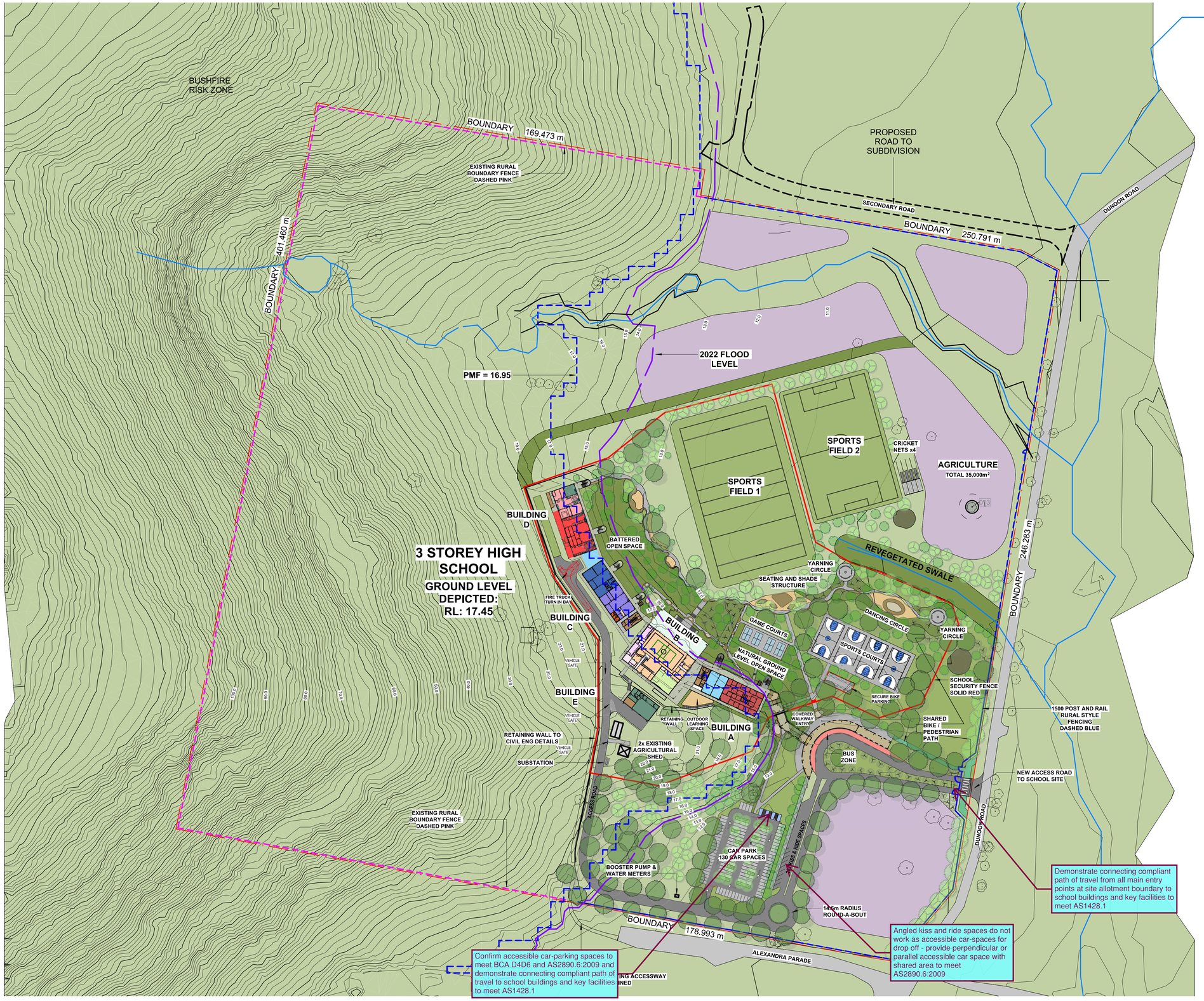
5.0 APPENDIX A – DOCUMENTATION ASSESSED

This access report has been prepared with reference to the supplied documentation as listed in the table below prepared by EJE Architects, dated 23 June 2025.

Drawing No.	Title	Rev	Date
RRHC-EJE-B00A-GF-DR-A-DA1180	BUILDING A - FF&E GF	F	23/06/2025
RRHC-EJE-B00A-L1-DR-A-DA1181	BUILDING A - FF&E L1	F	23/06/2025
RRHC-EJE-B00A-L2-DR-A-DA1182	BUILDING A - FF&E L2	F	23/06/2025
RRHC-EJE-B00B-GF-DR-A-DA2103	BUILDING B - FURNITURE PLAN GF	E	23/06/2025
RRHC-EJE-B00C-GF-DR-A-DA3180	BUILDING C - FF&E GF	G	23/06/2025
RRHC-EJE-B00C-L1-DR-A-DA3181	BUILDING C - FF&E L1	G	23/06/2025
RRHC-EJE-B00C-L2-DR-A-DA3182	BUILDING C - FF&E L2	G	23/06/2025
RRHC-EJE-B00D-GF-DR-A-DA4180	BUILDING D - FF&E GF	G	23/06/2025
RRHC-EJE-B00D-L1-DR-A-DA4181	BUILDING D - FF&E L1	G	23/06/2025
RRHC-EJE-B00D-L2-DR-A-DA4182	BUILDING D - FF&E L2	G	23/06/2025
RRHC-EJE-B00E-GF-DR-A-DA5121	BUILDING E - FF&E GF	E	23/06/2025
231563-TTW-00-DR-CI-01011	GEOMETRY ALIGNMENT CONTROL AND GRADING PLAN SHEET 1	B	20.06.2025
231563-TTW-00-DR-CI-01012	GEOMETRY ALIGNMENT CONTROL AND GRADING PLAN SHEET 2	B	20.06.2025

Table A – Documentation Assessed

6.0 APPENDIX B – MARKUPS



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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	11/02/2024	FOR REVIEW	MM	KG	
B	13/02/2025	FOR INFORMATION	MM	KG	
C	28/02/2025	UPDATED ARCHITECTURE DRAWINGS	MM	KG	
D	02/04/2025	FOR REVIEW	MM	KG	
E	13/05/2025	PRELIMINARY ISSUE FOR REF	MM	KG	
F	19/06/2025	ISSUE FOR REF	MM	KG	
G	23/06/2025	ISSUE FOR REF	MM	KG	
H	30/06/2025	DRAFT REF	MG	KG	
J	04/07/2025	ISSUE FOR REF	MM	KG	

PROJECT : **RICHMOND RIVER HIGH CAMPUS**

SITE : **DUNOON ROAD, NORTH LISMORE**

CLIENT : **SINSW**

DRAWING : **OVERALL SITE CONTEXT PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

Autodesk Docs://Richmond River - Flood Recovery/RRHC-EJE-00-ZZ-M3-A-0001.rvt

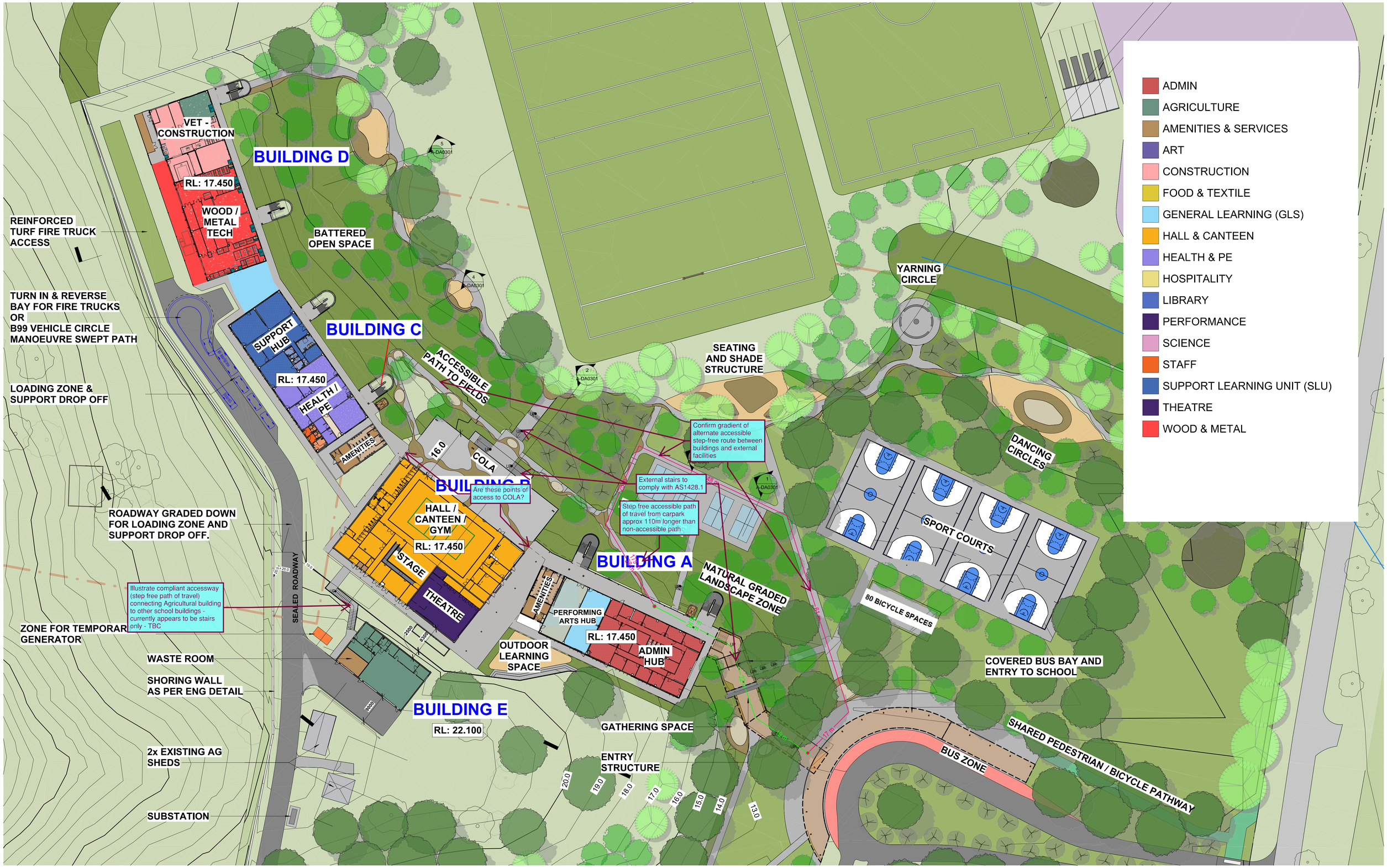
PROJECT No :	DRAWN :	DATE :	SCALES :
14931	MM	04/07/2025	1 : 1500@ A1 1 : 3000@ A3

PHASE :	BUILDING ID:	Level No:	SEQUENTIAL No:	REV :
SD	00	ZZ	A-DA0010	J

FILE NAMING No. (IN ACCORDANCE TO SINSW - MIDP)

RRHC- EJE- 00- ZZ-DR- A-DA0010

EJE Integrity Innovation Inspiration



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REV	DATE	COMMENTS	DRN	CHKD	VRFD
G	06/12/2024	90% SCHEMATIC ISSUE	SE	KG	
H	18/12/2024	100% SCHEMATIC ISSUE	SE	KG	
J	11/02/2025	FOR REVIEW	MM	KG	
K	13/02/2025	FOR INFORMATION	MM	KG	
L	21/02/2025	FOR INFORMATION	MM	KG	
M	24/02/2025	FOR REVIEW	MM	KG	
N	28/02/2025	UPDATED ARCHITECTURE DRAWINGS	MM	KG	
P	13/05/2025	PRELIMINARY ISSUE FOR REF	MM	KG	
Q	23/06/2025	ISSUE FOR REF	MM	KG	
R	30/06/2025	DRAFT REF	MG	KG	
S	04/07/2025	ISSUE FOR REF	MM	KG	

PROJECT : **RICHMOND RIVER HIGH CAMPUS**

SITE : **DUNOON ROAD, NORTH LISMORE**

CLIENT : **SINSW**

DRAWING : **OVERALL GROUND FLOOR PLAN**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

Autodesk Docs://Richmond River - Flood Recovery/RRHC-EJE-00-ZZ-M3-A-0001.rvt

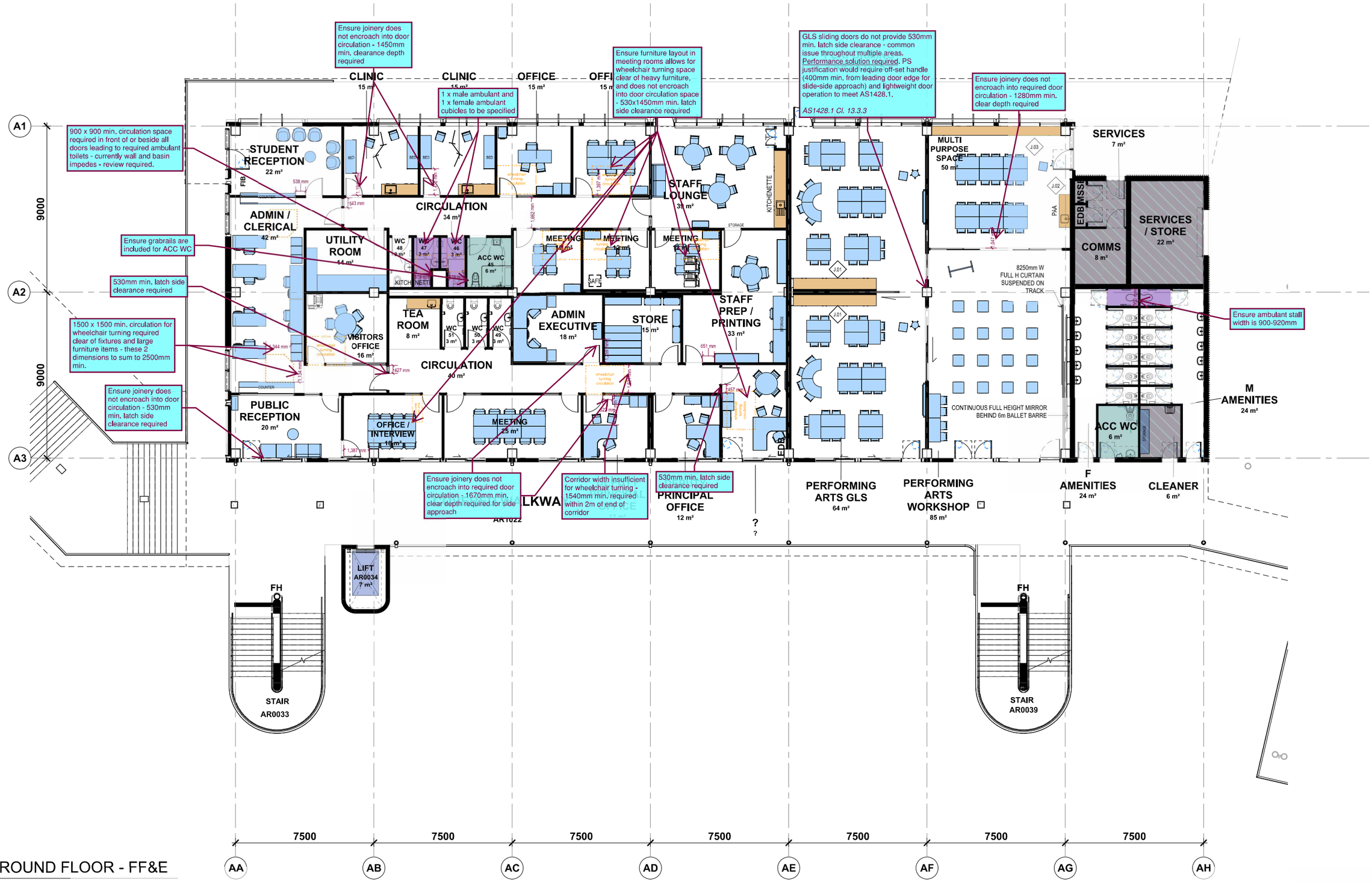
PROJECT No :	DRAWN :	DATE :	SCALES :
14931	MM	04/07/2025	1 : 500@ A1 1 : 1000@ A3

PHASE :	BUILDING ID:	Level No:	SEQUENTIAL No:	REV :
SD	00	ZZ	A-DA0011	S

FILE NAMNG No. (IN ACCORDANCE TO SINSW - MIDP)

RRHC- EJE- 00- ZZ-DR- A-DA0011

EJE Integrity Innovation Inspiration



1 B00A - GROUND FLOOR - FF&E

1 : 100

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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	27/09/2024	25% SCHEMATIC DESIGN	MM	GS	
B	01/11/2024	50% SCHEMATIC ISSUE	SE	KG	
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F	13/05/2025	PRELIMINARY REF	MM	KG	

PROJECT : **RICHMOND RIVER HIGH CAMPUS**

SITE : **DUNOON ROAD, NORTH LISMORE**

CLIENT : **SINSW**

DRAWING : **BUILDING A - FF&E GF**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

Autodesk Docs://Richmond River - Flood Recovery/RRHC-EJE-B00A-ZZ-M3-A-0001.rvt

PROJECT No :	DRAWN :	DATE :	SCALES :
14931	MM	13/05/2025	1 : 100 @ A1 1 : 200 @ A3

PHASE :	BUILDING ID:	Level No:	SEQUENTIAL No:	REV :
SD	B00A	GF	A-DA1180	F

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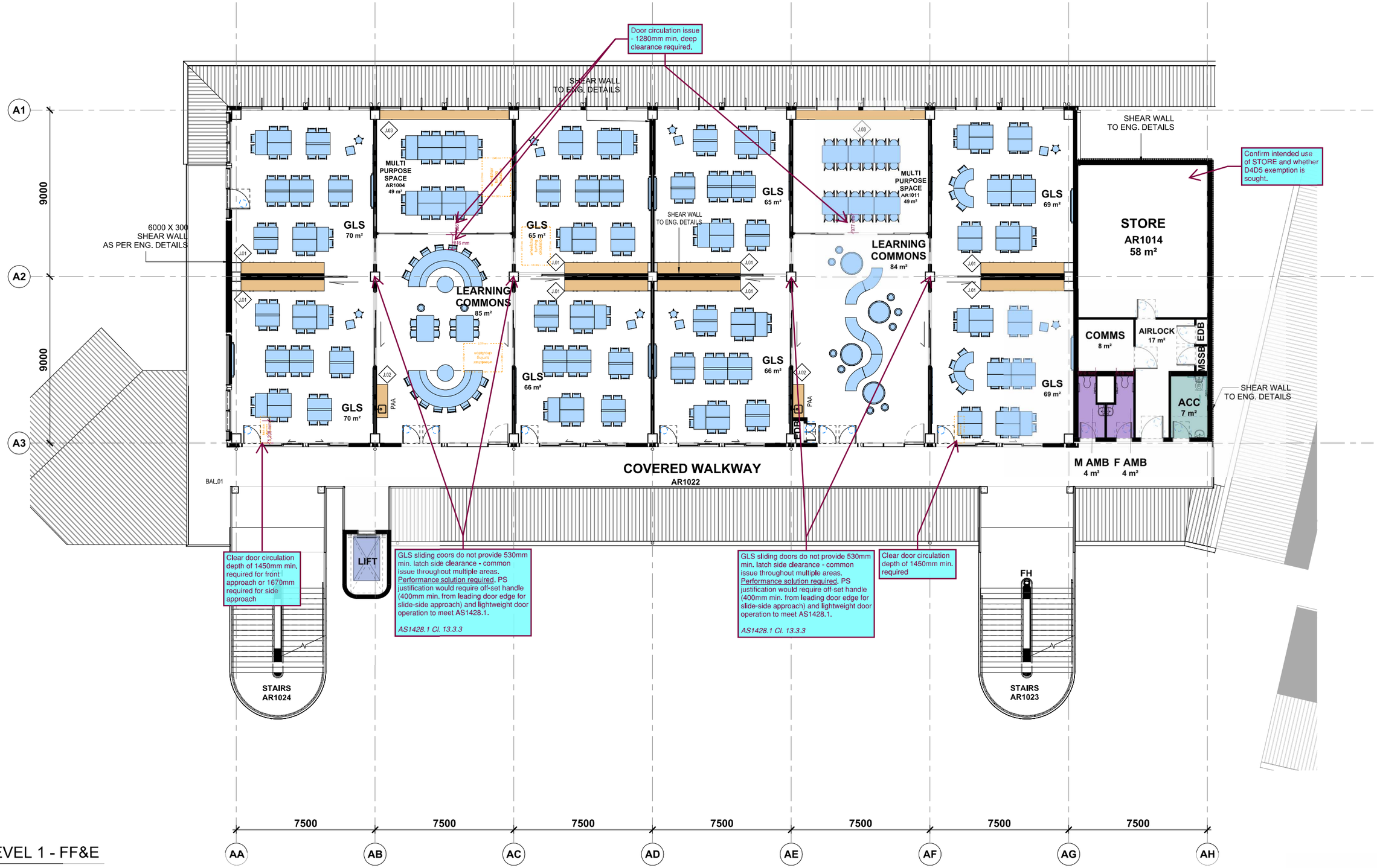
RRHC- EJE- B00A- GF-DR- A-DA1180

EJE Integrity Innovation Inspiration



1 B00A - LEVEL 1 - FF&E

1 : 100

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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	27/09/2024	25% SCHEMATIC DESIGN	MM	GS	
B	01/11/2024	50% SCHEMATIC ISSUE	SE	KG	
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F	13/05/2025	PRELIMINARY REF	MM	KG	

PROJECT : **RICHMOND RIVER HIGH CAMPUS**

SITE : **DUNOON ROAD, NORTH LISMORE**

CLIENT : **SINSW**

DRAWING : **BUILDING A - FF&E L1**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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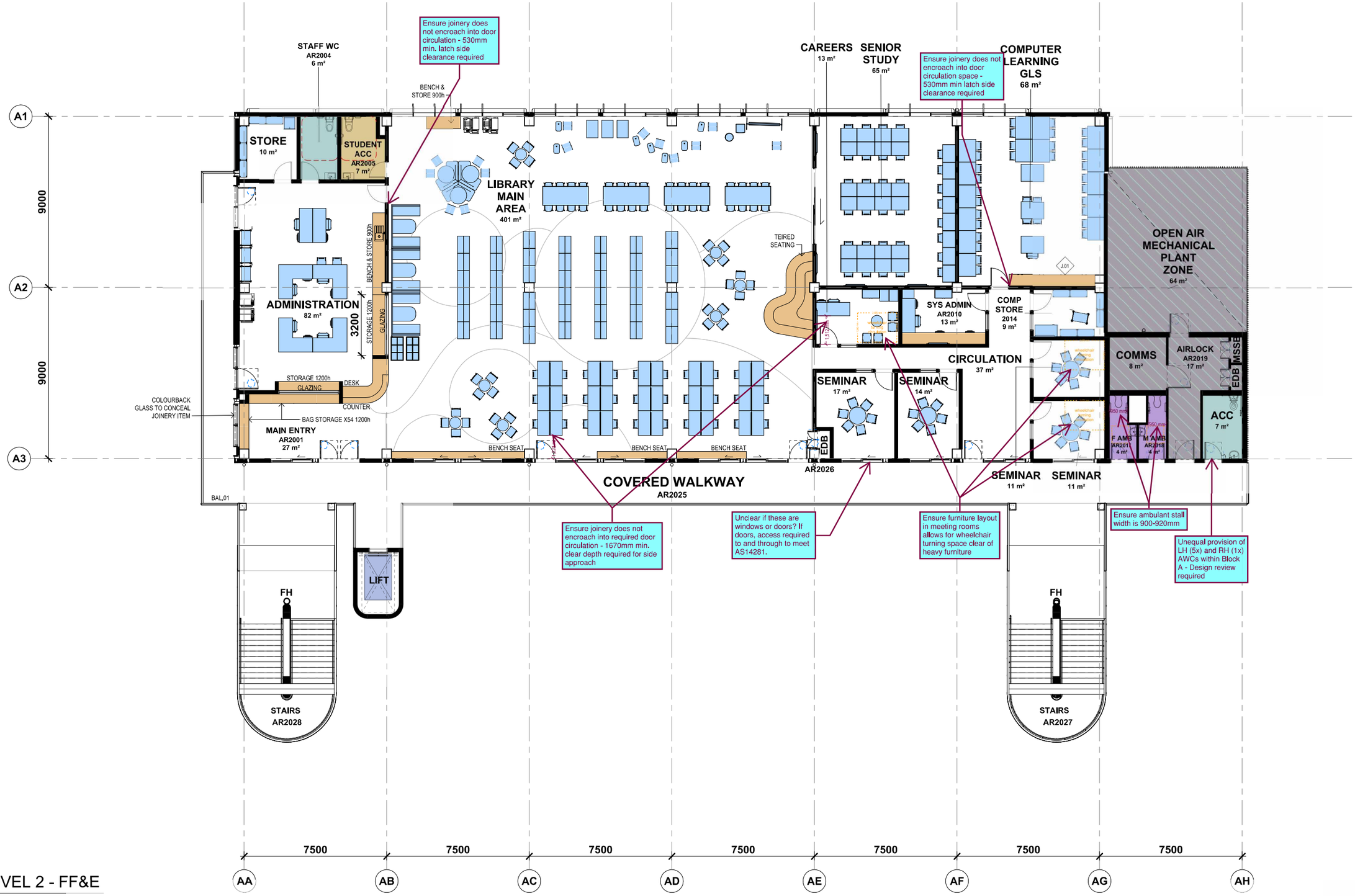
PROJECT No :	DRAWN :	DATE :	SCALES :
14931	MM	13/05/2025	1 : 100 @ A1 1 : 200 @ A3

PHASE :	BUILDING ID:	Level No:	SEQUENTIAL No:	REV :
SD	B00A	L1	A-DA1181	F

FILE NAMNG No. (IN ACCORDANCE TO SINSW - MIDP)

RRHC- EJE- B00A- L1-DR- A-DA1181

EJE Integrity Innovation Inspiration



1 B00A - LEVEL 2 - FF&E

1 : 100

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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	27/09/2024	25% SCHEMATIC DESIGN	MM	GS	
B	01/11/2024	50% SCHEMATIC ISSUE	SE	KG	
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D	19/12/2024	100% SCHEMATIC ISSUE	SE	KG	
E	28/02/2025	UPDATED ARCHITECTURAL DRAWINGS	MM	KG	
F	13/05/2025	PRELIMINARY REF	MM	KG	

PROJECT : **RICHMOND RIVER HIGH CAMPUS**

SITE : **DUNOON ROAD, NORTH LISMORE**

CLIENT : **SINSW**

DRAWING : **BUILDING A - FF&E L2**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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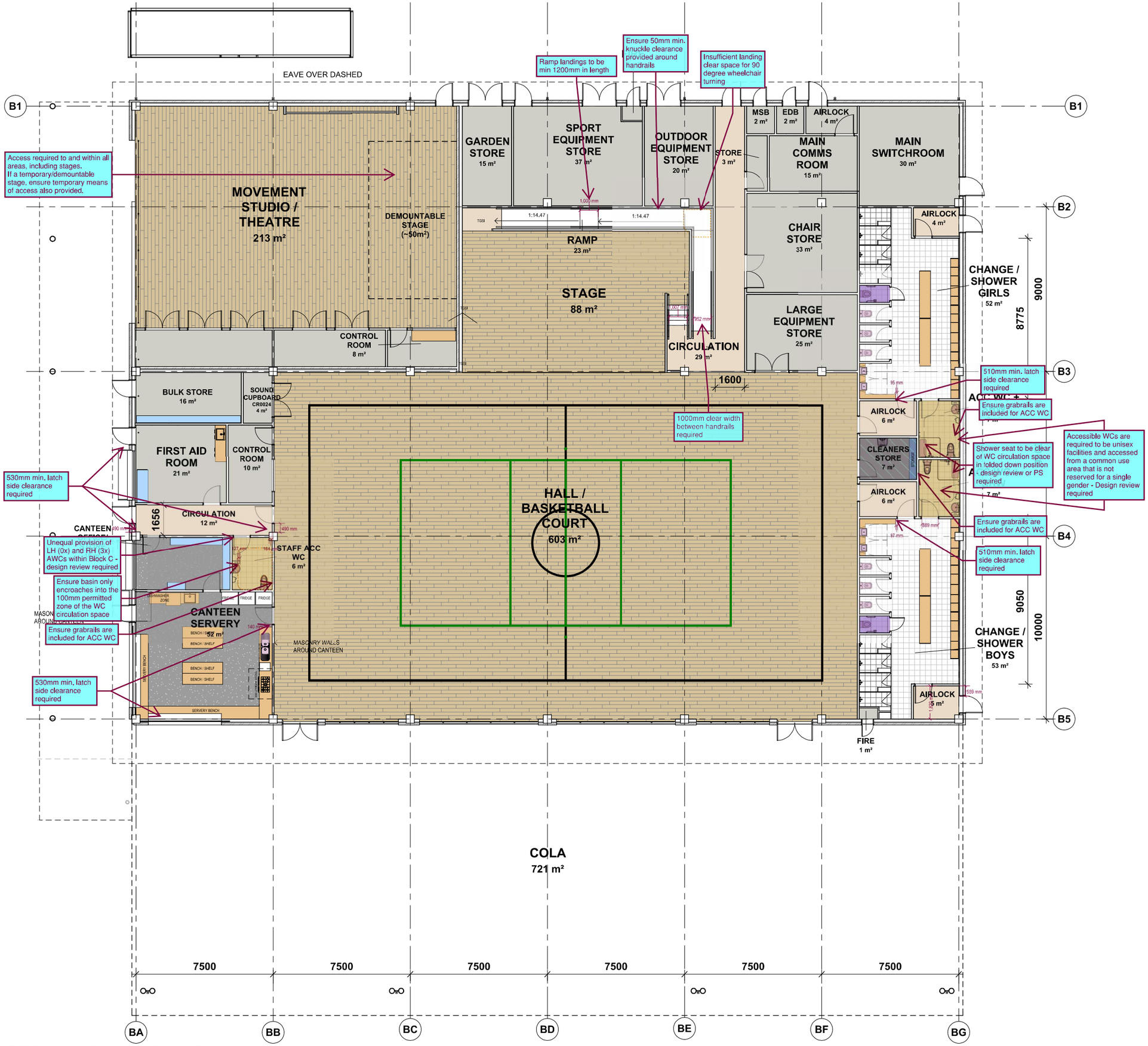
PROJECT No :	DRAWN :	DATE :	SCALES :
14931	MM	13/05/2025	1 : 100 @ A1 1 : 200 @ A3

PHASE :	BUILDING ID:	Level No:	SEQUENTIAL No:	REV :
SD	B00A	L2	A-DA1182	F

FILE NAMNG No. (IN ACCORDANCE TO SINSW - MDP)

RRHC- EJE- B00A- L2-DR- A-DA1182

EJE Integrity Innovation Inspiration



1 DA - FURNITURE PLAN GROUND FLOOR
1 : 100

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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	06/12/2024	90% SCHEMATIC ISSUE	KG	SE	
B	18/12/2024	100% SCHEMATIC ISSUE	KG	SE	
C	28/02/2025	UPDATED ARCHITECTURAL DRAWINGS	KG	MM	
D	13/05/2025	PRELIMINARY REF	KG	MM	
E	23/06/2025	ISSUE FOR REF	KG	MM	

200mm ON ORIGINAL A1

CLIENT : SINSW

DRAWING : BUILDING B - FURNITURE PLAN GF

BUILDING ID: B00B | Level No: GF | SEQUENTIAL No: A-DA2103

PROJECT : RICHMOND RIVER HIGH CAMPUS

SITE : DUNOON ROAD, NORTH LISMORE

DRAWN : Author | PROJECT No : 14931

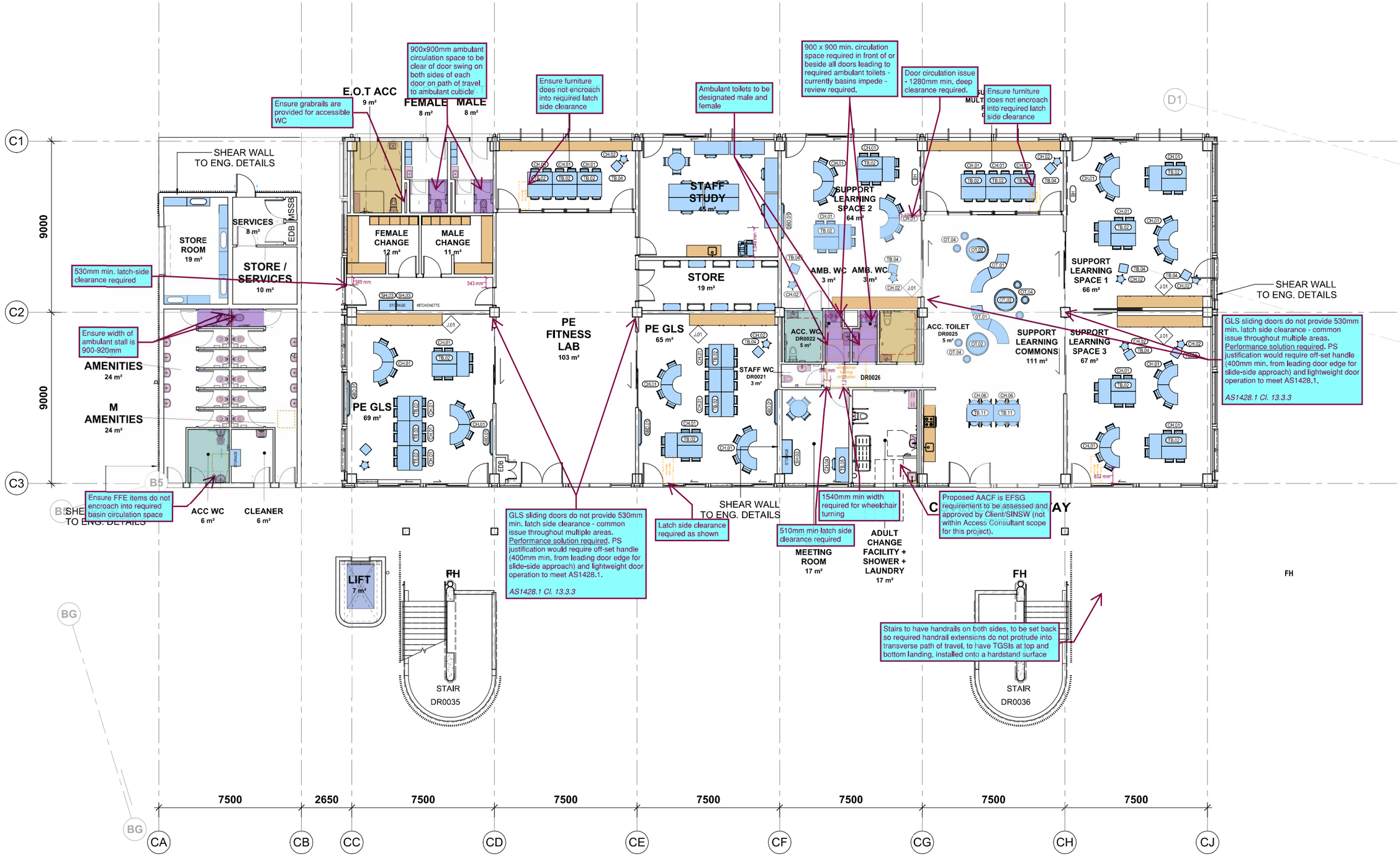
SCALES : 1 : 100 @A1 @ A3 | DATE : 11/26/24

PHASE : SD | DRAWING No : A-DA2103 | REV : E

FILE NAMNG No. (IN ACCORDANCE TO SINSW - MIDP)

RRHC- EJE- B00B- GF-DR- A-DA2103

EJE



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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	27/09/2024	25% SCHEMATIC DESIGN	MM	GS	
B	01/11/2024	50% SCHEMATIC ISSUE	MG	KG	
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D	18/12/2024	100% SCHEMATIC ISSUE	SE	KG	
E	28/02/2025	UPDATED ARCHITECTURAL DRAWINGS	MM	KG	
F	13/05/2025	PRELIMINARY REF	MM	KG	
G	23/06/2025	ISSUE FOR REF	MM	KG	

PROJECT : **RICHMOND RIVER HIGH CAMPUS**

SITE : **DUNOON ROAD, NORTH LISMORE**

CLIENT : **SINSW**

DRAWING : **BUILDING C - FF&E GF**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

Autodesk Docs://Richmond River - Flood Recovery/RRHC-EJE-B00C-ZZ-M3-A-0001.rvt

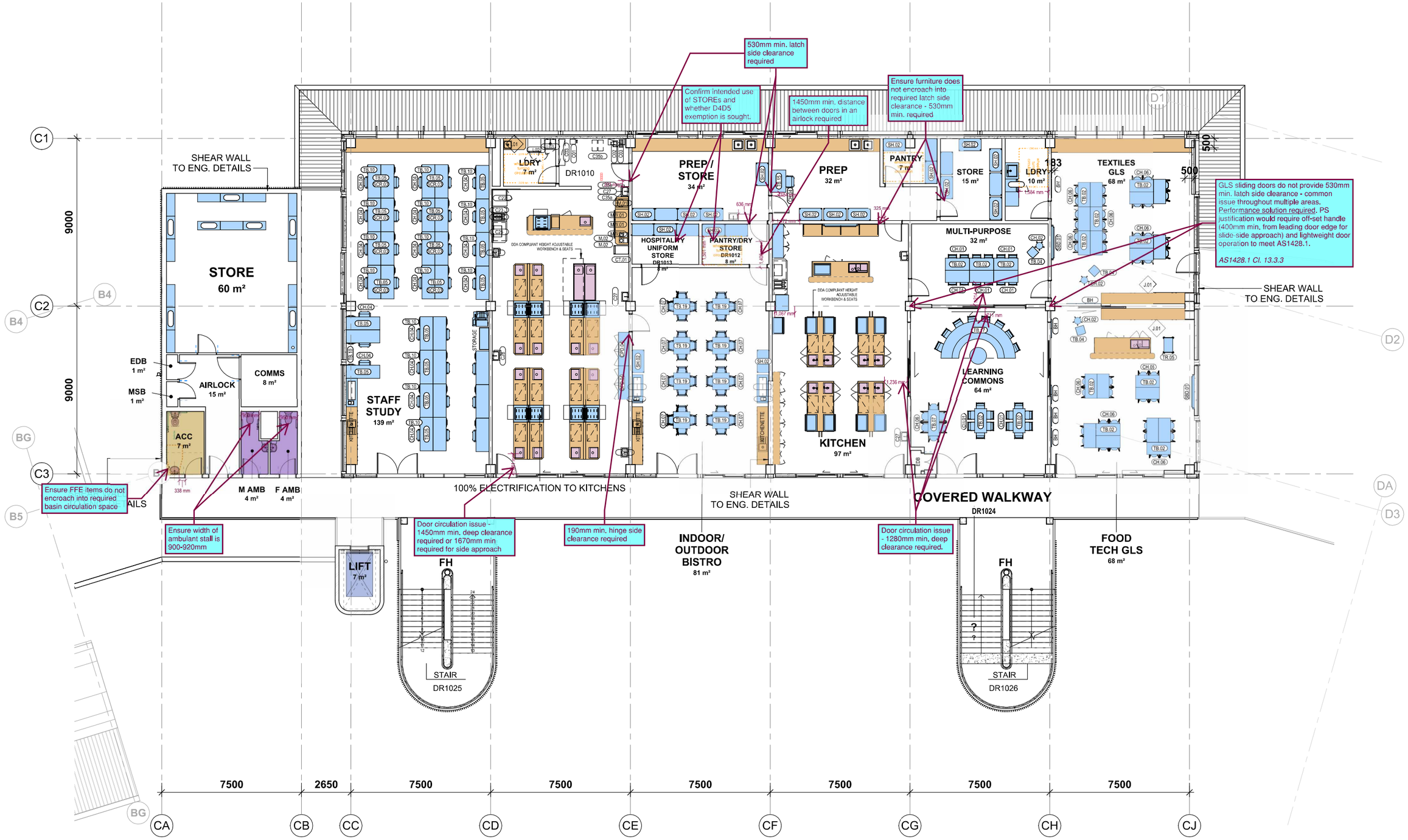
PROJECT No :	DRAWN :	DATE :	SCALES :
14931	MM	23/06/2025	1 : 100 @ A1 1 : 200 @ A3

PHASE :	BUILDING ID:	Level No:	SEQUENTIAL No:	REV :
SD	B00C	GF	A-DA3180	G

FILE NAMNG No. (IN ACCORDANCE TO SINSW - MIDP)

RRHC- EJE- B00C- GF-DR- A-DA3180

EJE Integrity Innovation Inspiration



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REV	DATE	COMMENTS	DRN	CHKD	VRFD
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F	13/05/2025	PRELIMINARY REF	MM	KG	
G	23/06/2025	ISSUE FOR REF	MM	KG	

PROJECT : **RICHMOND RIVER HIGH CAMPUS**

SITE : **DUNOON ROAD, NORTH LISMORE**

CLIENT : **SINSW**

DRAWING : **BUILDING C - FF&E L1**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

Autodesk Docs://Richmond River - Flood Recovery/RRHC-EJE-B00C-ZZ-M3-A-0001.rvt

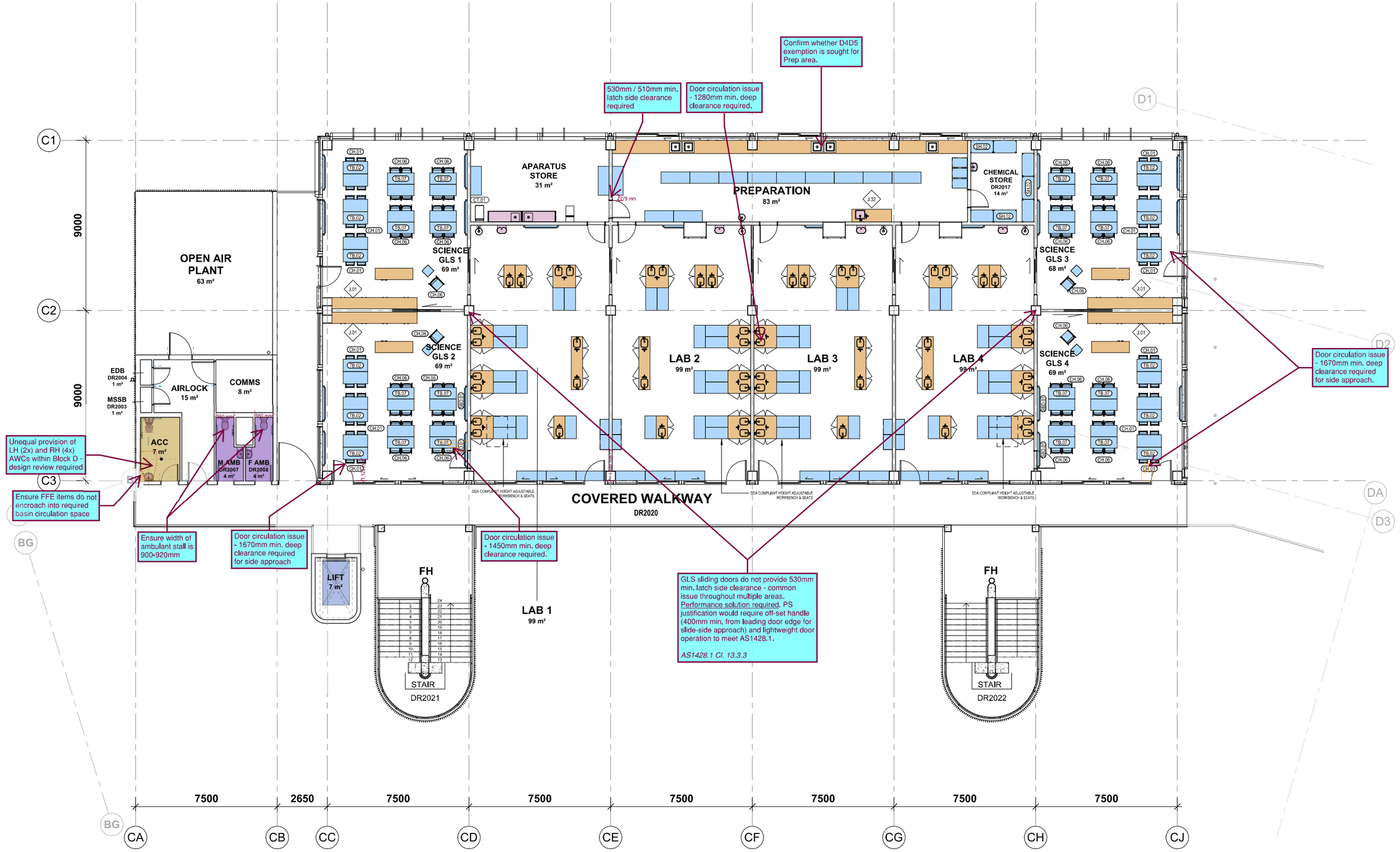
PROJECT No :	DRAWN :	DATE :	SCALES :
14931	MM	23/06/2025	1 : 100 @ A1 1 : 200 @ A3

PHASE :	BUILDING ID:	Level No:	SEQUENTIAL No:	REV :
SD	B00C	L1	A-DA3181	G

FILE NAMNG No. (IN ACCORDANCE TO SINSW - MIDP)

RRHC- EJE- B00C- L1-DR- A-DA3181

EJE Integrity Innovation Inspiration



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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	27/09/2024	25% SCHEMATIC DESIGN	MM	GS	
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F	13/05/2025	PRELIMINARY REF	MM	KG	
G	23/06/2025	ISSUE FOR REF	MM	KG	

PROJECT : **RICHMOND RIVER HIGH CAMPUS**

SITE : **DUNOON ROAD, NORTH LISMORE**

CLIENT : **SINSW**

DRAWING : **BUILDING C - FF&E L2**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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PROJECT No :	DRAWN :	DATE :	SCALES :
14931	**MM**	**23/06/2025**	**1 : 100 @ A1** **1 : 200 @ A3**

PHASE :	BUILDING ID:	Level No:	SEQUENTIAL No:	REV :
SD	**B00C**	**L2**	**A-DA3182**	**G**

FILE NAMNG No. (IN ACCORDANCE TO SINSW - MIDP)

RRHC- EJE- B00C- L2-DR- A-DA3182

EJE Integrity Innovation Inspiration

1 B00D - GROUND FLOOR FF&E

1 : 100

ACN 002 912 843| **ABN** 82 644 649 849 NSW Architects Registration No: 4438
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REV	DATE	COMMENTS	DRN	CHKD	VRFD
A	27/09/2024	25% SCHEMATIC DESIGN	MM	GS	
B	01/11/2024	50% SCHEMATIC DESIGN	SE	GS	
C	06/12/2024	90% SCHEMATIC ISSUE	CM	GS	
D	19/12/2024	100% SCHEMATIC ISSUE	CM	GS	
E	28/02/2025	UPDATED ARCHITECTURAL DRAWINGS	MM	KG	
F	13/05/2025	PRELIMINARY REF	MM	KG	
G	23/06/2025	ISSUE FOR REF	MM	KG	

PROJECT : **RICHMOND RIVER HIGH CAMPUS**

SITE : **DUNOON ROAD, NORTH LISMORE**

CLIENT : **SINSW**

DRAWING : **BUILDING D - FF&E - GROUND FLOOR**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

Autodesk Docs://Richmond River - Flood Recovery/RRHC-EJE-B00D-ZZ-M3-A-0001.rvt

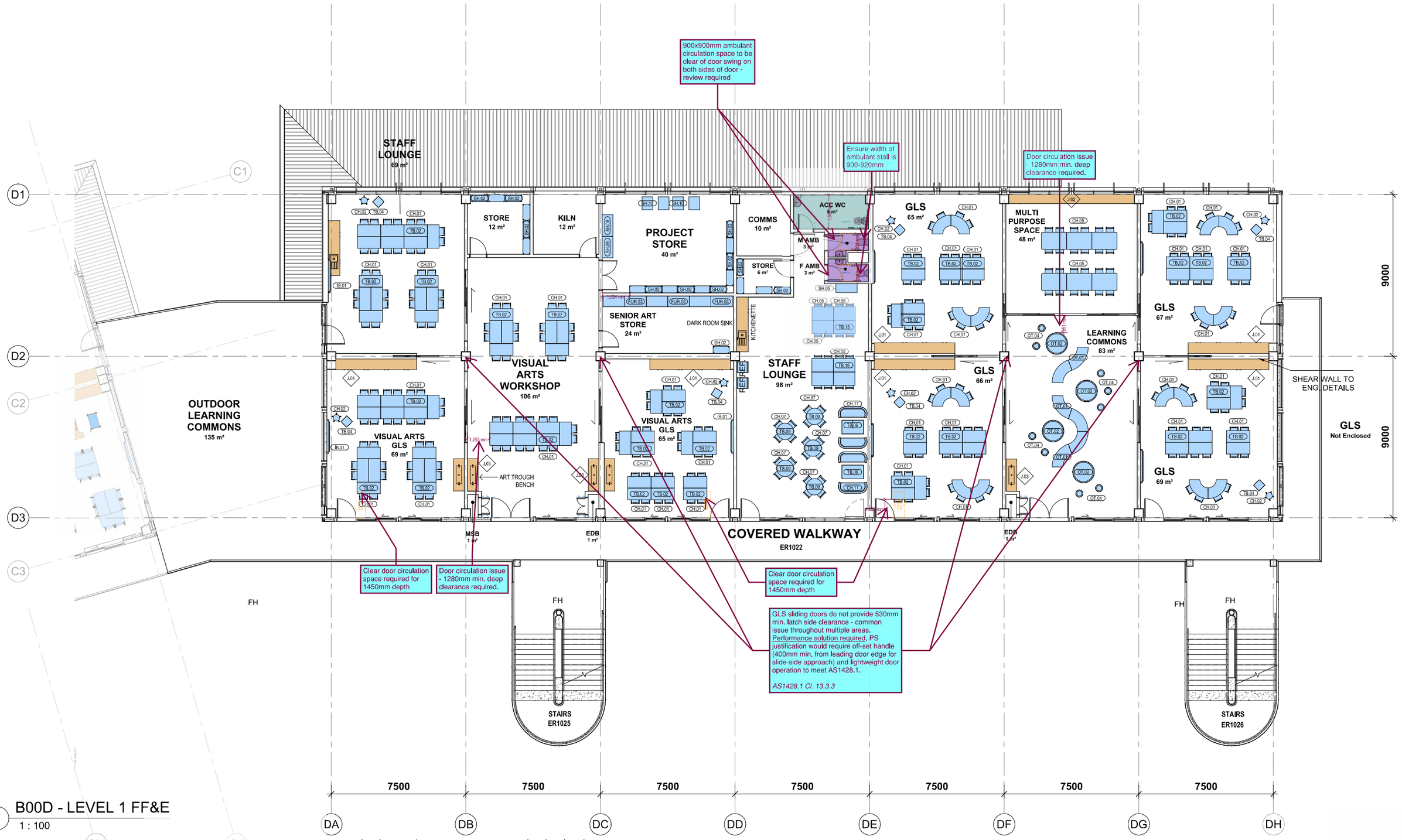
PROJECT No :	DRAWN :	DATE :	SCALES :
14931	MM	23/06/2025	1 : 100 @ A1 1 : 200 @ A3

PHASE :	BUILDING ID:	Level No:	SEQUENTIAL No:	REV :
SD	B00D	GF	A-DA4180	G

FILE NAMNG No. (IN ACCORDANCE TO SINSW - MIDP)

RRHC- EJE- B00D- GF-DR- A-DA4180

EJE Integrity Innovation Inspiration



1 B00D - LEVEL 1 FF&E

1 : 100

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Nominated Architect - Bernard Collins
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G	23/06/2025	ISSUE FOR REF	MM	KG	

PROJECT : **RICHMOND RIVER HIGH CAMPUS**

SITE : **DUNOON ROAD, NORTH LISMORE**

CLIENT : **SINSW**

DRAWING : **BUILDING D - FF&E - LEVEL 1**

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PROJECT No :	DRAWN :	DATE :	SCALES :
14931	MM	23/06/2025	1 : 100 @ A1 1 : 200 @ A3

PHASE :	BUILDING ID:	Level No:	SEQUENTIAL No:	REV :
SD	B00D	L1	A-DA4181	G

FILE NAMING No. (IN ACCORDANCE TO SINSW - MIDP)

RRHC- EJE- B00D- L1-DR- A-DA4181

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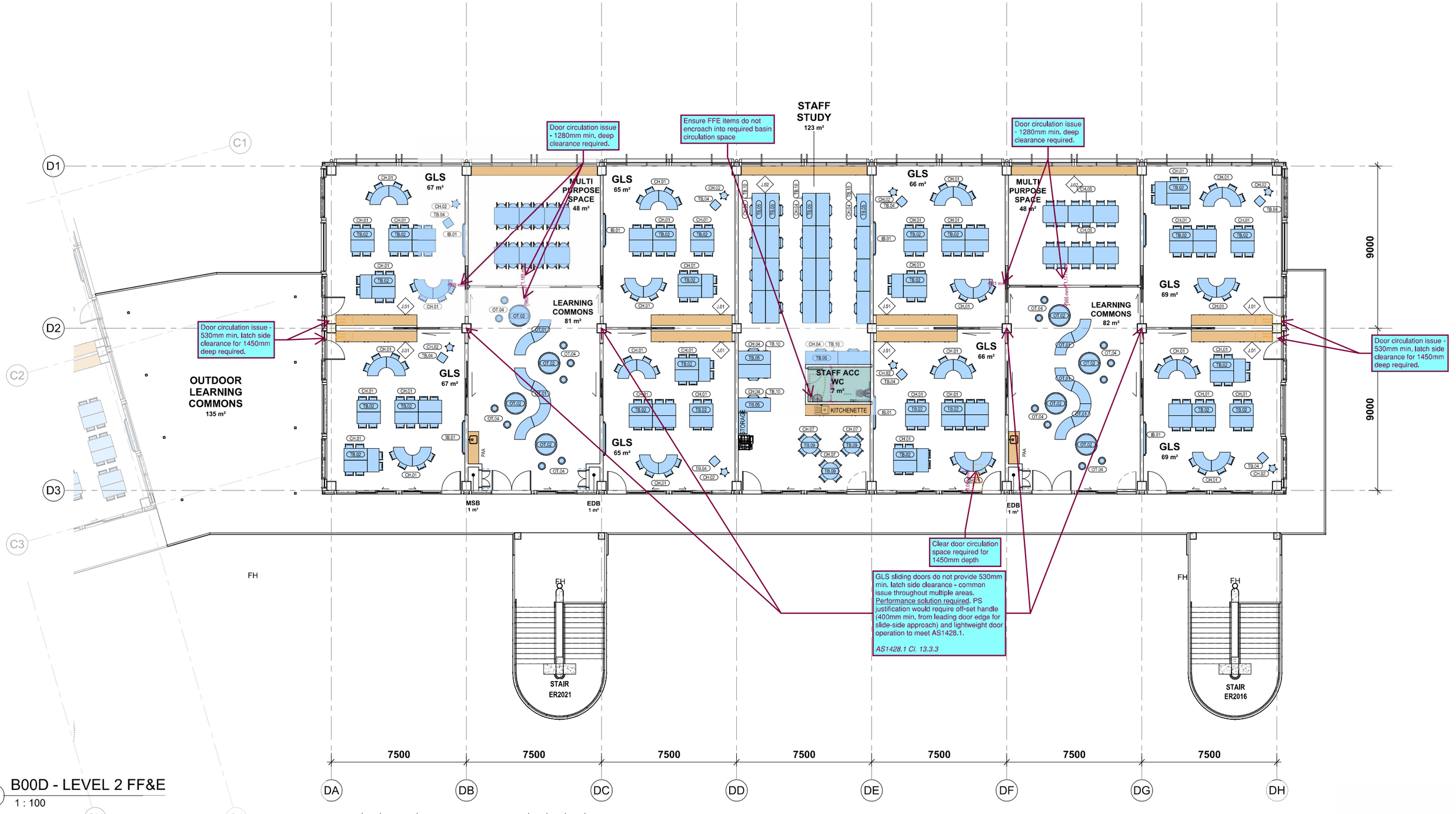

1 B00D - LEVEL 2 FF&E

1 : 100

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REV	DATE	COMMENTS	DRN	CHKD	VRFD
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G	23/06/2025	ISSUE FOR REF	MM	KG	

PROJECT : **RICHMOND RIVER HIGH CAMPUS**

SITE : **DUNOON ROAD, NORTH LISMORE**

CLIENT : **SINSW**

DRAWING : **BUILDING D - FF&E - LEVEL 2**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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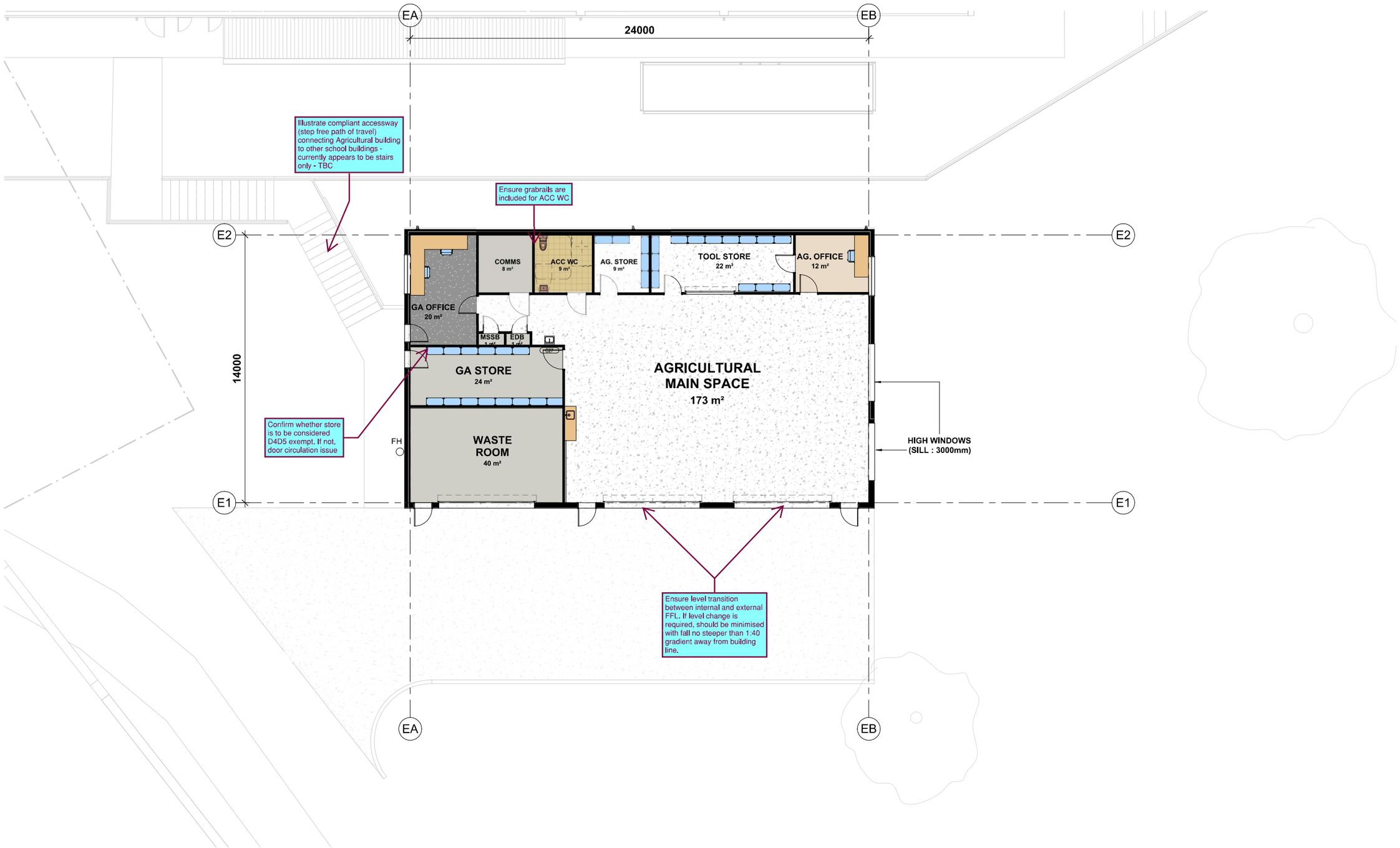
PROJECT No :	DRAWN :	DATE :	SCALES :
14931	MM	23/06/2025	1 : 100 @ A1 1 : 200 @ A3

PHASE :	BUILDING ID:	Level No:	SEQUENTIAL No:	REV :
SD	B00D	L2	A-DA4182	G

FILE NAMING No. (IN ACCORDANCE TO SINSW - MIDP)

RRHC- EJE- B00D- L2-DR- A-DA4182

EJE Integrity Innovation Inspiration



1 B00E - GROUND FLOOR

1 : 100

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REV	DATE	COMMENTS	DRN	CHKD	VRFD
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D	13/05/2025	PRELIMINARY REF	MM	KG	
E	23/06/2025	ISSUE FOR REF	MM	KG	

PROJECT : **RICHMOND RIVER HIGH CAMPUS**

SITE : **DUNOON ROAD, NORTH LISMORE**

CLIENT : **SINSW**

DRAWING : **BUILDING E - FF&E - PLAN GROUND FLOOR**

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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PROJECT No :	DRAWN :	DATE :	SCALES :
14931	MM	23/06/2025	1 : 100 @ A1 @ A3

PHASE :	BUILDING ID:	Level No:	SEQUENTIAL No:	REV :
SD	B00E	GF	A-DA5121	E

FILE NAMING No. (IN ACCORDANCE TO SINSW - MIDP)

RRHC- EJE- B00E- GF-DR- A-DA5121

EJE Integrity Innovation Inspiration